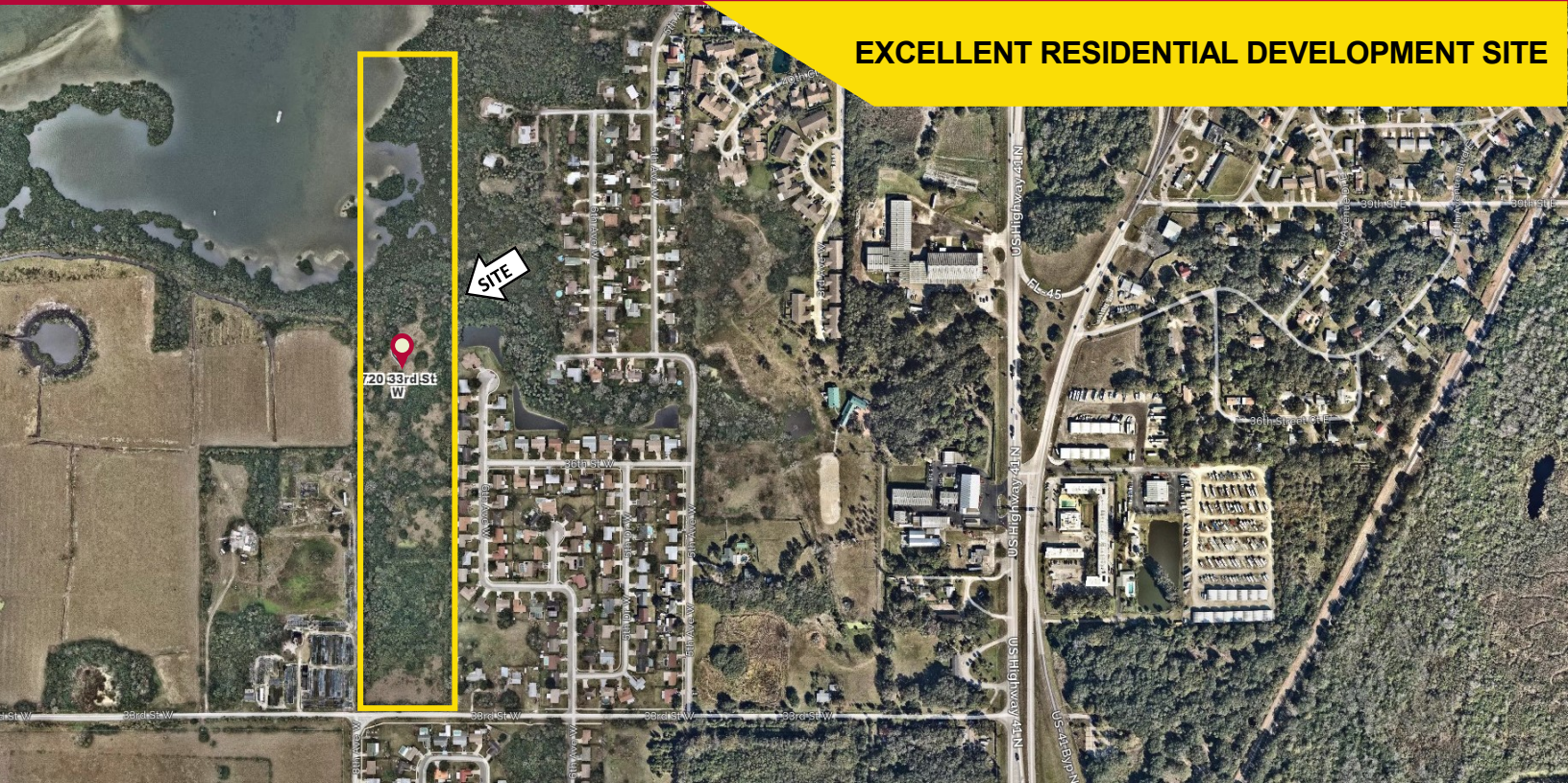


Offering Memorandum

EXCELLENT RESIDENTIAL DEVELOPMENT SITE



FOR SALE—Residential Development—29 Lots

TERRA CEIA PALMS

720 33rd Street West, Palmetto FL 34221



727.639.3800 | www.rossrealtytampabay.com

Table of Contents

EXCLUSIVELY MARKETED BY:

