



AVAILABLE FOR SALE

35.26+/- ACRES DEVELOPABLE RESIDENTIAL LAND
SWC EDWARDS ROAD & 25TH STREET
FT. PIERCE AREA, UNINCORPORATED ST. LUCIE COUNTY



LAND SIZE: 35.26+/- ACRES
ZONING: PUD, PLANNED UNIT DEVELOPMENT
FUTURE LAND USE: RM, MEDIUM DENSITY
DESCRIPTION: VACANT LAND PREVIOUSLY PLANNED FOR UP TO 318 RESIDENTIAL UNITS

DEMOGRAPHIC PROFILE			
	1 MILE	3 MILE	5 MILE
POPULATION	4,727	40,190	79,343
HOUSEHOLDS	1,717	14,290	28,996
AVE HH INCOME	\$53,669	\$46,767	\$49,647
MEDIAN AGE	34.1	34.6	38.2

For More Information, please contact:

SOUTHEAST ASSET SPECIALISTS, LLC

Licensed Real Estate Broker

Leslie A. Maister, Broker

leslie@seas-llc.com

Direct: 561.988.5892

K. Reid Hotaling, Broker

reid@seas-llc.com

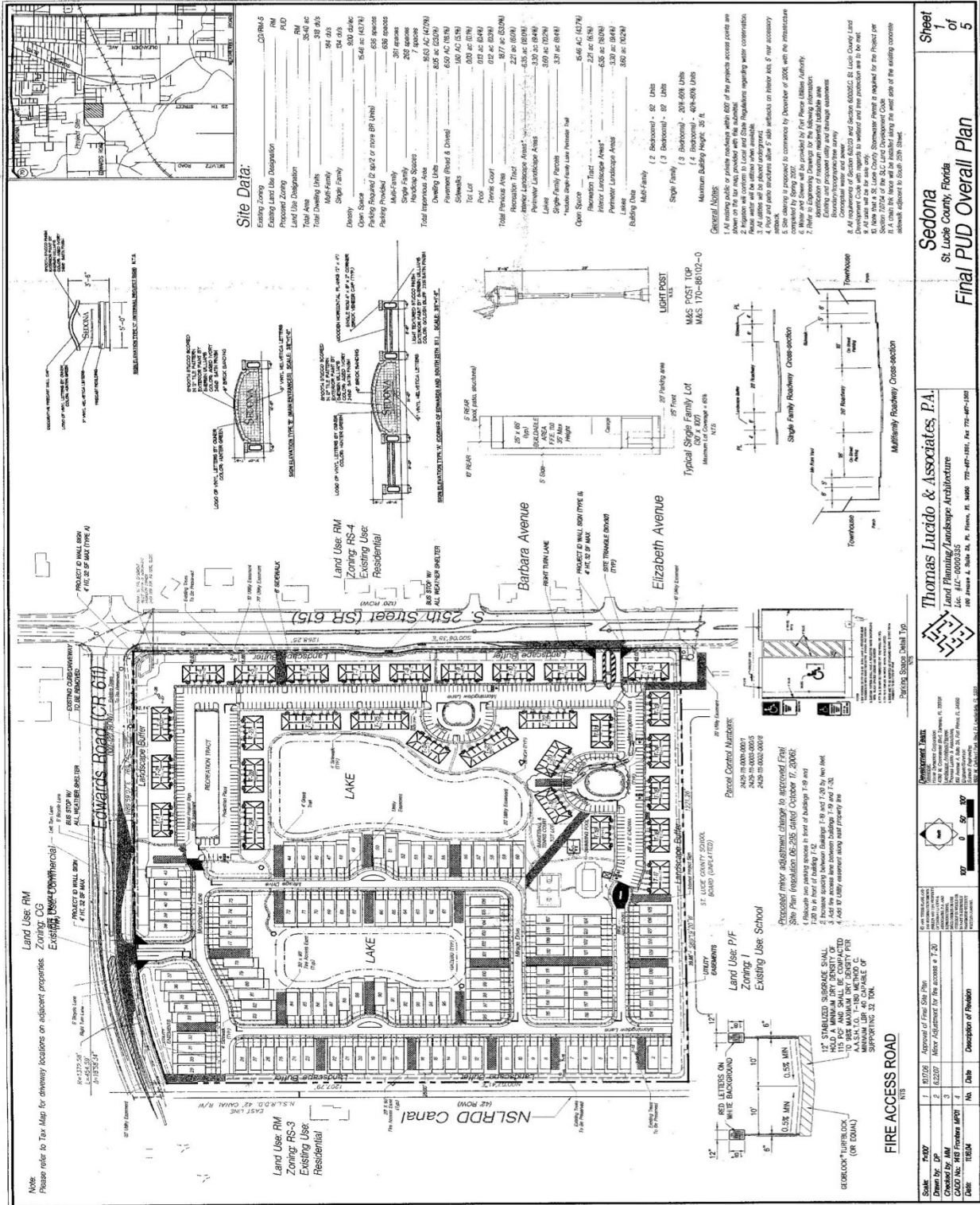
Direct: 561.988.5894

Phone: 561.988.5890 • Fax: 561.241.5690 • www.seas-llc.com

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



PREVIOUSLY APPROVED SITE PLAN



Site Data:

Existing Zoning	RM
Proposed Zoning	RM
Land Use Designation	RM
Total Area	58.46 ac
Total Building Area	348,000 sq ft
Open Space	80.00 ac
Planting	15,000 sq ft
Planting Required (2 sp/2 or more BP Lines)	15,000 sq ft
Planting Provided	15,000 sq ft
Multi-family	201 spaces
Single-Family	201 spaces
Total Impervious Area	80.00 ac (34,776 sq ft)
Dwelling Units	402 units
Stairwells	650 ac (282,000 sq ft)
Trunk Court	100 ac (43,000 sq ft)
Recreation Tract	877 ac (38,200 sq ft)
Interior Landscape Areas*	435 ac (189,000 sq ft)
Perimeter Landscape Areas	330 ac (142,000 sq ft)
Open Space	310 ac (130,000 sq ft)
Recreation Tract	877 ac (38,200 sq ft)
Interior Landscape Areas*	435 ac (189,000 sq ft)
Perimeter Landscape Areas	330 ac (142,000 sq ft)
Open Space	310 ac (130,000 sq ft)

GENERAL NOTES:

- All existing public or private easements within 600' of the project access points are shown. Review with the utility owners.
- Review with the utility owners.
- Review with the utility owners.
4. Foot and patio structures shall be set back on interior lots, 5' rear accessory structure.
