

FOR SALE

INDIANTOWN, FL

VENTURE PARK

A PERMIT-READY INDUSTRIAL DEVELOPMENT



- LOCATION:** SW Warfield Blvd. (SR-710) and SW Fox Brown Rd., Indiantown, FL
- SIZE:** 22 lot Industrial subdivision. Lot sizes ranging from 2.41 to over 13 acres.
- UTILITIES:** Individual well and septic.
- ZONING:** PUD Zoning, allows most uses permitted in LI, LI-1 & GI zoning districts.
- DESCRIPTION:** Situated in the heart of Martin County's growing Indiantown community. Lots are "permit ready" lots. No separate site plan approval process will be required. Buyer applies directly for building permit. Impact fees due at time of building permit issuance.
- PRICE:** Lots 6 - 14 currently available. Priced from \$3.00 s/f.

For More Information:

JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker

OR

PAULA CHAMBERLIN
Associate

772.220.4096

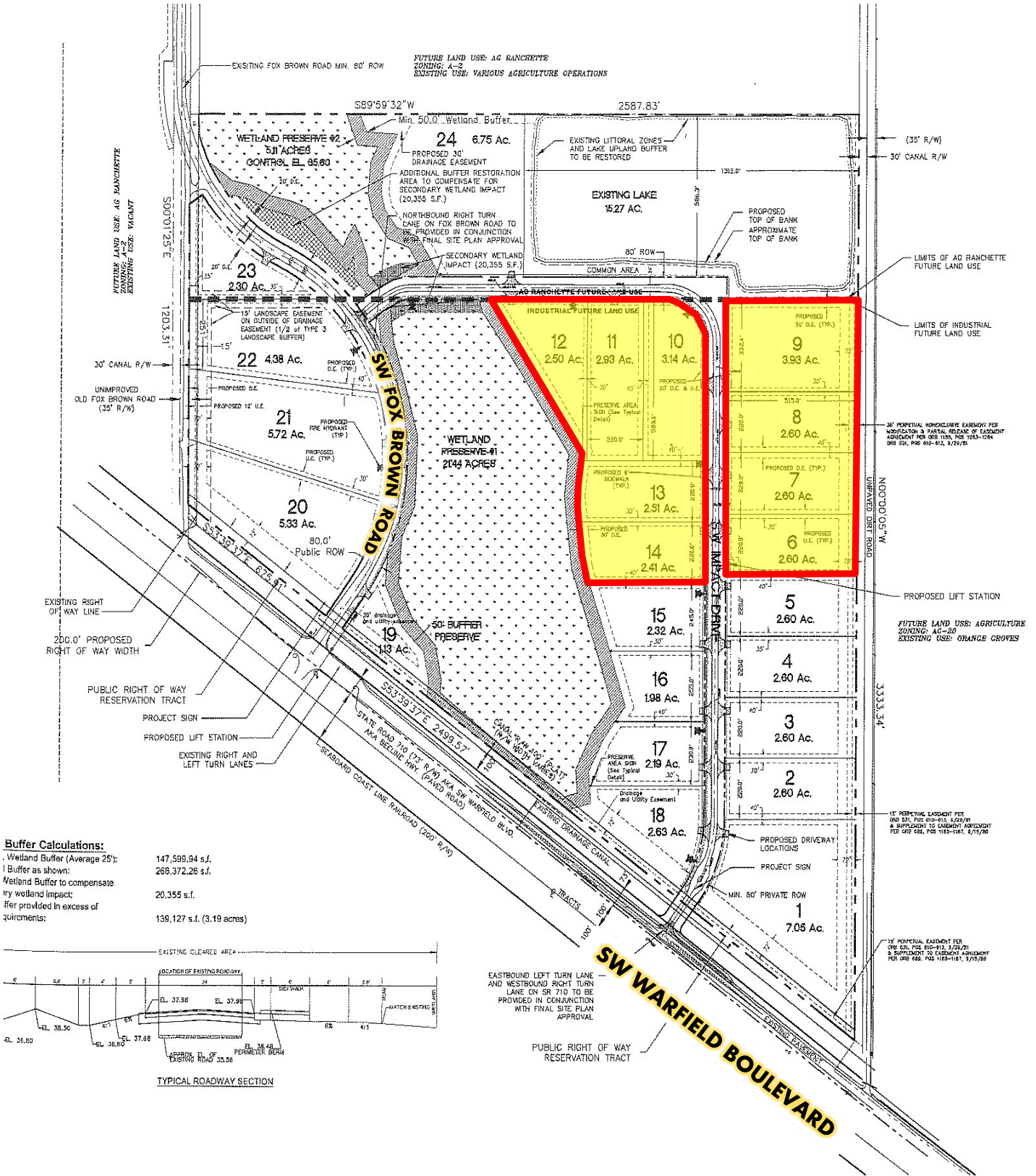


chamberlin@slccommercial.com
www.slccommercial.com

SLC Commercial
Realty & Development

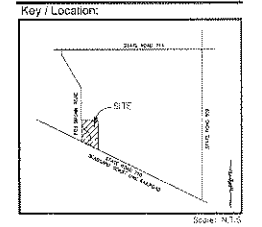
The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property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

