

COMMERCIAL LAND AVAILABLE

Port Saint Lucie, FL



- LOCATION:** SW corner of Gatlin Boulevard & Adventure Lane - Port Saint Lucie, FL 34953
- SIZE:** 3.24 acres (14 lots) - Owner will divide property into 1+/- acre lots.
- FRONTAGE:** 546 +/- feet on Gatlin Boulevard
- DEPTH:** 250 +/- feet
- COMMENTS:** Excellent location 2 blocks west of Port St. Lucie Blvd., approximately 2 miles from I-95 and from the FL Turnpike. Close to major retailers: Walmart, Sam's Club, Bass Pro and Home Depot.
- UTILITIES:** Available to site: Water & sewer – City of Port Saint Lucie.
- DAILY TRAFFIC:** 45,000 Daily Traffic Volume
- ZONING:** LMD – Limited Mixed Use-City of Port Saint Lucie
Permitted uses include wide array of retail, professional office, personal service and institutional uses. Potential for other uses with a Special Exception include a bank with or without drive-thru, restaurants (without drive-thru) and uses exceeding 5,000 s/f.
- SALE PRICE:** 3.24 acres - \$990,000.00 or 1+/- acre - \$8.00 psf

ALSO - Available for Ground Lease OR Build to Suit Opportunity for Qualified Tenant.



SLC Commercial
Realty & Development

For More Information:

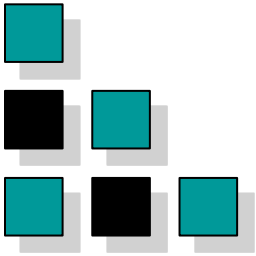
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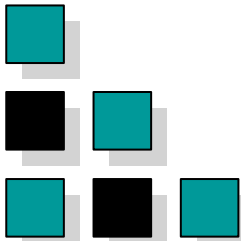


PROPERTY SUMMARY

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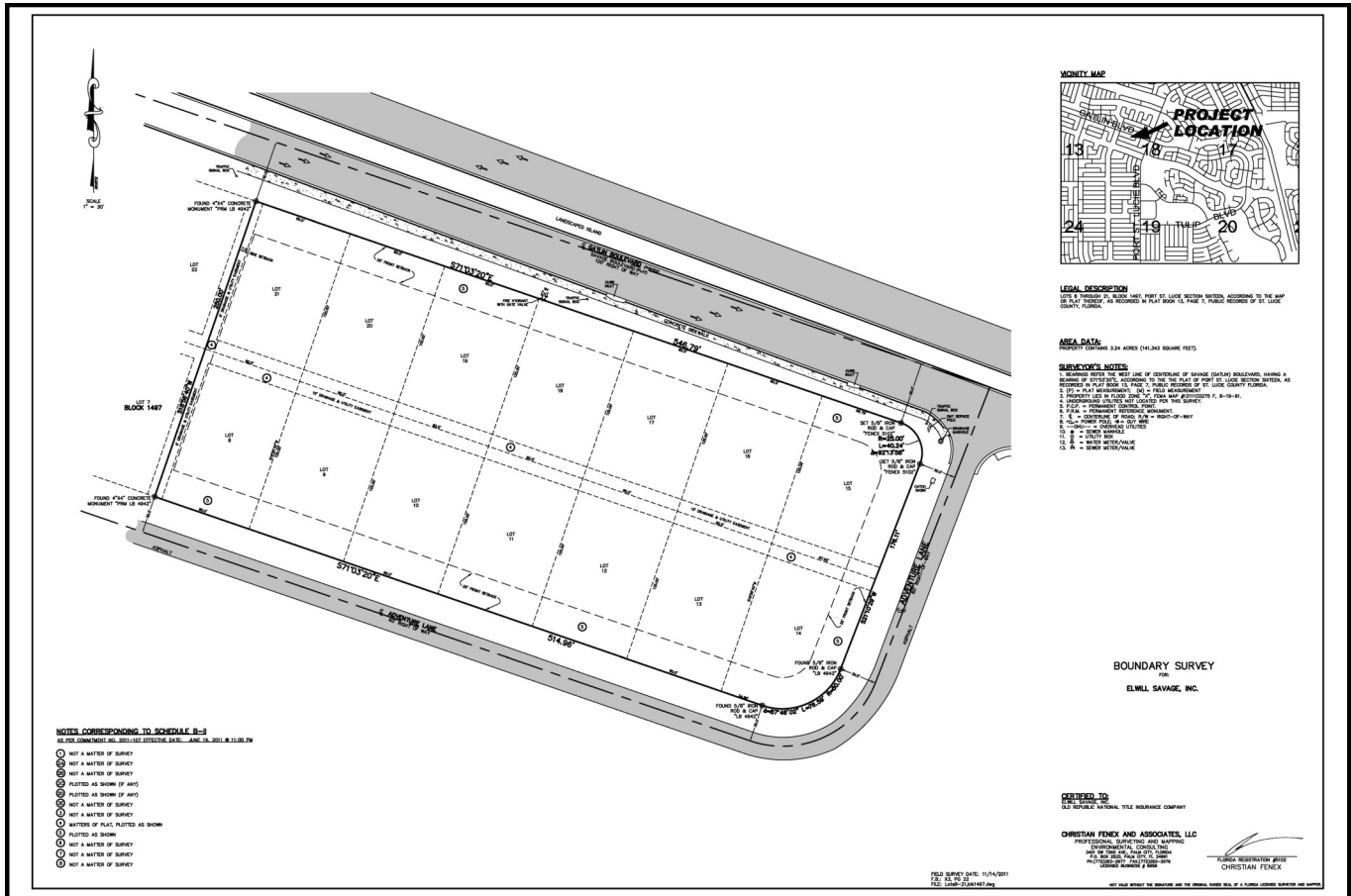
Southwest Corner of Gatlin Blvd. & Adventure Lane Port St Lucie, FL 34953

