

FOR SALE

\$1,500,000

Hospitality Facility

3625 S US Highway 1, Fort Pierce FL 34982



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Jeremiah Baron | 772-528-0506 | Jbaron@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Hospitality Facility

3625 S US Highway 1, Fort Pierce FL 34982

PRICE	\$1,500,000
BUILDING SIZE	8,241 SF
BUILDING TYPE	Hotel
ACREAGE	1.51 AC
FRONTAGE	165'
TRAFFIC COUNT	37,317 ADT
YEAR BUILT	1955 (2015 Renovations)
CONSTRUCTION TYPE	CBS
PARKING SPACE	25+
ZONING	C3
LAND USE	Hotel
UTILITIES	City Water & Septic
PARCEL ID	2434-601-0026-000-2

- Excellent purchase opportunity! 18 room motel is approved for 36 beds of community housing. Site features a pool, expansive yard space, and common area for food service and lounge.
- Property had a massive interior and exterior renovation within the last 12 months! 1.51 acres with additional land in back that can be purchased.
- Location previously approved by the City of Fort Pierce for a treatment center.



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	4,644	1 Mile	\$40,762	1 Mile	43.10
3 Mile	27,055	3 Mile	\$45,841	3 Mile	39.80
5 Mile	83,755	5 Mile	\$49,088	5 Mile	39.40

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	4,923	1 Mile	\$28,448	1 Mile	43.90
3 Mile	28,880	3 Mile	\$34,889	3 Mile	39.60
5 Mile	92,120	5 Mile	\$34,125	5 Mile	39.10

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C3 - General Commercial

(a) **Purpose.** The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

(b) **Basic use standards.** Uses in a C-3 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 area shall be ten thousand (10,000) square feet.
- b. The minimum lot width shall be seventy (70) feet.
- c. The minimum lot depth shall be ninety (90) feet.

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.

(3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.

(4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

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THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE *Florida*

November 14, 2016

Motel FP LLC
3625 S US Highway 1
Fort Pierce, FL 34982

Dear Sir/Madam:

On Monday, November 7, 2016, the City Commission of the City of Fort Pierce considered your application for Conditional Use, submitted by Property Owner, Motel FP LLC, applicant, Addiction Recovery Community Villas, and representative Michael McCarty, Planner, to establish a establish a Group Living Drug & Alcohol Treatment Center located at 3625 S. US. Highway 1, Fort Pierce, FL.

After consideration, the Commission approved your application with the following conditions:

- 1) The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
- 2) The improvement plan integrates measures to provide appropriate access to, and screening of, the dumpster location.
- 3) The incorporation of perimeter fencing (fill where necessary) for security.

All interested parties are invited to attend this meeting and be heard, and to answer any questions that might arise.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

Michael McCarty, Principal
McCarty & Associates, Land Planning & Design
73 SW Flagler Avenue
Stuart, FL 34994

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.8065 • FAX: 772.467.8841

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Floor Plan

Hospitality Facility

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Location Map



Legal Description

THE SOUTH 165 FEET OF THE EAST 440 FEET OF LOT 7, OF J. I. KELLEYS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 7, AND RUN WEST ALONG THE SOUTH LINE OF LOT 7, 146 FEET TO A CONCRETE MONUMENT, THENCE TURN AND RUN EAST PARALLEL TO THE SOUTH LINE OF LOT 7, 440 FEET TO THE EAST LINE OF SAID LOT 7, THENCE TURN AND RUN SOUTH ALONG THE EAST LINE OF LOT 7, TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR SOUTH U.S. HIGHWAY NO. 1.

Site Data

PCN	2434-001-0000-000-2
SECTION / TOWNSHIP / RANGE	34 / 35 S / 40 E
PANEL AREA	65,668.5 SF / 1.51 AC
EXISTING ZONING	CC-3
EXISTING FUTURE LAND USE	CC
EXISTING USE	MOTEL
PROPOSED USE	GROUP LIVING ESTABLISHMENT
PHASES OF CONSTRUCTION	ONE
FLOOD ZONE	X

Development Standards (C3)

MINIMUM LOT SIZE / WIDTH	10,000 SF / 30'
BUILDING SETBACKS	FRONT 25'
MAXIMUM BUILDING HEIGHT	65'
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Parking Data

