



Conditional Use – No New Construction

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Marvin E. Sanders

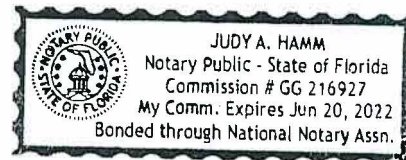
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 2nd day of December, 2020, by

Marvin E. Sanders who is personally known to me or has produced _____ as identification.

Judy A. Hamm
Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: _____
(i.e. 137, 612 sq. ft. under air)

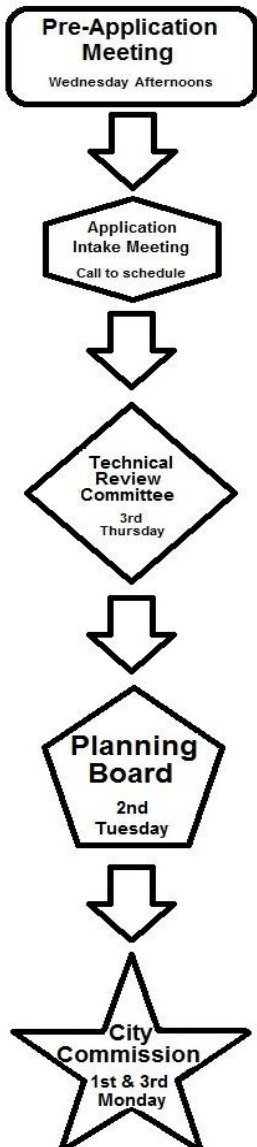
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





Via FedEx

1st Resubmittal Date: March 15, 2021

2nd Resubmittal Date: June 23, 2021

Jennifer Hofmeister,
Planning Director
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

**RE: Conditional Use Self Storage – Orange Blossom Business Center
Resubmittal**

Technical Review Project # 20-04000026

Dear Jennifer,

This is a resubmittal of the Conditional Use application for a portion of the Orange Blossom Mall site as reference above. In response to the January 21, 2021 staff report, please find revised detailed responses as required to facilitate the processing of this conditional use application.

Response to Planning Department Comments

1. It is staffs understanding that the self-storage use will be 100% contained inside the existing building and that there will be no exterior improvements to the building except for a sign.
Response: Yes, that is correct.
2. Provide a detailed project narrative that explains the project and what it entails.
Response: A detailed project narrative is included in this resubmittal.
3. Are there any landscaping improvements proposed for the site?
Response: Landscape areas outside of the building will be updated.

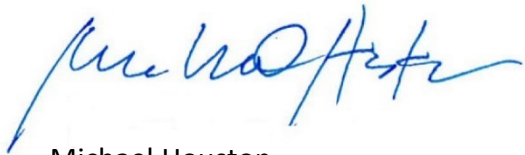
4. How many storage units will be contained in the building?
Response: There will be approximately 1,290 storage units per the industry standard calculation. (30% hallways and other leasable area, & 70% storage units at 80 square feet typical unit size) ($137,612 \text{ SF} \times 70\% = 88,361.7 / 80 \text{ SF}$)
5. Provide a floor plan for how the proposed used will be laid out in the building.
Response: See the conceptual floor plan attached.
6. What are the anticipated daily trips to and from the site?
Response: See the attached trip generation chart provided by Susan O'Rourke.

Response to Police Department Comments

1. Please ensure the parking lot and building exterior are illuminated to or beyond the standards set forth by city code.
Response: Understood. The parking lot and building exterior will be illuminated to or beyond the standards set forth by city code.

We look forward to hearing that this application is complete and working with you on this Conditional Use application to the Orange Blossom Mall project. Thank you for your assistance with this application.

Sincerely,



Michael Houston
President, HJA Design Studio



Via FedEx

1st Resubmittal Date: March 15, 2021

2nd Resubmittal Date: June 23, 2021

Jennifer Hofmeister,
Planning Director
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

**RE: Conditional Use Self Storage – Orange Blossom Business Center
Resubmittal**

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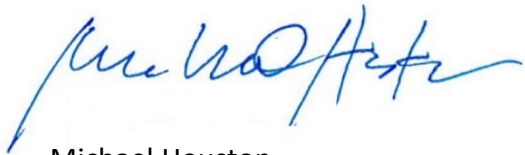
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Sincerely,



Michael Houston
President, HJA Design Studio

Alejandro Zurita

To: David Brongo
Subject: RE: Self storage use

From: terri wilkin <orangeblossombc@gmail.com>
Sent: Wednesday, June 9, 2021 12:13 PM
To: David Brongo <dbrongo@puglieseco.com>
Cc: David Ellis <dellis@primerockencap.com>; apugliese3@puglieseco.com; Michael O'Neill <moneill@primerockencap.com>
Subject: Re: Self storage use

David

Orange Blossom Investments LLC is in full support of Pugliese having a Self-storage facility at 4204 Okeechobee Road which has been included into the declarations sent to you last evening.

Please review and get back to us with any concerns. Upon approval, I will sign and submit to the school board. In the interim, I would advise you make a call to Marty Saunders reiterating how important it is for him to be on board with this agreement.

Respectfully,

Terri Wilkin
Property Manager, Broker

 **Tel:** (772) 429-1200
 **Fax:** (772) 429-1202
 **Mob:** (772) 486-3686
 **A:** [4146 Okeechobee Rd, Ft. Pierce FL 34947](#)
 **Web:** www.orangeblossombusinesscenter.com



On Jun 4, 2021, at 12:46 PM, David Brongo <dbrongo@puglieseco.com> wrote:

Terri,

I order to get the city to process our approval application while we work on revise the POA documents with Primerock we need to provide written communication from you stating the Orange Blossom Investment LLC supports self-storage in the building at 4204 Okeechobee Road.

Please provide a letter with the proper signature block, which I provide below. An email may work but a letter will definitely get the city to proceed with our application.

Signature Block:

"ORANGE BLOSSOM INVESTMENT, L.L.C., a Florida limited liability company

Print Name _____

By: _____
Terri Wilkin, Authorized Representative"

David A. Brongo Jr.
101 Pinapple Grove Way
Suite 200
Delray Beach, FL 33444
Office: 561-454-1620
Mobile: 954-258-3152

-----Original Message-----

From: Michael O'Neill <moneill@primerockencap.com>
Sent: Thursday, June 3, 2021 4:54 PM
To: David Brongo <dbrongo@puglieseco.com>
Cc: David Ellis <dellis@primerockencap.com>; terri wilkin <orangeblossombc@gmail.com>
Subject: Self storage use

Dear david.

I really enjoyed meeting with you and Anthony today, and look forward to working next to you. As we discussed, we will support Self Storage in your building and will memorialize it as part of the revised POA which will cover overall uses, parking areas, common areas, and common area maintenance. The updates will insure the quality of the complex and bring the documents up to today's contemplated uses. It will need to be signed by the Board of Education, Puglissi, Orange Blossom, and Prime Rock. I hope we can wrap up the final document in the next week. Let me know your comments to the draft revisions and we will work in good faith to get it done quickly. Based on where we are, the City should feel comfortable proceeding with your approvals, final approval subject to the fully executed revised POA.

Sent from my iPad

PROPOSED SELF-STORAGE AT THE ORANGE BLOSSOM BUSINESS CENTER

Land America, LLC proposes to establish a limited-access self-storage facility in the existing +/- 141,894 gross square feet building, located at 4204 Okeechobee Road. The building, currently unoccupied, is composed of 137,612 square feet of finished floor and under-air facility, and 4,282 square feet of covered loading and porte-cochere areas which are located along the rear side of the existing building. The subject building is an old Sears department store as it used to be owned by Sears, Roebuck & Company, which was a major anchor at the former Orange Blossom Mall. Today, the entire +/- 51-acre mall is being rebranded as the Orange Blossom Business Center. The subject 11.93-acre site containing the former 141,894 gross square feet building Sears department store is currently owned by the Saint Lucie County School Board.

The establishment of the proposed self-storage use requires CU (Conditional Use) approval from the City of Fort Pierce City Council. The current building layout provides for three existing customer loading and/or access areas which will be used for self-storage clients without any external modifications to the existing building. Two loading and/or access areas are located at the rear of the existing building. The third access area to the building for customer pick-up and drop-off is located along the front of the building. The facility would provide approximately 1,290 storage units which are all located in the interior of the existing building. No exterior storage doors to individual units or outside storage areas are proposed. The objective of the layout of the proposed climate controlled, limited-access self-storage facility is to provide minimal disruption to the surrounding properties. The existing landscape areas around the building will be restored and enhanced with new landscaping materials in accordance with Code. Security is very important to the proposed self-storage facility, both outside and inside the building. Normal daily use and access will be closely monitored with limited access to the building. The exterior emergency doors are designed to be used to exit the building and do not have door handles on the outside of the building to prohibit unauthorized access. A key switch and/or Knox-box is proposed at the main access door to allow for 24/7 fire and/or police access into the facility.

The proposed self-storage facility will serve the City of Fort Pierce growing population and supply the demand for a climate-controlled storage facility in the City and surrounding neighborhoods. In addition, the self-storage use minimizes traffic on the surrounding roads since storage facilities are low traffic generators compared to commercial retail uses. Market feasibility and traffic studies/statements accompany the subject application for CU approval. The use is compatible with the commercial areas and residential neighborhoods surrounding the property. Land America, LLC believes that the proposed limited-access self-storage use complies with the CU criteria for approval. We firmly believe this is a perfect use for the existing building.

Property Identification

Site Address: 4204 OKEECHOBEE RD
 Sec/Town/Range: 19/35S/40E
 Parcel ID: 2418-434-0001-000-9
 Jurisdiction: Fort Pierce

Use Type: 8300
 Account #: 27303
 Map ID: 24/18S
 Zoning: General Co

Ownership

School Board Of St Lucie Co Fl
 9461 Brandywine LN
 Port St Lucie, FL 34986

Legal Description

18/19 35 40 FROM SE COR SEC 18 RUN N 01 28 11 E 358.41 FT TO INT OF NELY EXT OF NWLY R/W OKEE RD, TH S 52 39 19 W 1042.23 FT, TH N 37 20 41 W 291.16 FT TO POB, TH S 52 39 19 W 653.41 FT, TH N 76 33 50 W 5.35 FT TO PC OF CURVE CONC NELY, R 229 FT AND CA 39 13 09, TH NWLY 156.75 FT TO P OF T, TH N 37 20 41 W 155.55 FT TO PC OF CURVE CONC ELY, R 139 FT AND CA 24 29 05, TH NLY 59.40 FT TO P OF T, TH N 12 51 36 W 151.85 FT TO PC OF CURVE CONC WLY, R 436 FT AND CA 15 05 01, TH NLY 114.78 FT TO P OF T, TH N 27 56 37 W 3.71 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 15 29 15, TH NLY 125.42 FT TO P OF T, TH N 12 27 22 W 67.47 FT TO PC OF CURVE CONC ELY, R 464 FT AND CA 04 28 35, TH NLY 36.25 FT, TH N 52 39 19 E 492.21 FT, TH S 37 20 41 E 607.53 FT, TH S 82 20 41 E 35.36 FT, TH S 37 20 41 E 193.84 FT TO POB (11.93 AC) (OR 1422-2930)



Current Values

Just/Market Value: \$7,036,700
 Assessed Value: \$7,036,700
 Exemptions: \$7,036,700
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 126,231
 Gross Sketched Area (SF): 141,894
 Land Size (acres): 11.93
 Land Size (SF): 519,670.8

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 3, 2001	1422 / 2930	XX01	WD	Fort Pierce Properties LLC,	\$1,650,000
Feb 24, 2000	1283 / 2743	XX00	WD	Sears Roebuck and Co	\$750,000
Apr 1, 1983	0400 / 0601	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 126,231 SF

Gross Sketched Area: 141,894 SF

Exterior Data

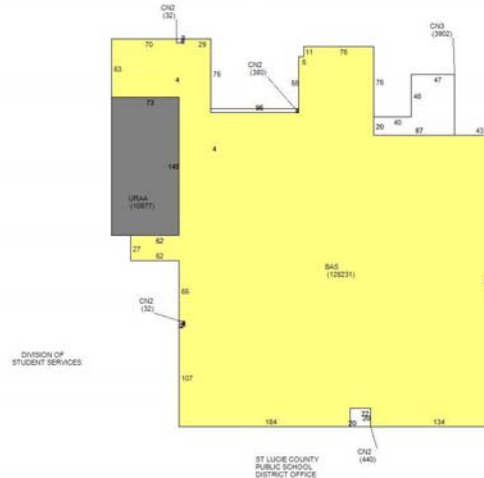
View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: LROF	Year Built: 1984	Frame:
Grade: Y_C	Effective Year: 2000	Primary Wall: Perma Stone
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	126231	126231	1966
CN2	CANOPY	884	0	330
CN3	CANOPY	3902	0	306
URAA	Utility Room Attached Average	10877	0	444


Special Features and Yard Items

Type	Qty	Units	Year Blt
TRIPLE LIGHT	1	4	1975
DOUBLE LIGHT	1	1	1975
ASP1 HIGH	1	300000	1975
CEMENT CURB	1	3840	1975
CEMENT CURB	1	77	1984

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$5,854,400	2020	2002	8600	Board of Public Instruction	\$7,036,700
Land:	\$1,182,300					
Just/Market:	\$7,036,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$7,036,700					
Exemption(s):	\$7,036,700					
Taxable:	\$0					

Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$7,036,700	\$7,036,700	\$7,036,700	\$0
2019	\$7,106,800	\$7,106,800	\$7,106,800	\$0
2018	\$7,176,800	\$7,176,800	\$7,176,800	\$0

Permits

Number	Issue Date	Description	Amount	Fee
F90000431D	Apr 1, 1990	Demolition	\$1,000	\$1,000
F91000011	Jan 4, 1991	Alterations/Remodeling	\$3,000	\$3,000
F92-000567	May 15, 1992	Alterations/Remodeling	\$42,000	\$42,000
F92-000901	Jul 24, 1992	Alterations/Remodeling	\$30,000	\$30,000
BP14-1620	Jun 23, 2014	Electric	\$3,950	\$155
BP14-2140	Aug 13, 2014	Electric	\$1,000	\$178

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Market Demand Study

**Self-Storage @ Orange
Blossom Business Center**

*4204 Okeechobee Road
Ft. Pierce, Florida 34947
February 17, 2021*

Purpose

To provide a Self-Storage Market Study for a proposed location at the Orange Blossom Business Center in the City of Fort Pierce, Florida. This study provides an offsite examination of the subject location which consists of a snapshot of the self-storage competitors in the surrounding market and the demographic profile of the subject market. This information is used to determine the need and development feasibility of additional self-storage in the area.

Site Review

ACCESS & VISIBILITY:

The subject facility is proposed on the north side of Okeechobee Road, approximately 1 mile east of Interstate 95 and just west of the Okeechobee Road/Virginia Avenue intersection. The subject site is the old Sears & Roebuck department store property which is located on the westernmost portion (11.93 acres) of the Orange Blossom Business Center, formerly known as the Orange Blossom Mall. The 126,231 gross square foot building is currently vacant. The 11.93-acre property is currently owned by the Saint Lucie County School Board.

AERIAL VIEW



TRAFFIC COUNTS:

The subject site is located along the Okeechobee Road corridor, which appears to be one of the most heavily traveled roadways within the City of Fort Pierce with 30,500 AADT (per FDOT - 2021) and will have a high level of visibility.

