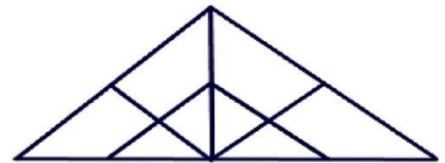


*20+/- ACRE  
FARM/RANCH  
PALM CITY, FL*



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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>	5205 SW Citrus Boulevard Palm City, FL 34990 1.25 miles South of SW Martin Highway
<b>SIZE:</b>	20+/- Acres (651' X 1303)
<b>FRONTAGE:</b>	651 feet on SW Citrus Boulevard
<b>IMPROVEMENTS:</b>	Barn- 2,880 square feet (built in 1995) with additional loft area Pole Barn- 256 square feet (built in 2009) Pole Barn- 576 square feet (built in 1995) Pole Barn- 1,140 square feet (built in 2006) Pole Barn- 640 square feet (built in 1995) 3 Pole Barns- 552 square feet (built in 2009) Pole Barn- 2,360 square feet (built in 2009)
<b>ZONING:</b>	A-2, Agricultural (5 acre lots)
<b>LAND USE:</b>	Agricultural Ranchette (5 acre lots)
<b>UTILITIES:</b>	Well & Septic Tank, Electric to Barn
<b>TAXES:</b>	\$9,208.62(2018)
<b>PRICE:</b>	\$945,000.00
<b>COMMENTS:</b>	Great opportunity for local farming. Barn has living quarters. Also included are 3 bathrooms and 2 walk-in coolers which need work. Covered areas provide for large outdoor gatherings. Must see to fully appreciate.
<b>CONTACT:</b>	Peter Hartman

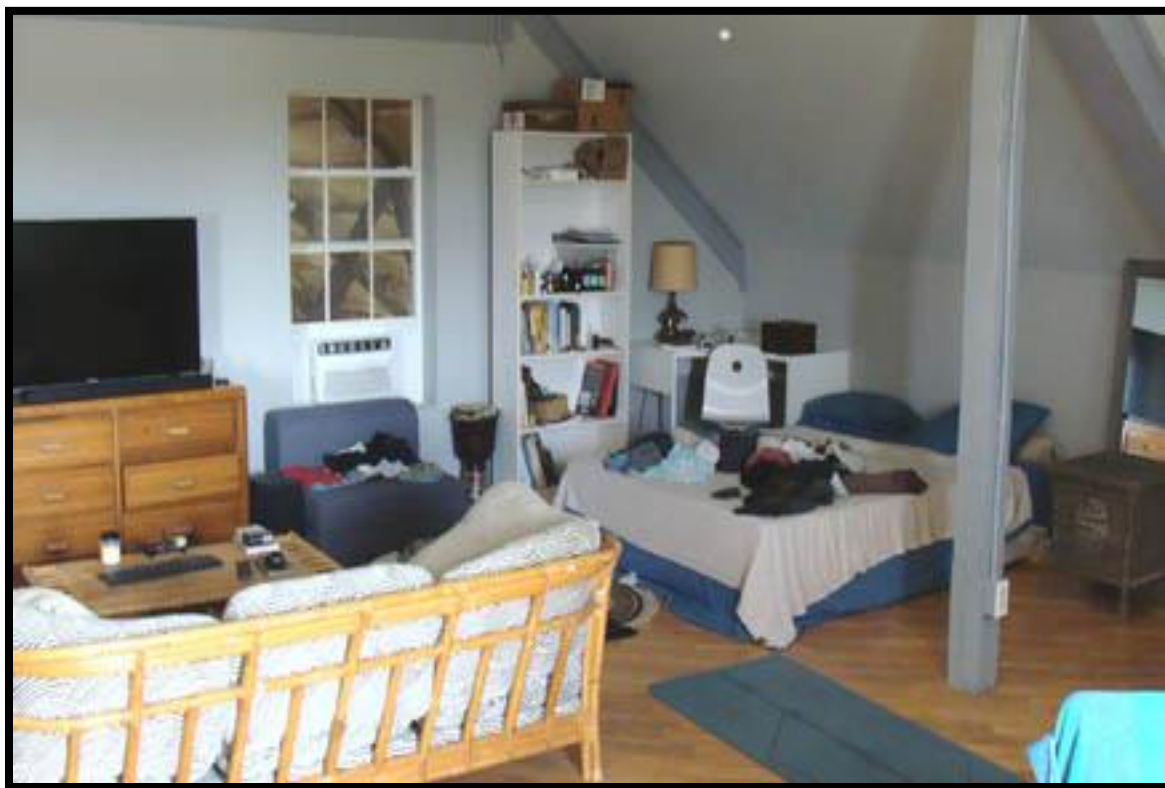
The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.