5. All utility easements shall be shown.
6. All utility easements shall be shown.
7. All utility easements shall be shown.
8. All utility easements shall be shown.
9. All utility easements shall be shown.
10. All utility easements shall be shown.

Sheet 1 of 5
Sedona
 St. Lucie County, Florida
Final PUD Overall Plan

Land Use: RM
 Zoning: RS-3
 Existing Use: Residential

Land Use: RM
 Zoning: RS-4
 Existing Use: Residential

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Land Use: P/F
 Zoning: I
 Existing Use: School

Thomas Lucido & Associates, P.A.
 Land Planning/Landscape Architecture
 100 America & State St., Palm Beach, FL 33480
 Tel: 561-988-5890
 Fax: 561-988-5891



Project Name: Sedona
Project No.: 1417-000185
Project Date: 10/15/2014

Scale: 1" = 40'-0"
Drawn by: P/L
Checked by: M/L
CAUTION: THIS DRAWING IS THE PROPERTY OF THOMAS LUCIDO & ASSOCIATES, P.A. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THOMAS LUCIDO & ASSOCIATES, P.A.

Revisions:

No.	Date	Description of Revision
1	10/15/14	As Noted
2	10/22/14	Minor Adjustments for Access to 7-20
3	11/10/14	As Noted
4	11/10/14	As Noted

Notes:

1. All utility easements shall be shown.
2. All utility easements shall be shown.
3. All utility easements shall be shown.
4. All utility easements shall be shown.
5. All utility easements shall be shown.
6. All utility easements shall be shown.
7. All utility easements shall be shown.
8. All utility easements shall be shown.
9. All utility easements shall be shown.
10. All utility easements shall be shown.

Notes:

1. All utility easements shall be shown.
2. All utility easements shall be shown.
3. All utility easements shall be shown.
4. All utility easements shall be shown.
5. All utility easements shall be shown.
6. All utility easements shall be shown.
7. All utility easements shall be shown.
8. All utility easements shall be shown.
9. All utility easements shall be shown.
10. All utility easements shall be shown.

