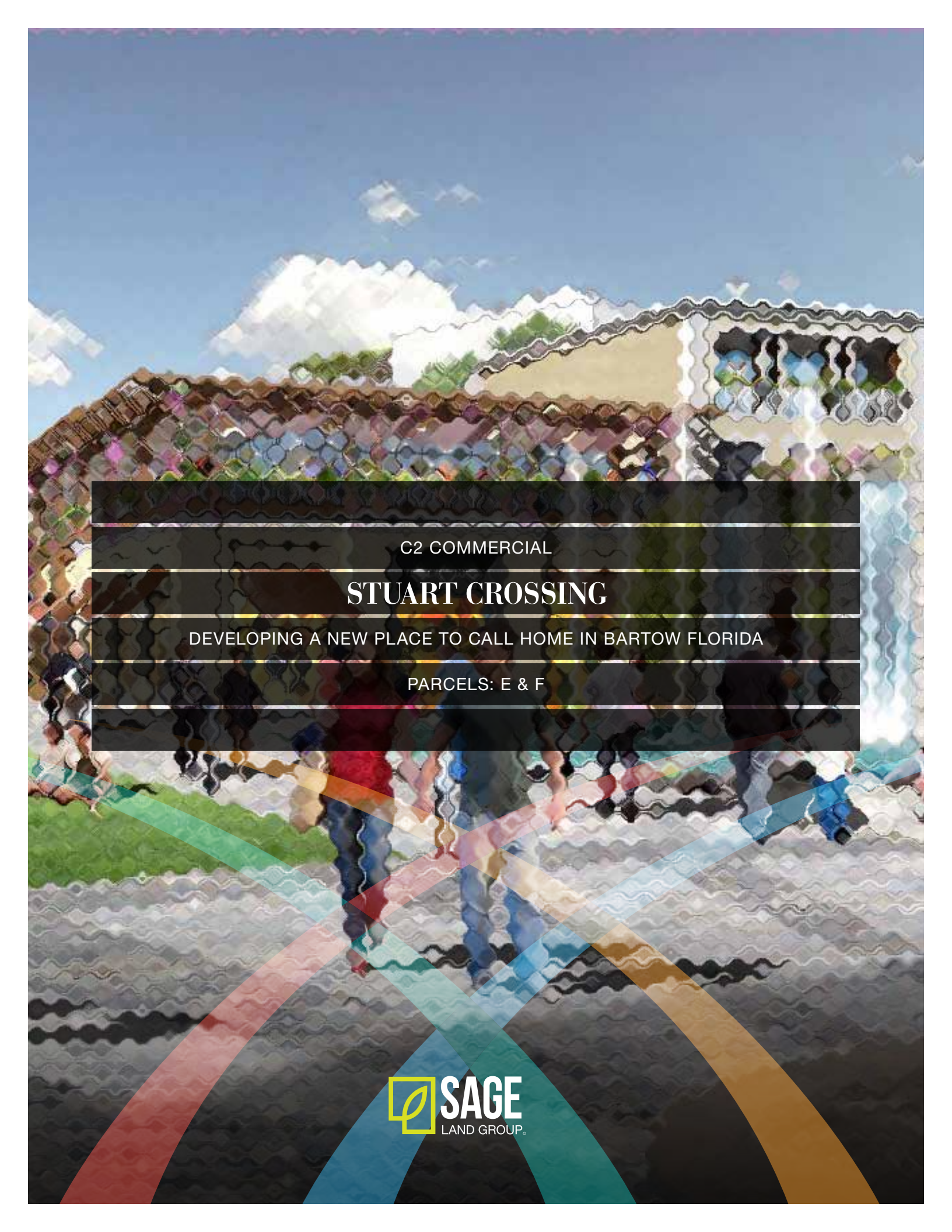




C2 COMMERCIAL

STUART CROSSING

DEVELOPING A NEW PLACE TO CALL HOME IN BARTOW FLORIDA

PARCELS: E & F





Stuart Crossing is Presented by Sage Land Group, a developable land brokerage.

Collaborative Partners with Creative Solutions

SageLandGroup.com



STUART CROSSING

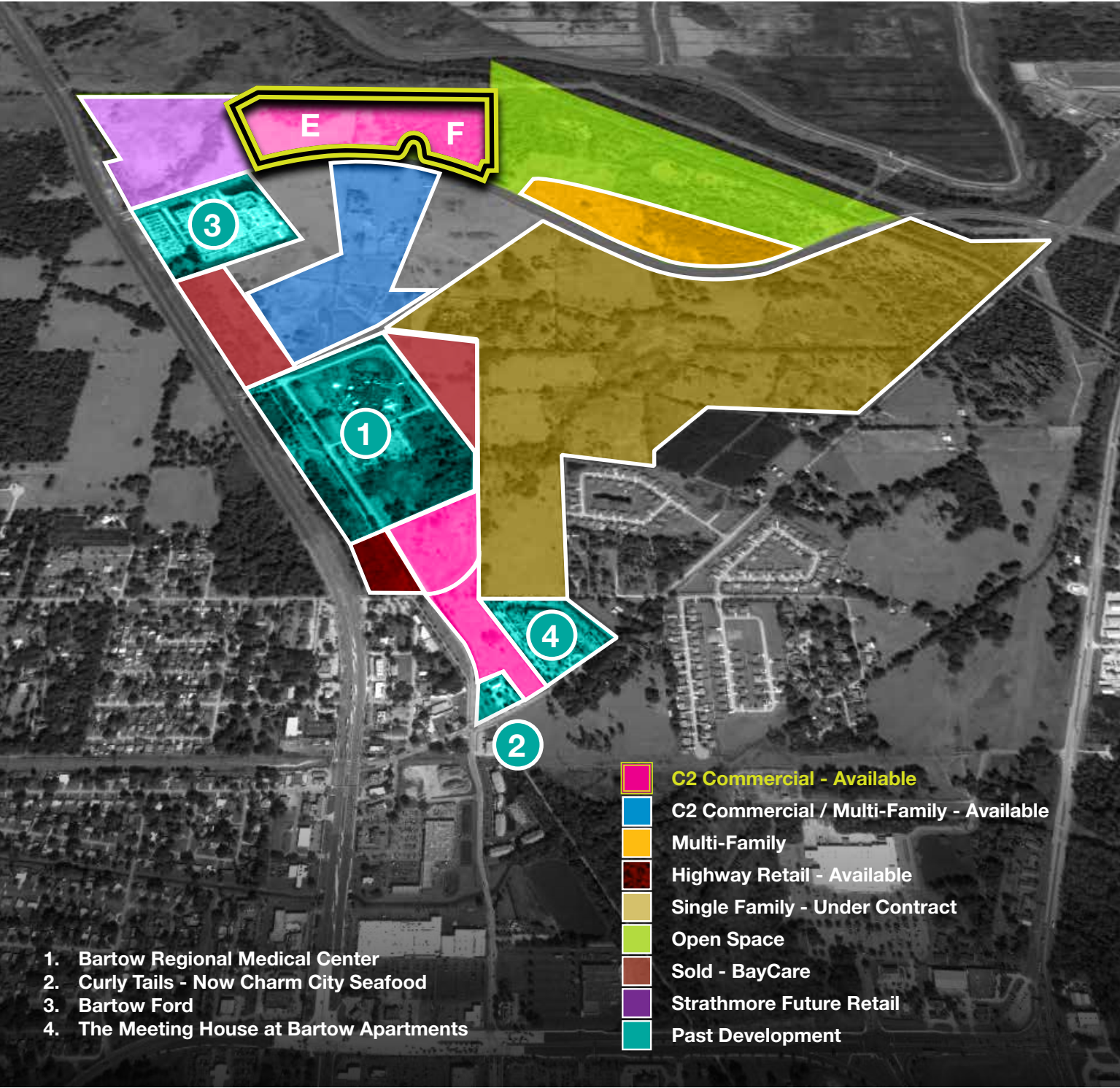
The Stuart family have been guardians of this property for generations, tending and now positioning it in a way that will benefit the community.

