

HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

4209 SW HIGH MEADOWS AVE.
PALM CITY, FL 34990
772 287-4690

316.12+/- ACRE RANCH
GLADES COUNTY, FL

PROPERTY INFORMATION

LOCATION: State Road #78
Glades County, Florida
10 miles West of Okeechobee, Florida

SIZE: 316.12± Acres

FRONTAGE: 3,913.94± feet on State Road #78

IMPROVEMENTS: 4 Bedroom/3 Bath, CB Stucco home constructed in 1973 containing 3,567 square feet of living area and 6,073 square feet of total area:

Living Room:	18' x 28'	Master Bedroom:	22' x 16'
Dining Room:	14' x 15'	Bedroom #2:	15' x 14'
Family Room:	29' x 11'	Bedroom #3:	15' x 14'
Kitchen:	11' x 14'	Bedroom #4:	12' x 12'
Front Porch:	35' x 10'	Swimming Pool:	16' X 35'
Rear Porch:	18' x 65'	2- Car Garage	

Amenities:

- Abundance of storage
- Walk-in closet in Master Bedroom
- Two air conditioning units
- Two hot water heaters
- Stain glass on front door and in bathroom
- Coquina rock fireplace

Also included:

Barn: 20' x 140'
Horse Barn with 4 stalls, tack room and storage

ZONING:	Open Use Agricultural- requires 20 acres for one living unit and must have legal right-of-way. Road frontage requirement for parcels must meet 300 feet of road frontage.
LAND USE:	Agricultural/Open
TAXES:	\$7,912.43 (2011)
PRICE:	\$3,200,000.00
COMMENTS:	Located in a tranquil setting, the ranch has all improved pasture which is fenced and cross fenced. This would be a great spot for a polo field. The spacious home is beautifully landscaped and well maintained.



