

7th Edition

Helping Martin County Compete in the 21st Century

NEWSLETTER OF 7TH EDITION

MARTIN COUNTY'S LARGEST WATERFRONT COMMERCE PARK

NOVEMBER 2010
VOLUME 1 ISSUE 01



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&
BENEFITS
TO SUPPORT MARTIN COUNTY'S
AND FLORIDA'S
MARINE INDUSTRIES**



**7TH EDITION
MARTIN COUNTY'S NEWEST
PLANNED WATERFRONT
COMMERCE PARK**

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NEW PLANNED WATERFRONT COMMERCE PARK ON-LINE FOR MARTIN COUNTY, FL

Martin County underscored its commitment to creating a competitive environment for attracting first-class commercial and industrial users when it recently approved a land use amendment for the 7th Edition, a new 249 acre waterfront commerce park on the St. Lucie Canal near I-95 and the State Road 76 interchange.

The amendment included a change from the existing land use of Agricultural to Industrial and Waterfront Commercial. With 75 acres of Waterfront Commercial adjacent to the St. Lucie Canal/Okeechobee Waterway and 175 acres of Industrial, the new commerce park is expected to attract marine industry businesses with its broad choice of lot sizes, direct water access, and attractive commerce park amenities.

This landmark decision included a movement of the urban service boundary and was supported by the Florida Department of Community Affairs (DCA) when they offered no objections to its approval.

7th Edition will be the County's first planned under Planned Unit Development (PUD) standards. The park is located near the I-95 and State Road 76 interchange just fifteen minutes from the Jupiter and Port St. Lucie life science campuses. The remainder of the park is planned for office, distribution, research and manufacturing users.

LOCATION & ACCESS MULTIPLY INVESTMENT OPPORTUNITIES

Situated on the St. Lucie Canal in Martin County, Florida, 7th Edition is centrally located among many of Florida's main attractions and can be reached within a two hour drive from over 70% of the state's population. The new commerce park is easily accessible from both of Florida's main highways; I-95 and Florida's Turnpike. Located in the center of Florida's coveted high tech/biotech/life sciences corridor, the new commerce park's enviable waterfront address allows convenient and direct access to the Atlantic Ocean, Lake Okeechobee, and the Gulf of Mexico. 7th Edition joins American Yachts, and River Forest Yachting Center in locating to Martin County.

7th Edition Location and Access Highlights:

Easy Access from I-95 and Florida's Turnpike

Adjacent to the St. Lucie Canal/Okeechobee Waterway

Multiple vehicular access points

Within a two hour drive from two major airports

Centrally located within biotech/life sciences corridor

Only a two hour drive of over 70% of the state's population



ACCESS TO I-95

From the I-95/S.R. 76 interchange, the 7th Edition site is just over 2 miles away and 6.8 miles from the I-95/Bridge Road interchange.

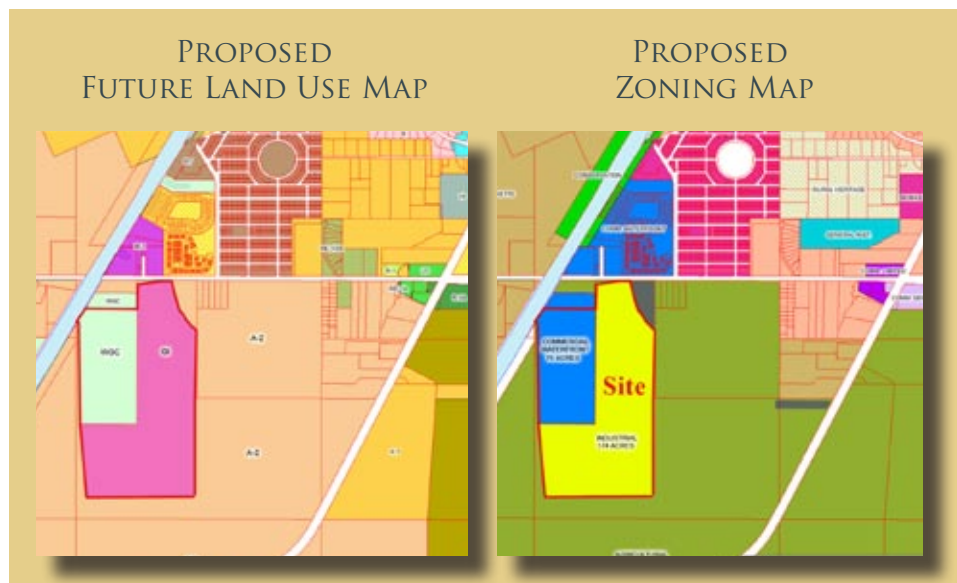
From a regional perspective, the site is 13.8 miles from the I-95 Indiantown Road interchange in Jupiter, and 19.3 miles from Tradition Parkway in Port St. Lucie.

S.R. 76 / Kanner Highway is a major thoroughfare in Martin County connecting Indiantown to the west with Stuart in the east. The highway is six lanes from I-95 east to Stuart and four lanes from I-95 west. Plans are underway to extend four lanes to C.R. 76A / 96th Street.

ACCESS TO ST. LUCIE INLET, LAKE OKEECHOBEE, ST. LUCIE RIVER

Martin County has identified the marine industry as one of its "targeted" industries which means it will extend tax and entitlement benefits to both existing and possible relocated marine related businesses.

The 7th Edition Commerce Park will provide an excellent location for that expansion based on its direct access to the Okeechobee Canal, Lake Okeechobee, the Gulf of Mexico, St. Lucie River and the St. Lucie Inlet to the Atlantic Ocean. The park will provide a centrally located boat basin into the canal which will be available for boat launches from all users within the park. Several sites will also directly abut the basin.



