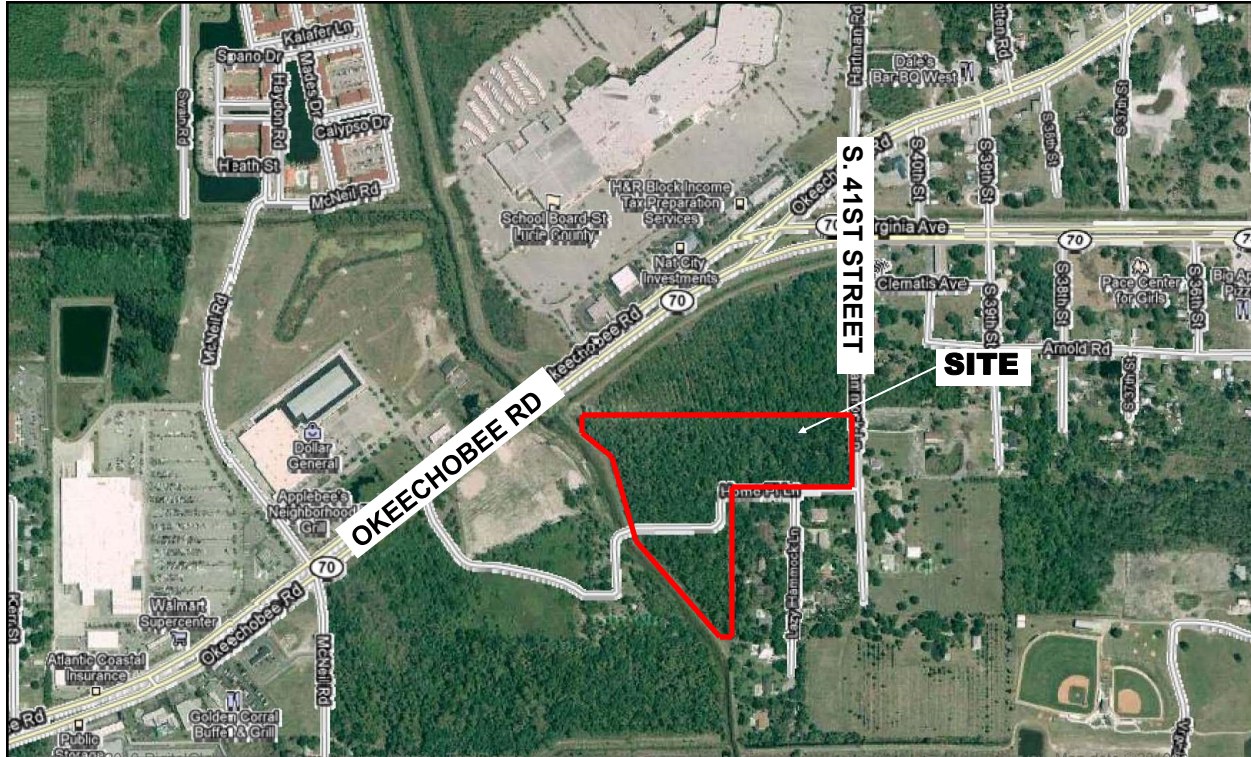


FOR SALE

VACANT COMMERCIAL LAND
FT. PIERCE, FL



LOCATION: S. 41 Street (Hartman Road), City of Ft. Pierce, FL

SIZE: 14.17 +/- Acres.

ZONING: C-3 (General Commercial), City of Ft. Pierce. Land Use is Commercial. Attach permitted uses & conditional uses under this zoning.

TAXES: 2013 real estate taxes were \$11,835, based upon assessed value of \$372,000.

COMMENTS: An old citrus grove that is currently heavily wooded.