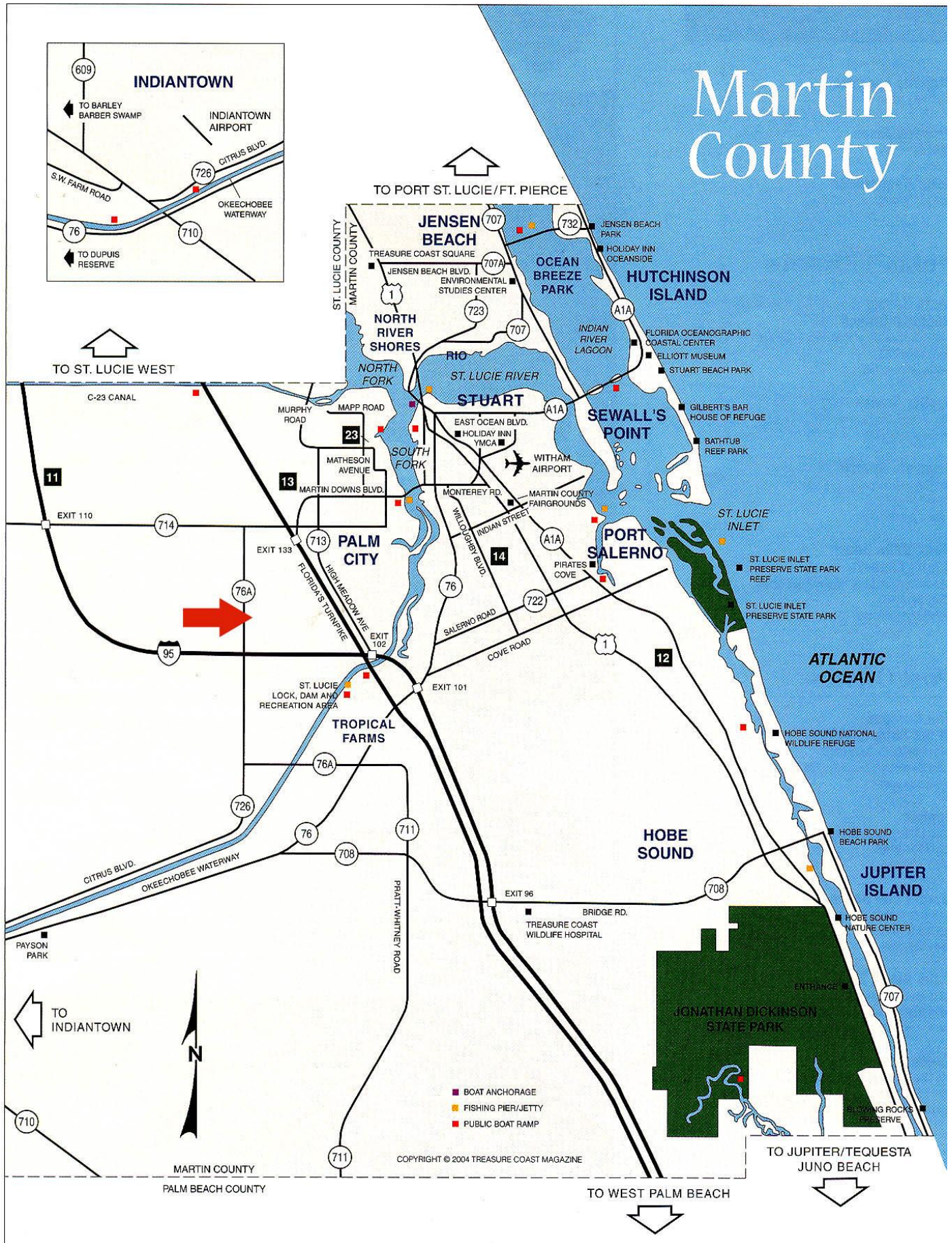
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# Martin County



# ZONING

## Sec. 3.412. - A-2 Agricultural District.

**3.412.A. Uses permitted.** In this district, a building or structure or land shall be used for only the following purposes, subject to any additional limitations pursuant to section 3.402:

