

March 14, 2024

Planning Department
100 North US 1
Fort Pierce, FL 34950

Gordy Creel

Historical Report

Introduction

The 76.97-acre site is comprised of two parcels, identified by Parcel IDs 2326-130-0000-000-7 and 2326-130-0000-010-0. Located on Gordy Road at the southwest corner of Okeechobee Road and the Turnpike, this parcel is bordered by St. Lucie County properties. Although the site is located in a prime area near much of the County's and City's commercial and industrial uses, the site is undeveloped and could be used to a higher potential, as expressed with the existing MXD Land Use designation.

History

The site was annexed into the City of Fort Pierce at approximately 2006, and the land use and zoning have not since been updated from St. Lucie County designations to Fort Pierce designations. The existing land use for the parcel is MXD, which is a use both in the County and in the City, but the zoning of AG-1 is a County designation that does not translate to Fort Pierce. Therefore, the proposed PD rezoning application would not just provide compatibility with the underlying land use, but would also make the zoning designation consistent with Fort Pierce code.

Context of Surroundings

As shown in Figure 1 below, the site (in yellow) is at the edge of the Fort Pierce city limits and abuts both Fort Pierce and St. Lucie County properties. It is also in close proximity to the Port St. Lucie boundary. This causes the adjacent land uses and zoning districts to be designated by both Fort Pierce and St. Lucie County. Figure 2 shows the existing land use designations from both municipalities, and Figure 3 shows the existing zoning designations.

