



**LETTER OF JUSTIFICATION**  
**Gordy Road Hickory Branch Properties**  
**Future Land Use Assignment**  
December 19, 2025

**SUBMITTAL REQUEST:**

On behalf of the Petitioner, Haley Ward is requesting an assignment of the Low-Density Residential (RL) Future Land Use designation for three (3) parcels totaling 126.29 acres in conjunction with the associated Annexation and Planned Development Rezone petition submittals.

The proposed residential development is located at 3601, 3605, and 3725 Gordy Road in St. Lucie County. The subject parcels are identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2326-413-0000-000-5	3601 Gordy Rd.	1.83	RS / RC	AG-1 / RC
2326-413-0001-000-2	3605 Gordy Rd.	93.66	RS / RC	AG-1 / RC
2326-434-0000-000-0	3725 Gordy Rd.	30.80	RS	AG-1
<b>TOTAL ACRES:</b>		<b>126.29*</b>		

The subject parcels, totaling approximately 126.29 acres, are currently within the jurisdiction of unincorporated St. Lucie County. The property currently has a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The property also includes split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

The proposal seeks to develop the vacant properties into a planned residential community consisting of 512 dwelling units, including 142 duplex-villa units and 370 single-family residential lots. The single-family lots consist of 154 forty-foot-wide lots and 216 fifty-foot-wide lots. This mix of housing types is intended to meet the needs of a diverse range of residents, addressing the growing demand for both single-family homes and more compact multi-family units in the area.

The surrounding parcels are within the jurisdiction of the City of Fort Pierce and unincorporated St. Lucie County. The subject parcels are designated by St. Lucie County's Agriculture-1 (AG-1) and Residential/Conservation (RC) Zoning Districts and the Residential Suburban (RS) and Residential/Conservation (RC) Future Land Use.



ADJACENT DEVELOPMENTS / ZONING & FUTURE LAND USE			
Location	Use	Zoning	Future Land Use
Subject Parcels	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1	Residential Suburban
North	Preserved Land	Residential/Conservation & Conservation Public	Residential/Conservation & Conservation Public
South	SFWMD Land Management	Agriculture-1	Special District
East	Preserved Land	Agriculture/Residential-1	Special District & Conservation Public
West	SFWMD Land Management	Agriculture-1	Special District

According to the St. Lucie County Comprehensive Plan, Future Land Use Element, the existing Residential Suburban (RS) land use designation allows for a maximum residential density of 2 du/1 acre. The RS land use does not provide intensity for non-residential development.

According to the St. Lucie County Comprehensive Plan, Future Land Use Element, the Residential Suburban (RS) land use category is intended to serve as a transitional area between agricultural areas and more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern, such as along the North Fork of the St. Lucie River and the Indian River Lagoon. The RS designation is intended for large-lot, single-family detached residential dwellings at a density of one (1) to two (2) units per gross acre. These areas are not required to be served by central utilities; however, when practical, service connections should be required. Limited non-residential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

According to the City of Fort Pierce Comprehensive Plan, Future Land Use Element, the Low-Density Residential (RL) land use designation allows for a maximum residential density of between 1 and 6.5 du/ac. The RL land use does not provide intensity for non-residential development.



According to the City of Fort Pierce Comprehensive Plan, Future Land Use Element, the Low-Density Residential (RL) land use is intended for parcels that are best suited for lower-density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses, including parks, churches, non-profit clubs, schools, and daycare facilities, shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU), and Low Density Residential (RI) categories.

**Future Land Use Assignment Request:**

The applicant is requesting an assignment of the Low-Density Residential Future Land Use designation for approximately 126.29 acres, in conjunction with the parent petitions for a voluntary annexation and PD Rezone.

**SUBMITTAL CHECKLIST:**

The following items are included in this submittal:

- |                              |                               |
|------------------------------|-------------------------------|
| 1. Project Narrative         | 5. Boundary / Topo Survey     |
| 2. Site Location Map         | 6. Property Deeds             |
| 3. Agent Authorization Forms | 7. School Board Capacity Form |
| 4. Preliminary Site Plan     | 8. Traffic Impact Analysis    |

***Based on the above information and the attached documents, the applicant respectfully requests an assignment of the Low-Density Residential Future Land Use designation.***

Sincerely,  
Haley Ward, Inc

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