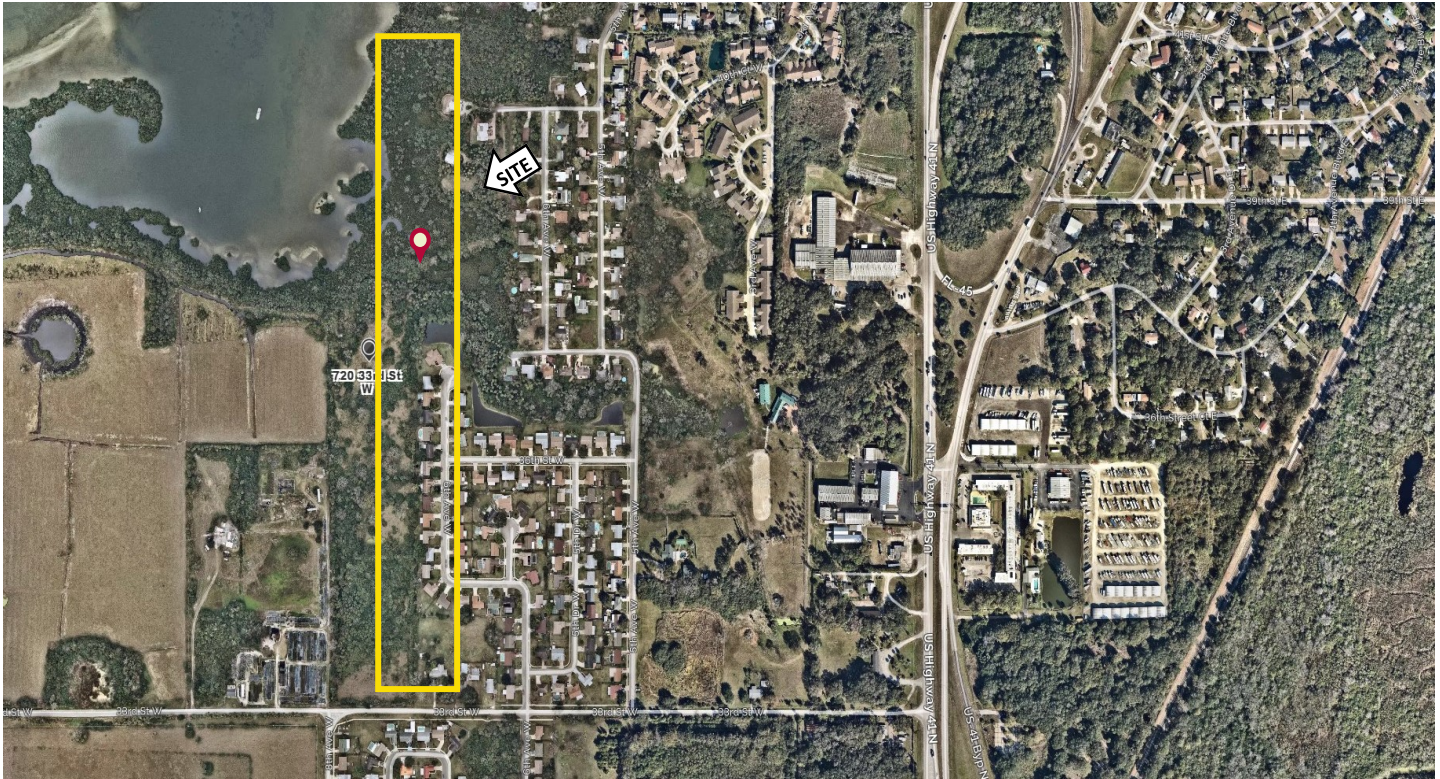
The Ross Realty Group, Inc.
101 S. Hoover Blvd., Suite 101
Tampa, FL 33609

