

***FOR SALE***  
***217+/-ACRE INDUSTRIAL SITE***  
***FORT PIERCE, FL***



**HARTMAN REAL ESTATE**  
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202  
Palm City, FL 34990  
772 287-4690 - 772 287-9643 (Fax)

## PROPERTY INFORMATION

<b>LOCATION:</b>	3798 Selvitz Road, Fort Pierce, FL 34981 1.5+/- miles North of West Midway Road 3+/- miles to Interstate 95 Interchange #126 4+/- miles to Florida Turnpike Exit #152
<b>SIZE:</b>	217+/- Acres
<b>FRONTAGE:</b>	60+/- feet on Selvitz Road 450+/- feet on Florida East Coast Railroad
<b>IMPROVEMENTS:</b>	7,396 sq ft CBS office building with 381 sq ft canopy built in 2000 10,182 sq ft concrete block building with 1,454 sq ft canopy built in 1972 1,010 sq ft concrete block building built in 1972 (just a shell) 682 sq ft corrugated metal building built in 1972 Partially Fenced
<b>ZONING:</b>	I-1, Light Industrial (City of Fort Pierce)
<b>LAND USE:</b>	HI, Heavy Industrial (City of Fort Pierce)
<b>UTILITIES:</b>	Fort Pierce Utilities: Electric Service Water (existing Water Main on Selvitz Road) Sewer (existing Force Mains on Selvitz Road) Natural Gas- (on Selvitz Road & along the Florida East Coast Railroad)
<b>TAXES:</b>	\$95,901.64 (2015)
<b>PRICE:</b>	\$6,600,000.00
<b>COMMENTS:</b>	A great opportunity to purchase one of the last remaining large parcels of industrial land in St. Lucie County. The site of a former processing plant, the property has direct access from Selvitz Road and Florida East Coast rail service. Quick access to I-95 via Midway Road.
<b>CONTACT:</b>	Rick Hartman (772 631-3781) <a href="mailto:ricoue51@hotmail.com">ricoue51@hotmail.com</a> Graham Wellington (561 901-7813) <a href="mailto:wellington830@bellsouth.net">wellington830@bellsouth.net</a>

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal or change in price or terms and conditions without notice.