PRICE: \$225,000.00



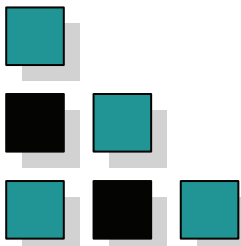
For More Information:
JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

772.220.4096

chamberlin@slccommercial.com
www.slccommercial.com

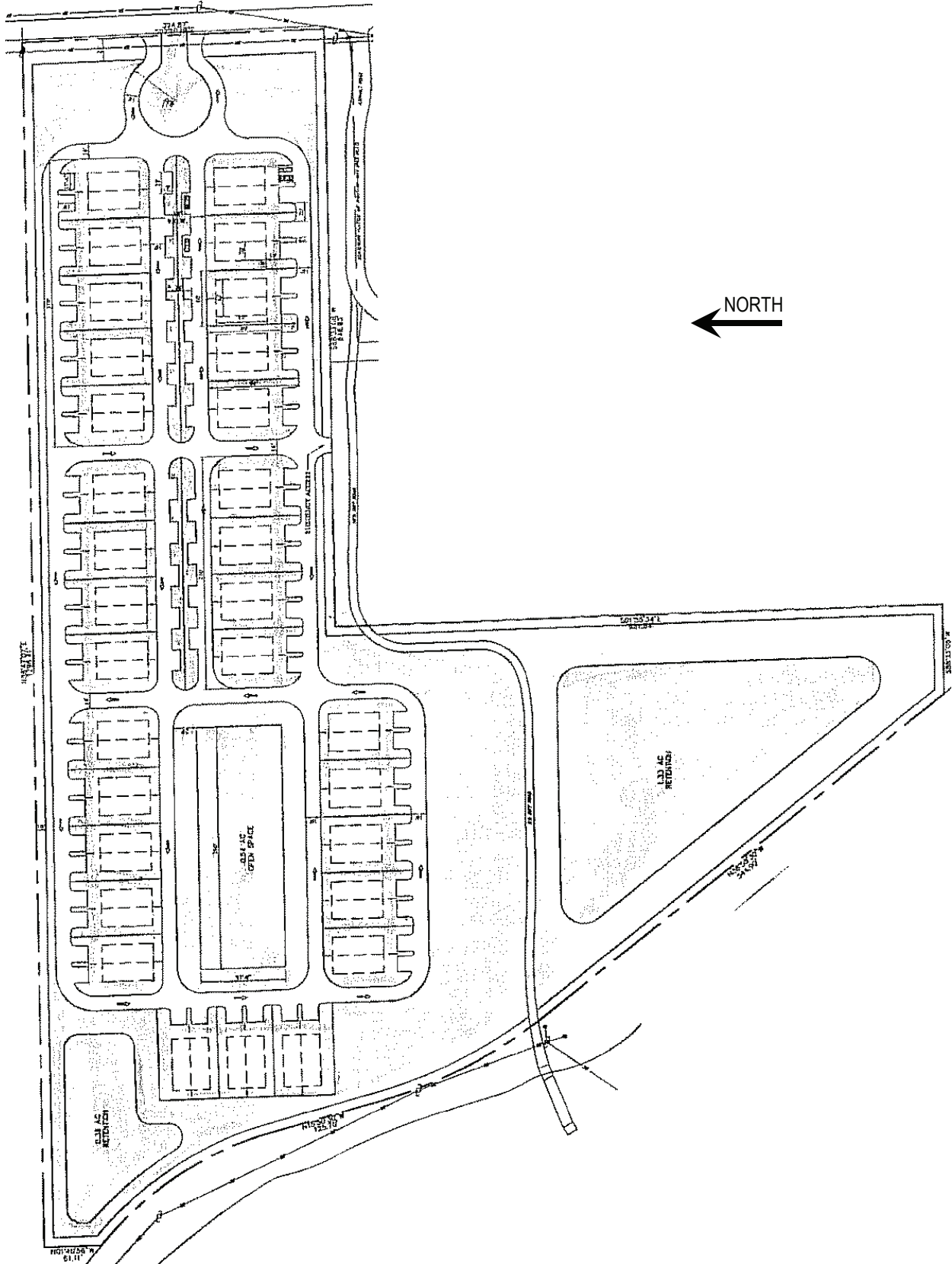


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



RESIDENTIAL DEVELOPMENT CONCEPT

