



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

**4209 SW HIGH MEADOWS AVENUE
PALM CITY, FL 34990
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1,633+/- ACRES AGRICULTURAL



MARTIN COUNTY, FL

PROPERTY INFORMATION

LOCATION:	26401 SW Martin Highway Western Martin County, Florida
SIZE:	1,633± Acres (8 parcels total)
FRONTAGE:	60 feet on SW Martin Highway leading to property
IMPROVEMENTS:	Three unit CBS Apartment Building constructed in 1993 containing 3,832 square feet of heated/air conditioned space. There are 2- 2 Bedroom/1 Bath Units and 1- 3 Bedroom/2 Bath Unit.
ZONING:	A-2 (Agricultural District)
LAND USE:	AG (Agriculture)
UTILITIES:	Well & Septic System
TAXES:	\$10,375.34 (2010 for all 8 parcels combined)
PRICE:	\$5,200,000.00 (\$3,184.00 per acre)
COMMENTS:	A sportsman's paradise containing 1,633+/- acres of land for outstanding hunting. The property is very diverse with scrub land, pine flat woods, marsh and bayheads. Truly a unique parcel only minutes to I-95 and bordered on the north by a park.

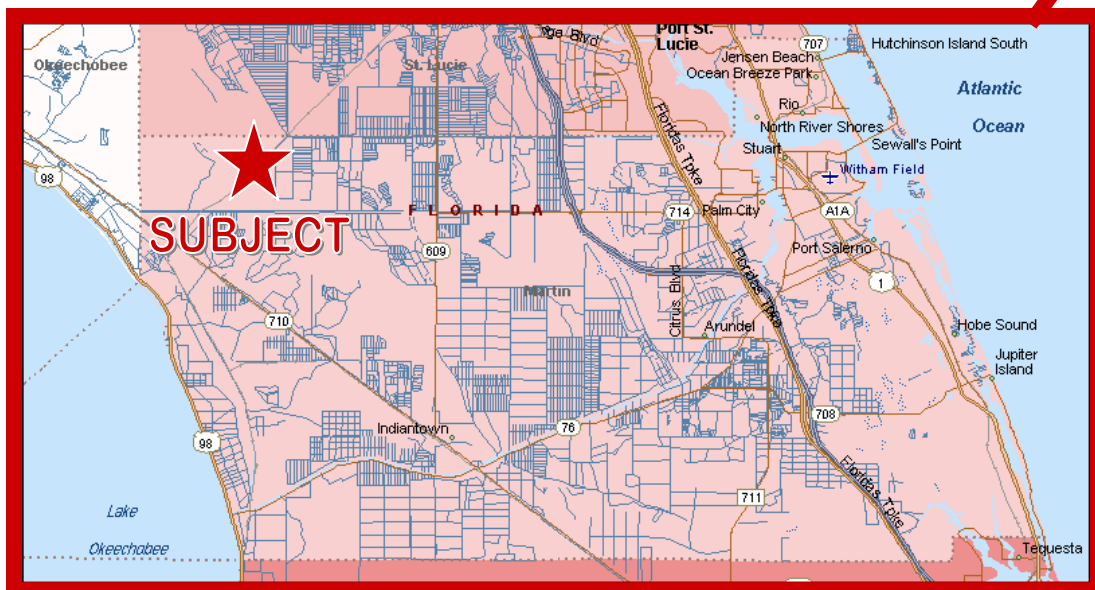
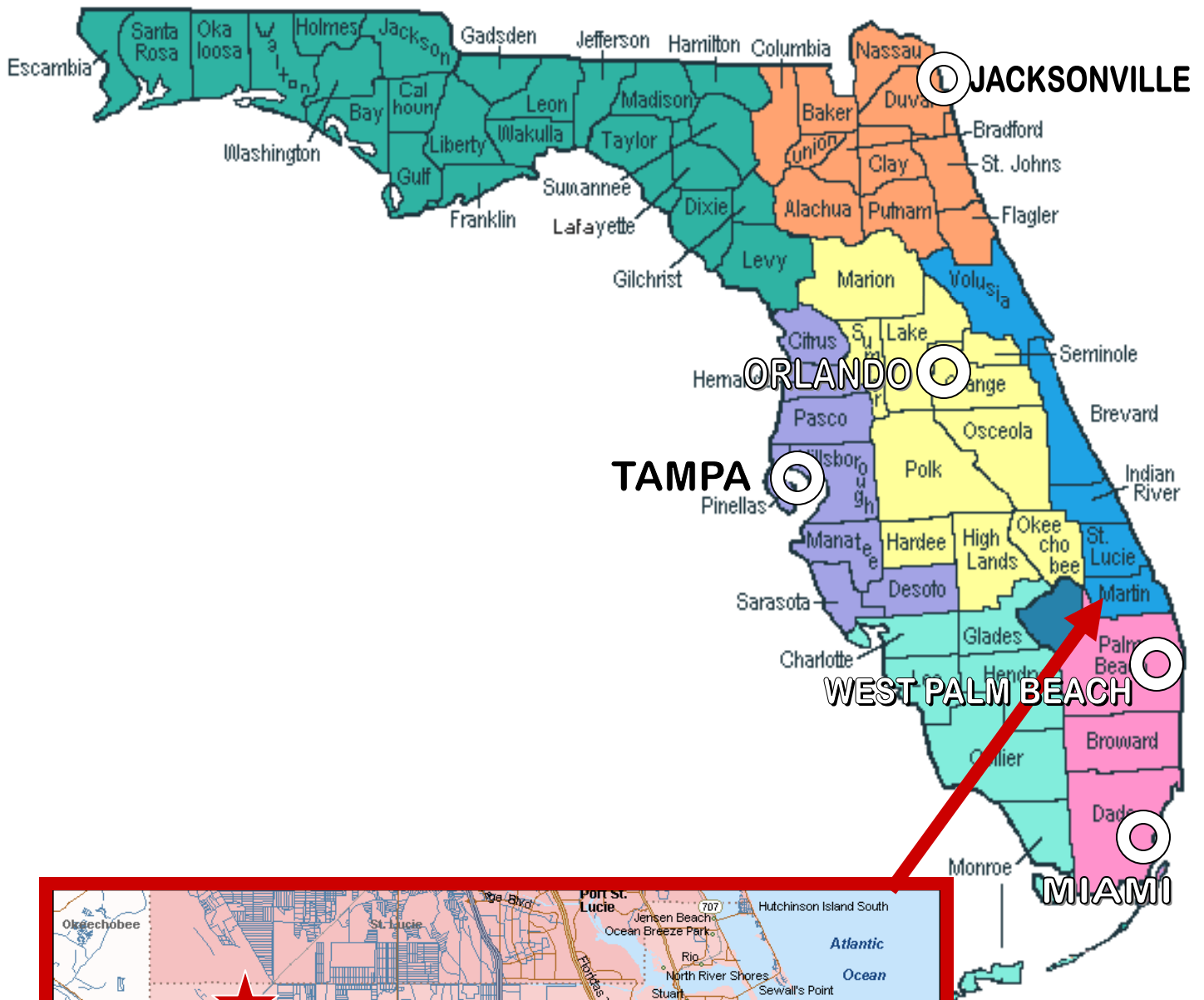
The above information has been obtained from source we considered reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price or terms and considerations without notice.



