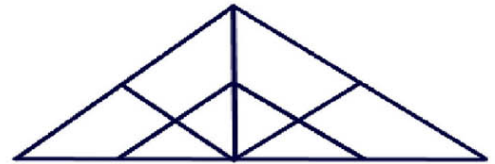
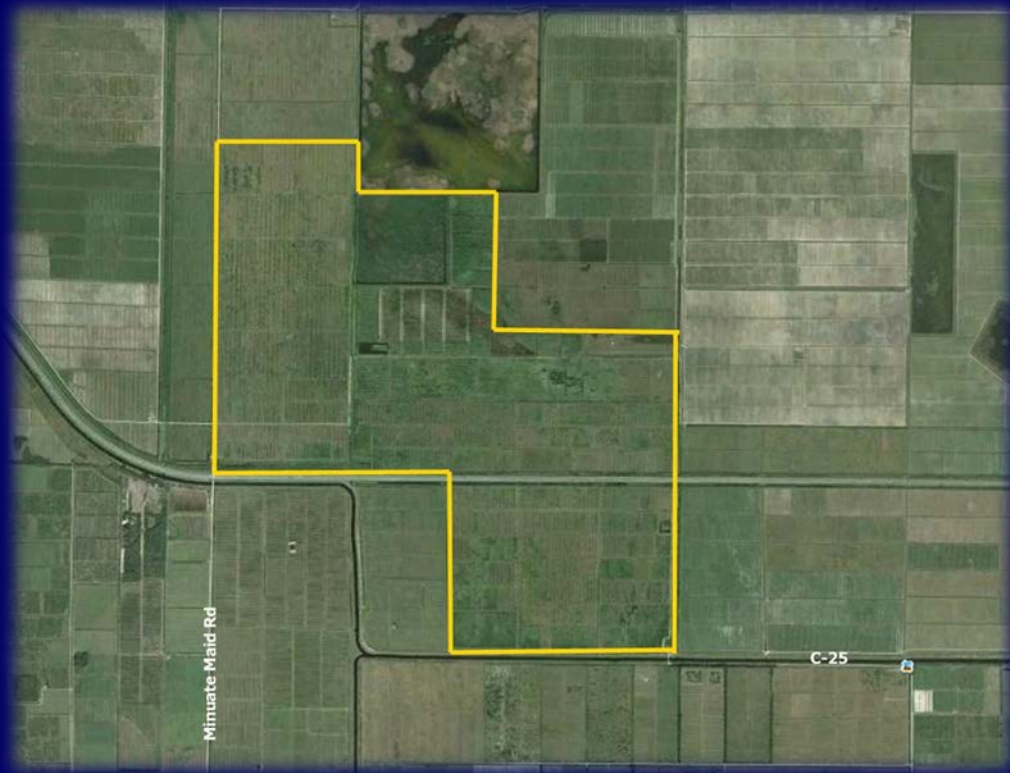


