



DEVELOPMENT REVIEW

Property address or Location 604 Midway Rd

Parcel ID #(s) 3403-243-0001-000-0

Project description Request for for a residential detoxification and residential treatment facility

604 Midway LLC
Property Owner(s)
7745 Dawson Ct
Street Address
Lake Worth FL 33467
City State Zip
904-237-2343
Phone Number
ptm@mgapalmbeach.com
Email Address

McCarty & Associates Land Planning and Design LLC
Applicant/Representative, Title, Company
73 SW Flagler Ave
Street Address
Stuart FL 34994
City State Zip
772-341-9322
Phone Number
mike@mccartylandplanning.com
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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

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

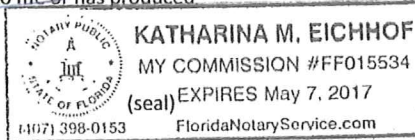
STATE OF FLORIDA - Balm Beach COUNTY

The foregoing instrument was acknowledged before me this 30th day of December, 2016, by

Alan Bias who is personally known to me or has produced

as identification.

[Signature]
Signature of Notary



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

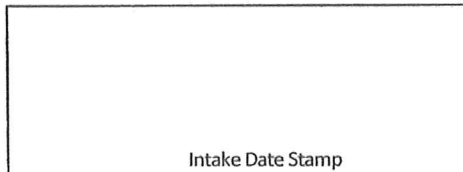
Pre-Application Meeting Date June 1, 2016 Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input checked="" type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

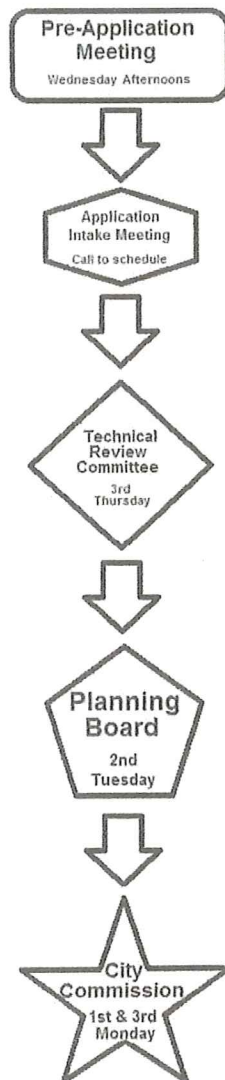
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West
Recreational	Commercial office	Residential and commercial big box	Vacant

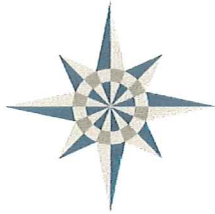
Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



TREASURE COAST

RECOVERY CENTERS

Program Overview

Treasure Coast Recovery Center, LLC will be 12-step, abstinence-based program specializing in the treatment of chemical dependency, alcoholism and associated disorders. The medical and clinical programs differ in intensity and duration, with each level designed to provide a safe, secure, supportive environment and an array of professional services to assist individuals to achieve and maintain a life of abstinence from mood altering chemicals. Treasure Coast Recovery provides a comprehensive array of substance abuse services, comprised of detoxification, residential and outpatient treatment programs.

OUR MISSION

OUR MISSION IS ABSTINENCE-BASED RECOVERY. We provide the highest quality, individualized, treatment to those suffering from the disease of addiction and the people in their lives who love them. We promote an intimate, caring environment to begin the journey towards sobriety.

OUR VISION

Treasure Coast Recovery Center's vision is to lead the way in the provision of evidence based, integrated substance abuse, mental health and physical health services, utilizing current and innovative therapies and emerging medical protocols to help individuals enter a life free from addiction.