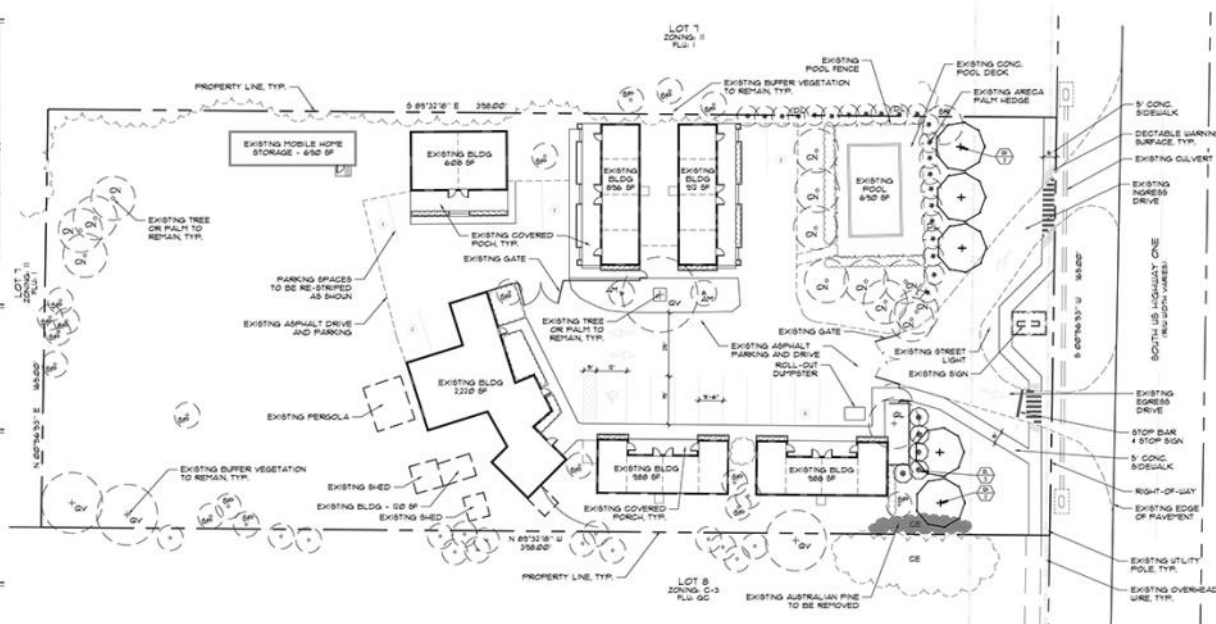
PARKING SPACES REQUIRED (1 SPACE / 3 BEDS) / 30 / 3	12
PARKING SPACES PROVIDED	18

Notes

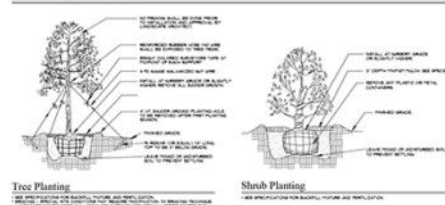
- ALL EXISTING VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE REMOVAL OF EXISTING SPECIES CAUSES ANY LANDSCAPE BUFFER TO BE DEFICIENT, EXISTING PLANT MATERIAL SHALL BE PROVIDED TO COMPLY WITH CITY ORDINANCES.
- PROPOSED TABLE FOR CONSTRUCTION "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN THE FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
- NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
- ALL FILLED AREAS MUST BE DRAINABLE AT 80% OF 1% PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
- REMOVE ALL ROAD BASE, SHELL/ROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.

Drainage Notes

- MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
- CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.



Planting Details



Existing Plant Symbol Key

- EXISTING TREE / PALM TO REMAIN
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED

Existing Tree Key

- AM = Adonis meritis / Christmas Palm
- CE = Casuarina equisetifolia / Australian Pine
- CH = Cassia nodiflora / Coconut Palm
- DL = Dysonia lissocarpa / Arecia Palm
- QZ = Quercus venusta / Laurel Oak
- QV = Quercus virginiana / Live Oak
- SR = Sabal palmetto / Sabal Palm
- SP = Syagrus romanzoffiana / Queen Palm

Landscape Buffer Requirement

East Buffer 1 Tree / 300 SF of Buffer | 1,300 / 300 | 5 Trees

Plant List

QTY	SPEC.	DATE	REMARKS
DL	Dysonia lissocarpa / Arecia Palm	11/17/14	Not to be used on hedge
DL	Dysonia lissocarpa / Arecia Palm	11/17/14	Not to be used on hedge
SR	Sabal palmetto / Sabal Palm	11/17/14	Not to be used on hedge



McCarty & Associates

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

772.341.9312
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Motel FP
 3625 S US Hwy 1
 City of Fort Pierce, Florida
Site Improvement Plan

Drawn By SL
 Checked By MM
 Scale 1" = 20'-0"
 Drawing Date 9/27/16

Development Team

Owner: Motel FP LLC
 3625 S US Hwy 1
 Fort Pierce, FL 34982
Site Planner: Michael T. McCarty
 McCarty & Associates
 Land Planning and Design
 Phone: 772-341-9312
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Site Photos

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Property Aerial

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