Teal	Black	
Teal		Teal
	Black	Teal





Lucido & Associates
Land Planning / Landscape Architecture
11775 N. US Highway 1, Suite 100, Fort Myers, FL 33907
Tel: 941-355-1111 Fax: 941-355-1112
www.lucidoassociates.com



Project Team:
Engineering and Water Resources
7881 SW 8th Street, Suite 200
Fort Myers, FL 33907
Gunster Oakley
800 SE Mosier Commons Blvd.
Suite 200
Fort Myers, FL 33906
Lucido & Associates
701 East Ocean Blvd.
Suite 200
Fort Myers, FL 33904

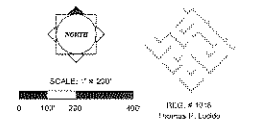
Venture Park PUD

Master / Final Site Plan

Martin County, Florida

Date By Description

9-9-08	JMS
1-13-07	DM
2-18-07	JMS
4-25-07	JMS
5-14-07	JMS
6-25-07	JMS
10-10-07	SL3 RE-REVIEW COMMENTS



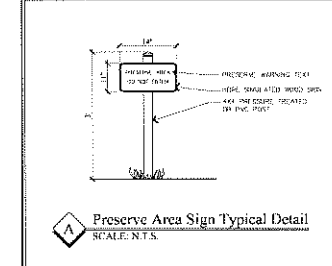
Design: JMS
Map: JMS
Project Number: 05-126
Municipal Number: —
Computer File: 05-126 Venture Park Master - Final Site Plan.dwg

1 of 3

Overall Site Data:	
Edging Zoning:	PUD and A-2
Future Land Use Designation:	Industrial and AG Ranchette
Proposed Zoning:	PUD
Total Site Area:	
SR 710 Right of Way Dedication	2.19 Ac.
Total Site Area Less SR 710	136.4 Ac.
Right of Way Dedication	136.4 Ac.
Total Wetland Preserve Area	26.55 Ac.
Total Lake	6.10 Ac.
Total Lake	15.27 Ac. (14%)
Buildable Area:	103.72 Ac.
Developed Area, Existing:	15.27 Ac.
Developed Area, Proposed:	103.72 Ac.
Total Industrial Lots: 22	
Total Agricultural Lots: 2 (lot 23,24)	

