



Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- N/A Environmental Study
- N/A Traffic Impact Report
- *** Capacity Analysis-Separate Form
- N/A Drainage Analysis
- N/A Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 604 Midway Rd
2. Property Tax ID(s): 3403-243-0001-000-0
3. Total Acreage: 3.53 (as per property card)
4. Existing Future Land Use Designation: _____
5. Existing Zoning Classification: C-2
6. Proposed Zoning Classification: C-1
7. Other applications being submitted concurrent with this application, if any: Conditional Use Application



8. Describe the existing uses, improvements and structures on the amendment lands: The property has an existing 6,577 sqft medical office facility previously providing treatment for cancer patients which is vacant. The site also provides the required infrastructure such as parking and stormwater facilities etc.
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: The proposed use is allowed as a conditional use under the C-1 zoning district.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Recreational	RM-Medium Density Residential	R-4 Medium Density Residential
South	Commercial Office	GC-General Commercial	C-1- Office Commercial
East	Residential and Commercial	RH-High Density Residential GC- General Commercial	R-5 High Density Residential C-3 General Commercial
West	Vacant	RH -High Density Residential	CN-Commercial Neighborhood

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	C-2	12-18 DU/AC 60% of lot area	3.53	X
Proposed	RH	C-1	12-18 DU/AC 60% of lot area	3.53	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day Not net increase in demand

B. Wastewater:

Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	
Proposed Zoning	Total gallons per day	
Change in Demand	Total gallons per day	No net increase in demand

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	No net increase in demand

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm

event)	
Impact	The proposed project will provide the stormwater treatment required as per code. No net increase in demand based on change in zoning.

III. Transportation Analysis

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): 604 Midway LLC
 Mailing Address: 7745 Dawson CT
 City Lake Worth State FL Zip 33467
 Phone # 904-237-2343
 E-mail: ptm@mgapalmbeach.com

13. Name of Applicant: Same as above
 Mailing Address: _____
 City _____ State _____ Zip _____
 Phone # _____ Fax # _____
 E-mail: _____

14. Name of Representative: McCarty & Associates Land Planning and Design LLC
 Mailing Address: 73 SW Flagler Ave
 City Stuart State FL Zip 34994
 Phone # 772-341-9322 Fax # _____
 E-mail: mike@mccartylandplanning.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature [Signature] MGR Date 12-30-16
 Address 7745 DAWSON CT State L.W. FL Zip 33467
 Phone 561-301-9534 Fax 561-648-0330 E-mail Address ABIAS T I Y @ A Z . C O M

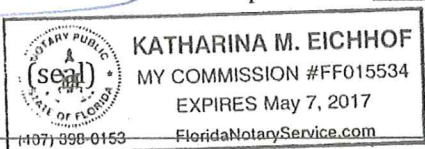
16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall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

604 Midway LLC 904
 Property Owner's Name (Please Print) Phone
7745 Dawson CT, Lake Worth FL 34994
 Address State Zip
[Signature] MGR 12-30-16
 Property Owner's Signature Date

STATE OF FLORIDA)
~~ST. LUCIE COUNTY)~~
Palm Beach

The foregoing instrument was acknowledged before me this 30th day of December 20 16, by Alan Bias who is personally known to me or has produced _____ as ident