OUR PHILOSOPHY

Treasure Coast Recovery Center recognizes alcoholism and drug addiction as a primary disease. The disease affects brain-functioning and physiology, mental health, social and behavioral functioning and the totality of personal characteristics. The illness if left untreated is a chronic, progressive and fatal illness. The illness is pervasive and affects not only the individual, but has an impact on all who interact with them. *We believe each individual has the right to be treated with the upmost respect and dignity as they are valued by society.* Treasure Coast Recovery Center believes the Disease of Addiction is diagnosable and treatable and that the addiction progress is on a continuum-ranging from problem use to chronic dependence. *..We believe each individual has the right to treatment, the most appropriate level of treatment, regardless of creed, gender, race, sexual orientation, age or origin and they have the inherent potential for change and growth.*

OUR SERVICES PROPOSED FOR THIS LOCATION

Residential Detoxification Services: Detoxification protocols are designed and implemented involving sub-acute care that is provided on a residential basis to assist clients to withdraw from the physiological and psychological effects of substance abuse. Individuals who enter the Detoxification services are assessed by qualified medical staff and provided medication for the physical stabilization of the chemical withdrawal. Support counselors assess the individual to develop a comprehensive treatment plan focusing on psychological and social stabilization and encouragement for the individual to remain in treatment following the detoxification process. Daily activities include medical monitoring, individual and group therapy and 12 Step meetings.

Residential Treatment: Our Residential Treatment services provide both therapy and supported services on-site where the individuals reside. Clinical services provided have a considerable emphasis placed on services that address the client's educational and vocational needs, socially dysfunctional behavior, and

Location Map



Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB-LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Site Data

PCN	3403-243-0001-000-0
SEC/TOWN/RANGE	03/36S/40E
PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-2
FUTURE LAND USE	RH
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL DETOX AND TREATMENT
BUILDING SETBACKS	FRONT 61', SIDE 15', REAR 177'
FLOOD ZONE	X
BUILDING COVERAGE	18%
UTILITIES PROVIDED	FPUA

Development Standards (C-2)

MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH / DEPTH	70 FEET / 90 FEET
MINIMUM YARD DEPTH	FRONT 25'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM NUMBER OF STORIES	1
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Lot Coverage Data

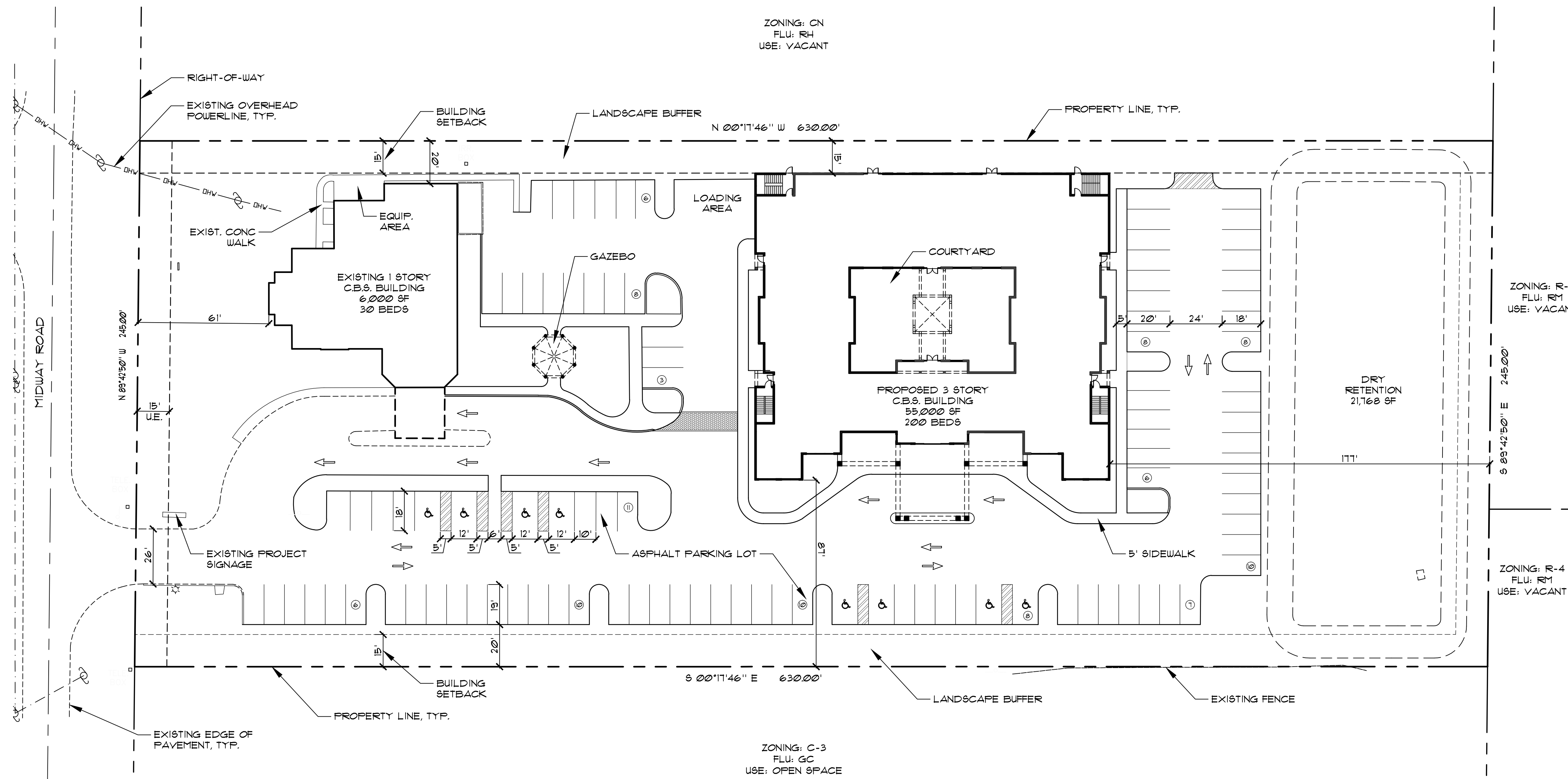
TOTAL SITE AREA	154,342 SF / 3.54 AC.	100%
IMPERVIOUS AREA	84,521 SF / 1.94 AC.	54.8%
EXISTING BUILDING	6,530 SF / 0.15 AC.	4.2%
PROPOSED BUILDING	20,510 SF / 0.47 AC.	13.3%
PARKING/VUA	52,237 SF / 1.20 AC.	33.9%
SIDEWALKS, ETC.	5,244 SF / 0.12 AC.	3.4%
PERVIOUS AREA	69,821 SF / 1.60 AC.	45.2%
LANDSCAPE BUFFERS / OPEN SPACES	48,053 SF / 1.10 AC.	31.1%
DRY RETENTION	21,768 SF / 0.50 AC.	14.1%

