



Vanasse Hangen Brustlin, Inc.

For more Information Contact:

JEFF LEE

561 722 2790

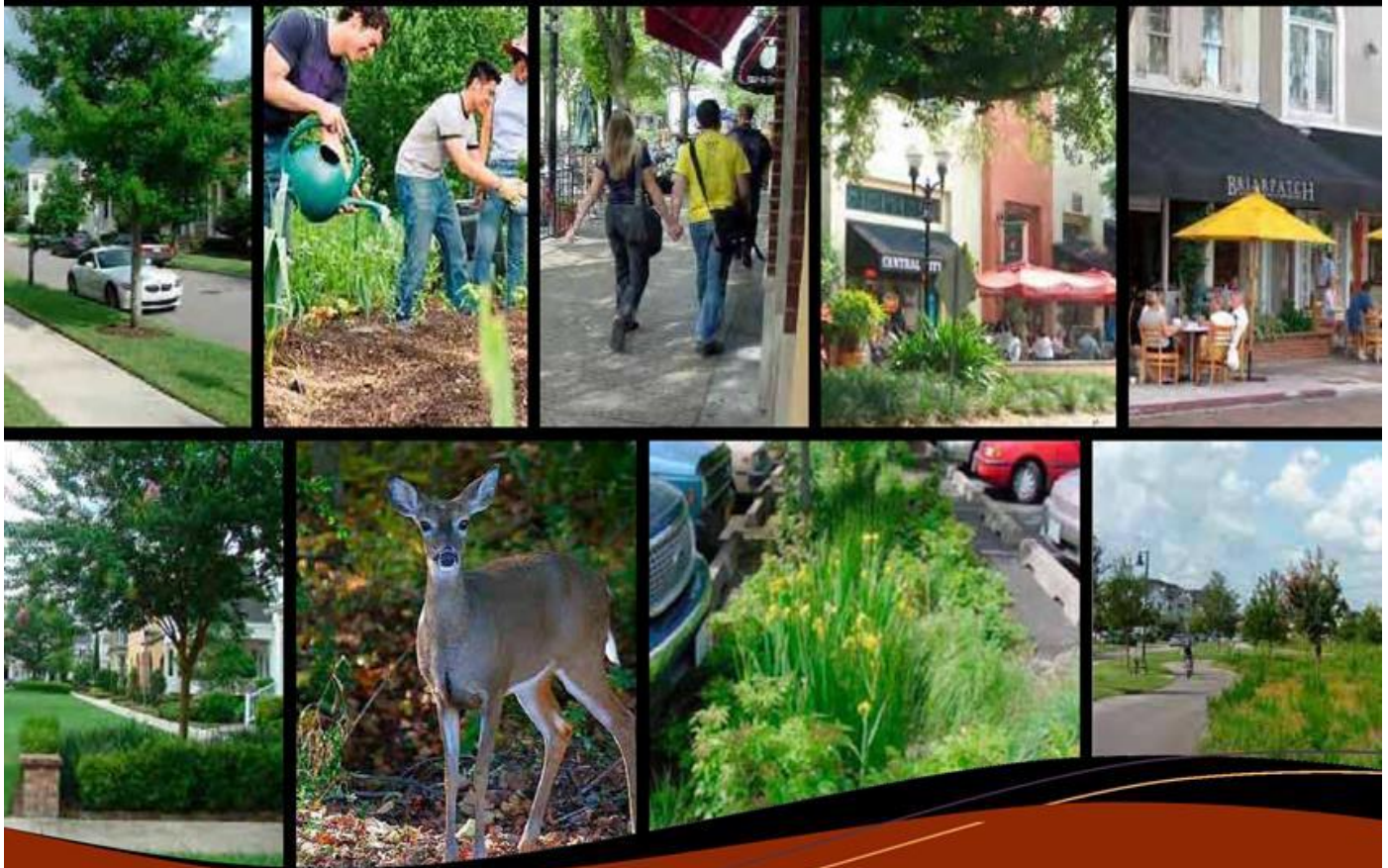
Priced at

\$13,000,000

353 Acre Site

Micco Park Village District Comprehensive Plan Map Amendment

Planning | Transportation | Land Development | Environmental Services | Water Resources | GIS | Survey