Section	Page
I. Executive Summary	1
II. Property Description	2
Location Maps Aerials Photos Townhouse Concept Survey Zoning	
III. Market Overview	8
Demographics	
IV. Exhibits	13
A. Flood Map B. Zoning Detail C. Use Permissions Matrix D. Confidentiality	



p. i

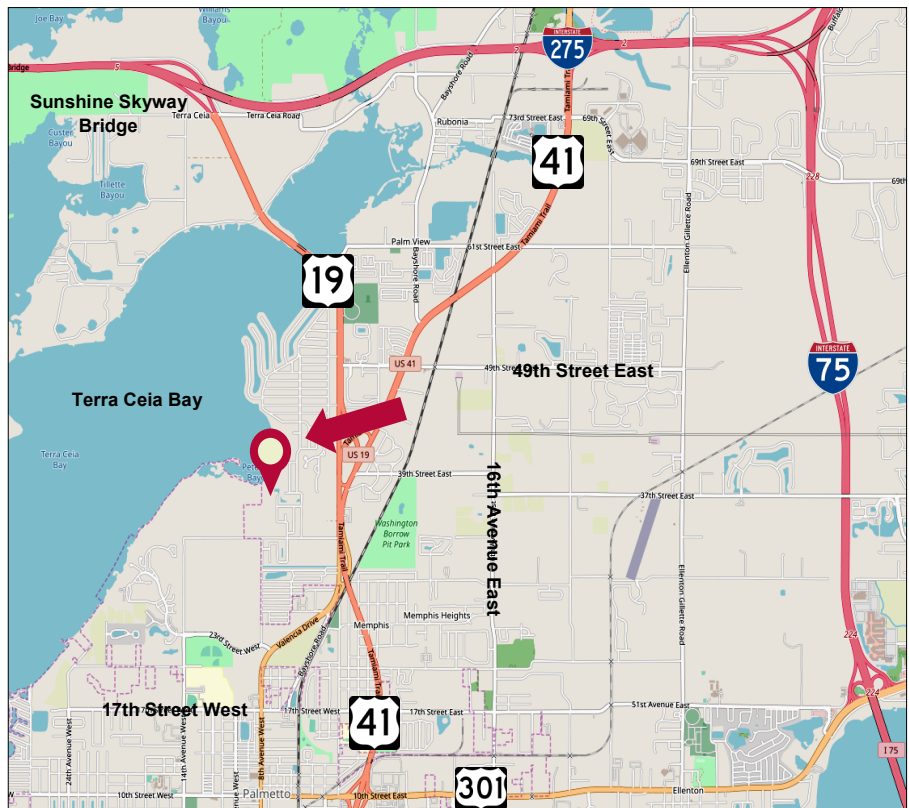
I. Executive Summary



The Ross Realty Group, Inc. is retained to represent the owners in the sale of a residential development site located at **720 33rd Street West, Palmetto, FL 34221**

FEATURES

- ❖ 26.63 Acres MOL
- ❖ 14.02 Acres MOL uplands
- ❖ 389 Feet Frontage on 33rd St. W.
- ❖ Zoning: PDR / Res3 – Manatee County
- ❖ Traffic Counts: US41—36,000 cars per day
- ❖ Water Access – Terra Ceia Bay
- ❖ Site Plans and engineering by George F. Young in 2007.
- ❖ Planned for 29 SFR lots at 2.07/acre density including grading, drainage, utility, water and sanitary plans available
- ❖ Parcel ID# 2380900007
- ❖ 2019 Real Estate Taxes: \$6,828.00