LOCATION RELATIVE TO COMPETITORS:

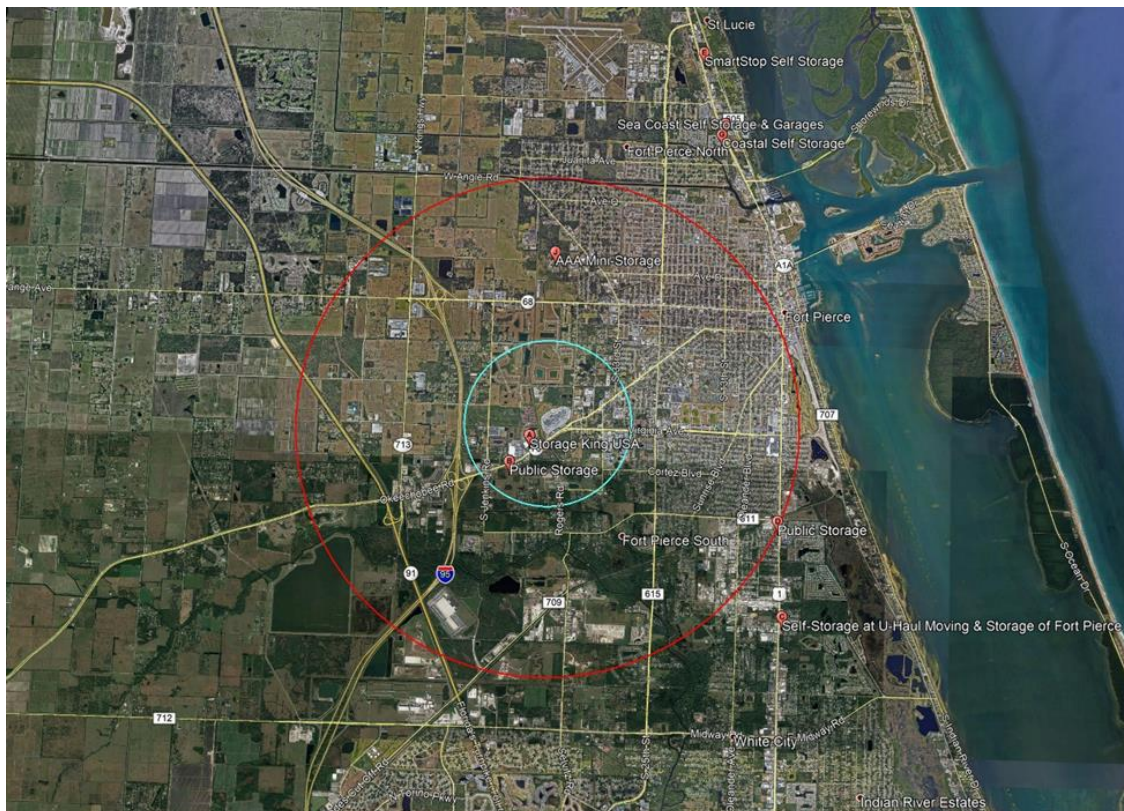
The subject facility is in an ideal location for self-storage as there is only two competitors (Public Storage located at 5221 Okeechobee Road and Storage King located at 4892 Okeechobee Road) within a 1-mile radius of the site and only 4 competitors within a 3-mile radius. The two closest facilities are single story, multiple garage style buildings that were built over 30 years ago. The proposed facility would be state-of-the-art; completely enclosed single-story building, providing 100% climate-controlled units. Once constructed, the subject facility will be the only 100% climate-controlled self-storage facility in Fort Pierce.

1-Mile Radius

Name of Facility	Street Address	City, State	Total Square Footage	Climate Controlled Sq. Ft.	Non-Climate Controlled Sq. Ft.
Public Storage	5221 Okeechobee Rd	Ft Pierce, Florida	42,535	14,000	28,535
Storage King	4892 Okeechobee Rd	Ft Pierce, Florida	58,500	35,900	22,600

3-Mile Radius

Name of Facility	Street Address	City, State	Total Square Footage	Climate Controlled Sq. Ft.	Non-Climate Controlled Sq. Ft.
Public Storage	3125 S US Highway 1	Ft Pierce, Florida	74,000	5,000	69,000
AAA Mini Storage	4400 Metzger Rd	Ft Pierce, Florida	43,160	16,900	26,260
Public Storage	5221 Okeechobee Rd	Ft Pierce, Florida	42,535	14,000	28,535
Storage King	4892 Okeechobee Rd	Ft Pierce, Florida	58,500	35,900	22,600



FEASIBILITY REPORT:

The industry standard for determining if a market can support additional self-storage facilities is based on the square foot per person. Markets that can presumably support additional self-storage facilities will have a square foot per person of 12 or less. Markets that are deemed saturated will have a square foot per person more than 12. As you can see in the charts below, the square foot per person within the 1 and 3-mile radius are well below 12 persons per square foot prior to the proposed facility being approved. If the proposed facility is approved and constructed, the persons per square foot would be below 7 within the 1 and 3-mile radius for all the climate- controlled facilities. Therefore, the market area can support the proposed facility.

Chart indicating the existing Self-Storage facilities within the market area:

All Facilities not incl. Proposed:		
Radius	1-mi.	3-mi.
Gross SF of A/C Facilities	49,900	71,800
Efficiency	0.7	0.7
Net Sq. Ft. of All Facilities	86,065	196,655
Total Population	19,957	30,060
SF/Person of All Facilities	4.31	6.54
SF/Person A/C Only	1.75	1.67

Chart indicates the market area after the proposed 126,231 sq. ft. facility is built:

All Facilities (Including the 126,231 Proposed Facility)		
Radius	1-mi.	3-mi.
Gross SF of A/C Facilities	176,131	198,031
Efficiency	0.7	0.7
Net Sq. Ft. of All Facilities	174,427	285,017
Total Population	19,957	30,060
SF/Person of All Facilities	8.74	9.48
SF/Person A/C Only	6.18	4.61

MARKET RENTS:

Utilizing the unit mix (size of the storage bays) that we have developed over the years, the following chart indicates a snapshot of today's rents showing that the market rates are above \$14.25 per square foot.

Summary of Unit Mix and Rental Structure (1st Floor)									
Type	% of Units	Length	Width	Per Unit	Current Rent	Units	Monthly Rent	Annual Rent	Total SF
Indoor, Climate Controlled	0.17	5	5	25	\$32.00	17.00	544.00	\$6,528	425
Indoor, Climate Controlled	0.33	5	10	50	\$73.33	33.00	2,420.00	\$29,040	1,650
Indoor, Climate Controlled	0.33	10	10	100	\$115.67	33.00	3,817.00	\$45,804	3,300
Indoor, Climate Controlled	0.12	10	15	150	\$158.67	12.00	1,904.00	\$22,848	1,800
Indoor, Climate Controlled	0.05	10	20	200	\$204.00	5.00	1,020.00	\$12,240	1,000
Summary of Unit Mix and Rental Structure (Above 1st Floor)									
Number of Floors Above 1st Floor	0								
Type	% of Units	Length	Width	Per Unit	Current Rent	Units	Monthly Rent	Annual Rent	Total SF
Indoor, Climate Controlled	0.17	5	5	25	\$0.00	-	-	\$0.00	-
Indoor, Climate Controlled	0.33	5	10	50	\$0.00	-	-	\$0.00	-
Indoor, Climate Controlled	0.33	10	10	100	\$0.00	-	-	\$0.00	-
Indoor, Climate Controlled	0.12	10	15	150	\$0.00	-	-	\$0.00	-
Indoor, Climate Controlled	0.05	10	20	200	\$0.00	-	-	\$0.00	-
Summary of Unit Mix and Rental Structure (Total/Average)									
Type	% of Units	Length	Width	Per Unit	Current Rent	Units	Monthly Rent	Annual Rent	Total SF
Indoor, Climate Controlled	0.17	5	5	25	\$32.00	17.00	544.00	\$6,528	425
Indoor, Climate Controlled	0.33	5	10	50	\$73.33	33.00	2,420.00	\$29,040	1,650
Indoor, Climate Controlled	0.33	10	10	100	\$115.67	33.00	3,817.00	\$45,804	3,300
Indoor, Climate Controlled	0.12	10	15	150	\$158.67	12.00	1,904.00	\$22,848	1,800
Indoor, Climate Controlled	0.05	10	20	200	\$204.00	5.00	1,020.00	\$12,240	1,000
Total								\$116,460	8,175
Average Rent PSF	\$ 14.27								

Note: This market rent analysis is only a snapshot in time and is not based on historical, pro forma, or trend analysis.

Market Review

The City of Fort Pierce is located within the Port St. Lucie Metropolitan Statistical Area (MSA) and was named as one of the top 20 metropolitan areas with the largest net increases in population due to migration. As of 2019, Fort Pierce, Florida's estimated population is 46,103 which is an increase of 9.9% over the past 10 years along with a median household income is \$35,198.

DEMOGRAPHIC PROFILE - FORT PIERCE, FL			
Population		Education	
Population estimates, July 1, 2019, (V2019)	46,103	High school graduate or higher, percent of persons age 25 years+, 2015-2019	78.70%
Population estimates base, April 1, 2010, (V2019)	41,942	Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	16.10%
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	9.90%	Health	
Population, Census April 1, 2010	41,590	With a disability, under age 65 years, percent, 2015-2019	10.20%
		Persons without health insurance, under age 65 years, percent	23.70%
Age and Sex		Economy	
Persons under 5 years, percent	6.80%	In civilian labor force, total, percent of population age 16 years+, 2015-2019	56.60%
Persons under 18 years, percent	23.80%	In civilian labor force, female, percent of population age 16 years+, 2015-2019	54.30%
Persons 65 years and over, percent	17.90%	Total accommodation and food services sales, 2012 (\$1,000)(c)	105,724
Female persons, percent	51.30%	Total health care and social assistance receipts/revenue, 2012 (\$1,000)(c)	536,750
		Total manufacturers shipments, 2012 (\$1,000)(c)	108,772
Race and Hispanic Origin		Total merchant wholesaler sales, 2012 (\$1,000)(c)	224,990
White alone, percent	53.10%	Total retail sales, 2012 (\$1,000)(c)	919,193
Black or African American alone, percent(a)	41.40%	Total retail sales per capita, 2012(c)	\$21,555
American Indian and Alaska Native alone, percent(a)	0.40%		
Asian alone, percent(a)	0.90%	Transportation	
Native Hawaiian and Other Pacific Islander alone, percent(a)	0.30%	Mean travel time to work (minutes), workers age 16 years+, 2015-2019	25.2
Two or More Races, percent	1.70%		
Hispanic or Latino, percent(b)	22.80%	Income & Poverty	
White alone, not Hispanic or Latino, percent	33.50%	Median household income (in 2019 dollars), 2015-2019	\$35,198
		Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$19,388
Population Characteristics		Persons in poverty, percent	29.40%
Veterans, 2015-2019	2,210		
Foreign born persons, percent, 2015-2019	18.10%	Businesses	
		Total employer establishments, 2018	X
Housing		Total employment, 2018	X
Housing units, July 1, 2019, (V2019)	X	Total annual payroll, 2018 (\$1,000)	X
Owner-occupied housing unit rate, 2015-2019	46.10%	Total employment, percent change, 2017-2018	X
Median value of owner-occupied housing units, 2015-2019	\$113,600	Total nonemployer establishments, 2018	X
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,178	All firms, 2012	3,696
Median selected monthly owner costs -without a mortgage, 2015-2019	\$443	Men-owned firms, 2012	1,731
Median gross rent, 2015-2019	\$943	Women-owned firms, 2012	1,546
Building permits, 2019	X	Minority-owned firms, 2012	1,902
		Nonminority-owned firms, 2012	1,564
Families & Living Arrangements		Veteran-owned firms, 2012	369
Households, 2015-2019	16,718	Nonveteran-owned firms, 2012	3,081
Persons per household, 2015-2019	2.67		
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	86.90%	Geography	
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	29.40%	Population per square mile, 2010	2,021.90
Computer and Internet Use		Land area in square miles, 2010	20.57
Households with a computer, percent, 2015-2019	85.20%	FIPS Code	1224300
Households with a broadband Internet subscription, percent, 2015-2019	72.80%		

The City of Fort Pierce is expected to continue growing thanks to its modest home prices and the rising costs within the City of Port St. Lucie and neighboring Martin and Palm Beach Counties. The future population growth of Fort Pierce will be fueled by younger families as development continues along the City's western boundaries.

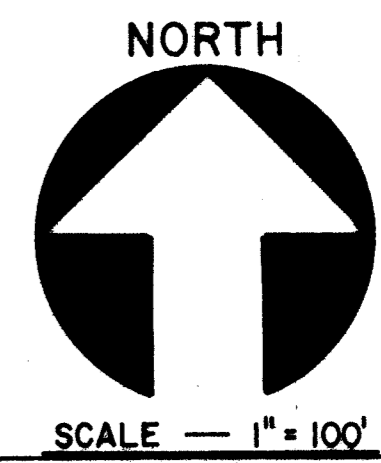
Executive Summary

On or about January 2021, we conducted a Self-Storage Market Study for a specific location in the City of Fort Pierce, FL market. The study included an offsite examination of the subject property, a review of the self-storage competitors in the market and the demographic profile of the subject market.

It is our opinion that the market is extremely favorable for the development of additional self-storage space.

Our opinion is based on the following:

- The subject site does enjoy an advantage over most of the market competitors as the site is along the Okeechobee Road corridor, which is one of the most heavily traveled roadways within the City of Fort Pierce.
- The population density in proximity to the subject site is at moderately high numbers and there is nominal population and household growth projected over the next five years to support an additional self-storage facility within the subject market.
- The square foot demand calculations would appear to indicate that the subject market is under-supplied and that the anecdotal evidence of higher rental rates among the competitors would support this conclusion.
- The moderately high market rental rates for storage space would support new self-storage development of an institutional nature assuming the land costs and development costs were not overly excessive.



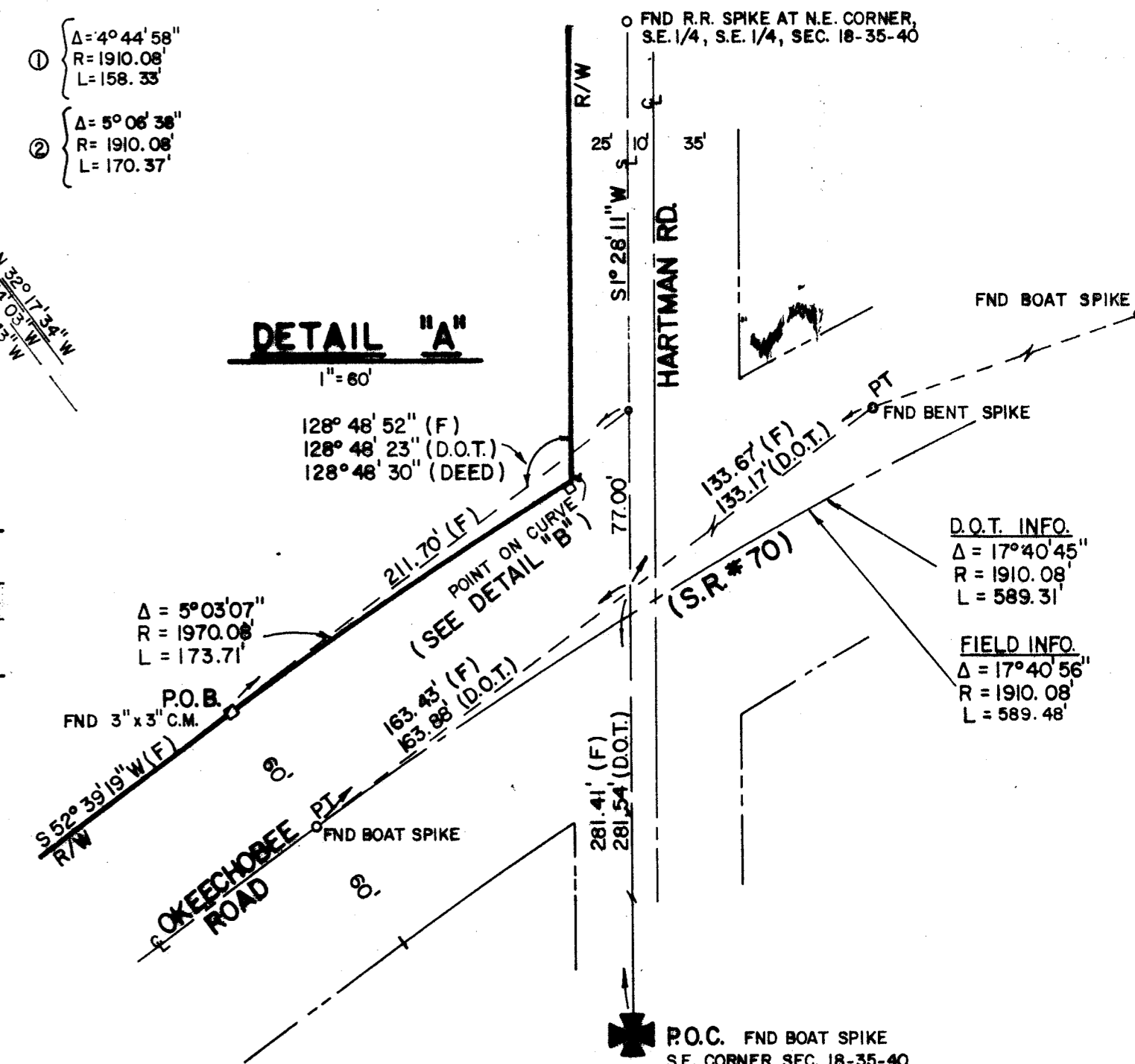
MAP OF SURVEY

BLANKET EASEMENT
D.R.B. 417, PL. 1402
DESCRIPTION
D.R.B. 451, PL. 1925 } TOTAL SITE
451, PL. 1932 }

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; Thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the north-easterly extension of the northwesterly Right-of-Way line of OKEECHOBEE ROAD (STATE ROAD 70); Thence along said extension South 52°39'19" West for 211.70 feet to the POINT OF BEGINNING of the hereinafter described Parcel; said Point of Beginning being also on northwesterly Right-of-Way line of OKEECHOBEE ROAD; Thence along the Right-of-Way line of said OKEECHOBEE ROAD South 52°39'19" West for 1487.22 feet to its intersection with the south line of said Lot 3; Thence along said south line South 89°11'12" West for 373.10 feet to its intersection with the easterly line of that certain Parcel of Land described in O.R. Book 236, Pg. 1506; Thence along said easterly line for the four following courses: (1) North 47°49'52" West for 113.11 feet (2) North 12°51'36" West for 581.68 feet (3) North 23°55'03" West for 157.05 feet (4) North 12°27'22" West for 1405.41 feet to the terminating Point of said fourth course; Thence North 89°20'14" East for 1017.51 feet to its intersection with the east line of the west half of the southeast quarter of said Section 18; Thence along said east line South 01°05'11" West for 192.68 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 18; Thence along the north line of said S.E. 1/4 OF S.E. 1/4 of said Section 18 North 89°19'26" East for 1289.67 feet to its intersection with the westerly Right-of-Way line of HARTMAN ROAD; said Right-of-Way being parallel with and 25 feet westerly of the east line of said Section 18; Thence along said Right-of-Way line and along said parallel line South 01°28'11" West for 986.95 feet to its intersection with the northwesterly Right-of-Way line of said OKEECHOBEE ROAD; said Point of Intersection being also a Point on a curve concave to the southeast, having a radius of 1970.08 feet, and to which Point a radial bears North 32°17'34" West; Thence along said Right-of-Way LINE and along the arc on said curve southwesterly through a Central Angle of 05°03'07" for 173.71 feet to a Point of Tangency; said Point of Tangency being also the POINT OF BEGINNING.