Parcel ID Number:	3420-575-0623-000-9
Property Description:	3.24 +/- acres of vacant commercial land, platted for 14 lots
Legal Description:	Port St. Lucie Section 16 – Block 1497, Lots 8 thru 21 (OR 3354-2608)
Zoning District:	LMD – Limited Mixed Use, City of Port St. Lucie
Land Use:	ROI – Residential, Office & Institutional
Flood Zone:	Zone X
Utilities:	All utilities available to the site
Frontage:	546 +/- feet on Gatlin Boulevard
Depth:	250 +/- feet
Access:	Property will have access to Dinner Street through adjoining development immediately to the west. Full median cut in place at the intersection of Gatlin Boulevard and Dinner Street will provide excellent access for traffic traveling east or west on Gatlin.
2015 Real Estate Taxes & Assessments:	\$15,241.94



SURVEY & PLAT MAP

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ARTICLE IX.5. - LIMITED MIXED USE ZONING DISTRICT

Sec. 158.155. - Limited Mixed Use Zoning District (LMD).

Secs. 158.156—158.169. - Reserved.

Sec. 158.155.- Limited Mixed Use Zoning District (LMD).

- (A) **Purpose.** It is the intent and purpose of the limited mixed use zoning district (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the comprehensive plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.
- (B) **Limited Mixed Use District Defined.** For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.
- (C) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
 - (1) Any permitted or special exception use listed in the professional (P) district;
 - (2) Any permitted or special exception use listed in institutional (I) district;
 - (3) Any permitted or special exception use listed in the multiple-family residential (RM-11) district.
 - (4) Retail or personal service uses conducted wholly within an enclosed building, but not including convenience/gas sales, restaurants and the sales of alcoholic beverages. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The site plan required under § 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
- (D) **Special Exception Use.**
 - (1) Bank or savings and loan association, with or without a drive-thru;
 - (2) Retail plant nursery;
 - (3) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, but not including convenience/gas sales, restaurant and the sales of alcoholic beverages. No one use shall exceed five thousand (5,000) square feet. A minimum lot depth of two hundred forty (240) feet off of the primary road frontage shall be provided and in no case shall the minimum lot be less than forty thousand (40,000) square feet. The site plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses;
 - (4) Restaurants (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of beer and wine in accordance with Chapter 110; and
 - (5) Any use exceeding five thousand (5,000) square feet.
- (E) **Accessory Uses.** As set forth in section 158.217.
- (F) **Minimum Lot Requirements/Maximum Residential Density.**
 - (1) As set forth in the Comprehensive Plan, and pursuant to conceptual plan approval. In no case shall the minimum lot be less than twenty thousand (20,000) square feet.
 - (2) The maximum gross project density shall be eleven (11) units per acre.
 - (3) 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".
- (G) **Maximum Building Coverage.** Forty percent (40%), provided that the maximum impervious surface area does not exceed eighty percent (80%).
- (H) **Maximum Building Height.** Thirty-five (35) feet except for the ROI (Residential, Office, Institutional) conversion area as defined in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso and US #1, where the maximum building height shall be one (1) story.
- (I) **Minimum Building Size and Minimum Living Area.**