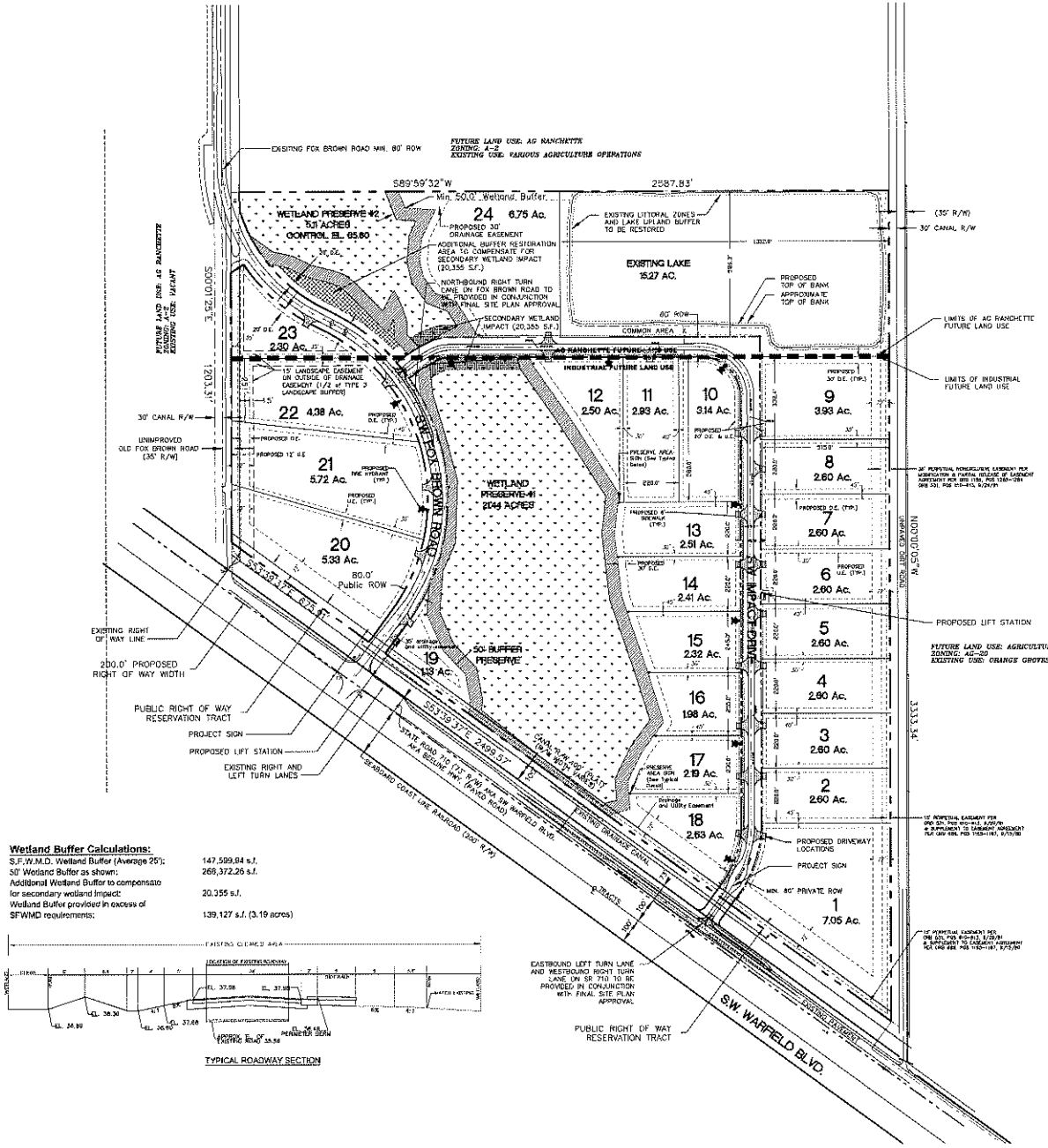
Industrial Site Data	
Maximum Height:	40'
Minimum Open Space per Lot:	20%
Maximum Lot Coverage:	80%
Maximum Building Coverage:	50%
Total Site Area	
56.84 Ac. (58%)	
Impervious Area:	54.68 Ac.
Lot Coverage:	2.16 Ac.
Permeous Area:	41.15 Ac. (42%)
Lot Coverage:	13.69 Ac.
Road ROW:	2.16 Ac.
Wetland Preserve:	21.44 Ac.
Wetland Buffer:	3.88 Ac.

Agricultural Site Data	
Maximum Height:	30'
Minimum Open Space per Lot:	50%
Maximum Lot Coverage:	50%
Maximum Building Coverage:	50%
Total Site Area:	
5.52 Ac. (14%)	
Impervious Area:	4.53 Ac.
Lot Coverage:	0.99 Ac.
Permeous Area:	32.99 Ac. (86%)
Lot Coverage (50%):	4.53 Ac.
Road ROW:	0.99 Ac.
Wetland Preserve:	5.11 Ac.
Wetland Buffer:	2.24 Ac.
Lake:	15.27 Ac.
Other Lake Landscape Area:	4.75 Ac.

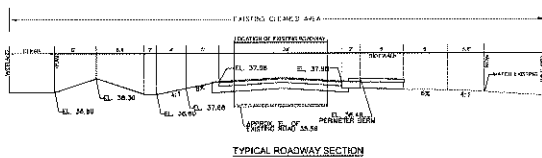


Notes:

- Lake littoral zone and upland buffer planting requirements shall be completed and bonded by the Developer prior to the issuance of any Certificates of Occupancy (CO).
- Wetland buffer zones shall be restored in accordance with the approved Preserve Area Management Plan by the Developer and bonded prior to the issuance of any COs.
- Refer to Sheet 2 of 3 for individual lot requirements.
- Refer to sheet 3 of 3 for typical for landscape plan and specifications.
- SW Impact Drive is a publicly used, private road that will be maintained by Venture Park Association, Inc. in accordance with Martin County standards.
- Off-site traffic improvements shall be in accordance with Special Condition #12, Exhibit "F" of the Venture Park PUD Agreement.



Wetland Buffer Calculations:
S.F. W.M.D. Wetland Buffer (Average 25%): 147,589.84 s.f.
50' Wetland Buffer as shown: 268,372.26 s.f.
Additional Wetland Buffer to compensate for secondary wetland impact: 20,355 s.f.
Wetland Buffer provided in excess of SFWMD requirements: 139,127 s.f. (3.19 acres)



Permit-Ready Process

-Lots within the Venture Park PUD shall be subject to the lot development and use criteria set forth below:

-All plans must be consistent with the Venture Park PUD master and final site plan, the Venture Park PUD Agreement and applicable Martin County codes and ordinances.

