

For Sale: Professional Office Land

1751 SE Lennard Road, Port St. Lucie, FL 34952

NAI Southcoast



Presented by

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Offered at:

\$210,000

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Property Features

- Location: 1751 SE Lennard Road
Port St. Lucie, FL 34952
- Site Size: ±0.465 Acres
- Parcel ID: 3420-640-0006-000-7
- Frontage: 160' on SE Lennard Road
- Zoning: Professional
- Future Land Use: Residential, Office, Institutional (ROI)

Property Overview

This property is an amazing development opportunity in the East Port region of Port St. Lucie. Currently zoned for professional development, an investor or owner-user could build an office space dedicated to serving nearby industries in education or medicine. With several schools, doctors' offices, and the HCA Florida St. Lucie Hospital nearby, this parcel would serve these industries well with an office or institutional building.

Local demand for residential development also makes this property ideal for re-zoning to RM-11 (multifamily residential, 11 units per acre). Zoning at this density would match nearby multi-family parcels, and this property would be well-suited to develop into quadruplexes similar to those just north of the available lot.



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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) squarefeet 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.

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Sec. 158.122. - Professional Zoning District (P)

(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.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 02-124, § 1, 11-12-02; Ord. No. 06-81, § 1, 8-14-06; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 12-09, § 1(Exh. A), 3-12-12; Ord. No. 15-85, § 1, 12-7-15)



For Sale: Professional Office Land

1751 SE Lennard Road, Port St. Lucie, FL 34952

Looking Southeast



±0.46 Acres

SE GRAND DR

SE LENNARD RD

SE LENNARD RD

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1751 SE Lennard Road, Port St. Lucie, FL 34952

