

March 14, 2024

City of Fort Pierce  
Planning Department  
100 N US Highway 1  
Fort Pierce, FL 34950

## Gordy Creek PD Rezoning Narrative

### Description:

**Parcel ID:** 2326-130-0000-000-7 and 2326-130-0000-010-0

**Site Location:** Gordy Road, south of Okeechobee Road and west of the Turnpike

**Project Site:** 76.97 acres

**Existing Land Use:** MXD

**Existing Zoning:** AG-1 (SLC)

**Proposed Zoning:** PD

To whom it may concern,

On Behalf of the applicant, Gordy Creek LLC, please accept this narrative as part of the PD Rezoning application for the proposed residential development project on Gordy Road, south of Okeechobee Road. This nearly 77-acre site has an existing land use of MXD and existing zoning of AG-1. There are two main concerns with the existing zoning designation, one being that it is a St. Lucie County zoning designation which was never changed after annexation. The second issue that an agricultural zoning is not appropriate for the existing underlying land use of MXD, as it would not allow for the mixed used components to be utilized to their appropriate potential.

Per the Fort Pierce Comprehensive Plan Policy 1.1.6.B, a site with the MXD designation is required to have any two of the following uses within the development:

- Residential (single family and/or multifamily)
- Commercial (General and/or Neighborhood)
- Commercial (Town Center)
- Hotel (minimum 100 units)
- Office uses (Professional and/or Medical)
- Industrial
- Institutional

The first of the two required uses in this +/- 77-acre project is Residential. The applicant is proposing a total of 317 residential units, with an approximate mix of 179 40' single-family homes

and 138 townhome units, consistent with the low-density residential qualification of no more than 6 units per acre.

The second of the two required uses is a large preserve and recreational park with pedestrian trails on the western portion of the site which surrounds quality habitat, wetlands, and the Ten Mile Creek. Per the same Policy 1.1.6.B in the Fort Pierce Comprehensive Plan, the Commercial General land use designation includes uses such as "... intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses". Since parks and recreation facilities are considered commercial uses under the commercial land use designation, Commercial is the second required use in this MXD development. Therefore, the PD zoning designation and its associated concept plan is compatible with the underlying land use, and a Future Land Use Map Amendment application is not required in this situation.

With the proposed zoning designation of PD, the applicant is entrusted to creatively design the community in order to preserve a greater quantity of environmentally sensitive areas and design a high-quality neighborhood. This designation would allow the applicant to achieve the required number of units on this property by increasing the density on the eastern and central areas of the property and preserving the creek and natural habitat to the west and creating a recreational space which takes advantage of the natural features available through the site. This direct access to the natural area and the preservation and utilization of it for recreational purposes is a substantial amenity to this community and the City of Fort Pierce. The trailed preserve will foster environmental and educational opportunities by providing a native habitat for various species and maintain the existing ecosystem.

The proposed residential community will have one primary gated entrance off Gordy Road and consists of approximately 179 40' single-family lots and 138 townhome units. This totals 317 units, which are equivalent to 5.3 du/ac, consistent with the maximum density of 6 du/ac allowed in low-density residential projects. The townhome units will be arranged in six-unit buildings, with 24' units on the ends and four 20' units in the middle. Although this application aims to rezone the entire site and one site plan will be submitted for the entire site, development will be broken into two phases, with 96 townhomes and 76 single-family homes in phase 1 and 42 townhomes and 103 single-family homes in phase 2. The amenity center and all lakes will also be developed in phase 1.

The design intends to provide a logical transition from the townhomes, located to the east nearest to Gordy Road and the Turnpike, followed by the single-family units, and finally the preservation/recreation area at the westmost portion of the site. In addition to the preserve recreational area, a small amenity/pool area is being provided at the entrance of the project.

Per the Fort Pierce code, a PD requires 20% open space. One of the benefits of a PD is the ability to create flexible and creative site layouts which allow for a greater amount of open space. Gordy Creek proposes approximately 44.8% open space, including 6 acres of open space, 9 acres of lakes/LME, 17.5 acres of preserve, and other open space components, totaling 34.48 acres of open space.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or clarification about this project, please do not hesitate to contact me at [dsorrow@cotleur-hearing.com](mailto:dsorrow@cotleur-hearing.com) or 561-747-6336.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. T. Sorrow', is centered below the text 'Sincerely,'.

Daniel T. Sorrow, AICP, PLA, LEED AP BD+C  
Cotleur & Hearing  
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