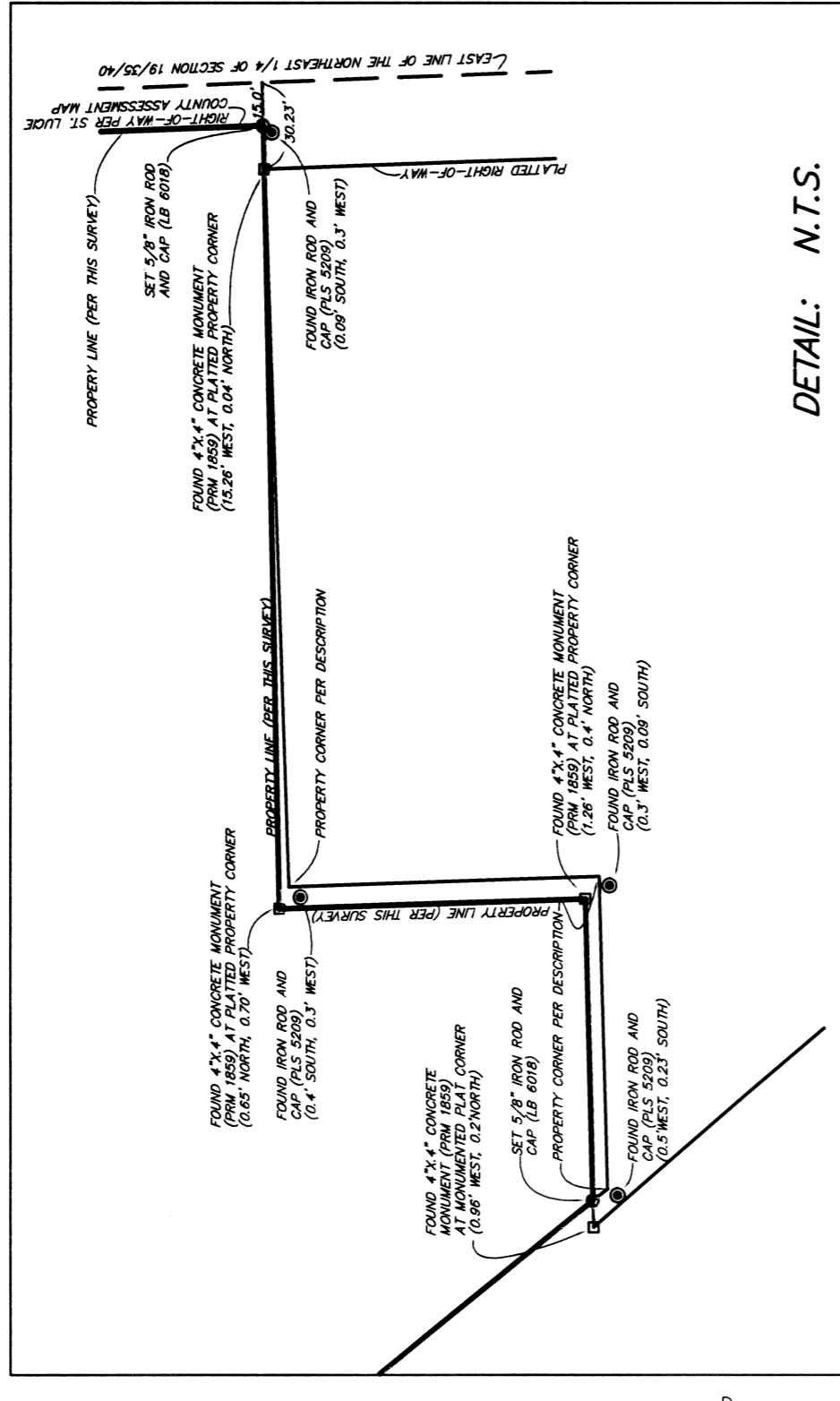
772-220-4096 SLC COMMERCIAL



TOPOGRAPHIC SURVEY (TREE LOCATION)

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 8 OF THE NORTHEAST 1/4, BEING THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCEPTING THEREFROM RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.



