



CITY OF FORT PIERCE

July 13, 2026

PZSITE2026-00008

MAJOR SITE PLAN WITH CONDITIONAL USE

GRACEWAY VILLAGE

1780 HARTMAN ROAD

OWNER/APPLICANT

Grace Way Village, Inc. / Haley Ward, Inc.

PARCEL ID:

2417-322-0001-000-2

REQUEST:

Request to review and approve an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Adult Congregate Living Facilities by owner, Grace Way Village, Inc., represented by Haley Ward, Inc., to construct a family shelter community centered on temporary housing with associated site improvements on 7.84 acres located at 1780 Hartman Road.



Site Location Map

GRACE WAY VILLAGE – MAJOR SITE PLAN WITH CONDITIONAL USE



SUMMARY

The subject parcel is generally located along Hartman Road, south of Whiteway Dairy Road and north of Okeechobee Road.

Current Future Land Use Designation / Zoning:

- FLU - GC, General Commercial
- Zone - C-3, General Commercial

The subject parcel was annexed into the City in May 1997 under Ordinance J-337.

The property contains two buildings containing a combined 7,563 sq. ft. that houses the applicant's café program, clothing boutique, and offices. The facilities were most recently remodeled in 2009.



FUTURE LAND USE



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Fort Pierce FLU:

GC, General Commercial

- Comprehensive Plan Policy 1.1.6B allows a floor to area ratio (FAR) of 1.0. The proposal is below this at 0.122.
- The Policy further allows a maximum of 20% of floor area to be residential. The proposal is below this at 10.05%
- The Policy further allows a maximum density of 15 du/ac, and the proposal provides 4.59 du/ac.