Maximum Lot Development Criteria

Lot #	Total Lot Area (Acres)	Maximum Impervious Area (ac)	Minimum Landscape Area (ac)	Maximum Building Coverage (sq)	Finish Floor Elevation (ft.)	Parking Lot Minimum Elevation (ft.)
1	7.05	5.64	1.41	3.53	39.84	37.16
2	2.60	2.08	0.52	1.30	40.70	37.16
3	2.60	2.08	0.52	1.30	40.97	37.16
4	2.60	2.08	0.52	1.30	41.09	37.16
5	2.60	2.08	0.52	1.30	40.47	37.16
6	2.60	2.08	0.52	1.30	39.87	37.16
7	2.60	2.08	0.52	1.30	40.26	37.16
8	2.60	2.08	0.52	1.30	41.08	37.16
9	3.93	3.14	0.79	1.97	41.51	37.16
10	3.14	2.51	0.63	1.57	41.51	37.16
11	2.93	2.34	0.59	1.47	39.78	37.16
12	2.50	2.00	0.50	1.25	41.28	37.16
13	2.51	2.01	0.50	1.26	40.26	37.16
14	2.41	1.93	0.48	1.21	39.87	37.16
15	2.32	1.86	0.46	1.16	40.47	37.16
16	1.98	1.58	0.40	0.99	41.09	37.16
17	2.19	1.75	0.44	1.10	40.70	37.16
18	2.63	2.10	0.53	1.32	39.84	37.16
19	1.13	0.90	0.23	0.57	39.90	37.24
20	5.33	4.26	1.07	2.67	39.90	37.16
21	5.72	4.58	1.14	2.86	39.90	37.16
22	4.38	3.50	0.88	2.19	39.90	37.16
23	2.30	1.15	1.15	1.15	39.90	37.16
24	6.75	3.38	3.38	3.38	41.28	37.16
TOTAL	77.40	59.21	18.20	38.70		

Building Setback and Miscellaneous Development Criteria

Front Setback: 20 feet from property line
Rear Setback: 10 feet from property line
Side Setback: 10 feet from property line

Maximum height: 40 feet

-Buildings may not encroach into drainage, utilities or landscape easements.

-Two or more lots may be combined to accommodate larger buildings by way of unity of title.

-All driveway locations shall be as shown on this plan.

-No drive-through facilities shall be permitted.

Landscape Notes

-Refer to Typical Lot Landscape Plan for general landscape requirements.

-All lot landscaping improvements must be installed and bonded by the lot owner prior to the issuance of a Certificate of Occupancy.

Permitted Uses:

Permitted uses shall be as specified in the Venture Park PUD Agreement .

General Notes

- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to protect the vegetation to be used for this purpose.

- All designated preserve areas must be barricaded and inspected by Martin County prior to site clearing.

- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.

- It shall be unlawful to alter approved slopes, contours or cross sections or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Department Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure ongoing removal of prohibited and invasive nonnative plant species from these areas.

- All signs will comply with the requirements of the sign regulations at the time of permitting.

- The project shall be constructed in accordance with the PUD Timetable of Development Schedule.

- Disposal of wastes in and around wetlands and buffer zones shall be governed by the following regulations:

- The discharge of domestic, industrial, leachate, or agricultural wastewater containing heavy metals, herbicides, pesticides or any other toxic substance(s) in excess of concentrations established by State and Federal and County guidelines into the waterways, wetlands or buffer zones shall be prohibited.
- Sludge, sewage and septic systems which are adjacent to Wetlands of Special Concern shall be setback from such wetlands in accordance with Code 4.2.K.2., Martin County LDRs.

- The disposal of hazardous material in designated areas shall not occur within three hundred (300) feet of a wetland.

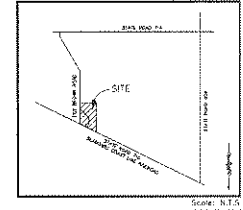
- Any new solid waste disposal facility shall be subject to the wetland protection provisions of Code 4.2 Martin County LDRs and designed in such a manner as to have no negative effect on the wetlands or buffer zones.



Lucido & Associates

Land Planning / Landscape Architecture
161 E. Coast Hwy, Suite 100, Stuart, FL 34997
385 Avenue F, Suite 100, Ft. Pierce, FL 34946
322 N.W. 1st Avenue, Suite 100, Ft. Pierce, FL 34946

Key / Location:



Project Team:
Engineering and Water Resources
7881 SW Ellsworth Way
Stuart, FL 34997

Gunter Yoakley
800 SE Monterey Commons Blvd.
Suite 200
Stuart, FL 34998

Lucido & Associates
781 East Ocean Blvd.
Stuart, FL 34994

Venture Park PUD

Master / Final Site Plan

Martin County, Florida

Date	By	Description
9-8-08	JWS	...
1-19-07	DM	...
2-19-07	JWS	...
5-14-07	JG	...
8-09-07	JG	...