Said Parcel containing 3,498,726 square feet or 80.320 acres.



Revised Cert. 11/17/82		JOB NO. 477-02	SHEET TITLE
(SHEET 1)		FIELD BOOK: 82-22	MAP OF SURVEY
DESCRIPTION		FILE NO. 477-02	PROJECT
CERTIFICATION			ORANGE BLOSSOM MALL
BY DATE DESIGNED	REVISIONS	DATE	BY
B.C.K. 1-18-83	REVISE CH.	11-9-82	B.C. KIERNAN
" 3-2-83	REVISE CH.		
" 3-22-83	REVISE MAP		
SJB 6-30-97	REVISED/REISSUED		
SJB 12/2/97	Minor Revisions		
DRAWN BY: B.C. KIERNAN	CHECKED BY:	DATE: 11-9-82	SCALE: 1" = 100'
STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER			
REGISTRATION NO. 4049, STATE OF FLORIDA			
SHEET NO. 1		SHEET TITLE	
OF 5		MAP OF SURVEY	
		PROJECT	
		ORANGE BLOSSOM MALL	
		SURVEYORS DESIGNERS	
		LANDPLANNERS CONSULTANTS	
		619 EAST 5TH STREET STUART, FLORIDA; 34994	
		(888) 298-7176	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

LEGEND
(F) DENOTES FIELD INFORMATIONS FROM GERALD WEATHERINGTON (R.L.S. NO. 1859) REFERRED FROM SKETCH OF SURVEY ON 9/12/79
(D.O.T.) DENOTES DEPARTMENT OF TRANSPORTATION INFORMATION FROM R/W MAP SECTION No. 94002

MODEL LAND COMPANY S/D

80.32 ACRES

S.W. 1/4, S.E. 1/4, SEC. 18

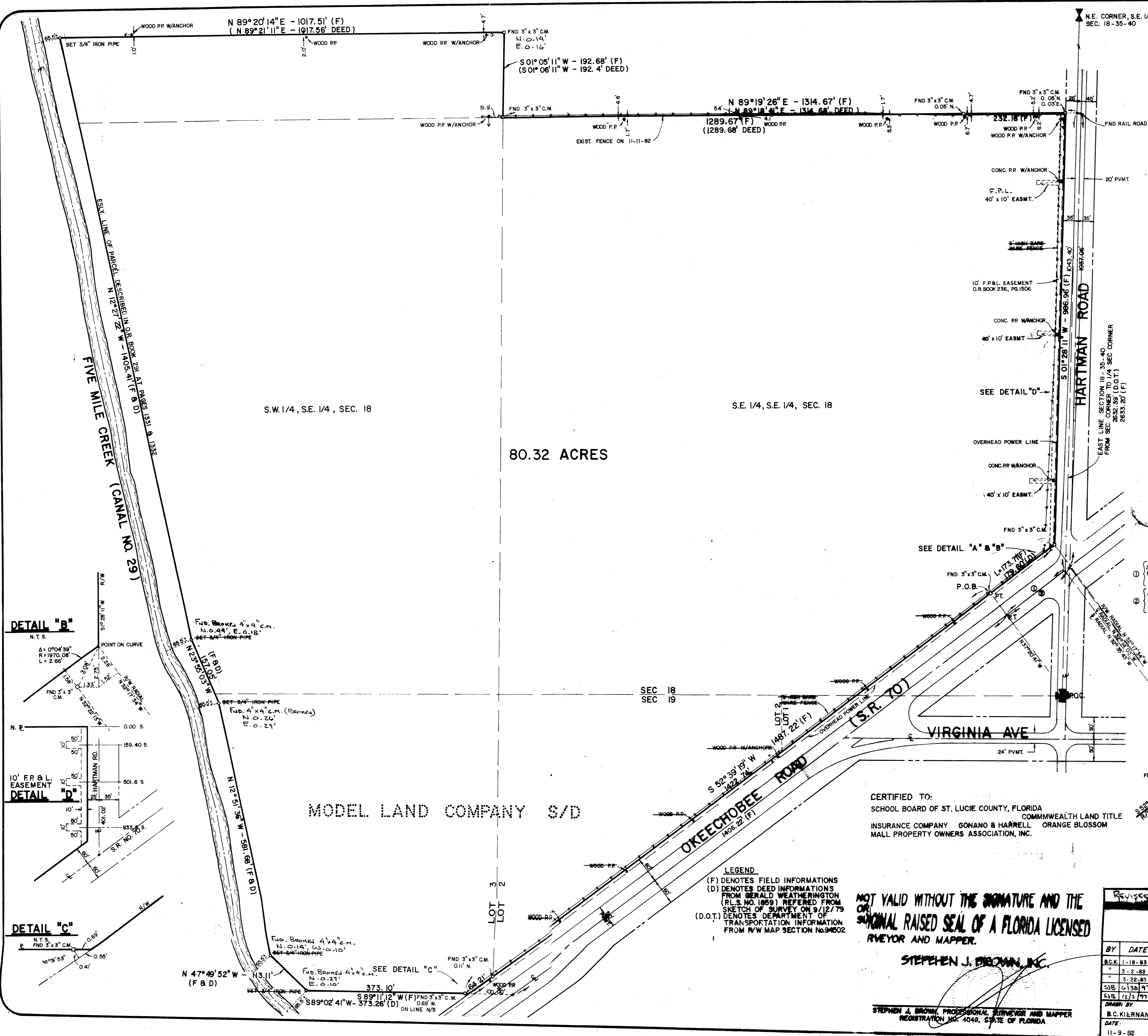
S.E. 1/4, S.E. 1/4, SEC. 18

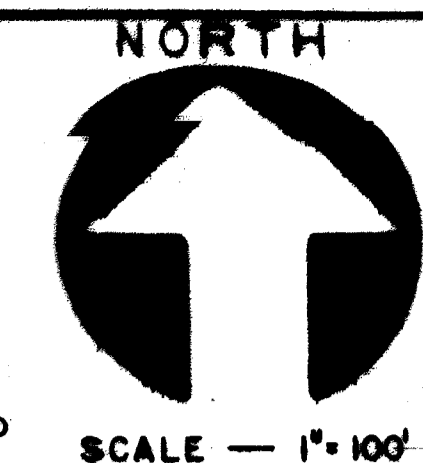
FIVE MILE CREEK (CANAL NO. 29)

DETAIL "B"

DETAIL "D"

DETAIL "C"



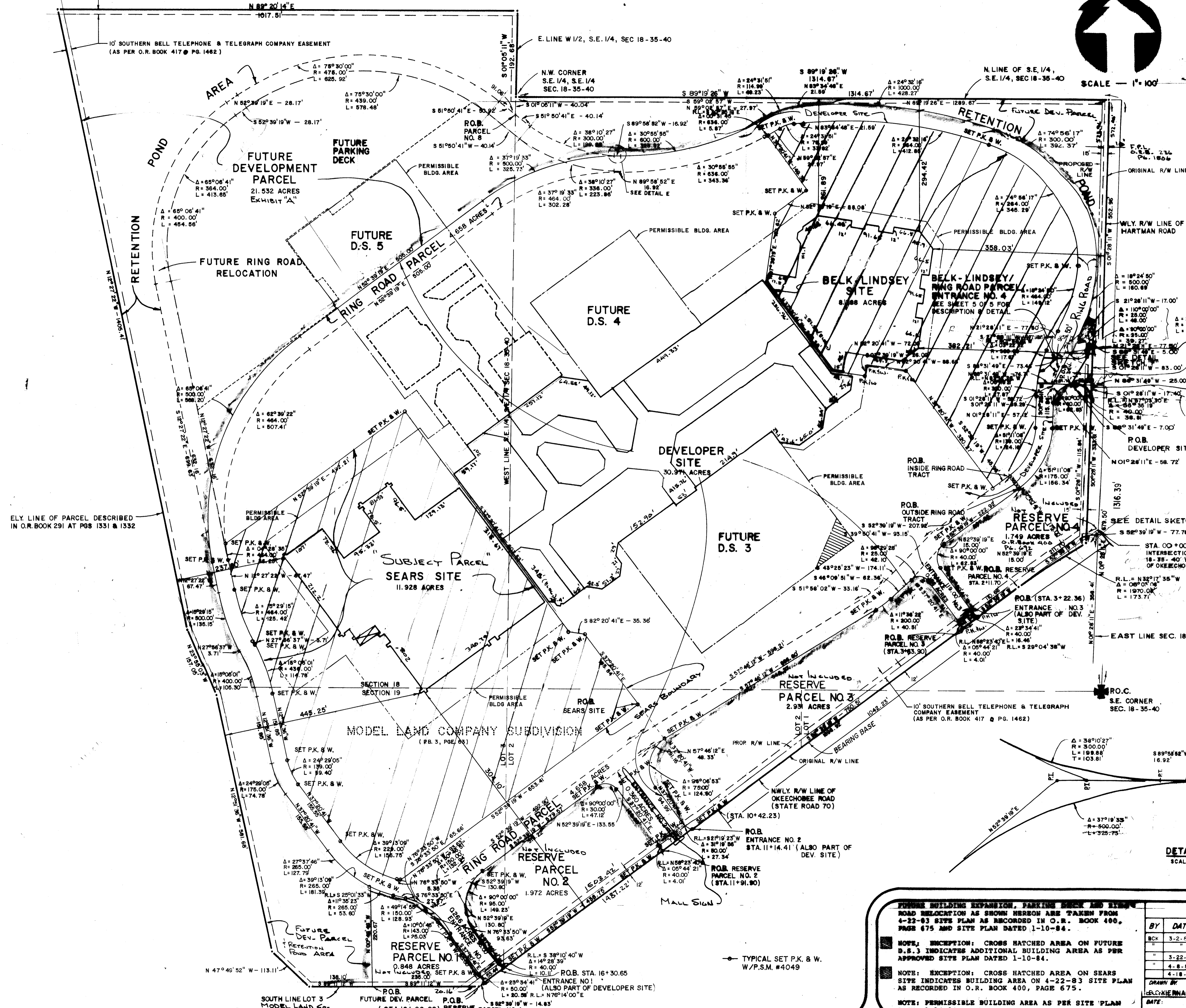


SCALE - 1" = 100'

NOTE: The "Complete Site" is the same as the "Complete Site" described in O.R. Book 400, Pages 664 through 667; The "Developer Site" is the same as the "Developer Site" described in O.R. Book 400, Pages 668 through 670; the "Sears Site" is the same as the "Sears Site" described in O.R. Book 400, Page 671; the "Belk-Lindsey Site" is the same as the "Belk-Lindsey Site" described in O.R. Book 400, Page 672; the "Future Development Parcel" is the same as the "Future Development Parcel" described in O.R. Book 400, Page 673; the "Retention Pond Area" is the same as the "Retention Ponds" as described in O.R. Book 400, Page 674, all in the Public Records of St. Lucie County, Florida.

THE FOLLOWING DENOTES THOSE PARCELS WHICH ARE COINCIDENT WITH EACH OTHER

Parcel	Coincident With
Belk-Lindsey Site	Developer Site Reserve Parcel No. 4 Retention Pond Area Hartman Road R/W Ring Road Parcel
Sears Site	Developer Site Ring Road Parcel
Developer Site	Belk-Lindsey Site Sears Site Reserve Parcels 1 - 4 Future Development Parcel Retention Pond Area Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 1	Developer Site Retention Pond Area Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 2	Developer Site Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 3	Developer Site Okeechobee Road R/W Ring Road Parcel
Reserve Parcel No. 4	Developer Site Belk-Lindsey Site Okeechobee Road R/W Hartman Road R/W Ring Road Parcel
Future Development Parcel	Developer Site Canal No. 29 Ring Road Parcel
Retention Pond Area (Part of Future Development Parcel)	Belk-Lindsey Site Developer Site Reserve Parcel No. 1 Hartman Road R/W Canal No. 29
Ring Road Description (Part of Developer Site)	Belk-Lindsey Site Sears Site Future Development Parcel Reserve Parcels 1 - 4 Retention Pond Area Belk-Lindsey/Ring Road Parcel/ Entrance No. 4



ENTRANCE NO. 4
0.109 ACRES

SEE DETAIL SKETCH "G"

DETAIL E
SCALE: NONE

CURVE DATA LEGEND
 R.L. = RADIAL LINE BEARING
 Δ = CENTRAL ANGLE
 R = RADIUS
 L = LENGTH OF ARC

REVISION 7/13/01
 UPDATE 8/10/00 SJR
 REISSUED 12/10/99 SJR
 REVISION 4/30/97 SJR
 REISSUED 12-12-84
 REVISION 11-13-84

FUTURE BUILDING EXPANSION, PARKING DECK AND RING ROAD RELOCATION AS SHOWN HEREON ARE TAKEN FROM 4-22-83 SITE PLAN AS RECORDED IN O.R. BOOK 400, PAGE 675 AND SITE PLAN DATED 1-10-84.

NOTE: EXCEPTION: CROSS HATCHED AREA ON FUTURE D.S. 3 INDICATES ADDITIONAL BUILDING AREA AS PER APPROVED SITE PLAN DATED 1-10-84.

NOTE: EXCEPTION: CROSS HATCHED AREA ON SEARS SITE INDICATES BUILDING AREA ON 4-22-83 SITE PLAN AS RECORDED IN O.R. BOOK 400, PAGE 675.

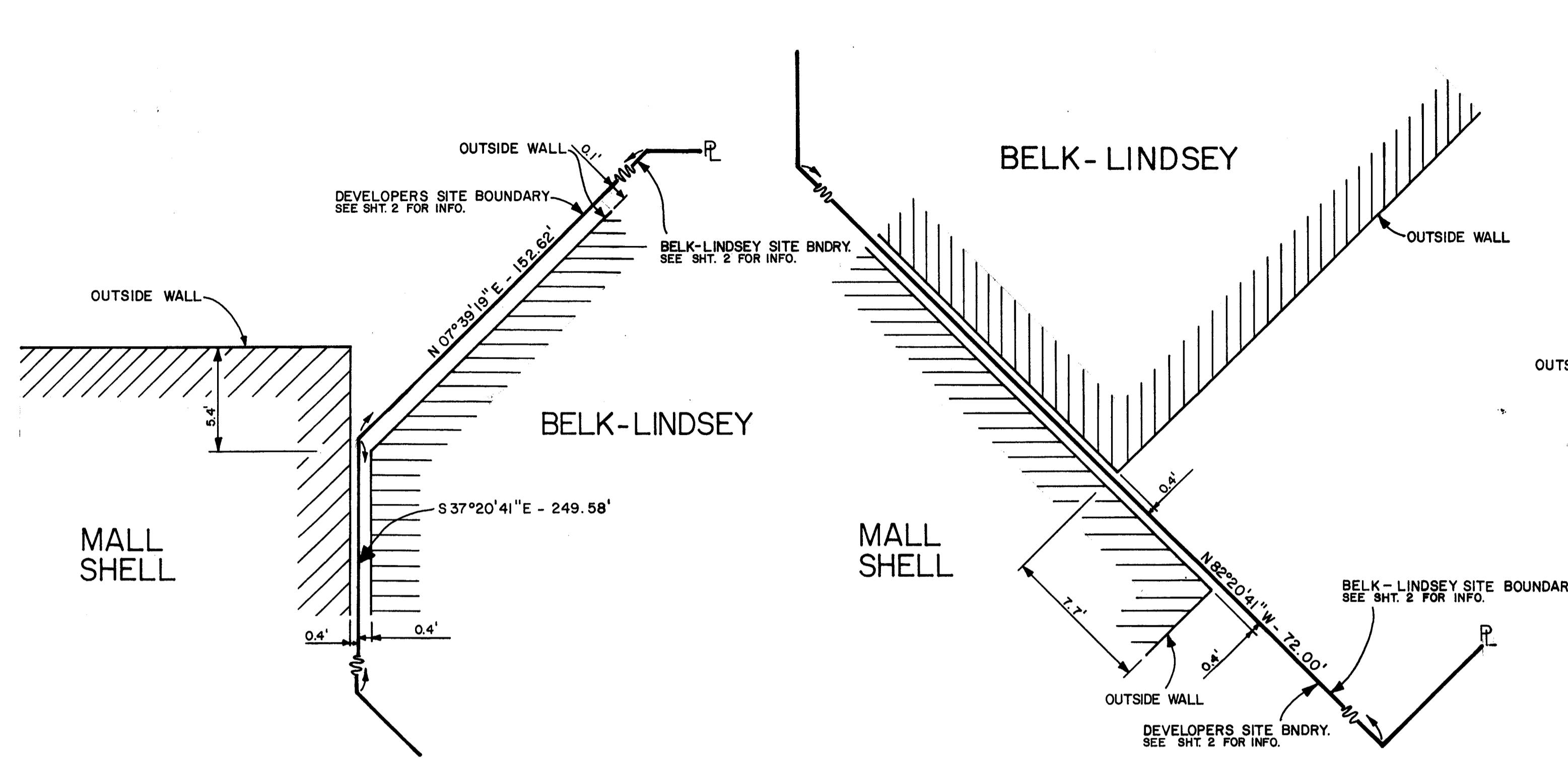
NOTE: PERMISSIBLE BUILDING AREA AS PER SITE PLAN DATED 1-16-84.

