

FOR SALE

**VACANT COMMERCIAL LAND
FT. PIERCE, FL**



LOCATION: SWC of Orange Ave. and S. Kings Highway, Ft. Pierce, FL
SIZE: 0.42 +/- Acres
LAND USE: MXD - Mixed Use Development
ZONING: CG - General Commercial
UTILITIES: Water and sewer to be provided by the Ft. Pierce Utilities Authority.
COMMENTS: Join the Flying J Truck Stop and Love’s Travel Center at this high profile transient commercial node. Suitable for small scale retail development, for businesses catering to the highway traveler.

TRAFFIC : ORANGE AVE: 18,800
 KINGS HWY: 14,200
 I-95: 46,278

PRICE: **\$275,000.00**

Demographic Profile			
	1 Mile	3 Mile	5 Mile
Population	1,701	16,100	49,954
Average HH Income	\$59,829	\$46,354	\$45,239
Median Age	37.3	33.2	34.7



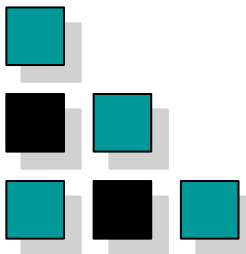
SLC Commercial
 Realty & Development

For More Information:
JEFFREY D. CHAMBERLIN, CCIM, SIOR
President, Broker
772.220.4096

