

August 20, 2024

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

Gordy Creek PD Rezoning Statement of Benefits

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 statement of benefits as part of the PD Rezoning application for the proposed residential development project on Gordy Road, south of Okeechobee Road.

One of the most compelling features of the development is its integration with the natural environment. There is a 10-mile creek on the west side of the site, within a large, preserved wetland. This creek is the focal point of the development, providing residents and visitors with a beautiful view, while also serving as a natural habitat. The 1.36-acre lake situated in the Northwest area of this site is surrounded by a trail open to both the public and residents of the development. This trail offers a view of the wetland with the 10-mile creek, providing a unique opportunity for outdoor enjoyment and environmental education. The trail is designed to enhance community engagement with the natural world, featuring educational signs that provide insights into the wetland ecosystem.

Access to this natural area is facilitated through a separate entryway accessible from Gordy Road, with dedicated parking available for the public. This thoughtful design ensures that the preservation area can be enjoyed by everyone, reinforcing the development's commitment to community and environmental stewardship.

Additionally, the preservation of a small section of existing wetland on the southeast corner of the site is considered. This area will remain untouched by construction, ensuring that the ecological balance of the region is maintained.

This residential development presents a unique opportunity for growth and enhancement in the West Fort Pierce area, thanks to its exceptional accessibility and diverse housing options. The site is accessible from Gordy Road which has convenient access to both I-95 and Florida's Turnpike, allowing for great connectivity to and from the site. The variety of housing types offered addresses the current deficit in housing options within West Fort Pierce. This variety helps cater to the growing demand for diverse residential options in the region.

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 or 561-747-6336.

Sincerely,



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