

FOR SALE

**+/- .90 Acres Zoned Commercial
w/ Frontage on Prima Vista Blvd
in Port St. Lucie, FL**



NW Prima Vista Boulevard, Port St. Lucie, FL

TREASURE COAST
COMMERCIAL
REAL ESTATE, INC.
www.tcCOMMERCIALre.com

For Further Information Contact:

Shirley Harris
(772) 288-6646

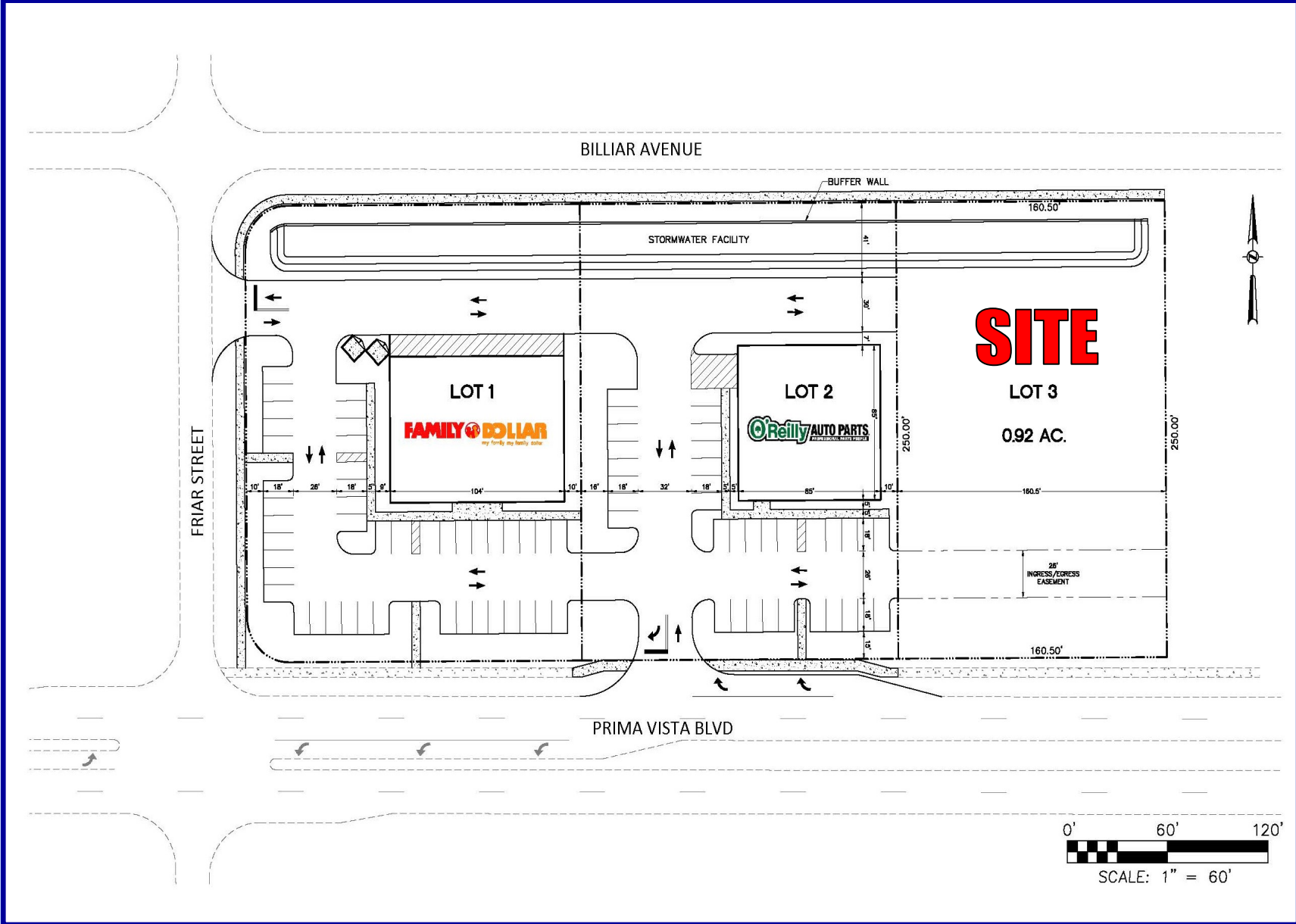
sharris@tccommercialre.com

PROPERTY INFORMATION

LOCATION:	Prima Vista Boulevard, just East of St. Lucie West and the Florida Turnpike.
PROPERTY SIZE:	+/- .90 Acres
FRONTAGE:	+/- 160' on Prima Vista Boulevard
ZONING:	PUD - Commercial (City of Port St. Lucie)
TRAFFIC COUNT:	28,100 - Average Annual Daily Traffic
ACCESS:	Cross access from O'Reilly Auto Parts
PRICE:	\$495,000.00
COMMENTS:	<ul style="list-style-type: none">• Pad Ready with Turn Lane, Sidewalks, Retention and Fence• National Tenant Draw• Major East/West Corridor