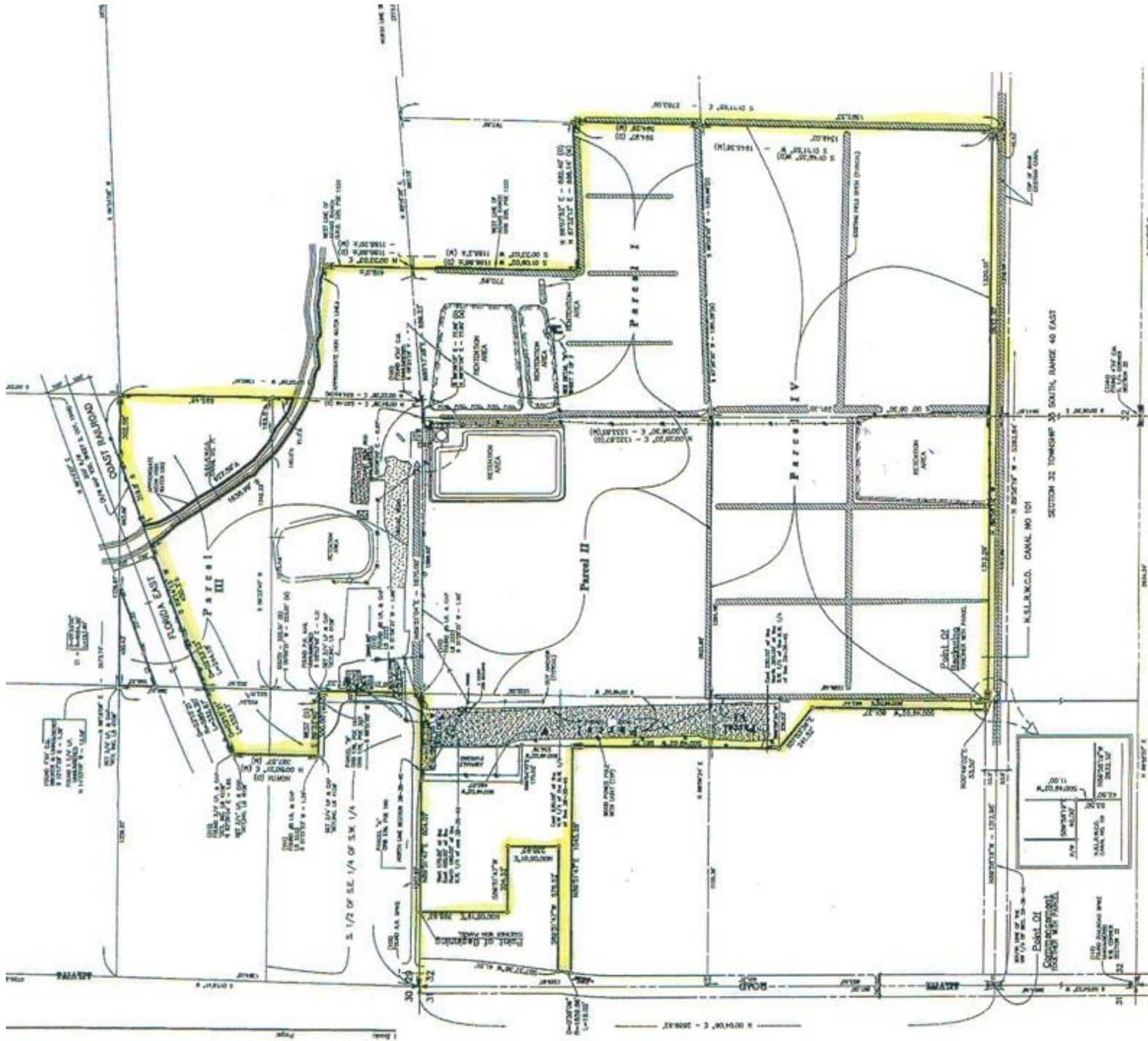




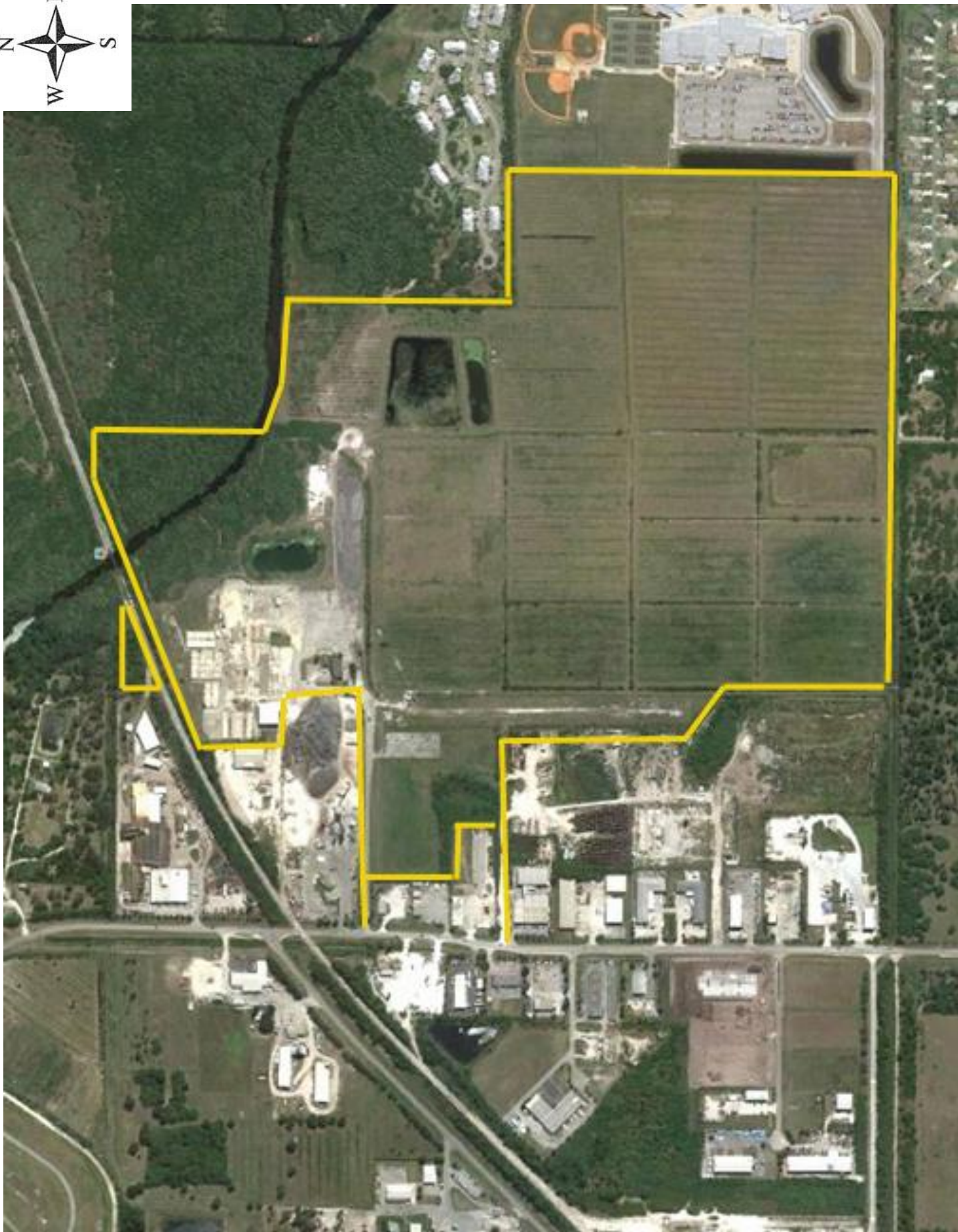