The Stuart Crossing brand is first and foremost deferential to that legacy.

Vibrant Florida fun, evocative of summer breezes blowing the grasses and palms, blue skies and sunrises, roads and paths divergent and coming together, Stuart Crossing is a colorful community destination.

StuartCrossing.com

In addition to acting as great stewards for the land, the Stuart family has very selectively over the past 22 years, chosen to sell parcels to specific developments, each of which has been in successful and continuous operation since opening.



Continuing the Success with Stuart Crossing

Grocery Anchored Retail | Leasing Now

Strathmore Real Estate Group is now working with Stuart Crossing to provide over 50 acres of extraordinary destination retail shopping for the greater Polk County community including expanded grocery, entertainment, and restaurant venues. *For more information and leasing opportunities contact: Terry Benton, V.P. of Real Estate*
StrathmoreRealEstateGroup.com

Past Successful Developments on Land Sold by the Stuart Family



Bartow Regional Medical Center | 1998

Bartow Regional Medical Center is part of the not-for-profit BayCare Health System. Located in Bartow, Florida, Bartow Regional Medical Center is a 125,000 sf, 72-bed acute care hospital serving South Lakeland, Bartow, Ft. Meade, Mulberry, rural south Polk County and northern Hardee County.



Curly Tails Barbeque | 2000

Curly Tails Barbeque recently ended its successful 20 year run and Charm City Seafood, a beloved local food truck, opened its first brick and mortar location. Offering authentic Maryland Style seafood, it has quickly become a local favorite in its own right.



Bartow Ford | 2002

Bartow Ford has won the prestigious President's Award 16 times and has been recognized as one of Ford Motor Company's top 100 dealers in the United States for 27 years. Ford Motor Credit announced Bartow Ford as the number one volume sales dealer in Florida for 2012. This achievement has listed the dealer on the top 25 franchises of Ford Credit's Business Preferred Network. Bartow Ford has held this status for the last decade.



The Meeting House at Bartow Apartments | 2004

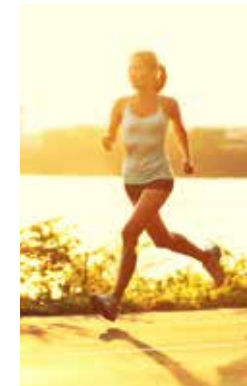
The Meetinghouse at Bartow is a beautiful community with a welcoming atmosphere for adults 55+. Surrounded by green lawns, towering trees and lush landscaping, The Meetinghouse at Bartow Apartments is Florida living at its finest.



Bartow Regional Medical Center | 2016

Recently, BayCare Health System, completed the purchase of two additional parcels in an effort to grow, continue their sustained success and to further develop the quality of healthcare services available to Bartow, South Lakeland and the surrounding communities.

A wide range of medical, commercial and housing options, bike trails, green spaces, shops and restaurants will make Stuart Crossing one of Polk County's most desirable places to live, work and visit. Stuart Crossing represents the future of Bartow's continued growth and will eventually become a recognized symbol of quality, tradition, convenience and entertainment throughout the community.





\$46.2 Million+
ONE MILE RADIUS

\$169.6 Million+
FIVE MILE RADIUS

\$450.2 Million+
TEN MILE RADIUS

RETAIL SALES OPPORTUNITY GAP

Nielsen Company Study

*Excludes Auto Sales. See Appendix for Number Breakdowns. As of June 3, 2015.



Executive Summary

Providing opportunities for growth

Stuart Crossing is a 700-acre planned development inside the city limits of the county seat, creating opportunities unique to the local market. The property is made easily accessible by a new four-lane road that connects two US highways.



- Opens northern gates for Bartow to grow via six-lane US 98 to Lakeland
- Provides opportunity for southeastern growth of Lakeland
- Provides great value for an easily accessible and highly visible property
- Ernest M. Smith Blvd. and the signalized intersections were designed for long-term functionality
- Provides a solution for the pent-up demand for growth
- Provides new business opportunities
- Creates new job opportunities
- Creates room for additional medical facilities
- Allows for additional housing to capture new residents

A destination with flexible opportunities for developers

Stuart Crossing provides mixed-use parcels that offer the liberty of determining where development will begin while also offering the ability to consecutively work on different parcels at once.

- Established hospital and medical offices
- The owners have engaged multiple professionals to prepare Stuart Crossing for development
- Research proves need for growth in this area
- The owners' representatives are in regular contact with the City of Bartow regarding the progress of Stuart Crossing

A safe, convenient and beautiful place to live

Stuart Crossing will provide a safe place to live, work and enjoy the outdoors. The owners have set aside over 200 acres of green space for outdoor activities and the area is already a popular destination for biking and nature walks.