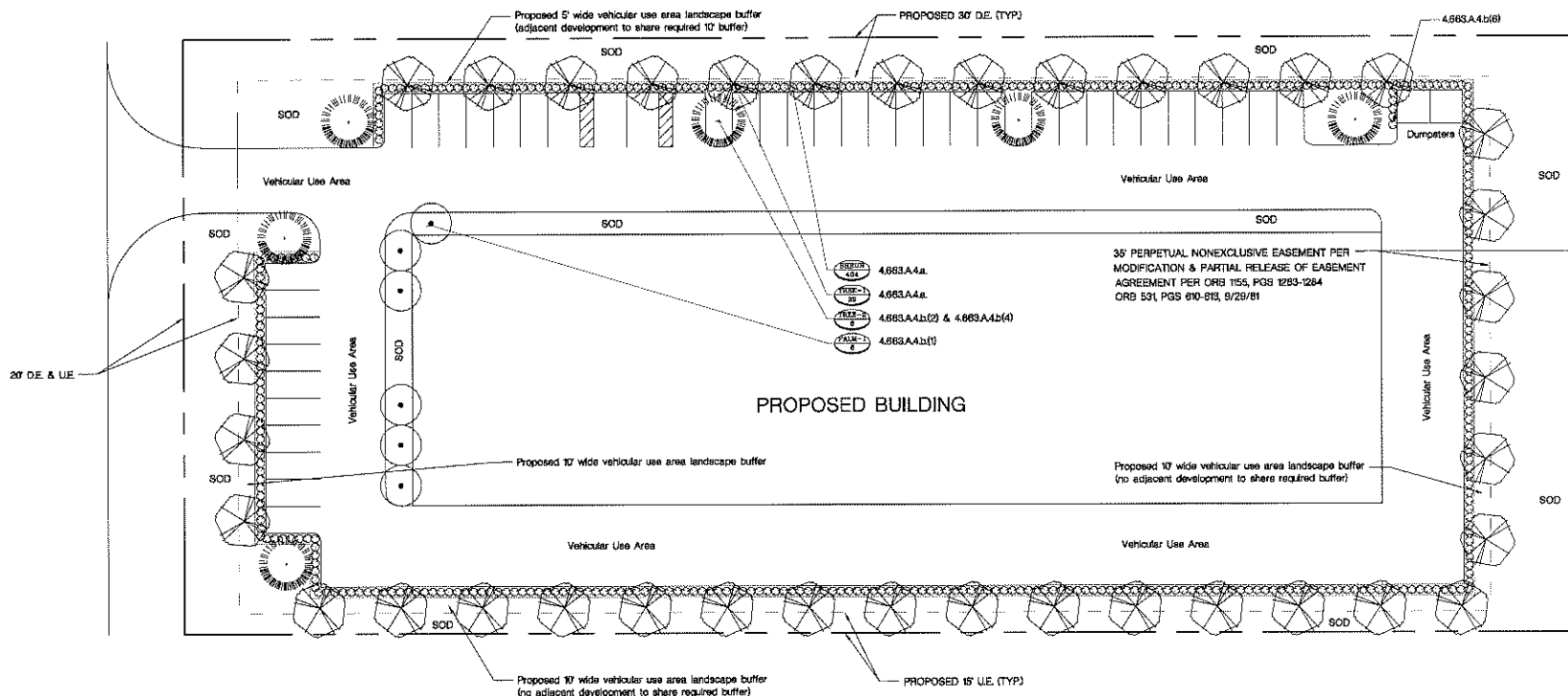
Designer: SAW
Manager: DF
Project Number: 95-155
Municipal Number: —
Computer File: 155-155 Venture Park Master - Final Site Plan.dwg



