

From: [Shayla Scales](#)
To: [Planning Department](#)
Subject: Objection to Willow Lakes Rezoning Application, 10050 W. Midway Road (September 17 P&Z Agenda)
Date: Thursday, September 17, 2026 8:04:58 AM

City of Fort Pierce

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To the Fort Pierce Planning and Zoning Board and Planning Division staff,

I am writing to object to the rezoning application submitted by Willow Lakes LLC for the 203 acres at the northwest corner of Interstate 95 and West Midway Road, which would rezone 174 acres to Light Industrial for a data center and 26 acres to General Commercial.

I live directly adjacent to this property. My property line is a short walk from my home, and the effects of a project of this scale do not stop at a municipal boundary.

My objection rests on three points.

First, this land was entitled and marketed on a different promise. For roughly five years, 10050 W. Midway Road was presented to this city and to surrounding homeowners as Koa Bay, a master-planned residential and hospitality community anchored by a surf lagoon. Families made purchase decisions in this corridor with that plan in the public record. The applicant now seeks industrial zoning on the same parcel. Approving that reversal tells every homeowner near a planned development in Fort Pierce that the plan they relied on is subject to change without recourse.

Second, the application does not carry its burden of proof. Commissioner Broderick has publicly stated the standard he expects developers to meet: no impact to groundwater, no impact to user fees from power consumption, and no noise pollution. That burden belongs to the applicant. Nothing currently in the record before this board satisfies it.

Third, Light Industrial is a permanent zoning change, and a data center is not the only use it permits. Once the designation is granted, the city's leverage over what is ultimately built on those 174 acres is substantially reduced, regardless of what the applicant intends today.

I respectfully ask the board to recommend denial of this application.

Thank you for your time and for entering this comment into the record.

Sincerely,
Shayla Scales