- New single-family home neighborhoods
- New apartments with beautiful views
- Destination retail
- New restaurants
- Additional entertainment venues for Bartow
- Places to connect with people
- Biking and hiking trails
- Conservation and views of outdoor space

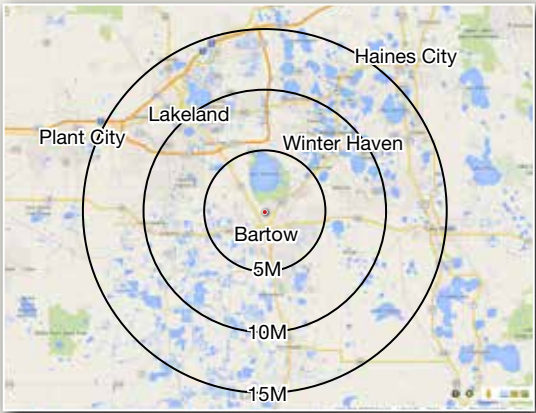


STUART CROSSING.

Stuart Crossing is nestled between two major north/south corridors, US 98 (**44,500 cars per day**) and US 17 (**24,000 cars per day**), with SR 60 (**42,500 cars per day**) just south of the property's edge. The intersections of these three major roads provide Stuart Crossing with access to the greater regional market.

Stuart Crossing is ideally positioned to accommodate Bartow's northward expansion with development opportunities in **retail, commercial, medical and professional offices, business park and multi-family and single-family residential**, all surrounded by generous open space and conservation areas. Located less than three miles north of downtown Bartow, the main Stuart Crossing gateway is at the signalized intersection of US 98 and the brand new four lane Ernest M. Smith Boulevard. This provides quick and direct access to the interior of the development and connects to US 17, whose extension to SR 60 is currently in the right-of-way negotiations/acquisition stage. This central location, with the Polk Parkway/US 98 interchange 6 ± miles to the north (with two connections to Interstate 4), is the natural path of development for N Bartow and SE Lakeland as the cities grow toward each other.

In addition to its excellent road access, Stuart Crossing has **the opportunity to become a true cycling and recreational destination**. Forward thinking developers can take advantage of the existing Fort Fraser trail user base and grow it by incorporating additional bicycle and pedestrian friendly trail offshoots to create multiple loops directly through Stuart Crossing's commercial and residential districts. Residents and visitors alike would be able to use the new paths for recreation, fitness and to reach restaurants, shops and community events.



A 2010 Orange County study of the economic impact of its trail system showed that the average spending per trail user was \$20 per visit. In Downtown Winter Garden alone, trail users conservatively accounted for over 25% of total revenue and had an economic impact of \$3.6 million on the 31 business located there. While more recent studies have not been done, the consensus is that this impact has grown significantly in the subsequent years.

Stuart Crossing is ideally positioned to take advantage of Polk County's foresight in defining itself as a great location in Central Florida for new growth and development, with the CSX Intermodal, the Amazon Fulfillment Center and the Florida Polytechnic University all creating fantastic opportunities in the immediate surrounding area.



E & F

- Signalized Intersection at US 98
- Polk Parkway Interchange at US 98 to North Provides Easy Access to Interstate 4
- Proximate to CSX Intermodal, In Planned Distribution/ Business-Park Growth Corridor
- Wide Variety of Uses Possible

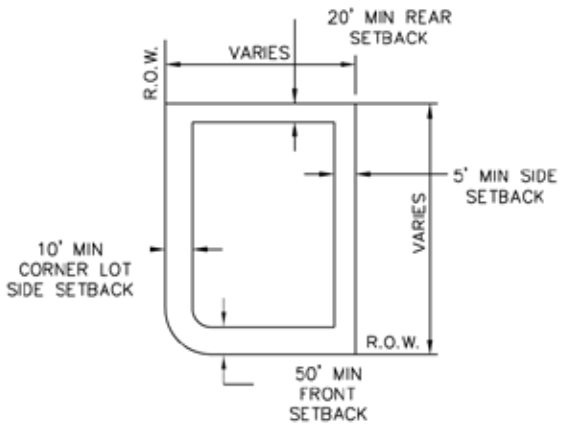
Parcel E & F

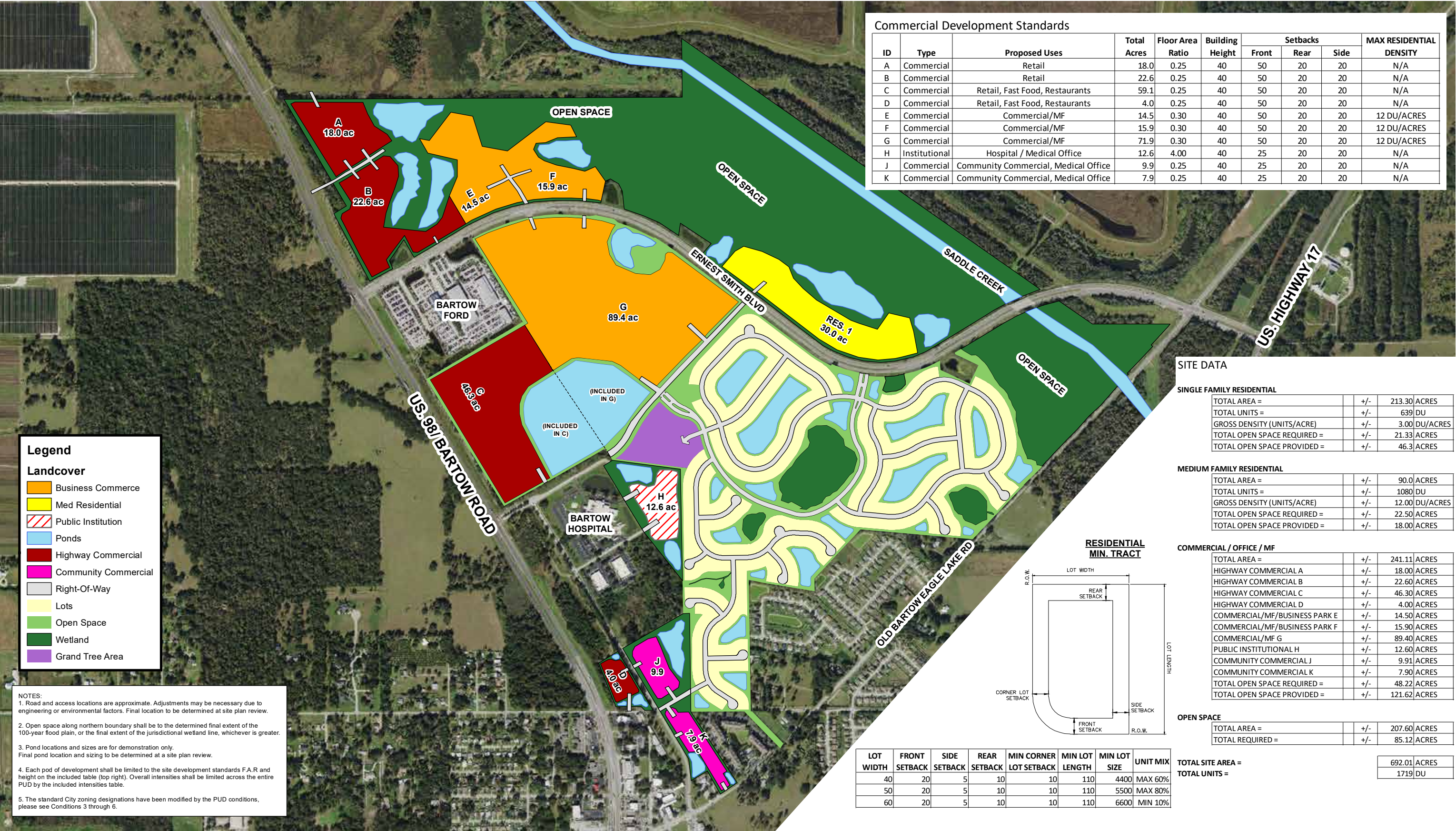
- 70.8 Acres Gross
- 32.5 Acres Developable
- 1,000' ± Frontage on Ernest M. Smith