chamberlin@slccommercial.com
 www.slccommercial.com

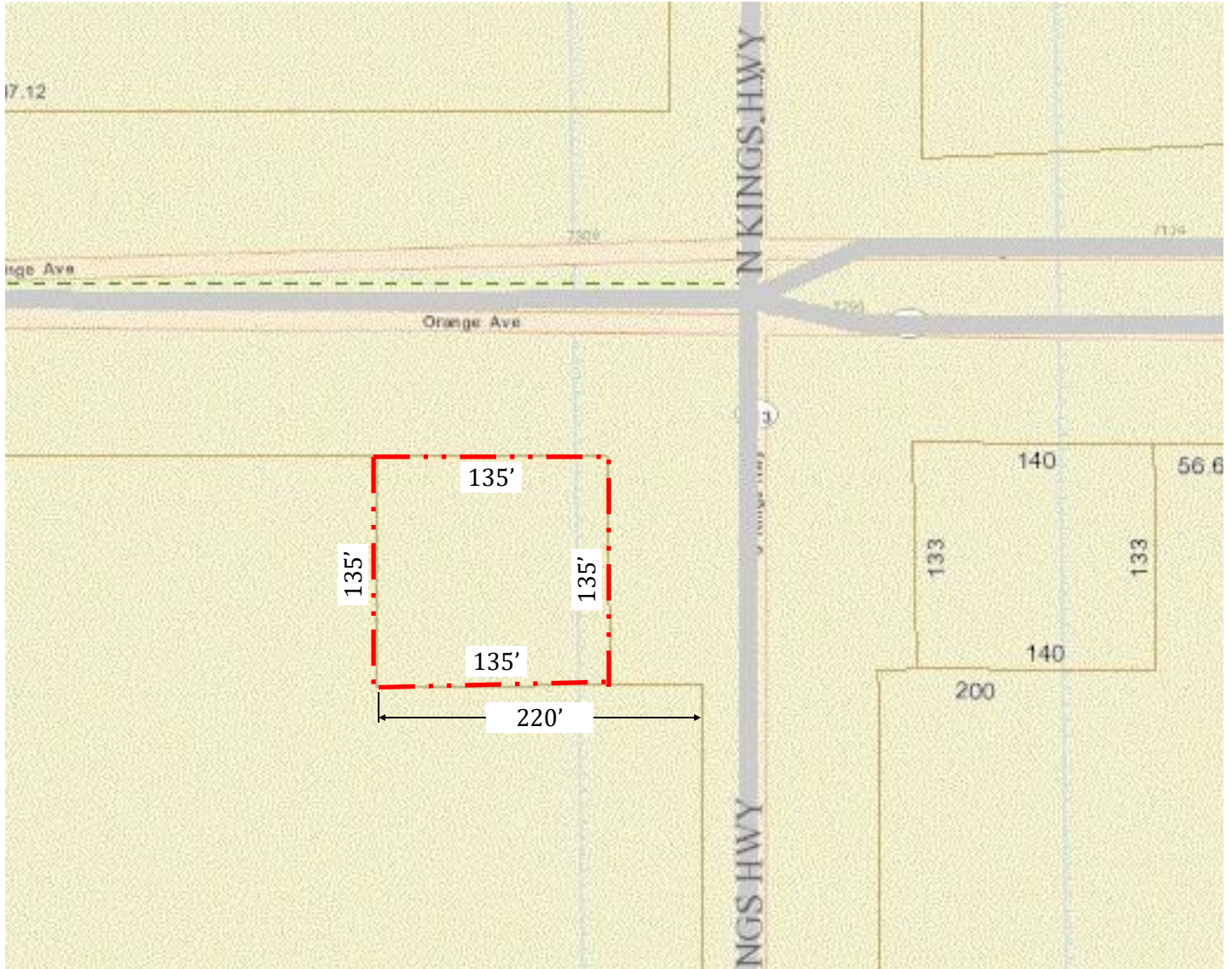


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PARCEL MAP

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LOT SIZE AND DIMENSIONAL REQUIREMENTS

ZONING	MIN. LOT SZ	MIN. LOT WD	MIN. ROAD FRONT	MIN. YD FRONT	MIN. YD REAR	MIN. YD SIDE	MIN. YD CORNER	LOT COVER
GC	20,000	100'	60'	25'	20'	10'	20'	50%



PERMITTED USES

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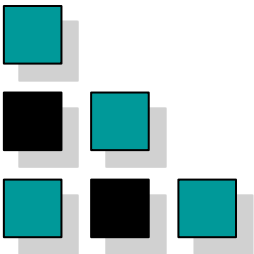
- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Amphitheaters. (999)
- d. Amusements and recreation services - except stadiums, arenas, race tracks, amusement parks and bingo parlors. (79)
- e. Apparel and accessory stores. (56)
- f. Automobile dealers. (55)
- g. Automotive rental, repairs and serv. (except body repairs). (751, 753, 754)
- h. Beauty and barber services. (723/724)
- i. Building materials, hardware and garden supply. (52)
- j. Cleaning services. (7349)
- k. Commercial printing. (999)
- l. Communications - except towers. (48)
- m. Computer programming, data processing and other computer serv. (737)
- n. Contract construction serv. (office and interior storage only). (15/16/17)
- o. Cultural activities and nature exhibitions. (999)
- p. Duplicating, mailing, commercial art/photo. and stenog. serv. (733)
- q. Eating places. (581)
- r. Educational services - except public schools. (82)
- s. Engineering, accounting, research, management and related services. (87)
- t. Equipment rental and leasing services. (735)
- u. Executive, legislative, and judicial functions. (91/92/93/94/95/96/97)
- v. Farm labor and management services. (076)
- w. Financial, insurance, and real estate. (60/61/62/63/64/65/67)
- x. Food stores. (54)
- y. Funeral and crematory services. (726)
- z. Gasoline service stations. (5541)
- aa. General merchandise stores. (53)
- bb. Health services. (80)
- cc. Home furniture and furnishings. (57)
- dd. Landscape and horticultural services. (078)
- ee. Laundry, cleaning and garment services. (721)
- ff. Membership organizations - except for religious organizations as provided in Section [8.02.01](#)(H) of this Code. (86)
- gg. Miscellaneous retail (see SIC Code Major Group 59):
 - (1) Drug stores. (591)
 - (2) Used merchandise stores. (593)
 - (3) Sporting goods. (5941)
 - (4) Book and stationary. (5942/5943)
 - (5) Jewelry. (5944)
 - (6) Hobby, toy and games. (5945)
 - (7) Camera and photographic supplies. (5946)
 - (8) Gifts, novelty and souvenir. (5947)
 - (9) Luggage and leather goods. (5948)
 - (10) Fabric and mill products. (5949)
 - (11) Catalog, mail order and direct selling. (5961/5963)
 - (12) Liquefied petroleum gas. (propane). (5984)
 - (13) Florists. (5992)
 - (14) Tobacco. (5993)
 - (15) News dealers/newsstands. (5994)
 - (16) Optical goods. (5995)
 - (17) Misc. retail (See SIC Code for specific uses). (5999)
- hh. Miscellaneous personal services (see SIC Code Major Group 72):
 - (1) Tax return services. (7291)
 - (2) Misc. retail (See SIC Code for specific uses). (7299)
- ii. Miscellaneous business services (see SIC Code Major Group 73):
 - (1) Detective, guard and armored car services. (7381)
 - (2) Security system services. (7382)
 - (3) News syndicate. (7383)
 - (4) Photofinishing laboratories. (7384)
 - (5) Business services - misc. (7389)
- jj. Mobile home dealers. (527)
- kk. Mobile food vendors (eating places, fruits and vegetables-retail). (999)
- ll. Motion pictures. (78)
- mm. Motor vehicle parking - commercial parking and vehicle storage. (752)
- nn. Museums, galleries and gardens. (84)
- oo. Personnel supply services. (736)
- pp. Photo finishing services. (7384)
- qq. Photographic services. (722)
- rr. Postal services. (43)
- ss. Recreation facilities. (999)
- tt. Repair services. (76)
- uu. Retail trade-indoor display and sales only, except as provided in Section [7.00.00](#). (999)
- vv. Social services:
 - (1) Individual and family social services. (832/839)
 - (2) Child care services. (835)
 - (3) Job training and vocational rehabilitation services. (833)
- ww. Travel agencies. (4724)
- xx. Veterinary services. (074)