Gunster Yoakley
800 SE Monterey Commons Blvd
suite 200
Stuart, FL 34996

**Venture
Park PUD**

Typical Lot
Landscape Plan
Martin County, Florida



SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES (Trees 1 & 2)				
UC*	1	<i>Ficus s. alternata</i> 'Red Palmet'	Red Striped Ficus	14.12 W50" x 50", 3" PC, 85
OL*	1	<i>Quercus laevis</i> (Oak)	Live Oak	14.12 W100" x 50", 3", 2000 lbs. <i>lander</i> most exposed.
QW*	1	<i>Quercus virginiana</i>	Live Oak	14.12 W75" x 50", 3", 5000 lbs. <i>lander</i> most exposed.
SM*	1	<i>Schinus molle</i>	Malibuquy	14.12 W50" x 50", 3", 5000 lbs. <i>lander</i> most exposed.
PALM TREES (Palm 1)				
SP*	1	<i>Sabal palmetto</i>	Sabal Palm	254, 1000 lbs to CT HT, (31 DBH SLK) C.B. 100, grow 17' 1.34, 32, 1000 lbs
SHRUBS (Shrub)				
CH*	1	<i>Chrysanthemum leucum</i> 'Red Tip'	Red Tipped Chrysanthemum	14.12 W50" x 50", 3", 2000 lbs
MY*	1	<i>Myrica cerifera</i>	Wax Myrtle	14.12 W50" x 50", 3", 2000 lbs
NY*	1	<i>Nyssa sylvatica</i>	Swamp White Birch	14.12 W50" x 50", 3", 2000 lbs
LN*	1	<i>Leuco. 'New Giant'</i>	New Giant Shrub	14.12 W50" x 50", 3", 2000 lbs
IG*	1	<i>Ipomoea carnea</i> (Clerod)	Ipomoea Shrub	14.12 W50" x 50", 3", 2000 lbs
SW*	1	<i>Swertia chrysantha</i>	Swertia Chrysanthemum	14.12 W50" x 50", 3", 2000 lbs
ML*	1	<i>Malva. 'Bacopa/Pan. 'Vivida. A'</i>	Malva	14.12 W50" x 50", 3", 2000 lbs
SC*	1	<i>Scal. 'Pachylobos 'Vivida. A'</i>	Scal. Pachylobos	14.12 W50" x 50", 3", 2000 lbs

At least 5% of the grass areas are made up of drought-tolerant grass species	10 points
At least 5% of the required shrubs are made up of drought-tolerant species	10 points
At least 5% of the required trees are made up of drought-tolerant species	10 points
Utilization of modular watering controller other than a rain-sensor override device	8 points
Utilization of mulch other than cypress mulch	5 points
Utilization of compacted mulch with a 3" min depth in all planted areas	10 points
Score, ground cover	50 total points

Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition.

Irrigation systems shall conform to the following standards. Irrigation systems shall be continuously maintained in working order and shall be designed not to overlap water zones or to water impervious areas.

No irrigation system shall be installed or maintained abutting any public street which causes water from the system to overspray onto the roadway or to strike passing vehicles or traffic.

Irrigation Water Source: Retention Pond/SWFMD
Water Use Permit

<p>1. Total Site Area = 113,307.24 sq. ft. / 2.60 ac. 4852A.1 Required Landscape Area: 10% of developed area 113,307.24 sq. ft. x 10% = 11,330.72 sq. ft. Provided: 22,881.46 sq. ft.</p>	<p>4852A.1A(4) Interior Islands No more than 10 parking spaces without interior islands Required: 1 tree / Island 2 Islands = 2 trees Provided: 2 Trees</p>
<p>4852A.1.B Required Tree Credits per Developed Area: 22,881.46 sq. ft. / 2,000 = 9 tree credits Provided: 46 credits</p>	<p>4852A.1.B(4) Dummies Required: 17 medium wide or large & Corbinia hedge 12' on center spacing 17 Shrubs Provided: 17 Shrubs 11' tall</p>
<p>4852A.4A Particular Vehicle Use Area Landscape Requirements Required: Trees: (1 Tree 30' or less for length of VALL) = 58 Trees Shrubs: (1 Shrub 3' or less for length of VALL) = 387 Shrubs Provided: 1,000 LF of VALL Trees: 58 Shrubs: 387</p>	<p>4852A.7 Native Vegetation Required: 50% of all required landscaping to be native Trees required = 50% = 29 Trees Shrubs 40% shrubs = 50% = 232 Shrubs Provided: Trees: 24 Shrubs: 222</p>
<p>4852A.4A(1) Insert Vehicle Use Area Landscape Requirements Vehicle Use Area = 3,832 sq. ft. Required: Interior Landscape Area: 3.8325 sq. ft. / 5,000 = 5,000 > 5,000 sq. ft. Interior Landscape Trees: 39,832 sq. ft. / 5,000 = 2 1/2" cal. shade tree) = 6 Trees</p>	<p>4852A.4A(2) Palm Requirements Required: Not more than 50% of all required trees shall be palms 47 Trees required = 50% = 14 Palms Max. Minimum: 2 Palms 1 Tree 3 Small Palms = 1 Tree Provided: 6 Palms</p>
<p>Provided: Interior Landscape Area = 1,332 sq. ft. Interior Landscape Trees = 6 Trees (6 Trees & 6 Small Palms)</p>	<p>4852A.4A(3) Tree Spacing Min. Required: 47 trees or more are required then 6 species mix is required 47 Trees required = 6 species mix min. Provided: 6 Species</p>
<p>4852A.4A(1)(2) Parking Lot Terminal Islands Required: 0 trees / Terminal Islands = 4 Trees Provided: 4 Trees</p>	
<p>4852A.4A(3) Interior Medians Required: 0 tree / 80 LF. of median / LF / 30 = 0 Trees Provided: N/A Trees</p>	

Alternative plant species for required landscape may be permitted subject to review and approval by the Marth County Growth Management Department prior to installation.