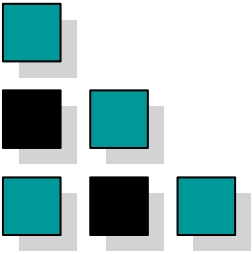
PERMITTED USES CONTINUED

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- (1) Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.
 - (2) Multiple-family dwelling: One (1) bedroom, seven hundred (700) square feet; efficiency or studio apartment, six hundred (600) square feet.
 - (3) Single-family dwelling: Minimum size house of one thousand four hundred (1,400) square feet.
 - (4) Townhouse dwelling: Eight hundred (800) square feet.
- (J) **Setback Requirements and Buffering.**
- (1) **Front Setback.** Each lot shall have a front yard with building setback line of twenty-five (25) feet.
 - (2) **Side Setback.** Each lot shall have two side yards, each having 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 public road right-of-way.
 - (3) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten feet. A setback line of twenty-five (25) feet is required when the yard adjoins a residential land use or a public road right-of-way. A fifty-foot rear yard building setback line shall be required for two-story buildings adjacent to single family residential lots.
 - (4) **Buffering.** Where applicable, buffering shall be required in accordance with the landscaping requirements of Chapter 153 and the Comprehensive Plan - 1998. All mechanical equipment and dumpsters shall be screened from view. This screening shall be designed as both a visual barrier and a noise barrier. The Site Plan Review Committee, Planning and Zoning Board and/or the City Council may require additional buffering or specify plant material.
- (K) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (L) **Special Standards for District Establishment and Internal Design.** In reaching recommendations and decisions as to rezoning land to LMD, the Planning and Zoning Board shall apply the performance standards for the appropriate conversion area contained in the "City of Port St. Lucie Land Use Conversion Manual."

In order to insure the proposed uses are compatible with surrounding development, the City Council shall have the authority to place conditions or restrict activities based on the following:

- (1) Requirements as set forth in section 158.260;
 - (2) Access, requiring execution of agreements for joint access and/or cross access easements with adjacent property owners;
 - (3) Hours of operation;
 - (4) Compatible uses, excluding certain incompatible uses; and
 - (5) Site development details, including but not limited to the following: building elevations and locations, lighting, dumpster locations, etc.
- (M) **Procedures for Rezoning Land to Limited Mixed Use Zoning District (LMD).**
- (1) Application materials to be submitted:
 - a. A statement presenting firm evidence of unified control of the entire area within the proposed LMD.
 - b. An agreement to proceed with the proposed development according to the provisions of these zoning regulations and such conditions as may be attached to the rezoning and/or the conceptual plan of the land to LMD.
 - c. Preliminary development plan drawn to scale containing: the title of the project and the names of the professional project planner and the developer; scale, date, north arrow and general location map; boundaries of the property involved, all existing streets, buildings, water courses, easements, section lines and other existing important physical features in and adjoining the project; locations of the different uses proposed, including off-street parking and off-street loading locations, lighting, dumpster locations; conceptual plan showing access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; tabulations of total gross acreage in the development and the percentages thereof proposed to be devoted to the several dwelling types, other proposed uses, streets and other reservations; tabulations demonstrating the project densities and the proposed number and types of dwelling units; tabulations demonstrating the intensity in square feet of non-residential uses by type.
 - d. Preliminary building elevations drawn to scale depicting the overall design concept including a description of style and materials to be used.
 - e. Landscape plan pursuant to Chapter 153.
 - (2) **Review by Site Plan Review Committee, Planning and Zoning Board and City Council.** The Planning and Zoning Board and the City Council shall proceed in general as for other applications for rezoning and site plan approval.
- (N) **Final Plan Required.** A final plan shall be submitted within two (2) years of conceptual plan approval. Final plans shall proceed as for an application for site plan approval subject to the provisions of sections 158.235 through 158.245. For phased applications, final plans shall be submitted within one year of the date of commencement of that phase. The City Council may grant one-year extensions of final plan



PERMITTED USES CONTINUED

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PROFESSIONAL (P) ZONING DISTRICT

PERMITTED USES INCLUDE:

- Office for administrative, business, or professional use, barber or beauty shop;
- Studio for professional work or teaching of any form or fine arts or performing arts;
- Apartment-type living quarters for the owner or manager of a business when such use is incidental to the principal structure;

SPECIAL EXCEPTION USES INCLUDE:

- Civil or Cultural facility (private)
- Temporary Church or other place of worship (maximum period of time two (2) years)
- Model home center;
- Any permitted use that includes drive-through service;

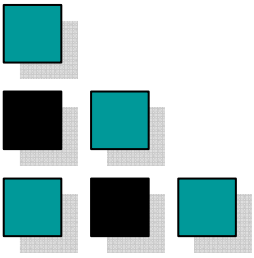
INSTITUTIONAL (I) ZONING DISTRICT

PERMITTED USES INCLUDE:

- Cemetery, including mausoleum;
- Church or other place of worship'
- Club or Lodge (private), with or without an alcoholic beverage license;
- Day care center;
- Civic or cultural facility
- School (public), kindergarten and grades 1 through 12
- Service Club
- Youth organization or club (non-profit)
- Congregate living facility
- Group care home
- Funeral Home

SPECIAL EXCEPTION USES INCLUDE:

- Business or trade organization (non-profit)
- Clinic (medical)
- College or technical school
- Hospital
- Nursing or convalescent home



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.