Parking Requirements

PARKING SPACES REQUIRED (1 SPACE / 3 BEDS)	77
PARKING SPACES PROVIDED	105
STANDARD SPACES	97
ADA ACCESSIBLE SPACES	8

Notes

1. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. PROPOSED TIMETABLE FOR CONSTRUCTION: ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
9. REMOVE ALL ROAD BASE, SHELLROCK, 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.



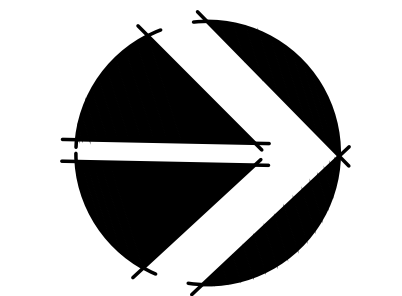
McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

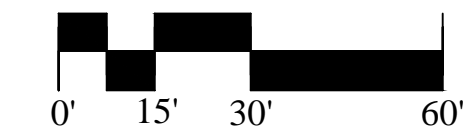
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Treasure Coast Client Services, LLC
 604 Midway Road
 Fort Pierce, Florida
Conceptual Development Plan



NORTH

Scale: 1" = 30'-0"



Development Team

Owner
Treasure Coast Client Services, LLC

Site Planner
Michael T. McCarty
McCarty & Associates
Land Planning and Design
Phone: 772-341-9322

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Drawn By SL
Checked By MM
Scale 1" = 30'-0"
Drawing Date 01/04/17

Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

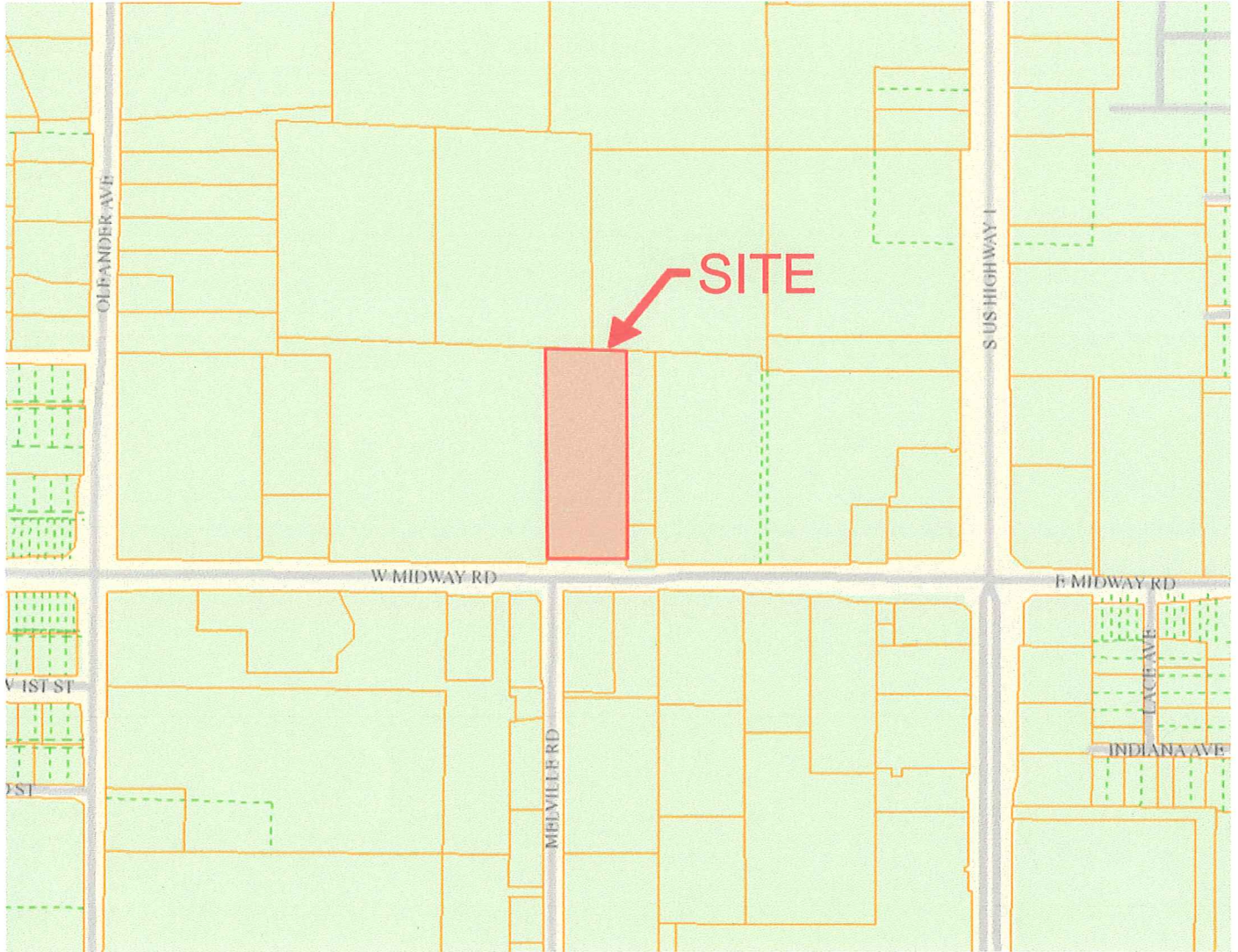
Location Map

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

Legal Description

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Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