2,791+/- ACRE AGRICULTURAL SITE FORT PIERCE, FL

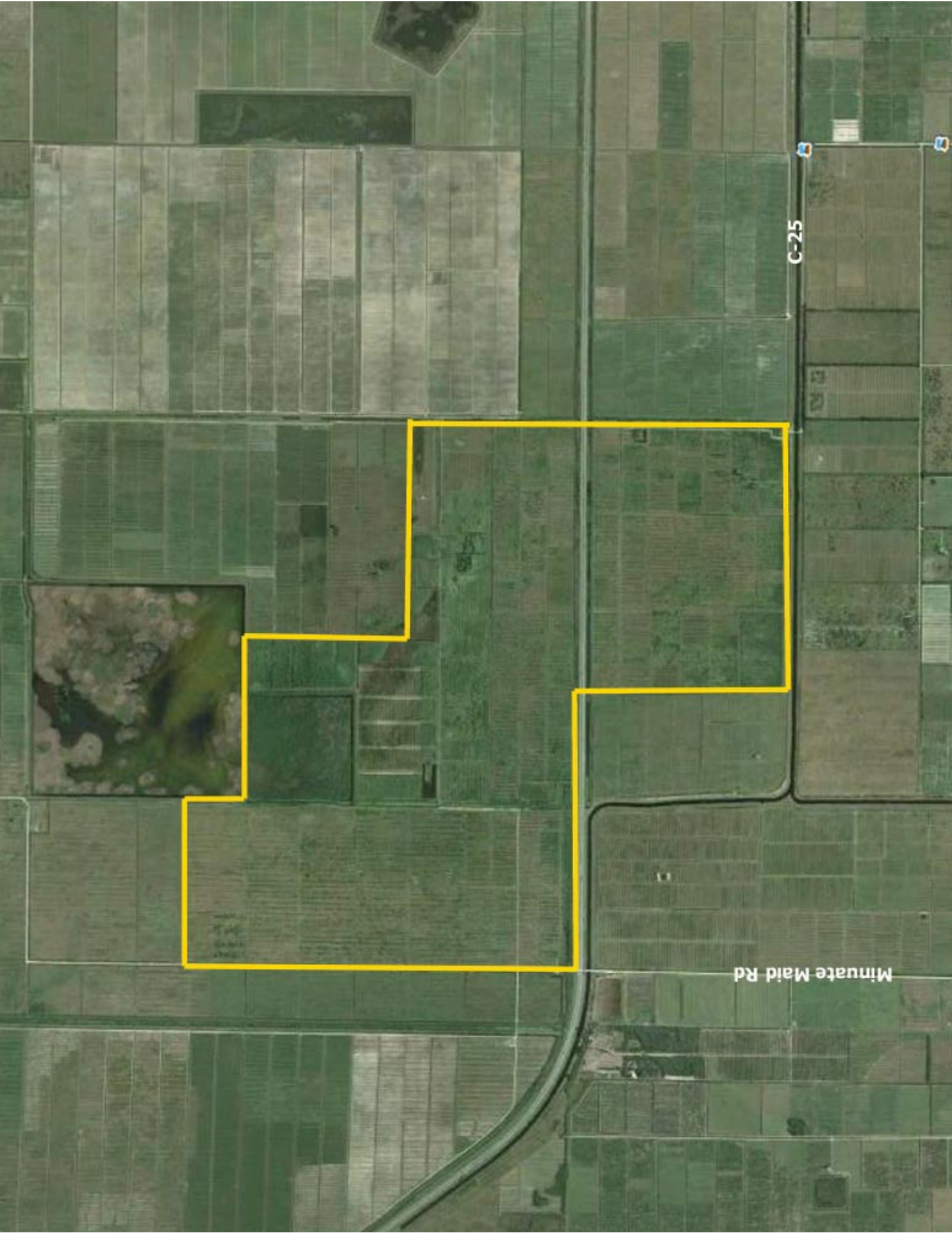


HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 - 772 287-9643 (fax)

PROPERTY INFORMATION

LOCATION:	Minute Maid Road Fort Pierce, Florida 34945 2.60 miles north of Orange Avenue (CR-68)
SIZE:	2,791 +/- Acres
FRONTAGE:	1.75 +/- miles on Minute Maid Road
ZONING:	AG-5, Agricultural (1 dwelling unit/5 gross acres)
LAND USE:	Agricultural-5 (AG-5) (1 unit/5 gross acres)
TAXES:	\$19,442.82 (2014)
PRICE:	\$9,489,400.00 (\$3,400.00/acre)
COMMENTS:	Previously, the property was utilized as a grove. The owners have applied for a water use permit. This is a great opportunity to make a productive farm or beef production unit.





ZONING

C. AG-5 AGRICULTURAL - 5.

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per five (5) gross acres. The number in "()" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.
2. *Permitted Uses:*
 - a. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - f. Fishing, hunting and trapping. (09)
 - g. Forestry. (08)
 - h. Kennels. (0752)
 - i. Research facilities, noncommercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
 - l. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
3. *Lot Size Requirements.* Lot size requirements shall be in accordance with Section 7.04.00.
4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with Section 7.04.00.
5. *Off-Street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to Section 7.06.00.
6. *Landscaping Requirements.* Landscaping Requirements are subject to Section 7.09.00.
7. *Conditional Uses:*
 - a. Agricultural labor housing. (999)
 - b. Aircraft storage and equipment maintenance. (4581)
 - c. Airports and flying, landing, and take-off fields. (4581)
 - d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - e. Farm products warehousing and storage. (4221/4222)
 - f. Gasoline service stations. (5541)
 - g. Industrial wastewater disposal. (999)
 - h. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
 - i. Mining and quarrying of nonmetallic minerals, except fuels. (14)
 - j. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
 - k. Sewage disposal subject to the requirements of Section 7.10.13. (999)
 - l. Camps - sporting and recreational. (7032)
 - m. Off-road vehicle parks, except go-cart raceway operation or rentals (7999), subject to the requirements of Section 7.10.21. (999)
 - n. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.
 - o. Solar generation station subject to the requirements of Section 7.10.28. (999)
8. *Accessory Uses:* Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
 - a. Mobile homes subject to the requirements of Section 7.10.05.
 - b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
 - c. Guest house subject to the requirements of Section 7.10.04. (999)
 - d. Solar energy system subject to the requirements of Section 7.10.28. (999)

Policy 1.1.1.2 - The County's land use categories shall be described as follows:

A. Agricultural-5 (AG-5)

The AG-5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of eight units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .20 units per gross acre (one unit per 5 gross acres).

B. Agricultural-2.5 (AG-2.5)

The AG-2.5 land use designation is intended for those areas of the County outside of the planned urban service area which are associated with agricultural and agricultural-related activities. These areas are recognized for first being appropriate for the production of citrus, cash crops, or ranching activities. These areas are acknowledged as potentially suitable for limited residential development under the following criteria:

- All residential development must be in accordance with applicable standards and restrictions as set forth in the Land Development Code;
- All residential development proposals in excess of eight units must be approved through the Planned Development (PD) process as provided for in the Land Development Code;
- Any activity other than crop or food product related production, including combinations of properties/uses, in excess of 200 acres should identify appropriate mechanisms for funding the operation and maintenance of necessary infrastructure. Any utility infrastructure shall be consistent with the Infrastructure Element.
- Residential densities are set at a maximum of .40 units per gross acre (one unit per 2.5 gross acres).

C. Residential Estate (RE)

The Residential Estate (RE) land use category is intended to act as a transitional area between the agricultural areas and the more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern such as along the North Fork of the St. Lucie River and the Indian River Lagoon.

The RE designation is intended for large lot, single-family detached residential dwellings, at a density of one unit per gross acre. These areas are not required to be served with central utilities, however when at all practical, service connections