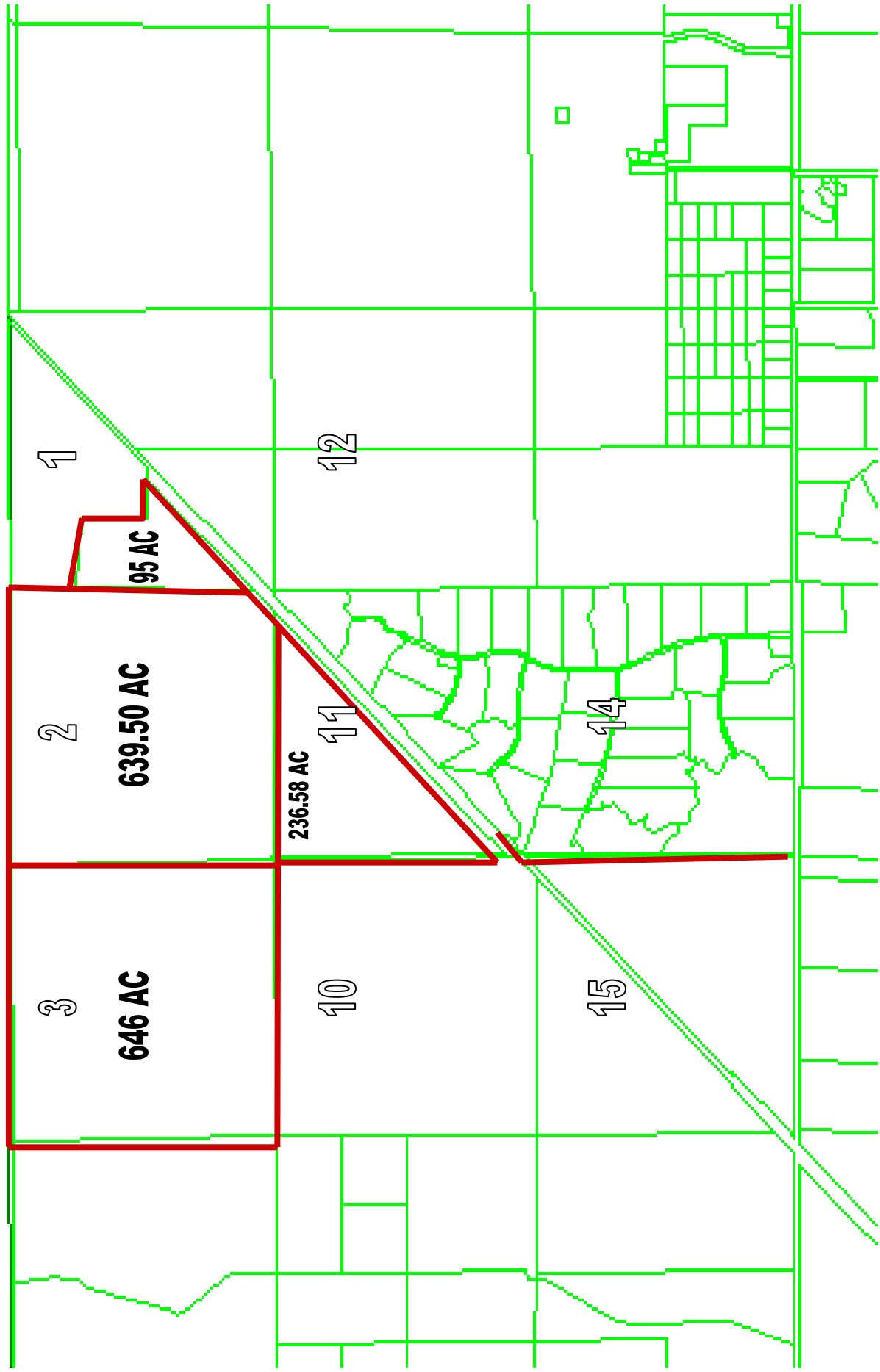












INDIVIDUAL PARCEL DETAILS

01-38-37-000-000-00032-2:

Acres: 95
Taxes: \$314.01
Legal: SW $\frac{1}{4}$ of NW $\frac{1}{4}$ & SW $\frac{1}{4}$ NWLY of RY & 150' R/W

02-38-37-000-000-00010-6:

Acres: 639.50
Taxes: \$1,316.11
Legal: All of Sec (Less RY & 150' R/W N of RY & W 60' of S 60' & all SE of RY

02-38-37-000-000-00012-4:

Acres: 0.10
Taxes: \$0.32
Legal: W 60' of S 60' Sec 2

03-38-37-000-000-00010-4:

Acres: 646
Taxes: \$6,524.43
Legal: All of Sec

10-38-37-000-000-00011-8:

Acres: 0.34
Taxes: \$53.93
Legal: The E 8' of N 1893.04' of Sec 10 T38S R37E

11-38-37-000-000-00012-5:

Acres: 236.58
Taxes: \$1,781.55
Legal: That part of Sec 11 NWLY of Fec RY R/W (Less W 60' and 150' R/W Adj N RY R/W)

11-38-37-000-000-00013-4:

Acres: 7.50
Taxes: \$28.55
Legal: Sec 11-T38S-R37E; W 60' & E 370' of W 430' of that 60' wide strip lying SELY of & Adj to RY R/W (Less RY & 150' wide R/W Adj to N RY R/W)

14-38-37-000-000-00012-9:

Acres: 8.00
Taxes: \$30.45
Legal: W 60' of Sec 14 (Less SR 714 R/W)

Sec. 3.412. - A-2 Agricultural District.

3.412.A.

Uses permitted. In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
 - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
 - b. The minimum lot size shall be 20 acres.
 - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
 - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
 - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.
 - f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.
 - g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp.
 - h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.
9. Public structures owned and operated by governmental agencies and used for public purposes.

10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.

11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.

3.412.B.

Required lot area. The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

3.412.C.

Minimum yards required.

1. *Front:* 25 feet.
2. *Rear and side:* 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. No setback or yard shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 833, pt. 4, 11-17-2009)

FUTURE LAND USE

a. *Policies (Agricultural development)*. The Land Use Map identifies those lands within Martin County which are allocated for agricultural development. This designation is intended to protect and preserve areas of agricultural soils for agriculturally related uses realizing that food and commodity production is an essential industry and basic to the economic diversity of the County. In addition, the major portion of agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in cost of providing, maintaining, and operating dispersed supportive services. The allocation of agricultural land is furthered by Goal 4.4.L. in this section.

The further intent of the agricultural designation is to protect agricultural land from encroachment by urban or even low density residential development. Such development impacts the natural environment and may cause such potential adverse impacts as erosion, runoff, sedimentation and flood damage, all of which render the impacted land less adaptive to agricultural productivity. Residential development in the agricultural area is restricted to one single-family residence per gross 20-acre tract. In order to further avoid activities that adversely impact agricultural productivity on agricultural lands as designated on the Land Use Map, no development shall be permitted which divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Residential subdivisions must be platted and provide for all necessary services. Residential subdivisions at a density or intensity of greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

Within agriculturally designated lands, the agriculture zoning districts shall provide definitive policy regarding development options. All such provisions of agricultural zoning districts shall be consistent with the Comprehensive Growth Management Plan. Limited residential and other uses directly related and supportive to agriculture or which would not jeopardize the integrity of the agricultural purpose of the district are permitted.

(1) *Congregate housing for farmworkers*. Residential development for housing farmworkers is provided for as a conditional use pursuant to section 4.4.L.1.c. of this Element. Agricultural zoning shall provide a policy for implementing this provision.

(2) *Conversion of Land Designated Agricultural on the Land Use Map*. Agriculturally designated land may be redesignated only by an amendment to the Comprehensive Growth Management Plan. The intent of this section is to permit such amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated that:

(a) The proposed development shall not adversely impact hydrology of the area or in any other manner adversely impact the productive capacity of adjacent farmlands not included in the amendment application;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns, consistency with goals and objectives of the Comprehensive Growth Management Plan, availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and other needed supportive facilities. Such findings shall be based on soil potential analysis as well as on agricultural site assessment for the proposed land use conversion.

b. *Policies (Viable economic use of agricultural land)*. Through its planning, capital improvements, cooperative extension, regulatory and intergovernmental coordination activities, Martin County shall continue to protect agriculture as a viable economic use of land.