



CITY OF FORT PIERCE PLANNING BOARD

October 9th, 2023

Hickory Branch Properties Annexation and Major Future Land Use
3601, 3605, & 3725 Gordy Road

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APPLICANT

David R. Varn

PROPERTY OWNER(S)

Donald M. Varn, Hickory Branch Properties Inc. C/O Suzanne Varn, President,
and Varn Groves Inc. C/O David R. Varn, President

PARCEL ID #(S):

2326-413-0000-000-5, 2326-413-0001-000-2, and 2326-434-0000-000-0

SITE AREA:

+/-126.29 Acres.



Hickory Branch Properties ANNEXATION

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SITE LOCATION



SITE AREA= 126.29 +/- Acres

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SUMMARY

Request for review of an application for a Voluntary Application for Annexation for three (3) parcels of land at or near 3601, 3605, and 3725 Gordy Road, in Fort Pierce, Florida. The parcel ID is 2326-413-0000-000-6, 2326-413-0001-000-2, and 2326-434-0000-000-0.

BACKGROUND

The subject properties have existing St. Lucie County Future Land Use designations of Residential Suburban 2 du/ac (RS-2) and a St. Lucie County Zoning designation of Agriculture (AG-1).

The applicant is requesting Future Land Use designations of Mixed-Use Development 15 du/ac (MXD). The property will retain the existing a Zoning classification of Agriculture (AG-1).

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EXISTING COUNTY FUTURE LAND USE

Current FLU: RS-2
(Residential
Suburban 2 du/ac –
St. Lucie County)



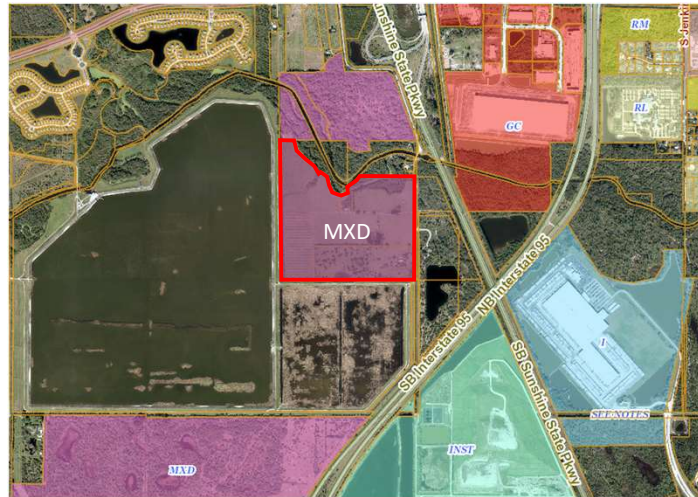
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PROPOSED CITY FUTURE LAND USE

Proposed FLU: MXD
(Mixed-Use
Development 15
du/ac – City of Fort
Pierce)



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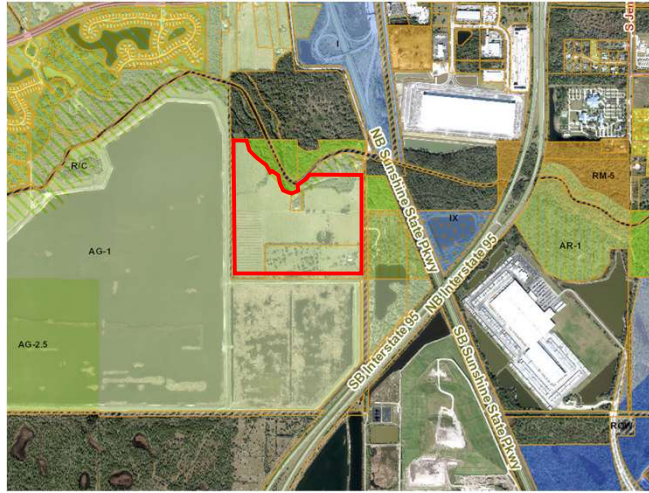


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EXISTING/PROPOSED ZONING

Currently
Zoning: AG-1
 (Agriculture 1
 du/ac – St. Lucie
 County)

Proposed
Zoning:
 No change.



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COMPREHENSIVE PLAN

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current value of the property is \$3,332,942. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000.

The property has an existing dwelling unit.

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STATE STATUTE – MAJOR FUTURE LAND USE

The application involves a land area of greater than 50 Acres the application will require transmission to the Department of Commerce and other required State agencies for review.

This process will commence should the application receive approval at first Hearing at the City Commission.

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COMPREHENSIVE PLAN

Pursuant to Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” In this case the applicant has requested a FLU designation of Mixed Use-Development, which designates the property for a greater potential development.