Stuart Crossing is nestled between two major north/south corridors, US 98 (**44,500 cars per day**) and US 17 (**24,000 cars per day**), with SR 60 (**42,500 cars per day**) just south of the property's edge. The intersections of these three major roads provide Stuart Crossing with access to the greater regional market.

Commercial Minimum Tract





Commercial Development Standards									
ID	Type	Proposed Uses	Total Acres	Floor Area Ratio	Building Height	Setbacks			MAX RESIDENTIAL DENSITY
						Front	Rear	Side	
A	Commercial	Retail	18.0	0.25	40	50	20	20	N/A
B	Commercial	Retail	22.6	0.25	40	50	20	20	N/A
C	Commercial	Retail, Fast Food, Restaurants	59.1	0.25	40	50	20	20	N/A
D	Commercial	Retail, Fast Food, Restaurants	4.0	0.25	40	50	20	20	N/A
E	Commercial	Commercial/MF	14.5	0.30	40	50	20	20	12 DU/ACRES
F	Commercial	Commercial/MF	15.9	0.30	40	50	20	20	12 DU/ACRES
G	Commercial	Commercial/MF	71.9	0.30	40	50	20	20	12 DU/ACRES
H	Institutional	Hospital / Medical Office	12.6	4.00	40	25	20	20	N/A
J	Commercial	Community Commercial, Medical Office	9.9	0.25	40	25	20	20	N/A
K	Commercial	Community Commercial, Medical Office	7.9	0.25	40	25	20	20	N/A

Legend

Landcover

Business Commerce

Med Residential

Public Institution

Ponds

Highway Commercial

Community Commercial

Right-Of-Way

Lots

Open Space

Wetland

Grand Tree Area

NOTES:

1. Road and access locations are approximate. Adjustments may be necessary due to engineering or environmental factors. Final location to be determined at site plan review.

2. Open space along northern boundary shall be to the determined final extent of the 100-year flood plain, or the final extent of the jurisdictional wetland line, whichever is greater.

3. Pond locations and sizes are for demonstration only. Final pond location and sizing to be determined at a site plan review.

4. Each pod of development shall be limited to the site development standards F.A.R and height on the included table (top right). Overall intensities shall be limited across the entire PUD by the included intensities table.

5. The standard City zoning designations have been modified by the PUD conditions, please see Conditions 3 through 6.

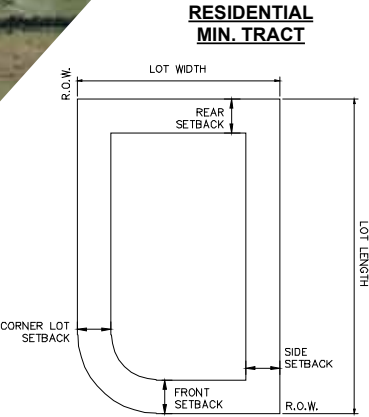
SITE DATA			
SINGLE FAMILY RESIDENTIAL			
TOTAL AREA =	+/-	213.30	ACRES
TOTAL UNITS =	+/-	639	DU
GROSS DENSITY (UNITS/ACRE)	+/-	3.00	DU/ACRES
TOTAL OPEN SPACE REQUIRED =	+/-	21.33	ACRES
TOTAL OPEN SPACE PROVIDED =	+/-	46.3	ACRES

MEDIUM FAMILY RESIDENTIAL			
TOTAL AREA =	+/-	90.0	ACRES
TOTAL UNITS =	+/-	1080	DU
GROSS DENSITY (UNITS/ACRE)	+/-	12.00	DU/ACRES
TOTAL OPEN SPACE REQUIRED =	+/-	22.50	ACRES
TOTAL OPEN SPACE PROVIDED =	+/-	18.00	ACRES

COMMERCIAL / OFFICE / MF			
TOTAL AREA =	+/-	241.11	ACRES
HIGHWAY COMMERCIAL A	+/-	18.00	ACRES
HIGHWAY COMMERCIAL B	+/-	22.60	ACRES
HIGHWAY COMMERCIAL C	+/-	46.30	ACRES
HIGHWAY COMMERCIAL D	+/-	4.00	ACRES
COMMERCIAL/MF/BUSINESS PARK E	+/-	14.50	ACRES
COMMERCIAL/MF/BUSINESS PARK F	+/-	15.90	ACRES
COMMERCIAL/MF G	+/-	89.40	ACRES
PUBLIC INSTITUTIONAL H	+/-	12.60	ACRES
COMMUNITY COMMERCIAL J	+/-	9.91	ACRES
COMMUNITY COMMERCIAL K	+/-	7.90	ACRES
TOTAL OPEN SPACE REQUIRED =	+/-	48.22	ACRES
TOTAL OPEN SPACE PROVIDED =	+/-	121.62	ACRES

