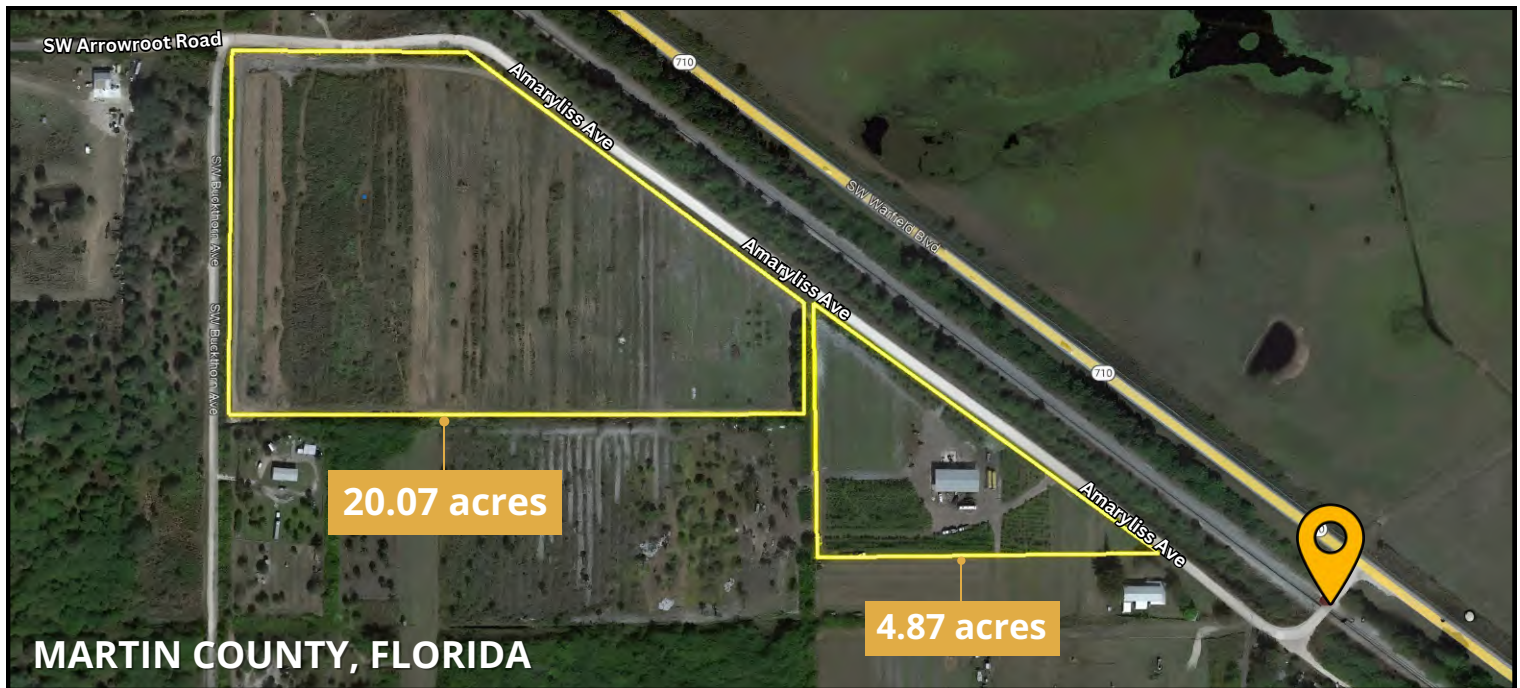


20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

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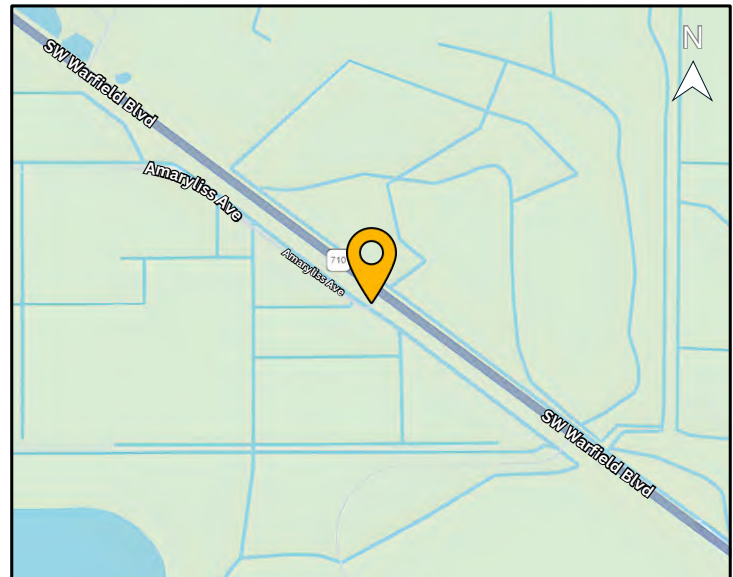
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FOR SALE - SW AMARYLLIS AVE AND SW ARROWROOT ROAD



