



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

**4209 SW HIGH MEADOWS AVENUE
PALM CITY, FL 34990
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***12.45+/- ACRE RANCHETTE
WITH
COMMERCIAL ZONING***



OKEECHOBEE, FLORIDA

PROPERTY INFORMATION

LOCATION:	17525 NW 240 th Street (County Road #724) Okeechobee, Florida 34972 North of Basinger on County Road #724
SIZE:	12.45+/- acres
FRONTAGE:	800+/- feet on NW 240 th Street (County Road #724)
IMPROVEMENTS:	Frame house containing 2,240 square feet constructed in 1985. The main house contains 1,472 square feet and includes a Living Room, Dining Room, Kitchen (stove & refrigerator), 3 Bedrooms and 2 ½ Baths. Also included, is a mother-in-law suite containing 768 square feet which includes 1 Bedroom, 1 Bath and a Kitchen (stove & refrigerator). In addition, there is 950 square feet of open porch area, 608 square feet of deck area and a kidney shaped swimming pool (built in 2003). The house has central heat and air conditioning and a tankless water heater.
ZONING:	NC-2, Neighborhood Commercial-2
LAND USE:	Rural Activity Center
TAXES:	\$2,600.66 (2011)
PRICE:	\$275,000.00
COMMENTS:	This property is very well maintained. Located close to the Kissimmee River Prairie State Park and surrounded by many opportunities to explore Florida as it used to be. Great site for anyone with an equestrian interest, miles of trails to ride your horse.

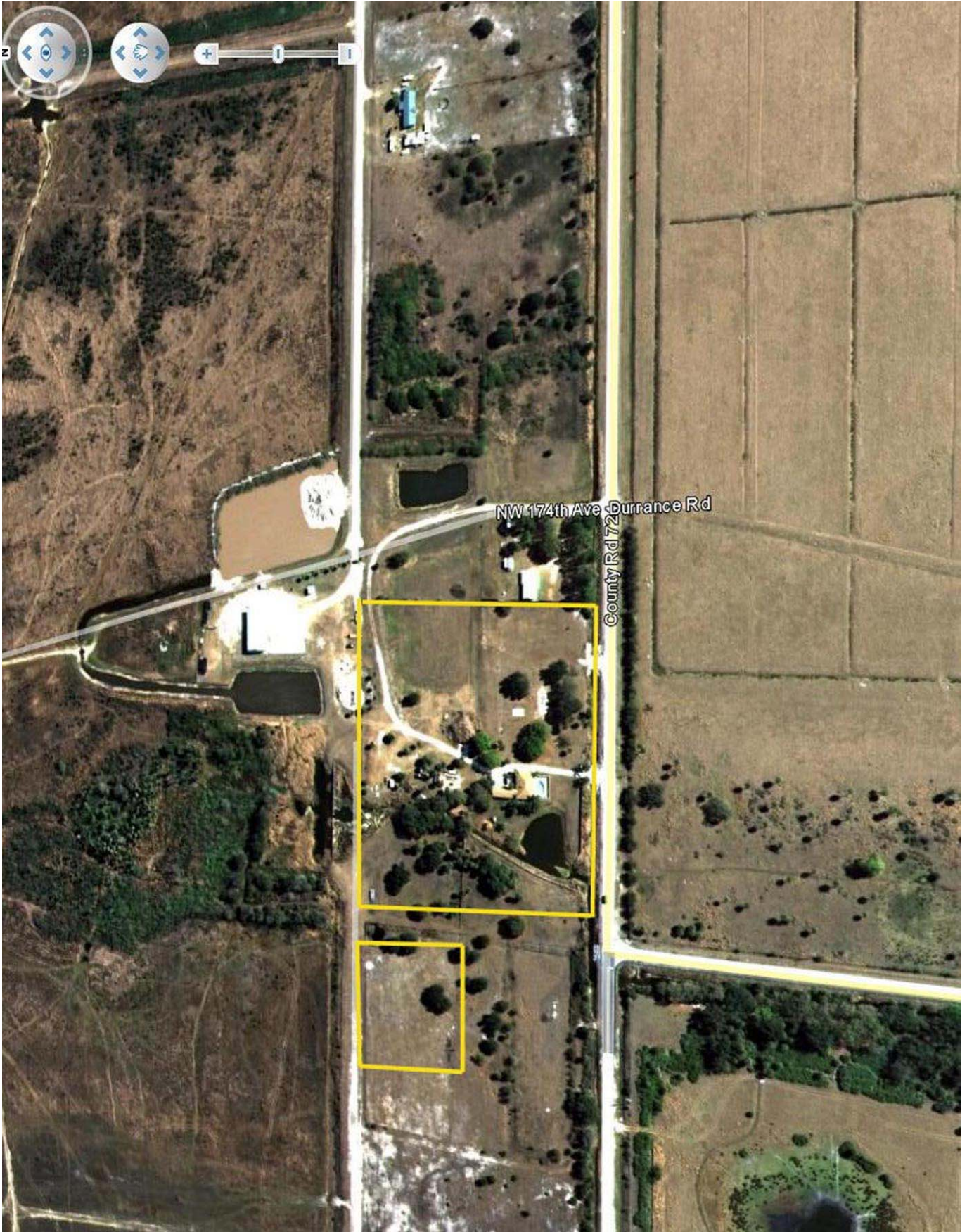
The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price or terms and conditions without notice.