Fort Pierce Land Use

GC – General Commercial

NC – Neighborhood Commercial

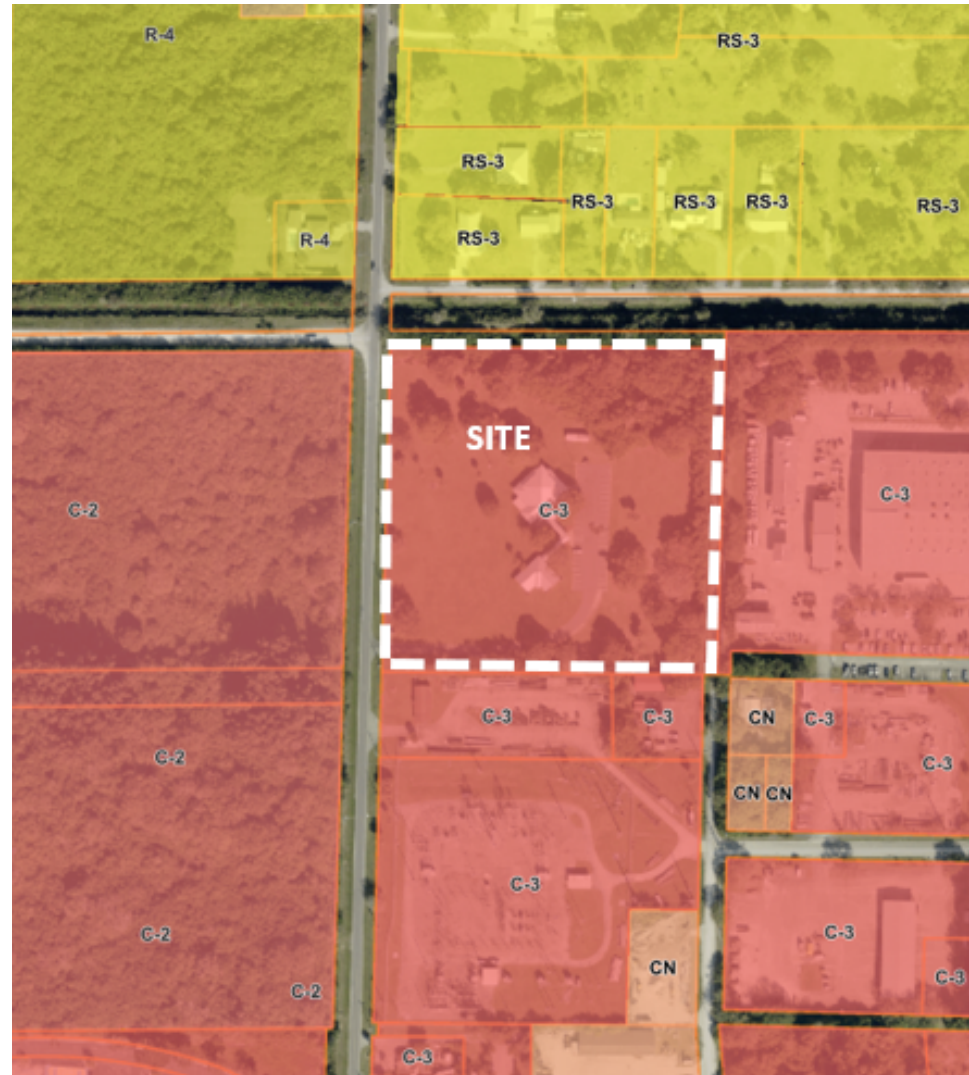
RM – Residential Medium

SLC Land Use

RU – Residential Urban, 4 du/ac



ZONING



Fort Pierce Zoning: C-3, General Commercial

A family shelter community centered on temporary housing (adult congregate living facility) is allowed by conditional use in the district.

Fort Pierce Zoning

C-2 – Neighborhood Commercial
C-3 – General Commercial
R-4 – Medium Density Residential

SLC Zoning

RS-3 – Residential Single Family, 3 du/ac
CN – Commercial Neighborhood

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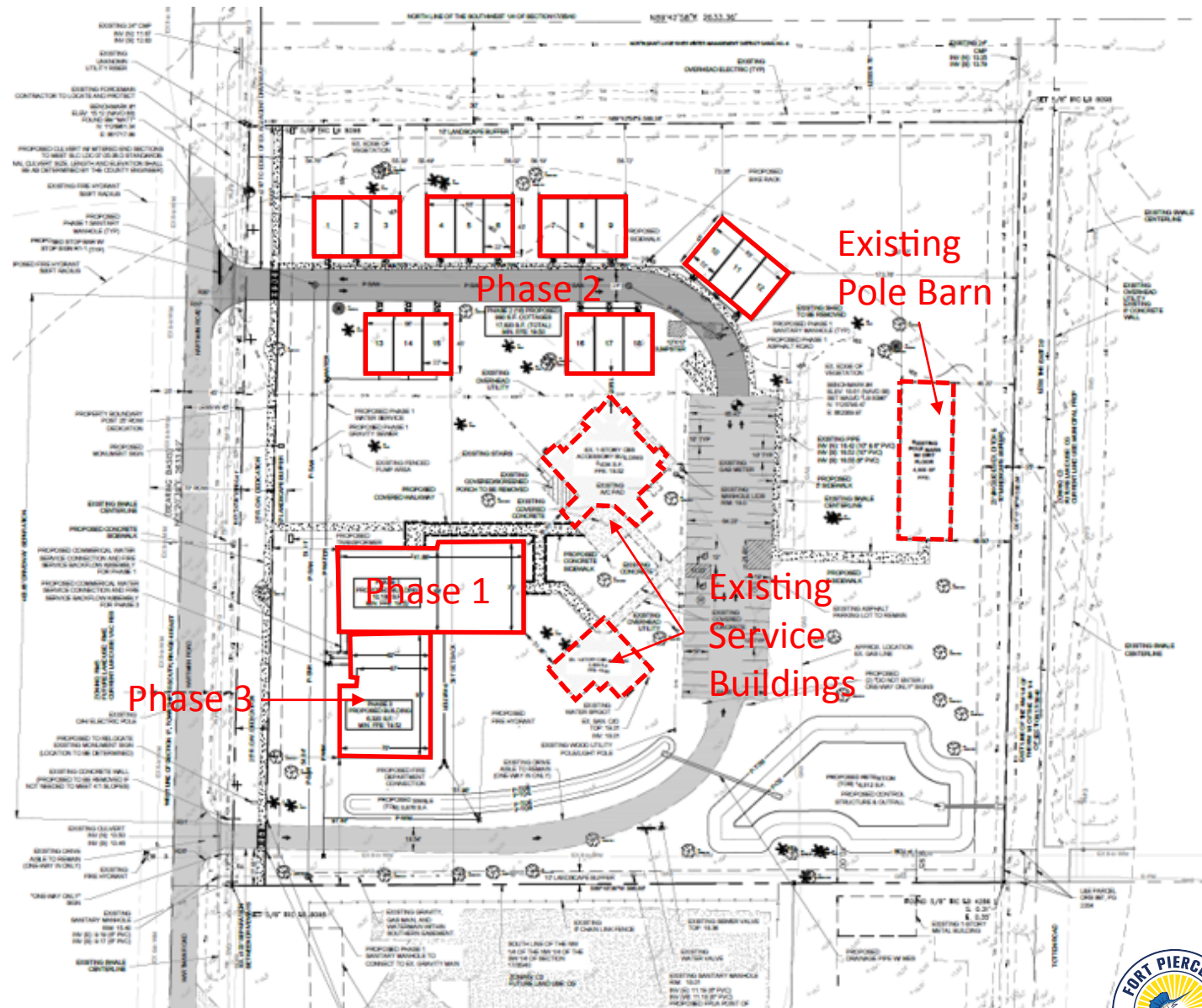
CONDITIONAL USE – ADULT CONGREGATE LIVING FACILITIES