[Signature]
 Signature of Notary



OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

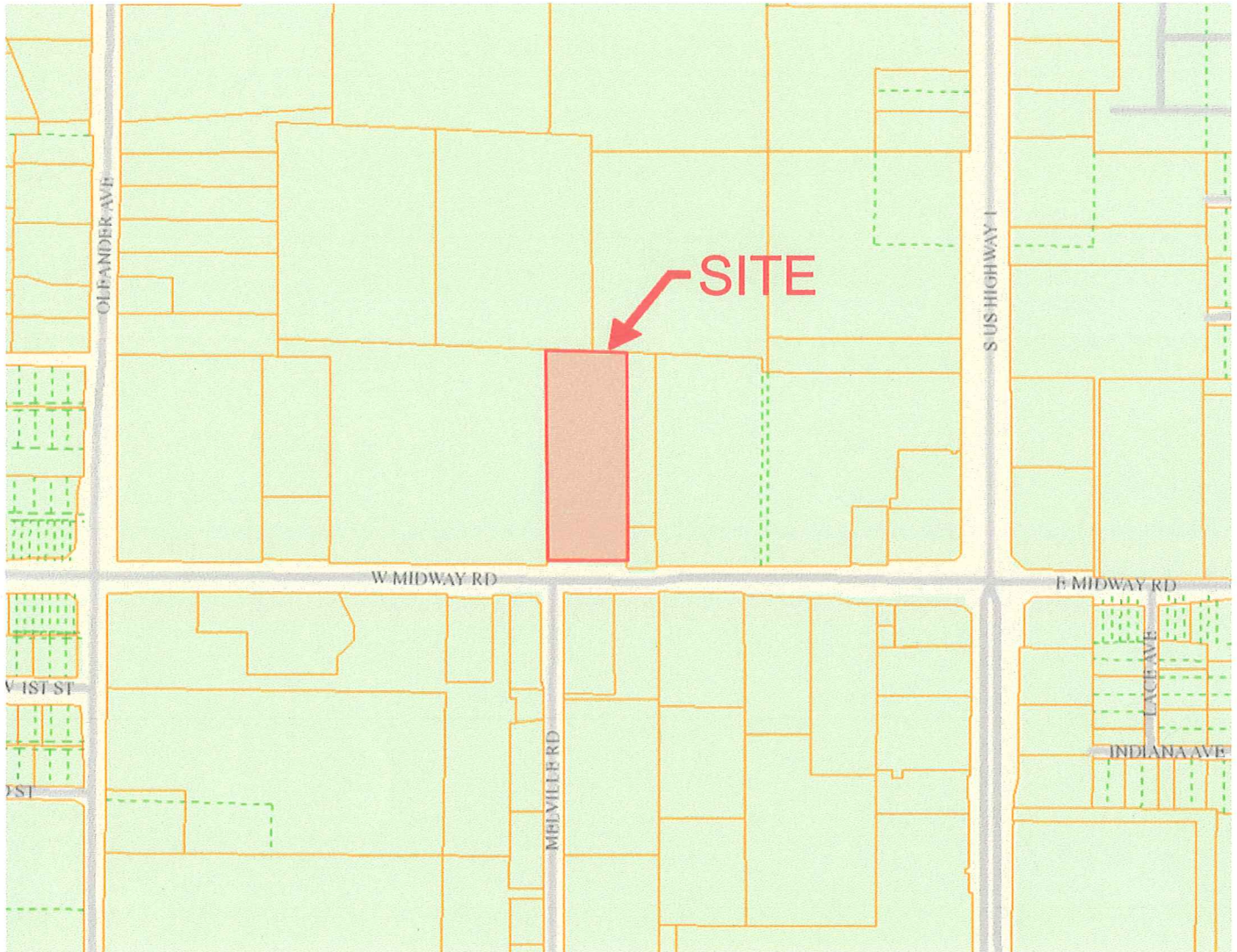
Location Map

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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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)