Property Highlights:

- 20.07 ± acres or 874,249 ± SF lot.
- Seller will entertain selling the contiguous 4.87± acre improved lot.
- Zoned (A-2) Agricultural, Martin County
- Located 6 ± miles NW of Indiantown, FL off SR-710 on SW Amaryllis Avenue in the Sunset Groves subdivision.
- Includes palm tree inventory.
- Utilities to site: electric and fiber-optic cable
- Asking Price: \$1,003,500.00 (\$50K ± per acre)

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20.07± ACRES OF AGRICULTURAL LAND FOR SALE

SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

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PROPERTY INFORMATION SUMMARY

Site:	20.07 ± acres or 874,249 ± SF of land for sale. The property consists of one 20.07 ± acre parcel made up of many smaller parcels. The property can be further subdivided as the new owner sees fit. Large portions of the site are irrigated for farming purposes. The property has 2 wells with 5 horsepower pumps for irrigation. Seller will also entertain offers on the contiguous 4.87 ± acres which includes a 5,000 ± SF pole barn with a new concrete floor and electric.
Palm Trees:	Sale includes approximately 800 Phoenix Silvestri's (aka Silver Date Palms) and 200 Sable Palmettos (aka Sabal Palms or Cabbage Palms).
Zoning:	(A-2) Agricultural, Unincorporated Martin County, Florida. This zoning district also allows all agricultural uses in the A1 (Agricultural) and A-1A (Small Farms) zoning districts. See attached list of permitted uses.
Proposed Uses:	This site is ideal for a variety of agricultural and farming uses, a communication tower site or a solar farm. A single-family home is permitted on a lot in excess of 5 acres. Therefore, this could make an excellent development site to build up to 4 agricultural ranchettes. This area is quickly becoming a prime location to build a home and live the "rural lifestyle" while still remaining within an hour's drive of major cities and attractions along the east coast of Florida.
Utilities:	Electric is supplied by Florida Power & Light and fiber-optic cable is supplied by Blue Stream Fiber. Well and septic systems must be utilized.
Location:	Located 6 miles northwest of the Village of Indiantown on the west side of State Road 710 also known as SW Warfield Boulevard and/or Beeline Highway. From SR 710 turn west on Amaryllis Avenue, go over the railroad tracks and turn north. Property is on the west side of the road at the first turn. Amaryllis Avenue is the first road north of the main entrance to Florida Power & Light's 11,300 acre, 75-MW, zero emission, hybrid solar energy center.
Legal Description:	Lengthy on file: 20.07 ± acres: Sunset Groves, Section 1, Lots 111 to 129 inclusive. 4.870 ± acres: Sunset Groves, Section 1, Lot B and Lots 105 - 110.
Asking Price:	20.07 ± acre lot: \$1,003,500.00 cash to Seller (\$50,000 ± per acre) 4.870 ± acre lot: Unpriced, make offer.