FLU COMPARISON - Hickory Branch

FUTURE LAND USE COMPARISON					
		ACRES	SQ.FT		
SITE AREA		126.29	5,501,192.4		
FLU		RESIDENTIAL		COMMERCIAL	
		MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL SUBURBAN (RS)	2	252	0.0	0.0 SQ.FT
PROPOSED	MIXED USE DEVELOPMENT (MXD)	15	1894	1.5	8,251,788.6 SQ.FT
				INCREASE / (DECREASE)	1642
					8,251,788.6 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

Hickory Branch Properties ANNEXATION



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TECHNICAL REVIEW COMMENTS

Gordy Road serving the proposed annexation properties was constructed to serve agricultural and rural interests west of Florida's Turnpike south of State Road 70. The roadway characteristics and features are below standards that what would normally be provided to serve urban uses.

For safety and operation purposes, the City should consider how it will ensure that Gordy Road operates with sufficient capacity and safety under a more urbanized condition when the subject properties, and other properties along Gordy Road, develop.

The City should conduct an analysis of the cumulative impacts of development at the Gordy Road/State Road 70 intersection. This may help determine if, and when, permits for signalization of the intersection might be necessary and afford the City options to determine funding commensurate with development impacts.

STAFF RECOMMENDS A CONDITION TO ADDRESS THE COMMENT (1)

Hickorty Branch Properties ANNEXATION



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RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed annexation application for **Approval** to City Commission with the following Condition(s):

- The applicant will provide a Traffic Analysis of Gordy Road and the cumulative effects of development the intersection State Road 70 intersection.
- An application for rezoning of the property shall be submitted in conjunction with any application for site plan review.