Google

Eye alt 8262 ft

© 2007 Tele Atlas

Pointer 27°06'16.88" N 80°57'05.71" W elev 16 ft Streaming 100%













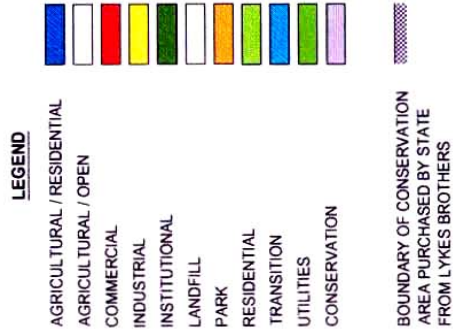
LOCATION MAP

GLADES COUNTY ZONING

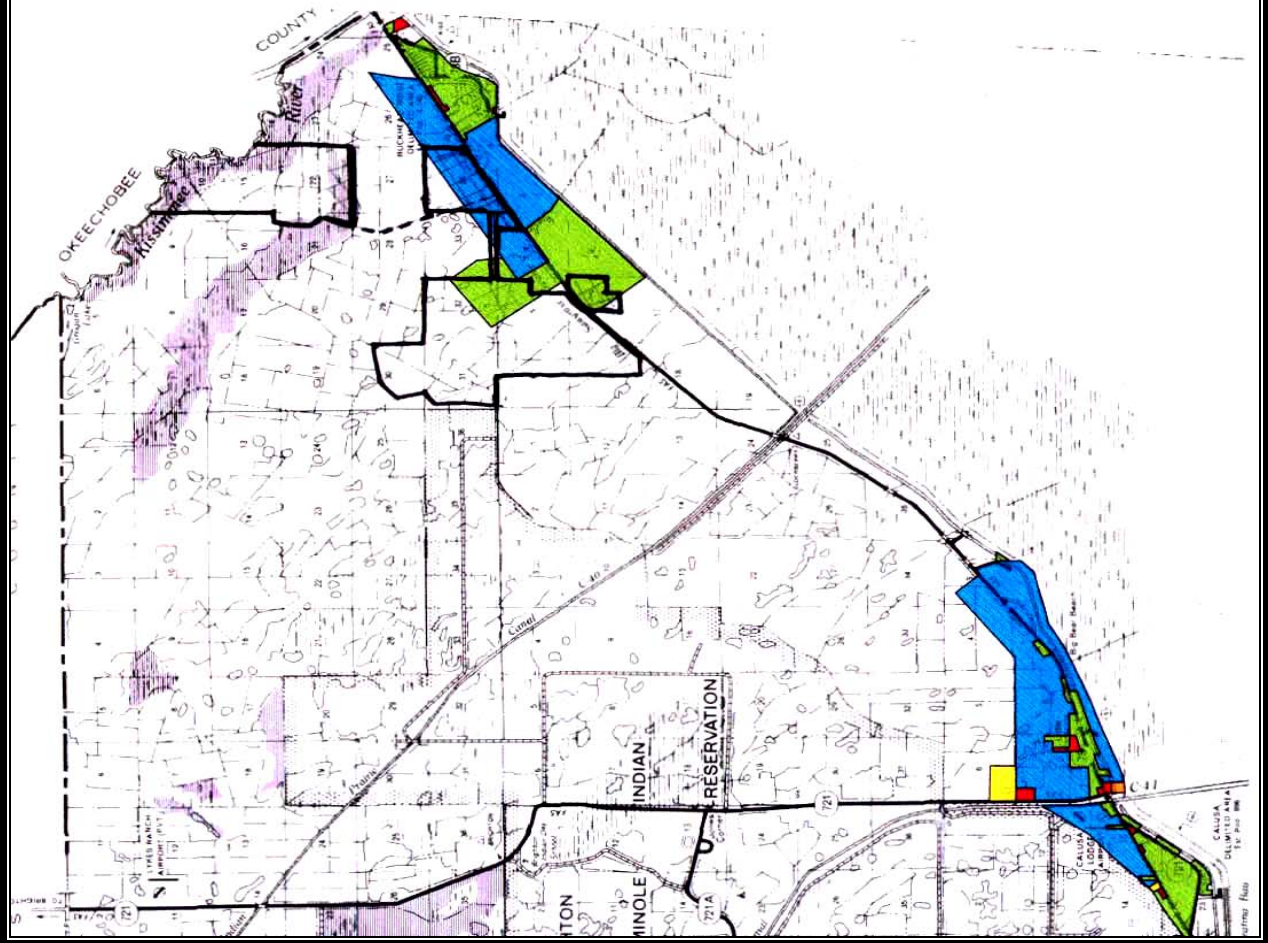
MINIMUM STANDARDS FOR PRINCIPAL PERMITTED USES									
District Classification	Parcel Area Dimensions	Width	Buildable Units/Acre	Front	Side	Maximum Building Height	Maximum Lot Coverage		
OUFP - Open Use Flood Plain	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
OUA - Open Use Agriculture	20 acres	300'	0.05	50'	35'	45'	10%		
ARS - Agricultural Residential SF	5 acres	220'	0.2	50'	35'	35'	10%		
RF-1 Residential Rural	1 acre	175'	1	35'	25'	35'	20%		
RS - Residential Single Family	10,000 sq ft	80'	4.35	25'	10'	35'	40%		
RG - Residential General Homes, Mobile Homes, Modular Duplex	10,000 sq ft	80'	4.35	25'	7'	35'	45%		
Multi-Family	10,000 sq ft	100'	7.0	25'	10'	35'	40%		
AR - Agricultural Residential	5 acres	220'	0.2	35'	25'	35'	10%		
RM-Mixed Residential Homes, Mobile Homes, Modular Duplexes	10,000 sq ft	80'	4.35	25'	7'	35'	45%		
	10,000 sq ft	80'	4.35	25'	7'	35'	45%		
RMH - Residential Mobile Home	8,000 sq ft	80'	5.44	20'	7'		50%		
C-1 Neighborhood Commercial	15,000 sq ft	100'		30'	10'	45'	70%		
C-2 Commercial General	22,500	150'		30'	10'	45'	80%		
C-RV Comm Recreational Vehicle	1,500 sq. ft.	30'	29	5'	5'	35'	80%		
ID-1 Light Industrial	50,000	200'		30'	15'	45'	80%		
ID-2 Heavy Industrial	75,000	250'		30'	15'	45'	80%		
PS - Public Service	N/A	N/A		30'	15'	45'	80%		

- Multi-family buildings of greater than 25 feet in height shall have a building setback equal to or greater than the building height.
- Commercial building setbacks adjoining residential zoning shall be equal to or greater than the building height.
- Rear and side yard setbacks on Industrial lots abutting railroad right of way may be reduced to zero (0) feet, where the approved as part of overall site.
- Within any zoning district other than Open Use Agriculture, no accessory may be built until principal structure exist on the parcels under the same ownership or a site plan is on file with the building permit application which shows the footprint and all pertinent dimensions of the principal structure and such principal structure shall be completed with 180 days of the issuance of the building permit for the proposed accessory structure. Accessory structures shall be limited to a sink and/or toilet facilities only.
- Recreational Parks must have public central water and sewer facilities.
- Industrial Uses producing non-domestic waste must be on a public sewer facility.

GLADES COUNTY FUTURE LAND USE - 2010



NOT TO SCALE
DATE: 12-31-03



GLADES COUNTY LAND USE