



June 8, 2015

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

Re: Village at Midway – Comprehensive Plan Text Amendment
Our Reference Number: 15-130 (fka 14-290)
Parcel ID Number: 233434000000007 / 2334-410-0000-000-1

Dear Ms. Grohall,

On behalf of *Walton Acquisitions FL, LLC* (“Walton”), *Lucido & Associates* presents to you on the attached Application for a Text Amendment (Amendment) to the Future Land Use Element of the current City of Fort Pierce Comprehensive Plan (Comp Plan). The Amendment, in short, proposes to:

- 1.) Remove the requirement that developments within MXD-designated lands provide residential uses comprising a minimum of 40% of the total floor area of the MXD future land use designation (**SEE INSERT #1, Below**), and;
- 2.) Reduce from three (3) to two (2) the requirement for a minimum number of uses within developments occurring in MXD-designated lands (**SEE INSERT #2, below**), and;
- 3.) Decreased general open and green space requirements from 25% to 20% for development and redevelopment within Planned Development Zoning District and Downtown Business and Entertainment Overlay District (**SEE INSERT #3, below**).

INSERT #1: N/A

INSERT #2: two (2)

INSERT #3: provided however, that development and redevelopment in the Planned Development (PD) Zoning District or the Downtown Business and Entertainment Overlay District shall only be required to provide a minimum of 20% pervious open and green space, in accordance with requirements more specifically set forth in the Code of Ordinances.

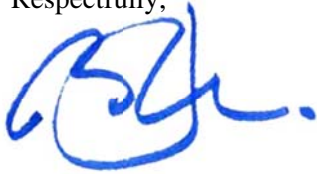
The pages from the Comprehensive Plan containing the affected language can be found on the attached documentation.

The intent of the proposed amendments is to promote more flexible, innovative and efficient site design than would be currently allowed under the current language of the Comprehensive Plan. Furthermore, we believe that the proposed amendments are in keeping with the spirit and intent of the recent amendments

to the City's land development code set forth in the new Sec. 22-40 - Planned Development Zone (PD). According to Sec. 22-40 (a), the new PD zoning provisions are intended to "promote flexibility of design and permit planned diversification and integration of uses and structures".

Again, it is our pleasure to submit to you the proposed text amendments to the City of Fort Pierce Comprehensive plan and we look forward to working with you further on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "BN", with a stylized flourish at the end.

Brian Nolan, ASLA, APA
Senior Project Manager

C/c: file

Mark Jacobson, P.E. – Walton Acquisitions FL, LLC
Chris Forbes – Walton Acquisitions FL, LLC
Howard Ehram, P.E. – Bowman Consulting
Lee Dobbins, Esq. – Dean Mead