II. Property Description



MANATEE COUNTY
PROPERTY APPRAISER
CHARLES E. HACKNEY

Property Record Card

Created at: <https://www.manateepao.com> on December 30, 2019

PARCEL INFORMATION

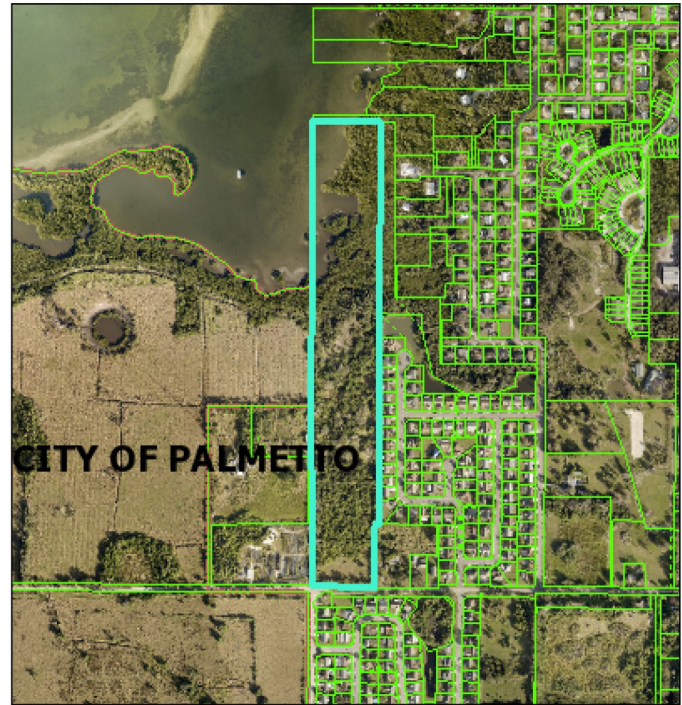
Parcel ID: 2380900007
 Ownership: JOES CREEK HOLDINGS 1 LLC
 Owner Type: CORPORATION
 Mailing Address: 6550 53RD ST N, PINELLAS PARK FL 33781-5630

Situs Address: 720 33RD ST W, PALMETTO FL 34221
 Jurisdiction: UNINCORPORATED MANATEE COUNTY
 Tax District: 0001; UNINCORPORATED COUNTY
 Market Area: 01; CITY OF PALMETTO

Sec/Twp/Rge: 02-34S-17E
 Neighborhood: 1090; PALMETTO POINT
 Census: 120810014041

Parcel Type: REAL PROPERTY
 Parcel Created: 09/05/1987
 Map Number: 4B02

Land Use: 0730; Res Amenities on 10+ Ac (1554)
 Land Size: 26.6300 Acres or 1,160,003 Square Feet



DESCRIPTION

BEG AT SW COR OF SE1/4 OF SEC 2, E 130 YDS, N 880 YDS, W 130 YDS, S 880 YDS TO BEG P-9 PI#23809.0000/7

2019 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	489,459	489,459	489,459	
Improvement Value:	2,220	2,220	2,220	
Total Market Value:	491,679	491,679	491,679	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	491,679	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	491,679	0	491,679	
10% Cap Savings:	45,134	0	45,134	
Ineligible for SOH Cap:	491,679	491,679	491,679	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	446,545	491,679	446,545	
Exempt Value:	0	0	0	
Taxable Value:	446,545	491,679	446,545	

2020 SPECIAL ASSESSMENTS

FD07 NORTH RIVER FIRE DISTRICT	0.00
--------------------------------	------

ADDRESSES ASSIGNED TO THE PROPERTY

720 33RD ST W

PROPERTY APPRAISER INSPECTIONS

04/26/2019	JAH	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
------------	-----	--------------------------------	-------------------------

LAND INFORMATION

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	----- Frontage -----			----- Depth -----		Influences	Zoning & Notes
									Actual	Effect	Depth	Table	Factor		
1	A	504	No	0%	1,160,003	27	18,380	489,459					1.0		PD-R SITE PLAN FOR 29 LOTS

