

LETTER OF JUSTIFICATION
GraceWay Village
 Site Plan & Conditional Use Application
 March 20, 2026

REQUEST

On Behalf of the Owner, Haley Ward is requesting approval of a site plan and conditional use application for a project known as GraceWay Village located at 1780 Hartman Road. The subject property is located between Okeechobee Road and Orange Avenue, off of Hartman Road in the City of Fort Pierce. The intent of the site plan and conditional use approval is to allow for the development of temporary housing/facilities for families in need. The existing buildings on-site will remain and support the functions of their staff, families, and community. The site area is 7.84 acres and is identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2417-322-0001-000-2	1780 Hartman Road	7.84	GC	C-3

SITE LOCATION MAP





SITE CHARACTERISTICS

The subject property has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning district. It is the intent of this application to construct an Adult Congregate Living Facility (ACLF) as outlined in City of Fort Pierce Code of Ordinance Section 125-248. ACLF's are intended to meet a need for facilities which provide housing and some personal services for people who do not require nursing home or hospital care.

To the north of the subject property lies the right-of-way for Whiteway Dairy Road followed by single-family residences located within St. Lucie County. These properties have a Future Land Use Designation of RU, Residential Urban, 5 du/ac and lie within the RS-3, Residential, Single Family, 3 du/ac Zoning district.

To the east of the subject property lies the Fort Pierce Utilities Authority (FPUA) building. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial (C-3) Zoning district.

To the south of the subject property lies commercial tracts with a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial (C-3) Zoning district.

To the west of the subject property lies an undeveloped tract with a Future Land Use Designation of Neighborhood Commercial (NC) and Neighborhood Commercial (C-2) Zoning.

PROJECT INTENT

GraceWay Village serves residents in St. Lucie County, Florida, who struggle with poverty, food scarcity, homelessness, and other essential needs. They serve hot meals, provide clothing, and deliver life skills courses at no cost to community members in need.

The intent of this application is to expand GraceWay Village's operations to provide an ACLF, or "Family Shelter". This restorative living alternative will provide temporary and safe housing for families and their children facing unexpected, serious upheavals to their lives.

Families will be able to stay a designated amount of time depending on their specific circumstances. This flexibility allows sufficient time to recover from the events that led them to this stage. They also will be assessed by the GraceWay Village professional staff to determine if additional services and an extended stay could be warranted, moving them into restorative care where they can improve skills and form successful habits.

Based on the above and attached information, the applicant respectfully requests approval of the site plan and conditional use application to allow for the proposed development described above and be schedule for the next available Technical Review Committee (TRC) meeting.