Looking South



For Sale: Professional Office Land

1751 SE Lennard Road, Port St. Lucie, FL 34952

Looking East

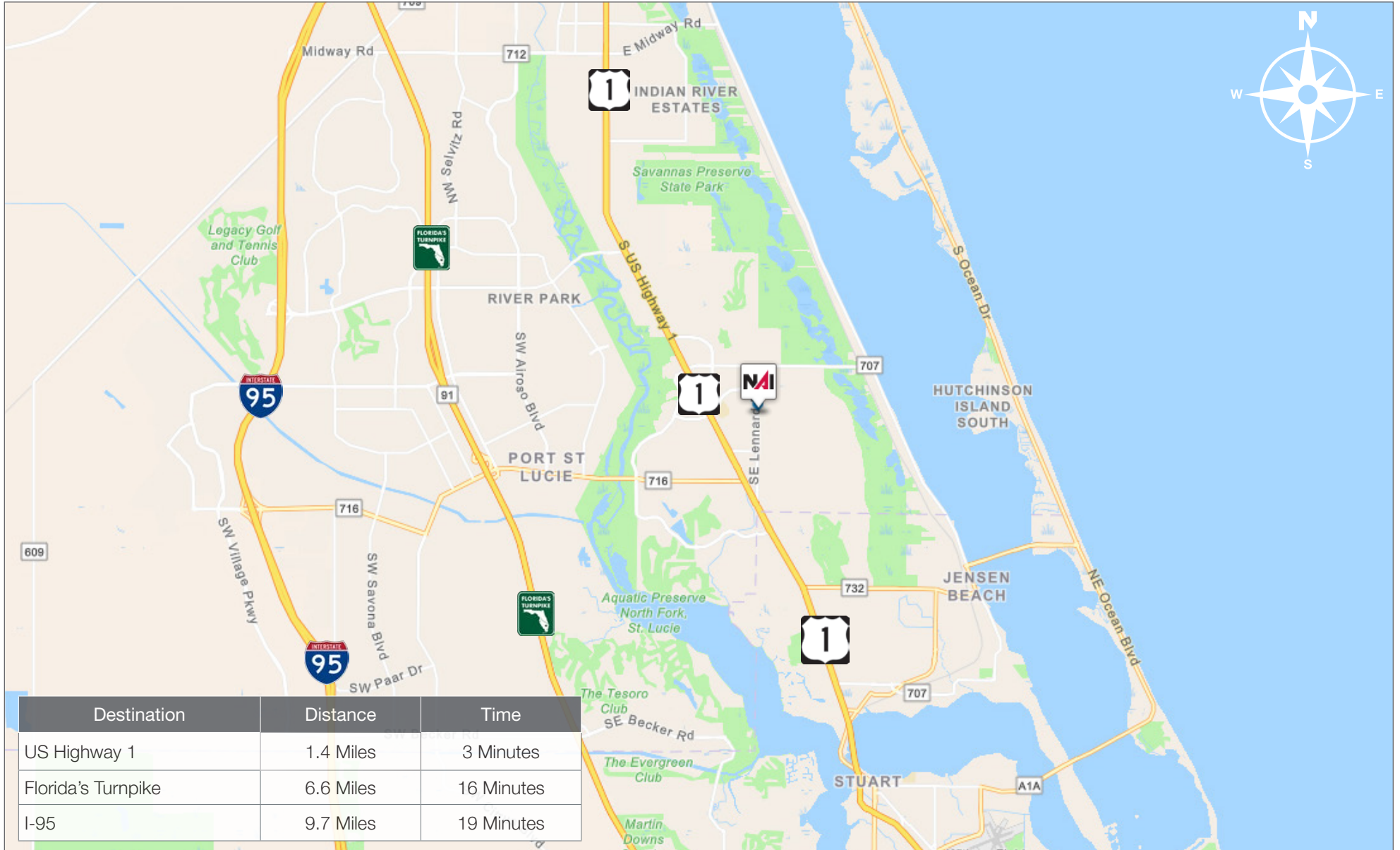
Atlantic Ocean



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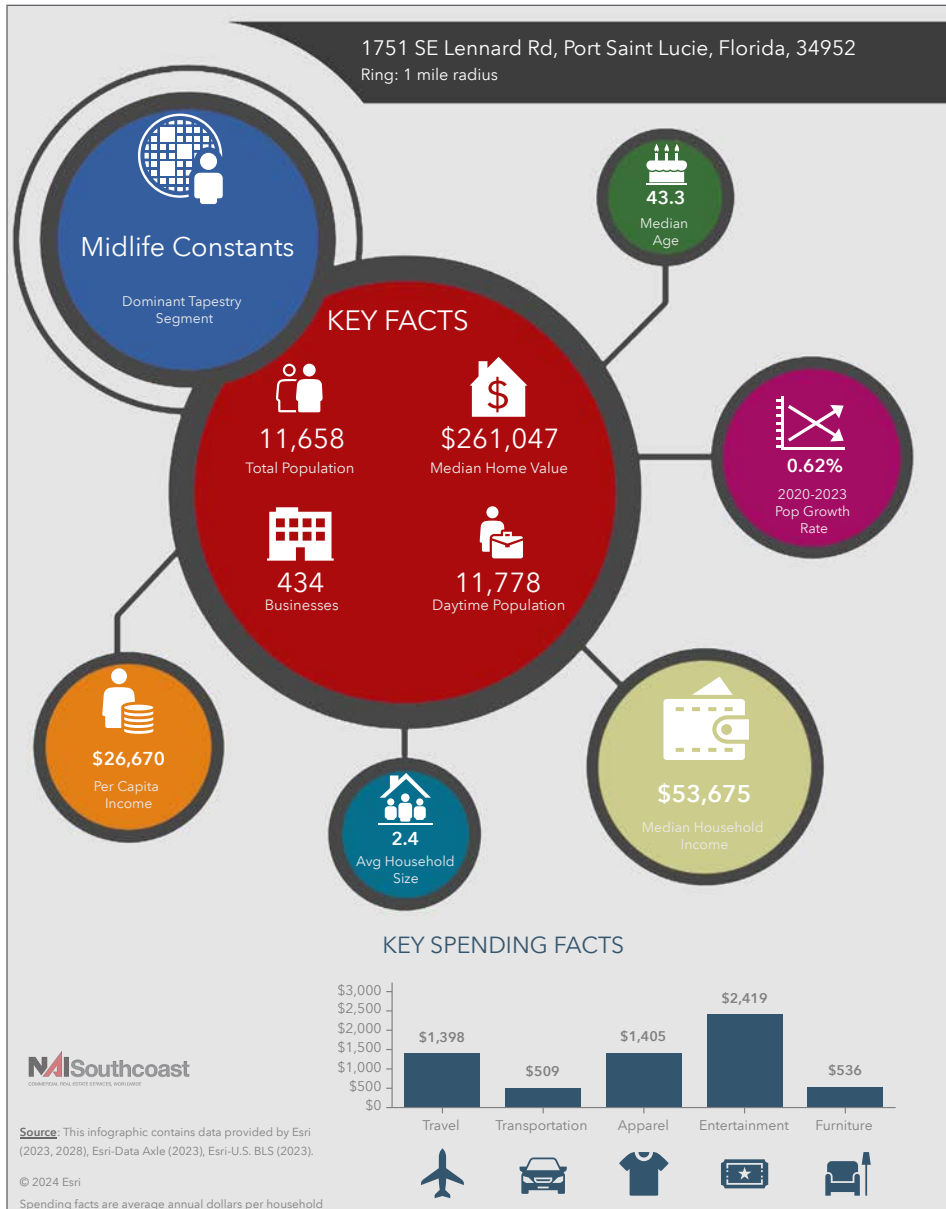
Drive Time