1. Any use permitted in the A-1 and A-1A Districts.
2. Airports and landing fields. Airplane landing fields and accessory facilities for private or public use, including flight strips, provided runways and flight patterns are so oriented as not to constitute a nuisance to any established or planned residential areas as delineated in the comprehensive plan of the County.
3. Cemeteries, crematories and mausoleums. Graves shall not be closer than 25 feet from the property line.
4. Stock raising, stables and dog kennels; provided stables, kennels and dog runways are not less than 50 feet to the property line.
5. Agricultural packinghouses, sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region; provided, however, no such operation shall be established or conducted within 600 feet of the nearest highway right-of-way or within 50 feet of the property line.
6. Public works and public utility facilities and service facilities.
7. Fishing camps.
8. Hunting camps subject to the following requirements:
  - a. Any licensee with a Hunting Preserve License issued by the Florida Fish and Wildlife Conservation Commission which is valid as of November 17, 2009, located on land zoned A-2 within Martin County may establish one hunting camp.
  - b. The minimum lot size shall be 20 acres.
  - c. Kennels for hunting dogs kept at the hunting camp shall not be located within 200 feet of any property line unless completely enclosed and soundproofed and shall be designed and maintained for secure, humane confinement. Animal wastes from the kennels shall be managed in such a manner as to prevent odors from being carried beyond the property boundary.
  - d. Overnight accommodations shall be limited to no more than six guest rooms. The length of stay for any guest shall not exceed 14 consecutive nights.
  - e. Meals may be served only to customers of the hunting camp. Freestanding restaurants open to the general public are not permitted.
  - f. Overnight camping of a duration not to exceed five nights is permitted. No permanent structures shall be constructed for the purpose of overnight camping.
  - g. Shooting ranges as defined in section 3.3 are not permitted within a hunting camp
  - h. The sale and/or rental of hunting accessories to customers of a hunting camp are permitted. Retail sales of hunting accessories to the general public are not permitted.
9. Public structures owned and operated by governmental agencies and used for public purposes.
10. Trailers. The minimum lot size for a trailer shall be 20 acres and there shall be no more than one trailer on any lot. The trailer shall not be located within 100 feet of any property line. The trailer shall be permitted to remain only so long as the principal use of the property is agricultural. The trailer shall only be used as a residence. The trailer shall be screened from view of abutting lots and public streets to a height of six feet, for example, by means of an opaque fence or landscape buffer.
11. Farmer's markets, as defined in division 2 and pursuant to the requirements set forth in section 3.71.1 of the Land Development Regulations.



**3.412.B. Required lot area.** The required lot area shall not be less than five acres; provided, however, that in the old recorded subdivisions known as Palm City Farms (Plat Book 6, page 42, Palm Beach County), St. Lucie Inlet Farms (Plat Book 1, page 98, Palm Beach County), and St. Lucie Gardens (Plat Book 1, page 35, St. Lucie County), each full (as opposed to fractional) tract shown on said plats shall for purposes of lot area requirements be considered to be ten acres, and one-half of any such tract shall for purposes of lot area requirements be considered to be five acres; and provided further, however, that the existence of road rights-of-way and road easements (other than that of the Sunshine State Parkway, also known as Florida Turnpike) shall be disregarded for purposes of lot area requirements.

**3.412.C. Minimum yards required.**

1. *Front:* 25 feet.
2. Rear and side: 25 feet.
3. No structure shall be built within 50 feet of the center line of any public platted right-of-way not a designated through-traffic highway.
4. No structure shall be built within 65 feet of the center line of a designated through-traffic highway.
5. No setback or yard shall be required adjacent to water frontage.

## LAND USE

***Policy 4.13A.3. Agricultural Ranchette development.*** The FLUM identifies lands allocated for Agricultural Ranchette development. These lands are primarily located west of the Sunshine State Parkway and in the western part of Martin County surrounding Indiantown. The Agricultural Ranchette designation is intended to protect and preserve areas of Martin County generally located between the fringe of the agricultural heartland and the outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities and maintain their original agricultural and rural character. The CGMP recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space. It therefore assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one single-family dwelling unit per five gross acres shall be permitted in areas designated for Agricultural Ranchettes. Residential dwelling units on these lands should be related to the agricultural uses. Five-acre lots with this land use designation shall meet this requirement. This Plan recognizes the need to concentrate urban development near the urban core where facilities may be more economically provided, maintained and operated. These areas still require minimal levels of urban services, such as fire and emergency medical service, so Ranchette areas should be located adjacent to the Secondary Urban Service District.

The zoning regulations shall govern future development options in the areas designated for Agricultural Ranchette development and shall be consistent with the CGMP. Standards in the Land Development Regulations shall assure that future development is compatible with established uses sharing common lot lines to provide for smooth transitions in use and densities. All Agricultural Ranchette development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

***Policy 4.13A.4. Criteria for amendment requests for Agricultural Ranchettes.*** Standards governing Agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future FLUM amendment requests in areas designated for Agricultural Ranchettes.