CONDITIONAL USES

- a. Adult establishments subject to requirements of Sec. 7.10.10 (999)
- b. Drinking places (alcoholic beverages) -free standing (5813)
- c. Disinfecting and pest control services (7342)
- d. Amusement parks. (7996)
- e. Go-Cart tracks (799)
- f. Hotel and motels (701)
- g. Household goods warehousing and storage-mini-warehouses (999)
- h. Marina—recreational boats only (4493)
- i. Motor vehicle repair services –body repair (753)
- j. Sporting and recreational camps (7032)
- k. Retail trade: 1. Liquor stores (592)
- l. Stadiums, arenas, and race tracks (794)
- m. Telecommunications towers.-subject to standards of Section 7.10.23 (999)

ACCESSORY USES

- a. Drinking places (alcoholic beverages as an accessory use to a restaurant and/or civic, social and fraternal organizations).
- b. One (1) single-family dwelling unit contained within the commercial building, or a detached single-family dwelling or mobile home, (for on-site security purposes).
- c. Retail trade: (1) Undistilled alcoholic beverages (accessory to retail sale of food).



REQUIREMENTS

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A. *Density, Height and Lot Coverage - General.* Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is greater than the maximum density, the maximum height, or the maximum lot coverage requirement shown in Table 7-10 for the Zoning District in which it is located.

B. *Area, Width and Yard Requirements - General.* Except as modified by the provisions for conditional uses or variances, no structure shall be constructed, built, moved, remodeled, reconstructed, occupied, or used on a lot that is less than the minimum lot area, minimum lot width, and minimum yard requirement as shown in Table 7-10 for the zoning district in which it is located, except that unsupported roof overhangs may encroach up to thirty (30) inches within any required yard setback area. This provision does not supersede the restrictions of Section 7.10.16(Q)(1)(a) of this Code.

