

FOR SALE

\$216,900

0.45 AC Multifamily Land

0 Fernandina Street, Fort Pierce FL 34949



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Matt Crady | 772-260-1655 | Mcrady@commercialrealestatellc.com

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

Property Details

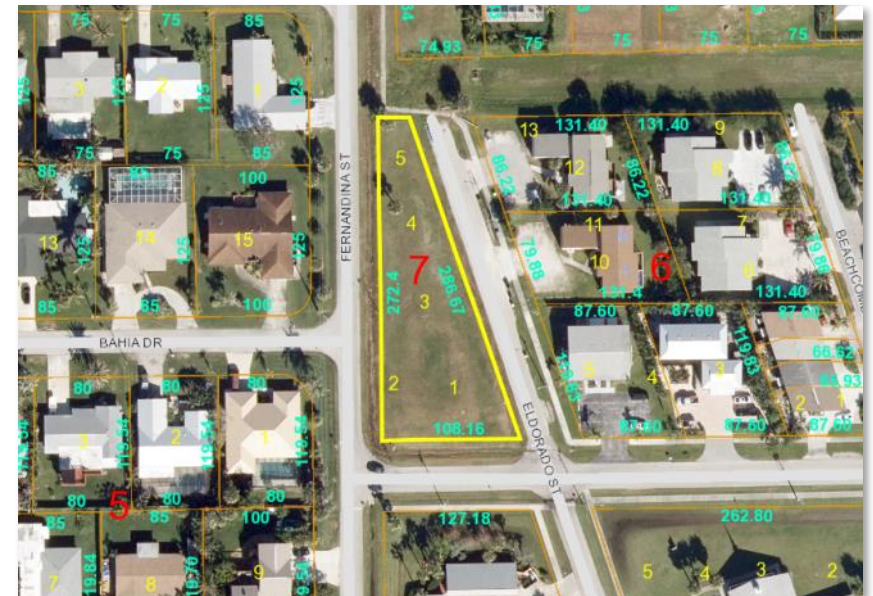
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PRICE	\$216,900
LOT SIZE	19,531 SF
ACREAGE	0.45 AC
FRONTAGE	272.4'
TRAFFIC COUNT	8,400 ADT (from Binney Dr)
ZONING	R4-A
LAND USE	HIR
UTILITIES	Undisclosed
PARCEL ID	2401-503-0067-000-8

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- Excellent opportunity for an island living development!
- The 0.45 acre ready-to-build site is currently zoned to accommodate single family homes, townhomes, or multifamily.
- Prime location minutes away from the beaches, Jetty Park, and Downtown Fort Pierce on the other side of the causeway.
- This rare opportunity won't last long!



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Property Demographics

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2019 Population Estimate		2019 Average Household Income		Average Age	
1 Mile	3,043	1 Mile	\$88,099	1 Mile	51.50
3 Mile	14,349	3 Mile	\$65,648	3 Mile	50.20
5 Mile	59,470	5 Mile	\$49,056	5 Mile	41.80

2024 Population Projection		2019 Median Household Income		Median Age	
1 Mile	3,399	1 Mile	\$63,883	1 Mile	57.20
3 Mile	16,187	3 Mile	\$42,299	3 Mile	56.10
5 Mile	66,196	5 Mile	\$30,636	5 Mile	42.10

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Zoning Information

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Sec. 22-27.1. - Hutchinson Island Medium Density Residential Zone (R-4A).

(a) Purpose. It is the purpose of this section to establish height and density regulations for lands located within the city which are situated east of the Indian River. The R-4A zone is compatible with the Medium Density Residential Hutchinson Island designation in the comprehensive plan. Permitted gross residential densities in this district may not generally exceed eight (8) units per acre. Bonus density of up to one additional unit per acre is available as provided for in this section. This district is established because Hutchinson Island is a sensitive barrier island which presents development considerations which are either unique to the area or are of added concern, such as environmental fragility, beach erosion, and hurricane evacuation.

(b) Basic use standards. Uses in an R-4A 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 for a single-family dwelling shall be five thousand (5,000) square feet.
- b. The minimum lot area for a townhome dwelling lot shall be one thousand five hundred (1,500) square feet.
- c. The minimum lot area for a duplex, triplex or a quadraplex shall be five (5,000) square feet per unit.
- d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed eight (8) units per acre.
- e. The minimum lot width for duplexes, triplexes, quadraplexes and multifamily housing developments shall be seventy-five (75) feet.
- f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
- g. The minimum lot width for other uses shall be sixty (60) feet.
- h. The minimum lot depth for duplexes, triplexes and multifamily housing developments shall be ninety (90) feet.