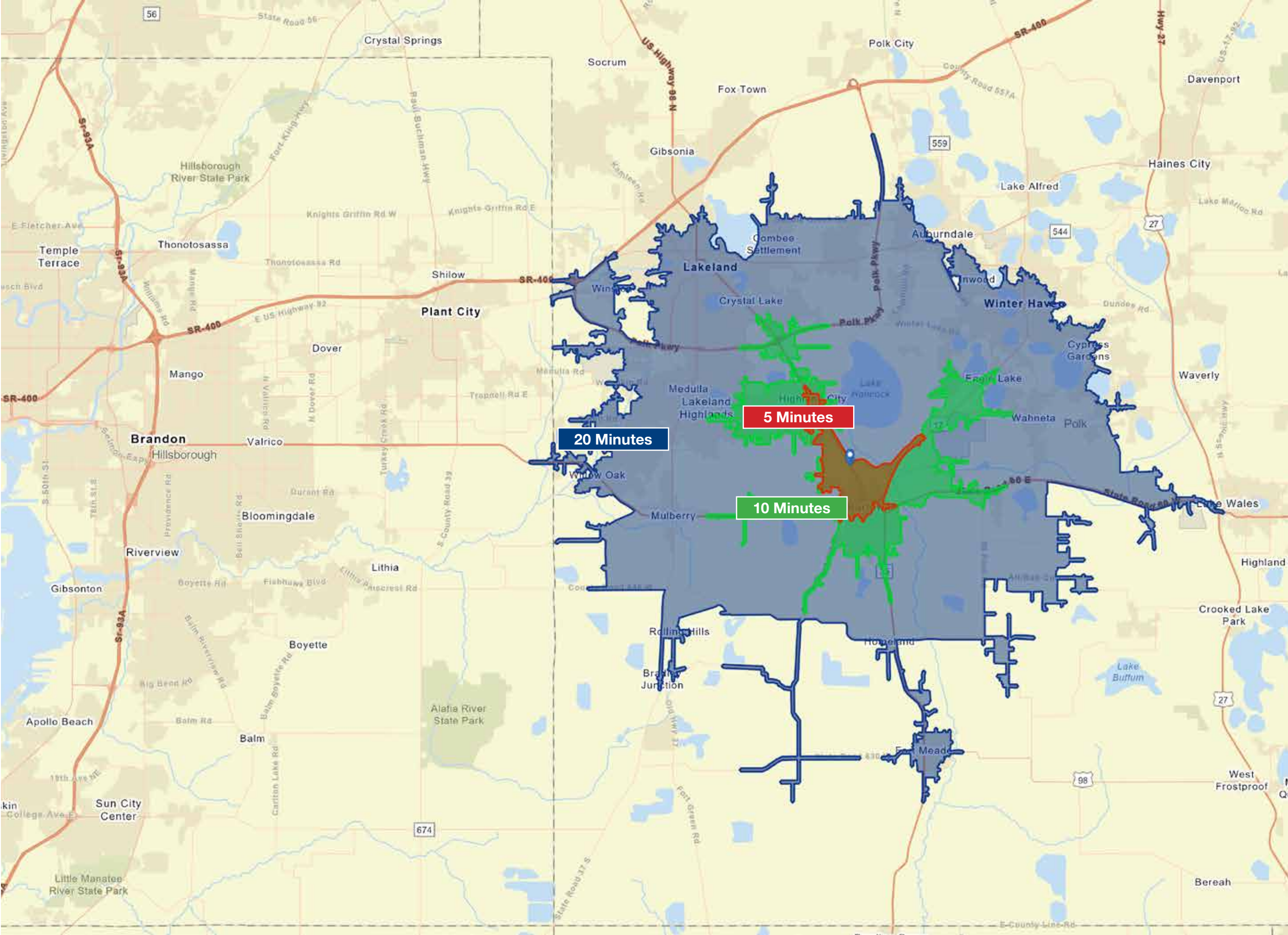
OPEN SPACE			
TOTAL AREA =	+/-	207.60	ACRES
TOTAL REQUIRED =	+/-	85.12	ACRES

TOTAL SITE AREA =	692.01	ACRES
TOTAL UNITS =	1719	DU



LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	MIN CORNER LOT SETBACK	MIN LOT LENGTH	MIN LOT SIZE	UNIT MIX
40	20	5	10	10	110	4400	MAX 60%
50	20	5	10	10	110	5500	MAX 80%
60	20	5	10	10	110	6600	MIN 10%

Drive Time Map



Nielsen Company

OPPORTUNITY GAP STUDY

“Nielsen’s RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census. Additional data sources are incorporated to create both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.”

1 Mile Radius	Demand	Supply	Opportunity Gap	%
Total Retail Sales, Including Eating & Drinking	\$66,667,585	\$49,049,737	\$17,617,848	26%
Motor Vehicle - 441 (NAICS #)	\$11,495,955	\$40,095,659	(\$28,599,704)	-249%
Furniture & Home Furnishings Stores - 442	\$1,243,729	\$623,574	\$620,155	50%
Electronics & Appliance Stores - 443	\$1,162,431	\$3,944,182	(\$2,781,751)	-239%
Building Material, Garden Equipment Stores - 444	\$6,746,840	\$319,364	\$6,427,476	95%
Food & Beverage Stores - 445	\$8,631,385	\$875,816	\$7,755,569	90%
Health & Personal Care Stores - 446	\$3,957,761	\$157,752	\$3,800,009	96%
Gas Stations (Including w/Convenience Stores) - 447	\$6,586,316	\$0	\$6,586,316	100%
Clothing & Clothing Accessories Stores - 448	\$3,015,942	\$0	\$3,015,942	100%
Sporting Goods, Hobby, Book, Music Stores - 451	\$1,145,786	\$216,356	\$929,430	81%
General Merchandise Stores - 452	\$7,959,110	\$204,239	\$7,754,871	97%
Miscellaneous Store Retailers - 453	\$1,789,222	\$61,360	\$1,727,862	97%
Non-Store Retailers - 454	\$5,811,172	\$258,077	\$5,553,095	96%
Food Service & Drinking Places - 722	\$7,121,936	\$2,293,358	\$4,828,578	68%
General Merchandise, Apparel, Furniture and Other (GAFO)	\$15,346,277	\$4,992,321	\$10,353,956	67%