SUBMITTED TO
City of Palm Bay



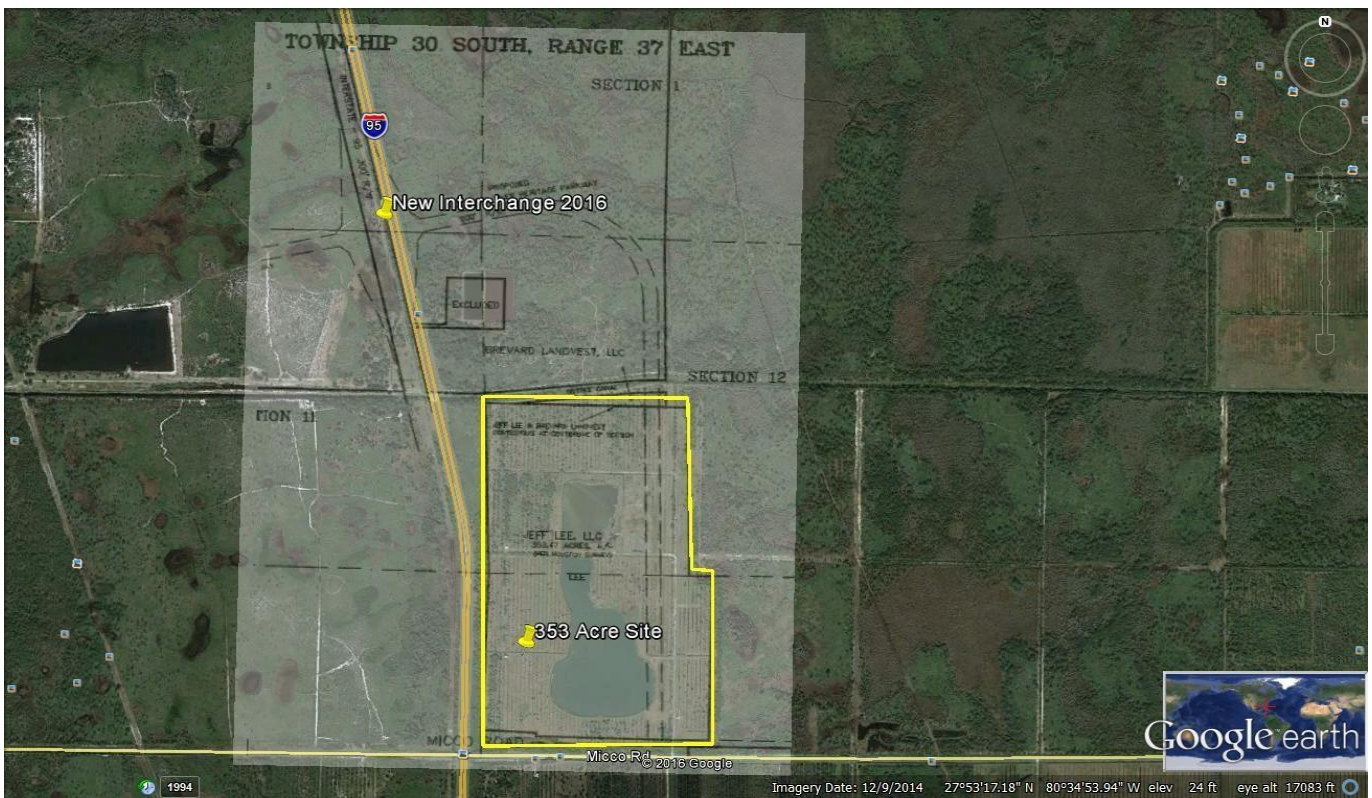
SUBMITTED BY
Vanasse Hangen Brustlin, Inc.

225 E. Robinson Street, Suite 300
Orlando, Florida 32801

Subject Property is approximately 353 acres, located in the city of Palm Bay, adjacent to I-95 to the west and Micco Road to the south. The project site is referred to as Micco Town Center.

The city of Palm Bay in conjunction with DOT has finished the construction of the new Heritage Park interchange. The interchange is located on the adjacent property to the north. The connector road from the interchange running to the east will run along the eastern side of the subject property and connect to Micco Road to the Southern boundary of the subject property. This will provide 1 mile of frontage along the connector road and $\frac{3}{4}$ of a mile of frontage along Micco Road.

The site has NO environmental issues, NO wetland.



Micco Town Center is currently approved under the current comp plan for the following development potential.



Landmark Center Two, Suite 300
225 E. Robinson Street
Orlando, Florida 32801
Telephone 407.839.4006
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www.vhb.com

Memorandum

To: Jeff Lee

Date: March 16, 2012

Project 61206
No.:

From: Jim Hall

Re: Micco Park Entitlements

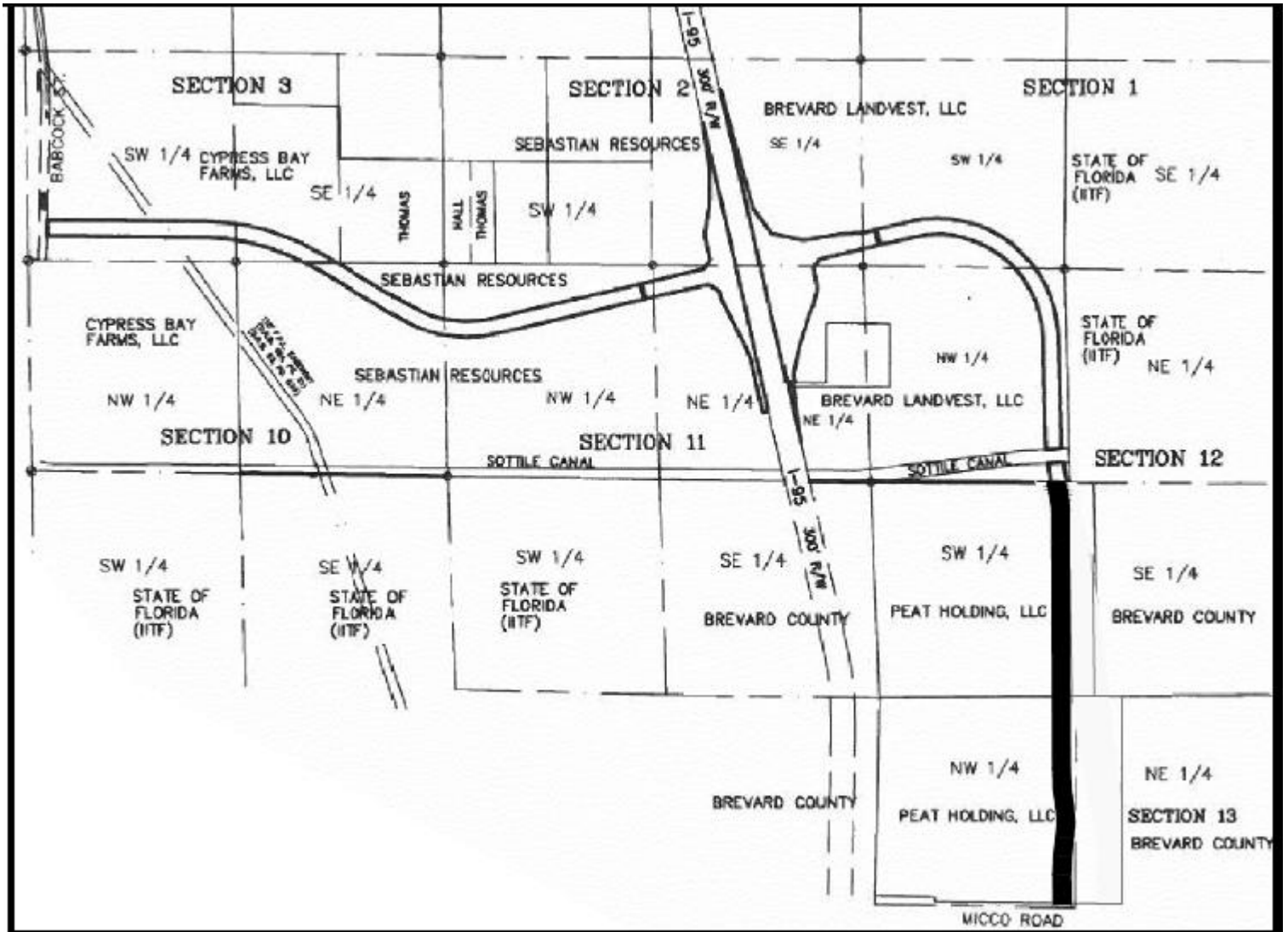
Working for the land owners, I processed a comprehensive plan map and text amendment with the City of Palm Bay. The text amendment was to create a new future land use category specifically for their parcels. The map amendment was to change the future designation to the new Micco Park designation.

The Town Center parcel owned by Jeff Lee was approved for the following development program:

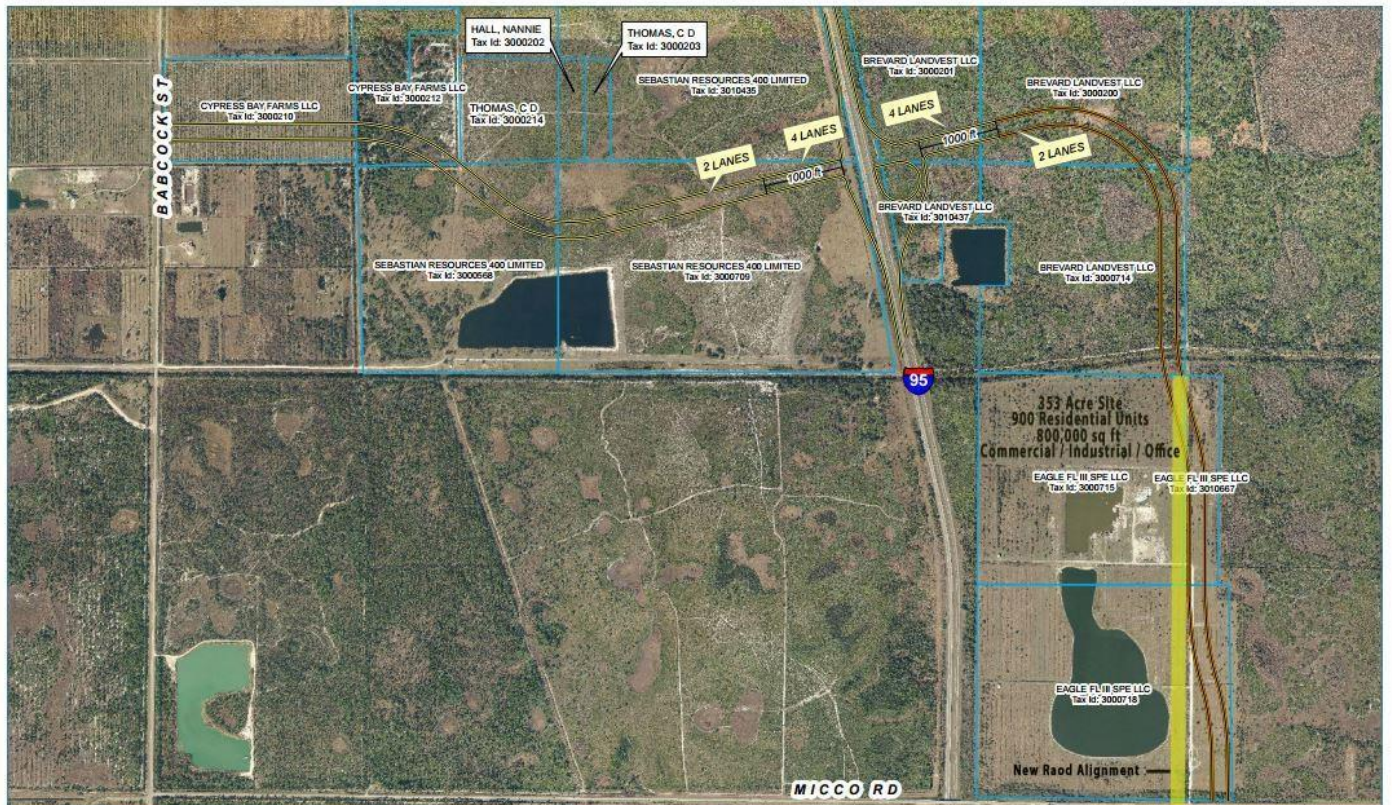
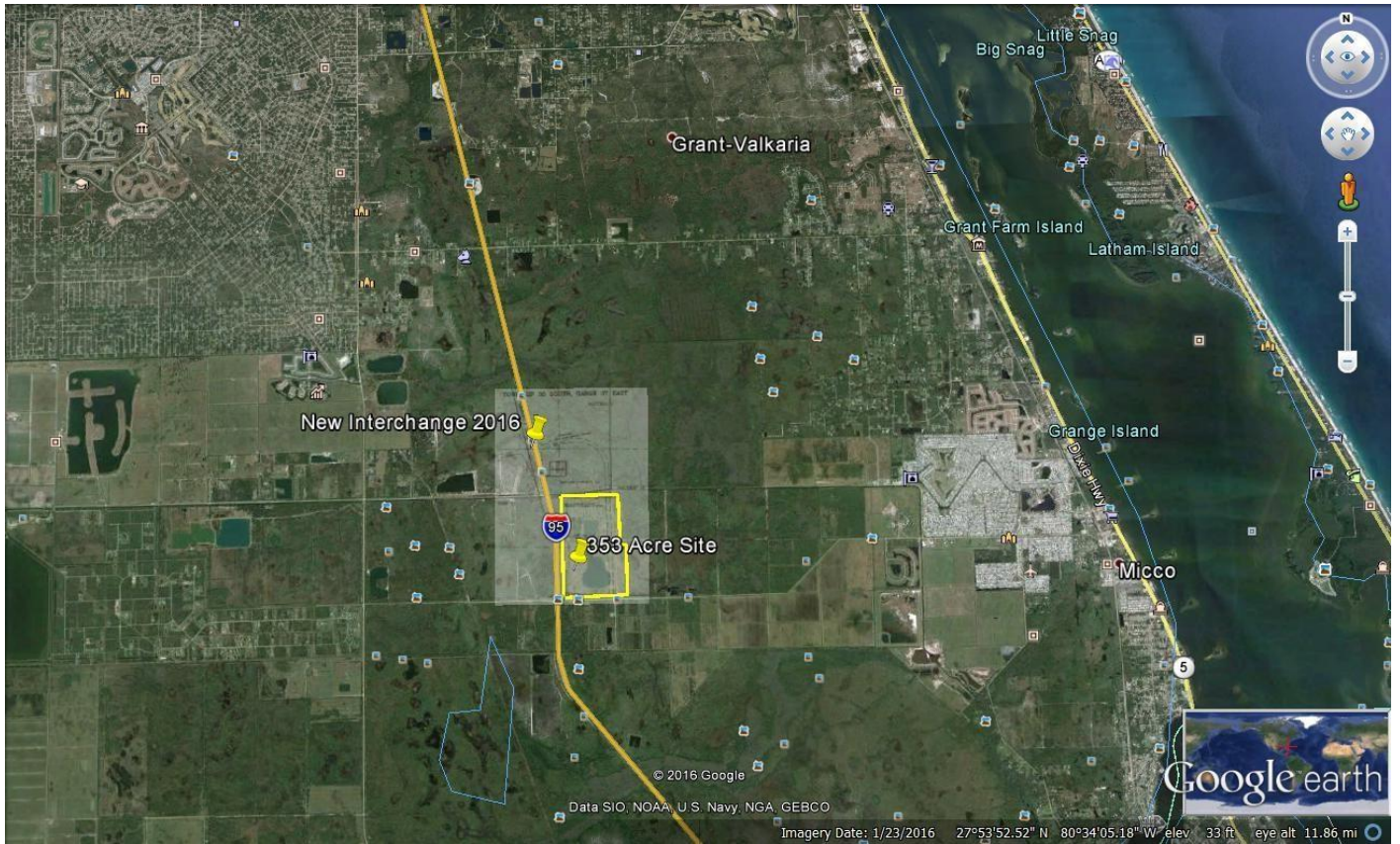
Commercial	234,060sf
Office	234,060 sf
Industrial	234,060 sf
Civic	78,020 sf
Residential	919 du

These entitlements are listed specifically in the Micco Park future land use designation. The property will be required to zone to Planned Unit Development as the next step in the process.

