

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

**CITY OF PORT ST. LUCIE**  
Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984  
(772) 871-5213

**FOR OFFICE USE ONLY**

Planning Dept \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

Refer to "Fee Schedule" for application fee. Make checks payable to the 'City of Port St. Lucie.' Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** dphillips@lucidodesign.com

**PROPERTY OWNER**

Name: Midway Glades Developers, LLC  
Address: 7807 Baymeadows Road E. Suite 205  
Jacksonville, FL 32256  
Telephone No.: \_\_\_\_\_

**IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

**AGENT OF OWNER (if any)**

Name: Lucido e Associates / Derrick Phillips  
Address: 701 SE OCEAN BLVD, Stuart, FL 34994  
Telephone No.: 772-220-2100

**PROPERTY INFORMATION**

Boundary Description See Boundary Survey; Attachment  
(attach map)  
Property Tax I.D. Number 3302-702-0001-000-8/0 3302-704-0004-000-5  
Current Land Use RO1, CG, OSR Proposed Land Use RO1, RH, CG, CH, OSR  
Current Zoning AG-5/SL Acreage of Property 2.055

Reason for Comprehensive Plan Amendment: HDR max is 15 DU per acre  
High Density Residential will allow construction to commence.

  
\*Signature of Owner

Derrick E Phillips Jr  
Hand Print Name

11-21-22  
Date

\*If signature is not that of owner, a letter of authorization from the owner is needed.

**NOTE:** Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

## COMPREHENSIVE PLAN AMENDMENT CHECKLIST

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

1. Completed application and fee.
2. Completed rezoning application and fee (optional).
3. Written description of area subject to application.
4. Copy of deed(s).
5. Justification for land use amendment.
6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
8. List of adjacent existing zoning categories located to the north, south, east, and west.
9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
10. Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
11. Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.)
12. Traffic analysis.
13. Market study (for commercial categories only).
14. Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education. *Items Listed in PUD DOC*
15. Location map with major streets clearly identified.
16. Existing future land use map.
17. Proposed future land use map.
18. Chart comparing the areas of existing and proposed future land uses.

  
Applicant's Signature

11-21-22  
Date