Zoning Map

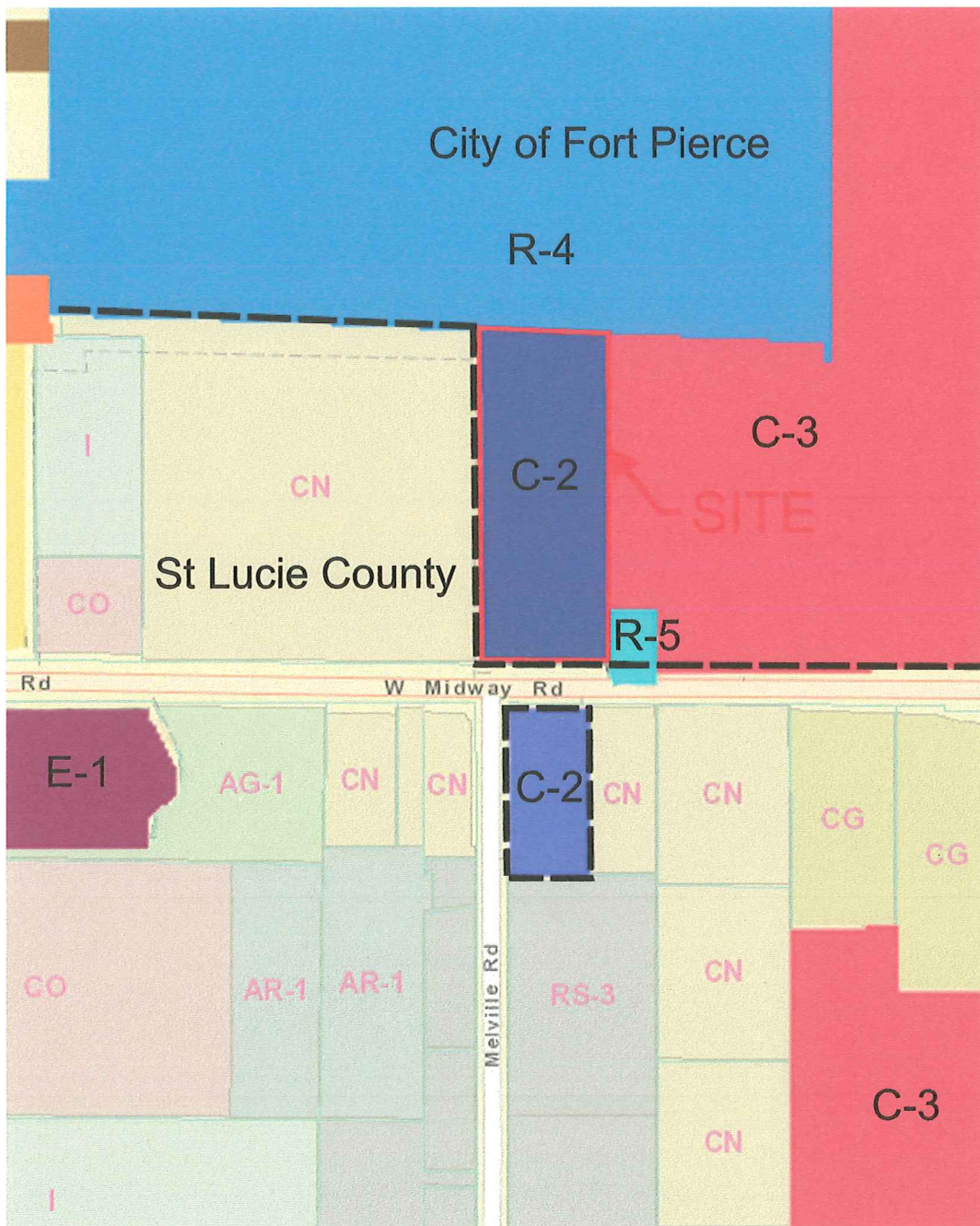
C-2 Neighborhood Commercial

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

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Mike@McCartyLandPlanning.com



Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

Future Land Use Map

McCARTY & ASSOCIATES

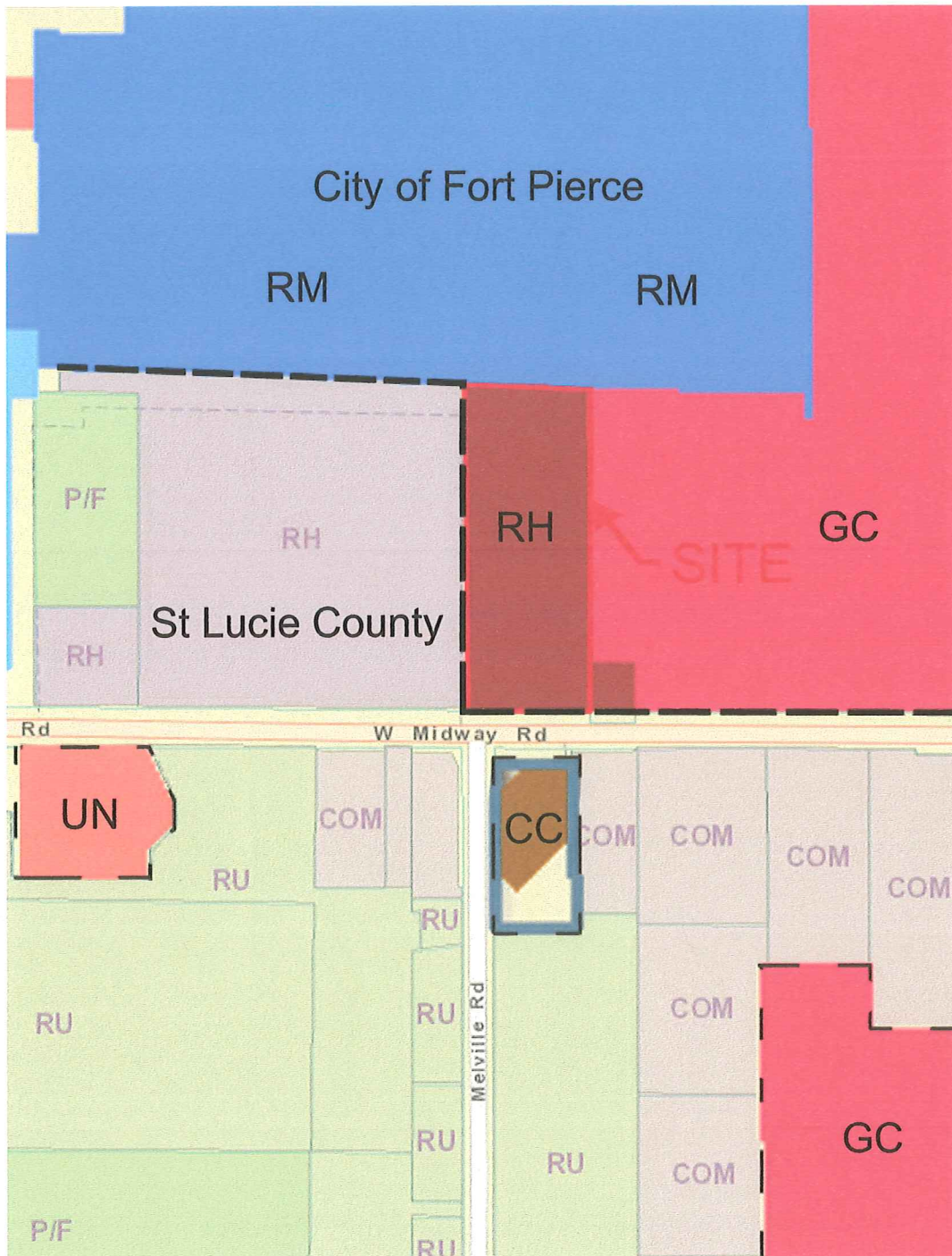
LAND PLANNING
AND DESIGN

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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



RH



Property Identification

Site Address: 604 W MIDWAY RD
 Sec/Town/Range: 03/36S/40E
 Map ID: 34/03N
 Zoning: CN

Parcel ID: 3403-243-0001-000-0
 Account #: 38747
 Use Type: 1900
 Jurisdiction: Fort Pierce

Ownership

604 Midway LLC
 7745 Dawson CT
 Lake Worth, FL 33467

Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB-LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Current Values

Just/Market Value: \$949,700
 Assessed Value: \$949,700
 Exemptions: \$0
 Taxable Value: \$949,700

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



Total Areas

Finished/Under Air (SF): 6,002
 Gross Area (SF): 6,577
 Land Size (acres): 3.53
 Land Size (SF): 153,767

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 9, 2015	3799 / 1231	0111	WD	Port St Lucie Ventures Inc	\$0
Jun 23, 1997	1084 / 1740	XX04	DE	PORT ST LUCIE VENTURES INC	\$62,500
Jun 23, 1997	1084 / 1738	XX04	WD		\$62,500

Building Information (1 of 1)

Finished Area: 6,002 SF

Property Card

<http://www.pasc.org/RECard/#/propCard/parcel/34032430001000>

SINGLE LIGHT	1	4	1998
ASP2 LOW	1	17120	1998
WOOD FEN 6'	1	43	1998

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$603,700					
Land:	\$346,000					
Just/Market:	\$949,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$949,700					
Exemption(s):	\$0					
Taxable:	\$949,700					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	19.3	Fort Pierce Stormwater Charge	\$1,042.20
2013	0054	3.62	North St. Lucie Water Management District	\$45.25