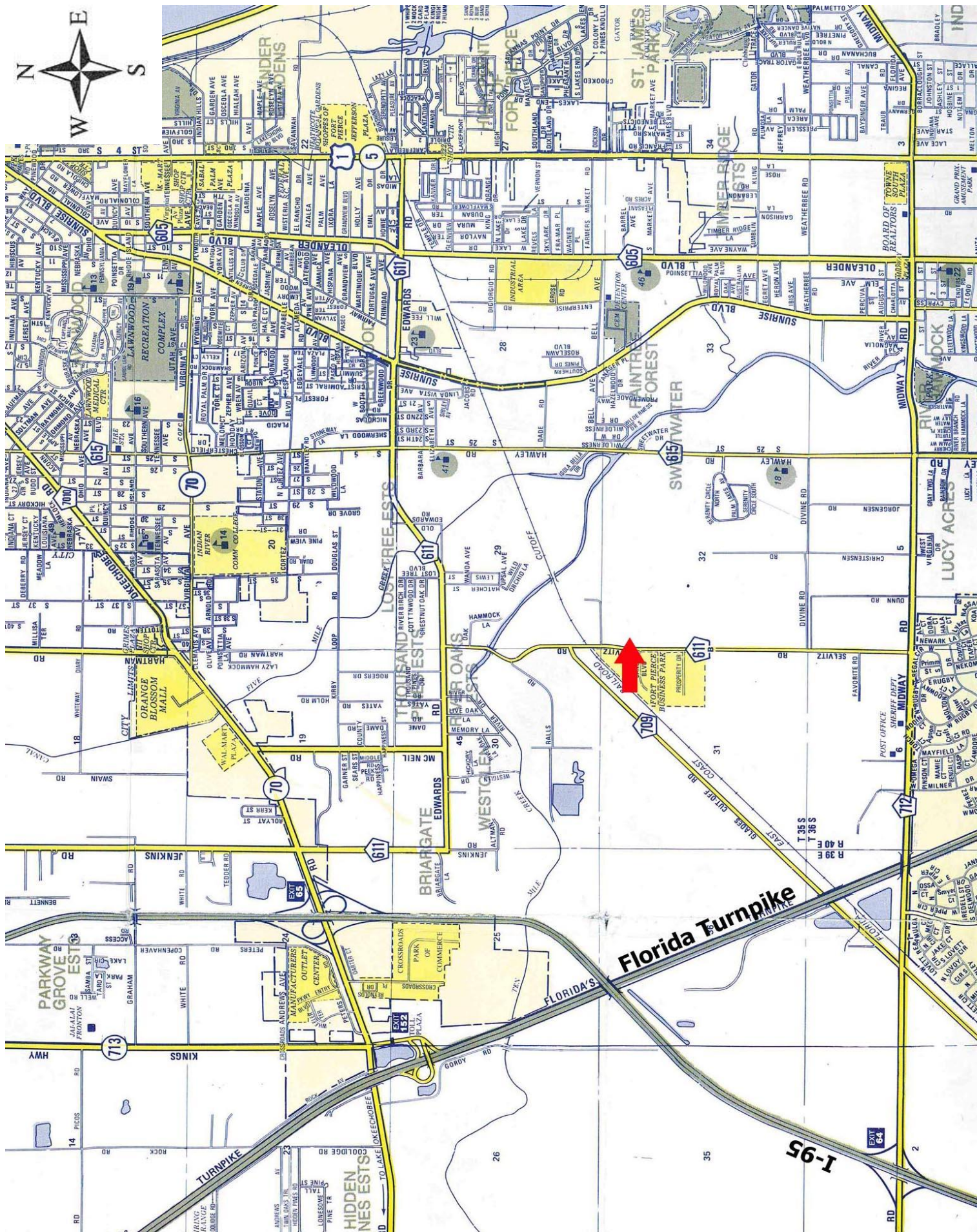
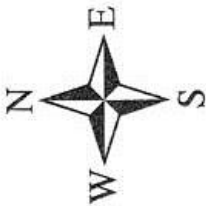
# SURVEY