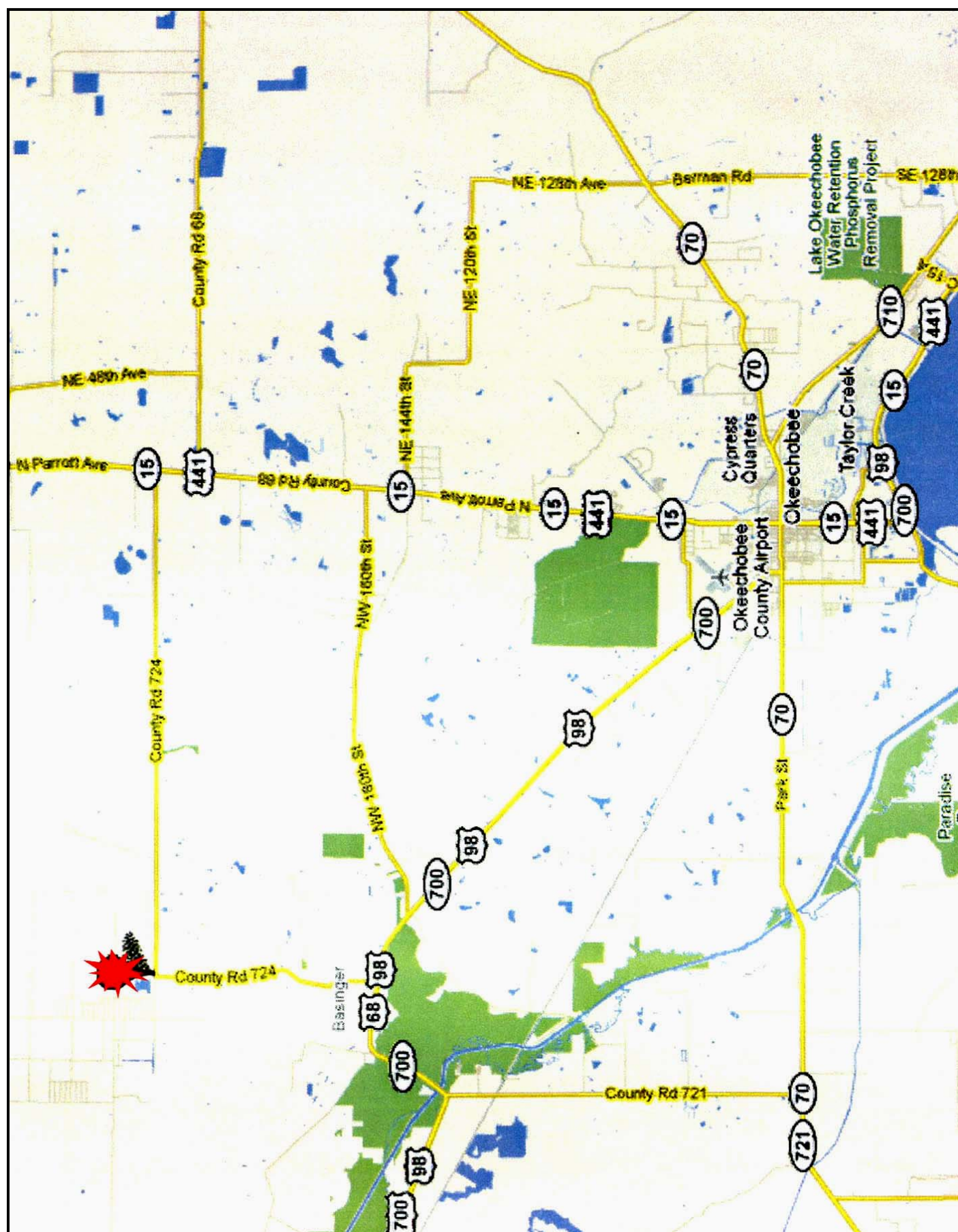












ZONING

2.04.11. NC-2 neighborhood commercial-2.

Neighborhood commercial-2 provides for commercial activities or operations, including certain agriculturally-related activities that provide for the daily needs of nearby residents. Although such uses are intended to provide for routine residential or agricultural purposes, such uses could cause minor adverse impacts when located immediately adjacent to existing or future residential neighborhoods. Accordingly, NC-2 uses are permissible only on arterial roadways, or in the immediate vicinity of arterial roadways when adjacent to existing neighborhood commercial uses that are located on an arterial roadway. NC-2 uses shall be buffered from adjacent property.