Road Alignment from Babcock Street to Micco Road.



Current Project Site View



- Legend**
- Proposed Alignment Ph. I
 - Proposed Alignment Ph. II
 - Parcels selection

PROPOSED PARKWAY AND SOUTH INTERCHANGE



The Property is currently permitted as a mining operation supplying quality certified fill and cocina rock.

The property has been actively mined of over 65 acres of material. Below is an estimated formulation of the value per acre based on potential future production. There is currently 16 +/- acres permitted with the ability to expand.

Overburden: 15' In Depth will produce 24,200 cubic yards (c.y.)

Overburden which is general fill: Has a swell factor of 25% which you have an additional 6,050 loose cubic yards (L.C.Y.)

With that being said you will have 30,250 L.C.Y. per ac (acre) at a retail price of \$3.00 a cubic yard, which is \$90,750.00 dollars. The processing cost for general fill is \$1.50 per cubic yard which includes processing fee and loading which is a total of \$45,375.00.

The property royalty for fill sales would be \$45,375.00 per acre.

Coquina Rock road base: 15' In Depth will produce 24,200 cubic yards (c.y.)

Coquina Rock road base: Each acre will produce 24,200 cubic yards X 3,600lb/c.y. or 43,560 tons per acre.

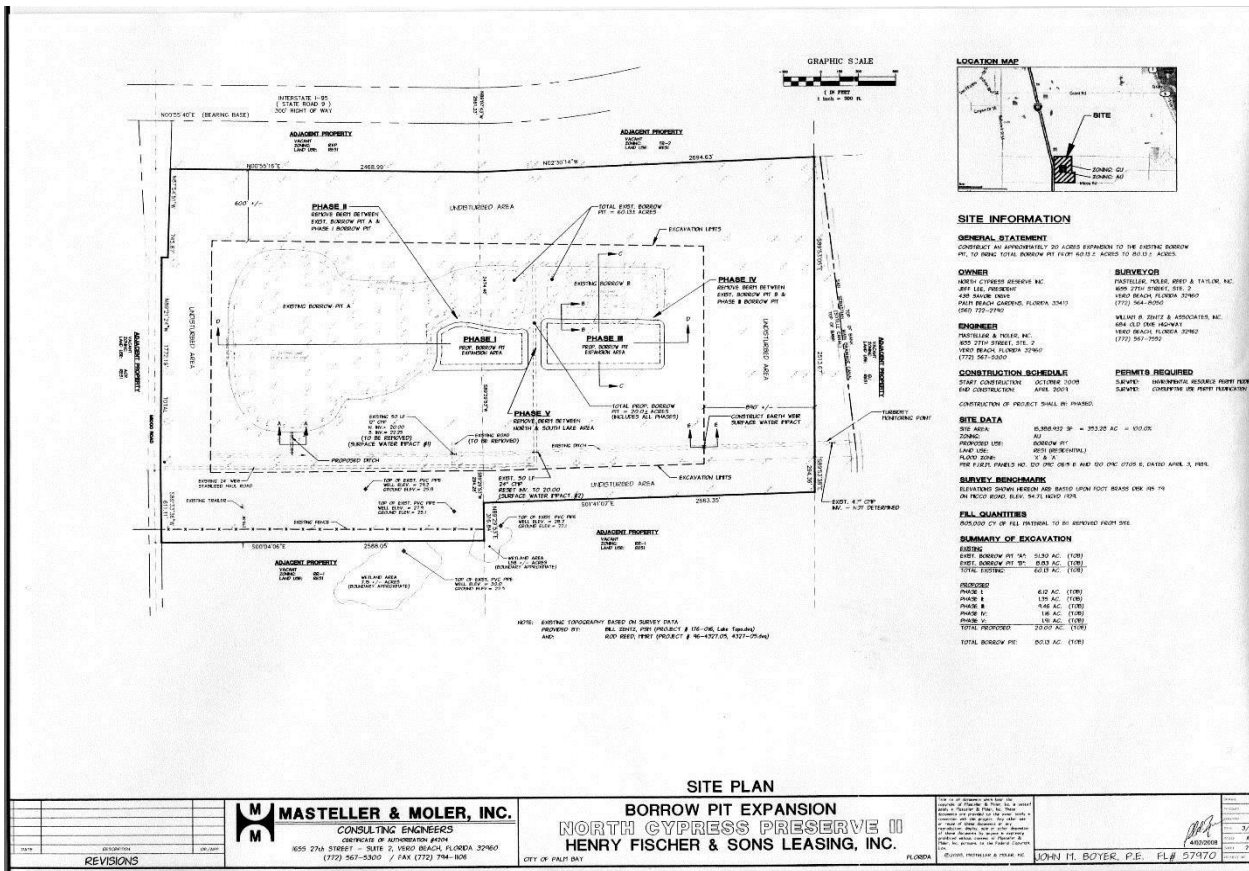
At a retail price of \$12.00 per ton = \$522,720.00 dollars. Processing fee is \$6.00 per ton for processing for a total of \$261,360.00 dollars.