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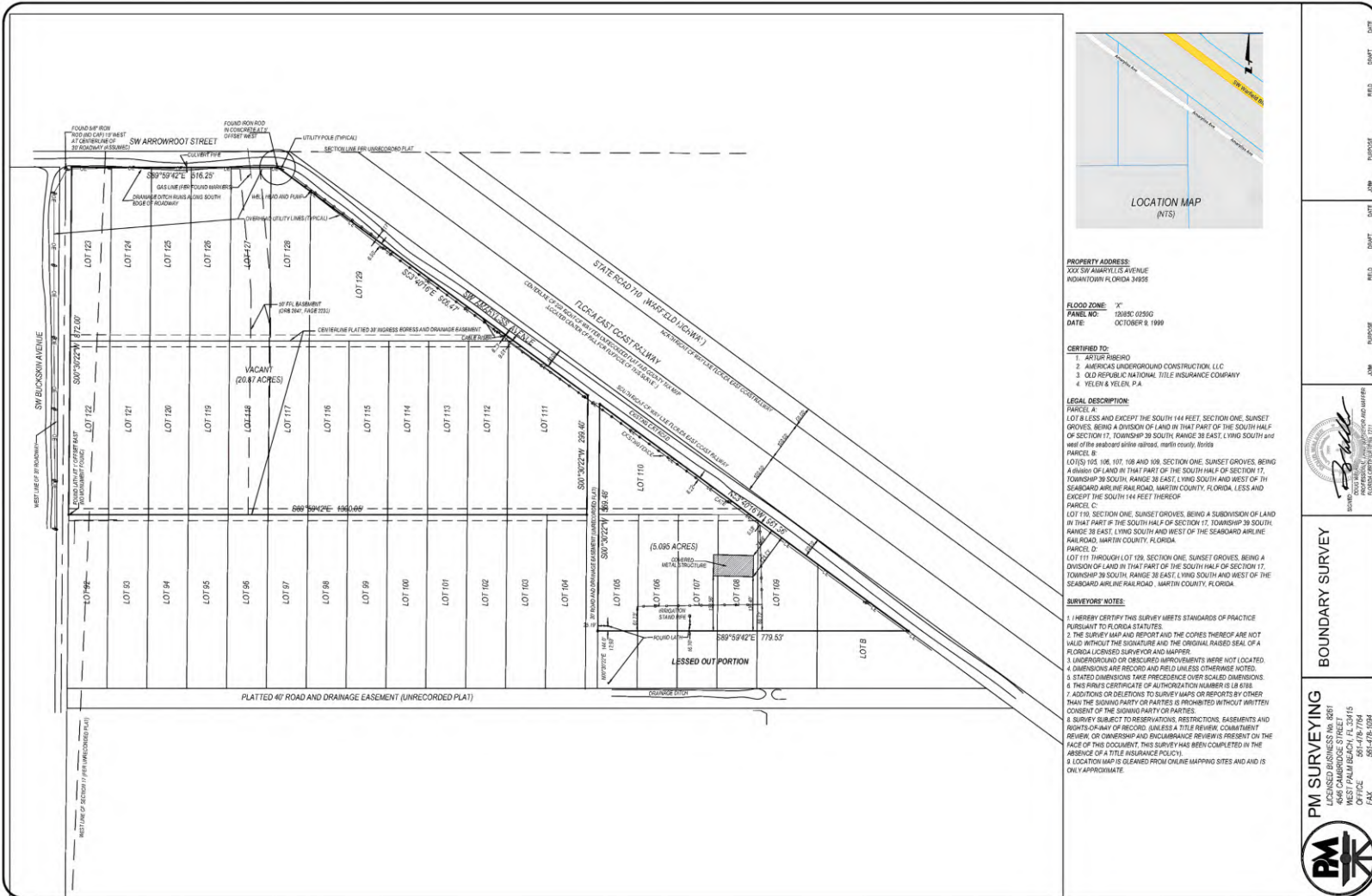
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SURVEY



PROPERTY ADDRESS:
200 SW AMARYLLIS AVENUE
NORTH TOWN, FLORIDA 34908

FLOOD ZONE: "X"
FLOOD NO: 02050
DATE: OCTOBER 8, 1999

CERTIFIED TO:
1. ARTUR RIBEIRO
2. AMERICA'S UNDERGROUND CONSTRUCTION, LLC
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. YELLEN & YELLEN, P.A.

LEGAL DESCRIPTION

PARCEL A:
LOT 101 LESS AND EXCEPT THE SOUTH 144 FEET, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 144 FEET THEREOF.

PARCEL B:
LOTS 102, 103, 104, 105, 106, 107, 108 AND 109, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 144 FEET THEREOF.

PARCEL C:
LOT 110, SECTION ONE, SUNSET GROVES, BEING A SUBDIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA.

PARCEL D:
LOT 111 THROUGH LOT 128, SECTION ONE, SUNSET GROVES, BEING A DIVISION OF LAND IN THAT PART OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 38 EAST, 17ND SOUTH AND WEST OF THE SEABOARD AIRLINE RAILROAD, MARTIN COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR DISCOURSED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND RED UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS PRINTED CERTIFICATE OF AUTHORIZATION NUMBER IS 18 6118.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, UNLESS A TITLE REVIEW, COMMENTARY REVIEW, OR CONVEYANCE AND INCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT. THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY.
9. LOCATION MAP IS OBTAINED FROM ONLINE MAPPING SITES AND IS ONLY APPROXIMATE.