A. *Permitted principal uses and structures.*

1. Clinic/office, medical and dental, chiropractor, optometrists, optician and oculist. (Not hospital.)
2. Professional offices serving the daily needs of the neighborhood residents such as accountant, attorney, architect, engineer, surveyor and similar use.
3. Business offices serving the daily needs of the neighborhood residents such as real estate broker, insurance agent, stock broker and similar uses; bank branch offices.
4. Beauty shop, barber shop.
5. Public parks, playgrounds, playfields, city or county buildings in keeping with the character and requirements of the district.
6. Houses of worship.
7. Medical clinic, nursing home, assisted living facilities.
8. Primary and Secondary Schools with conventional curriculums, child day care centers.
9. Boutique, apparel shops, other neighborhood or tourist/resort-oriented or retail shops and services.
10. Private clubs and lodges.
11. Small neighborhood or tourist/resort-oriented cafes, restaurants, meat markets, grocery stores, convenience stores and pharmacies.
12. Photographic studios.
13. Veterinarian's office or veterinary hospital where all services and activities occur indoors.

B. *Prohibited uses and structures.* Any use or structure not specifically, provisionally, or by reasonable implication permitted herein. All permitted uses in the NC-2 district are limited by the following conditions:

1. No manufacturing of any kind shall be permitted and no machinery shall be used other than normal office, medical, kitchen or repair or maintenance equipment.
2. Within a rural activity center (RAC), the commercial uses, including those existing prior to April 2, 1992, may not exceed five percent or 30 acres, whichever is greater, of the total area of the rural activity center.
3. Within the urban residential mixed use (URM), the neighborhood commercial uses may be permitted only on arterial or roads and at a distance of no less than one mile from similar neighborhood clusters (as measured from the closest property line in each neighborhood cluster). Multiple neighborhood commercial uses may be clustered; provided that no Neighborhood Commercial cluster shall exceed ten acres, not including intervening streets or alleys, not including areas that cannot be developed such as jurisdictional or protected environmental areas, and not including recreational vehicle parks or subdivisions.

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

1. Customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
2. Located on the same lot as the permitted or permissible use or structure, or on a contiguous lot (with or without intervening street or alley) in the same ownership.
3. On the same premises and in connection with permitted or permissible uses and conventional structures, dwelling units only for occupancy by owners or employees

LAND USE

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.

Policy L1.4: **Rural Activity Center:** Rural Activity Centers accommodate low densities of development outside of the Urban Residential Mixed Use area. Public supply water and sewer facilities generally are not available, nor are they anticipated to be available during the planning period. Where appropriate or required, however, a developer may provide a package treatment plant or otherwise provide for adequate public supply potable water and sewage facilities. A Rural Activity Center generally acknowledges existing communities or subdivisions, and provides decentralized job creation and economic opportunities. A rural activity center can provide for self-supporting communities so as to reduce dependence on the one existing urban area in the County for all employment opportunities and goods and services. Accordingly, Rural Activity Centers allow for existing and future agricultural and residential uses, as well as for recreational, public, neighborhood commercial and light industrial uses that support or complement agricultural uses or residential and community development and that provide employment or economic opportunities. Specific locations of Rural Activity Centers are shown on the Future Land Use Map series and are intended to separate urban from non-urban uses. Additional Rural Activity Centers shall require an amendment to the Future Land Use Map series. The land uses and intensities of development permissible within a Rural Activity Center must meet the requirements of concurrency.

A Rural Activity Center provides for agricultural, recreational, residential, neighborhood commercial and certain light industrial uses, subject to compatibility and buffering criteria provided in local land development regulations. Neighborhood commercial uses and, where permissible, light industrial uses, shall constitute no more than the greater of 30 acres or 5 percent of the total area of a Rural Activity Center; shall not exceed a floor area ratio of 1.0; and shall not exceed impervious surface coverage of 70 percent. Subject to density and intensity criteria as established by this Policy, Rural Activity Centers shall provide for the following:

- m) **Viking (M):** Residential development not to exceed a density of 1 unit per 1.25 gross acres, neighborhood commercial uses not to exceed one percent of the total area of the Rural Activity Center, agricultural, recreational and public uses. [9J-5.006(3)(c)2,5,7] [AMENDED 03/2003]