Basic Use Standards	
Area, width, depth, yard and land coverage specifications met for multi-family developments.	YES
Maximum residential densities do not exceed Comprehensive Plan levels.	YES
No building closer than 20’ to any street or street right-of-way.	YES
Facility is not eligible for Innovative Residential Development.	YES
Three-fourths parking spaces provided for each dwelling unit.	YES



SITE PLAN

SITE DATA	
BLDG FOOTPRINT	41,883 SQ. FT.
EXISTING	7,563 SQ. FT.
PHASE 1	10,180 SQ. FT.
PHASE 2	17,820 SQ. FT.
PHASE 3	6,320 SQ. FT.
PAVING/PARKING	1.00 AC.
OPEN SPACE	5.78 AC.
DETENTION	0.38 AC.
BUILDING HEIGHT	30 FT.



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BUILDING DESIGN

COLOR	MARK	DESCRIPTION
	A	Exterior Doors/Frames Graceway Blue
	B	Stucco/Main Field Color Beige (match existing)
	C	Stucco Banding, Trim, Fascia + Window Frames White
	D	Metal Roof Grey (Match Existing)



NORTH ELEVATION



EAST ELEVATION

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TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed MAJOR SITE PLAN AMENDMENT WITH CONDITIONAL USE with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the application.



STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed MAJOR SITE PLAN WITH CONDITIONAL USE with the following conditions:

1. The Conditional Use and Site Plan approval are extended to Phase 1, Phase 2 and Phase 3 as shown on the site plan. Phase 2 of the project is subject to Major Design Review (architectural) due to the size of expansion / number of units. No building permits for Phase 2 may be issued until Major Design Review for Phase 2 has been approved.
2. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.
3. A Land Clearing permit is required prior to the issuance of a Land Development permit.
4. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of land clearing building permit through Development Plan Compliance Review.

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STAFF RECOMMENDATION

5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.
6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.
9. Prior to issuance of a Certificate of Occupancy, a maintenance plan and agreement signed by the owner and/or operating entity shall be submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.

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PLANNING BOARD ACTIONS

Alternative actions of the Planning Board:

- Recommend Approval with alternate conditions.

or

- Recommend Denial.





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