



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Conditional Use – No New Construction

Property address or Location 3625 S. US. Hwy 1

Parcel ID #(s) 2434-601-0026-000-2

Project description Request for conditional use to allow Motel FP LLC to provide "Day/Night with Community Housing" for residents with substance abuse disabilities undergoing treatment off-site. The City staff has determined the proposed use is classified

a Group Living establishment and therefore require Conditional Use approval within the C-3 zoning district.

Motel FP LLC

Mike McCarty- McCarty & Associates Land Planning and Design LLC

Property Owner(s)
3625 S US Hwy. 1

Applicant/Representative, Title, Company
73 SW Flagler Ave

Street Address
Fort Pierce FL 34982

Street Address
Stuart FL 34994

City State Zip
772-286-5744

City State Zip
772-341-9322

Phone Number
CRGF93@aol.com

Phone Number
mike@mccartylandplanning.com

Email Address

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 31 day of August, 2016, by
Jeremiah Baron who is personally known to me or has produced

[Signature]
Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 8,241 sqft Parking Spaces: 20+/-

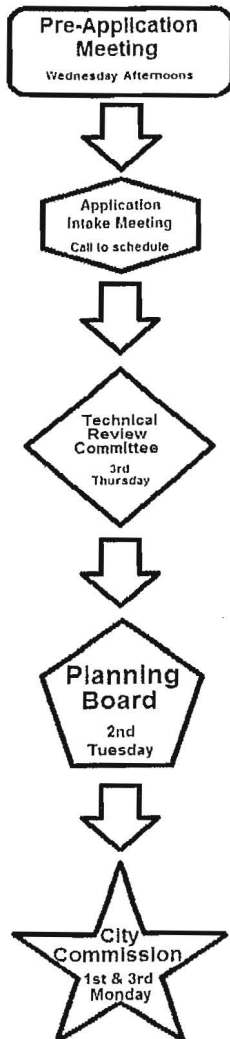
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Auto Sales office	Commercial	Storage Facility	Vacant IL-CO

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



Property Identification

Site Address: 3625 S US HWY 1

Sec/Town/Range: 34/35S/40E

Map ID: 24/34N

Zoning: C3

Parcel ID: 2434-601-0026-000-2

Account #: 33435

Use Type: 3900

Jurisdiction: Fort Pierce

Ownership

Motel FP LLC

3625 S US Highway 1

Fort Pierce, FL 34982

Legal Description

KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC)
(OR 3721-2775)

Current Values

Just/Market Value: \$584,200

Assessed Value: \$584,200

Exemptions: \$0

Taxable Value: \$584,200

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 6,535

Gross Area (SF): 8,241

Land Size (acres): 1.51

Land Size (SF): 65,670

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
73 SW Flagler Ave
Stuart FL 34994
772/341-9322

September 1, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Kori Benton
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Motel FP LLC- 3625 S. US Hwy 1- Conditional Use Application

Dear Mr. Benton:

As per the Zoning Confirmation Letter dated August 23, 2016 provided by the City of Fort Pierce, we hereby submit the attached Conditional Use Application request for the facility located at 3625 S US Hwy 1 in Fort Pierce. The request is to allow the use for "Day/Night with Community Housing" for the residents with substance abuse disorders which is determined to be classified as a Group Living establishment and must be permitted as a Conditional Use within the C-3 zoning District.

The proposed Group Living establishment will not have a adverse affect on the surrounding uses or neighboring properties. The proposed use is consistant with the development pattern and permitted uses along the US Hwy 1 corridor. The structures on the property were established in 1955 and has been operated as motel for the last 60+ years. The proposed Group Living use will utilize the facility in the same fashion. The applicant is not proposing any improvements to the property at this point in time.

