

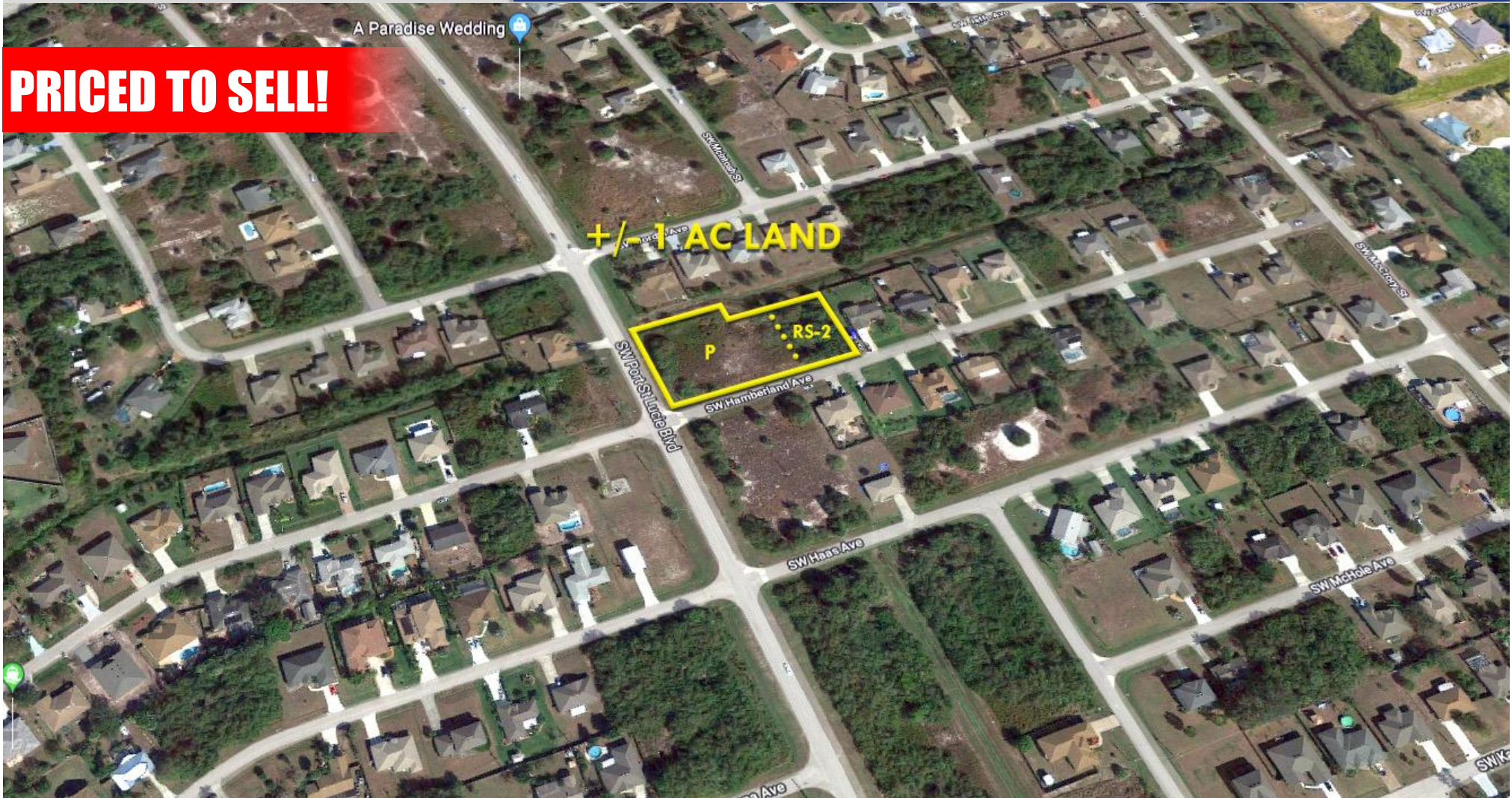
FOR SALE

\$325,000

+/- 1 AC Lot (Professional Development)

4123 SW Port St Lucie Blvd. Port St Lucie FL 34953

PRICED TO SELL!



