



September 30, 2014

Rebecca Grohall, AICP
Planning Manager, City of Fort Pierce
City Hall
100 N US 1
Fort Pierce, FL 34950

Re: Village at Midway – Application for Annexation
Our Reference Number: 14-290
Parcel ID Number: 233434000000007

Dear Ms. Grohall,

It is with great pleasure that on behalf of *Walton Acquisitions FL, LLC* (“Walton”), *Lucido & Associates* presents to you on the attached Application for Annexation for 116.6 ac. (mol) of land lying north of Midway Road and west of I-95 in St. Lucie County, more particularly described in the attached legal description.

Walton controls approximately 404.9 ac. of land immediately east of and adjacent to the proposed lands to be annexed; this 404.9 ac. of land is currently within the limits of the City of Fort Pierce. The purpose of the proposed annexation is to bring into the City of Fort Pierce all lands under the control of Walton for the purposes of potential future development.

The existing future land use designation of the subject land is MXD (Mixed Use Development) and AG-2.5 (Agricultural – 1 unit per 2.5 acres); existing zoning designation is AG-2.5 (Agricultural - 1 unit per 2.5 acres), AG-1 (Agricultural – 1 unit per acre) and PNRD (Planned Non-residential Development).

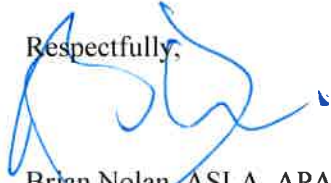
The existing future land use designation of the adjacent 404.9 ac. of land under the control of Walton is MXD (Mixed Use Development - 15 DU/ac. max); existing zoning designation is AG-2.5 (Agricultural – 1 unit per 2.5 ac. (St. Lucie County designation)).

Walton is the controlling entity of the entire 521.5 ac. (mol) of land with plans to potentially develop all of the lands under a unified planned development master plan; therefore, it is requested that the 116.6 ac. (mol) of land covered under this application be assigned the MXD future land use designation and PD (Planned Development) zoning designation concurrent with annexation. It is understood the City is currently in the process of drafting a PD (Planned Development) zoning district, which would replace the PUD zoning district; when this new PD district is formally adopted by the City it is requested that the PD zoning designation be assigned to the newly annexed lands.

In summary, it is the request of the applicant to voluntarily annex approximately 116.6 ac. (mol) of land into the City of Fort Pierce and for said land to be assigned the MXD future land use designation and PD zoning designation concurrent with annexation.

Again, it is our pleasure to submit to you the proposed annexation and we greatly look forward to being incorporated into the great City of Fort Pierce. Should you have any questions or concerns, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, ASLA, APA
Senior Project Manager

C/c: file

Mark Jacobson – Walton Acquisitions FL, LLC
Chris Forbes – Walton Acquisitions FL, LLC
Howard Ehram – Bowman Consulting