



LETTER OF JUSTIFICATION
Gordy Road Hickory Branch Properties
Voluntary Annexation
December 19, 2025

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting approval for a voluntary annexation for three (3) parcels totaling 126.29 acres. Additionally, the applicant is concurrently requesting City Commission approval for a Rezoning to the Planned Development zoning designation.

The subject properties are located at 3601, 3605, and 3725 Gordy Road in unincorporated 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 subject parcels, totaling approximately 126.29 acres, are currently within the unincorporated jurisdiction of St. Lucie County and include a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The parcels also include split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

The applicant is requesting annexation of the property into the City of Fort Pierce and the development approval for a planned residential community consisting of 492 dwelling units, including 370 single-family residential lots and 122 duplex villa units. 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 |

Comprehensive Plan:

The requested rezoning also complies with the City of Fort Pierce Comprehensive Plan's Goals, Objectives, and Policies.

1.11 Objective – Annexations: *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcels are situated to the west of the current Fort Pierce Utilities Authority service boundary and are within the St. Lucie County Urban Service Boundary (USB). According to the submitted letter from the St. Lucie County Utility Department, dated December 10, 2025, sufficient capacity exists to service the development with water and wastewater. Additional off-site improvements may be required to adequately service the site, depending on the projected utility demands.

1.11.1 Policy: The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

- A.** The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
- B.** The ability of the City to provide public services at the City's adopted levels of service;
- C.** Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and



- D. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The subject properties are located within the St. Lucie County Urban Service Boundary (USB). The applicant will enhance existing roadway standards through future right-of-way improvements on Gordy Road and turn-lane improvements at the intersection of Gordy Road and Okeechobee Road.

The subject parcels are within the jurisdiction of St. Lucie County and are contiguous to the municipal boundary for the City of Fort Pierce. The requested annexation will not create an enclave and is adjacent to the City's municipal boundary to the north of the site.

1.11.3 Policy: *Annexation Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.*

According to data obtained from the St. Lucie County Tax Collector website, the combined Ad Valorem assessment for the three (3) parcels was \$11,804.29. By utilizing the 2025 Millage Rates obtained from the St. Lucie County Tax Collector, the properties would be required to pay an Ad Valorem assessment of \$14,035.17. This is an increase in revenue of \$2,230.88. This is an 18.9% increase in the Ad Valorem assessment.

1.11.5 Policy: *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

A Future Land Use Amendment is not being requested in conjunction with the concurrently submitted Annexation petition. According to previous conversations with the City of Fort Pierce Planning Department, the Low-Density Residential Future Land Use is compatible with the existing Residential Suburban (RS) Future Land Use category currently assigned to the properties in St. Lucie County.

1.11.7 Policy: *Existing structures on newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.*

According to the Florida Department of State, Division of Historical Resources, the subject properties do not contain any historical resources. See the map below provided by the Florida Division of Historical Resources.

