

Property Details

1 AC Land (Multifamily) 919 SW Becker Road, Port St. Lucie FL 34953

LOCATION	919 SW Becker Road, Port St. Lucie FL 34953
PRICE	\$599,000
BUILDING SIZE	--
BUILDING TYPE	--
ACREAGE	1 AC
FRONTAGE	250'
TRAFFIC COUNT	6,633 AADT
YEAR BUILT	--
CONSTRUCTION TYPE	--
PARKING SPACE	--
ZONING	RS-2 rezoned to RM-5
LAND USE	SFR
UTILITIES	City of Port St. Lucie

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Excellent 1 acre land just got rezoned from RS-2 (Single Family Residential) to RM-5 (Multifamily Residential) making it an ideal spot for a low-density multifamily development. Easily accessible from SW Port St. Lucie Blvd. and in close proximity to I-95. Owner will negotiate a land lease!!



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Anthony Olivieri | 772-205-8306 | aolivieri@commercialrealestatellc.com

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

2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	5,600	1 Mile	\$60,064	1 Mile	35.70
3 Mile	35,358	3 Mile	\$66,717	3 Mile	36.90
5 Mile	72,472	5 Mile	\$70,515	5 Mile	38.60

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Zoning Information

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RM-5 Multifamily

(A) Purpose. The purpose of the multiple-family residential zoning district (RM-5) 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 multiple family residential areas properly served by adequate community facilities and commercial service areas; 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 in a low-density residential environment.

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

- (1) Multiple-family dwellings;
- (2) Park or playground, or other public recreation;
- (3) Single-family dwelling;
- (4) Townhouse dwelling, as part of a planned complex;
- (5) 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.
- (6) 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) Golf course (not including miniature golf course).
- (2) Publicly-owned or operated building or use.

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

(E) Minimum Lot Requirements/Maximum Residential Density.

- (1) Multiple-family dwelling twenty thousand (20,000) square feet and width of one hundred (100) feet, with a maximum gross project density of five (5) dwelling units per acre;
- (2) Single-family dwelling seven thousand five hundred (7,500) square feet and width of sixty (60) feet, with a maximum gross project density of five (5) dwelling units per acre;
- (3) Single-family dwelling (cluster) four thousand (4,000) square feet per dwelling unit and width of forty (40) feet, with a maximum gross project density of five (5) dwelling units per acre;

(4) Townhouse dwelling as set forth in section 158.218, with a maximum gross project density of five (5) dwelling units per acre.

(5) All other permitted and special exception uses twenty thousand (20,000) square feet and width of one hundred (100) feet.

(6) 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. Thirty-five (35) percent, provided that the maximum impervious surface does not exceed fifty (50) 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.



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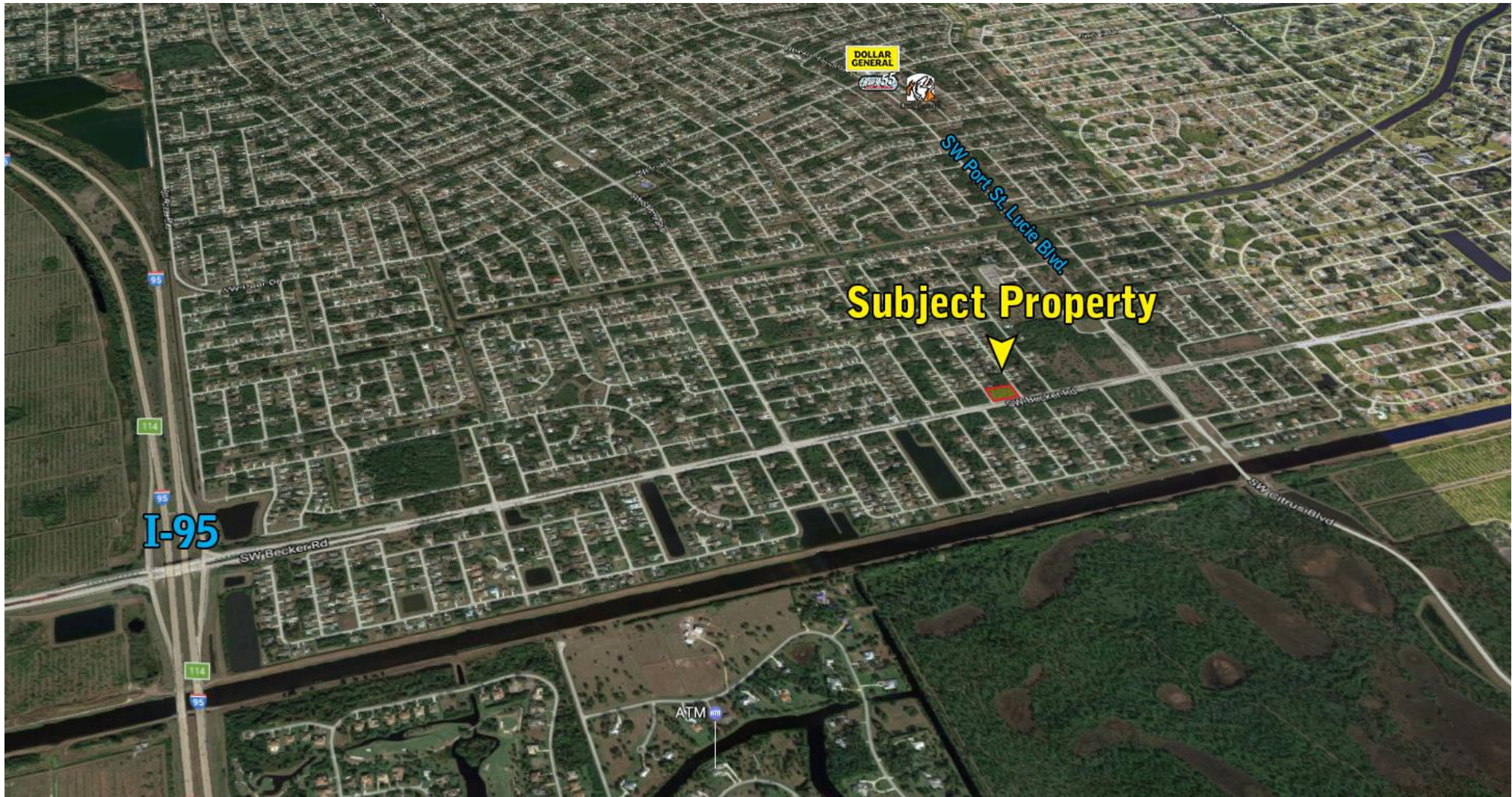
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Property Aerial

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