Treasure Coast Recovery

3403-243-0001-000-0

604 West Midway Road
Fort Pierce, Florida

Zoning Map

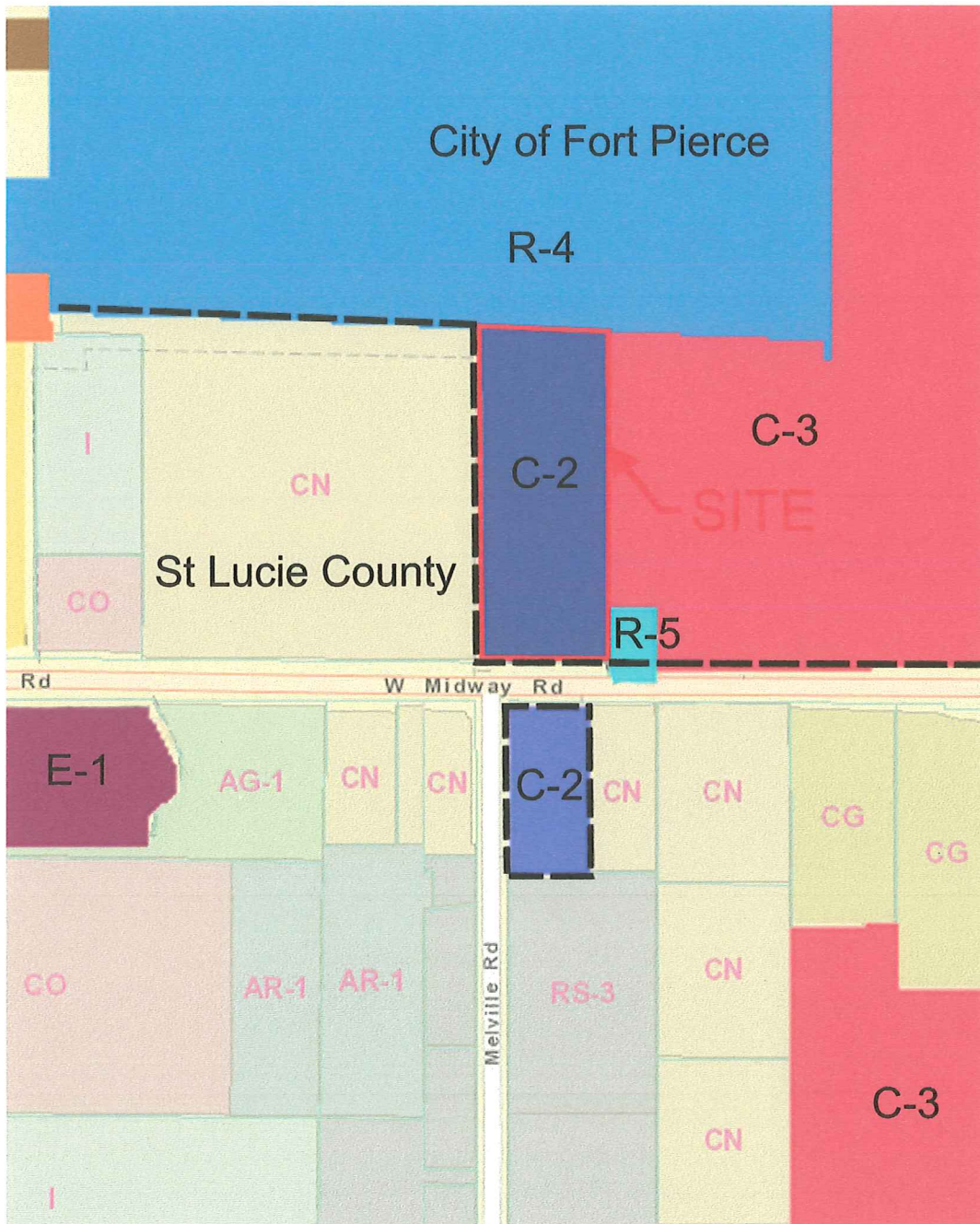
C-2 Neighborhood Commercial

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Treasure Coast Recovery

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604 West Midway Road
Fort Pierce, Florida