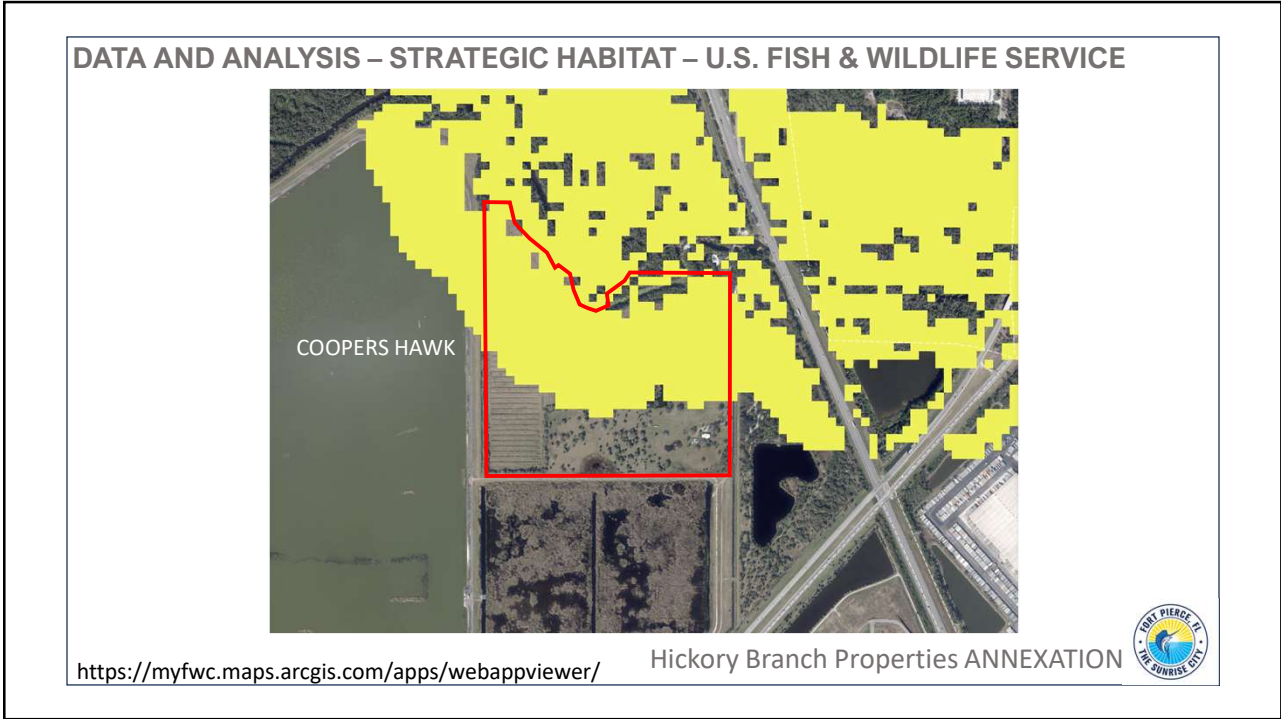
ALTERNATIVE RECOMMENDATIONS

1. Recommend Approval with conditions.
2. Recommend Disapproval.

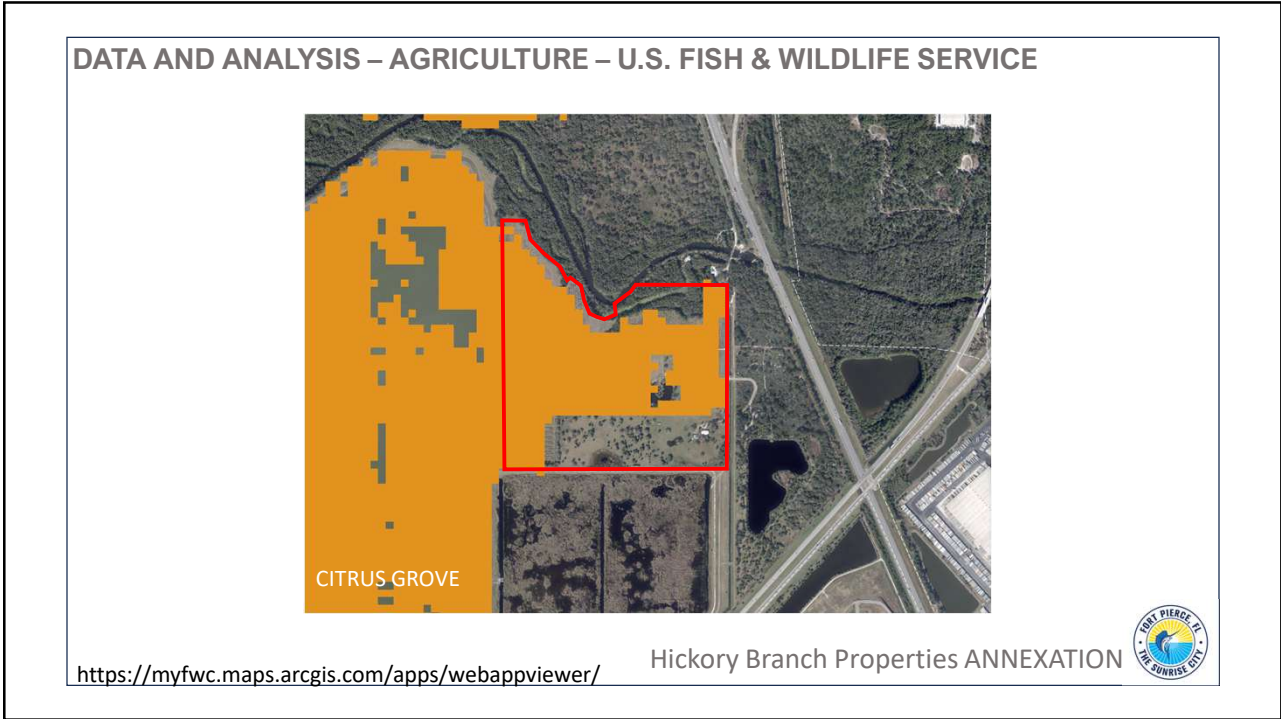
Hickorty Branch Properties ANNEXATION



