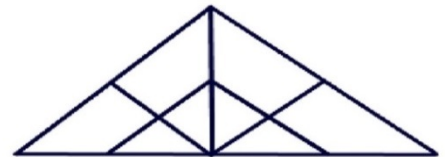


***FOR SALE
CHANCEY BAY RANCH
WESTERN MARTIN COUNTY***



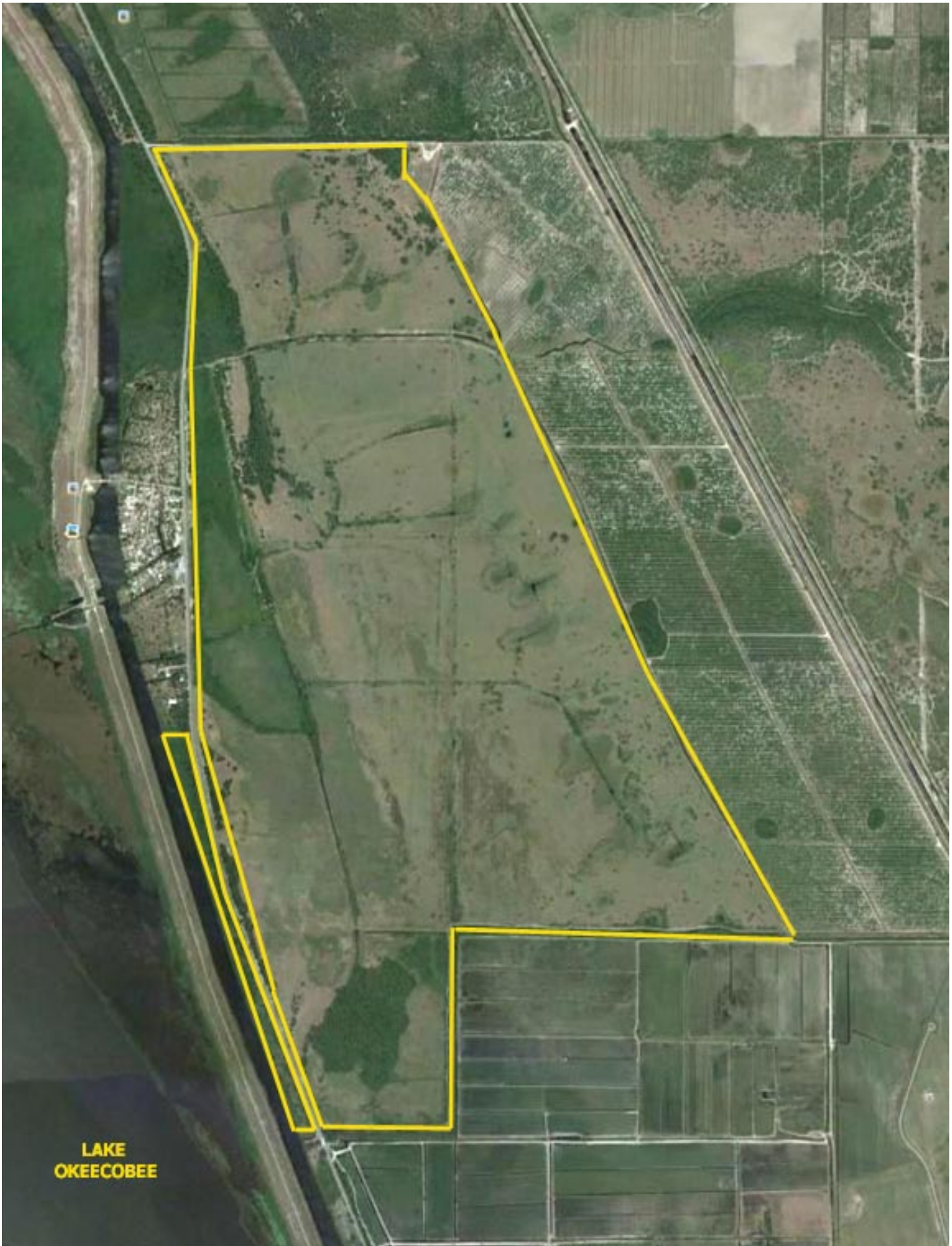
HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