SURVEYOR'S NOTES:

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT BY ATTORNEYS' TITLE INSURANCE FUND, INC. NO. 1368895, DATED 3/16/04, 11:00 P.M., ALL EXCEPTIONS NOTED THEREIN AND APPLICABLE HERETO ARE AS SHOWN ON THIS SKETCH.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.02°10'18\"/>

CERTIFICATIONS:

- TREASURE COAST COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- FIRST NATIONAL BANK AND TRUST OF THE TREASURE COAST, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.
- JUPITER LAND TITLE COMPANY
- ATTORNEYS' TITLE INSURANCE FUND, INC.
- MCCARTHY, SUMMERS, BOBKO, WOOD, SAWYER & FERRY, P.A.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

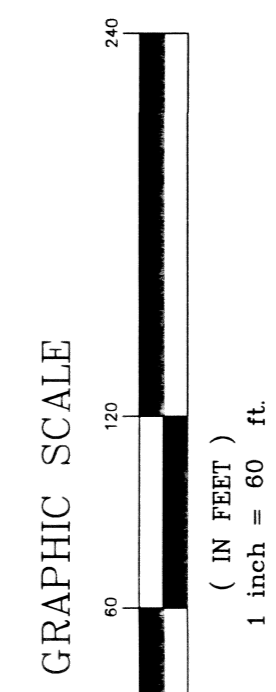
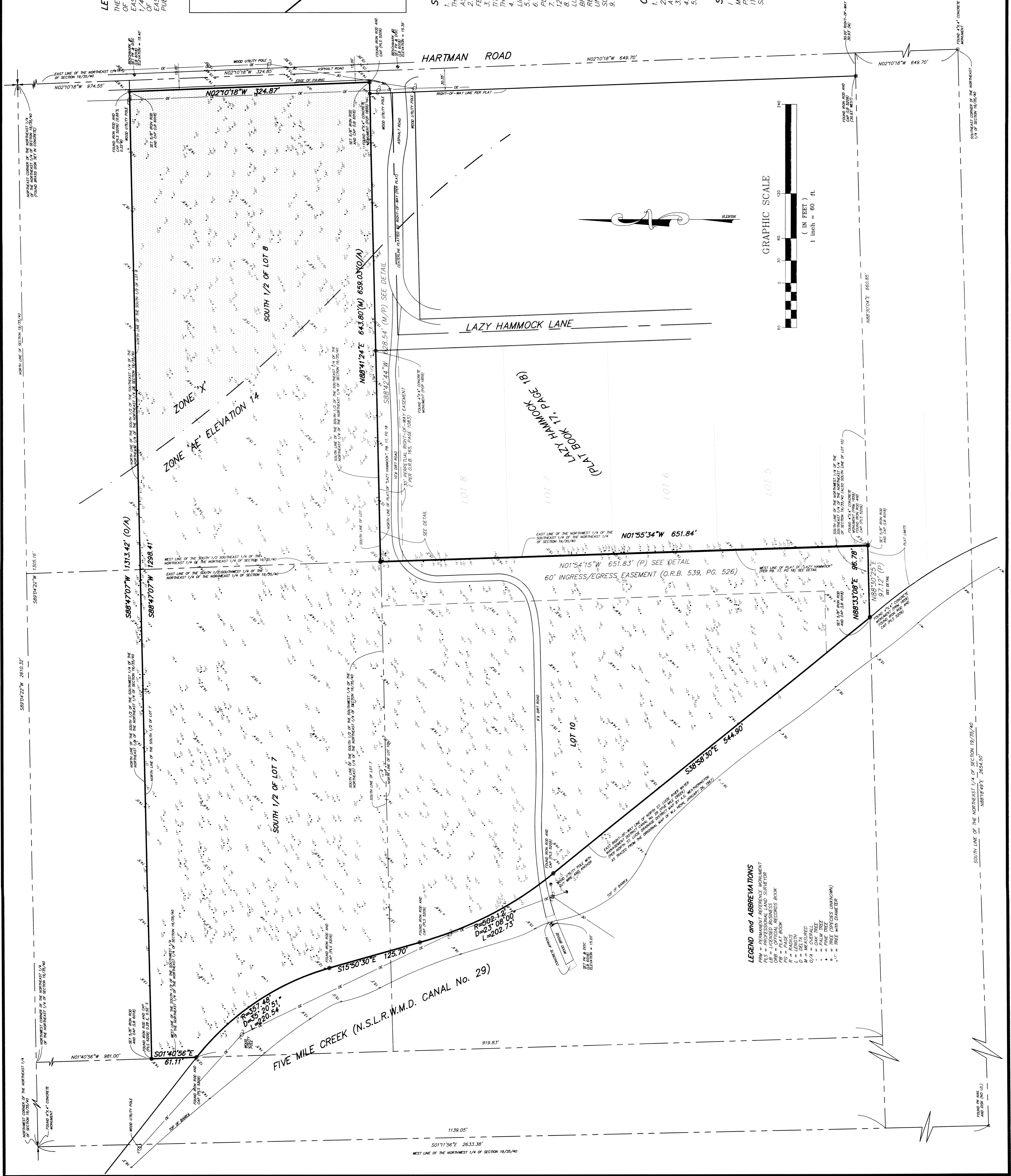
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

