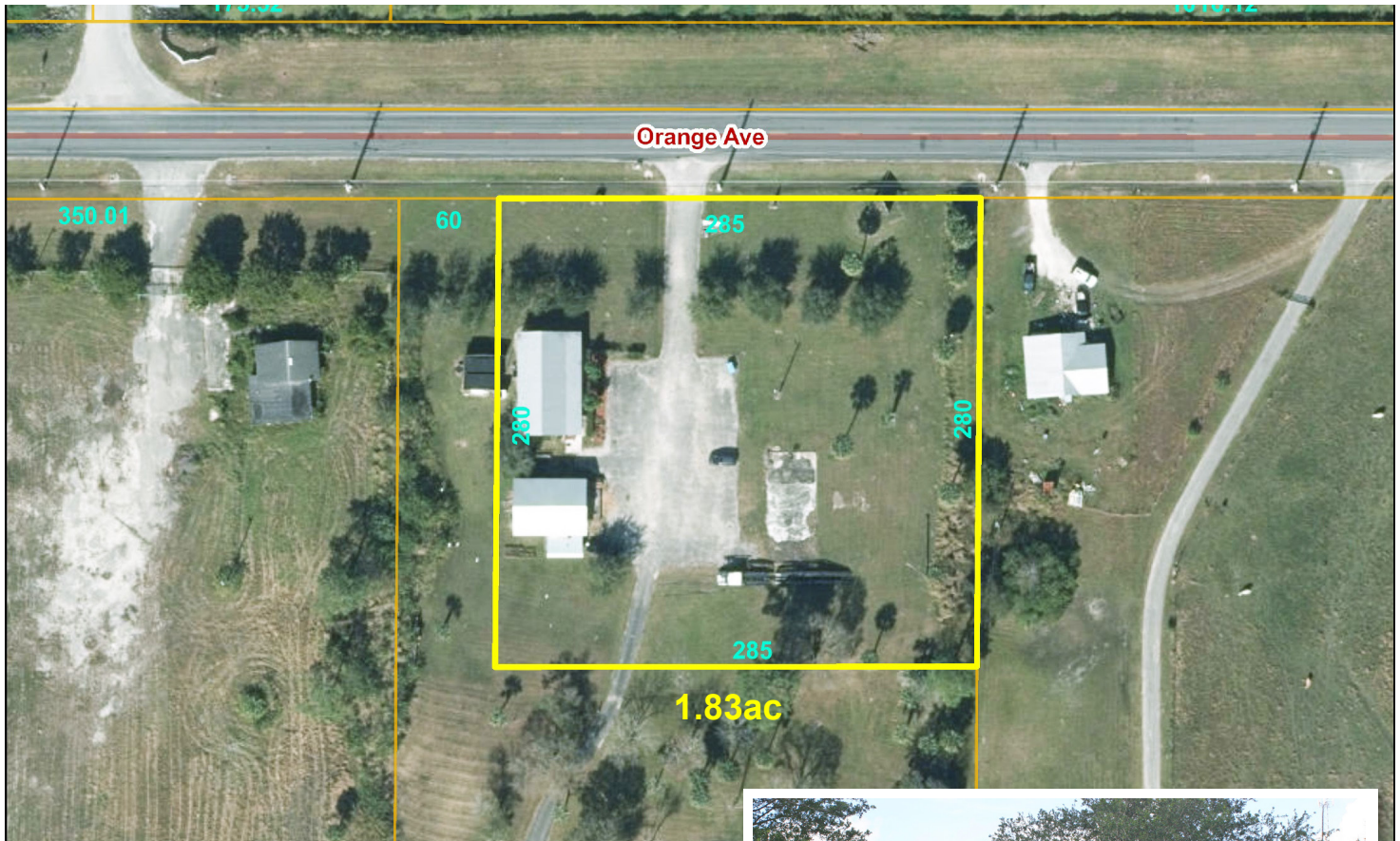


# 1.83ac Commercial Office Site

8355 Orange Ave, Fort Pierce, St. Lucie County, FL 34945



- St Lucie County CO - Commercial Office Zoning
- 2007 Mobile Office w Metal Pole Barn Roof Above
- 4 Offices, Lobby & Reception, 2 ADA Restrooms
- Handicap Accessible Entrance Ramp



**\$499,000.**

- 1,200sf Warehouse, dock high floor
- W/H: Walk Door & 8' x 8' Sliding Doors Front & Rear
- 0.9 mile to I-95 Exit #131 at SR68 / Orange Av
- PID # 2311-312-0001-000-6; 2022 RE Taxes \$3,563.
- MLS #: RX-10813366