REVISIONS (SHEET 2)

BY	DATE	DESCRIPTION
BCK	3-2-83	REVISE BELK LINDSEY SITE
"	"	ADD PROP. R/W
"	3-22-85	REVISE MAP
"	4-8-85	ADD 0.2 AC. TO SEARS SITE
"	4-18-85	ADD DETAIL E

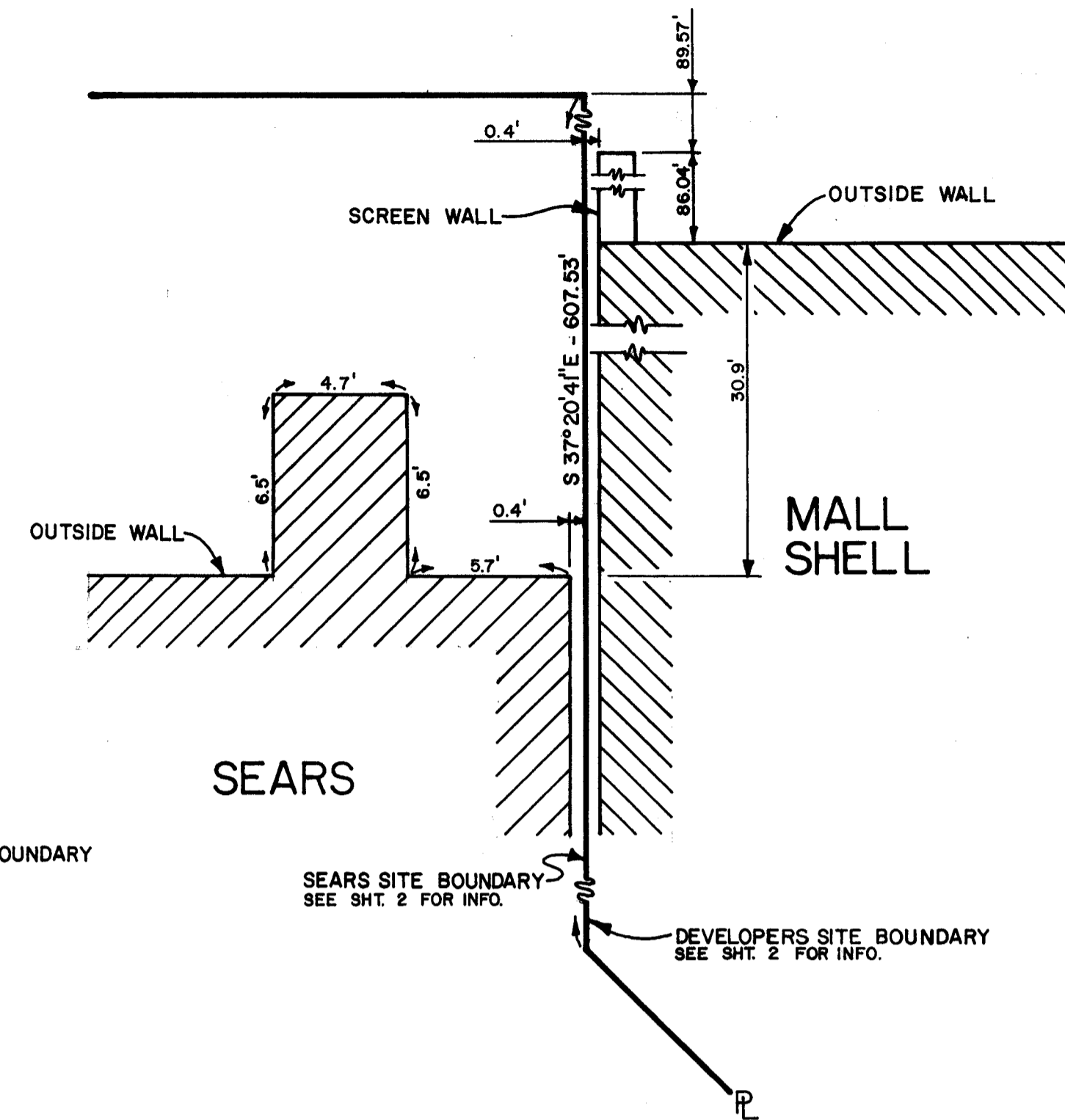
DRAWN BY: L.C. KIERMAN
CHECKED BY: M.G.
DATE: 1-18-85
SCALE: 1" = 100'

JOB NO.: 477-02	SHEET TITLE: SKETCH TO ACCOMPANY LEGAL DESC.
FIELD BOOK: 477-02	PROJECT: ORANGE BLOSSOM MALL
FILE NO.: 477-02	DESIGNER: STEPHEN J. BROWN INC. SURVEYORS DESIGNERS
	LANDPLANNERS CONSULTANTS
	619 EAST 5TH STREET, STUART, FLORIDA 34984
	TEL: 288-7176
SHEET NO.: 2	OF: 5

