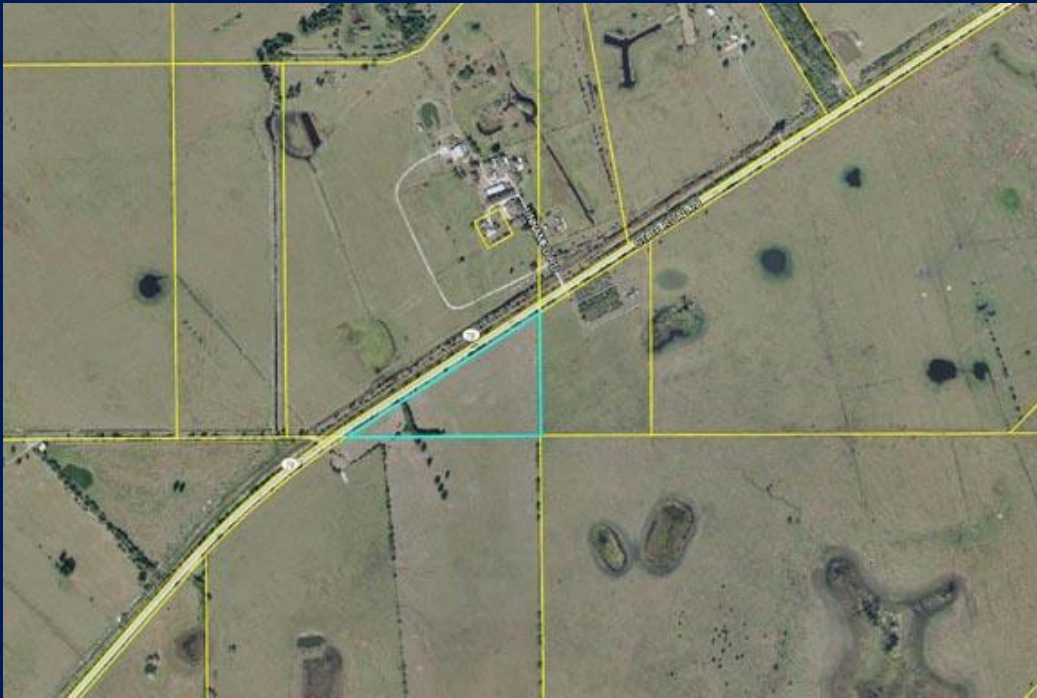
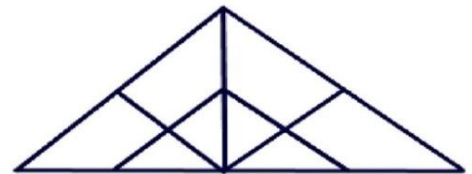


FOR SALE 14.3 ACRE PASTURE/HOME SITE



GLADES COUNTY, 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: E State Road 78
Okeechobee, FL 34974
(Glades County)
9.8 miles Southwest of Okeechobee
2.8 miles Southwest of Buckhead Ridge

SIZE: 14.3 Acres

FRONTAGE: 1,669.57 feet

ZONING: RG, Residential General
Single Family- 4.35 units/acre
Duplex- 4.5 units/acre
Multifamily- 10.9 units/acre