- i. The minimum lot depth for townhome development shall be ninety (90) feet.
 - j. The minimum lot depth for other uses shall be seventy (70) feet.
- (2) Yards.
- a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
 - b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
 - c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
 - d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
 - e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
 - f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
 - g. All other uses: The minimum depth of the rear yard shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
 - h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

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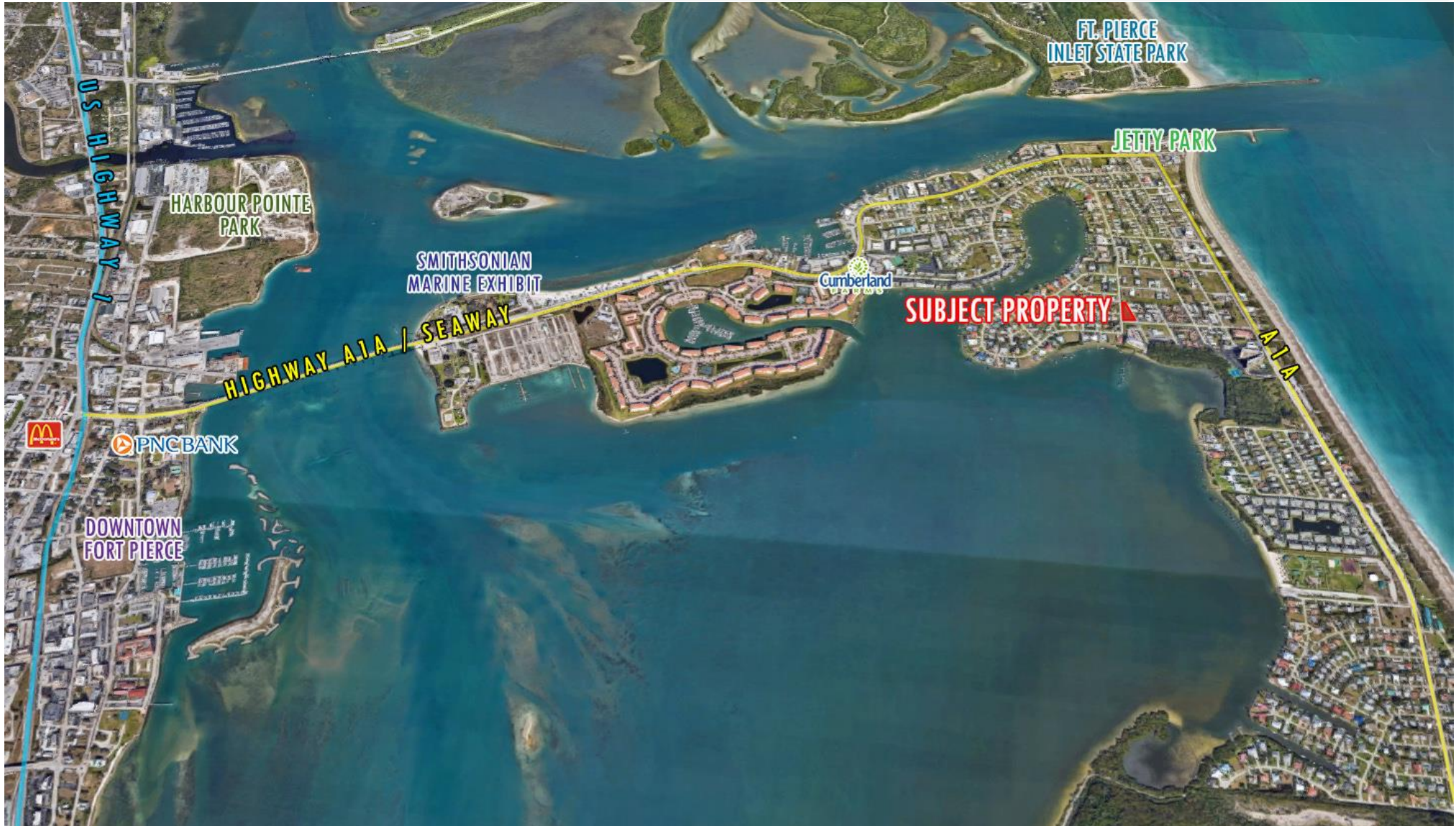
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Property Aerial

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