5 Mile Radius	Demand	Supply	Opportunity Gap	%
Total Retail Sales, Including Eating & Drinking	\$847,562,396	\$691,327,793	\$156,234,603	18%
Motor Vehicle - 441	\$149,415,639	\$162,821,566	(\$13,405,927)	-9%
Furniture & Home Furnishings Stores - 442	\$16,439,119	\$17,018,953	(\$579,834)	-4%
Electronics & Appliance Stores - 443	\$14,939,566	\$22,781,961	(\$7,842,395)	-52%
Building Material, Garden Equipment Stores - 444	\$87,802,835	\$58,408,581	\$29,394,254	33%
Food & Beverage Stores - 445	\$107,689,837	\$28,147,400	\$79,542,437	74%
Health & Personal Care Stores - 446	\$50,786,646	\$35,042,213	\$15,744,433	31%
Gas Stations (Including w/Convenience Stores) - 447	\$81,534,776	\$67,380,679	\$14,154,097	17%
Clothing & Clothing Accessories Stores - 448	\$38,758,442	\$5,796,914	\$32,961,528	85%
Sporting Goods, Hobby, Book, Music Stores - 451	\$14,572,234	\$1,680,654	\$12,891,580	88%
General Merchandise Stores - 452	\$99,336,357	\$213,806,242	(\$114,469,885)	-115%
Miscellaneous Store Retailers - 453	\$22,545,542	\$12,218,442	\$10,327,100	46%
Non-Store Retailers - 454	\$74,078,632	\$6,609,743	\$67,468,889	91%
Food Service & Drinking Places - 722	\$89,662,770	\$59,614,447	\$30,048,323	34%
General Merchandise, Apparel, Furniture and Other (GAFO)	\$194,565,457	\$268,681,320	(\$74,115,863)	-38%

10 Mile Radius	Demand	Supply	Opportunity Gap	%
Total Retail Sales, Including Eating & Drinking	\$3,838,525,643	\$3,720,999,687	\$117,525,956	3%
Motor Vehicle - 441	\$624,225,959	\$956,951,333	(\$332,725,374)	-53%
Furniture & Home Furnishings Stores - 442	\$70,466,920	\$128,210,149	(\$57,743,229)	-82%
Electronics & Appliance Stores - 443	\$66,470,095	\$80,947,589	(\$14,477,494)	-22%
Building Material, Garden Equipment Stores - 444	\$380,032,489	\$295,009,780	\$85,022,709	22%
Food & Beverage Stores - 445	\$518,601,413	\$278,801,702	\$239,799,711	46%
Health & Personal Care Stores - 446	\$242,675,341	\$252,155,170	(\$9,479,829)	-4%
Gas Stations (Including w/Convenience Stores) - 447	\$387,198,381	\$480,680,036	(\$93,481,655)	-24%
Clothing & Clothing Accessories Stores - 448	\$165,044,654	\$63,512,567	\$101,532,087	62%
Sporting Goods, Hobby, Book, Music Stores - 451	\$63,767,817	\$21,147,331	\$42,620,486	67%
General Merchandise Stores - 452	\$459,522,902	\$578,799,055	(\$119,276,153)	-26%
Miscellaneous Store Retailers - 453	\$104,506,799	\$68,043,161	\$36,463,638	35%
Non-Store Retailers - 454	\$341,998,807	\$39,364,309	\$302,634,498	88%
Food Service & Drinking Places - 722	\$414,014,066	\$477,377,505	(\$63,363,439)	-15%
General Merchandise, Apparel, Furniture and Other (GAFO)	\$872,409,418	\$900,526,216	(\$28,116,798)	-3%



Demographics Executive Summary

	5 miles	10 miles	15 miles
Population			
2000 Population	31,148	180,902	336,489
2010 Population	40,335	205,891	391,984
2019 Population	45,997	227,183	435,950
2024 Population	49,848	241,968	465,774
2000-2010 Annual Rate	2.62%	1.30%	1.54%
2010-2019 Annual Rate	1.43%	1.07%	1.16%
2019-2024 Annual Rate	1.62%	1.27%	1.33%
2019 Male Population	48.2%	48.4%	48.4%
2019 Female Population	51.8%	51.6%	51.6%
2019 Median Age	38.0	39.0	40.5

In the identified area, the current year population is 435,950. In 2010, the Census count in the area was 391,984. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 465,774 representing a change of 1.33% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

	5 miles	10 miles	15 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.9%	15.3%	16.1%
Median Household Income			
2019 Median Household Income	\$64,509	\$52,738	\$50,560
2024 Median Household Income	\$73,131	\$58,426	\$55,838
2019-2024 Annual Rate	2.54%	2.07%	2.01%
Average Household Income			
2019 Average Household Income	\$86,902	\$74,011	\$69,790
2024 Average Household Income	\$99,990	\$84,479	\$79,849
2019-2024 Annual Rate	2.85%	2.68%	2.73%
Per Capita Income			
2019 Per Capita Income	\$30,582	\$27,571	\$26,441
2024 Per Capita Income	\$35,104	\$31,311	\$30,103
2019-2024 Annual Rate	2.80%	2.58%	2.63%
Households by Income			

Current median household income is \$50,560 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$55,838 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$69,790 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,849 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,441 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,103 in five years, compared to \$36,530 for all U.S. households

* Full demographic information is available by request

Stuart Crossing: Parcels A, B, C & D

Permitted Use	Special Exception Use (Board Action Required)	Site Development Plan Required (Use Permitted with Approved SDP)	Conditional Use (Board Action Required)
• Residential Mixed Use • Hotel/Motel • Appliance Repair • Auto Parts, Retail • Bakery • Convenience Store (No Gas) • Filling Station (Convenience Store w/Gas) • Pet Services • Pharmacy • Recreation, Indoor, Commercial • Recycling Center (Indoor) • Restaurant • Tea Room • Retail Sales • Retail Shops • Service Station (Minor Automotive Repair) • Veterinary Clinic / Kennel • Building Supply Sales • Pet Services • Plant Nursery • Bank/Financial Institution • Business Office • Clinic • Clubs, Community/Fraternal • Funeral Home/Mortuary • Medical/Health Care Office • Medical Laboratory • Personal Services • Professional Office • Real Estate/Business Office • Auto License/Tag Facility • City Hall/Municipal Building • Fire Station • Police Station • Post Office • Power Substation • Sewer Lift Station • Telephone Switching Station • Civic Center Auditorium • Public Library • Museum • School (Grades K-12) • Vocational/Technical School • Park • Recreation, Indoor, Public • Recreation, Outdoor, Public	• Single Family; Std. Construction • Guest House • Duplex • Garage Apartment • Apartment Building • Boarding House • Condominium • Garden Apartments	• Special Needs Facilities • Child Care Facility • Adult Day Care Center • Assisted Living Facility • Foster Care Facility • Group Home Facility • Hospice Residential Unit • Nursing Home • Drinking Establishment • Shopping Center (< 150,000 GLA) • Auto/Boat Sales • Recreation, Outdoor, Commercial • Contractor Storage Yard • Cemetery • Sewer/Water Station (On-Site) • Church	• Shopping Center (> 150,000 GLA)