BOUNDARY SURVEY

PM SURVEYING
LICENSED BUSINESS NO. 8281
4606 CAMBRIDGE STREET
PALM BEACH, FLORIDA 33410
OFFICE (561) 478-7764
FAX (561) 478-1094



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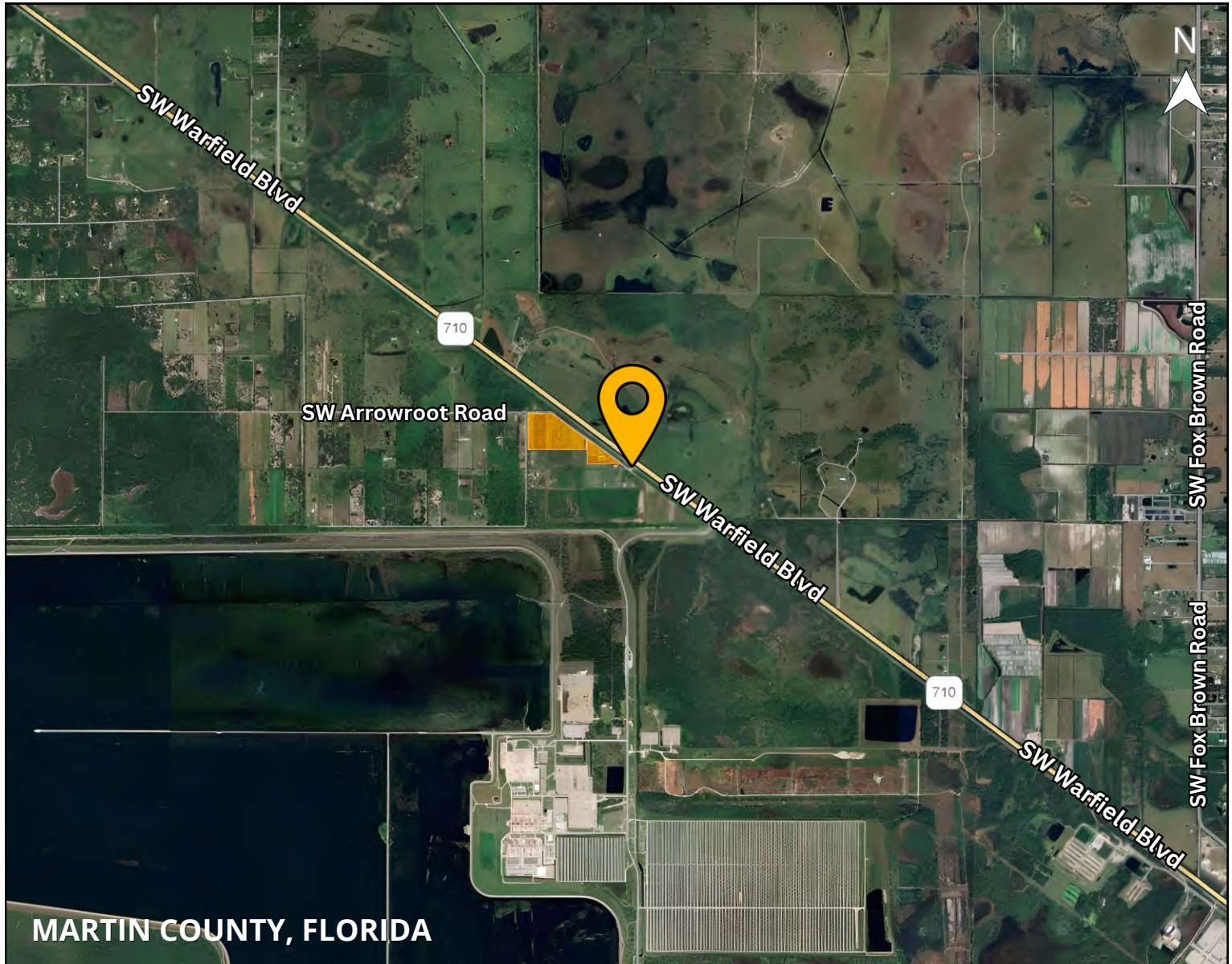
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20.07± ACRES OF AGRICULTURAL LAND FOR SALE SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

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MAP

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Sec. 3.411. A-1A Agricultural District.

