



DESIGN REVIEW NARRATIVE
Gordy Road Hickory Branch Properties
Planned Development Rezone Petition
 December 30, 2025

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting design review approval for a Final Planned Development to be known as Gordy Road. The combined 129.29-acre subject site 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
TOTAL ACRES:		126.29*		

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

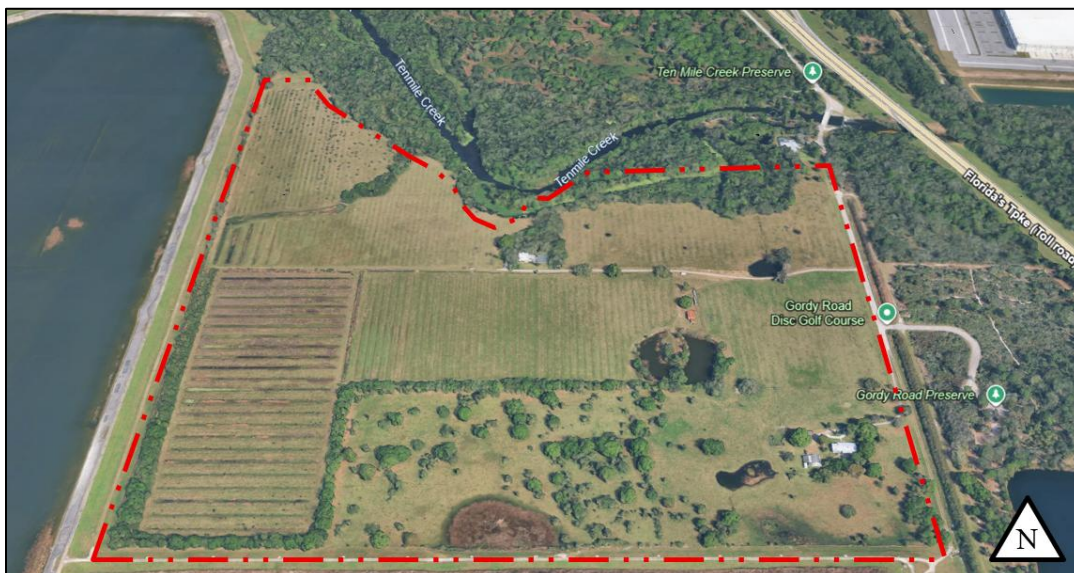


West	SFWMD Land Management	Agriculture-1	Special District
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The standards for Single Family, Townhome, and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development, or part of an Innovative Community Development.

DESIGN REVIEW:

- A. The design, including landscape features, is architecturally compatible with surrounding structures to be reasonably harmonious in landscaping, style, and color.

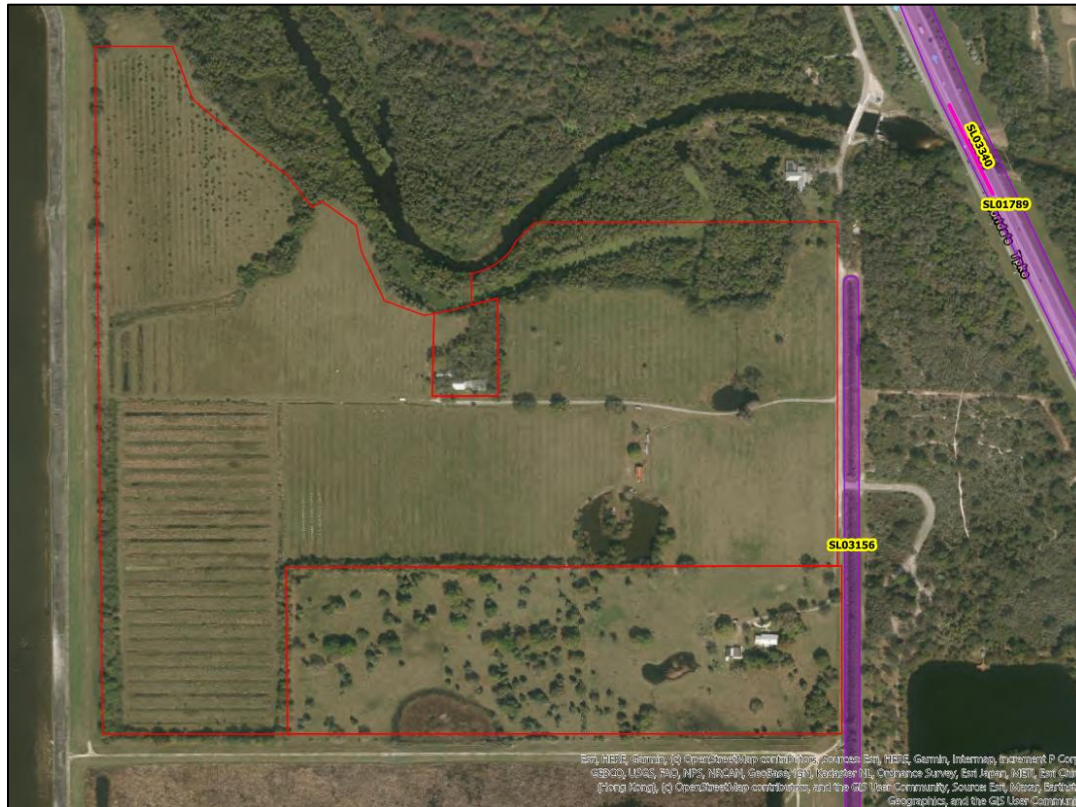


The architectural design of the residential development blends with the surrounding structures and environment. This area of St. Lucie County has traditionally been used for agricultural purposes and is bordered by preserved lands to the north and east.

- B. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district.



According to the email correspondence received on August 25, 2025, from the Florida Department of State, Division of Historical Resources, there are no recorded historical resources within the subject parcels.



The subject site is located west of the Florida Turnpike in St. Lucie County, and the surrounding areas have historically been used for agricultural purposes. The existing structures located on the subject parcels are depicted below.







- C. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or adversely impact existing scenic, natural, or historic beauty.

To preserve the current natural and scenic environment, approximately 12 acres of wetland habitat will be protected on-site, including the mixed-forest wetlands along Ten Mile Creek and the herbaceous, non-forested wetland in the southern area of the property. Preservation of these natural areas will help to enhance the quality of the surrounding area.

- D. The design avoids undue monotony in structural design features.

Building designs include recessed façades to provide visual relief and articulate building surfaces. Exterior finishes for single-family building types will consist of stucco, traditional siding, and/or stone. Building colors will consist of pastel and muted tones.

A variety of single-family building designs are proposed to avoid undue monotony in structural design features. Single-family units include one and two-story building types.

The proposed building façade provides recessed and projecting elements to provide visual relief. The design avoids monotony by offering a variety of color schemes for the building's surfaces, including siding (primary and accent), trim, shutters, and doors.





ELEVATION A - BB



ELEVATION A - WB





ELEVATION A - BB



ELEVATION A - WB









Based on the above information and the attached documents, the applicant respectfully requests approval of the Planned Development Rezone petition.

Sincerely,
Haley Ward, Inc

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