Manatee County Property Appraiser © 2019



p. 2

II. Property Description



II. Property Description

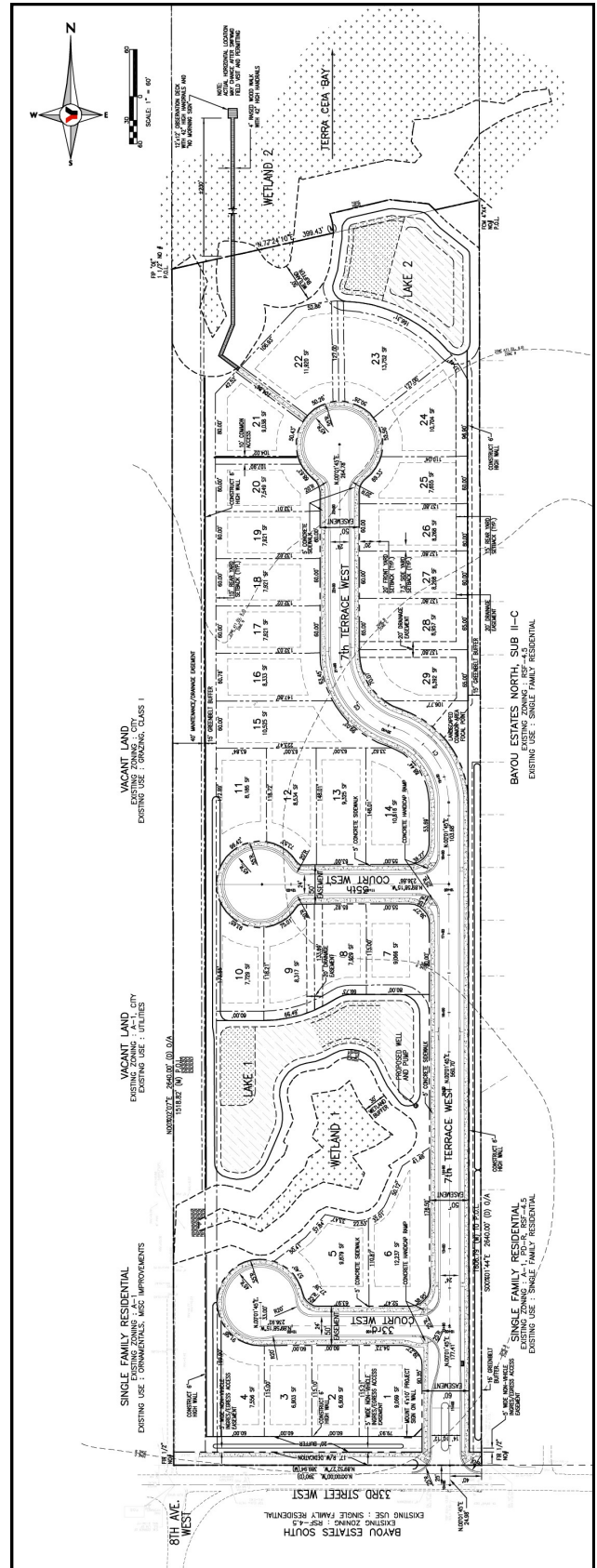
Google Maps 720 33rd St W



Imagery ©2019 Google, Map data ©2019 Google 500 ft



II. Property Description



Demographics	1-mile	3-mile	5-mile
Total Population	6,993	32,661	107,661
Median Age	42.51	42.68	43.73
Households	2,730	12,391	43,254



III. Market Overview



Executive Summary

720 33rd Street W, Palmetto, Florida, 34221
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.54561
Longitude: -82.57216

	1 mile	3 miles	5 miles
Population			
2000 Population	4,450	26,193	83,794
2010 Population	4,899	29,000	91,767
2019 Population	5,360	32,885	104,997
2024 Population	5,804	35,718	114,297
2000-2010 Annual Rate	0.97%	1.02%	0.91%
2010-2019 Annual Rate	0.98%	1.37%	1.47%
2019-2024 Annual Rate	1.60%	1.67%	1.71%
2019 Male Population	49.3%	49.6%	48.7%
2019 Female Population	50.7%	50.4%	51.3%
2019 Median Age	46.5	43.6	43.6

In the identified area, the current year population is 104,997. In 2010, the Census count in the area was 91,767. The rate of change since 2010 was 1.47% annually. The five-year projection for the population in the area is 114,297 representing a change of 1.71% annually from 2019 to 2024. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 46.5, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	70.6%	62.4%	69.6%
2019 Black Alone	13.7%	17.2%	15.1%
2019 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2019 Asian Alone	0.8%	0.7%	1.2%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	11.7%	17.0%	11.0%
2019 Two or More Races	2.6%	2.3%	2.7%
2019 Hispanic Origin (Any Race)	23.1%	30.5%	23.1%