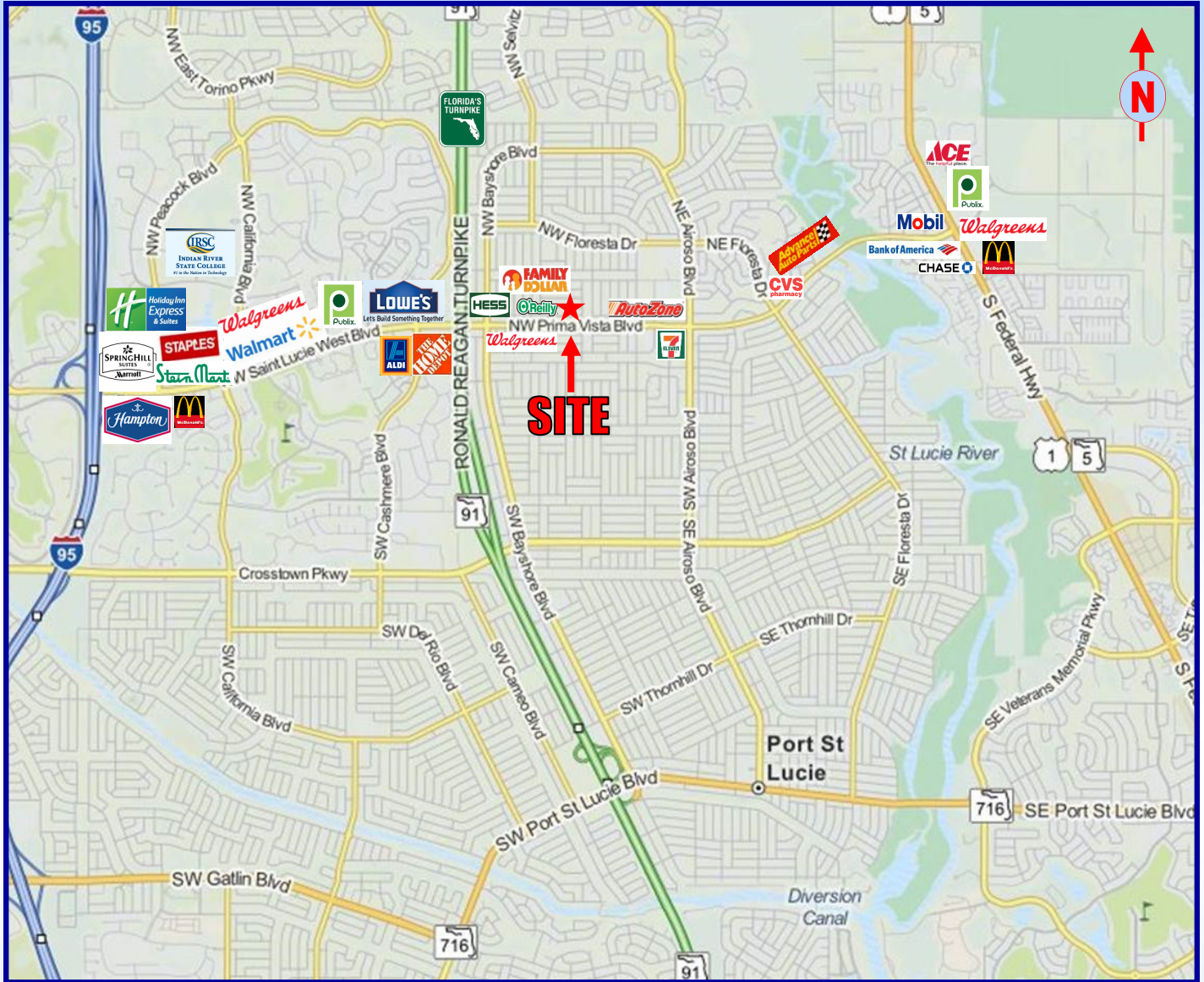


SURVEY



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