TREASURE COAST COMMUNITIES, LLC
HARTMAN ROAD
ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 1	
DRAWN BY: JHM	DATE: 5/27/04
SCALE: 1" = 60'	JOB NO.: 7517
DATE: 7/27/04	DESCRIPTION: TREES & ELEV.
BY: RJB	DATE: 10/7/04



LEGEND and ABBREVIATIONS
 R.M. = PERMANENT REFERENCE MONUMENT
 L.B. = LICENSED BUSINESS SURVEYOR
 P.B. = PLAT BOOK
 P.P. = PLAT PAGE
 L. = LENGTH
 M. = MEASURED
 O/A = OBTAINED
 P = PALM TREE
 T = TREE (SPECIES UNKNOWN)
 D = TREE WITH DIAMETER

Lazy Hammock

Lazy Hammock is approximately a 14.2 acre parcel of land which borders Hartman Road on the East, North of Lazy Hammock Lane and East of channelized Five Mile Creek in St. Lucie County. It was historically a citrus grove however it has not been utilized as such for over thirty years. Currently the site is heavily wooded with live oak, cabbage palm, slash pine, Brazilian pepper, briar, saw palmetto, leather fern and wild grape.

Lazy Hammock was annexed into the City of Ft. Pierce in 2004 and given a Land Use designation of Commercial and a Zoning designation of C-3 General Commercial. Uses permitted in C-3 include: retail sales, restaurants, bars, grocery stores, furniture stores, motels, hotels, schools, parking lots, etc. Conditional Uses include kennels, wholesale trade, and multi-family developments which satisfy the standard for multi-family developments in an R-5 Zone. The density in R-5 is up to 15 units per acre. Conditional uses must be approved by the Ft. Pierce City Commission. Additionally, an ordinance was passed in 2006 allowing for platting of multi-family townhouses in R-5 which would eliminate the need for a condominium association.

The property could be combined with the vacant parcel to the North creating a desirable opportunity for a 24+ acre retail site with frontage on Route 70 Okeechobee Road.

Sec. 22-31. - General commercial zone (C-3).

