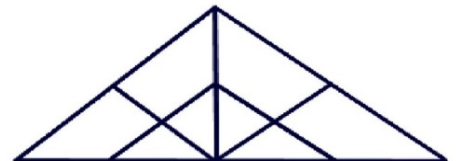


***14.83+/- ACRE  
RESIDENTIAL DEVELOPMENT SITE  
OKEECHOBEE, FL***



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**HARTMAN REAL ESTATE**  
COMMERCIAL • INDUSTRIAL • ACREAGE

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

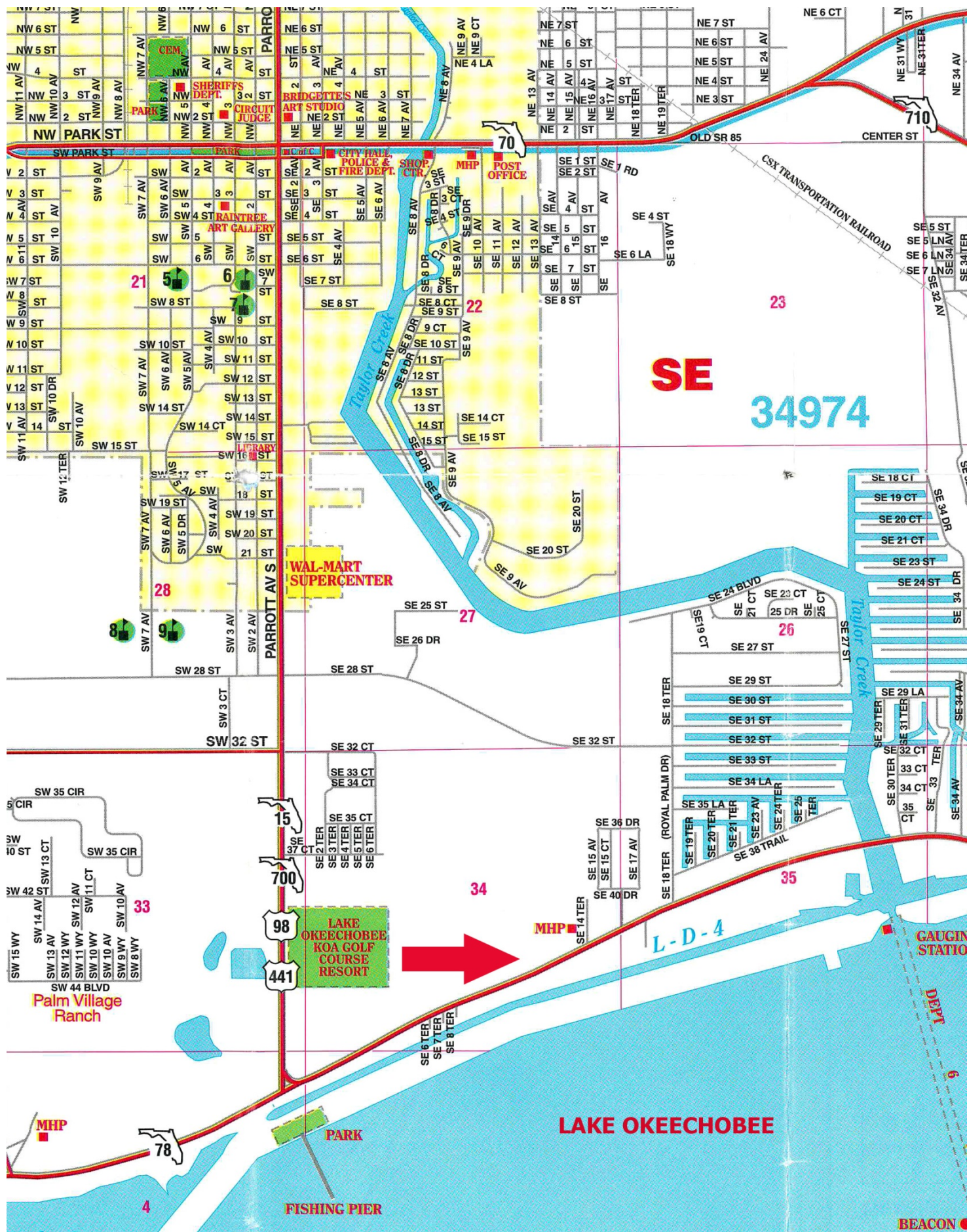
## PROPERTY INFORMATION

<b>LOCATION:</b>	Highway 441 SE, Okeechobee, Florida 34974 1 mile East of the intersection of Highway 441 SE and Highway 441 S (S Parrott Avenue)
<b>SIZE:</b>	14.83 Acres
<b>FRONTAGE:</b>	580+/- feet on Highway 441 SE
<b>ZONING:</b>	RG, Residential General
<b>LAND USE:</b>	Commercial Corridor Mixed Use
<b>UTILITIES:</b>	Water & Sewer are available ; however this property is not connected. Lines are located along US Highway 441 SE.
<b>TAXES:</b>	\$109.28
<b>PRICE:</b>	\$200,000.00
<b>COMMENTS:</b>	Ready for development! This 14.83 acres has 580+/- feet of frontage on Highway 441 SE, is all cleared and high and dry. The property is zoned RG, Residential General which allows for single or multi family development.











# ZONING

## PART II - LAND DEVELOPMENT REGULATIONS Article II - LAND USE: TYPE, DENSITY, INTENSITY

### 2.04.00. PERMITTED AND PROHIBITED USES IN ZONING DISTRICTS

(Ord. No. 93-10, § 3, 7-22-93; Ord. No. 95-1, § 1 (2.04.01), 6-8-95; Ord. No. 99-09, § 1(Exh. B), 8-12-99; Ord. No. 2005-12, 1(Exh. A), 7-28-05)

#### 2.04.02. RSF residential single-family.

These districts are intended to be single-family residential areas. Certain structures and uses designed to serve governmental, educational, religious, noncommercial recreational, and other immediate needs of such areas are permitted or are permissible as special exceptions, subject to restrictions and requirements necessary to preserve and protect their single-family residential character.

A. *Permitted principal uses and structures.*

1. Single-family dwellings subject to densities described in this Code.
2. Schools with conventional academic curriculums.
3. Public parks, playgrounds, playfield and county buildings; public libraries.
4. Existing cemetery, columbarium or mausoleum with boundaries existing at the date of this Code.
5. Railroad right-of-way, utilities rights-of-way.
6. Home occupations as defined in this Code.
7. Houses of worship, provided minimum parcel size shall not be less than five acres.

B. *Prohibited uses and structures.* Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception.

C. *Accessory uses and structures.* Uses and structures which:

1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
2. Do not involve the conduct of business (except home occupation on the premises).
3. Are located on the same lot as the permitted or permissible principal use or structure or on a contiguous lot in the same ownership.
4. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
5. Do not involve operations or structures not in keeping with the character of a single-family residential development.
6. Noncommercial plant nurseries and greenhouses, gardens, servants' quarters, private garages, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, docks and wharves, and the like are permitted as accessory uses in these districts.

#### 2.04.03. RG residential general.

This district is intended to be for low to medium density residential use, with a compatible mixture of residential types. Code regulations are designed to preserve the district residential character. Certain non-residential uses, properly sited and controlled, are permissible as special exceptions in this district.