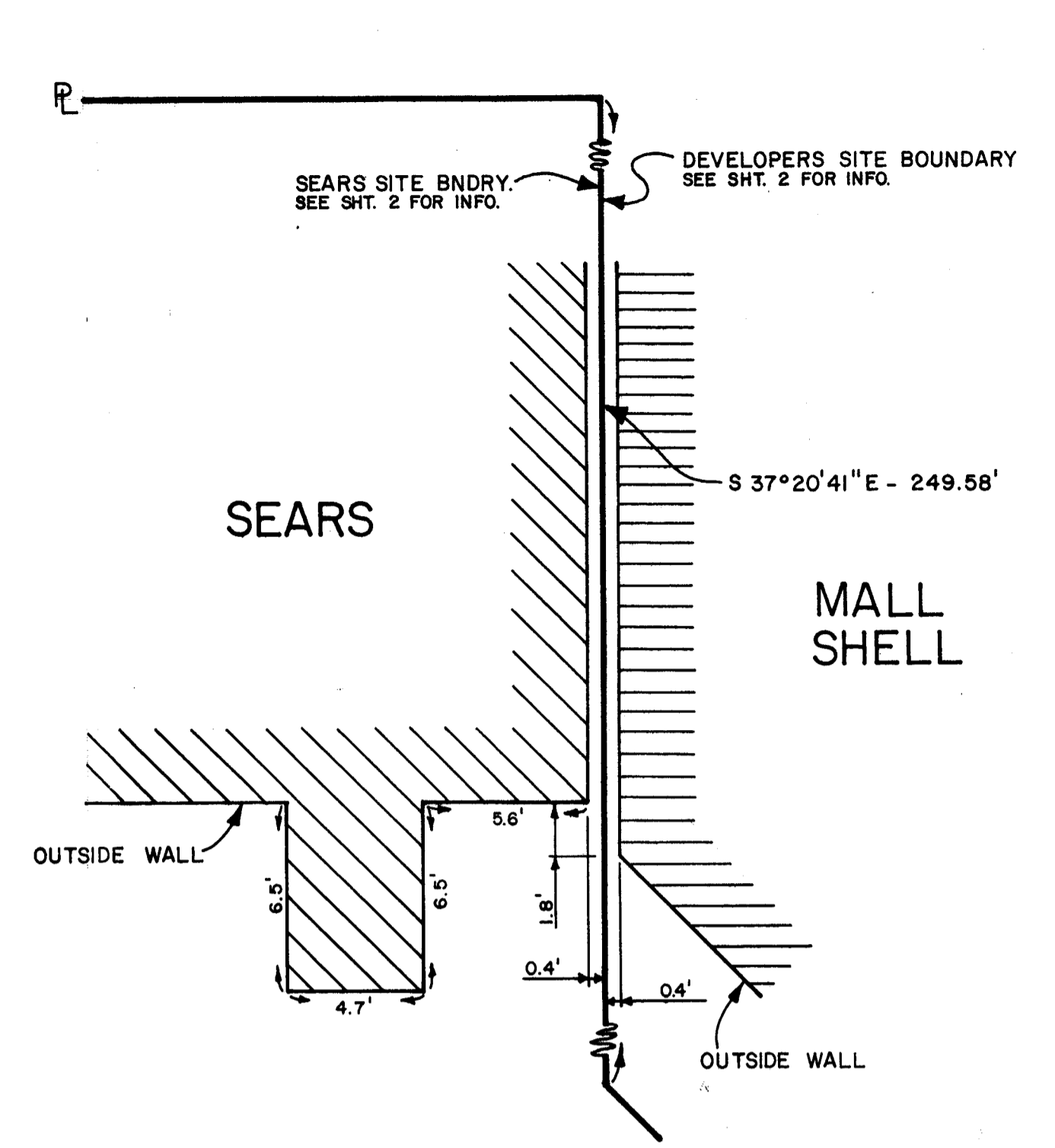


DETAIL 1

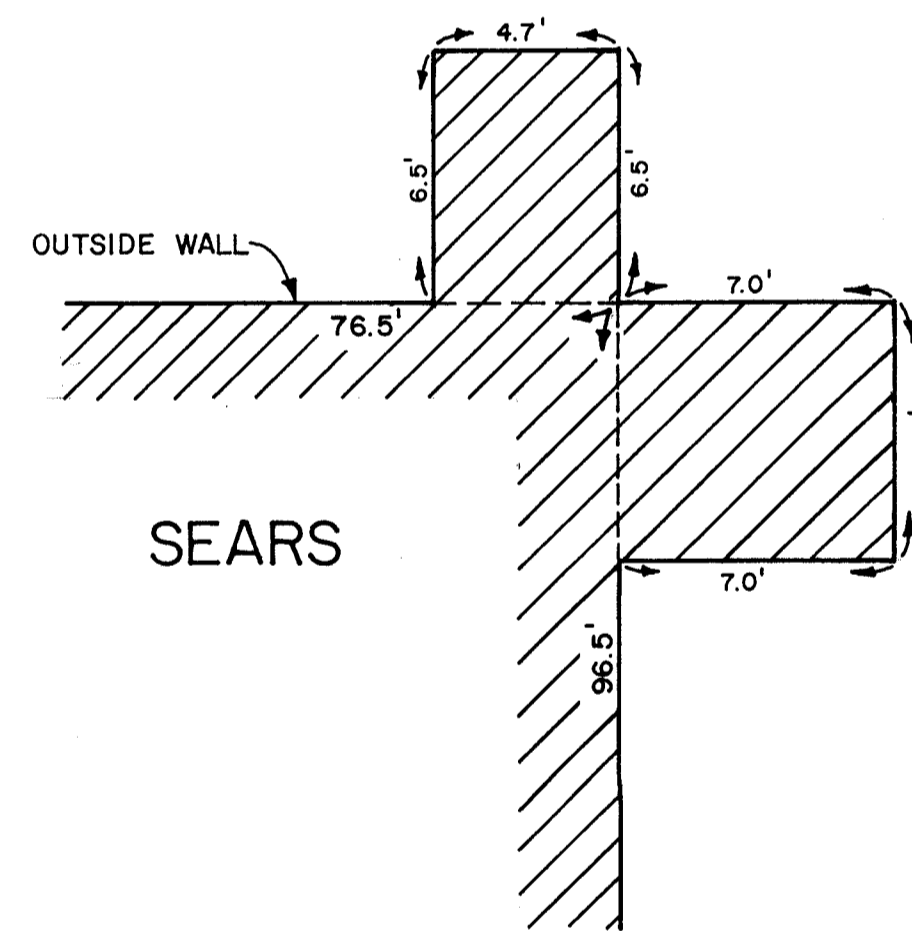
DETAIL 2



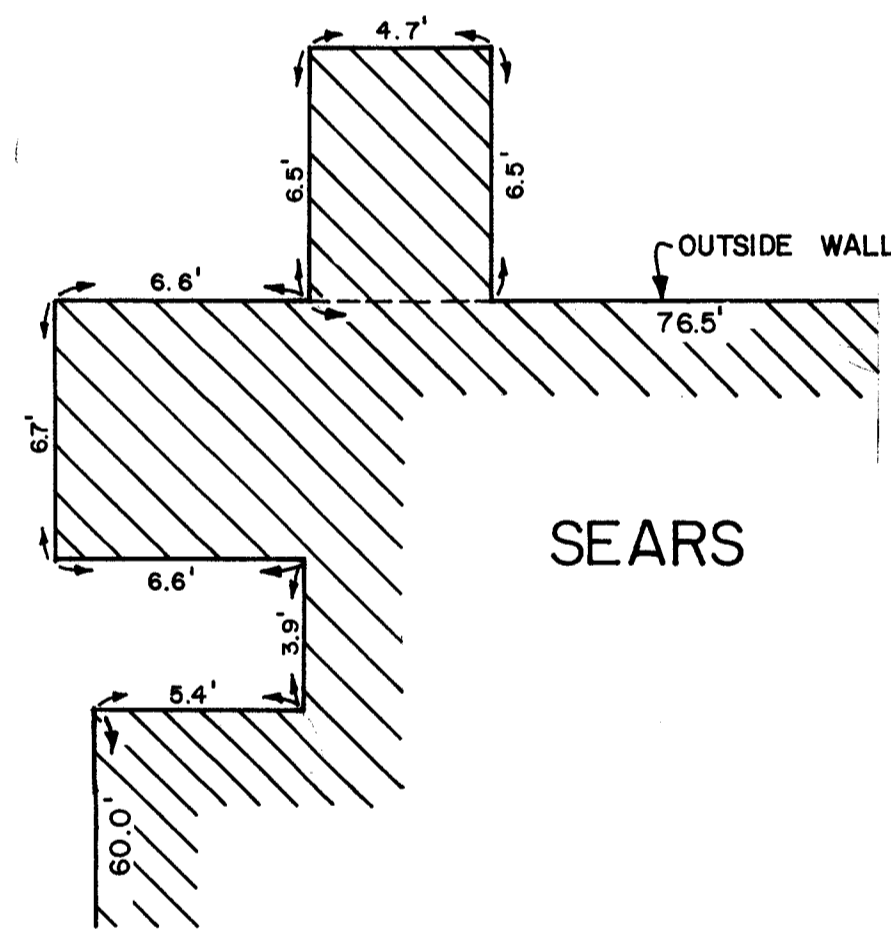
DETAIL 3



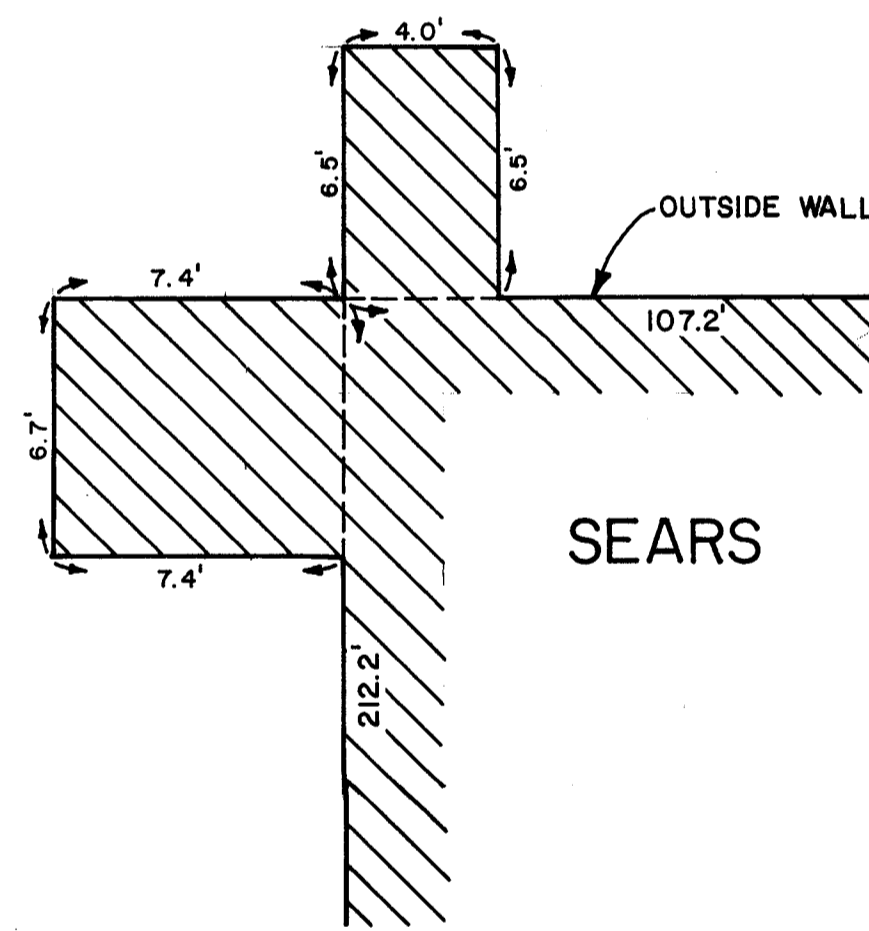
DETAIL 4



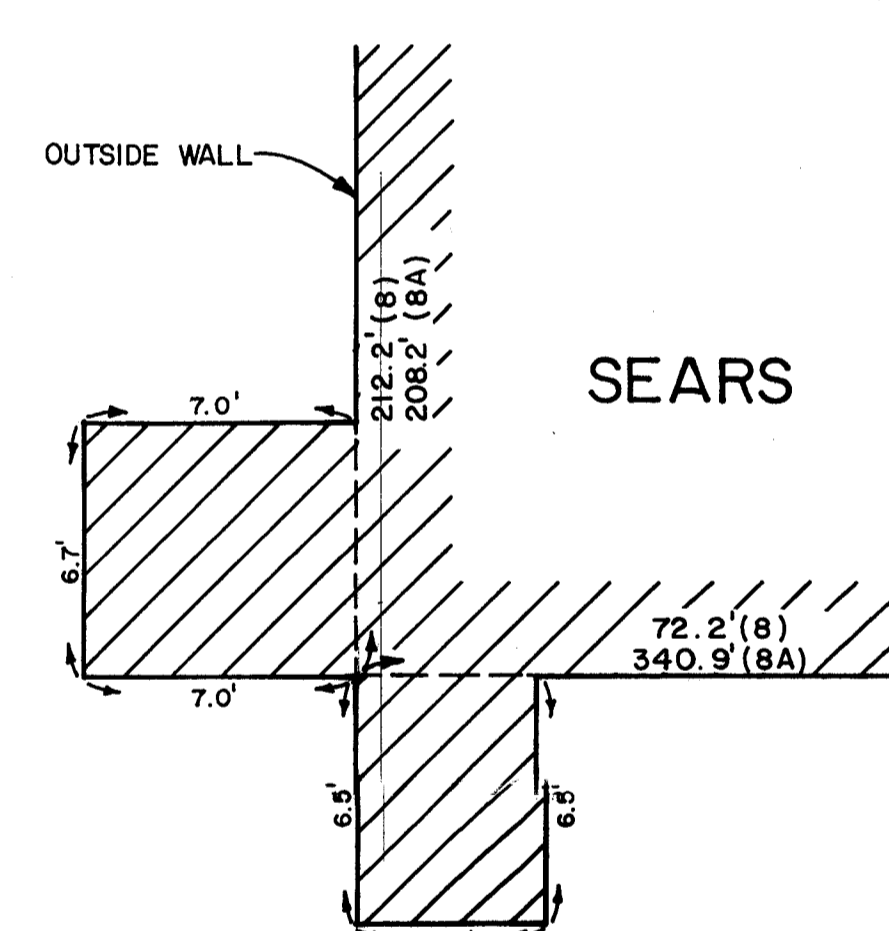
DETAIL 5



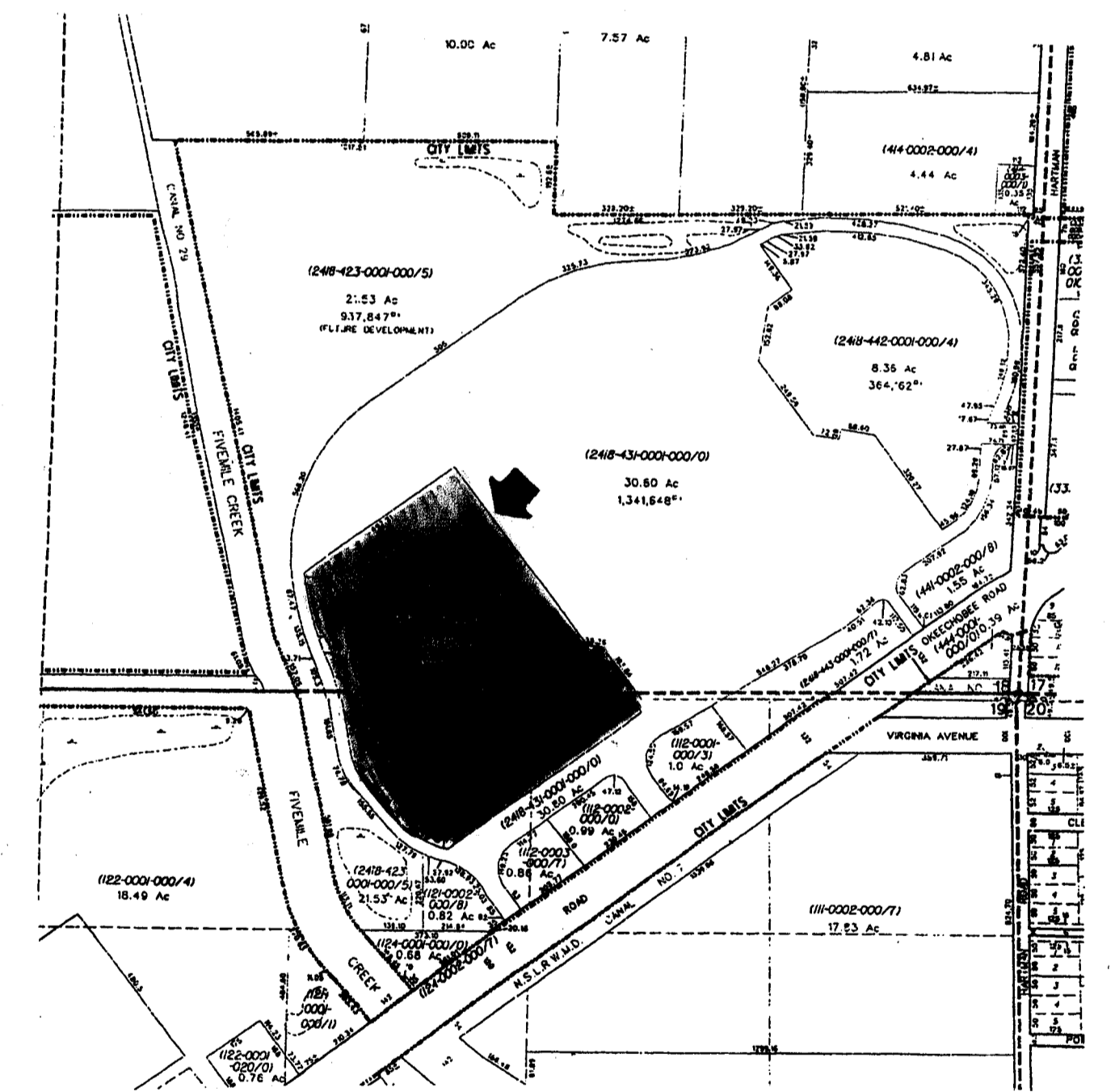
DETAIL 6



DETAIL 7



DETAIL 8 & 8A



LOCATION MAP

<p>1. SURVEYING</p> <p>2. PLANNING</p> <p>3. ENGINEERING</p> <p>4. ARCHITECTURE</p> <p>5. LANDSCAPE ARCHITECTURE</p> <p>6. CIVIL ENGINEERING</p> <p>7. ELECTRICAL ENGINEERING</p> <p>8. MECHANICAL ENGINEERING</p> <p>9. CHEMICAL ENGINEERING</p> <p>10. METALLURGY</p> <p>11. AERONAUTICAL ENGINEERING</p> <p>12. AGRICULTURAL ENGINEERING</p> <p>13. INDUSTRIAL ENGINEERING</p> <p>14. MARINE ENGINEERING</p> <p>15. MINING ENGINEERING</p> <p>16. PETROLEUM ENGINEERING</p> <p>17. RAILROAD ENGINEERING</p> <p>18. SURVEYING</p> <p>19. THERMAL ENGINEERING</p> <p>20. TRANSPORTATION ENGINEERING</p>	<p>1. SURVEYING</p> <p>2. PLANNING</p> <p>3. ENGINEERING</p> <p>4. ARCHITECTURE</p> <p>5. LANDSCAPE ARCHITECTURE</p> <p>6. CIVIL ENGINEERING</p> <p>7. ELECTRICAL ENGINEERING</p> <p>8. MECHANICAL ENGINEERING</p> <p>9. CHEMICAL ENGINEERING</p> <p>10. METALLURGY</p> <p>11. AERONAUTICAL ENGINEERING</p> <p>12. AGRICULTURAL ENGINEERING</p> <p>13. INDUSTRIAL ENGINEERING</p> <p>14. MARINE ENGINEERING</p> <p>15. MINING ENGINEERING</p> <p>16. PETROLEUM ENGINEERING</p> <p>17. RAILROAD ENGINEERING</p> <p>18. SURVEYING</p> <p>19. THERMAL ENGINEERING</p> <p>20. TRANSPORTATION ENGINEERING</p>	<p>1. SURVEYING</p> <p>2. PLANNING</p> <p>3. ENGINEERING</p> <p>4. ARCHITECTURE</p> <p>5. LANDSCAPE ARCHITECTURE</p> <p>6. CIVIL ENGINEERING</p> <p>7. ELECTRICAL ENGINEERING</p> <p>8. MECHANICAL ENGINEERING</p> <p>9. CHEMICAL ENGINEERING</p> <p>10. METALLURGY</p> <p>11. AERONAUTICAL ENGINEERING</p> <p>12. AGRICULTURAL ENGINEERING</p> <p>13. INDUSTRIAL ENGINEERING</p> <p>14. MARINE ENGINEERING</p> <p>15. MINING ENGINEERING</p> <p>16. PETROLEUM ENGINEERING</p> <p>17. RAILROAD ENGINEERING</p> <p>18. SURVEYING</p> <p>19. THERMAL ENGINEERING</p> <p>20. TRANSPORTATION ENGINEERING</p>	<p>1. SURVEYING</p> <p>2. PLANNING</p> <p>3. ENGINEERING</p> <p>4. ARCHITECTURE</p> <p>5. LANDSCAPE ARCHITECTURE</p> <p>6. CIVIL ENGINEERING</p> <p>7. ELECTRICAL ENGINEERING</p> <p>8. MECHANICAL ENGINEERING</p> <p>9. CHEMICAL ENGINEERING</p> <p>10. METALLURGY</p> <p>11. AERONAUTICAL ENGINEERING</p> <p>12. AGRICULTURAL ENGINEERING</p> <p>13. INDUSTRIAL ENGINEERING</p> <p>14. MARINE ENGINEERING</p> <p>15. MINING ENGINEERING</p> <p>16. PETROLEUM ENGINEERING</p> <p>17. RAILROAD ENGINEERING</p> <p>18. SURVEYING</p> <p>19. THERMAL ENGINEERING</p> <p>20. TRANSPORTATION ENGINEERING</p>
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NOTES:

- Survey of description as furnished by Client.
- Lot lines shown hereon were not abstracted for assessments and/or rights-of-way of record.
- All bearings are referenced to the south line of subject property. Platted as S 52° 39' 19" W all others relative thereto.
- Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
- There are no above ground encroachments, unless otherwise shown.
- The National Flood Insurance Program designation as indicated on the F.E.M.A. Map Panel No. 12111C0186F, dated 8/19/83, locates the parcel in Zone AEX, base flood elevation 17.74 feet, subject to any scaling and interpolation factors associated with mapping of this accuracy.

7. EXISTING ELEVATION 16.50 FOR THE SEARS BUILDING.

PARKING: 2799 + 43 HANDICAP = 2842 TOTAL
 BUILDING AREA: BELK LINDSEY = 83,119 SF ±
 SEARS = 128,438 SF ±
 MALL = 275,707 SF ±

NOTE: PARKING, BUILDING DIMENSIONS, & AREAS TAKEN FROM AS BUILT DRAWINGS. SITE WORK, ORANGE BLOSSOM MALL. HUNTER: WILLIAM F. BROWN, P.E. SHEETS SP-1 - SP-4, DATED 3/1/84

REISSUED 7/13/01
 LAST REVISED 1/20/98 REISSUED 12/10/94 SJB
 REVISED 11/13/84
 REVISED 1/15/93 RE-ISSUE 6/30/97

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		BY	DATE	DESCRIPTION													<p>JOB NO.: 477-02 FIELD BOOK: 477-02 FILE NO.: 477-02</p>	<p>SHEET TITLE DETAIL SHEET</p> <p>PROJECT ORANGE BLOSSOM MALL</p>	<p>SHEET NO.: 2B OF: 5</p>
BY	DATE	DESCRIPTION																	
<p>DRAWN BY: M. MCCUE DATE: 6-22-84</p>		<p>CHECKED BY: M.G. SCALE: 1" = 100'</p>	<p>STEPHEN J. BROWN INC. SURVEYORS DESIGNERS LANDPLANNERS CONSULTANTS 619 EAST 5TH STREET, STUART, FLORIDA, 34994 (888) 288-7176</p>																

DESCRIPTION: BELK-LINDSEY SITE "Not Included"

A Parcel of Land lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet; thence North 88°31'49" West for 25.00 feet to the Point of Intersection with the westerly Right-of-Way Line of HARTMAN ROAD; said Point being also the POINT OF BEGINNING; thence along the westerly line of said HARTMAN ROAD South 01°28'11" West for 17.40 feet to the Point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 57°03'30" East; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Northwestwardly for 38.81 feet; thence North 88°31'49" West for 81.71 feet to the Point of Intersection with a curve concave to the Southeast, having a radius of 300.00 feet and to which Point a radial line bears North 83°12'28" West; thence along the Arc of said Curve, through a Central Angle of 05°19'21" Southerly for 27.87 feet to a Point of Tangency; thence South 01°28'11" West for 69.29 feet to a Point of Curvature of a curve concave to the Southeast and having a radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08" Southerly and Southwesterly for 124.18 feet to a Point of Tangency; thence South 52°39'19" West for 45.96 feet; thence North 37°20'41" West for 320.27 feet; thence North 82°20'41" West for 88.89 feet; thence South 07°39'19" West for 26.00 feet; thence North 82°20'41" West for 72.00 feet; thence North 37°20'41" West for 243.58 feet; thence North 07°39'19" East for 152.62 feet; thence North 52°39'19" East for 88.08 feet; thence North 37°20'41" West for 149.36 feet to the Point of Intersection with a Curve concave to the South, having a Radius of 636.00 feet and to which Point a Radial Line bears South 30°25'18" East; thence along the Arc of said Curve, through a Central Angle of 0°31'45", Northerly for 5.87 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a curve concave to the South and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51", Easterly for 33.82 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16", Easterly for 412.85 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 03°22'32" Southerly for 17.67 feet to a Point of Tangency; thence North 21°28'11" East for 47.95 feet to a Point of Curvature of a Curve concave to the West and having a radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Northerly for 149.12 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17" Northerly, Northwesterly and Westerly for 345.29 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 412.85 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle 24°31'51" Southwesterly for 33.82 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 00°31'45", Southwesterly for 5.87 feet; thence South 37°20'41" East for 149.36 feet; thence South 52°39'19" West for 88.08 feet; thence South 07°39'19" West for 152.62 feet; thence South 37°20'41" East for 249.58 feet; thence South 82°20'41" East for 72.00 feet; thence North 07°39'19" East for 26.00 feet; thence North 82°20'41" East for 88.89 feet; thence South 52°39'19" East for 320.27 feet; thence North 82°20'41" East for 88.89 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northerly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°19'21", Northerly for 27.87 feet; thence South 88°31'49" East for 74.71 feet to the POINT OF BEGINNING.

Containing 8.388 Acres.

DESCRIPTION: SEARS SITE "SUBJECT PARCEL"

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1042.23 feet; thence North 37°20'41" West for 291.16 feet to the POINT OF BEGINNING; thence South 52°39'19" West for 653.41 feet; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" northwesterly for 156.75 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°39'19" East for 492.21 feet; thence South 37°20'41" East for 607.53 feet; thence South 82°20'41" East for 35.36 feet; thence South 37°20'41" East for 193.84 feet to the POINT OF BEGINNING.

Containing 11.928 Acres.

