

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: PZSITE2026-00020
MAJOR SITE PLAN WITH CONDITIONAL USE
GRACE WAY VILLAGE
1780 HARTMAN ROAD

TO: PLANNING BOARD

THRU: KEV FREEMAN, PLANNING DIRECTOR

REVIEWER: CHRIS SUNESON, ASSISTANT PLANNING DIRECTOR

DATE: JULY 13, 2026

STAFF REPORT

Owner/Applicant: Grace Way Village, Inc. / Haley Ward, Inc.

Requested Action: 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.

Location: 1780 Hartman Road

Parcel ID(s): 2417-322-0001-000-2

Future Land Use: GC, General Commercial

Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
R-4 (FP) RS-3 (SLC)	C-3	C-3	C-2

Surrounding Future Land Use:

North	East	South	West
RM (FP) RU (SLC)	GC	GC	NC

Site Area: +/- 7.84 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request

The applicant has requested review and approval of 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.

The applicant proposes to construct the facilities over three phases: 1) Phase 1 – one (1) 10,180 sq. ft. facility containing 10 dwelling units, 2) Phase 2 – 6 buildings comprising 17,820 sq. ft. each containing 3 dwelling units of 990 sq. ft. each for a total of 18 dwelling units, and 3) Phase 3 – Expansion of the Phase 1 building with an additional 6,320 sq. ft. containing an additional 8 dwelling units.

The applicant is requesting Conditional Use approval for Adult Congregate Living Facilities under LDC Section 125-248.

Location

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

History

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 and new roofing was added in 2024.

Surrounding Development

The subject parcel is adjacent to FPUA facilities along its east and south boundaries. To the north and across a canal, low density, single-family dwellings are located along Whiteway Dairy Road. To the west and across Hartman Road, properties are vacant and undeveloped.

Future Land Use

The GC, General Commercial Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.



Figure 1: Site Location Map

The site contains two existing buildings containing 7,563 sq. ft. and the applicant proposes the addition of 34,320 sq. ft. over the three planned phases. The total building area of 41,883 sq. ft. results in an overall FAR of 0.122 based on 341,510.4 sq. ft. of land area. This falls below the GC designation's maximum floor area ratio (FAR) of 1.0

Based on proposed residential uses totaling 34,320 sq. ft., the residential allocation of floor space is 10.05% based on 341,510.4 sq. ft. of land area which is well below the maximum of 20% allowed under the GC land use designation.

Finally, the applicant proposes a total of 36 dwelling units resulting in a density of 4.59 du/ac based on a site area of 7.84 acres. This falls well below the maximum density for the land use category of 15 du/ac.

Zoning

The C-3, General Commercial zone is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities. The project's proposed use of a family shelter community centered on temporary housing (adult congregate living facility) is allowed by conditional use within the C-3 district.

Fort Pierce Land Use

GC – General Commercial
NC – Neighborhood Commercial
RM – Residential Medium

SLC Land Use

RU – Residential Urban, 5 du/ac



Figure 2: City/County Future Land Use Map



Figure 3: City/County Zoning

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

Conditional Use for Adult Congregate Living Facilities

LDC Section 125-248 governs conditional uses for adult congregate living facilities. Their purpose is to meet a need for facilities which provide housing and some personal services for people who do not require a nursing home or hospital care. The facilities are licensed and regulated by the State.

LDC Section 125-248 sets forth several basic use standards that adult congregate living facilities must meet.

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

Most important of these is that maximum residential densities may not exceed the level determined by the Comprehensive Plan. As discussed above, the GC, General Commercial land use provides for a maximum residential density of 15 du/ac. With 36 proposed dwelling units, the project will have a density of 4.59 du/ac.

Site Design

The site comprises approximately 7.84 acres and the existing and proposed buildings will cover 12.26% of the land area at ultimate build out. Pedestrian and vehicular circulation paving and parking areas will cover 12.76% of the land area, resulting in most of the site or 73.72% left to open space, landscape buffers, and stormwater detention facilities.

The applicant will phase construction of the facilities over time with initial construction of the first part of the family shelter facility comprising 10,180 sq.