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Lou Perrotta | 772-801-9411 | Lperrotta@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

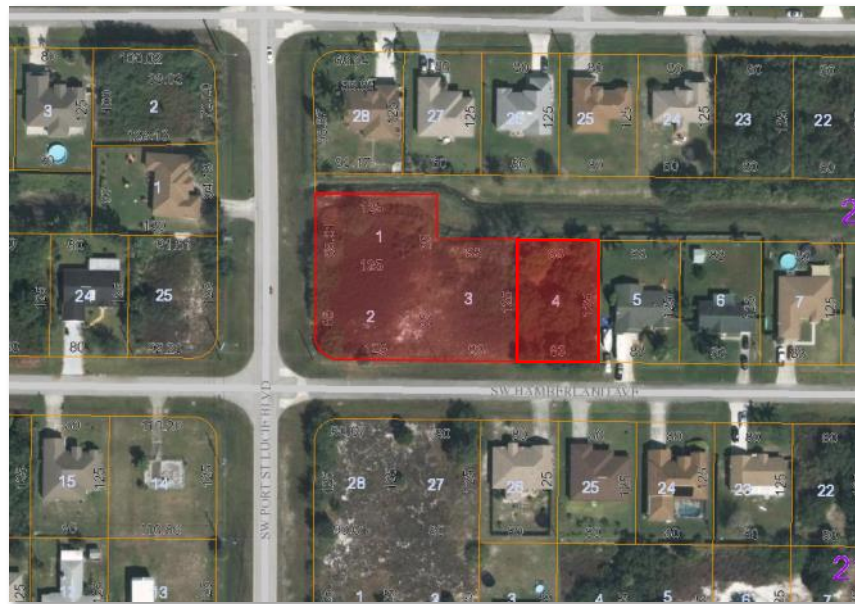
Property Details

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PRICE	\$325,000
LAND SIZE	0.73 AC (SW Port St. Lucie Blvd) 0.24 AC (765 SW Hamberland Ave)
ACREAGE	31,668 sf (SW Port St. Lucie Blvd) 10,375 sf (765 SW Hamberland Ave)
FRONTAGE	170' SW Port St Lucie Blvd
TRAFFIC COUNT	10,034 AADT
ZONING	P / RS-2
LAND USE	ROI /Low Density Residential
UTILITIES	City of Port St Lucie

Nearly 1 AC corner lot on Port St. Lucie Blvd. is listed to SELL NOW!! Zoned CP which allows for office use which includes administrative, business, or professional (smaller lot allow for single-family residential RS-2) Site is in close proximity to retailers which include Dollar General, Little Caesars Pizza, Hwy 55 Burgers, and more. Surrounded by heavy residential communities.



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Property Demographics

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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,559	1 Mile	\$60,511	1 Mile	36.80
3 Mile	47,904	3 Mile	\$64,441	3 Mile	37.90
5 Mile	96,505	5 Mile	\$67,665	5 Mile	39.20

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Zoning Information

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Sec. 158.122. - Professional Zoning District (P).

(A) Purpose. The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. This district includes those uses formerly designated professional commercial.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

(1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.

(2) Studio for professional work of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.

(3) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) Any building exceeding thirty-five (35) feet in height.

(2) Model home centers.

(3) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with Chapter 110.

(4) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

(D) Accessory Uses. As set forth within section 158.217.

(E) Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet. More than one (1) permitted or special exception use may be located upon the lot as part of a totally-designed development to be maintained under single ownership. Properties located within conversion areas as defined by this chapter shall meet the requirements contained

within the City of Port St. Lucie Land Use Conversion Manual.

(F) Maximum Building Coverage. Forty (40) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80) percent.

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (Residential, office and institutional) conversion area as identified in the City of Port St. Lucie Land Use Conversion Manual, lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. (See subsection 158.174(E) for height variations allowed through PUD zoning.)

(H) Minimum Building Size and Minimum Living Area. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet. Apartment-type unit six hundred (600) square feet.

(I) Setback Requirements and Landscaping.

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(3) Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential use or a public right-of-way.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(J) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(K) Site Plan Review. All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

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Zoning Information

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Sec. 158.073. - Single-Family Residential Zoning District (RS-2).

(A) Purpose. The purpose of the single-family residential zoning district (RS-2) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density residential living of an urban character; to designate those uses and services deemed appropriate and proper for location and development within that zoning district; and to establish development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Park or playground, or other public recreation or cultural facility (subject to site plan review);
- (2) Single-family dwelling;
- (3) Community residential home [with] six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224;
- (4) Family day care home.

(C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:

- (1) Commercial parking lot, for a period of two (2) years, provided:
 - a. The property is located in a conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," and is associated with an adjacent commercially developed property owned by the same person;
 - b. The parking lot is for the private use of the owners and/or occupants of the adjacent commercially developed property;
 - c. The parking lot is improved pursuant to subsection 158.221(B)(12) (this will allow shellrock, limerock and coquina in lieu of pavement since the parking lot will not be used by the general public pursuant to item (2)(B));
 - d. Commercial vehicles are not permitted to park pursuant to section 72.03 (as amended);
 - e. No overnight parking is allowed; f. Parking is allowed only for licensed motor vehicles; and g. The parking lot is not used for temporary or permanent storage of motor vehicles.

(D) Accessory Uses. As set forth within section 158.217.

(E) Minimum Lot Requirements.