C. *Minimum Building/Structure Elevation.*

1. The minimum first floor elevation of all residential buildings shall be as follows:
 - a. For properties lying within a designated Special Flood Hazard Area where the base flood elevation has been determined, as further defined under Chapter II of this Code, all buildings shall be elevated a minimum of eighteen (18) inches above the crown of the adjacent roadway or shall comply with the minimum flood elevation for the property as established on the Flood Hazard Boundary Map for St. Lucie County, whichever is greater.
 - b. For properties lying within a designated Special Flood Hazard Area for which the base flood elevation has not been determined, all buildings shall be elevated as follows:
 1. A minimum of thirty-six (36) inches above the adjacent average natural grade, or eighteen (18) inches above the crown of any adjacent roadway, whichever is greater; or
 2. As determined by a sub-basin drainage study for the proposed development meeting the requirements of a stormwater permit as set forth in Chapter VII.
 - c. For properties lying outside of a Special Flood Hazard Area, as further defined under Chapter II of this Code, all buildings shall be elevated a minimum of eighteen (18) inches above any adjacent roadway.
2. Habitable/non-residential buildings shall comply with the following standards:
 - a. For properties lying within a designated Special Flood Hazard Area where the base flood elevation has been determined, as further defined under Chapter II of this Code, all buildings shall be elevated a minimum of eighteen (18) inches above the crown of the adjacent roadway or shall comply with the minimum flood elevation for the property as established on the Flood Hazard Boundary Map for St. Lucie County, whichever is greater.
 - b. For properties lying within a designated Special Flood Hazard Area for which the base flood elevation has not been determined, all buildings shall be elevated as follows:
 1. A minimum of thirty-six (36) inches above the adjacent average natural grade, or eighteen (18) inches above the crown of any adjacent roadway, whichever is greater; or
 2. As determined by a sub-basin drainage study for the proposed development meeting the requirements of a stormwater permit as set forth in Chapter VII.
 - c. For properties lying outside of a Special Flood Hazard Area, as further defined under Chapter II of this Code, all buildings shall be elevated a minimum of eighteen (18) inches above any adjacent roadway.
3. When topographical conditions are such that compliance with this subsection would be impracticable or cause grade level conditions detrimental to adjacent or nearby property, the Growth Management Director shall grant relief from the provisions of this subsection, consistent with Flood Protection regulations.
4. For non-habitable/non-residential structures, when topographical conditions are such that compliance with this subsection would be impracticable or cause grade level conditions detrimental to adjacent or nearby property, the Growth Management Director may grant relief from the provisions of this Code, consistent with the intent of the Flood Protection regulations and any other applicable portion of this Code.

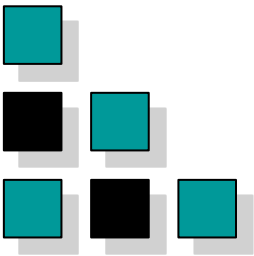
D.

Filled Land.

1. Any filled land created in the unincorporated area of St. Lucie County shall be filled so that the settled elevation of such land shall be at least five (5) feet above mean sea level (MSL), as measured by U.S.C. and G.S. Datum.
2. No trees, vegetation, organic materials, or garbage shall be used as fill material in the unincorporated area of St. Lucie County for the purpose of raising the existing grade of any land on which construction is intended. The disposal of all trees, vegetation, organic material, and garbage shall be in accordance with applicable St. Lucie County Regulations.
3. Where fill is used, the owners of the property on which the fill is being located, shall be responsible for assuring adequate drainage so that the immediate community will not be adversely effected.

E.

Non-Residential Buildings on Farms. Any person erecting a nonresidential farm building on a farm shall be required to obtain a Certificate of Zoning Compliance prior to construction showing that the structure meets the setback requirements shown in Table 7-10 for the zoning district in which it is located.



OPEN SPACE REQUIREMENTS 772-220-4096 SLC COMMERCIAL

A. *Purpose.* The purpose of this Section is to provide standards for Open Space and Habitat Preserve areas within the areas designated for Agricultural Land Use under the St. Lucie County Comprehensive Plan.