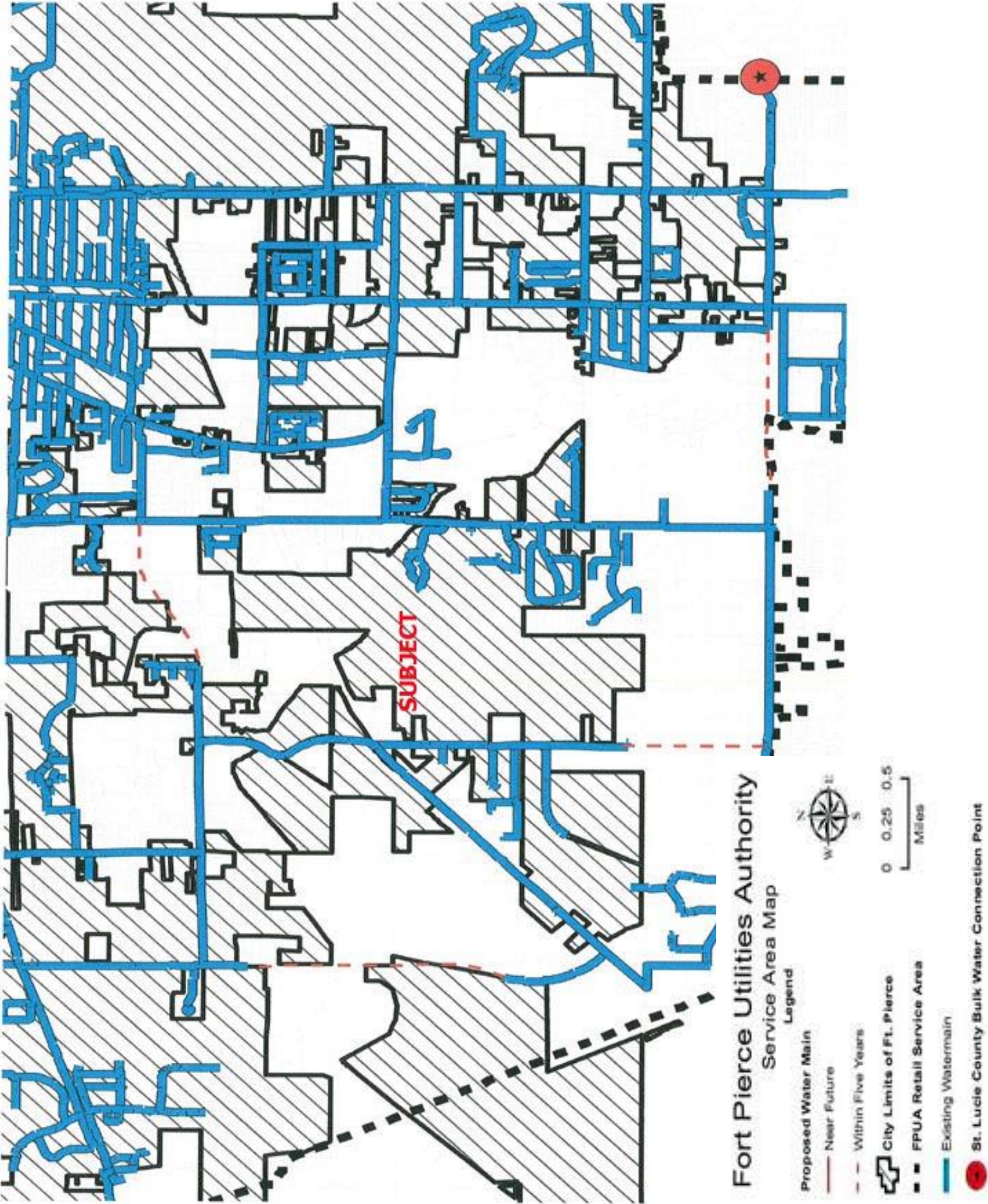






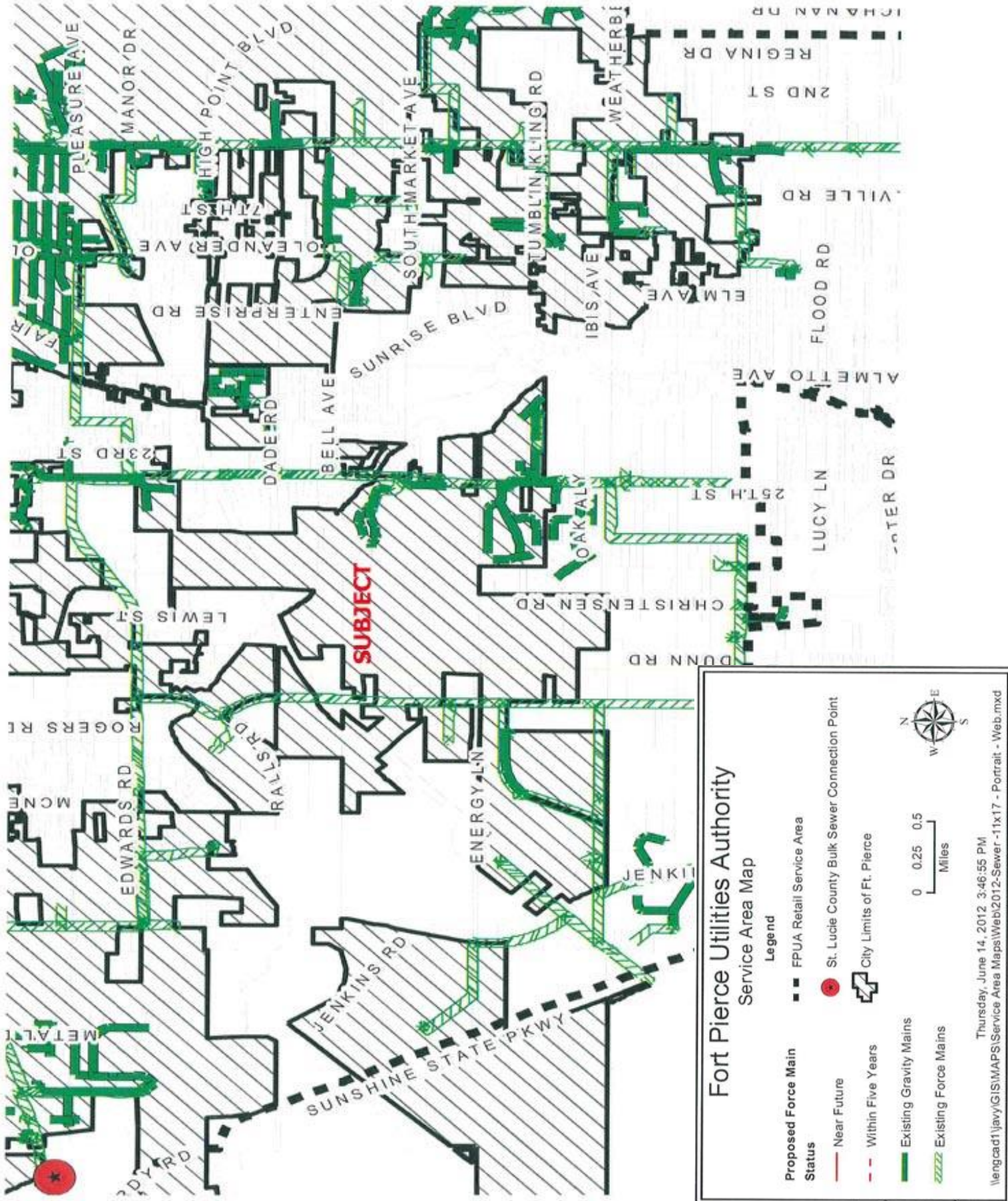


WATER SERVICE AREA MAP



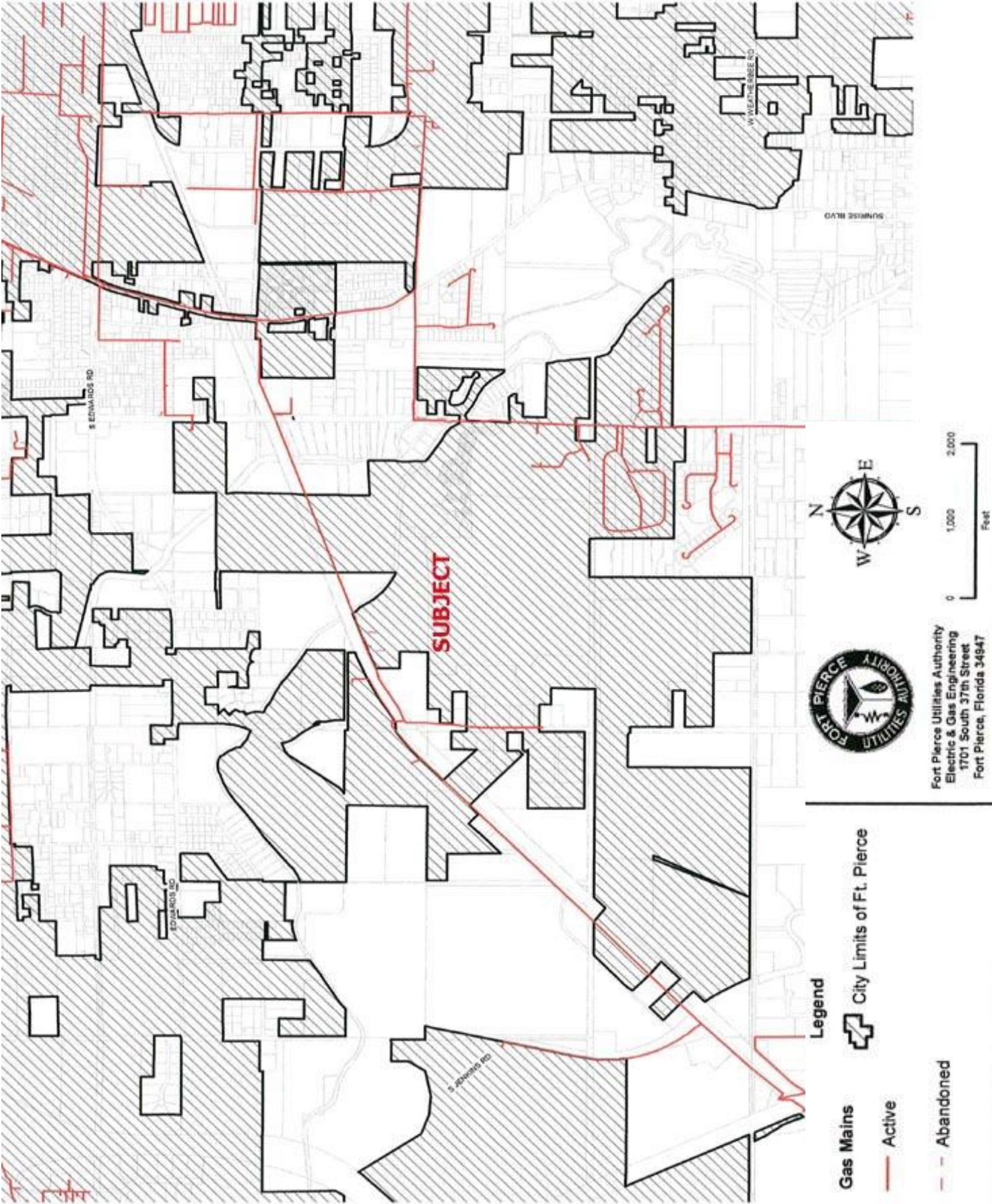


# SEWER SERVICE AREA MAP





**GAS SERVICE AREA MAP**





## CITY OF FORT PIERCE ZONING

### Sec. 22-34. - Light industrial zone (I-1).

- (a) *Purpose.* The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.
- (b) *Semi-restricted uses permitted.* The following uses and their accessory uses are allowed in an I-1 zone if the uses will not violate standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
  - (1) Facilities for the assembly of electronics equipment or electrical appliances.
  - (2) Facilities for the production, assembling and/or packaging of precision instruments.
  - (3) Printing, lithography and publishing establishments.
  - (4) Research, experimental, testing and film laboratories.
  - (5) Bottling plants.
  - (6) Wholesale trade, warehouse and distribution establishments, including trucking and railroad terminals.
  - (7) Bulk storage yards, including bulk storage of flammable liquids and other hazardous materials if the location and treatment of the premises have been approved by the Chief of the Fort Pierce/Saint Lucie County Fire District, but excluding junkyards.
  - (8) Retail sales establishments which sell building materials, agricultural equipment and/or mobile homes.
  - (9) Welding or machine shops.
  - (10) Contract construction service establishments.
