

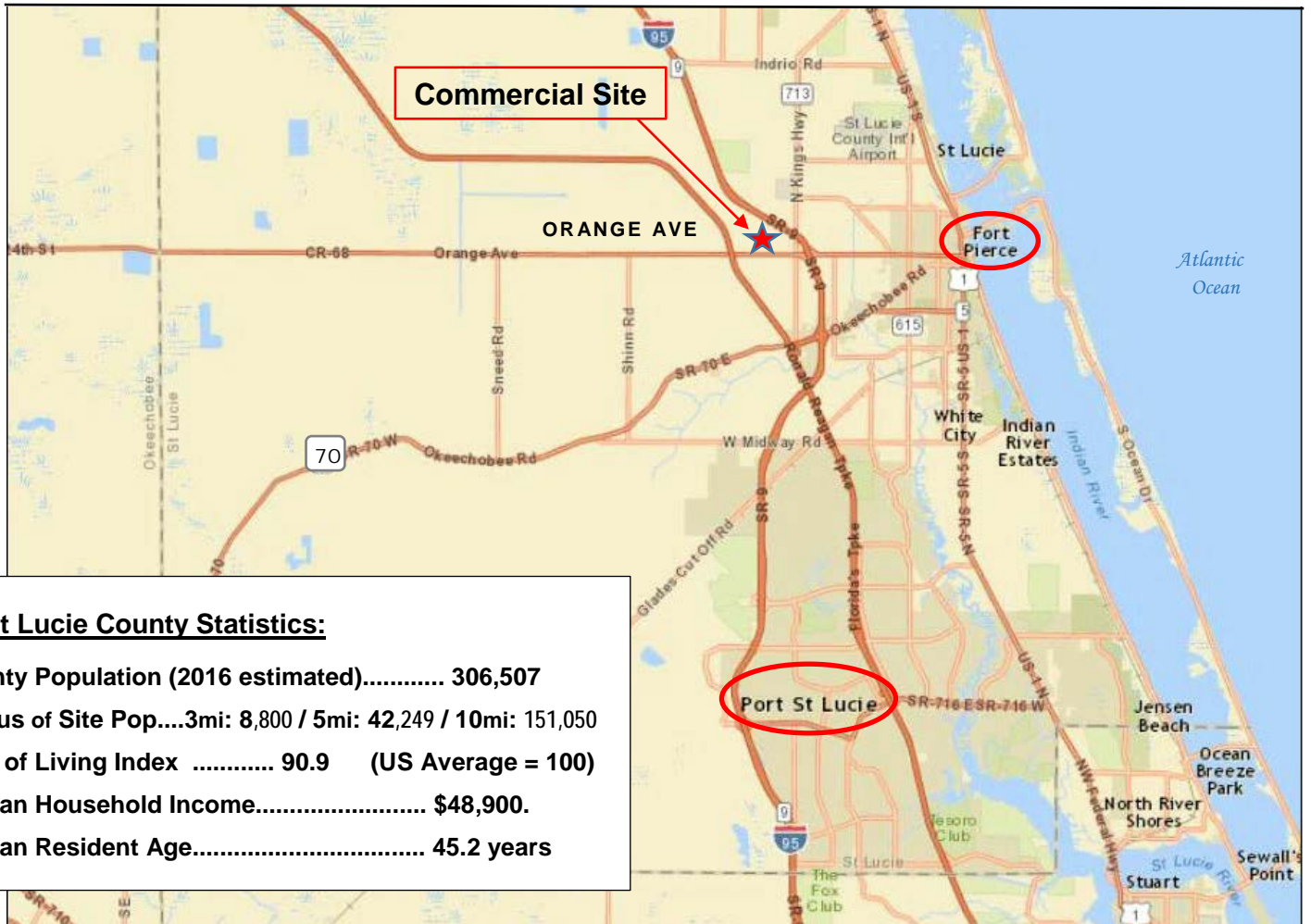
FOR SALE

8ac Commercial Site

8456 Orange Ave, Fort Pierce, Saint Lucie County, FL



- 8ac Site with Paved Frontage & Gated Entry, only One Mile to I-95 Exit 131 at Orange Ave
- 1,536sf Modular Office Building, built 2008; 2017 RE Taxes \$10,114.
- Saint Lucie County CG - Commercial General Zoning; PID: 2311-242-0000-000-5
- Zoning allows many varied uses including Agricultural, Retail, Auto Sales & Repair, Building Materials
- From I-95: take Exit 131 at Orange Ave, go West 1 mile to site.



Saint Lucie County Statistics:

County Population (2016 estimated)..... 306,507
 Radius of Site Pop....3mi: 8,800 / 5mi: 42,249 / 10mi: 151,050
 Cost of Living Index 90.9 (US Average = 100)
 Median Household Income..... \$48,900.
 Median Resident Age..... 45.2 years

CG COMMERCIAL, GENERAL

1. *Purpose.* The purpose of this district is to provide and protect an environment suitable for a wide variety of commercial uses intended to serve a population over a large market area, which do not impose undesirable noise, vibration, odor, dust, or offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with general)" following each identified use commercial surroundings. The number in "(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. Amphitheaters. (999)
- d. Amusements & recreation services - except stadiums, arenas, race tracks, amusement parks & 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)
- 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 & Loading Requirements.** Off-street parking & 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. 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. (7999)
 - f. Hotels 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. 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. 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).