



# Cotleur & Hearing

## Gordy Creek Final Planned Development Ordinance 25-036

City Commission – December 1st, 2025  
Fort Pierce, Florida



**Applicant – Swanson Land Company**  
- Lara Swanson



**Landscape Architects and Planners – Cotleur & Hearing**  
- George Missimer, AICP  
- Leah Heinzelmann, PLA  
- Phobe Prentner

Mills, Short  
& Associates  
CIVIL & STRUCTURAL ENGINEERING | ENVIRONMENTAL

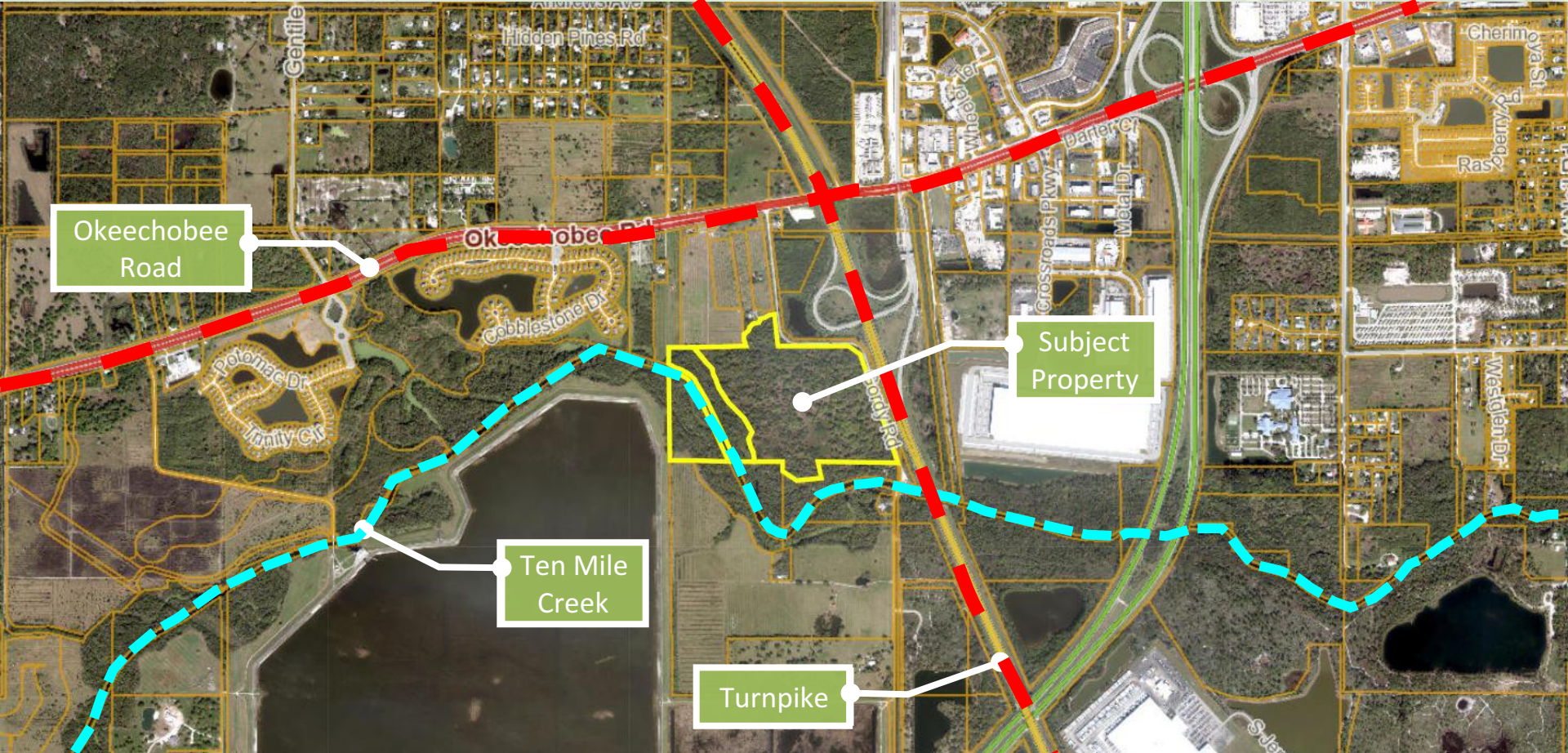
**Civil Engineer – Mills Short Associates**  
- Wesley Mills, P.E.  
- Katie Rogers



**Traffic Engineer- O'Rourke Engineering & Planning**  
- Luke Lambert, AICP, PTP

ORDINANCE 25-036: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 75.981 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR THE SOUTHWEST CORNER OF OKEECHOBEE ROAD AND THE FLORIDA TURNPIKE AND APPROXIMATELY 1500 FEET SOUTH OF OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA FROM (AG-1) SAINT LUCIE COUNTY AGRICULTURAL 1 DWELLING UNIT PER ACRE TO PLANNED DEVELOPMENT (PD); **APPROVING THE GORDY CREEK PLANNED DEVELOPMENT ZONE WITH A MASTER DEVELOPMENT PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.** Subject Property: Parcel ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0.