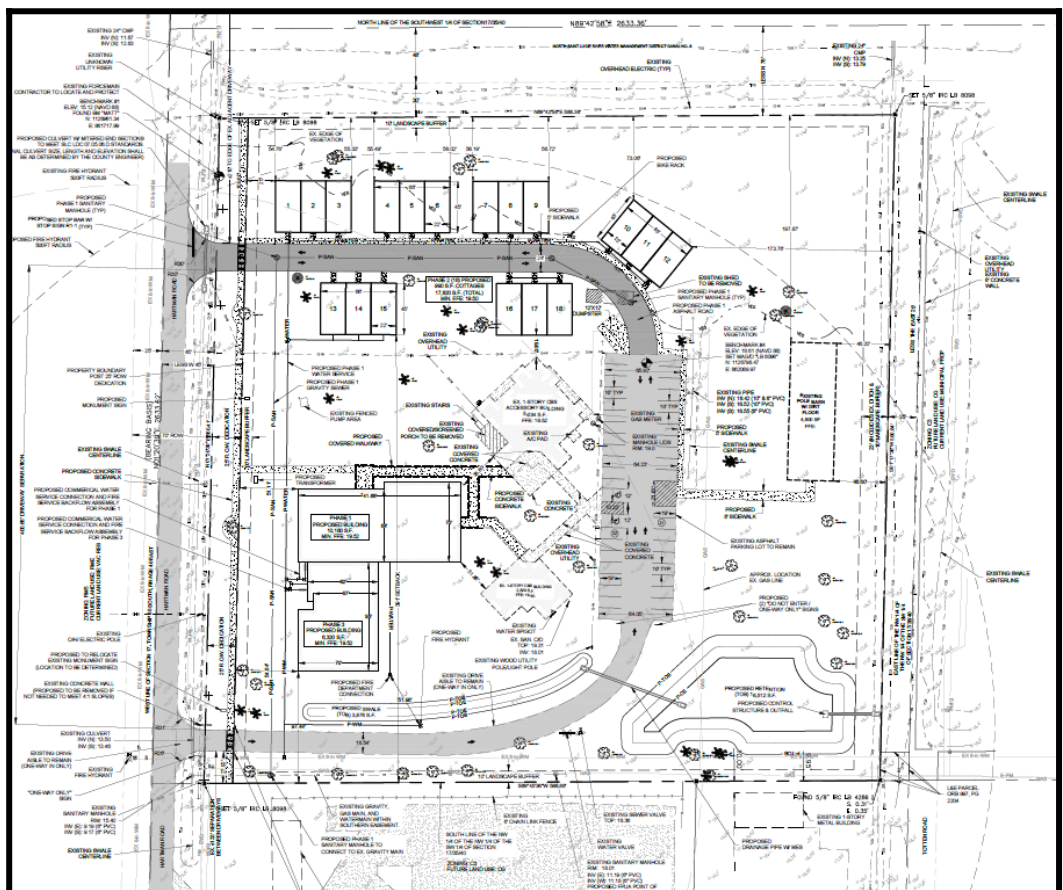


Figure 4: Site Plan

ft. that includes 10 dwelling units and support facilities. Phase 2 contemplates constructing six (6) buildings comprising 17,820 sq. ft. with each building containing three (3) dwelling units. In the final phase, the family shelter building will be expanded by 6,320 sq. ft. containing an additional 8 dwelling units and additional support facilities.

As part of the review process, the applicant has been required to dedicate right-of-way to Saint Lucie County for Hartman Road's expansion. The applicant will be constructing sidewalk along the site's western boundary within the donated right-of-way and providing a pedestrian connection from the right-of-way to proposed and existing facilities.

Vehicles enter the site either by the existing one-way drive at the south end of the site or a proposed two-way drive aisle at the north end of the site.

The site currently contains a total of 43 parking spaces and based upon the existing uses on site, is currently overparked by 10 spaces. With this application, the site is being refocused on more residential uses and can be thought of as a college campus or dormitory where the same users are occupying different site functions at different times. Based on this repurpose and LDC parking ratios, the existing 43 spaces will continue to provide sufficient vehicle parking.