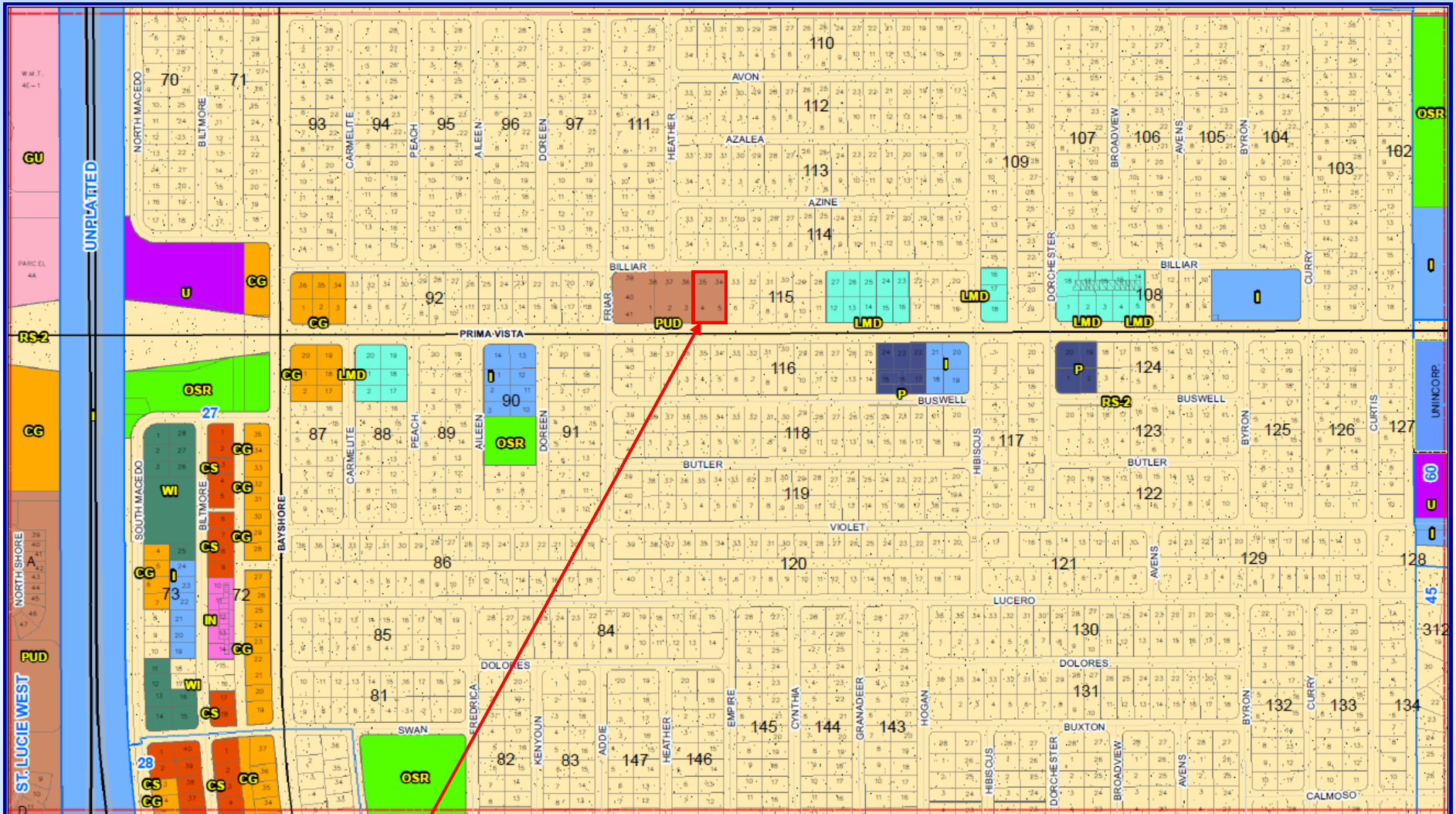
AERIAL / DEMOGRAPHICS