Stuart Crossing: Parcels E, F & G

Permitted Use	Special Exception Use (Board Action Required)	Site Development Plan Required (Use Permitted with Approved SDP)	Conditional Use (Board Action Required)
• Residential Mixed Use • Hotel/Motel • Appliance Repair • Auto Parts, Retail • Bakery • Convenience Store (No Gas) • Filling Station (Convenience Store w/Gas) • Pet Services • Pharmacy • Recreation, Indoor, Commercial • Recycling Center (Indoor) • Restaurant • Tea Room • Retail Sales • Retail Shops • Service Station (Minor Automotive Repair) • Building Supply Sales • Major Automotive Repair • Pet Services • Bank/Financial Institution • Business Office • Clinic • Clubs, Community/Fraternal • Funeral Home/Mortuary • Medical/Health Care Office • Medical Laboratory • Personal Services • Professional Office • Real Estate/Business Office • Auto/Boat Repair; No Sales • Warehouse • Wholesale Distributor • Printing/Publishing • Auto License/Tag Facility • City Hall/Municipal Building • Fire Station • Police Station • Post Office • Power Substation • Sewer Lift Station • Telephone Switching Station • Civic Center/Auditorium • College/University • Public Library • Museum • School (Grades K-12) • Vocational/Technical School • Park • Recreation, Indoor, Public • Recreation, Outdoor, Public • Business Park Uses • Research And Development Parks • Distribution Centers • Wholesaling Activities • Light Manufacturing • Fabrication And Assembly	• Single Family; Std. Construction • Guest House • Duplex • Garage Apartment • Apartment Building • Boarding House • Condominium • Garden Apartments	• Special Needs Facilities • Child Care Facility • Adult Day Care Center • Assisted Living Facility • Foster Care Facility • Group Home Facility • Hospice Residential Unit • Nursing Home • Drinking Establishment • Shopping Center (< 150,000 GLA) • Veterinary Clinic / Kennel • Auto/Boat Sales • Recreation, Outdoor, Commercial • Plant Nursery • Contractor Storage Yard • Sales/Repair Of Heavy Equipment • Cemetery • Sewer/Water Station (On-Site) • Church	• Shopping Center (> 150,000 GLA)

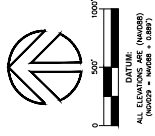
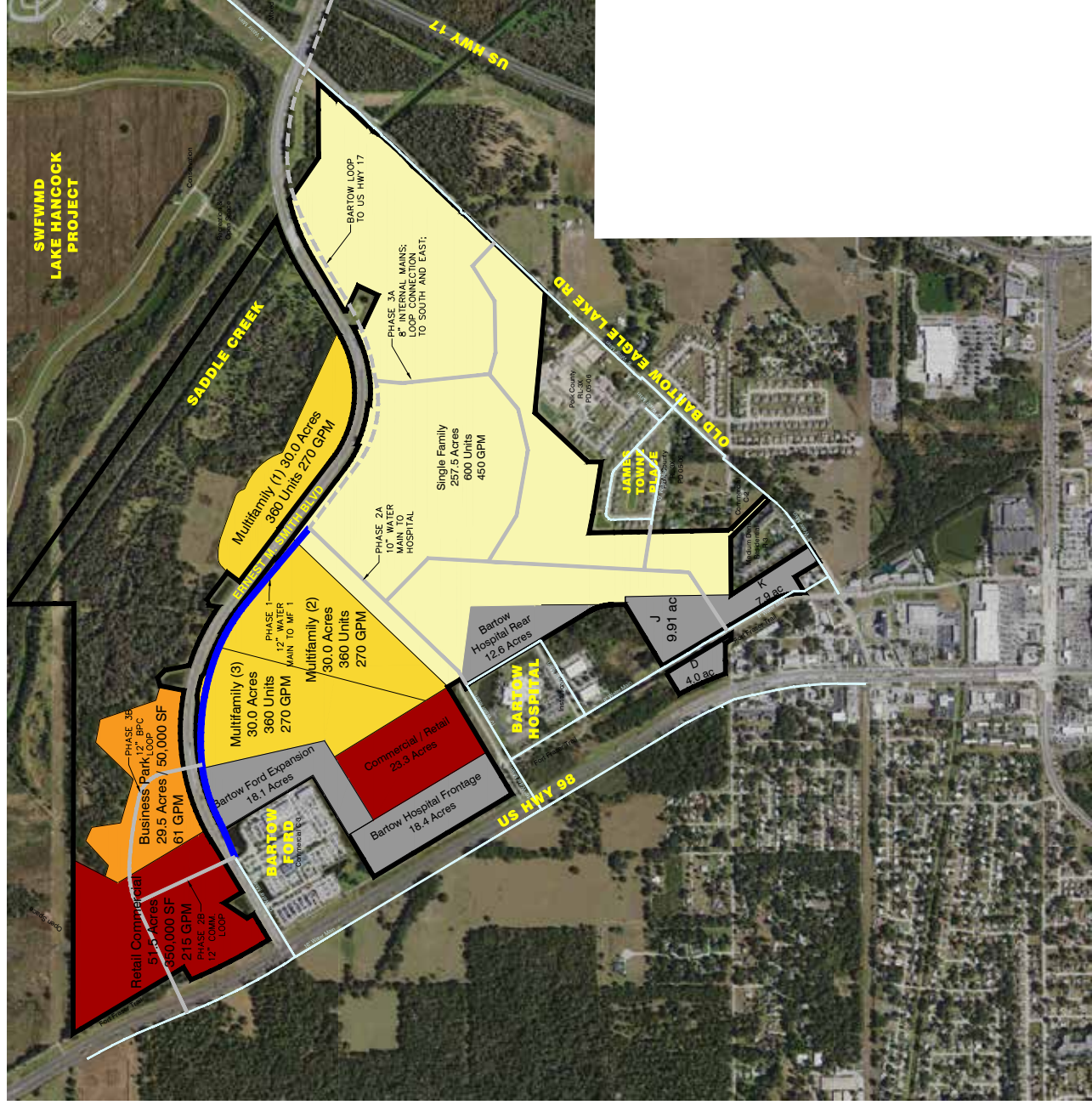
Stuart Crossing: Parcels H & I

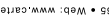
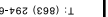
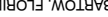
Permitted Use
• Bank/Financial Institution • Business Office • Clinic • Clubs, Community/Fraternal • Funeral Home/Mortuary • Medical/Health Care Office • Medical Laboratory • Personal Services • Professional Office • Real Estate/Business Office • Pharmacy • Hospital (H only)