Please find attached the folloing material for your review and concideration:

1. Check in the amount of \$100.00 payable to the City of Fort Pierce for the C.U. Application fee
2. Conditional Use Application
3. Survey
4. Location Map
5. Aerial
6. Legal Description
7. Zoning Map
8. Future Land Use Map

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

Mike@McCartyLandPlanning.com

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

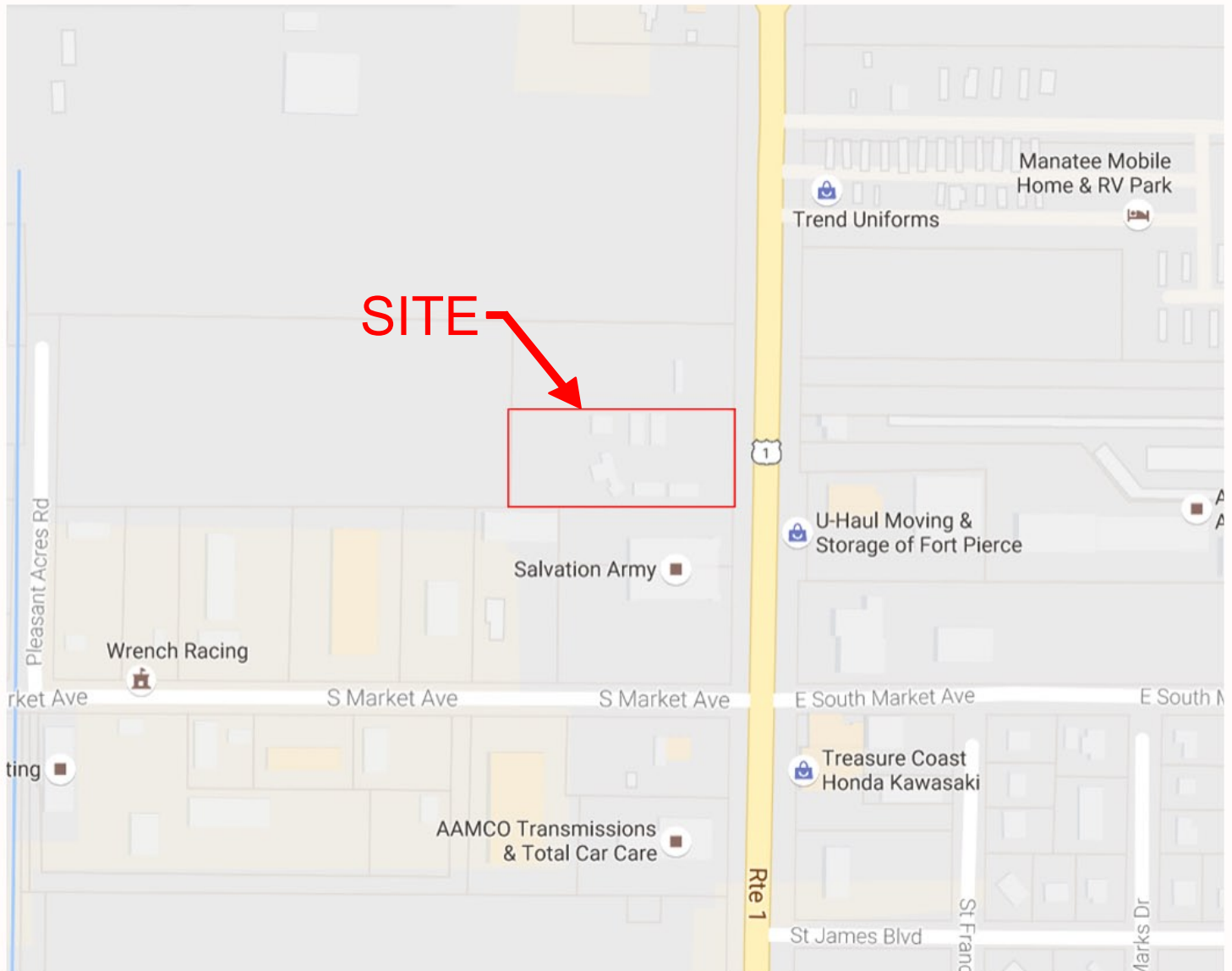
Location Map

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Aerial Photograph

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Legal Description

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



KELLEM'S S/D S 165 FT OF E 440 FT OF LOT 7 - LESS RD ROW
(1.51 AC) (OR 3721-2775)

Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Zoning Map

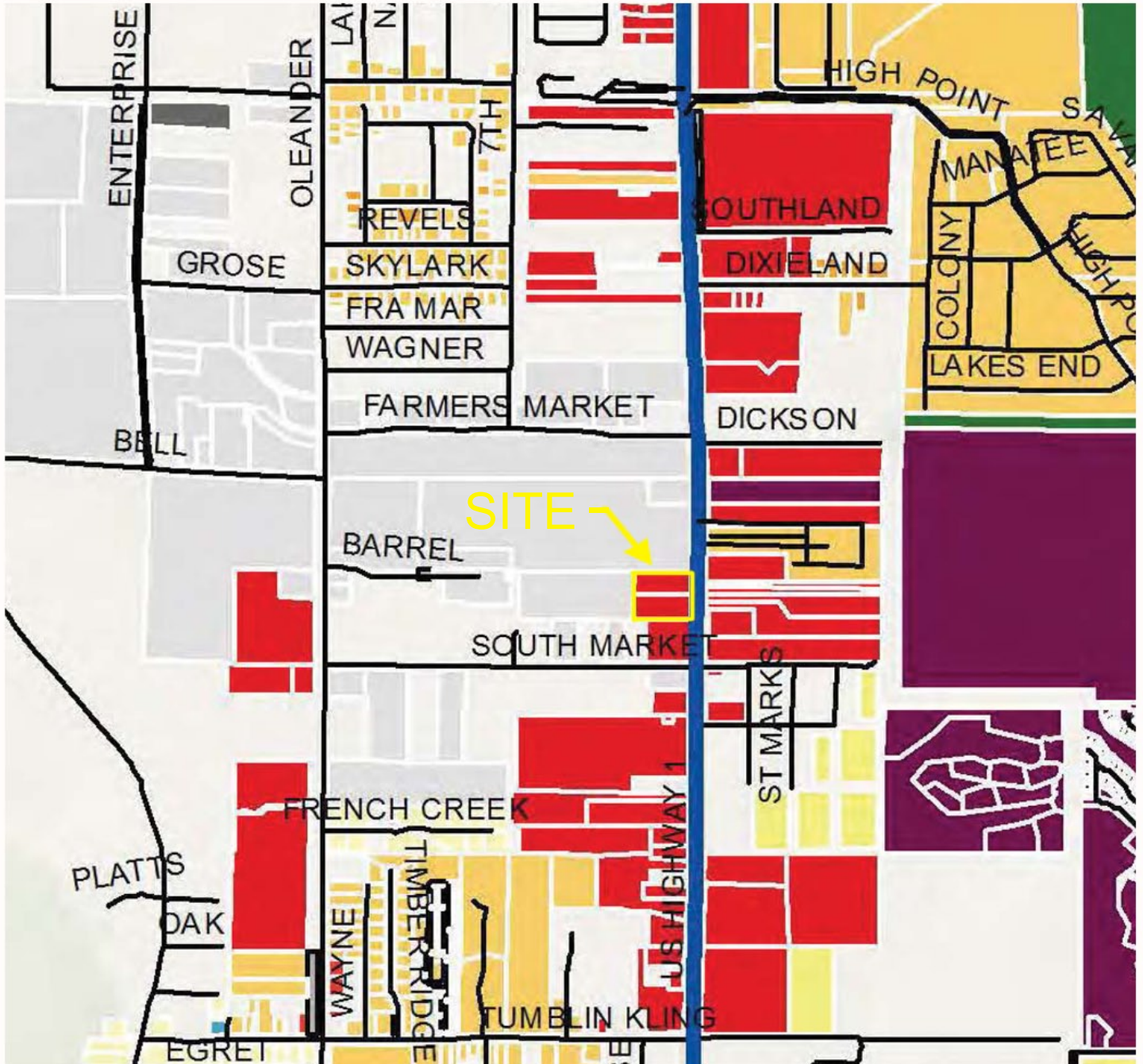
C3

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Motel FP LLC

2434-601-0026-000-2

3625 S US Hwy 1
Fort Pierce, Florida

Future Land Use Map

GC

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