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2023 Demographics



Population

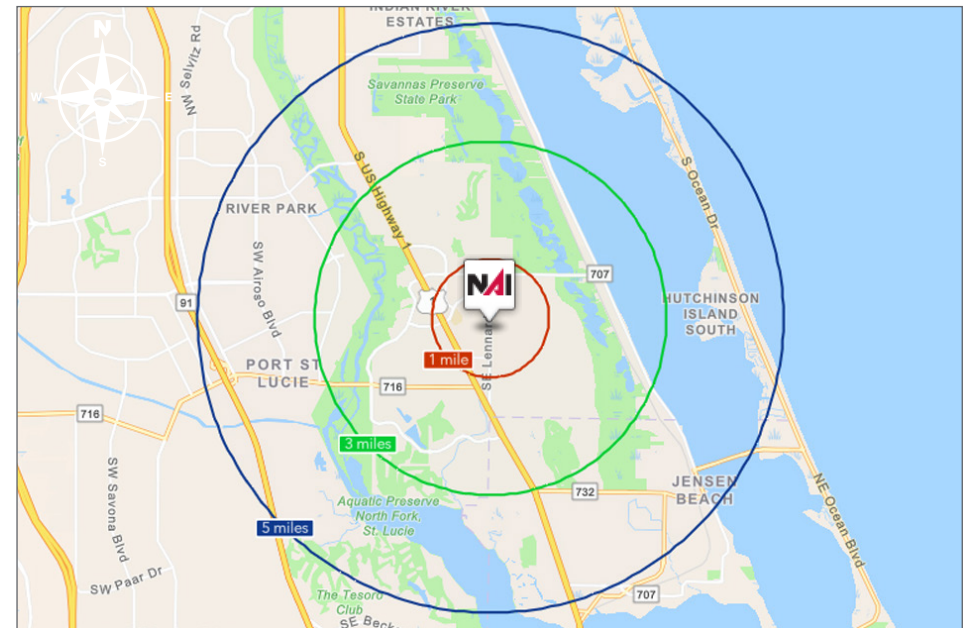
- 1 Mile: 11,658
- 3 Mile: 47,854
- 5 Mile: 114,793