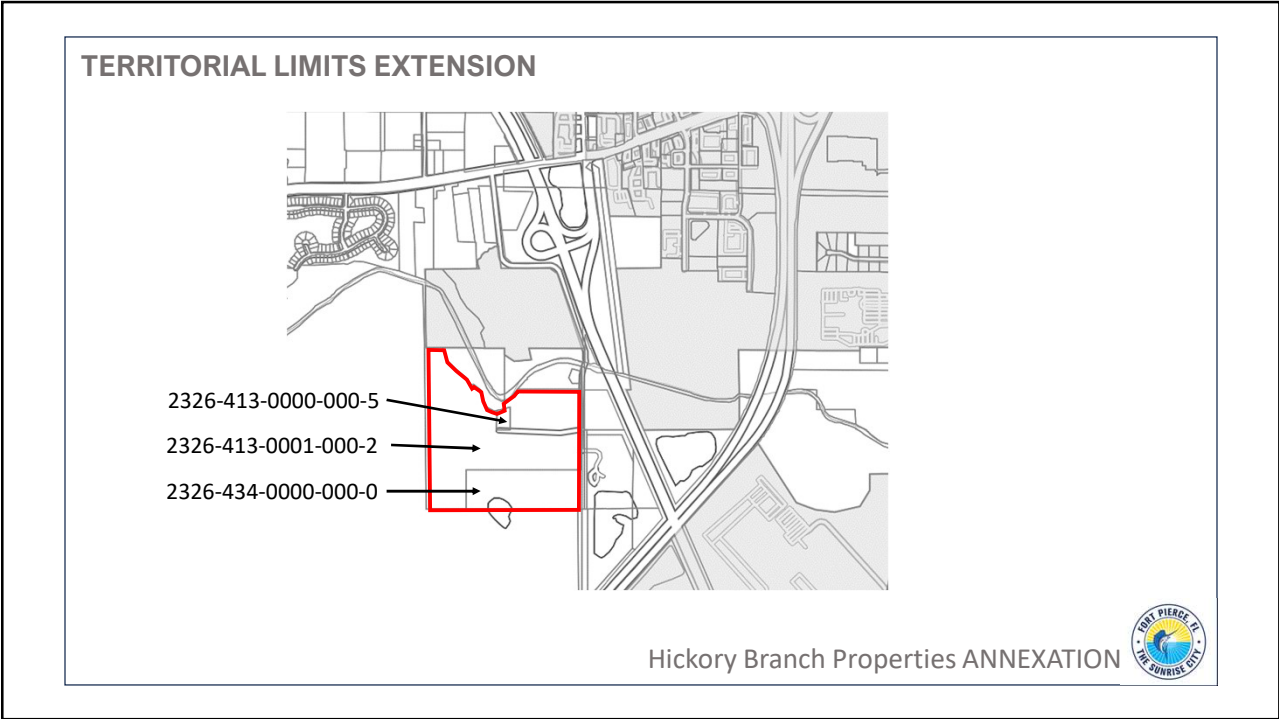
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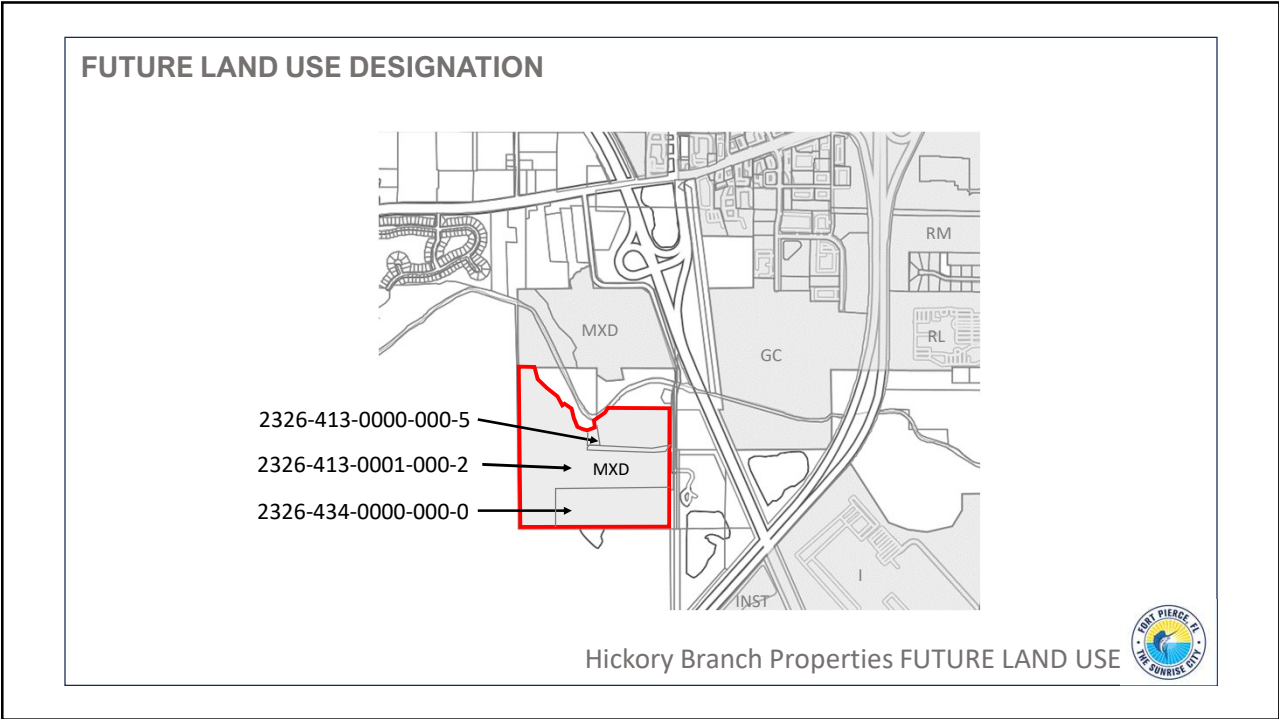
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