DEMOGRAPHICS - 2015

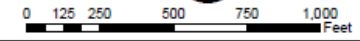
	1 Mile	3 Miles	5 Miles
Total Population:	7,814	65,086	137,126
Avg. Household Income:	\$46,194	\$45,283	\$44,362
Median Age:	38.4	43.9	43.7

ZONING MAP



- General Commercial
- Highway Commercial
- Service Commercial
- General Use
- Institutional
- Industrial
- Recreation Open Space
- Planned Urban Development
- Warehouse - Industrial
- Single Family Residential 2

CITY OF PORT ST. LUCIE ZONING MAP BOOK



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ZONING

Sec. 158.020. - Zoning Districts.

(A) For the purpose of this chapter, the following classifications of zoning districts are hereby established for use within the City:

GU	General Use Zoning District
RE	Estate Residential Zoning District
RS-1	Single-Family Residential Zoning District
RS-2	Single-Family Residential Zoning District
RS-3	Single-Family Residential Zoning District
RM-5	Multiple Family Residential Zoning District
RM-8	Multiple Family Residential Zoning District
RM-11	Multiple Family Residential Zoning District
RM-15	Multiple Family Residential Zoning District
RMH	Mobile Home Residential Zoning District
OSR	Open Space-Recreational Zoning District
OSC	Open Space-Conservation Zoning District
I	Institutional Zoning District
P	Professional Zoning District
CN	Neighborhood Commercial Zoning District
CG	General Commercial Zoning District
CH	Highway Commercial Zoning District
CS	Service Commercial Zoning District
WI	Warehouse Industrial Zoning District
IN	Industrial Zoning District
U	Utility Zoning District
PUD	Planned Unit Development Zoning District
MPUD	Master Planned Unit Development Zoning District
LMD	Limited Mixed Use District

(B) The zoning ordinance was amended and updated in 1999 to implement the City's revised Comprehensive Plan and for consolidation of similar zoning districts. The following districts have been removed and consolidated and are no longer a part of the Code. Properties with these designations as of adoption of these revisions in 1999 are considered legal nonconforming uses with regards to use and development standards as previously applied provided they have received a final local development order for that use prior to the effective date of these amendments.

RR	Rural Residential Zoning District
CSC	Shopping Center Commercial Zoning District
CR	Resort Commercial Zoning District
FI	Flexible Industrial Zoning District
HI	Heavy Industrial Zoning District

(Ord. No. 98-84, § 1, 3-22-99; Am. Ord. 02-130, § 1(Exh. A), 2-10-03; Am. Ord. 10-62, § 1, 8-9-10)

ZONING

Sec. 158.173. - Permitted Uses.