**3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 – 772 287-9643 (FAX)**

PROPERTY INFORMATION

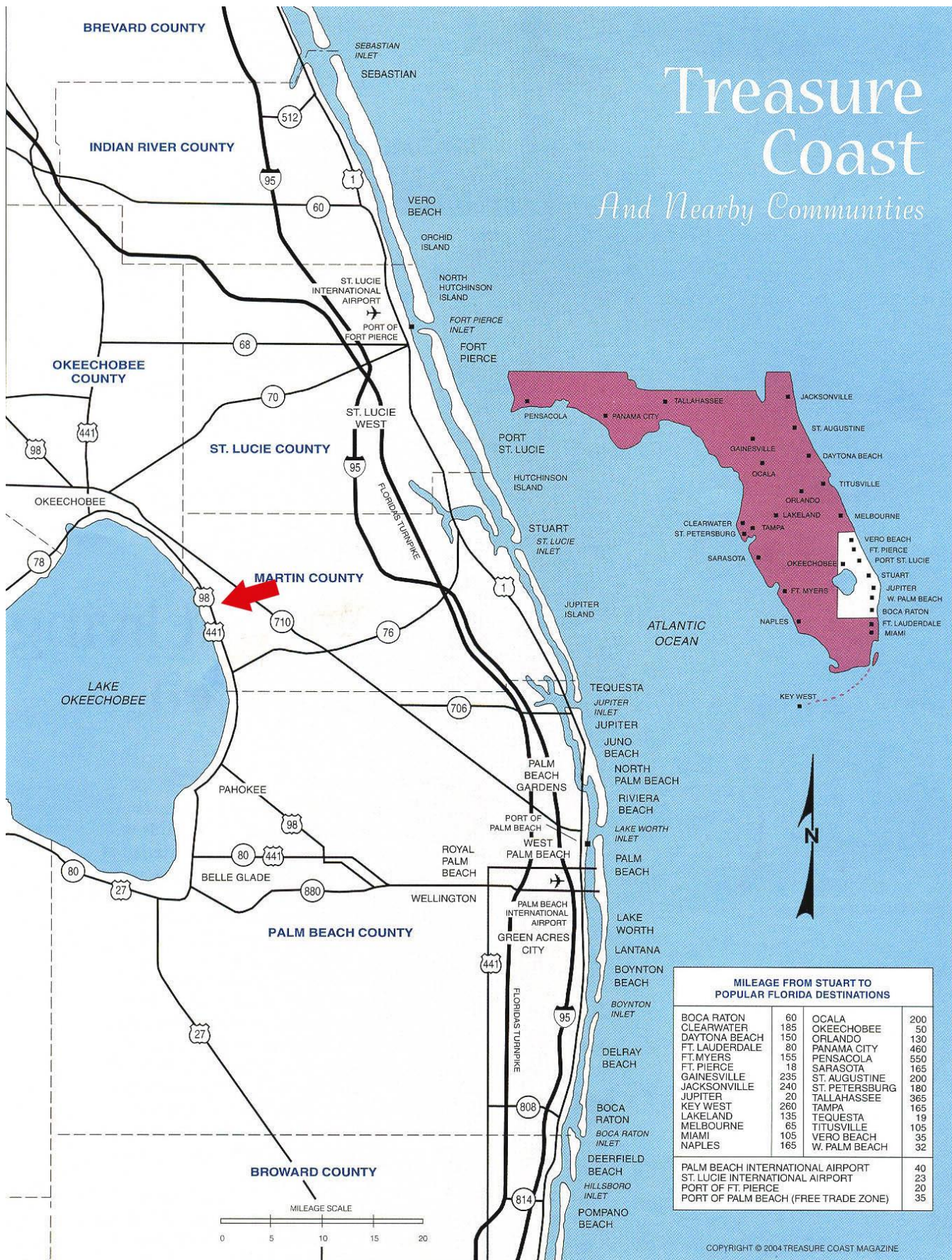
LOCATION:	8401 SW Conners Hwy. (U.S. Hwy 441/U.S. Hwy 98) Okeechobee, FL 34974 (located in Western Martin County)
SIZE:	1,521+/- Acres Total 1,506+/- Acres on East side of SW Conners Hwy 15+/- Acres on West side of SW Conners Hwy
FRONTAGE:	3 miles of frontage on East side of SW Conners Hwy 1 mile of frontage on West side of SW Conners Hwy as well as the Rim Canal leading to Lake Okeechobee
IMPROVEMENTS:	Fenced, cross-fenced and mostly improved pasture
ZONING:	A-2, Agricultural District (20 acre lots) East of SW Conners Hwy RE-2A, Rural Estate District (2 acre lots) West of SW Conners Highway
LAND USE:	Agricultural (1 unit/20 acres) East of SW Conners Hwy Rural Density (1 unit/2 acres) West of SW Conners Hwy
WATER USE PERMITS:	The ranch currently has a water use permit that allows for irrigation water to be pumped from the Rim Canal under SW Conners Hwy east along the ranch's southern border.
PRICE:	\$6,540,300.00 (\$4,300.00/acre)
COMMENTS:	One of the most productive pastures in South Florida. This is a one of a kind opportunity for a highly productive beef operation. Great deer and turkey hunting. Outstanding potential as a duck hunting site close to Lake Okeechobee Only 1 hour to West Palm Beach and 45 minutes to Stuart.

