

Shop & Home or Office on 6.9±ac

11541 Okeechobee Road, Saint Lucie County, Florida 34945



Residence or Office Building:

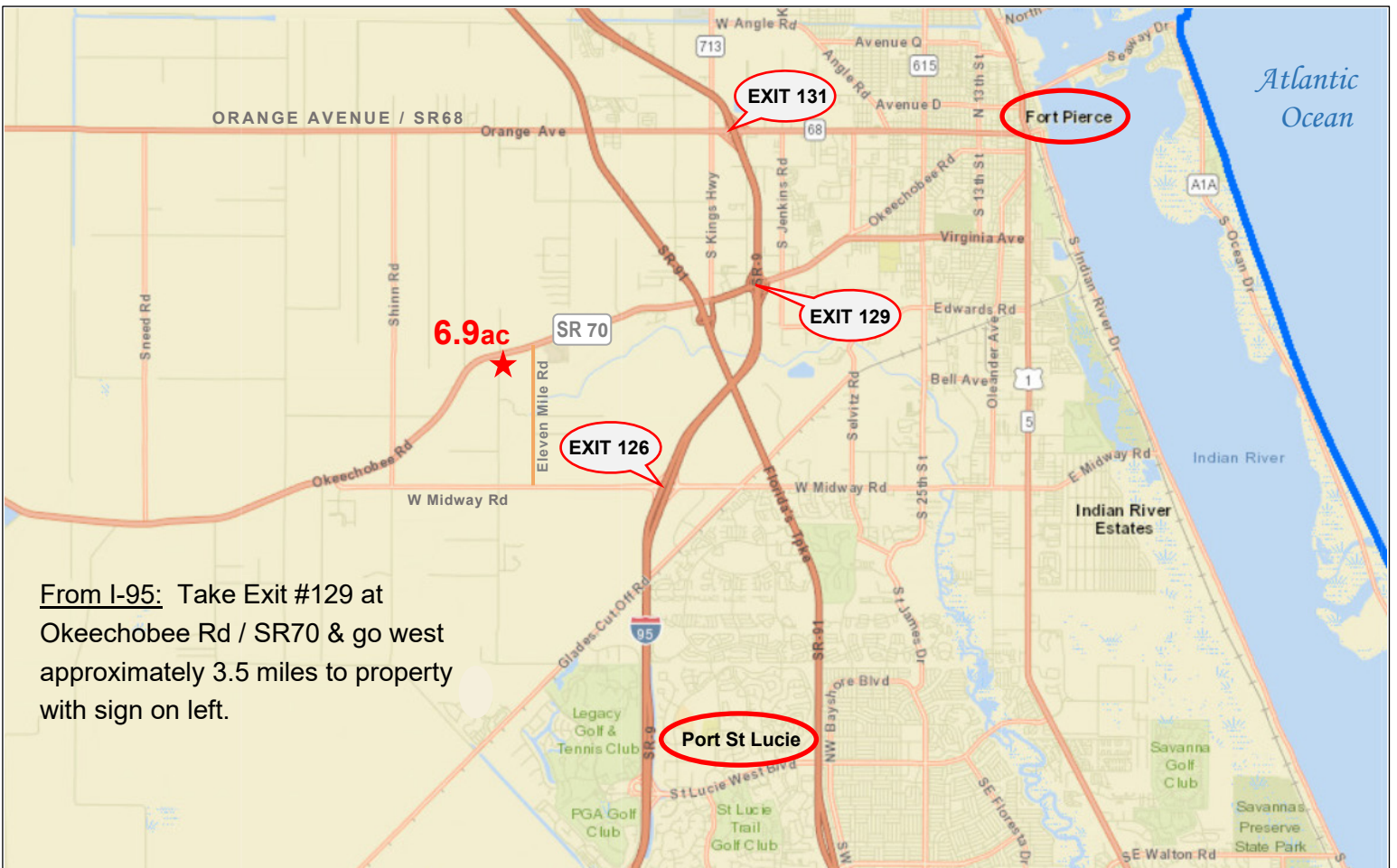
- 1,344sf CBS; 3 BR, 1 Bath, 1 Car Garage
- 2007 Metal Roof; Construction Eff. YR 1971
- Beautiful Wood Floors throughout