In order to permit maximum flexibility in the design of a proposed planned unit development, no specific permitted uses are established. Uses permitted within a PUD district shall be only those residential, cultural, recreational, business, commercial, industrial, and related uses as are deemed by the City Council to be fully compatible with each other, with the context of the proposed development as a whole, and with the zoning and land use patterns of surrounding areas. The type, general location, and extent of all proposed uses shall be clearly designated as part of the conceptual development plan, and approval of those uses or types of uses as part of a rezoning amendment shall constitute the permitted land use requirements of a particular PUD district to the same extent and degree as were those permitted uses specifically included within these regulations. Any proposed change of approved land usage, other than necessary minor refinements in size, configuration, or location as may be required in the preparation of the detailed development plans, shall require a new hearing and approval action in accordance with the administrative review and approval procedures herein established. Accessory uses normally associated with the uses permitted as part of the approval action upon a specific PUD proposal shall be permitted at those locations and in an intensity as normally provided for that development within other zoning districts of the city, unless accessory uses are expressly prohibited within the approval action or are otherwise regulated by that action.

(Ord. No. 98-84, § 1, 3-22-99)

Approved Zoning District Regulations

1. The provisions of the General Commercial (CG) Zoning District as set forth in the City Code for the City of Port St. Lucie shall apply to this PUD, except as specifically provided otherwise herein below. In the event of a conflict between the provisions of the General Commercial Zoning District set forth in the City Code for the City of Port St. Lucie and the regulations set forth in this PUD Application, then and in that event, the provision of this PUD Application shall supersede any such conflict with the provisions of the General Commercial Zoning District.
 - A. Allowable uses shall be those uses set forth in the General Commercial Zoning classification for the City of Port St. Lucie except that the following shall be prohibited:
 1. Car wash;
 2. Kennel;
 3. Bars, lounges, and night clubs;
 4. Automotive, boat, farm equipment, or truck sales;
 5. Automobile gasoline services;
 6. Restaurant with drive-through services.
 - B. Access shall be limited to Port St. Lucie Boulevard and Friar Street. There shall be no access from Billiar Avenue.
 - C. Subdivision of the property shall be permitted provided the lots meet the minimum lot requirements of the CG zoning district of the City Code. The Unity of Title (recorded in OR Book 2867, Page 2277) will be terminated by City Council prior to recording of a plat.

ZONING

- D. Following platting, perimeter landscape strips are not required between completely interior lot lines.
- E. There shall be a cross access easement to the abutting property to the east to allow direct access between the abutting property to the east and limit the need to access Port St. Lucie Boulevard when the abutting property to the east is developed.
- F. Parking shall be as provided for in the City Code. Each lot shall stand alone with regard to the required amount of parking.
- G. The City of Port St. Lucie Citywide Design Standards Manual shall be applicable in the PUD except the minimum wall setback of 5' in IV.B.1.b is not required.
- H. The City of Port St. Lucie Landscaping Code shall apply to the PUD except:

153.04 (I) (3)

Where a parking space has a 5' abutting sidewalk, a 5' in depth landscape strip shall be located between the sidewalk and the building.