- Property: +/- 75.98 AC
- Existing Land Use: Mixed Use (MXD)
- Proposed Land Use: Mixed Use (MXD)
- Existing Zoning: Agricultural (AG-1)
  - This is a previous St Lucie County zoning that was never rezoned after the site was annexed into Fort Pierce
- Proposed Zoning: Final Planned Development (up to 6 du/ac)
- **The request is consistent with the Comprehensive plan and Applicable Land Development Regulations.**





# Site | Proposed Site Plan

75.98 AC

138 Townhome Units  
178 Single-Family Units  
316 Total Units

6 DU/AC Max  
4.7 DU/AC Proposed

Gordy Road

FL Turnpike

Phase 1

Phase 2



- Site Acreage: 75.98 AC
- Density: 316 units (4.7 DU/AC)
- **Open Space: 50.9% (includes more than 17 acres Preserve)**
- **Public Access Trail: More than 1,300 feet in length**
- Maximum Building Height: 35-feet
- 25-foot wide Perimeter Landscape Buffers

## *DEVELOPMENT STANDARDS*

Table 1. DEVELOPMENT USED AND STANDARDS

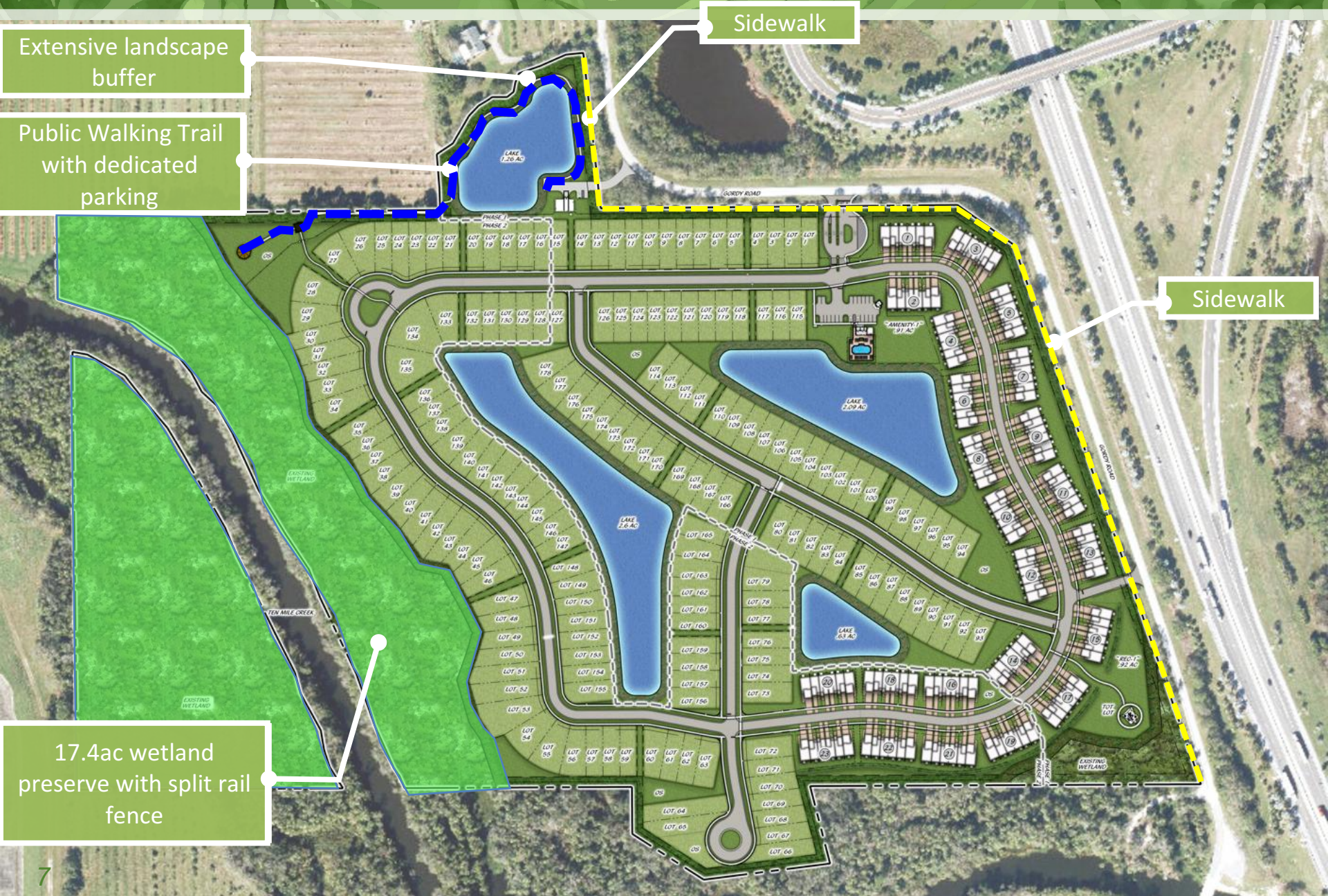
DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD- PLEX
<b>PRIMARY STRUCTURE</b>		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	20'	20'
Minimum Front Setback (Side Loaded)	10'	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units, 15' building separation for Townhome)	5'	
Minimum Side Setback (Front- Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
<b>ACCESSORY STRUCTURES</b>		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