A. *Permitted principal uses and structures.*

1. Residential development as follows:

PART II - LAND DEVELOPMENT REGULATIONS  
Article II - LAND USE: TYPE, DENSITY, INTENSITY

2.04.00. PERMITTED AND PROHIBITED USES IN ZONING DISTRICTS

- a. Single family, single family attached and multi family dwellings at a density not to exceed five units per acre;
  - b. For parcels that obtained this designation prior to September 16, 2005, single family, single family attached and multi family dwellings at a density not to exceed a density of 18 units per acre where a development plan for the parcel or parcels is submitted and approved prior to December 15, 2006, including demonstrating that concurrency is met, otherwise the provisions of subparagraph a. above shall apply.
2. Schools with conventional academic curriculums.
  3. Public parks, playgrounds, playfield and county buildings; public libraries.
  4. Existing cemetery, columbarium or mausoleum with boundaries existing at the date of this Code.
  5. Railroad right of way, utilities rights-of-way.
  6. Home occupations.
  7. Houses of worship.
- B. *Prohibited uses and structures.* Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception.
- C. *Accessory uses and structures.*

Uses and structures which:

1. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
2. Do not involve the conduct of business (except home occupation on the premises).
3. Are located on the same lot as the permitted or permissible principal use or structure or on a contiguous lot in the same ownership.
4. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
5. Do not involve operations or structures not in keeping with the character of a low to medium density residential neighborhoods.
6. Non-commercial plant nurseries and green-houses, gardens, servants' quarters, private garages, tool houses and garden shed, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, docks and wharves, and the like are permitted as accessory uses in this district.

(Ord. No. 2005-12, 1(Exh. A), 7-28-05)

**2.04.04. RM residential mixed.**

Prior to the enactment of Ordinance 74-1, certain areas of the county developed with an intermixture of conventional dwellings and mobile homes, along with a variety of other incompatible uses. Uses existing in this district are such at the time of the adoption of Ordinance 74-1 that any attempt to apply other zoning classifications of these regulations to such areas would result in a large number of non-conformities and economic hardship on residents of such areas, and would pose administrative difficulties of great magnitude. RM districts permit the continued mixing of conventional residences and mobile homes (as did Ordinance 74-1), though certain other existing uses are made non-conforming in an effort to up-grade and improve such areas. It is intended that no further property in the county will be zoned



# LAND USE

## PART II - LAND DEVELOPMENT REGULATIONS Article II - LAND USE: TYPE, DENSITY, INTENSITY

### 2.01.00. LAND USE CATEGORIES

#### 2.01.02. Land use categories defined.

All uses described in this section may be subject to further limitation, restriction or exclusion as a result of the application of zoning districts and other design, compatibility and construction requirements of this Code. Nothing contained in this section shall be construed as permitting a use that would otherwise be prohibited elsewhere in this Code or by any provision of any incorporated ordinance or regulation. All uses not permitted are prohibited.

- A. *Agriculture*. As defined by Policy L1.10 of the Okeechobee County Comprehensive Plan. Primary uses include agricultural pursuits, agricultural processing, and residential development at a gross density not to exceed that established by the comprehensive plan.
- B. *Rural activity center*. As defined by Policy L1.4 of the Okeechobee County Comprehensive Plan. Primary uses include residential development at a gross density not to exceed that as established by the comprehensive plan, neighborhood commercial, light industrial and agricultural uses.
- C. *Urban residential mixed use*. As defined by Policy L1.1 of the Okeechobee County Comprehensive Plan. Primary uses include residential development at a gross density not to exceed that as established by the comprehensive plan, neighborhood commercial and agricultural uses.
- D. *Commercial corridor mixed use*. As defined by Policies L1.2 and L1.3 of the Okeechobee County Comprehensive Plan. Primary uses include commercial and light industrial uses and residential development at a gross density not to exceed that as established by the comprehensive plan.
- E. *Public/semi-public facility*. As defined by Policy L1.6 of the Okeechobee County Comprehensive Plan. Primary uses include facilities under public, semi-public or private ownership which provide a needed public service to the residents of Okeechobee County and the State of Florida. Public/semi-public uses are permissible in all future land use categories subject to criteria and regulations as established by this Code. Landfills and public airports shall require a public/semi-public designation on the future land use map.
- F. *Industrial*. As defined by Policy L1.8 of the Okeechobee County Comprehensive Plan. Primary uses include industrial uses.
- G. *Conservation 1, Conservation 2*. As defined by Policy L1.9 of the Okeechobee County Comprehensive Plan. Primary uses include conservation uses.
- H. *Recreation*. As defined by Policy L1.7 of the Okeechobee County Comprehensive Plan. Primary uses include active and passive recreation uses. Recreation uses are permissible in all future land use categories subject to criteria and regulations as established by this Code.
- I. *Power plant*. As defined by Policy L1.5 of the Okeechobee County Comprehensive Plan. Primary uses include utility plant sites including independent power company generation plants and agricultural uses.
- J. *Commercial activity centers*. As defined by Policy L1.11 of the Okeechobee County Comprehensive Plan. Primary uses include commercial and light industrial uses and residential development at a gross density not to exceed that as established by the comprehensive plan.
- K. *Resort activity centers*. As defined by Policy L1.12 of the Okeechobee County Comprehensive Plan. Primary uses include residential development at a gross density not to exceed that as established by the comprehensive plan, and other uses as established by the comprehensive plan.