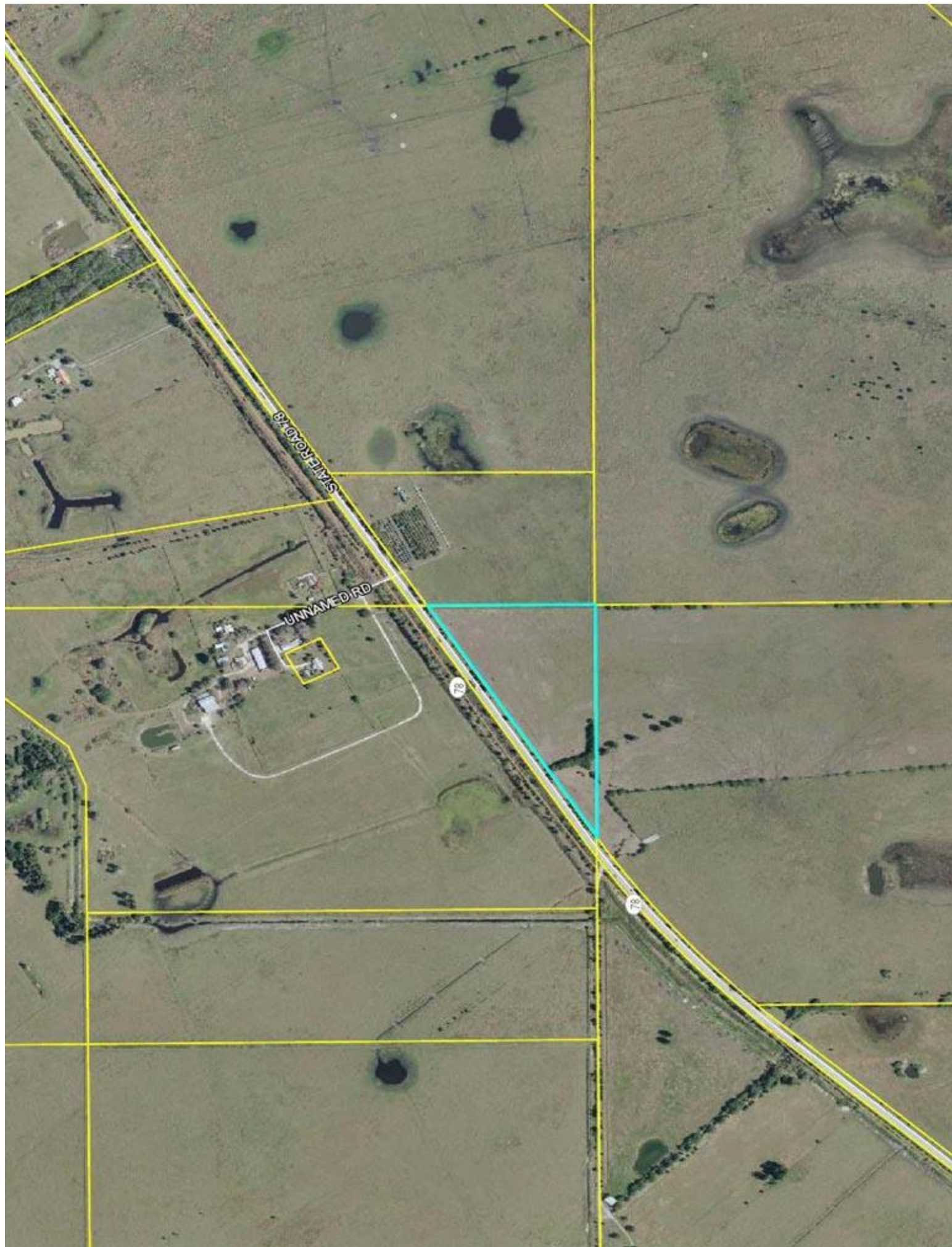
FUTURE LAND USE: Residential

TAXES: \$7.97 (2017)

PRICE: \$65,780.00 (\$4,600.00/Acre)

COMMENTS: Nice building site for your own country ranch.

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

Sec. 125-165. - RG residential general district.

- (a) *Scope and intent.* This section applies to the RG residential general district. This district is intended to include lands developed and suitable for development as indicated in the comprehensive land development plan, for low to medium density urban residential use, with a compatible mixture of residential types. Special emphasis is on a compatible mixture of residential uses.
- (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.* Accessory uses and structures that are not specifically regulated elsewhere and which are customarily and clearly incidental and subordinate to permitted or permissible principal uses and structures may be allowed on parcels of land located in the residential general land use category subject to all of the requirements stated below but only when such uses or structures are for the use of the owner or his invitees. To be classified as an accessory use or structure in this land use category, a use or structure must:
 - (1) Be customarily accessory and clearly incidental and subordinate to a permitted or permissible use or structure in this land use category.
 - (2) Not involve the conduct of any business (except for a home occupation).
 - (3) Be located on the same lot/parcel of land as the permitted principal use or structure or on a contiguous lot/parcel of land under the same ownership.
 - (4) Not be of a nature likely to attract visitors in numbers larger than would normally be expected for the principal use or structure on the lot/parcel of land.
 - (5) Not involve operations or structures not in keeping with the character of this land use category and the principal use or structure on the lot/parcel of land.
 - (6) Noncommercial plant nurseries and greenhouses, gardens, private guesthouses (which is defined as being used exclusively for temporary housing of guests/visitors of the permanent residents on the subject parcel of land), private garages, tool houses, garden sheds, garden work centers, children's play areas and play equipment, private barbeque pits, private swimming pools, docks and wharves, and similar accessory uses and structures are examples of accessory uses and structures for this land use category.
 - (7) All accessory uses and structures must comply with all government development and building regulations, including, but not limited to all applicable land use regulations, building setback regulations, building construction regulations, site improvement regulations, etc.