DEVELOPMENT APPROVALS

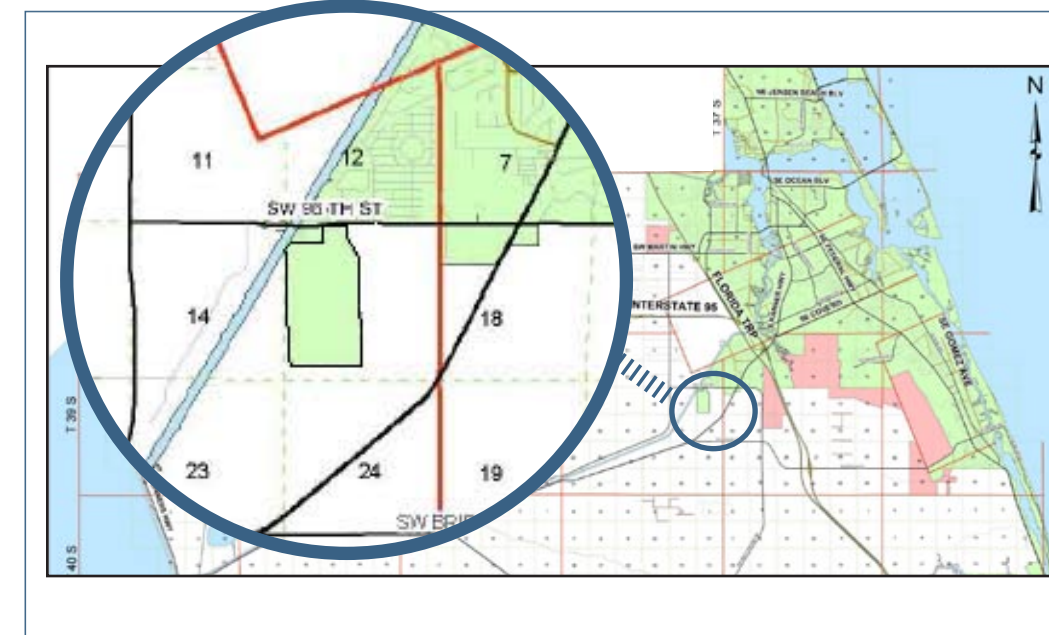
As part of the project land use approvals, a number of "sub-area" conditions were agreed to which will limit the total square feet of building and require a PUD for zoning approval. A PUD will require a higher level of focus on aesthetic issues such as architectural standards, street plantings and site amenities, buffers, signage and the elimination of certain noxious uses.

The project is approved for 1.6 million square feet of commercial and light industrial uses. In Phase One, the maximum intensity of all uses shall not

exceed 500,000 square feet prior to December 2015. This limitation is based on Martin County's planned and funded roadway improvements in their five year capital facilities plan.

The 500,000 square feet was divided for traffic impact purposes into four categories as follows:

Marina	25,000 sf.
Industrial Park	360,000 sf.
General Office	100,000 s.f.
Waterfront Commercial	15,000 s.f.



URBAN SERVICE DISTRICT

7th Edition is included in Martin County's Urban Service District allowing park users access to public facilities and services, including centralized potable water, solid waste drainage and sanitary sewer services.

UTILITY PROVISION

Water and sewer service from Martin County Utilities is directly adjacent to the site on C.R. 76A/98th St. and capacity is available to serve the project.

7TH EDITION CONCEPTUAL SITE PLAN

249
TOTAL
ACRES

WATERFRONT
GENERAL
COMMERCIAL
74 ACRES

GENERAL
INDUSTRIAL
175 ACRES



ALLOWED USES

USE CATEGORY	WGC	GI
Agricultural Uses		
Agricultural processing, indoor		X
Agricultural veterinary medical services		X
Aquaculture	X	X
Plant nurseries and landscape services		X
Public and Institutional Uses		
Administrative services, not-for-profit	X	X
Cemeteries, crematory operations and columbaria		X
Community centers	X	
Correctional facilities		X
Cultural or civic uses	X	
Educational institutions	X	X
Places of worship		X
Protective and emergency services	X	X
Public parks and recreation areas, active/passive	X	X
Recycling drop-off centers	X	X
Utilities	X	X
Commercial and Business Uses		
Adult business		X
Bed and Breakfast inns	X	
Business and professional offices	X	X
Commercial amusements, indoor/outdoor	X	
Commercial day care	X	
Construction industry trades		X
Construction sales and services		X
Financial institutions		X
Flea markets		X
Hotels and motels	X	X
Kennels, commercial		X
Limited retail sales and services	X	
Marinas, commercial	X	
Marine education and research	X	
Recreational vehicle parks	X	
Residential storage facilities		X
Restaurants, convenience, without drive through facilities	X	
Restaurants, general	X	X
Shooting ranges, indoor		X
Trades and skilled services	X	X
Vehicular sales and service		X
Vehicular service and maintenance		X
Veterinary medical services		X
Wholesale trades and services		X
Transportation, Communication and Utilities Uses		
Airports, general aviation		X
Industrial Uses		
Extensive impact industries	X	X
Limited impact industries	X	X
Salvage yards		X

OPPORTUNITIES & BENEFITS

The entire 7th Edition project is allowed up to 1.6 million square feet of uses which are noted to the left.

PHASE I:

In Phase I, the maximum intensities of all uses contained within a building or buildings cannot exceed 500,000 square feet.

This phase is also limited by a December 1, 2015 date which coincides with the Martin County five Year Road Plan.

Any development beyond the 500,000 sq. ft. or xxx (built after December of 2015 will require a revised traffic impact analysis).

Roadway capacity either currently exists or is funded for construction that will accommodate the first phase of the Park's development.