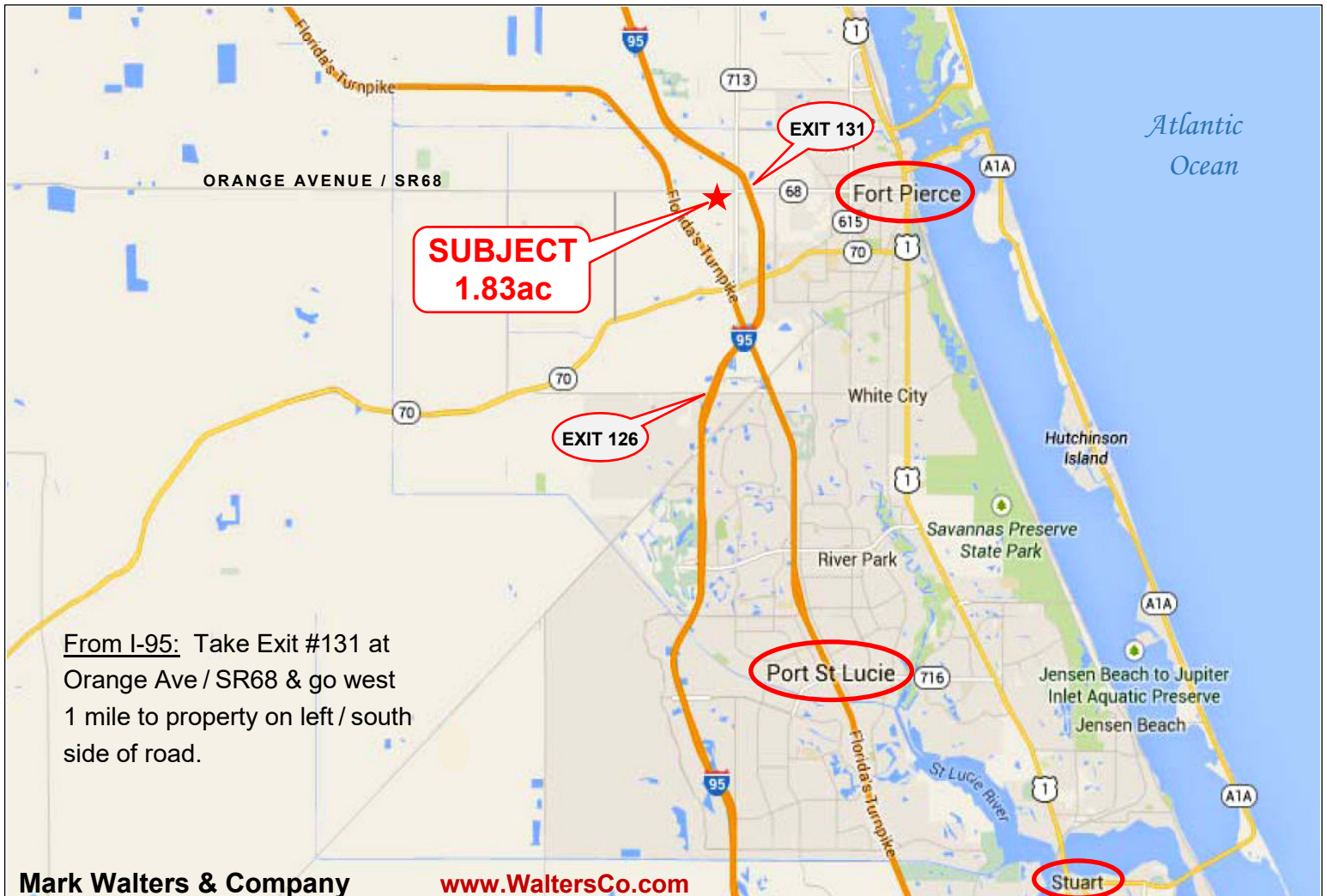
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R. **CO COMMERCIAL, OFFICE.**

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for selected office and commercial uses, together with such other uses as may be necessary to and compatible with commercial office surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in [Section 3.01.02](#)(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in [Section 2.00.00](#) of this Code.

2. *Permitted Uses:*

- a. Adjustment/collection and credit reporting services. (732)
- b. Advertising. (731)
- c. Communications - except towers. (48)
- d. Computer programming, data processing and other computer related services. (737)
- e. Contract construction services - office only. (15, 16, 17)
- f. Duplicating, mailing, commercial art/photography and stenographic services. (733)
- g. Engineering, accounting, research, management and related services. (87)
- h. Executive, legislative, and judicial functions. (91, 92, 93, 94, 95, 96, 97)
- i. Finance, insurance, and real estate services. (60, 61, 62, 63, 64, 65, 67)
- j. Health services - except nursing homes and hospitals. (80)
- k. Membership organizations subject to the provisions of [Section 7.10.31](#). (86)
- l. Miscellaneous business services:
  - (1) Detective, guard and armored car services. (7381)
  - (2) Security system services. (7382)
  - (3) News syndicate. (7383)
  - (4) Photofinishing laboratories. (7364)
  - (5) Business Services - misc. (7389)
- m. Personnel supply services. (736)
- n. Social services:
  - (1) Individual and family social services. (832/839)
- o. Travel agencies. (4724)

3. *Lot Size Requirements.* Lot size requirements shall be in accordance with [Section 7.04.00](#).

4. *Dimensional Regulations.* Dimensional requirements shall be in accordance with [Section 7.04.00](#).

5. *Off-street Parking and Loading Requirements.* Off-street parking and loading requirements are subject to [Section 7.06.00](#).

6. *Landscaping Requirements.* Landscaping requirements are subject to [Section 7.09.00](#).

7. *Conditional Uses:*

- a. Child care services. (835)
- b. Television and radio transmitting towers. (999)
- c. Telecommunication towers - subject to the standards of [Section 7.10.23](#). (999)

8. *Accessory Uses.* Accessory uses are subject to the requirements of [Section 8.00.00](#) and include the following:

- a. Eating and drinking places (undistilled alcoholic beverages as an accessory to a restaurant).
- b. Postal services. (43)
- c. Solar energy systems, subject to the requirements of [Section 7.10.28](#).