B. *General Guidelines.* The following activities and land uses may be counted toward open space:

1. Passive recreation areas.
2. Natural preserves, wetland and upland habitats, including those areas of on-site preservation required by the other provisions of this Code.
3. Required landscape and common areas.
4. Playgrounds and active recreation areas, but not including swimming pools, tennis courts and/or other impervious activity areas.
5. Golf courses.
6. Agricultural activities not involving any activities within an enclosed or covered structure.
7. Lakes, ponds, and waterways in private ownership, but available for use by the residents/occupants of the particular development.
8. Stormwater detention and retention facilities providing that no more than thirty percent (30%) of the overall open space requirement shall be satisfied in this manner.

C. *Open Space Standards in Agricultural Areas. (Reserved)*

D. *Open Space Standards in Planned Unit Developments.* Open space requirements, as a percentage of the total site, for all Planned Unit Developments shall be as set forth in Section [7.01.00](#)

E. *Open Space Standards in Planned Nonresidential Developments.* Open space requirements, as a percentage of the total site, for all Planned Nonresidential Developments shall be as set forth in Section [7.02.00](#)

F. *Open Space Standards in Planned Mixed Use Developments.* Open space requirements, as a percentage of the total site, for all Planned Mixed Use Developments shall be as set forth in Section [7.03.00](#)

G. *Open Space Standards in Planned Towns or Villages.* Open space requirements for Planned Town or Villages shall be as set forth in Section [3.01.03.FF.2.b](#) and [2.o](#).

H. *Open Space Standards in Planned Country Subdivisions.* Open space requirements for Planned Country Subdivisions shall be as set forth in Section [3.01.03.GG.2.j](#).

BUILDING SPACING FORMULA

A. *Purpose.* The purpose of this section is to insure the minimum distance between any multiple-family (except two- and three-family structures), hotel, or motel building, two (2) floors or greater in height, and any other building or any property line shall be regulated according to the length and height of such multiple-family, hotel, or motel building.

B. *Applicability.* These requirements shall apply to all multiple-family dwellings, hotels, and motels, and to all accessory uses with two (2) or more floors that are customarily associated with and subordinate to the principal use.

C. *Maximum Horizontal Dimension.* The maximum horizontal dimension of any building shall be three hundred (300) feet, including all deck areas and enclosed and covered walkways, as measured between the farthest points of such buildings.

D. *Formulas for Minimum Distance Between Buildings and Property Lines.*

1. *Between Buildings.* The formula regulating the required minimum distance between two (2) buildings (referred to as Building A and Building B) is as follows:

$$D = [L_A + L_B + 2(H_A + H_B)]/4$$

2. *Between Building and Property Line.* The formula regulating the required minimum distance between a building (referred to as Building A) and a property line is as follows:

$$D = [P_L + 2(H_A)]/4$$

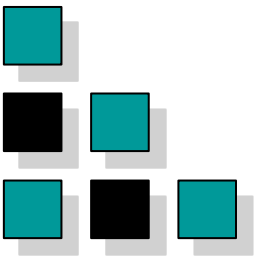
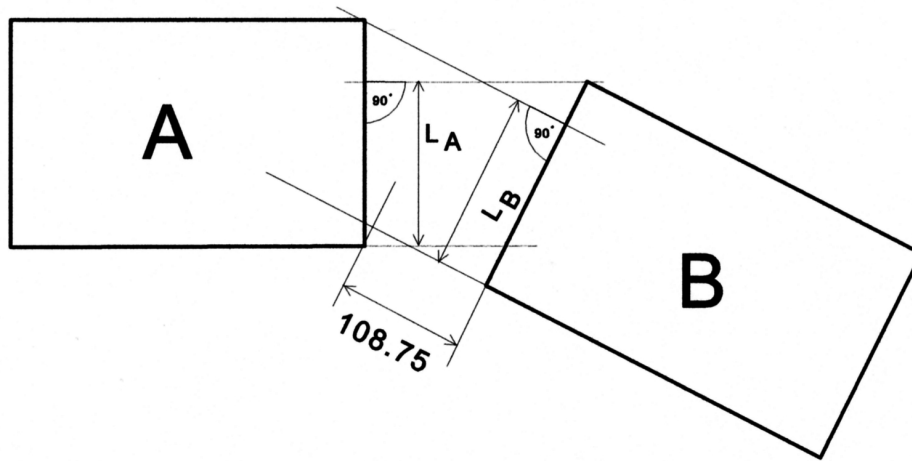