DESCRIPTION: DEVELOPER SITE

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1, 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 679.50 feet; thence North 88°31'49" West for 65.00 feet to the POINT OF BEGINNING; said Point OF BEGINNING being also the Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Westerly, Southwesterly and Southerly for 62.83 feet to a Point of Tangency; thence South 01°28'11" West for 57.12 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Southwesterly for 156.34 feet to a Point of Tangency; thence South 52°39'19" West for 207.92 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southwesterly for 62.83 feet to a Point of Tangency; thence South 37°20'41" West for 62.83 feet to a Point of Curvature of a Curve concave to the North and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Southerly for 16.46 feet to its intersection with the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said R/W Line South 52°39'19" West for 41.54 feet to the Point of Intersection with a curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 125.51 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°29'28", Northwesterly, Westerly and Southwesterly for 42.10 feet to a Point of Tangency; thence South 45°09'51" West for 62.36 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 110°31'22" Southwesterly for 149.23 feet to a Point of Tangency; thence South 57°46'12" West for 548.27 feet to the Point of Curvature of a Curve concave to the East and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53" Southwesterly, Southerly and Southerly for 124.50 feet to a Point of Tangency; thence South 37°20'41" East for 94.99 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 31°19'56" Southerly for 27.34 feet to its intersection with the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 77.49 feet to the Point of Intersection with a Curve concave to the Southwest, having a Radius of 40.00 feet and to which Point a Radial Line bears North 58°23'40" East; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Northwesterly for 4.01 feet to a Point of Tangency; thence North 37°20'41" West for 165.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Westerly and Southwesterly for 47.12 feet to a Point of Tangency; thence South 52°39'19" West for 315.22 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 95.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Southwesterly, Southerly and Southwesterly for 149.23 feet to a Point of Tangency; thence South 37°20'41" East for 95.00 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 14°28'39", Southwesterly for 10.11 feet to its intersection with the Right-of-Way Line of said OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 53.44 feet to the Point of Intersection with a Curve concave to the West, having a Radius of 50.00 feet and to which Point a Radial Line bears North 76°14'00" East; thence along the Arc of said Curve, through a Central Angle of 23°34'41", Northwesterly for 20.58 feet to a Point of Tangency; thence North 37°20'41" West for 85.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve, through a Central Angle of 10°01'46" Northwesterly for 25.03 feet to a Point of Reverse Curve of a Curve concave to the Northeast and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55", Northwesterly and Westerly for 128.93 feet to a Point of Tangency; thence North 12°51'36" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 265.00 feet; thence along the Arc of said Curve through a Central Angle of 39°13'09", Northwesterly for 181.39 feet to a Point of Tangency; thence North 37°20'41" West for 155.55 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°29'05", Northwesterly for 74.78 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 400.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°05'01" Northwesterly for 105.30 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 15°29'15" Northerly for 135.15 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 65°06'41", Northerly and Northerly for 568.20 feet to a Point of Tangency; thence North 52°39'19" East for 505.00 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 3°11'33" Easterly for 325.73 feet to a Point of Reverse Curve of a Curve concave to the North and having a Radius of 600.00 feet; thence along the Arc of said Curve, through a Central Angle of 30°55'55" Easterly for 323.92 feet to a Point of Tangency; thence North 59°02'57" East for 27.97 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 114.99 feet; thence along the Arc of said Curve, through a Central Angle of 24°31'51" Easterly for 49.23 feet to a Point of Tangency; thence North 83°34'48" East for 21.59 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 1000.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Easterly for 428.27 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17", Southerly for 392.37 feet to a Point of Compound Curve of a Curve concave to the West and having a Radius of 500.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50" Southerly for 160.69 feet to a Point of Tangency; thence South 21°28'11" West for 17.00 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 110°00'00", Southwesterly, Southerly and Southerly for 48.00 feet to a Point of Tangency; thence North 88°31'49" West for 73.46 feet to the Point of Intersection with a Curve concave to the East, having a Radius of 300.00

DESCRIPTION: DEVELOPER SITE - Continued

feet and to which Point a Radial Line bears North 1°54'21" West; thence along the Arc of said Curve, through a Central Angle of 03°22'32" Northerly for 17.67 feet to a Point of Tangency; thence North 21°28'11" East for 47.95 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 464.00 feet; thence along the Arc of said Curve, through a Central Angle of 18°24'50", Northerly for 149.12 feet to a Point of Compound Curve of a Curve concave to the Southwest and having a Radius of 264.00 feet; thence along the Arc of said Curve, through a Central Angle of 74°56'17" Northerly, Northwesterly and Westerly for 345.29 feet to a Point of Compound Curve of a Curve concave to the South and having a Radius of 964.00 feet; thence along the Arc of said Curve, through a Central Angle of 24°32'16" Westerly for 412.85 feet to a Point of Tangency; thence South 83°34'48" West for 21.59 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 78.99 feet; thence along the Arc of said Curve, through a Central Angle 24°31'51" Southwesterly for 33.82 feet to a Point of Tangency; thence South 59°02'57" West for 27.97 feet to a Point of Curvature of a Curve concave to the Northwest and having a Radius of 636.00 feet; thence along the Arc of said Curve, through a Central Angle of 00°31'45", Southwesterly for 5.87 feet; thence South 37°20'41" East for 149.36 feet; thence South 52°39'19" West for 88.08 feet; thence South 07°39'19" West for 152.62 feet; thence South 37°20'41" East for 249.58 feet; thence South 82°20'41" East for 72.00 feet; thence North 07°39'19" East for 26.00 feet; thence North 82°20'41" East for 88.89 feet; thence South 52°39'19" East for 320.27 feet; thence North 82°20'41" East for 88.89 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 139.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northerly and Northerly for 124.18 feet to a Point of Tangency; thence North 01°28'11" East for 69.29 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 300.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°19'21", Northerly for 27.87 feet; thence South 88°31'49" East for 74.71 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL OF SEARS SITE more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension and along said R/W Line South 52°39'19" West for 1042.23 feet; thence North 37°20'41" West for 291.16 feet to the POINT OF BEGINNING; thence South 52°39'19" West for 653.41 feet; thence North 76°33'50" West for 5.35 feet to a Point of Curvature of a curve concave to the Northeast and having a radius of 229.00 feet; thence along the arc of said curve, through a Central Angle of 39°13'09" northwesterly for 156.75 feet to a Point of Curvature of a curve concave to the East and having a radius of 139.00 feet; thence along the arc of said curve, through a Central Angle of 24°29'05" northerly for 59.40 feet to a Point of Tangency; thence North 12°51'36" West for 151.85 feet to a Point of Curvature of a curve concave to the West and having a radius of 436.00 feet; thence along the arc of said curve, through a Central Angle of 15°05'01" northerly for 114.78 feet to a Point of Tangency; thence North 27°56'37" West for 3.71 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 15°29'15" northerly for 125.42 feet to a Point of Tangency; thence North 12°27'22" West for 67.47 feet to a Point of Curvature of a curve concave to the East and having a radius of 464.00 feet; thence along the arc of said curve, through a Central Angle of 04°28'35" for 36.25 feet; thence North 52°39'19" East for 492.21 feet; thence South 37°20'41" East for 607.53 feet; thence South 82°20'41" East for 35.36 feet; thence South 37°20'41" East for 193.84 feet to the POINT OF BEGINNING.

Said Developer Site containing 30.971 Acres.

DESCRIPTION: RESERVE PARCEL NO. 1 (Not Included)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida, being a part of Lot 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 1698.92 feet to the Point of Intersection with the south line of said Lot 3; said Point being also the POINT OF BEGINNING; thence along the south line of said Lot 3 South 89°11'12" West for 235.00 feet; thence North 00°48'48" West for 220.67 feet to the Point of Intersection with a curve concave to the Northeast, having a Radius of 265.00 feet and to which Point a Radial Line bears South 25°01'33" West; thence along the Arc of said Curve, through a Central Angle of 11°35'23" Southerly for 53.60 feet to a Point of Tangency; thence South 76°33'50" East for 27.97 feet to a Point of Curvature of a curve concave to the southwest and having a Radius of 150.00 feet; thence along the Arc of said Curve, through a Central Angle of 49°14'55" Southerly for 128.93 feet to a Point of Reverse Curve of a Curve concave to the Northeast and having a Radius of 143.00 feet; thence along the Arc of said Curve, through a Central Angle of 10°01'46", Southerly for 25.03 feet to a Point of Tangency; thence South 37°20'41" East for 85.00 feet to the Point of Curvature of a Curve concave to the West and having a Radius of 50.00 feet; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Southerly for 20.58 feet to its intersection with said northwesterly R/W Line of OKEECHOBEE ROAD; thence along said R/W Line South 52°39'19" West for 14.83 feet to the POINT OF BEGINNING.

Containing 0.848 Acres.

DESCRIPTION: RESERVE PARCEL NO. 2 (Not Included)

A Parcel of Land lying in Section 19, Township 35 South, Range 40 East, Saint Lucie County, Florida, being a part of Lots 2 and 3 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 1191.90 feet to the POINT OF BEGINNING; thence continuing along said R/W Line South 52°39'19" West for 438.75 feet to the Point of Intersection with a Curve concave to the North, having a Radius of 40.00 feet and to which Point a Radial Line bears South 38°10'40" West; thence along the Arc of said Curve, through a Central Angle of 14°28'39" Northwesterly for 10.11 feet to a Point of Tangency; thence North 37°20'41" West for 95.00 feet to the Point of Curvature of a Curve concave to the east and having a Radius of 95.00 feet; thence along the Arc of said Curve through a Central Angle of 90°00'00" Northwesterly, Northerly and Northerly for 124.18 feet to a Point of Tangency; thence North 52°39'19" East for 315.22 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 30.00 feet; thence along the Arc of said Curve through a Central Angle of 90°00'00" Northwesterly, Easterly and Southerly for 47.12 feet to a Point of Tangency; thence South 37°20'41" East for 166.00 feet to a Point of Curvature of a Curve concave to the West and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Southwesterly for 4.01 feet to the POINT OF BEGINNING. Containing 1.972 Acres.

DESCRIPTION: RESERVE PARCEL NO. 3 (Not Included)

A Parcel of Land lying in Sections 18 and 19, Township 35 South, Range 40 East, Saint Lucie County, Florida; The portion lying in said Section 19 being a part of Lots 1 and 2 of MODEL LAND COMPANY SUBDIVISION according to the Plat thereof as recorded in Plat Book 3 at page 63 of the Public Records of Saint Lucie County, Florida and being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line and along said R/W Line South 52°39'19" West for 353.90 feet to the POINT OF BEGINNING; thence along said R/W Line continuing South 52°39'19" West for 750.51 feet to the Point of Intersection with a Curve concave to the northeast, having a Radius of 50.00 feet and to which Point a Radial Line bears South 21°19'23" West; thence along the Arc of said Curve, through a Central Angle of 31°19'56" Northwesterly for 27.34 feet to a Point of Tangency; thence North 37°20'41" West for 94.99 feet to a Point of Curvature of a Curve concave to the east and having a Radius of 75.00 feet; thence along the Arc of said Curve, through a Central Angle of 95°06'53", Northwesterly, Northerly and Northerly for 124.50 feet to a Point of Tangency; thence North 57°46'12" East for 548.27 feet to a Point of Curvature of a Curve concave to the Northwest having a Radius of 200.00 feet; thence along the Arc of said Curve, through a Central Angle of 11°36'22" Northerly for 40.51 feet to a Point of Tangency; thence North 46°09'51" East for 62.36 feet to a Point of Curvature of a Curve concave to the South and having a Radius of 25.00 feet; thence along the Arc of said Curve, through a Central Angle of 96°29'28" Northerly, Easterly and Southerly for 42.10 feet to a Point of Tangency; thence South 37°20'41" East for 125.51 feet to a Point of Curvature of a Curve concave to the Northeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 05°44'21", Southerly for 4.01 feet to the POINT OF BEGINNING. Containing 2.931 Acres.

DESCRIPTION: RESERVE PARCEL NO. 4 (Not Included)

A Parcel of Land lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Section 18; thence along the east line of said Section 18, on an assumed bearing, North 01°28'11" East for 358.41 feet to its intersection with the northeasterly extension line of the northwesterly Right-of-Way Line of OKEECHOBEE ROAD (STATE ROAD 70); thence along said extension line South 52°39'19" West for 211.70 feet to the POINT OF BEGINNING; thence along said R/W Line South 52°39'19" West for 110.66 feet to the Point of Intersection with a Curve concave to the Northeast, having a Radius of 40.00 feet and to which Point a Radial Line bears South 29°04'38" West; thence along the Arc of said Curve, through a Central Angle of 23°34'41" Northwesterly for 15.46 feet to a Point of Tangency; thence North 37°20'41" West for 119.00 feet to a Point of Curvature of a Curve concave to the East and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly, Northerly and Northerly for 62.83 feet to a Point of Tangency; thence North 52°39'19" East for 207.92 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 175.00 feet; thence along the Arc of said Curve, through a Central Angle of 51°11'08", Northwesterly and Northerly for 156.34 feet to a Point of Tangency; thence North 01°28'11" East for 57.12 feet to a Point of Curvature of a Curve concave to the Southeast and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 90°00'00" Northwesterly and Easterly for 62.83 feet to a Point of Curvature of a Curve concave to the Southwest and having a Radius of 40.00 feet; thence along the Arc of said Curve, through a Central Angle of 55°35'19" Southerly for 38.81 feet to its intersection with the westerly Right-of-Way Line of HARTMAN ROAD; thence along said R/W Line South 01°28'11" West for 333.61 feet to the Point of Intersection with the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD and with a Curve concave to the Southeast, having a Radius of 1970.08 feet and to which Point a Radial Line bears North 32°17'35" West; thence along the Arc of said Curve along the northwesterly Right-of-Way Line of said OKEECHOBEE ROAD, through a Central Angle of 05°03'07", Southwesterly for 173.71 feet to the POINT OF BEGINNING. Containing 1.749 Acres.