- (a) *Purpose.* The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 Zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.
- (b) *Semi-restricted uses permitted.* The following uses and their accessory uses are permitted in a C-3 Zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Uses allowed as semi-restricted uses in a C-1 Zone.
 - (2) Retail sales establishments (including incidental manufacturing and repairing of goods on the premises, provided, however, that the space devoted to manufacturing and repairing does not exceed twenty (20) per cent of the gross floor area of the establishment) such as restaurants, bars, grocery stores, bakeries, department stores, clothing stores, fabric shops, luggage stores, gift shops, jewelry stores, florist shops, camera shops, record stores, toy stores, book stores, newsstands, stationery stores, drug stores, sporting goods stores, furniture stores, appliance stores, hardware stores, auto parts stores, gasoline service stations, bicycle shops and auto sales facilities.
 - (3) Motels/hotels.
 - (4) Personal service establishments, such as laundering and dry-cleaning establishments (except those which primarily serve other businesses), beauty and barber services, garment alterations and funeral homes.
 - (5) Repair service establishments which facilitate light repair work, including: Auto repair such as tune-ups, transmissions, mufflers, reupholstering, pinstripping (excludes auto body and paint shops) and truck repair not to exceed trucks over one-ton capacity; radio and television repair services; watch, clock and jewelry repair services, and shoe repair services.
 - (6) Educational service establishments, such as vocational and trade schools, business and stenographic schools, art and music schools, dancing schools and correspondence schools.
 - (7) Public and semi-public facilities, except hospitals, sanitariums, rest homes, convalescent homes, public utility structures and public works maintenance facilities.
 - (8) Private indoor amusement, entertainment and/or recreation establishments, such as theaters, bowling alleys, pool halls, dance halls and indoor tennis courts and handball and swimming pool facilities.
 - (9) Taxi stations.
 - (10) Commercial off-street parking lots.
 - (11) Temporary uses meeting the requirements in section 22-65.
 - (12) Adult establishments, pursuant to Chapter 11.5.
- (c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in a C-3 Zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
- (1) Repair service establishments not allowed as a semi-restricted use in this zone.
 - (2) Wholesale trade, warehouse and distribution establishments (including trucking terminals).
 - (3) Contract construction service establishments.
 - (4) Kennels.
 - (5) Bus depots.
 - (6) Hospitals, sanitariums, rest homes, convalescent homes, and adult congregate living facilities. The maximum residential density for an adult congregate living facility shall not exceed thirty (30) units per acre.

- (7) Public utility structures and public works maintenance facilities.
 - (8) Cemeteries.
 - (9) Amusement parks.
 - (10) Marinas, including marinas with charter fishing facilities.
 - (11) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in section 22-102.
 - (12) Multifamily housing developments which satisfy the standards for multifamily housing developments in an R-5 Zone.
 - (13) *Reserved.*
 - (14) Flea markets.
 - (15) Nonprofit bingo halls.
 - (16) Industrial, semi-restricted uses permitted in section 22-34(b) [Light industrial zone (I-1)] except the uses specified in sections 22-34(b)(6) and (7).
 - (17) Ship and boat building and repair facilities.
 - (18) Recreational vehicle parks.
 - (19) Day care centers and schools other than educational service establishments.
 - (20) Railroad passenger station.
- (d) *Basic use standards.* Uses in a C-3 Zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) Lot size.
 - a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
 - (2) Yards.
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
 - (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.
 - (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 Zone may be approved.
- (e) *Other applicable use standards.*
- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
 - (6) Conditional uses will meet the requirements in sections 22-74 through 22-86.
 - (7) Signs will comply with standards referred to in section 22-55.
 - (8) All other applicable ordinance requirements will also be satisfied.