FIGURE 7-7 BUILDING SPACING

SPACING BETWEEN BUILDINGS

THIS EXAMPLE ILLUSTRATES THE METHOD OF COMPUTING THE MINIMUM SEPERATION DISTANCE BETWEEN ANY TWO BUILDINGS LOCATED ON THE SAME COMMON DEVELOPMENT SITE.



NOTES:

- La : is the length of projection of Building "A" onto Building "B" when viewed at right angles from a vertical position above. For this example, 50 feet is assumed.
- Lb : is the length of projection of Building "B" onto Building "A" when viewed at right angles from a vertical position above. For this example, 65 feet is assumed
- Ha : is the height of Building "A". For this example, 100 feet is assumed.
- Hb : is the height of Building "B". For this example, 60 feet is assumed.

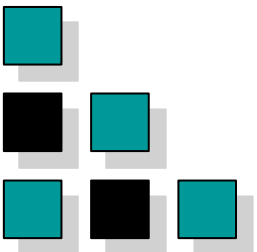
Formula for determining the minimum distance between building "A" and building "B"

$$D = \frac{L_a + L_b + 2(H_a + H_b)}{4}$$

$$D = \frac{50 + 65 + 2(100 + 60)}{4}$$

$$D = \frac{50 + 65 + 2(160)}{4}$$

$$D = \frac{115 + 320}{4} = \frac{435}{4} = 108.75'$$



BUILDING SPACING

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3. *Formula Symbols and Definitions.* The symbols used in the formula described in Section [7.04.03\(D\)\(1\)](#) and (2) mean the following:
- a. D is the required minimum horizontal distance between any wall of Building A and any wall of Building B (or the vertical extension of either) or between any wall of any building and a property line.
 - b. L_A is the total length of Building A. The total length of Building A is the length of that portion or portions of a wall or walls of Building A from which, when viewed directly from above, lines drawn perpendicular to Building A will intersect any wall of Building B.
 - c. L_B is the total length of Building B. The total length of Building B is the length of that portion or portions of a wall or walls of Building B from which, when viewed directly from above, lines drawn perpendicular to Building B will intersect any wall of Building A.
 - d. P_L is the total length of the property line. The total length of the property line is the length of that portion or portions of the property line from which, when viewed directly from above, lines drawn perpendicular to the property line will intersect any wall of any building.
 - e. H_A is the height of Building A.
 - f. H_B is the height of Building B.
 - g. Length of walls or property lines shall be measured as the horizontal distance from corner to corner. Wall length of a circular building shall be construed as the diameter or longest chord of the building, with the exception of ground floor area.
 - h. The term "wall or walls" shall include porches, balconies, deck areas, and enclosed or covered walkways with the exception of ground floor area.

BASE BUILDING LINE SETBACK REQUIREMENTS

Base Building Lines are hereby established from which all front, side, and rear yard setbacks are to be measured. For all thoroughfares in St. Lucie County, the base building line dimension from centerline shall be in accordance with dimensions shown on the Base Building Line Information Chart. For all other roads not referenced in Table 7-11, the base building line dimension shall be thirty (30) feet. In any case, when a thoroughfare right-of-way from centerline is greater than the base building line dimension as hereby established, the right-of-way line shall serve as the basis on which to measure front, side, and rear yard setbacks.

BASE BUILDING LINE SETBACK REQUIREMENTS				
ROADWAY	SEGMENT	EXISTING R/W	ULTIMATE R/W	BASE BUILDING LINE
CR 68 (ORANGE AVE)	KINGS HWY. TO OKEECHOBEE CO. LN	66/200	200	100