- (1) Single-family dwelling: Ten thousand (10,000) square feet and a minimum width of sixty (60) feet.
- (2) All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

(F) Maximum Building Height. Thirty-five (35) feet.

(G) Minimum Living Area. Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area for a one-story house or one thousand four hundred (1,400) square feet of living area and one thousand three hundred (1,300) square feet of ground area for a two-story house. If a building permit for a house was submitted prior to June 7, 1996, with less than 1,200 square feet of living area, the house can be rebuilt to the square footage of living area approved when the house was built.

(H) Yard Requirements and Landscaping.

- (1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
- (2) Side Yards. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet, unless otherwise provided by this chapter. See section 158.203.
- (3) Rear Yard. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.
- (4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154.

(I) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(J) Site Plan Review. All special exception uses and all permitted uses so designated shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 05-139, § 1, 10-10-05; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 16-43, § 1, 7-25-16)

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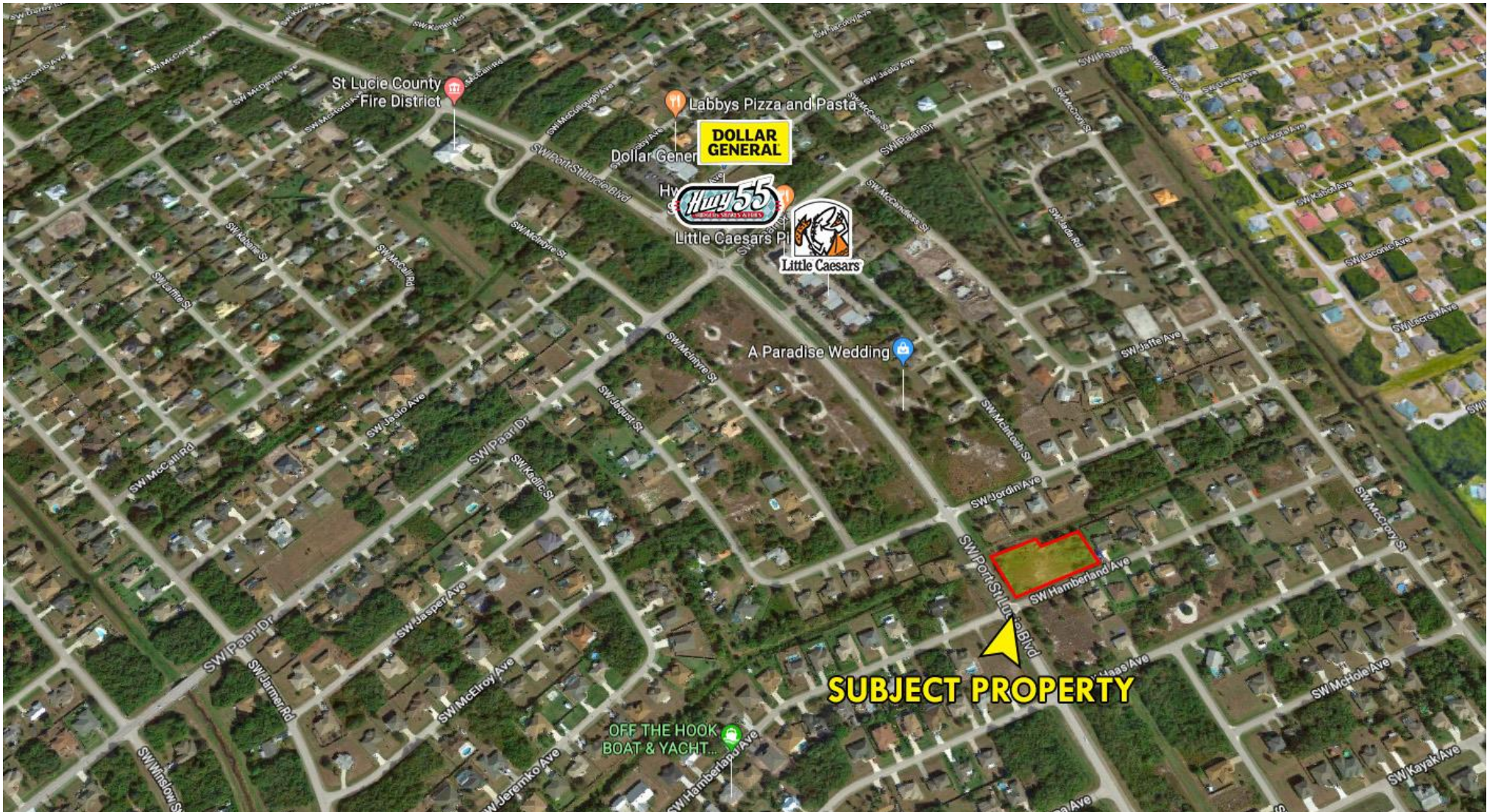
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Property Aerial

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