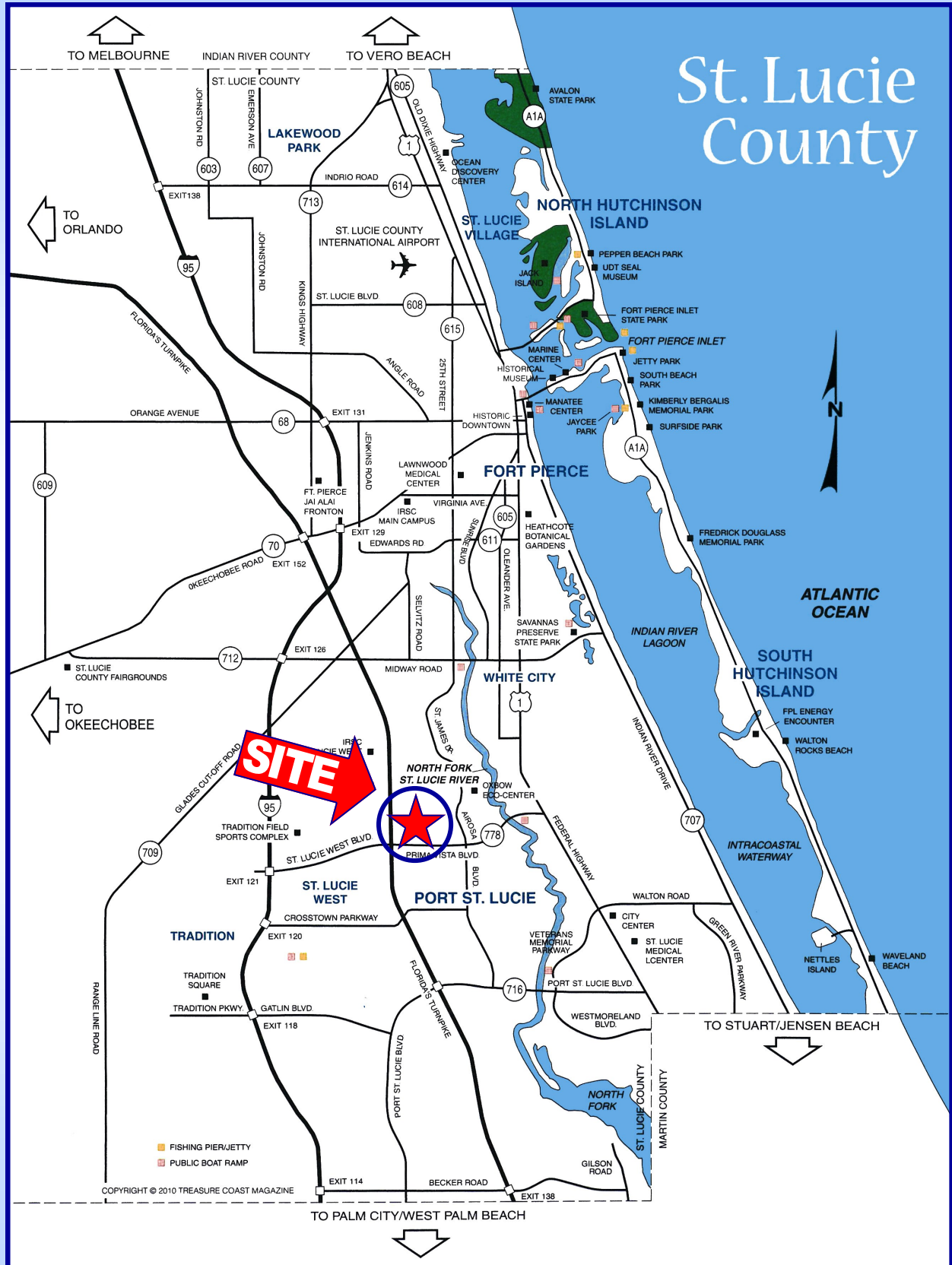
Where a loading space (or area) is located in the rear of a building and the rear property line is buffered by a landscape wall from the abutting right-of-way, no landscape strip is required between the loading space (or area) and the building.

153.04 (K)

When dumpster enclosure walls are in the rear of a property and the rear property line is buffered by a landscape wall from the butting right-of-way, no dumpster perimeter landscaping is required.

- I. Cross-access easements will provide access to Prima Vista Boulevard, Friar Street, and the abutting property to the east.
- J. This PUD shall apply to the real property described as all of Lots 1 through 15, inclusive, and 34 through 41, inclusive, Block 115, Port St. Lucie Section 27, according to the Plat thereof, according to Plat Book 14, Pages 5, 5A through 5I of the Public Records of St. Lucie County, Florida.
- K. A 5-foot wide concrete sidewalk shall be installed along the Friar Street and Billiar Avenue rights-of way.

COUNTY MAP



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