Average Household Income

- 1 Mile: \$67,379
- 3 Mile: \$76,367
- 5 Mile: \$88,135

Median Age

- 1 Mile: 43.3
- 3 Mile: 53.4
- 5 Mile: 51.1



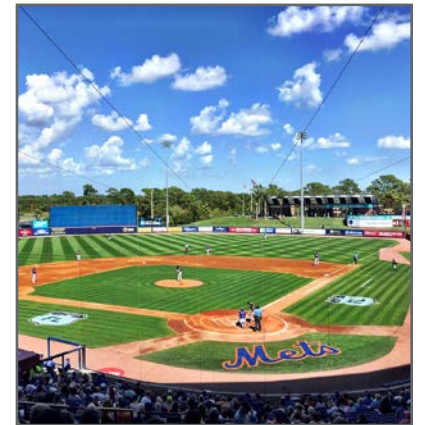
County Overview

St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

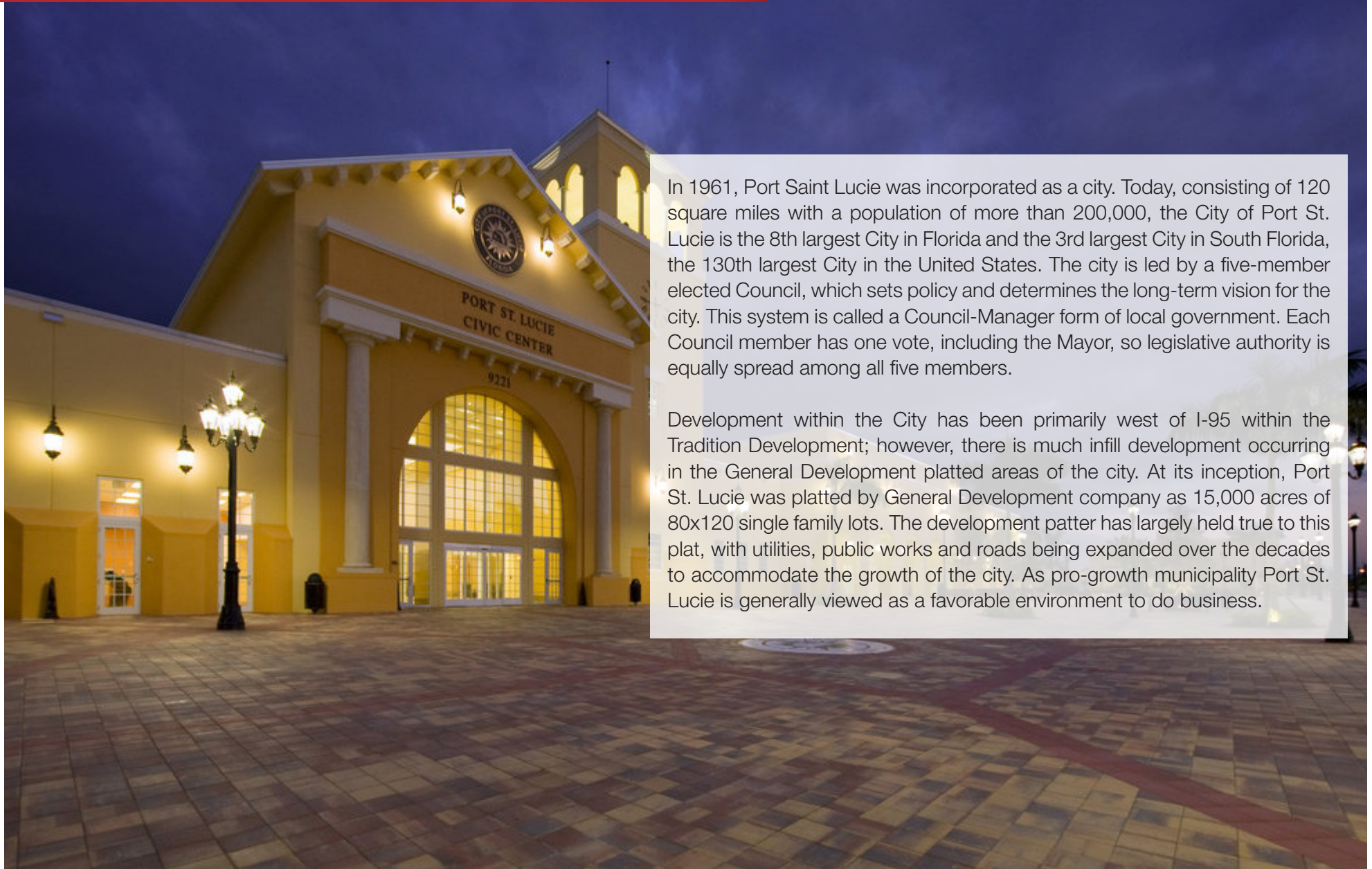
The county has a population of over 328,000 and has experienced growth of over 18% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways.. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 39 schools with a total of 41,409 students and 5,205 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.



City Overview

Port St. Lucie, Florida



In 1961, Port Saint Lucie was incorporated as a city. Today, consisting of 120 square miles with a population of more than 200,000, the City of Port St. Lucie is the 8th largest City in Florida and the 3rd largest City in South Florida, the 130th largest City in the United States. The city is led by a five-member elected Council, which sets policy and determines the long-term vision for the city. This system is called a Council-Manager form of local government. Each Council member has one vote, including the Mayor, so legislative authority is equally spread among all five members.

Development within the City has been primarily west of I-95 within the Tradition Development; however, there is much infill development occurring in the General Development platted areas of the city. At its inception, Port St. Lucie was platted by General Development company as 15,000 acres of 80x120 single family lots. The development patten has largely held true to this plat, with utilities, public works and roads being expanded over the decades to accommodate the growth of the city. As pro-growth municipality Port St. Lucie is generally viewed as a favorable environment to do business.

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