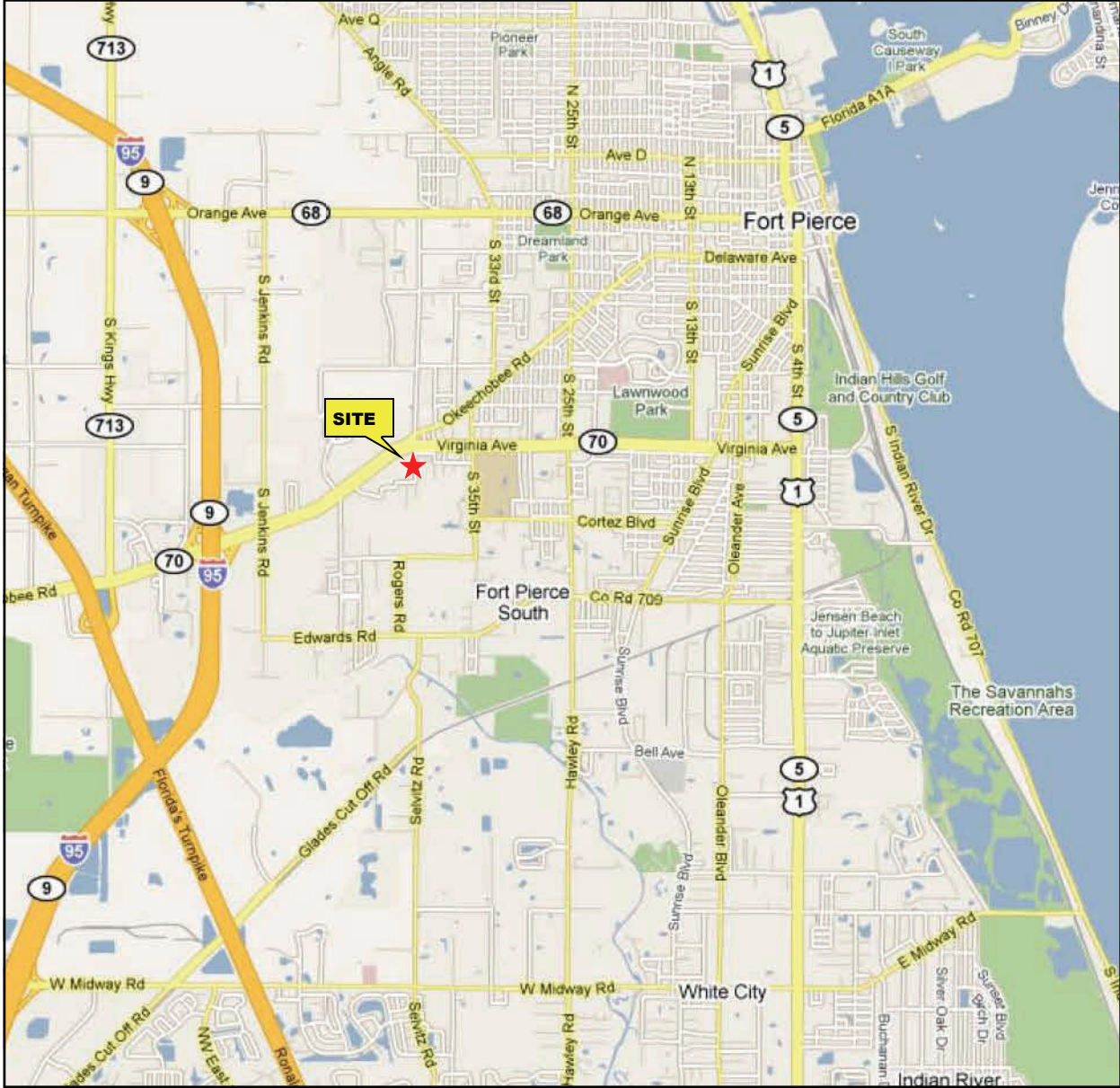
- (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
- a. One thousand (1,000) feet from any other adult establishment:
 - b. Four hundred (400) feet from any established church, public or private school, public playground or public park;
 - c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
- (10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
- a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any residential district, playground, school or park.

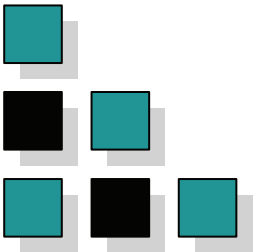
(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § 1, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09)

Editor's note—Section 1 of Ord. No. K-221, adopted June 16, 2003, adopted provisions intended for use as subsection 22-31(c)(17). Inasmuch as there were already provisions designated as such, said provisions have been redesignated as subsection 22-31(c)(18), at the discretion of the editor.

LOCATION MAP

Ft. Pierce, Florida
St. Lucie County





DISCLAIMERS

772-220-4096 SLC COMMERCIAL

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.