Water and sewer connections to service the new buildings will be connected to existing mains along the southern property boundary.

Stormwater is designed to enter a vegetated swale south of the proposed and existing buildings and north of the existing driveway. It then flows to a retention facility with an outfall structure that drains into a canal under the jurisdiction of the North Saint Lucie River Water Control District.

Building Design

The existing Grace Way Village campus currently consists of two buildings. First, there is the "Café" which functions as a community meal distribution center. The other is the "Clothing Boutique" which allows families to shop for gently used apparel for children and teens free of charge. The boutique also contains offices for Grace Way Village administration. Both buildings and the covered walkways that connect them underwent reroofing in 2024. Both buildings exhibit yellow stucco and grey metal roofing.



This Florida Vernacular style will be expanded to the proposed buildings and help to unify the family shelter campus. Breezeway connections between the existing and proposed buildings help reinforce the Florida Vernacular style.



Figure 6: The "Clothing Boutique". Photo Credit - SLC Property Appraiser.

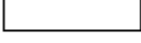
COLOR	MARK	DESCRIPTION
		Exterior Doors/Frames Graceway Blue
		Stucco/Main Field Color Beige (match existing)
		Stucco Banding, Trim, Fascia + Window Frames White
		Metal Roof Grey (Match Existing)

Figure 8: Proposed Building Materials and Colors.

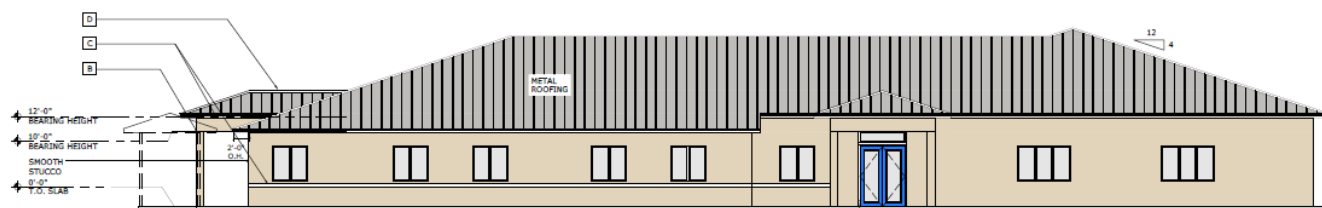


Figure 9: North Elevation – Family Shelter Phases 1 and 3

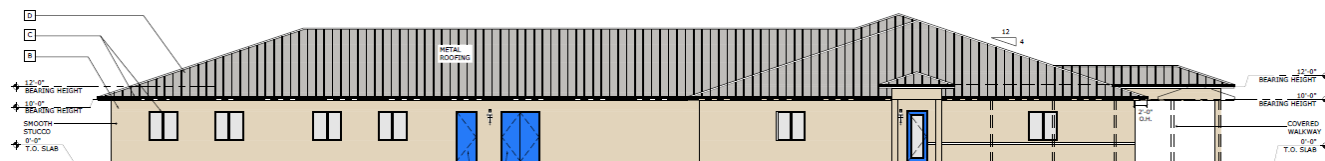


Figure 10: East Elevation – Family Shelter Phases 1 and 3



Figure 11: South Elevation – Family Shelter Phases 1 and 3



Figure 12: West Elevation (Hartman Road) – Family Shelter Phases 1 and 3

Landscape Design

The project provides Code required landscape buffers along all sides of the property with the appropriate number of trees and screening shrubs. The western landscape buffer along Hartman Road is limited in the selection of planting material due to the presence of overhead power lines. In the eastern buffer, Bald Cypress are utilized to provide a large screening buffer to the adjacent FPUA facilities.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Major Site Plan Amendment with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Major Site Plan Amendment.

Staff Recommendation

Staff recommends the Planning Board recommend approval of the proposed Major Site Plan with Conditional Use to the City Commission 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.*
- 5. A Saint Lucie County right-of-way permit will be required at time of 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.*