Stuart Crossing: Parcels J & K

Permitted Use	Special Exception Use (Board Action Required)	Site Development Plan Required (Use Permitted with Approved SDP)	Conditional Use (Board Action Required)
• Residential Mixed Use • Hotel/Motel • Appliance Repair • Auto Parts, Retail • Bakery • Convenience Store (No Gas) • Filling Station (Convenience Store w/Gas) • Pet Services • Pharmacy • Recreation, Indoor, Commercial • Recycling Center (Indoor) • Restaurant • Tea Room • Retail Sales • Retail Shops • Service Station (Minor Automotive Repair) • Building Supply Sales • Major Automotive Repair • Pet Services • Bank/Financial Institution • Business Office • Clinic • Clubs, Community/Fraternal • Funeral Home/Mortuary • Medical/Health Care Office • Medical Laboratory • Personal Services • Professional Office • Real Estate/Business Office • Auto/Boat Repair; No Sales • Warehouse • Wholesale Distributor • Printing/Publishing • Auto License/Tag Facility • City Hall/Municipal Building • Fire Station • Police Station • Post Office • Power Substation • Sewer Lift Station • Telephone Switching Station • Civic Center/Auditorium • College/University • Public Library • Museum • School (Grades K-12) • Vocational/Technical School • Park • Recreation, Indoor, Public • Recreation, Outdoor, Public	• Single Family; Std. Construction • Guest House • Duplex • Garage Apartment • Apartment Building • Boarding House • Condominium • Garden Apartments	• Special Needs Facilities • Child Care Facility • Adult Day Care Center • Assisted Living Facility • Foster Care Facility • Group Home Facility • Hospice Residential Unit • Nursing Home • Drinking Establishment • Shopping Center (< 150,000 GLA) • Veterinary Clinic / Kennel • Auto/Boat Sales • Recreation, Outdoor, Commercial • Plant Nursery • Cemetery • Sewer/Water Station (On-Site) • Church	• Shopping Center (> 150,000 GLA)

Water Main Plan | FOR REFERENCE ONLY



																	
NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____		NO. _____ DATE _____	
REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS		REVISIONS	

CARTER KAYE
ENGINEERING

137 5th Street N.W. • Winter Haven, FL 33881
T: (863) 294-6965 • Web: www.carterkaye.com

WATER MAIN PLAN

STUART CROSSING
ERNEST M SMITH BLVD
BARTOW, FLORIDA

PROJECT NO.: JSTU121001

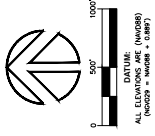
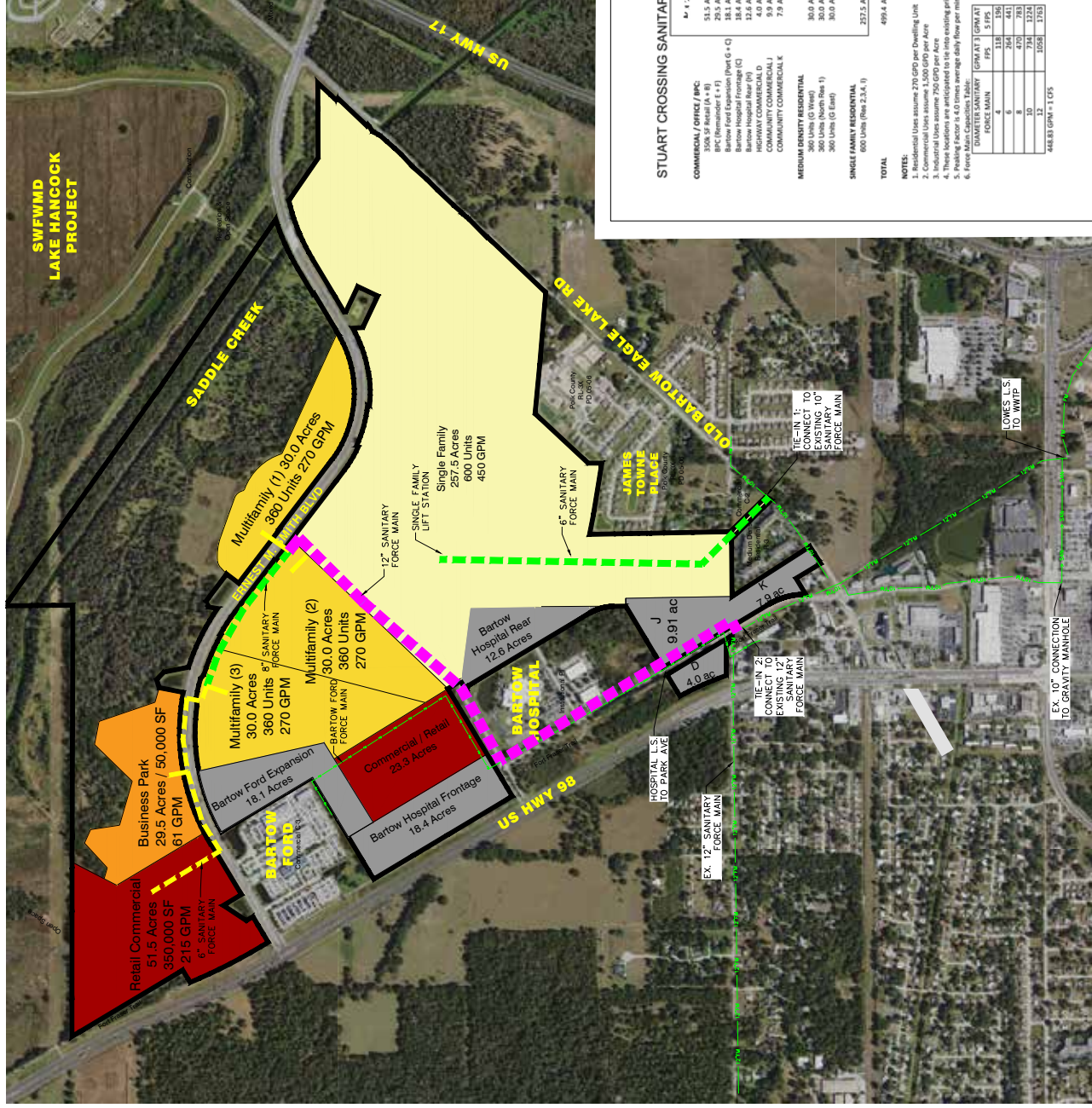
DRAWN BY: BAC

APPROVED BY: _____

PLOT DATE: Sep 22, 2017 17:05

SHEET NO.: _____

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