Sec. 125-158. - Minimum standards for principal permitted uses.

MINIMUM STANDARDS FOR PRINCIPAL PERMITTED USES

District Classification	Parcel Area		Buildable Units/Acre	Setbacks (ft.)			Maximum Building Height (ft.)	Maximum Lot Coverage
	Dimensions	Width (ft.)		Front	Rear	Side		
OUPF Open Use Floodplain								
OUA Open Use Agriculture	20 acres	300		50	35	35	45	10%
ARS Agricultural Residential Single-Family	5 acres	220		50	35	35	35	10%
AR Agricultural Residential	5 acres	220		35	25	25	35	10%
RF-1 Residential Rural	1 acre	150	1	35	25	25	35	20%
RS Residential Single-Family	10,000 sq. ft.	80	4.5	25	10	7	35	40%
RG Residential General								
Single-family	10,000 sq. ft.	80	4.35	25	10	7	35	45%
Duplex	10,000 sq. ft.	80	4.5	25	10	7	35	40%
Multifamily	6,222 sq. ft.	100	10.9	25	10	10	35	40%

FUTURE LAND USE

Policy I-1.4F: Land use definitions, densities and intensities of the Future Land Use Map series are as follows:

Residential: Land areas used predominantly for housing with density of up to 7 units per acre. Uses may also include low-intensity non-residential uses such as neighborhood commercial uses including restaurants, barber shops, convenient food stores, movie rentals, houses of worship, public parks and plant nurseries; existing cemeteries; private child care centers and nonprofit private clubs of a fraternal or social character.

Non residential uses shall develop at an intensity no greater than 0.25 floor area ratio and be buffered from residential uses.

All non-residential uses shall be limited to a total amount of 100,000 square feet and shall not exceed 15,000 square feet at any one location for projects that are not associated with a PUD.

Neighborhood retail commercial uses shall develop at an intensity no greater than 0.25 F.A.R and locate within 1,000 feet of the intersection of two arterial roads or the intersection of an arterial road and a collector road, and be appropriately buffered from residential uses.

Projects greater than 150 units shall occur in the form of a Planned Unit Development, be compact, connect to central water and sewer, include a variety of residential units (single family units and multi-family units), and also include the following amenities: parks, and bicycle and pedestrian pathways that are connected in order to promote alternative modes of transportations. Projects greater than 500 units shall also include neighborhood retail uses.

Commercial: Land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services. Densities shall be up to 24 units an acre for motel units; up to 30 units an acre for recreational vehicles; up to 0.5 floor area ratio for single story structures, with a minimum 0.4 site not covered with impervious surfaces; up to 1.0 floor area ratio for multi-story structures, with a minimum 0.4 site not covered with impervious surfaces.

Industrial: Land areas predominantly connected with manufacturing, assembly, processing or storage of products. Densities shall be up to 0.5 floor area ratio for single story structures and up to 1.0 floor area ratio of site coverage for multi-story structures, with a minimum of 0.4 site not covered with impervious surfaces.

Institutional: Buildings, facilities, or lands that are owned or leased, or operated by a government entity, such as civic centers, hospitals, libraries, police stations, fire stations, administration buildings, sewer systems, and potable water systems. Educational uses include activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities, including the areas of buildings, campus open space, dormitories, recreational facilities, or parking. This category may also include churches. Densities shall be up to 0.5 floor area ratio for single