3.411.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 R-2A Two-Family Residential District.
2. Flower farms, nurseries, groves and greenhouses.
3. Packing houses and other accessory buildings necessary for the operation of flower farms and nurseries, excluding labor quarters, except those complying with R-3 zoning.
4. Any sales incidental to flowers or nursery business, wholesale or retail.
5. Private stables, as an accessory use to a residence.
6. 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.
7. 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.

3.411.B. *Required lot area.* The required lot area shall not be less than two acres.

3.411.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.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

Sec. 3.411.1. A-1 Small Farms District.

3.411.1.A. *Uses permitted.*

1. In this district, a building or structure or land shall be used for only the following purposes:

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SW AMARYLLIS AVENUE AND SW ARROWROOT ROAD

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2. Any use permitted in the R-2A Two-Family Residential District.
 3. Barns, dairies, greenhouses, guesthouse, servants' quarters and other accessory buildings.
 4. Truck farming, fruit growing, poultry raising, nurseries and field crops.
 5. Roadside stands for the sale of fruit, vegetables and other products produced on the premises thereof.
 6. Drive-in theatres, private stables.
 7. Commercial radio and/or television transmitting stations, towers, poles, masts, antennas, power plants and the other incidental and usual structures pertaining to such stations. All structures and attachments thereto and appurtenances thereof shall comply with all of the applicable requirements of the Federal Communications Commission and the Civil Aeronautics Board and/or authority. Towers, poles, masts and antennas shall be designed and stamped by a registered engineer or architect to assure the structure, masts, etc., will withstand hurricane force winds.
 8. 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.
 9. 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.
- 3.411.1.B. *Required lot area.* The required lot area shall not be less than two acres.
- 3.411.1.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. A minimum setback or yard of 20 feet shall be required adjacent to water frontage.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005)

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:

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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 projects, public stormwater management projects, and public utility facilities and service facilities, and any ancillary uses associated with the foregoing, including excavations; rock, stone, or gravel crushing facilities; and ready mix concrete plants.
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.

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- 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.
 - 12. Solar energy facilities, provided however, such operations shall be conducted in accordance with section 3.100.1.
- 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.
- (Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 833, pt. 4, 11-17-2009; Ord. No. 1043, pt. 1, 12-12-2017; Ord. No. 1067, pt. 5, 5-22-2018)

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Section 3.100.1. Solar energy facilities (solar farms).

- 3.100.1.A. Solar energy facilities (solar farms) shall be considered a permitted use within the AG-20A and A2 zoning districts.
- 3.100.1.B. Minimum parcel size shall be 20 acres.
- 3.100.1.C. Except for security fencing, project signs and access paths, no structure, equipment or building shall be located within 50 feet of the property line.
- 3.100.1.D. Except for required landscaping adjacent to residential uses, administrative buildings and associated paved parking and vehicular use areas, solar energy facilities (solar farms) shall be exempt from all other landscape requirements.
- 3.100.1.E. Within the first 25 feet of the 50-foot setback adjacent to residential uses, native shrubs and grasses shall be retained to provide a minimum six feet high, 50 percent opaque screen of vegetation. If existing native vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement.
- 3.100.1.F. Retention of existing vegetation and/or temporary fencing and screening may be required where appropriate to minimize impacts during construction.
- 3.100.1.G. Security fencing are exempt from the requirements of section 3.16 and section 3.204.
- 3.100.1.H. The following maximum height provisions shall apply:
1. Project signs: Nine feet.
 2. Solar panels or modules: 15 feet.
 3. Buildings: 25 feet.
- 3.100.1.I. The maximum height provisions do not apply to transmission lines or substations, which are regulated under section 3.104.E.
- 3.100.1.J. For purposes of calculating the 50 percent open space requirement for agricultural land uses, the area of the solar panels and transmission lines shall be considered open space.
- 3.100.1.K. A minimum 20-foot wide, clear access way with a 12-foot wide, stabilized access path shall be permitted for access, maintenance and operation of solar facilities and transmission lines.
- 3.100.1.L. A minimum 20-foot wide, stabilized access path shall be permitted for access, maintenance and operation of administration buildings, accessory buildings and substations. (Ord. No. 1067, pt. 3, 5-22-2018)

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