Persons of Hispanic origin represent 23.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	84	83	81
2000 Households	1,807	9,675	32,887
2010 Households	2,071	11,040	36,143
2019 Total Households	2,276	12,428	41,158
2024 Total Households	2,457	13,446	44,740
2000-2010 Annual Rate	1.37%	1.33%	0.95%
2010-2019 Annual Rate	1.03%	1.29%	1.41%
2019-2024 Annual Rate	1.54%	1.59%	1.68%
2019 Average Household Size	2.36	2.63	2.51

The household count in this area has changed from 36,143 in 2010 to 41,158 in the current year, a change of 1.41% annually. The five-year projection of households is 44,740, a change of 1.68% annually from the current year total. Average household size is currently 2.51, compared to 2.49 in the year 2010. The number of families in the current year is 26,022 in the specified area.



Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

December 17, 2019

III. Market Overview



Executive Summary

720 33rd Street W, Palmetto, Florida, 34221
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.54561
Longitude: -82.57216

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	20.0%	21.9%	21.4%
Median Household Income			
2019 Median Household Income	\$52,014	\$47,247	\$49,296
2024 Median Household Income	\$57,262	\$53,376	\$54,590
2019-2024 Annual Rate	1.94%	2.47%	2.06%
Average Household Income			
2019 Average Household Income	\$67,101	\$65,174	\$66,864
2024 Average Household Income	\$77,841	\$76,293	\$77,158
2019-2024 Annual Rate	3.01%	3.20%	2.91%
Per Capita Income			
2019 Per Capita Income	\$27,091	\$24,700	\$26,337
2024 Per Capita Income	\$31,372	\$28,800	\$30,339
2019-2024 Annual Rate	2.98%	3.12%	2.87%

Households by Income
Current median household income is \$49,296 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$54,590 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$66,864 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$77,158 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,337 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,339 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	117	107	110
2000 Total Housing Units	2,200	12,222	38,975
2000 Owner Occupied Housing Units	1,480	7,427	23,337
2000 Renter Occupied Housing Units	327	2,248	9,550
2000 Vacant Housing Units	393	2,547	6,088
2010 Total Housing Units	2,575	14,265	44,374
2010 Owner Occupied Housing Units	1,540	8,016	24,250
2010 Renter Occupied Housing Units	531	3,024	11,893
2010 Vacant Housing Units	504	3,225	8,231
2019 Total Housing Units	2,774	15,708	49,731
2019 Owner Occupied Housing Units	1,748	9,338	28,660
2019 Renter Occupied Housing Units	528	3,090	12,498
2019 Vacant Housing Units	498	3,280	8,573
2024 Total Housing Units	2,982	16,833	53,630
2024 Owner Occupied Housing Units	1,922	10,258	31,677
2024 Renter Occupied Housing Units	535	3,188	13,063
2024 Vacant Housing Units	525	3,387	8,890

Currently, 57.6% of the 49,731 housing units in the area are owner occupied; 25.1%, renter occupied; and 17.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 44,374 housing units in the area - 54.6% owner occupied, 26.8% renter occupied, and 18.5% vacant. The annual rate of change in housing units since 2010 is 5.20%. Median home value in the area is \$215,187, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.07% annually to \$238,371.



Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

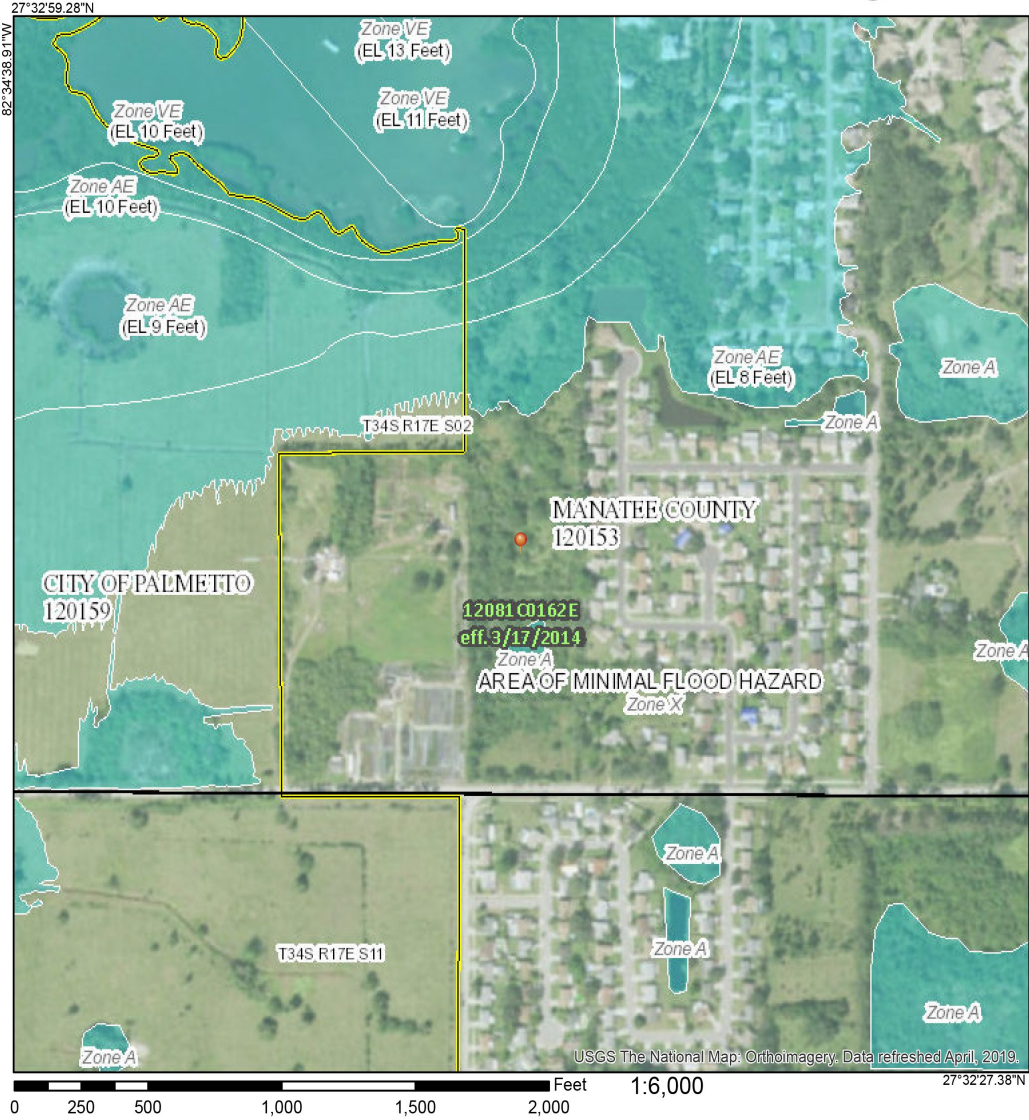
IV. Exhibits

A. Flood Map	11
B. Manatee PDR Uses	12
C. Confidentiality	18



Exhibit A

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	
	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/2/2020 at 1:24:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Exhibit B

Table 4-9. Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	AP	X
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	SP	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment-2 COP License	531.4	X	X	AP	X	X	X	X	AP	X	X	X	X	X
Animal Services (Wild and Exotic)	531.5	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Assisted Living Facility, Large	531.44	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small	531.44	AP	AP	AP	X	X	AP	X	AP	X	X	X	AP	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X



Exhibit B

Child Care Center, Medium	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	AP	AP	AP	X	AP	AP	X	AP	AP	AP	X	P	X
Child Care Center, (Accessory)	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Churches/Places of Worship	531.13	P	P	X	X	X	X	X	P	X	X	X	P	X
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.18	P	P	P	P	P	P	P	P	X	X	X	P	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Earthmoving, Minor	702	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Emergency Shelters	531.44	P	P	X	X	X	P	X	P	X	P	X	AP	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	AP	X
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Equipment sales, rental and leasing, heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment Sales, rental and leasing, light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Environmental Education Facilities	—	AP	X	X	X	X	AP	X	AP	X	X	X	AP	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.18	X	X	X	X	X	X	X	X	X	X	X	X	X
Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
Gas Pumps	531.8	X	X	P	P	P	P	P	P	P	X	X		P
Group Housing	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X