\* \* \* IDENTIFIED LOTS TO RECEIVE THE 5' CORNER SIDE SETBACK





# Site | Proposed Site plan



Extensive landscape buffer

Public Walking Trail with dedicated parking

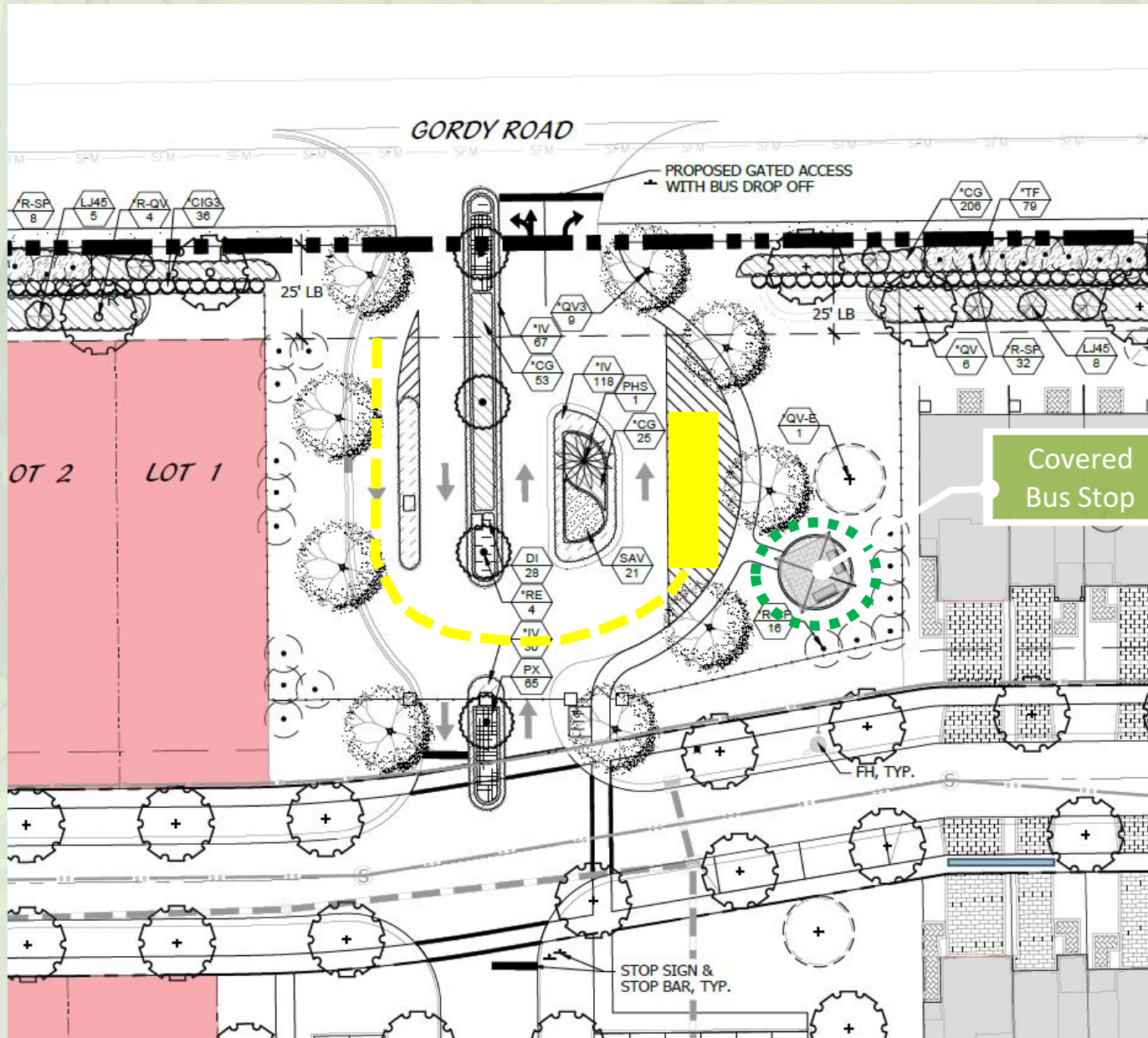
Sidewalk

Sidewalk

17.4ac wetland preserve with split rail fence

# Site | Proposed Site plan

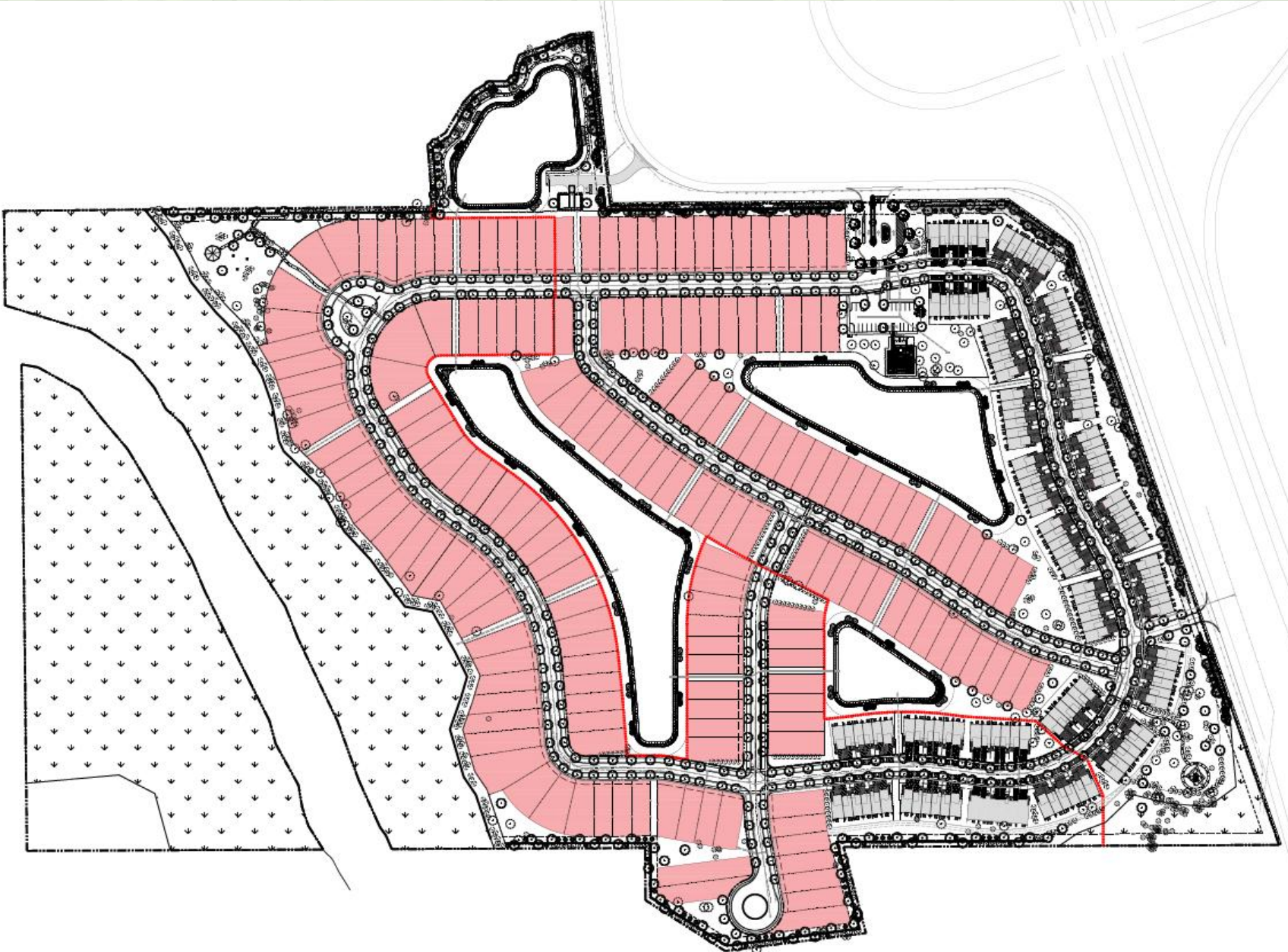




Covered Bus Stop











Request is consistent with the provisions in the Comprehensive Plan, Underlying Land Use and Land Development Regulations.

Technical Review Committee recommends approval of the project, Planning and Zoning Board recommended Approval.

# Thank You

Questions?