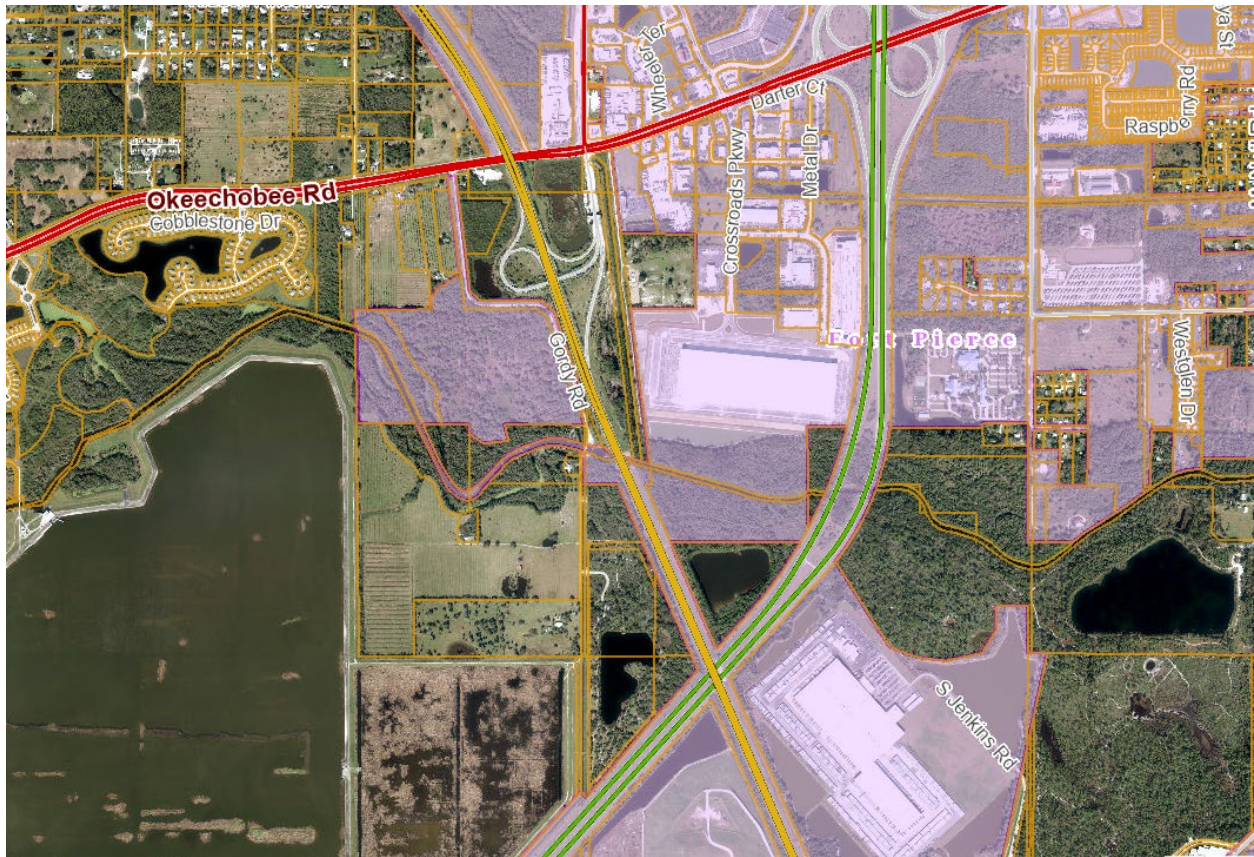


Figure 1 Municipal Boundaries

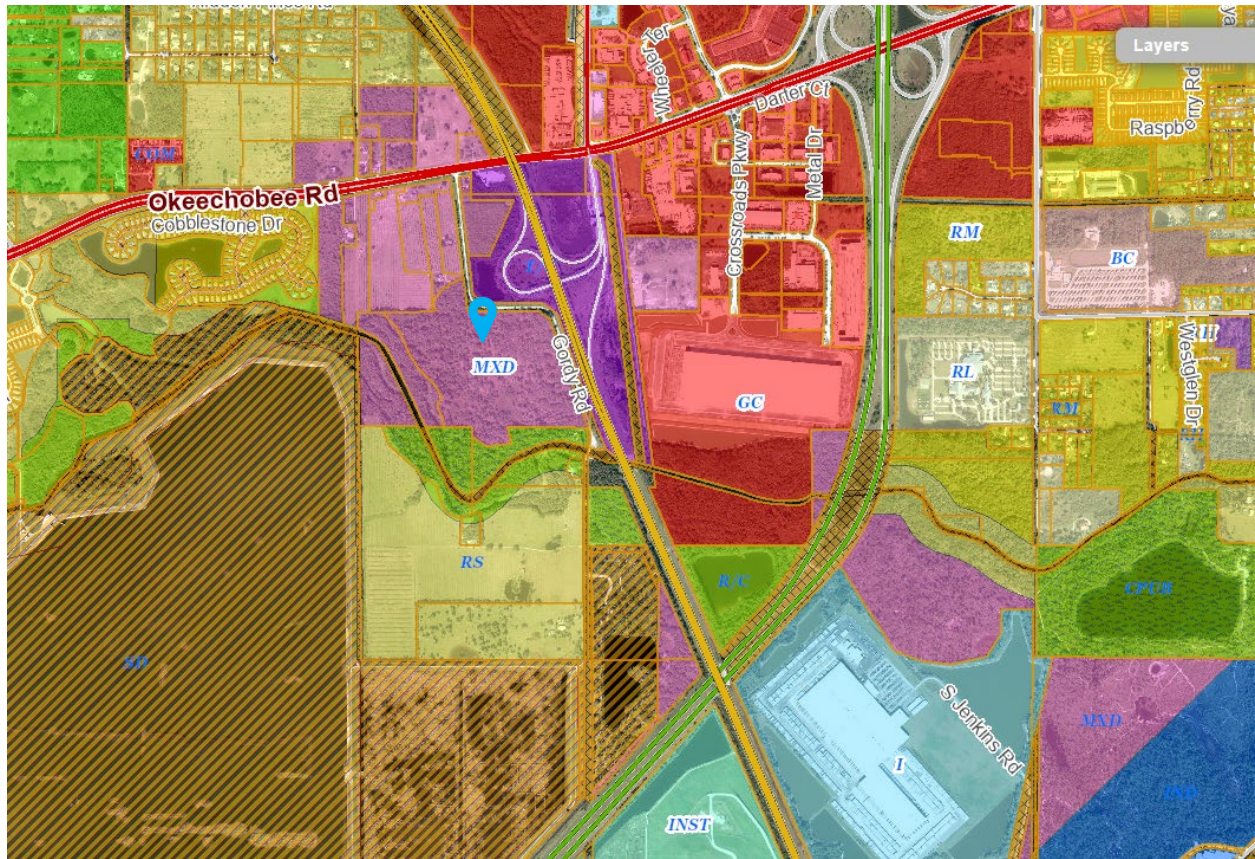


Figure 2 Existing Land Use Designations (FP and SLC)