All exotic species must be removed and if required landscape improvements must be inspected and approved by Marth County prior to the issuance of a Certificate of Occupancy.

No Cypress Mulch is to be used on alk. Eucalyptus or Melaleuca Mulch is to be used in a 3" constant layer in all planting beds.

Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the Maricopa County Landscape Development Regulations. As-built drawings will be submitted to Maricopa County Growth Management with Certification of Landscaping Installation and Maintenance.

This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'.

For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.

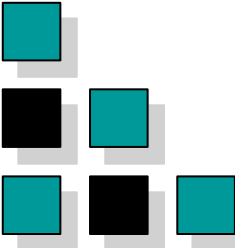
Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.

Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.

No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.

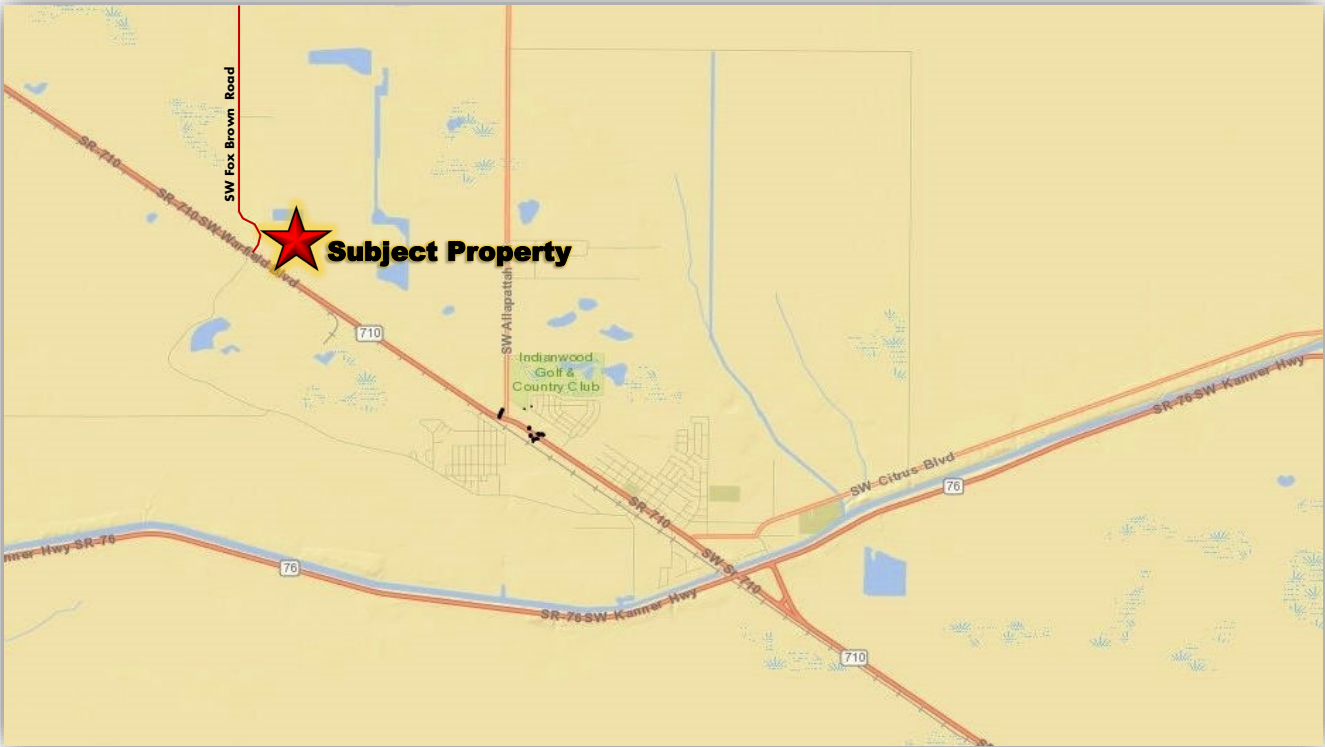
Palmes should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.

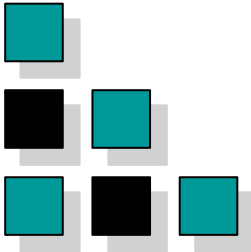
Tree species shall be selected as to minimize conflicts with existing or proposed utilities.



