

# MULTIFAMILY DEVELOPMENT LAND

919 SW Becker Road, Port St. Lucie FL 34953



FOR SALE | \$725,000

*Render for visual representation only.*

**JEREMIAH BARON  
& CO**

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# PROPERTY OVERVIEW

- One of the last few remaining residential zoned vacant land in the immediate area accessible via SW Becker Road.
- Site would allow for either a multi-family or single-family development (up to 5 units per acre) as well as other uses under the RM-5 zoning district.
- Property has quick access to SW Port St. Lucie Blvd. in addition to having central access to both Florida's Turnpike and the I-95 access ramp.
- In close proximity to a shopping center anchored by a Publix Supermarket and an array of local and regional restaurants and businesses.



<b>PRICE</b>	\$725,000
<b>LAND SIZE</b>	49,479 SF
<b>ACREAGE</b>	1.11 AC
<b>FRONTAGE</b>	250'
<b>TRAFFIC COUNT</b>	12,600 ADT
<b>ZONING</b>	RM-5
<b>LAND USE</b>	RL
<b>PARCEL ID</b>	3420-660-2722-000-8

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# STREET VIEW



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# DEMOGRAPHICS

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## 2023 Population Estimate

## 2023 Average Household Income

## Average Age

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1 Mile	7,359	1 Mile	\$83,259	1 Mile	37.6
3 Mile	91,435	3 Mile	\$88,039	3 Mile	40.6
5 Mile	311,966	5 Mile	\$85,391	5 Mile	43.9

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## 2028 Population Projection

## 2023 Median Household Income

## Median Age

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1 Mile	7,976	1 Mile	\$65,408	1 Mile	38.1
3 Mile	98,091	3 Mile	\$72,979	3 Mile	41.3
5 Mile	328,086	5 Mile	\$68,680	5 Mile	45.8

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# ZONING INFORMATION

## Sec. 158.077. Multiple-Family Residential Zoning District (RM-5).

(A) Purpose. The purpose of the multiple-family residential zoning district (RM-5) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low-density multiple family residential areas properly served by adequate community facilities and commercial service areas; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development in a low-density residential environment.

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted:

- (1) Multiple-family dwellings;
  - (2) Park or playground, or other public recreation;
  - (3) Single-family dwelling;
  - (4) Townhouse dwelling, as part of a planned complex;
  - (5) Community residential home [with] six (6) or fewer residents, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another community residential home as set forth in section 158.224.
  - (6) Family day care home.
- (C) Special Exception Uses. The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Golf course (not including miniature golf course).
  - (2) Publicly-owned or operated building or use.
- (D) Accessory Uses. As set forth in section 158.217.
- (E) Minimum Lot Requirements/Maximum Residential Density.

(1) Multiple-family dwelling twenty thousand (20,000) square feet and width of one hundred (100) feet, with a maximum gross project density of five (5) dwelling units per acre;

(2) Single-family dwelling seven thousand five hundred (7,500) square feet and width of sixty (60) feet, with a maximum gross project density of five (5) dwelling units per acre;

(3) Single-family dwelling (cluster) four thousand (4,000) square feet per dwelling unit and width of forty (40) feet, with a maximum gross project density of five (5) dwelling units per acre;

(4) Townhouse dwelling as set forth in section 158.218, with a maximum gross project density of five (5) dwelling units per acre.

(5) All other permitted and special exception uses twenty thousand (20,000) square feet and width of one hundred (100) feet.

(6) 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."

(F) Maximum Building Coverage. Thirty-five (35) percent, provided that the maximum impervious surface does not exceed fifty (50) percent.

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story.

(H) Minimum Living Area.

(1) Multiple-family dwelling: One (1) bedroom, seven hundred (700) square feet; two (2) bedrooms, eight hundred (800) square feet; three (3) or more bedrooms, nine hundred (900) square feet; efficiency or studio apartment, six hundred (600) square feet;

(2) Single-family dwelling: Minimum size house of one thousand two hundred (1,200) square feet of living area and one thousand four hundred (1,400) square feet of ground area.

(3) Townhouse dwelling: Eight hundred (800) square feet.

(I) Yard Requirements and Landscaping.

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(2) Side Yards. Unless otherwise provided by this chapter, each lot shall have two (2) side yards, each having a building setback line as follows:

a. Single-family: Ten (10) feet.

b. All other uses: Fifteen (15) feet.

(3) Rear Yard. Each lot shall have a rear yard with a building setback line of twenty-five (25) feet, unless otherwise provided by this chapter.

(4) Distance Between Buildings; Mass of Buildings. Where two (2) or more buildings are situated upon a lot, any two (2) buildings shall be separated by a minimum distance equal to three-fourths ( $\frac{3}{4}$ ) of the sum of the combined heights of said buildings, provided that in no case shall said distance be less than twenty (20) feet. No building shall have an effective length of mass exceeding three hundred (300) feet, measured as a straight line distance between any two (2) corners or outside edges of said building.

(5) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154.

(J) Off-Street Parking and Service Requirements. As set forth in section 158.221.

(K) Site Plan Review Requirements. Except for conventional single-family dwellings, all permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15)

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# TRADE AREA MAP



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