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2.01.00. LAND USE CATEGORIES

- L. *Resort corridor*. As defined by Policy L1.13 of the Okeechobee County Comprehensive Plan. Primary uses include neighborhood or resort oriented commercial uses and residential development at a gross density not to exceed that as established by the comprehensive plan.
- M. *Rural estate*. As defined by Policy L1.14 of the Okeechobee County Comprehensive Plan. Primary uses include low density residential development at a gross density not to exceed that as established by the comprehensive plan.

(Ord. No. 97-02, § 1, 2-27-97; Ord. No. 2005-12, 1(Exh. A), 7-28-05)

**Sec. 2.01.03. Reserved.**

**Editor's note—**

Section 1 of Ord. No. 97-02, adopted February 27, 1997, repealed § 2.01.03, which pertained to uses permitted in land use categories and derived from the original Ord. No. 92-20.

**2.01.04. Table of density and dwelling unit types for residential use.**

TABLE OF DENSITY AND UNIT TYPES

LAND USE	GROSS DENSITY <sup>1</sup>	R	M/F	MH
Agriculture	1 unit/10 acres	A	A	P
Rural Activity Center	Basinger: 1 unit/acre	A	A	P
	Posey's Corner: 1 unit/acre	A	A	P
	Four Seasons: 1 unit/acre	A	A	P
	Lazy Seven: 1 unit/2 acres	A	A	P
	Dixie Ranch: 1 unit/acre	A	A	P
	R-Bar: 1 unit/2.5 acres	A	A	P
	Country Hills Rural Density Area: 1 unit/4 acres Low Density Area: 1 unit/acre	A	A	P

**A= Allowed    P= Prohibited**



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2.01.00. LAND USE CATEGORIES

	Okeechobee Little Farms Rural Density Area: 1 unit/5 acres Low Density Area: 1 unit/acre	A	A	P
	Fort Drum Rural Density Area: 1 unit/5 acres Low Density Area: 1 unit/acre	A	A	P
	River Oaks: 1 unit/acre	A	A	P
	Spot in the Sun: Rural Density Area: 1 unit/2.5 acres Low Density Area: 2 unit/acre	A	A	P
	Edwards/Otter Creek: 1 unit/acre	A	A	P
	Viking: 1 unit/1.25 acres	A	A	P
Resort Activity Center	Rucks: 1 unit/acre	A	A	P
Urban Residential Mixed Use	18 units/acre	A	A	P
Commercial Corridor Mixed Use	18 units/acre	A	A	P
Commercial Activity Center	18 units/acre	A	A	P
Resort Corridor	18 units/acre	A	A	P
Rural Estate	1 unit/5 acres	A	A	P
Public/Semi Public Facility	none	N/A <sup>2</sup>	N/A <sup>2</sup>	P
Power Plant	none	N/A <sup>2</sup>	N/A <sup>2</sup>	P
Recreational	none	N/A <sup>2</sup>	N/A <sup>2</sup>	P
Industrial	none	N/A <sup>2</sup>	N/A <sup>2</sup>	P

A= Allowed    P= Prohibited