Exhibit B

Heliport	—	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	AP	P	X	X	X	P	P
Hospital	—	X	X	X	X	X	X	X	P	X	X	X	X	X
Industrial, Heavy	—	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	—	X	X	X	P	P	P	X	P	X	X	X	X	P
Intensive Services:														
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	SP	SP	X	AP	X	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ³⁹	P	P	P	X	X	X	X	P
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Nursing Homes	531.34	X	P	P	X	X	P	X	P	X	X	X	X	X



Exhibit B

Office, Medical or Professional	—	X	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	—	X	P	P	P	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	X	P	X	P	P	X	P	X	X	X	X	X
Dry Cleaners: Neighborhood	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Public Community Uses	531.39	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP/SP	P
Public Use Facilities	531.4	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Post Offices	—	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X	AP	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	AP		P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	X	X	X		X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X



Exhibit B

Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P	
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X	
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X	
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X	
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X	
Residential Use: Single Family Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X	
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X	
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X	
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X	
Residential Use: Waterfront Structures (Residential)	531.47	AP	X	X	X	X	X	AP	AP	AP	AP	X	AP	X	
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X	
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X	
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P	
Dog Dining	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P	
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Sawmills	531.5	X	X	X	X	P	X	X	P	X	X	X	X	P	
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X	
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X	
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X	
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X	
Service Station	531.5	X	X	P	X	P	X	X	P	X	X	X		P	
Sexually Oriented Businesses	531.52	See Section 531.52													
Slaughterhouses	531.5	X	X	X	X	SP	X	X	P	X	X	X	X	X	



Exhibit B

Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Utility Use	531.54	SP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP/SP	AP	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	X	P	X	X	X	X	X	X	X
Vehicle Repair: Major	531.54	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X		X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
Warehouses	531.58	X	X	X	P	P	P	X	P	X	X	X	P	X
Water Dependent Uses		X	X	X	X	X	X	P	P	X	X	X	X	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X

AP = Administrative Permit; SP = Special Permit, P = Permitted,

X = Not Permitted

[AP/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.](#)

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted with approval of a General Development Plan. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.
- [Notwithstanding the development review procedures set forth in this table or any other provision of this Code, the development review procedures required pursuant to Chapter 3 shall control when the project requires Special Approval pursuant to any provision of the Comprehensive Plan.](#)

³⁹ Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).



Exhibit C

The Offering Memorandum contained herein was prepared by The Ross Realty Group, Inc. (“RRG”) for the property described in this Memorandum (the “Property”) and has been reviewed by the owner of the Property (“Owner”). It contains selected information pertaining to the Property and does not purport to contain all of the information that a prospective purchaser may desire. Interested parties should conduct their own investigation and analysis. Although every effort has been made to provide accurate and complete information, neither Owner nor RRG make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or its contents and no legal commitments or obligation shall arise by reason of your receipt of the Memorandum or use of its contents. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and RRG. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. This Offering Memorandum is subject to, among other things, correction of errors and omissions, addition or deletion of terms, change of price or terms, withdrawal from market without notice and prior sale.

Owner and RRG expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or RRG. The Property is privately offered and, by accepting the Offering Memorandum, the prospective purchaser hereof agrees to indemnify, defend and hold Owner and RRG harmless from and against any and all losses, costs, damages or expenses, including reasonable attorney’s fees, directly sustained or incurred by either Owner or RRG by reason of any unauthorized distribution or disclosure of the Evaluation Materials. No portion of the Offering Memorandum may be reproduced or distributed to any other person or entity, other than as set forth above.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, kindly purge all materials relating to this Property, including this Offering Memorandum.



TERRA CEIA PALMS RESIDENTIAL DEVELOPMENT SITE

Exclusively Listed By:



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DISCLAIMER

Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