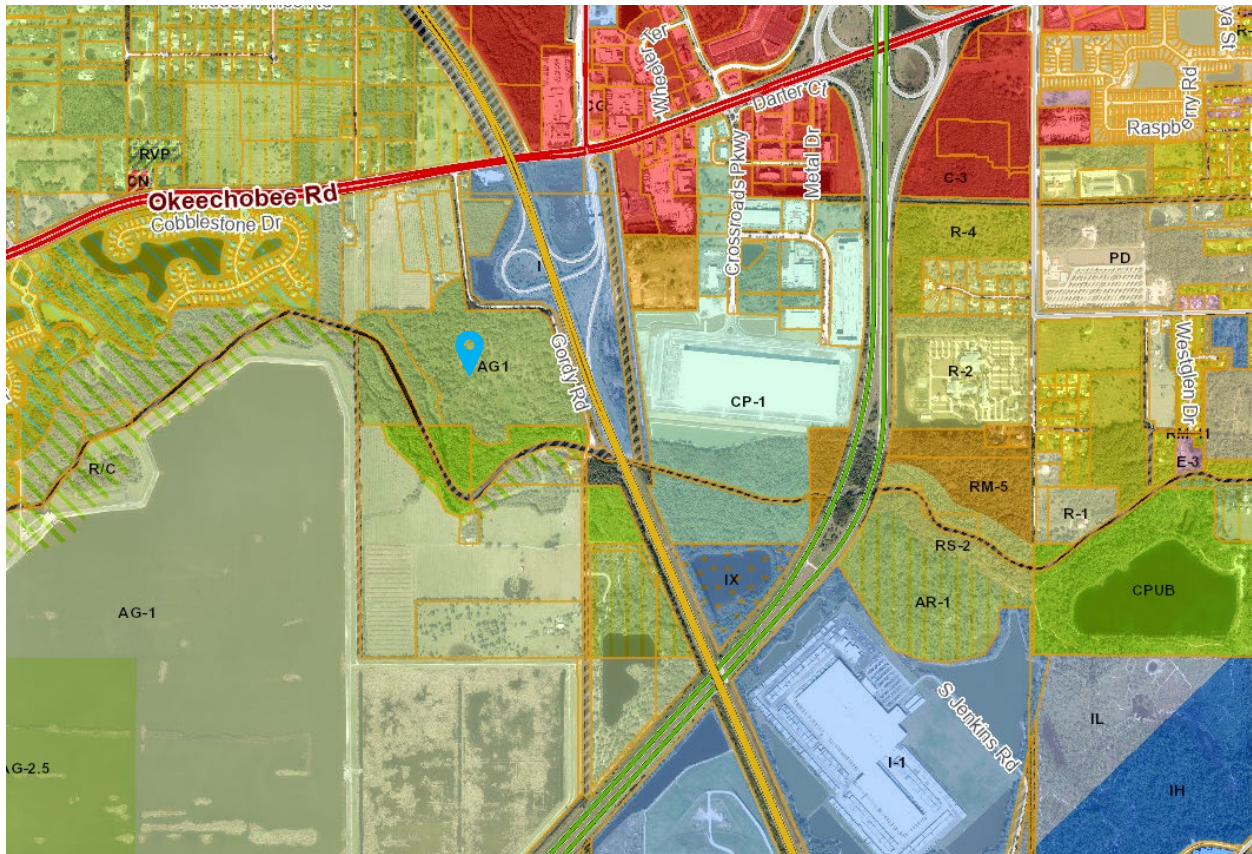


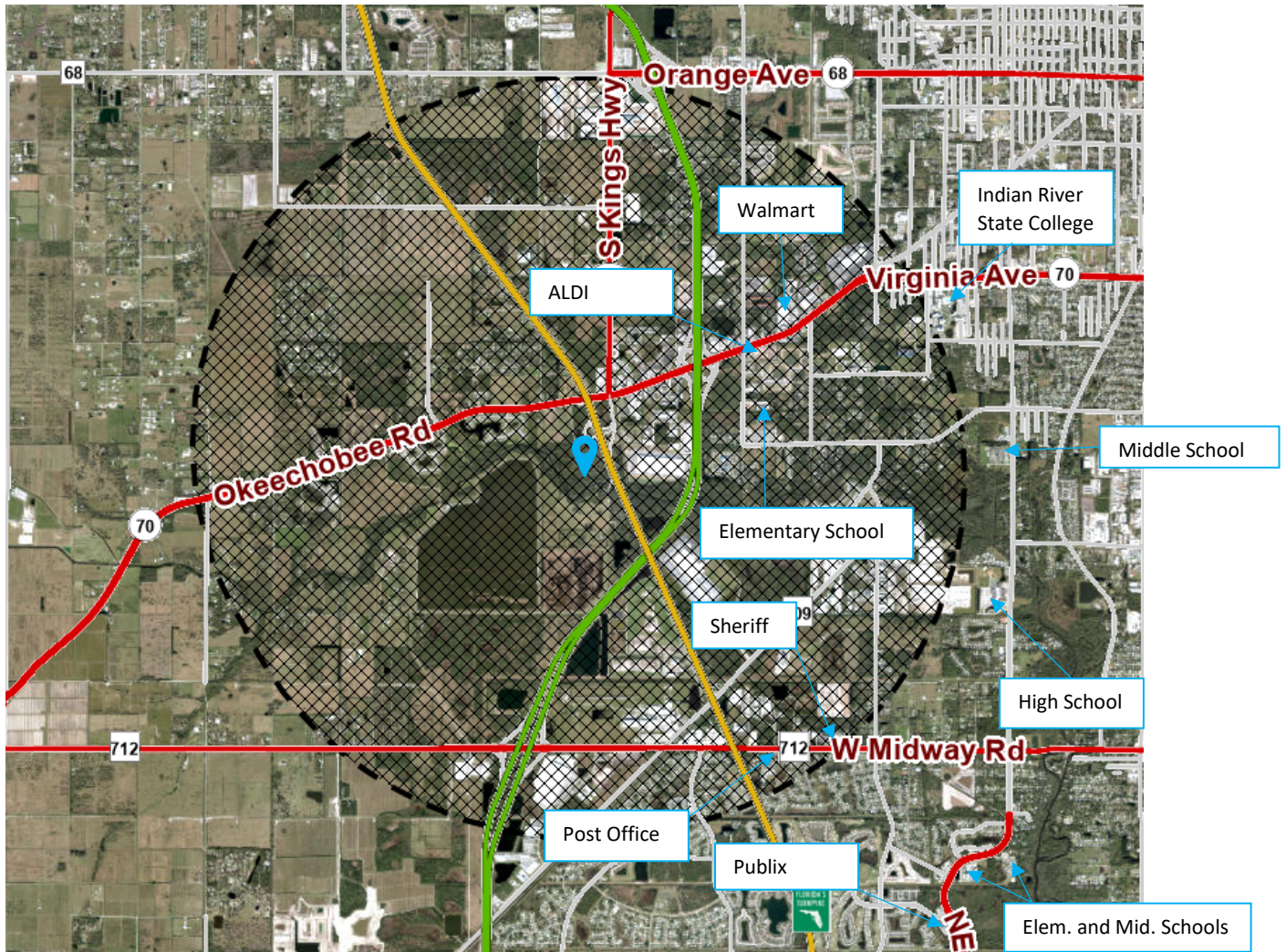
Figure 3 Existing Land Use Designations (FP and SLC)

Traffic

Per the traffic report prepared by O'Rourke Engineering, with 192 net new AM peak hour trips and 251 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. An eastbound right-turn lane is proposed at the intersection of Okeechobee Road and Gordy Road. The westbound left turn lane will be extended as needed. Therefore, the project meets the requirements for concurrency.

Adequate Public Facilities

The site is located in an already developed area within the St. Lucie County Urban Service Boundary. Therefore, the basic infrastructure is already in place to serve the proposed land use. As an infill development surrounded by various uses, the project site has efficient access to a number of public facilities and future residents' daily necessities, including the proximity to the Okeechobee commercial corridor less than three miles from the project location. In addition to the available water, wastewater, electric, and waste management services existing in the area, the map below shows the project site and existing uses/services within a three-mile radius. The map shows the site is in close proximity to a high, middle, and elementary school, two grocery stores, a fire station, sheriff's department, post office, and several other services and uses to meet resident's needs.



If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458