  - (11) Commercial and industrial laundries.
  - (12) Cold storage and ice processing facilities.
  - (13) Public utility structures and public works maintenance facilities.
  - (14) Temporary uses meeting the requirements of [section 22-65](#)
  - (15) Farmers market complexes, on publicly-owned land.
- (c) *Conditional uses permitted.* The following uses and their accessory uses are permitted in an I-1 zone if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards referred to in subsections (d) and (e) of this section, additional zoning ordinance provisions and other city laws:
  - (1) Establishments not mentioned in subsection (b) of this section which are engaged in the production, assembling, packaging or treatment of materials, goods, foodstuff and other semi-finished or finished products from semi-finished or raw materials.
  - (2) Junkyards.
  - (3) Restaurants.
  - (4) Credit unions and branch offices of banks or savings and loan associations.
  - (5) Hiring halls, union halls and employment agencies.
  - (6) Vocational, technical, trade and industrial schools.
  - (7) Park or recreation areas.
  - (8) Fire stations.
  - (9) Security guard quarters.
  - (10) Expansion of a structure with a nonconforming commercial or industrial use if the structure is not enlarged by more than twenty (20) per cent and the structure being enlarged does not violate provisions in [section 22-102](#)
  - (11) Major utilities.
  - (12)

Any structure over sixty-five (65) feet in height, except that conditional approval is not required where the structure is a vertical projection such as a chimney, spire, aerial, flagpole or other similar object.

- (13) Ship and boat building and repair facilities.
- (14) Railroad passenger station.
- (d) *Basic use standards.* Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
  - (1) Lot size.
    - a. The minimum lot width shall be one hundred (100) feet.
    - b. The minimum lot depth shall be one hundred (100) feet.
  - (2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be fifteen (15) feet.
- (e) *Other applicable use standards.*
  - (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
  - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
  - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
  - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
  - (5) All uses will comply with applicable access, parking and loading standards in sections [22-60](#) and [22-61](#)
  - (6) Conditional uses will meet the requirements in sections [22-74](#) through [22-86](#)
  - (7) Signs will comply with standards referred to in [section 22-55](#)
  - (8) All other applicable ordinance requirements will also be satisfied.

(Ord. No. H-186, § 30-36, 6-15-81; Ord. No. H-245, § 1, 12-20-82; Ord. No. I-26, § 4, 8-15-83; Ord. No. K-24, § 14, 8-21-00; Ord. No. L-04, § 1, 3-3-08; Ord. No. L-97, § 4, 11-16-09; Ord. No. L-267, § 2, 11-5-12)



# CITY OF FORT PIERCE LAND USE

## C. Institutional

**Institutional (INST):** The Institutional designation provides for public, quasi-public and private institutional uses. Permitted uses within this designation include government buildings; private and public schools; community centers; colleges; public airports; public parking structures; major community facilities, including hospitals, non-profit medical facilities, medical facilities; religious institutions, and government offices. A maximum of 1.0 FAR is permitted.

## D. Industrial

**Boundary Industrial (BI):** The Boundary Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and industrial uses, storage and distribution facilities and warehousing. This land use designation allows a maximum FAR of 1.5.

**Industrial (I):** The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

**Heavy Industrial (HI):** The Heavy Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include intensive manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; large business parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 2.0.

## E. Conservation/Open Space

**Conservation and Open Space (COS):** The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities. This category combines the previously General Open Space (Os), Recreational Open Space (Osr), and Conservation Open Space (Osc) categories. This designation allows a maximum FAR of 0.25.