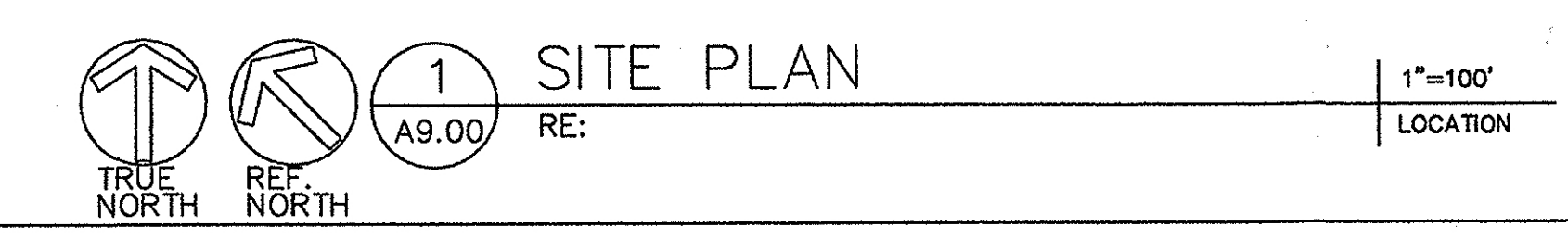
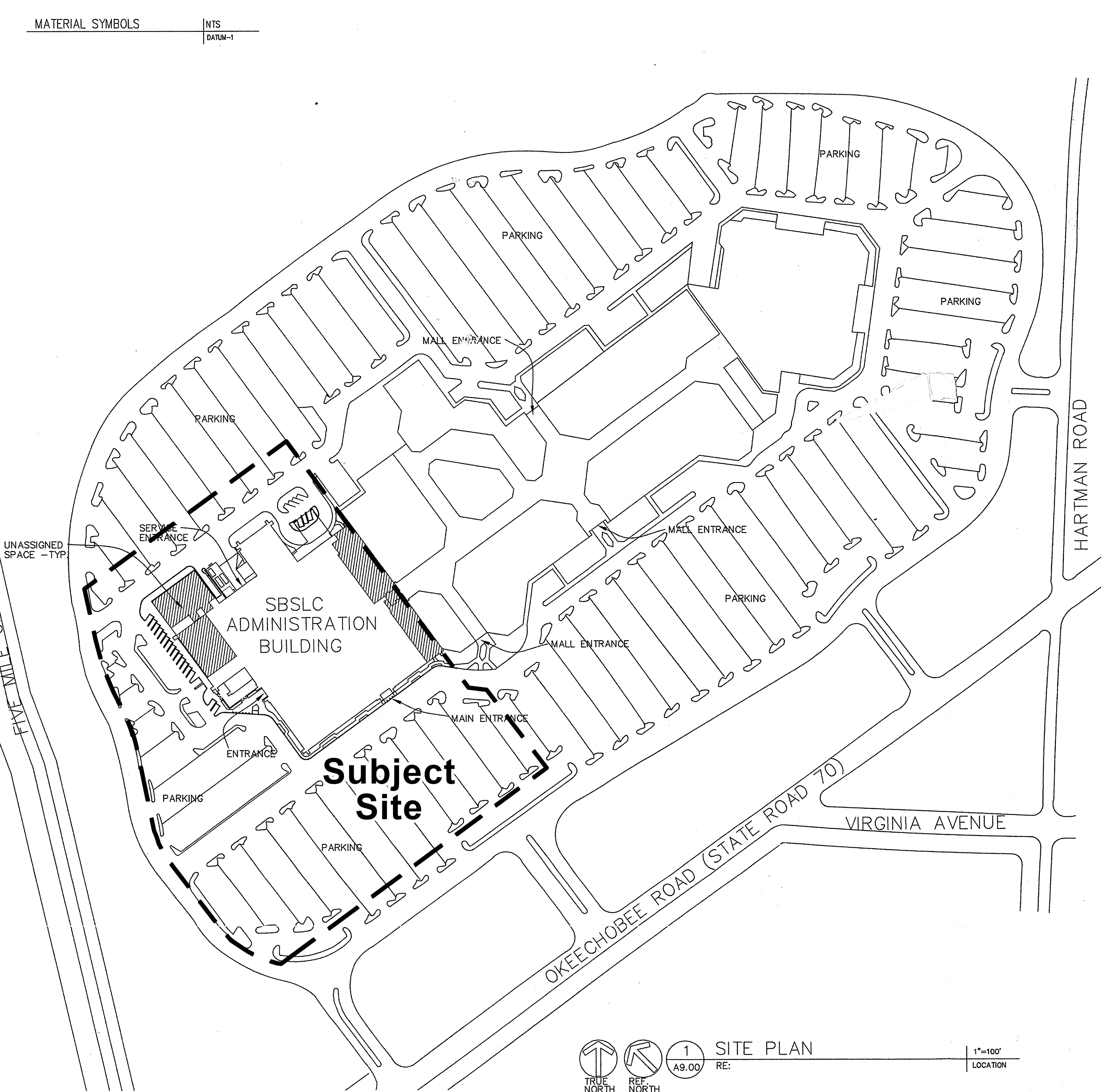
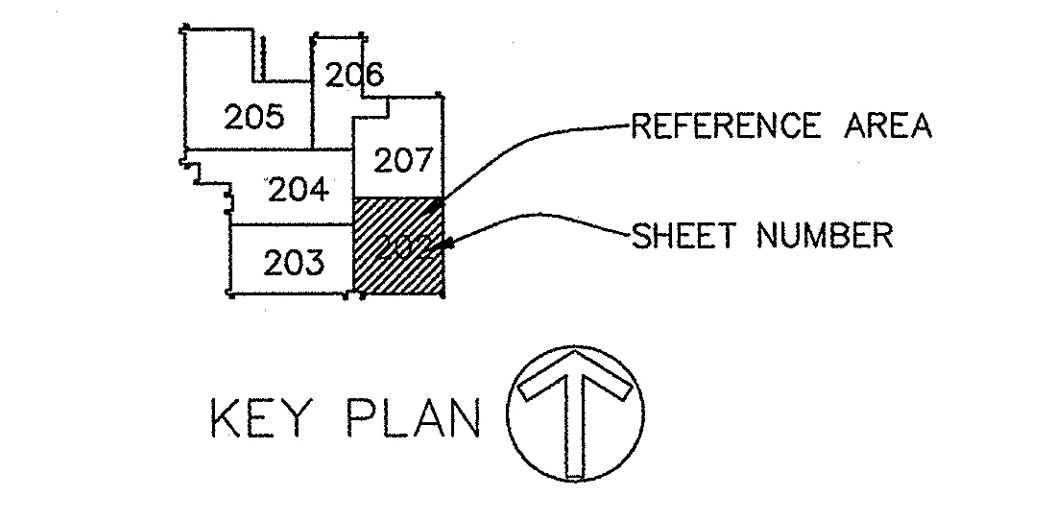
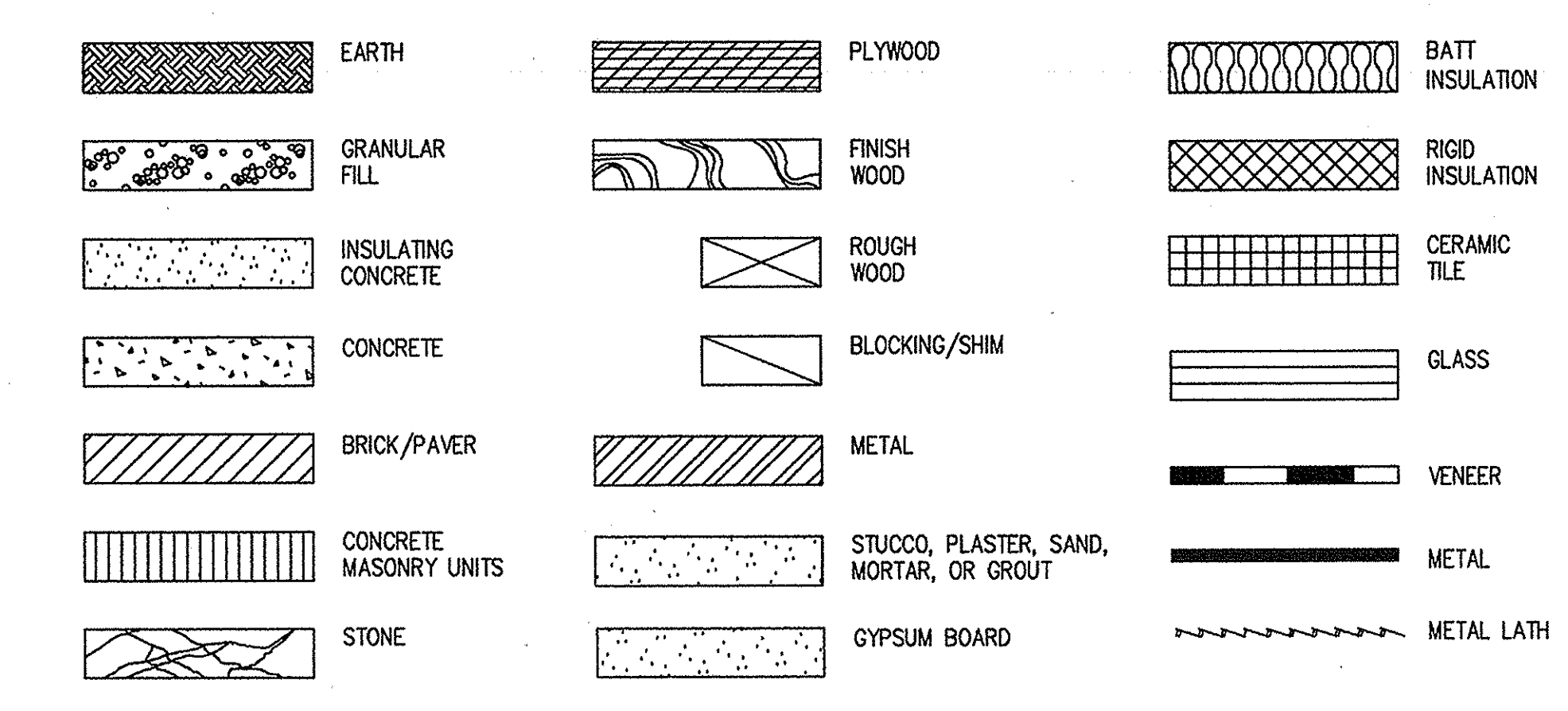
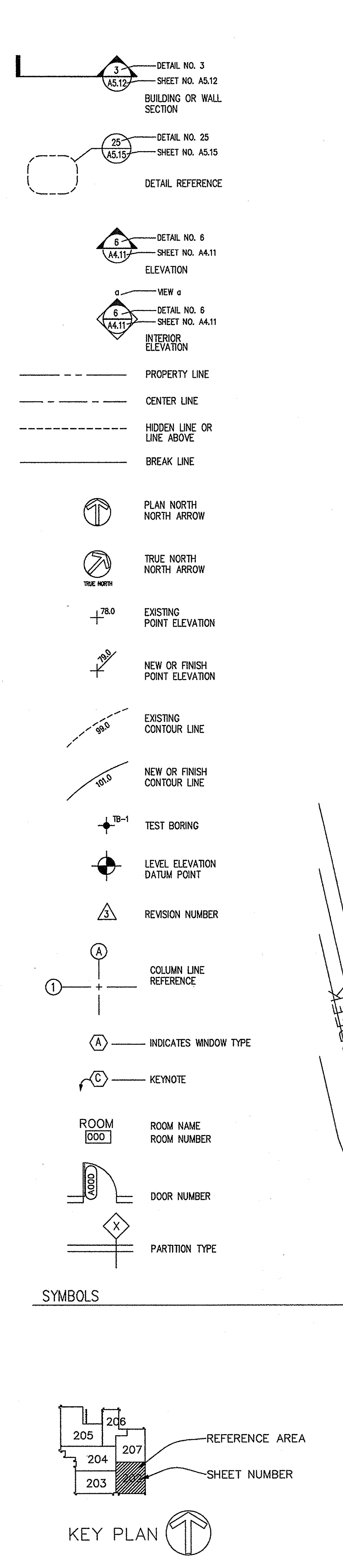
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DETAIL 8/10/00
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REVISSED 4/30/97
REVISSED 11-13-84

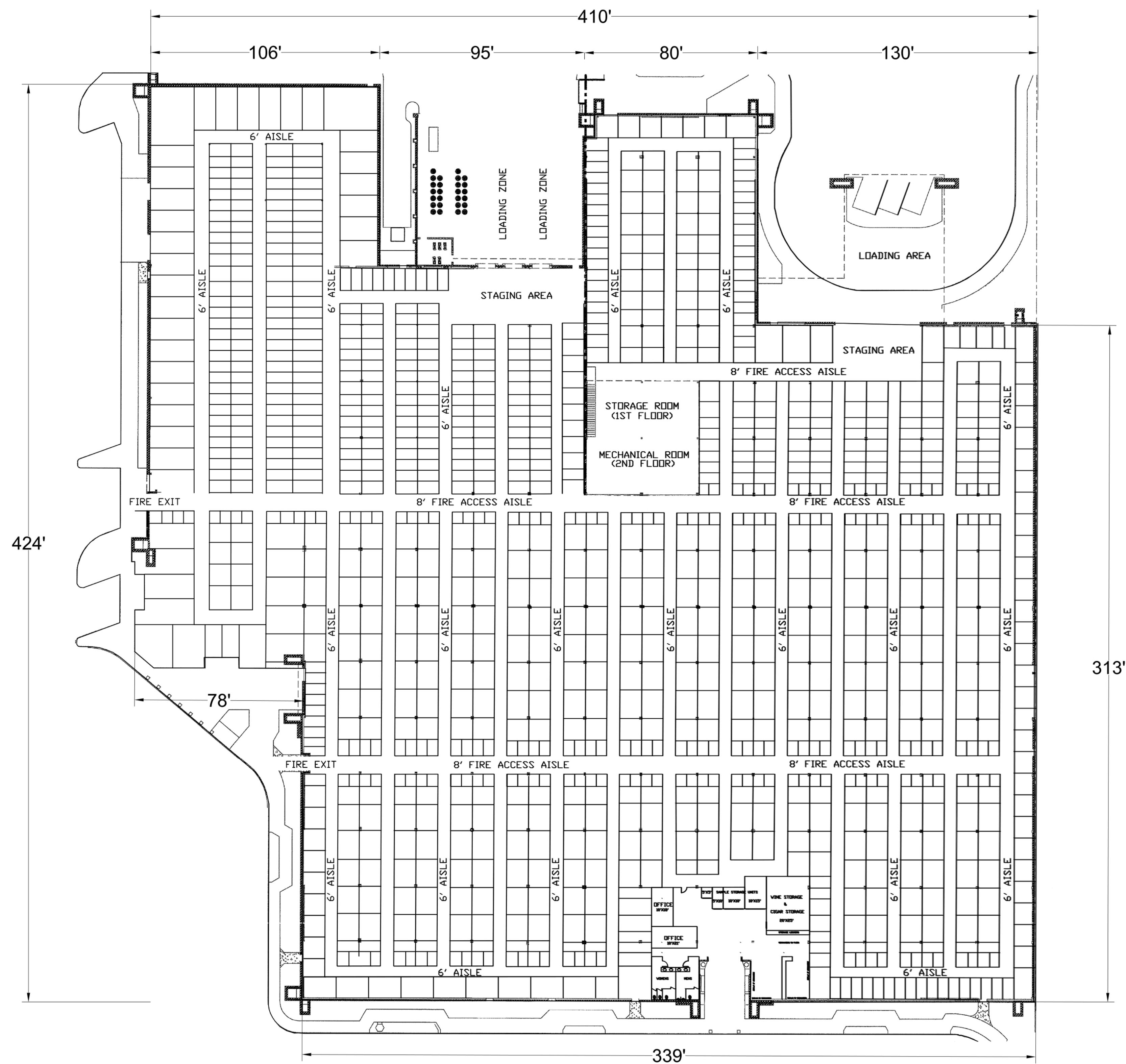
REVISIONS (SHEET 3)			JOB NO.:	SHEET TITLE
BY	DATE	DESCRIPTION	477-02	DESCRIPTION COMPOSITE
BK	3-2-83	RE-LABELLED PARCELS	FIELD BOOK:	
"	"	BELK LINDSEY	FILE NO.:	PROJECT
"	"	DEVELOPER SITE	477-02	ORANGE BLOSSOM MALL
"	3-22-83	REVISE DESC		
"	4-9-83	DEVELOPER SITE, SEARS SITE		
DRAWN BY:	CHECKED BY:		STEPHEN J. BROWN INC.	
B.C. KIERNAN	M.G.		SURVEYORS DESIGNERS	
DATE:	SCALE:		LANDPLANNERS CONSULTANTS	
1-18-83			619 EAST 5th STREET STUART, FLORIDA; 34984	
				(86) 288-7176