The property royalty for rock would be \$261,360.00 per acre.

the total per acre royalty amount would be \$306,735.00 per acre.

Henry A. Fischer

**President
Fischer & Sons, Inc.
10729 Us Hwy. #1
Sebastian, FL 32958
Phone: 772-589-3159
Fax: 772-589-7731 |
hfischer@wedigflorida.com**



Current View of Existing Mining Operation

Permitted Mining Depth to 30 Feet

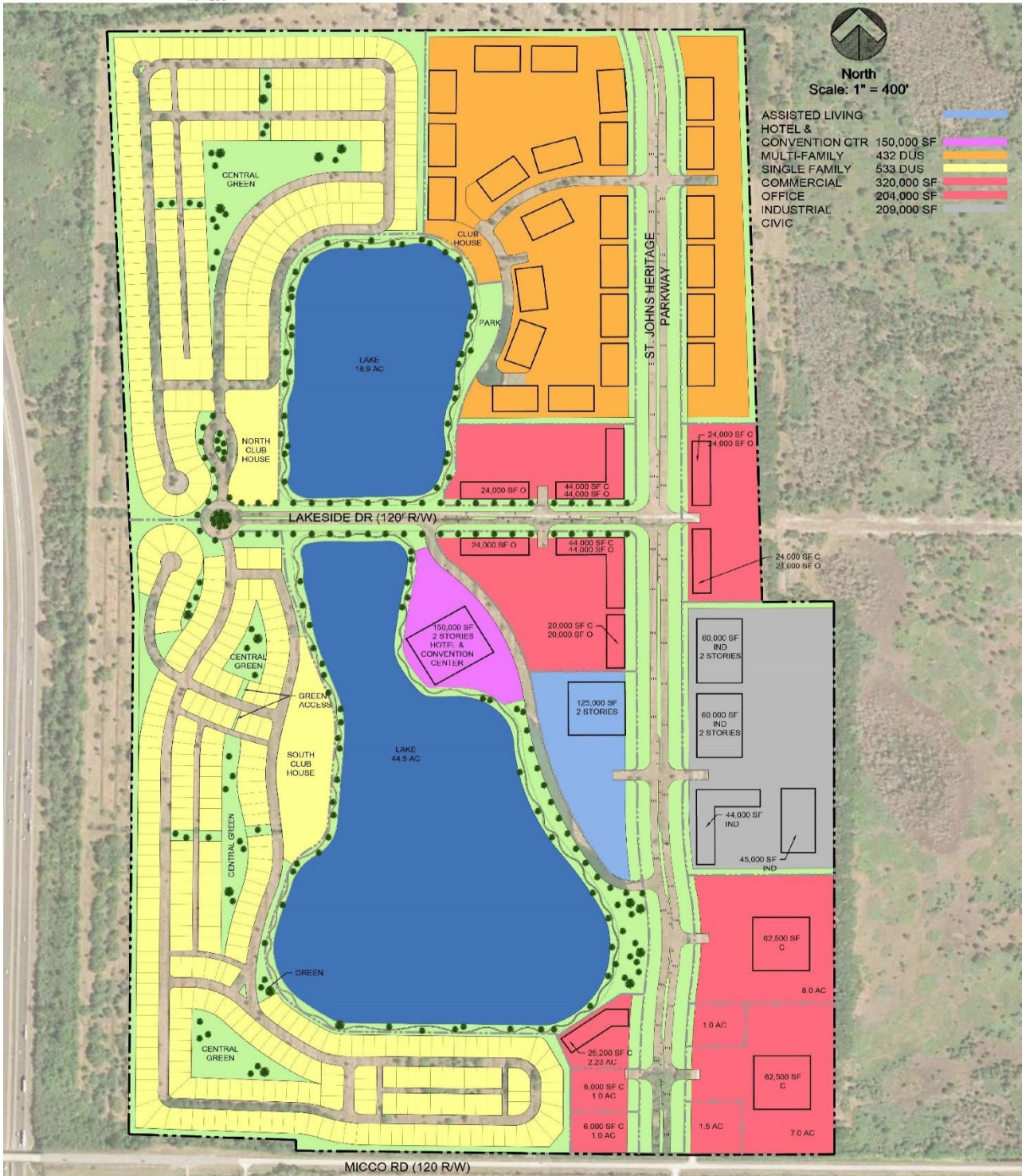
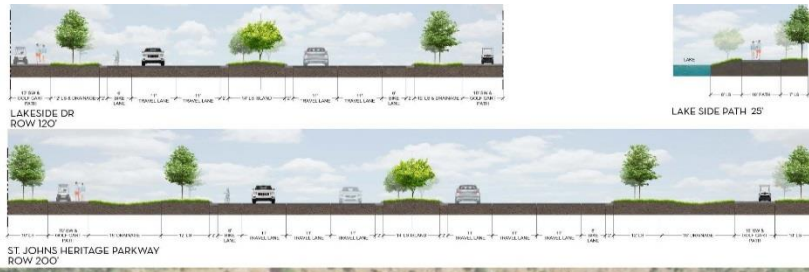


The existing lake system will provide storm water retention for the interchange connecting road as well as 75% overall site development.