Future Land Use Map

McCARTY & ASSOCIATES

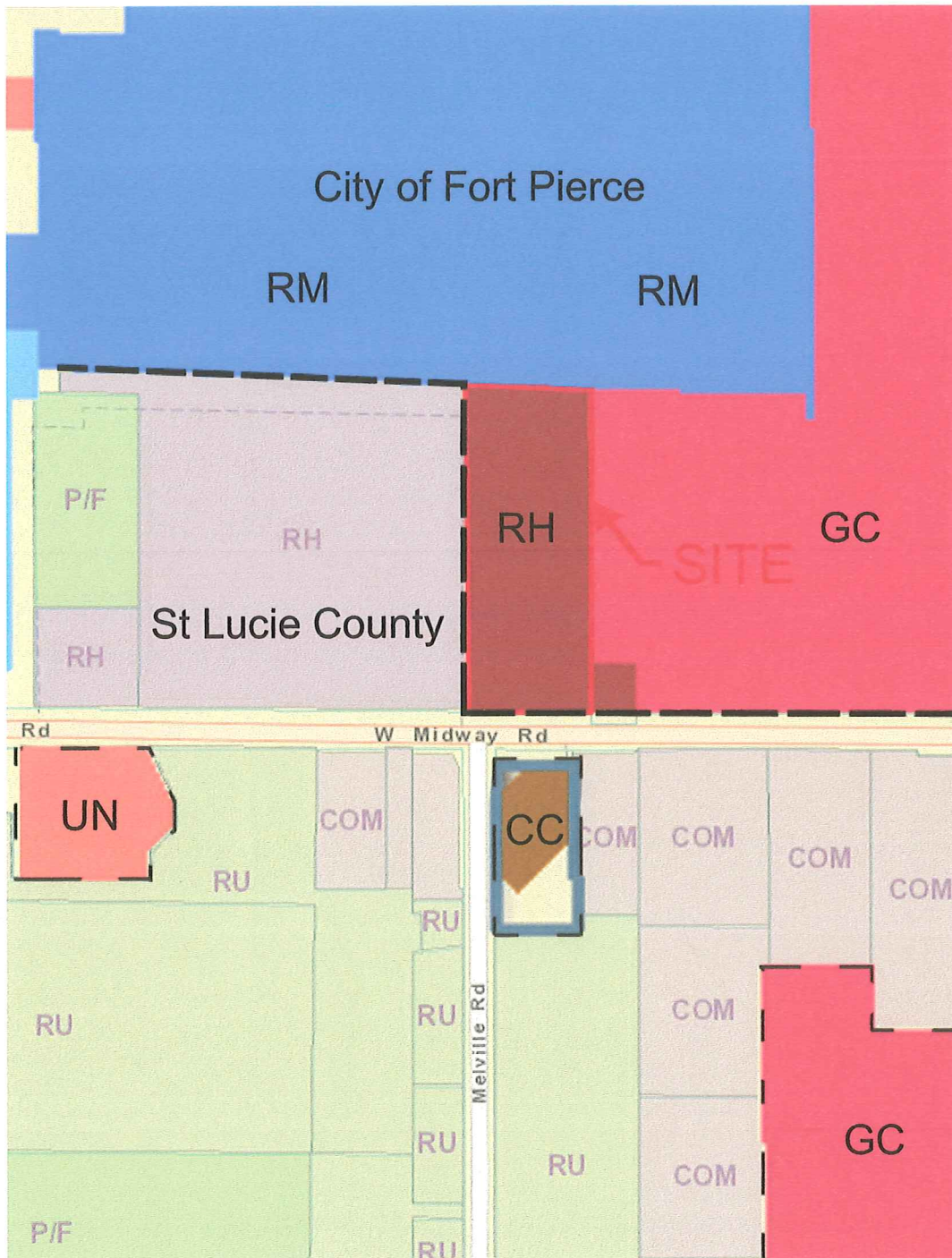
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RH



12/22/2016

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/340324300010000>

Gross Total Area: 6,577 SF

View:
 Building Type: LROF
 Grade: Y_B
 Story Height: 1 Story

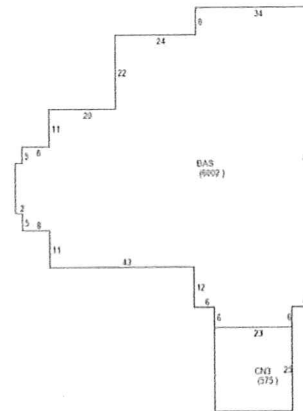
Exterior Data
 Roof Cover: Enam Metal
 Year Built: 1998
 Effective Year: 1998
 No. Units: 2

Roof Structure: Hip
 Frame:
 Primary Wall: CB Stucco
 Secondary Wall:

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Interior Data
 Electric: MAXIMUM
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Quarry
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6002	6002	366
CN3	CANOPY	575	0	96

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	2270	1998

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.