SHEET NO. 3
OF 5

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<p>A A.B. ANCHOR BOLT A.B.S. ACRYLONITRILE BUTADIENE STYRENE ADV. ADVISOR A/C AIR CONDITIONING ACOUS. ACOUSTICAL A.C.T. AREA DRAIN ADD. ADDITION AFF. ABOVE FINISH FLOOR AGG. AGGREGATE A.H.U. AIR HANDLING UNIT ALLOW. ALLOWANCE ALU. ALUMINUM ANOD. ANODIZED APX. APPROXIMATE ARCH. ARCHITECTURAL ASPH. ASPHALT AUTO. AUTOMATIC AUX. AUXILIARY AVG. AVERAGE</p> <p>B BD. BOARD BLDG. BUILDING B.L. BLOCK B.L.G. BLOCKING B.M. BENCH MARK BOT. BOTTOM B.P.L. BEARING PLATE B.S.M. BASEMENT B.U.R. BUILT-UP ROOFING</p> <p>C C. COLOR C.B. CHALKBOARD C.C.T.V. CLOSED-CIRCUIT TELEVISION CEM. CEMENT CER. CERAMIC C.F.M. COUNTER FLASHING C.F.M. CUBIC FEET PER MINUTE C.G. CORNER GUARD C.H. COAT HOOK C.I. CAST IRON C.J. CONTROL JOINT C.P. CEILING C.L.O. CLOSET C.L. CLEAR C.M.U. CONCRETE MASONRY UNIT COL. COLUMN COMP. COMPONENT CONC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS OPT. CARPET C.R. CURTAIN ROD C.S. COUNTERSINK C.T. CERAMIC TILE C.U.F.T. CUBIC FEET (FOOT) C.U.N. CUBIC INCH C.U.Y.D. CUBIC YARD C.V. CONNECTION</p> <p>D DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL D.F. DRINKING FOUNTAIN D.H. DOUBLE HUNG DIA. DIAMETER DIA. DIAMETER DIM. DIMENSION DIV. DIVISION DN. DOWN D.O. DOOR OPENING DR. DOOR D.S. DOWNSPOUT DWG. DRAWING DWR. DRAWER</p> <p>E EA. EAST E/A EXHAUST AIR E.B. EXPANSION BOLT E.H.D. ELECTRICAL HAND DRYER E.J. EXPANSION JOINT ELEV. ELEVATION ELEC. ELECTRIC EMER. EMERGENCY ENCL. ENCLOSURE EQ. EQUIPMENT EQPT. EQUIPMENT E.W.C. ELECTRICAL WATER COOLER EXH. EXHAUST EXP. EXPOSED EXST. EXISTING EXT. EXTERIOR</p> <p>F F.A. FIRE ALARM F.D. FLOOR DRAIN F.D.C. FIRE DEPARTMENT CONNECTION F.D.C.C. FIRE DEPARTMENT CONNECTION CABINET FON. FOUNDATION F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET FEM. FEMALE F.H.C. FIRE HOSE CABINET F.H.M.S. FLAT HEAD MACHINE SCREW F.H.R. FIRE HOSE REEL F.H.W.S. FLAT HEAD WOOD SCREW F.H.Y. FIRE HYDRANT FIN. FINISH F.L. FLOW LINE FLASH. FLASHING FLEX. FLEXIBLE FLR. FLOOR FLUOR. FLUORESCENT F.M.R. FRAMED MIRROR F.M.R.SH. FRAMED MIRROR AND SHELF F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUDS F.S. FULL SIZE FT. FOOT (FEET) FTG. FOOTING FLUR. FURRED FUT. FUTURE F.W.C. FABRIC WALL COVERING</p> <p>G GA. GALVANIZED G.B. GRID BAR G.I. GALVANIZED IRON GL. GLASS GR. GRADE GYP. GYPSUM BOARD</p> <p>H H. HIGH H.B. HOSE BB H.C. HOLLOW CORE H.W. HARDWOOD H.W.C. HOLLOW METAL H.M. HOLLOW METAL HORIZ. HORIZONTAL H.P. HIGH POINT HR. HOUR HT. HEIGHT</p> <p>I I.D. INSIDE DIAMETER IN. INCH INCL. INCLUDE INSUL. INSULATION INT. INTERIOR INTM. INTERMEDIATE INV. INVERT</p>	<p>J JAN. JANITOR JT. JOINT</p> <p>K KIT. KITCHEN K.O. KROCK OUT</p> <p>L LAB. LABORATORY L.A.M. LAMINATE LAV. LAVATORY LB. LOCKER L.H. LONG LEG HORIZONTAL L.L.H. LONG LEG VERTICAL L.P. LOW POINT L.T. LIGHT L.U. LINTEL L.V. LEVEL L.V.R. LOUVER</p> <p>M MAT. MATERIAL MAX. MAXIMUM M.B. MARKER BOARD M.B.H. MOP-BROOM HOLDER M.C. MEDICINE CABINET MACH. MACHINE M.E.H. MECHANICAL M.E.M. MEDIUM MEMB. MEMBRANE MET. METAL MEZZ. MEZZANINE MFR. MANUFACTURE M.H. MAN HOLE MIN. MINIMUM MIR. MIRROR MIS.C. MISCELLANEOUS MLDG. MOLDING M.O. MASONRY OPENING M.R. MOISTURE RESISTANT MTD. MOUNTED MTS. MOUNTING MULL. MULLION</p> <p>N N. NORTH N.B. NOT BY CONTRACT N.C. NUMBER N.D. NOMINAL N.T.S. NOT TO SCALE</p> <p>O O.A. OVER ALL O.A. OUTSIDE AIR O.C. ON CENTER O.C. OUTSIDE DIAMETER O.D. OFFSET O.P. OPENING O.P. OPPOSITE O.P.P.H. OPPOSITE HAND OZ. OUNCE</p> <p>P P.B.D. PARTICLE BOARD P.C.C. PRE-CAST CONCRETE PL. PLATE P.L.A.M. PLASTIC LAMINATE P.L. PLASTER PLY. PLYWOOD PNL. PANEL(N)S POL. POLYMER PR. PAIR PROJ. PROJECTION P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH P.T.D. PAINTED P.V.C. POLYVINYL CHLORIDE P.W.M.T. PAVEMENT</p> <p>Q Q.T. QUARRY TILE Q.T.R. QUARTER</p> <p>R R. RISER OR RADIUS R/A RETURN AIR RAD. RADIUS R.D. ROOF DRAIN RE. REFERENCE REFR. REFRIGERATOR RENF. RENOVATED REQ. REQUIRE(D) RESB. RESILIENT REV. REVERSE RM. ROOM R.O. ROUGH OPENING R.W.L. RAIN WATER LEADER</p> <p>S S. SOUTH S/A SUPPLY AIR S.H. SANITARY S.C. SOLID CORE SCHED. SCHEDULE SCR. SCREEN SECT. SECTION SH. SHELF SHR. SHOWER SHT. SHEET SIM. SIMILAR S.N.D. SANITARY NAPKIN DISPENSER S.N.R. SANITARY NAPKIN RECEPTACLE S.N.T.D. SANITARY NAPKIN-TAMPON DISPENSER SQ. SQUARE S.S.K. SERVICE SINK S.S. STAINLESS STEEL STL. STEEL STA. STATION STD. STANDARD STOR. STORAGE STR. STRUCTURE SUR. SURFACE SUSP. SUSPENDED SYM. SYMMETRICAL SYS. SYSTEM</p> <p>T T. TREAD T.B. TASK BOARD T.O.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED TERR. TERRAZZO T&G. TONGUE AND GROOVE THER. THERMAL THR. THICK(N)ESS THRES. THRESHOLD T.O.P. TOP OF PAVEMENT T.O.S. TOP OF SLAB T.O.S.T. TOP OF STEEL TV. TELEVISION T.O.W. TOP OF WALL TYP. TYPICAL</p> <p>U UR. URINAL U.N.O. UNLESS NOTED OTHERWISE</p> <p>V VB. VINYL BASE V.C.T. VERTICAL VERT. VERTICAL VEST. VESTIBULE V.I.F. VERIFY IN FIELD VNR. VENEER V.W.C. VINYL WALL COVERING</p> <p>W W. WEST W. WITH W.A.U. WALL ASH URN W.C. WATER CLOSET WOOD. WOOD W/O. WITHOUT W.P. WATERPROOF W.R. WATER RESISTANT W.S.COT. WANSICOT WT. WEIGHT W.W.M. WELDED WIRE MESH</p>
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Orange Blossom Self Storage
City of Ft. Pierce
Conceptual Building Footprint

Florida

Self-Storage Unit Breakdown

Building Gross Area= +/- 141,894 SF

137,612 SF of finished floor and under-air facility

4,282 SF of covered loading and porte-cochere areas

Proposed Storage Units = ± 1,290 Units

Number of units is based on the industry standard of 30% hallways and other non-leasable area, and 70% storage units (80 Sq. Ft. typ)

(137,612 Sq. ft. x 70% = 88,361.70 / 80 sf)

Scale: 1" = 30'



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Job No. 2020-21

Drawn By EB

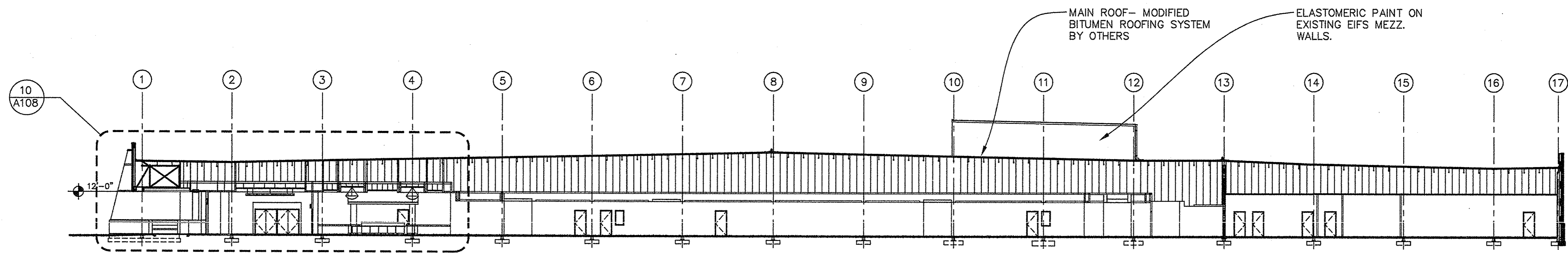
Checked By MH

Approved By MH

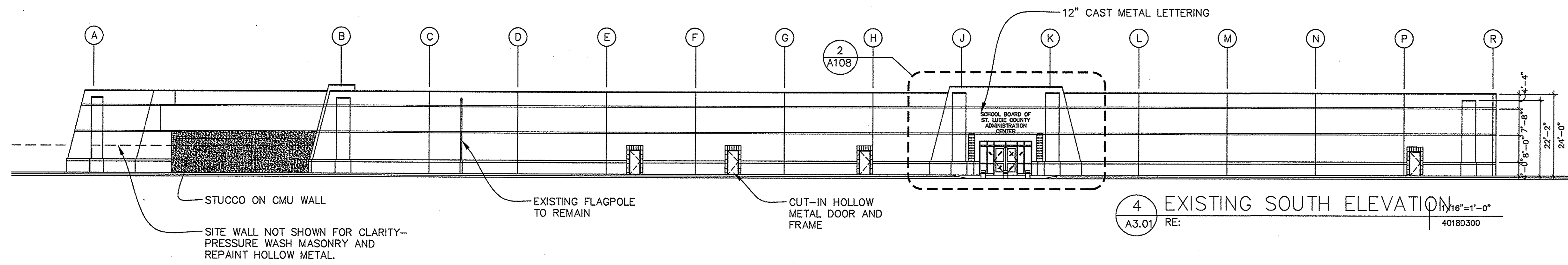
Submittal Dates

Revision Dates 6/22/21

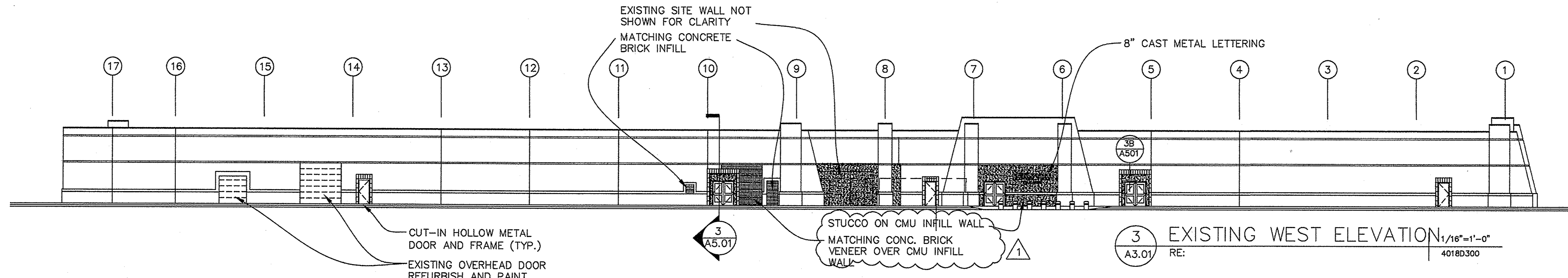




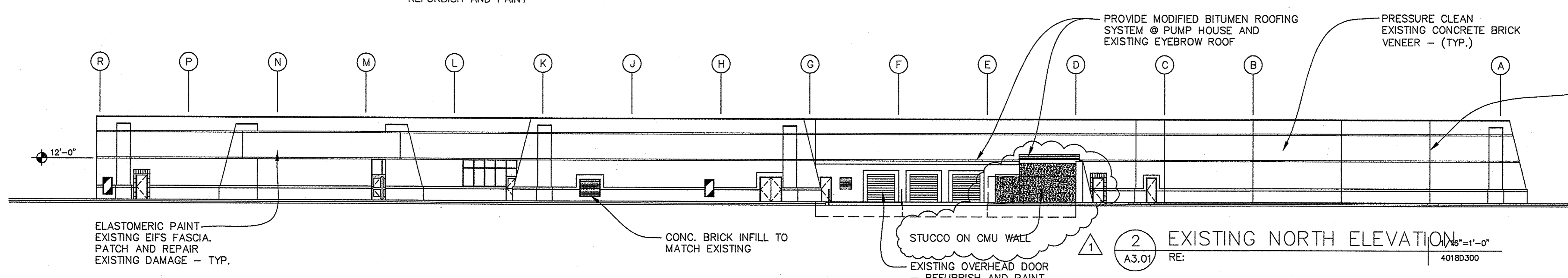
5 BUILDING SECTION
 1/16"=1'-0"
 RE: 40180302



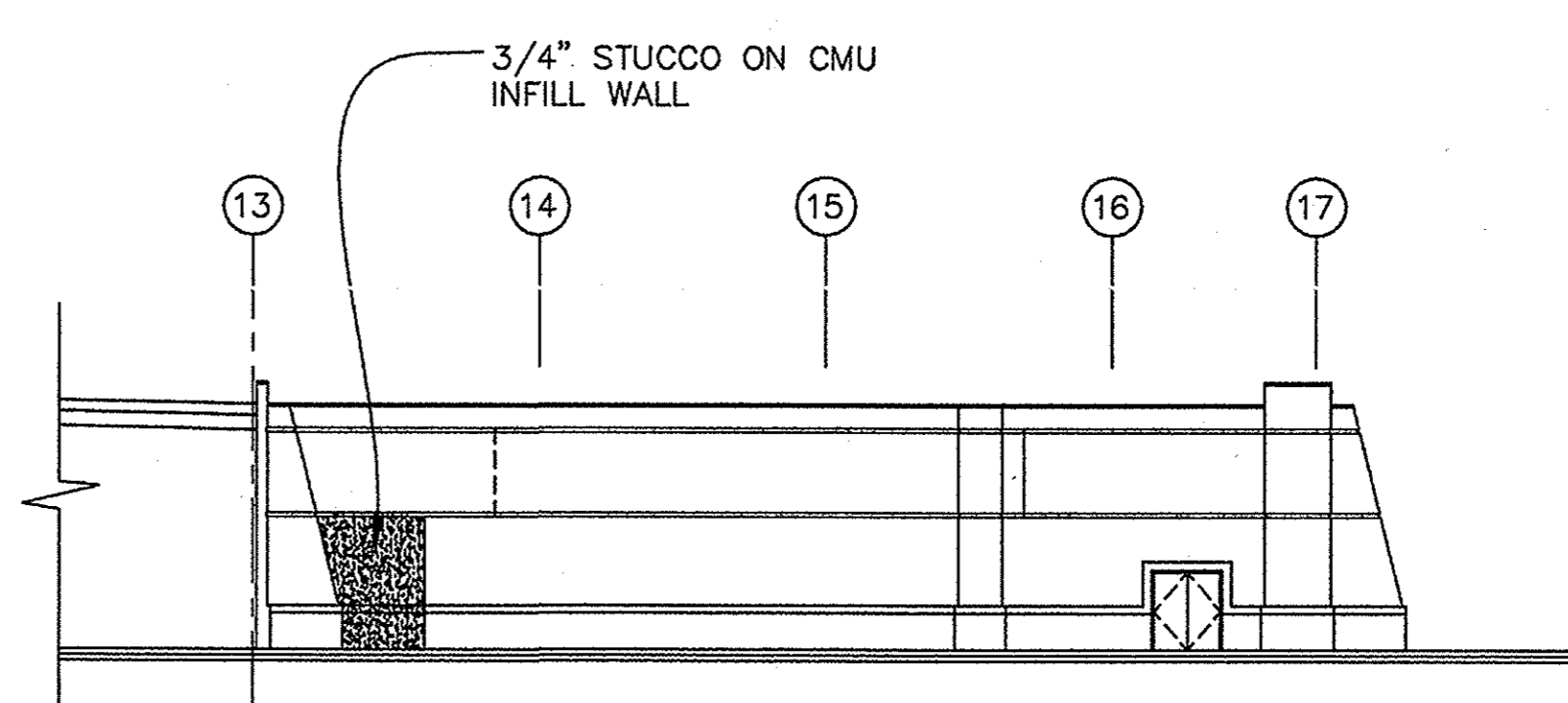
4 EXISTING SOUTH ELEVATION
 1/16"=1'-0"
 RE: 40180300



3 EXISTING WEST ELEVATION
 1/16"=1'-0"
 RE: 40180300



2 EXISTING NORTH ELEVATION
 1/16"=1'-0"
 RE: 40180300



1 EXISTING EAST ELEVATION
 1/16"=1'-0"
 RE: 40180300

- NOTES:
1. PRESSURE WASH ALL EXISTING CONC. BRICK.
 2. POINT-UP CRACKED MORTAR JOINTS.
 3. REMOVE ALL EXISTING SEALANT AND REPLACE.

GENERAL NOTE:
 THIS DRAWING IS BASED ON EXISTING AS-BUILT DRAWINGS THAT HAVE BEEN GENERALLY FIELD VERIFIED. EXACT CONDITIONS MAY VARY.

CHANGE: SPLIT FACE CMU BLOCK TO STUCCO ON CMU

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FLA
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 8517 South Park Circle
 Suite 150
 Orlando, FL 32819
 P 407/370-5555
 F 407/370-5550
 License No. AA0002730

Project Number:
 4033
 Date Issued:
 12-19-02
 Drawn By:
 CC/NA
 Revisions:
 4/5/02

SCHOOL BOARD OF ST. LUCIE COUNTY
 ADMINISTRATION BUILDING
 FORT PIERCE, FLORIDA

BUILDING ELEVATIONS
 BUILDING SECTION
 100% CONSTRUCTION DOCUMENTS

Sheet Number
 A3.01

Table 1 - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=1.51(X)	50%	50%	104	104	208
Existing Use									
General Office	710	137,612	SF/1000	T=9.74(X)	50%	50%	670	670	1,340
Net Change							(566)	(566)	(1,132)

Source: ITE Trip Generator, 10th Edition

Table 2 - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=0.10(X)	60%	40%	8	6	14
Existing Use									
General Office	710	137,612	SF/1000	T=1.16(X)	86%	14%	138	22	160
Net Change						3	(130)	(16)	(146)

Source: ITE Trip Generator, 10th Edition

Table 3 - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Use									
Mini-Warehouse/SS	151	137,612	SF/1000	T=0.17(X)	47%	53%	11	12	23
Existing Use									
General Office	710	137,612	SF/1000	T=1.15(X)	16%	84%	25	133	158
Net Change							(14)	(121)	(135)

Source: ITE Trip Generator, 10th Edition