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$949,700	\$949,700	\$0	\$949,700
2015	\$868,700	\$868,700	\$0	\$868,700
2014	\$868,200	\$868,200	\$0	\$868,200

Permits

Number	Date	Description	Amount	Fee
C97-070418	Jul 24, 1997	Demolition	\$2,200	\$2,200
C97-080269	Sep 24, 1997	Commercial New Construction	\$561,935	\$561,935
C98-030197	Mar 10, 1998	Alterations/Remodeling	\$2,450	\$2,450
0800001805	Apr 1, 2009	Roof	\$18,000	\$175

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Prepared By and Return To:

RICHARD K. BARRA, ESQUIRE
Scott, Harris, Bryan, Barra
& Jorgensen, P.A.
4400 PGA Boulevard, Suite 603
Palm Beach Gardens, Florida 33410
File #47132

Property Control No. 3403-243-0001-000/0

THE CONVEYANCE OF THE SUBJECT PROPERTY IS PURSUANT TO A CHAPTER 11 PLAN THAT WAS CONFIRMED UNDER SECTION 1129 OF THE BANKRUPTCY CODE (TITLE 11 U.S.C.) PRIOR TO THE DATE OF THE TRANSFER OF THE SUBJECT PROPERTY AND, AS SUCH, IS NOT TAXABLE.

WARRANTY DEED

THIS WARRANTY DEED, made this 9th day of October, 2015,

between **PORT ST. LUCIE VENTURES, INC., a dissolved Florida corporation**

hereinafter called the Grantor,

whose mailing address is **7210 Reserve Creek Drive, Port St. Lucie, Florida 34986**

to **604 MIDWAY LLC, a Florida limited liability company**

hereinafter called the Grantee,

whose mailing address is **7745 Dawson Court, Lake Worth, Florida 33467**

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other business entities.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirm unto the Grantee, all that certain land situate in the County of St. Lucie, State of Florida, to-wit:

ALL THAT PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record; taxes for the year 2015 and the years subsequent thereto; and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the said Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kimberly C. Palsey
Witness
Kimberly C. Palsey
(print name of witness)

Kathleen M. Brandon
Witness
Kathleen M. Brandon
(print name of witness)

PORT ST. LUCIE VENTURES, INC.,
a dissolved Florida corporation

By: Ronald H. Woody, III
RONALD H. WOODY, III
Its: President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of October, 2015, by **RONALD H. WOODY, III**, as President, of **PORT ST. LUCIE VENTURES, INC.**, a dissolved Florida corporation, on behalf of the corporation.



NOTARY PUBLIC

Kathleen M. Brandon
(Print Name)
My Commission Expires: 01-06-19
Commission No.: FF184743

Personally Known _____ OR Produced Identification
Type of Identification Produced FL DRIVER'S LICENSE

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

Beginning at a stake 1360 feet East of the center of Oleander Avenue and Midway, according to the map of White City; thence North 670 feet; thence East 100 feet; thence South 670 feet; thence West 100 feet to the point of beginning; said land lying in and comprising a part of the W 1/2 of SW 1/4 of SE 1/4 of NW 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

AND

Beginning 1460 feet East of the center of Oleander Avenue and Midway in the Town of White City; run thence North 670 feet; thence East 190 feet; thence South 670 feet; thence West 190 feet; to the point of beginning; said land lying in and comprising a part of the W 1/2 of the SW 1/4 of SE 1/4 of NW 1/4 of Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

AND

Beginning at a point 1650 feet East of the center of Oleander Avenue and Midway, according to the map of White City, thence North 670 feet, thence East 40 feet, more or less, to the West boundary of land of Tropical Development Company; thence South 670 feet; thence West 40 feet, more or less, to place of beginning; all in Section 3, Township 36 South, Range 40 East, St. Lucie County, Florida.

LESS AND EXCEPT from the above described parcel that portion thereof conveyed in Deed Book 143, Page 321, of the Public Records of St. Lucie County, Florida.

AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 761, Page 1911, of the Public Records of St. Lucie County, Florida.

AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 3749, Page 475, of the Public Records of St. Lucie County, Florida.

AND LESS AND EXCEPT that portion taken for Midway Road recorded in Official Records Book 3787, Page 218, of the Public Records of St. Lucie County, Florida.