Site:

- 6.9± Wooded Acres, 645.7ft Frontage
- 3 Entrances on SR70 / Okeechobee Rd
- 2.6mi to Turnpike; 3.5mi to I-95 Exit 129
- Municipal Water & Sewer Lines in Progress
- Zoning: St Lucie County AG - 2.5 Agricultural
- PID # 2328-312-0005-000-6 • MLS RX-11070301

Shop Building:

- 3,344sf CBS w exterior & interior Stucco; 2007 Roof
- 76ft x 44ft with 1,996sf Concrete Apron
- Four 18ft W x 10ft H Roll Doors, 1 Walk Door
- Fully Wired w Separate Meter; FPL Power
- Water Lines Plumbed, but not yet connected



From I-95: Take Exit #129 at Okeechobee Rd / SR70 & go west approximately 3.5 miles to property with sign on left.

AG-2.5 AGRICULTURAL – Zoning Description:

1. **Purpose.** The purpose of this district is to provide and protect an environment suitable for productive commercial agriculture, together with such other uses as may be necessary to and compatible with productive agricultural surroundings. Residential densities are restricted to a maximum of one (1) dwelling unit per two and one-half (2.5) gross acres. 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. Agricultural production - crops. (01)
 - b. Agricultural production - livestock and animal specialties. (02)
 - c. Agricultural services. (07)
 - d. Family day care homes. (999)
 - e. Family residential homes provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such family residential home and provided that the sponsoring agency or Department of Health and Rehabilitative Services (HRS) notifies the Board of County Commissioners at the time of home occupancy that the home is licensed by HRS. (999)
 - f. Fishing, hunting and trapping. (09)
 - g. Forestry. (08)
 - h. Kennels. (0752)
 - i. Research facilities, noncommercial. (8733)
 - j. Riding stables. (7999)
 - k. Single-family detached dwellings. (999)
 - l. Solar generation station, subject to the requirements of Section 7.10.28. (999)
3. **Lot Size Requirements.** Lot size requirements shall be in accordance with Table 7-10 in Section 7.04.00.
4. **Dimensional Regulations.** Dimensional requirements shall be in accordance with Table 7-10 in 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. Agricultural labor housing. (999)
 - b. Aircraft storage and equipment maintenance. (4581)

Zoning Description (continued)

- c. Airports and flying, landing, and takeoff fields. (4581)
 - d. Family residential homes located within a radius of one thousand (1,000) feet of another such family residential home. (999)
 - e. Farm products warehousing and storage. (4221/4222)
 - f. Farmers' markets - subject to the standards of Section 7.10.37. (999)
 - g. Gasoline service stations. (5541)
 - h. Industrial wastewater disposal. (999)
 - i. Manufacturing:
 - (1) Agricultural chemicals. (287)
 - (2) Food and kindred products. (20)
 - (3) Lumber and wood products, except furniture. (24)
 - j. Mining and quarrying of nonmetallic minerals, except fuels. (14)
 - k. Radio, television, and microwave communication stations and towers. (999)
 - l. Retail trade:
 - (1) Farm equipment and related accessories. (999)
 - (2) Apparel and accessory stores. (56)
 - m. Sewage disposal subject to the requirements of Section 7.10.13. (999)
 - n. Telecommunication towers - subject to the standards of Section 7.10.23. (999)
 - o. Camps - sporting and recreational. (7032)
 - p. Outdoor shooting ranges, providing site plan approval is obtained according to the provisions of Sections 11.02.07 through 11.02.09 and Section 7.10.19 of this Code.
8. ***Accessory Uses:*** Accessory uses are subject to the requirements of Section 8.00.00, and include the following:
- a. Mobile homes subject to the requirements of Section 7.10.05.
 - b. Retail trade and wholesale trade - subordinate to the primary authorized use or activity.
 - c. Guest house subject to the requirements of Section 7.10.04. (999)
 - d. Solar energy system subject to the requirements of Section 7.10.28. (999)
 - e. Cargo containers subject to the requirements of Section 7.10.35.