Notes:

1. All utility easements shall be shown.
2. All utility easements shall be shown.
3. All utility easements shall be shown.
4. All utility easements shall be shown.
5. All utility easements shall be shown.
6. All utility easements shall be shown.
7. All utility easements shall be shown.
8. All utility easements shall be shown.
9. All utility easements shall be shown.
10. All utility easements shall be shown.

Notes:

1. All utility easements shall be shown.
2. All utility easements shall be shown.
3. All utility easements shall be shown.
4. All utility easements shall be shown.
5. All utility easements shall be shown.
6. All utility easements shall be shown.
7. All utility easements shall be shown.
8. All utility easements shall be shown.
9. All utility easements shall be shown.
10. All utility easements shall be shown.



PHOTOGRAPHS

561.988.5890 SOUTHEAST ASSET SPECIALISTS, LLC



Looking south along 25th Street
(Site on right)



Looking west along Edwards Road
(Site on left)



Typical site condition/overgrowth



Grove Elementary School –
immediately south of Site



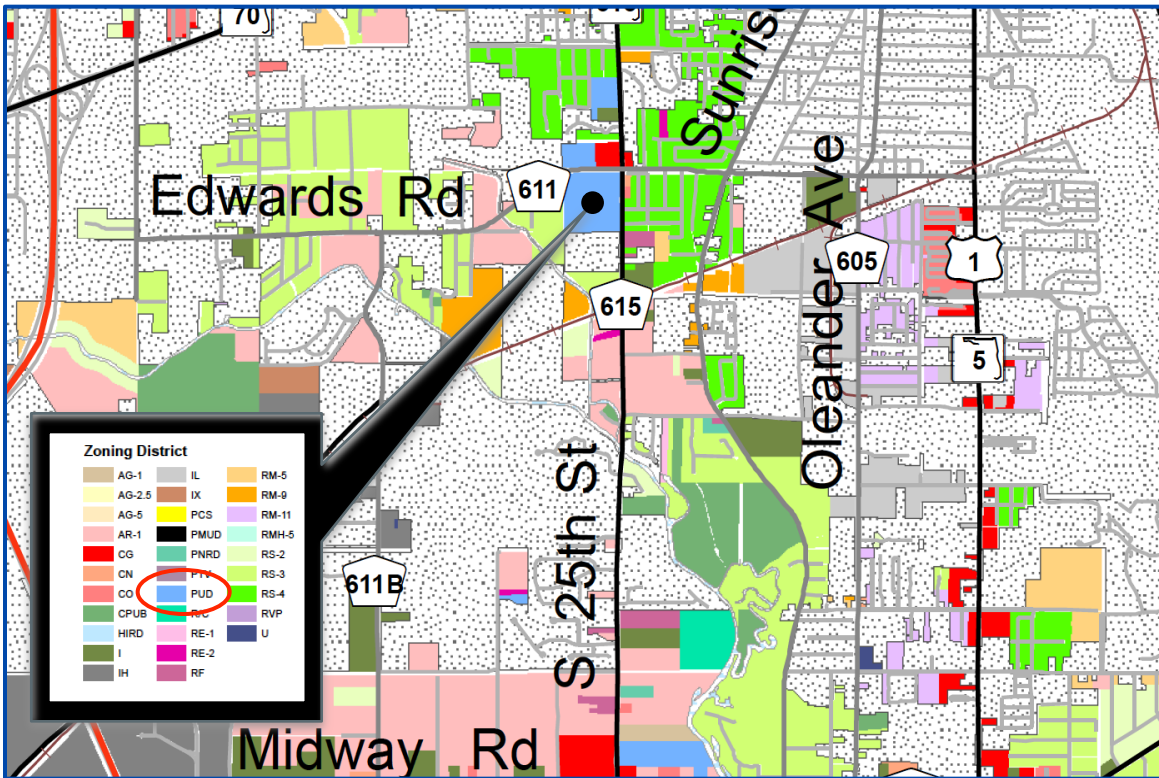
Looking due north from northeast corner
of site



Intersection of Edwards Road and
25th Street



ZONING MAP



FUTURE LAND USE MAP