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.



Treasure Coast

And Nearby Communities





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.

ZONING

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)
AG-20A	<u>20</u> ac.	300	0.05	—	—	30	50
AR-5A	5 ac.	300	0.20	—	—	30	50
AR-10A	10 ac.	300	0.10	—	—	30	50
RE-2A	2 ac.	175	0.50	—	—	30	50
RE-1A	1 ac.	150	1.00	—	—	30	50
RE-½A	21,780	100	2.00	—	—	30	50
RS-3	15,000	60	3.00	—	—	30	50
RS-4	10,000	60	4.00	—	—	30	50
RS-5	7,500	60	5.00	—	—	30	50
RS-6	7,500	50	6.00	—	—	40	50
RS-8	5,500	50	8.00	—	—	40	50
RS-10	4,500	40	10.00	—	—	40	50
RM-3	15,000(h)	60(h)	3.00	—	—	40	50
RM-4	10,000(h)	60(h)	4.00	—	—	40	50

LAND USE

a. *Policies (Agricultural development)*. The Land Use Map identifies those lands within Martin County which are allocated for agricultural development. This designation is intended to protect and preserve areas of agricultural soils for agriculturally related uses realizing that food and commodity production is an essential industry and basic to the economic diversity of the County. In addition, the major portion of agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in cost of providing, maintaining, and operating dispersed supportive services. The allocation of agricultural land is furthered by Goal 4.4.L. in this section.

The further intent of the agricultural designation is to protect agricultural land from encroachment by urban or even low density residential development. Such development impacts the natural environment and may cause such potential adverse impacts as erosion, runoff, sedimentation and flood damage, all of which render the impacted land less adaptive to agricultural productivity. Residential development in the agricultural area is restricted to one single-family residence per gross 20-acre tract. In order to further avoid activities that adversely impact agricultural productivity on agricultural lands as designated on the Land Use Map, no development shall be permitted which divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Residential subdivisions must be platted and provide for all necessary services. Residential subdivisions at a density or intensity of greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

Within agriculturally designated lands, the agriculture zoning districts shall provide definitive policy regarding development options. All such provisions of agricultural zoning districts shall be consistent with the Comprehensive Growth Management Plan. Limited residential and other uses directly related and supportive to agriculture or which would not jeopardize the integrity of the agricultural purpose of the district are permitted.

(1) *Congregate housing for farmworkers*. Residential development for housing farmworkers is provided for as a conditional use pursuant to section 4.4.L.1.c. of this Element. Agricultural zoning shall provide a policy for implementing this provision.

(2) *Conversion of Land Designated Agricultural on the Land Use Map*. Agriculturally designated land may be redesignated only by an amendment to the Comprehensive Growth Management Plan. The intent of this section is to permit such amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated that:

(a) The proposed development shall not adversely impact hydrology of the area or in any other manner adversely impact the productive capacity of adjacent farmlands not included in the amendment application;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns, consistency with goals and objectives of the Comprehensive Growth Management Plan, availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and other needed supportive facilities. Such findings shall be based on soil potential analysis as well as on agricultural site assessment for the proposed land use conversion.

b. *Policies (Viable economic use of agricultural land)*. Through its planning, capital improvements, cooperative extension, regulatory and intergovernmental coordination activities, Martin County shall continue to protect agriculture as a viable economic use of land.

LAND USE

Rural density (one unit per two acres) Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

All Rural 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. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Zoning regulations shall provide standards for these areas designed to ensure that development is compatible with the need to preserve their rural character. These standards shall reflect the high value placed on open space, need to preserve wetland areas, function and value of recharge areas, and need to minimize changes in natural hydrology. Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.

One accessory dwelling unit shall be allowed on Rural density lots of at least two acres as follows:

- (a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
- (b) It shall not count as a separate unit for the purpose of density calculations.
- (c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.
- (d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.