



Florida
Residential
Investment



Turtle Creek

\$9,000,000

283 +/- Acres

- Prime Vero Beach residential development ready
- Prior 2007 Planned Unit Development (PUD) - with 625 units
- Needs new PUD Submission & Approval
- New southern Access road complete—Zoning RS-3

Turtle Creek is located perfectly in south Vero Beach, just ten minutes to the Atlantic Ocean public beaches, as well as ten minutes west to I 95 for quick exit to West Palm or Orlando—each less than a 1 -1/2 hour drive.



Information presented here is deemed to be reliable, but not guaranteed. Further, pricing is subject to change. For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772) 469-1576



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Turtle Creek \$9,000,000 (+/- \$32 k/ac) 286 +/- Ac Acres



LEGAL DESCRIPTION

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DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1620, PAGE 2950, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS

TRACTS 9 THROUGH 16, SECTION 27, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS, HOWEVER, THE WEST 100 FEET OF TRACTS 12 AND 13 AND LESS ALL OF THOSE LANDS LYING WITHIN THE PLAT OF GROVENOR ESTATES UNIT 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 19, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND LESS THE EAST 25.00 FEET OF TRACTS 9 AND 16. LESS AND EXCEPT CANAL RIGHT-OF-WAY OVER THE NORTH 30 FEET OF TRACTS 9 THROUGH 12. LESS AND EXCEPT ROAD RIGHT-OF-WAY OVER THE SOUTH 30 FEET OF TRACTS 13 THROUGH 16. SUBJECT TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1030, PAGE 428 THROUGH 430, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. AND SUBJECT TO A FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 185, PAGE 181, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SUBJECT TO MURPHY DEED #478 AND #521, AS RECORDED RESPECTIVELY IN DEED BOOK 35, PAGE 470 AND DEED BOOK 41, PAGE 15. AS MODIFIED BY PARTIAL RELEASE AS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, OVER THE EAST 70 FEET OF TRACTS 9 AND 16.

**PROJECT LOCATION: 3706 15TH STREET SW
SECTION 27, TOWNSHIP 33, RANGE 39**

**STATEMENT OF USE: RESIDENTIAL "PLANNED DEVELOPMENT"
SUBDIVISION (625 UNIT) VIA "P.D.
APPROVAL PROCESS"**

TAX I.D. NO'S: 33-39-27-00001-0160-00001.0
33-39-27-00001-0160-00002.0
33-39-37-00001-0090-00001.1
33-39-27-00001-0090-00001.0
33-39-27-00001-0090-00002.0
33-39-27-00001-0150-00001.0
33-39-27-00001-0100-00001.0
33-39-27-00001-0140-00001.0
33-39-27-00001-0110-00001.0
33-39-27-00001-0140-00002.0
33-39-27-00001-0110-00002.0
33-39-27-00001-0120-00001.0

**EXISTING LAND USE: L-1 (73.62 AC) & L-2 (217.51 AC)
EXISTING ZONING: PD
PROPOSED ZONING: PD (73.62 AC) & PD (217.51 AC)**

PROPOSED MAINTENANCE ENTITY: PROPERTY OWNERS ASSOCIATION

MEANS OF CONVEYANCE OF OWNERSHIP: FEE SIMPLE

GROSS AREA: 291.11 AC

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Prior PUD Submission—2006

TRACT	OPENSOURCE LANDSCAPING	STORMWATER DRAINAGE (TOB/WATER)	WETLAND CONSERVATION	NATIVE UPLAND PRESERVATION	OTHER	TOTAL AREA	NOTES
A	7.61	6.80/5.56	16.58	21.82		52.81	
B				1.38		1.38	
C	3.13	13.07/11.09		0.52		16.72	
D	1.72			0.91	1.71*	4.34	REC AREA
E	0.48	1.71/1.42		0.22		2.39	
F	1.96			0.84	4.58**	7.18	MULTI-FAMILY
G	0.71	4.74/4.17	0.40	1.01		6.86	
H	0.97	3.50/2.85				4.47	
I	0.73	3.50/2.94		0.07		4.30	
J	0.99			0.43		1.42	
K	1.09	1.71/1.41				2.80	
L	0.72	2.08/1.67				2.80	
M	0.52	2.31/1.90				2.83	
N	0.91	2.60/2.11		0.49		4.00	
O	0.53	1.83/1.45		0.12		2.48	
P					10.76	10.76	ROW DEDICATION
Q	6.72			5.24		11.96	
R	0.09					0.09	EMERGENCY ACCESS
S	0.15					0.15	EMERGENCY ACCESS
T					2.26	2.26	ROW DEDICATION
U	1.38			1.00		2.38	
V	0.14					0.14	EMERG./PED. ACCESS
W				0.24		0.24	
SUBTOTAL	30.53	43.85/36.57	16.98	34.09	19.31	144.76	
LOT AREA						120.23	
ROW AREA						26.37	
TOTAL					TOTAL	291.11	

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