The location of the property in relationship to surrounding development and the interchange will give advantage to the mining operation over any other material suppliers. As this is one of the only mining operations producing cocina rock and the need for materials for nearby property development, the potential for combined sales of materials will be greatly increased.

For more information please call Jeff Lee at 561 722 2790 or email to jeff30378@gmail.com

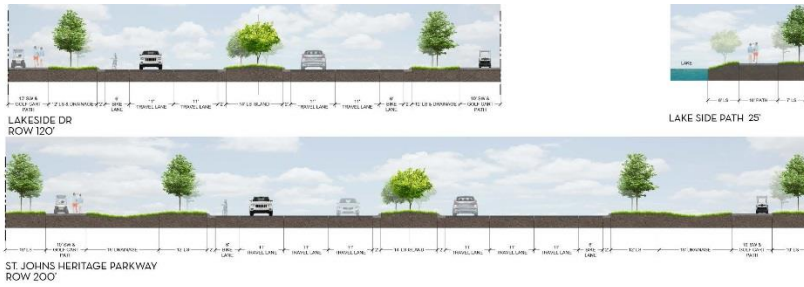
Conceptual Plan



HERITAGE PARKWAY TOWN CENTER
CITY OF PALM BAY, FLORIDA

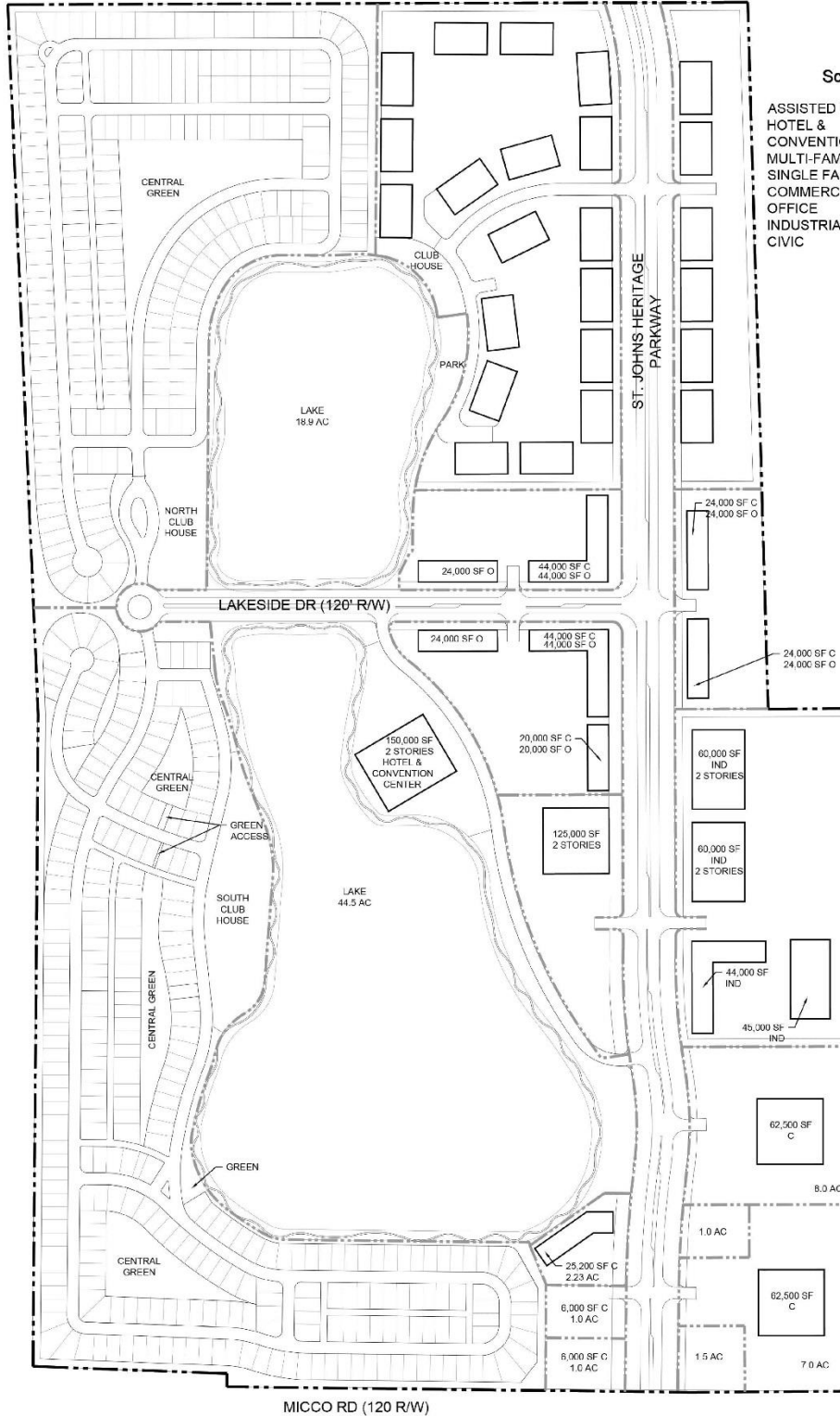
iPLAN
& DESIGN

5090 PGA Blvd., Suite 200
Palm Beach Gardens, FL33418
561.797.4217
bcheguis@gmail.com



North
Scale: 1" = 400'