LOCATION MAPS

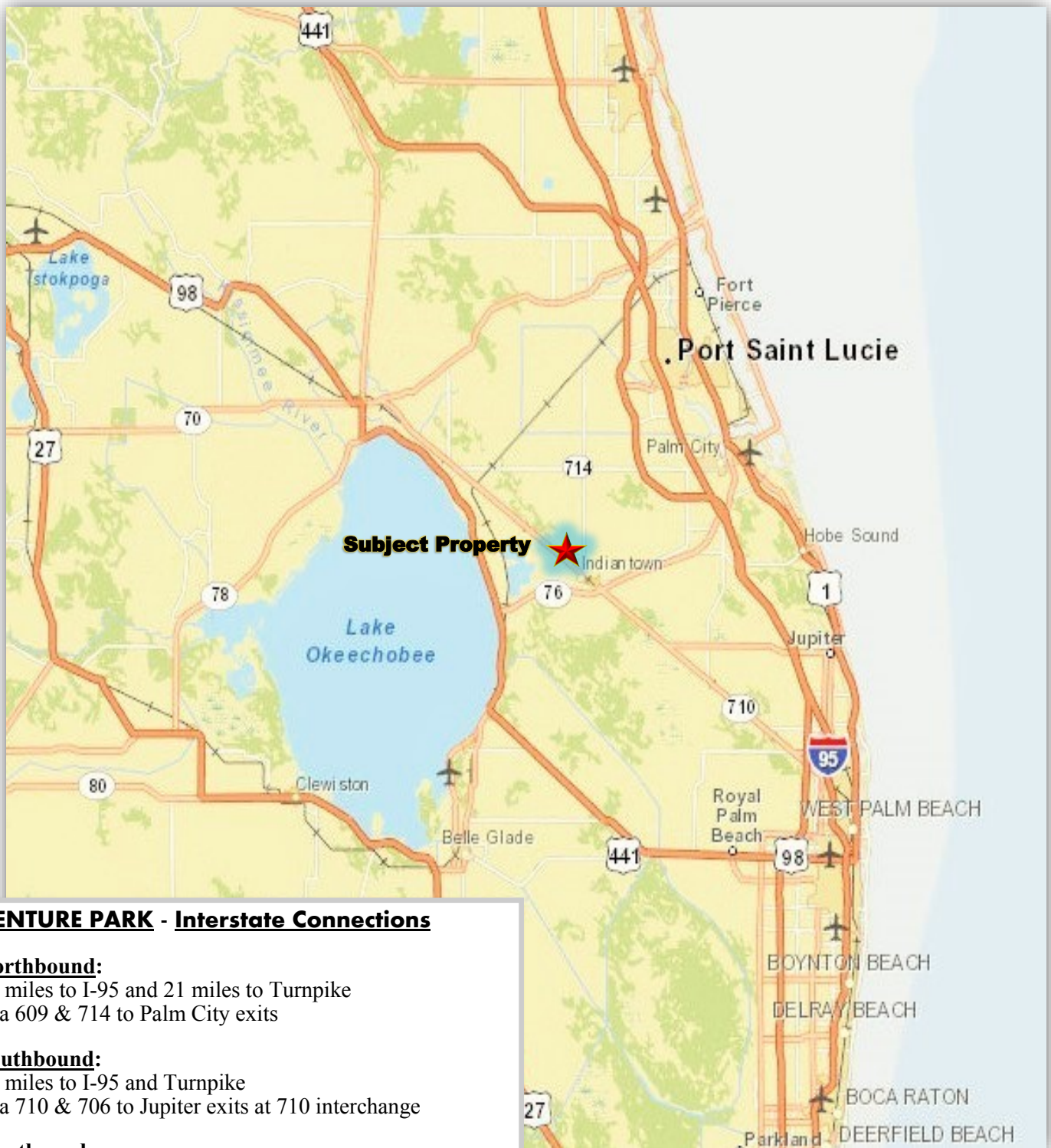
772-220-4096 SLC COMMERCIAL





REGIONAL MAP

772-220-4096 SLC COMMERCIAL



VENTURE PARK - Interstate Connections

Northbound:

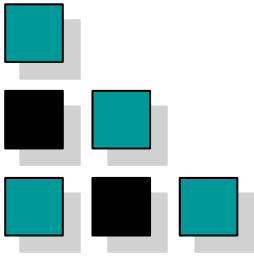
16 miles to I-95 and 21 miles to Turnpike
Via 609 & 714 to Palm City exits

Southbound:

24 miles to I-95 and Turnpike
Via 710 & 706 to Jupiter exits at 710 interchange

Westbound:

To Okeechobee, Arcadia & I-75
Via 710 & 70



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.