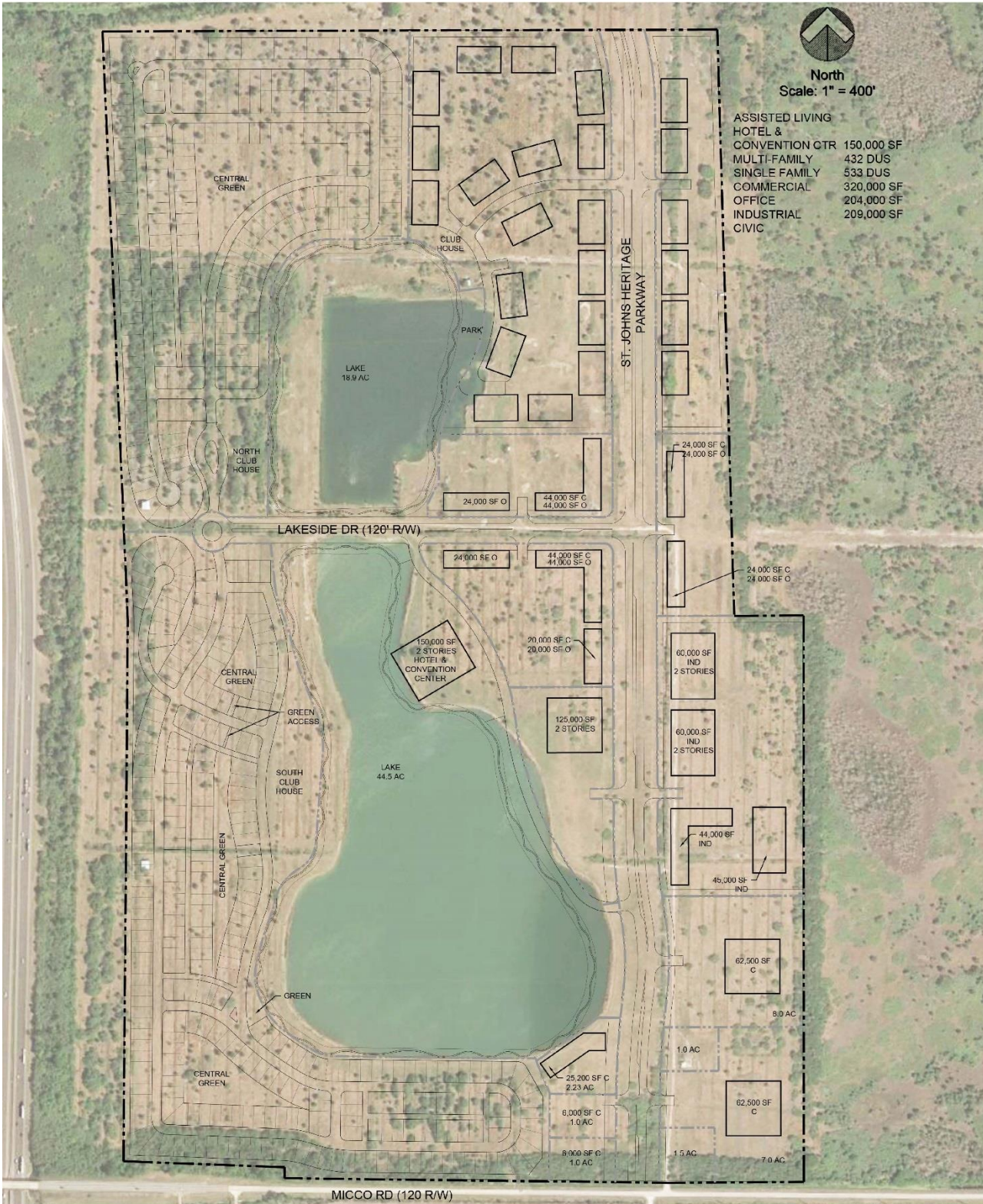
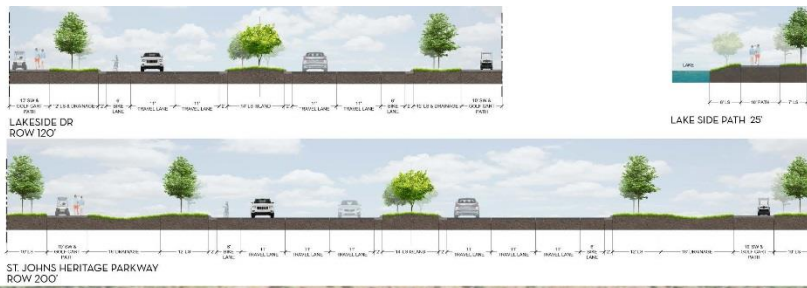
ASSISTED LIVING	
HOTEL & CONVENTION CTR	150,000 SF
MULTI-FAMILY	432 DUS
SINGLE FAMILY	533 DUS
COMMERCIAL	320,000 SF
OFFICE	204,000 SF
INDUSTRIAL	209,000 SF
CIVIC	



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