PROJECT NARRATIVE & COVER LETTER

Kings Landing

Site Plan Amendment

May 27, 2025

REQUEST

On behalf of the petitioner, Haley Ward, Inc. is requesting approval of a site plan amendment to the previously approved Kings Landing development. The parcel is located east of N. 2nd Street and south of Moore's Creek in Fort Pierce, Florida. The subject parcels total approximately 7.06 acres.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2410-503-0041-020-4	Fort Pierce	CBD	PD
2410-503-0043-000-2	Fort Pierce	CBD	PD
2410-503-0020-000-5	Fort Pierce	CBD	PD
2410-503-0019-010-8	Fort Pierce	CBD	PD
2410-503-0019-000-5	Fort Pierce	CBD	PD
2410-503-0034-000-6	Fort Pierce	CBD	PD
2410-503-0036-010-3	Fort Pierce	CBD	PD
2410-503-0030-000-8	Fort Pierce	CBD	PD
TOTAL ACREAGE:	**7.06 Acres**		

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD). The Major Site Plan for Kings Landing was approved on February 10, 2022. A minor site plan amendment was approved by the City of Fort Pierce Planning Department on July 21, 2023 for changes to the Villas site layout and residential unit type on the north side of Moore's Creek. A site plan extension was granted as allowed under Senate Bill 250 which extended the expiration of this site plan to July 20, 2028. The applicant is proposing revisions to the plan which includes a reconfiguration of the buildings / uses proposed in this mixed-use development. The proposed

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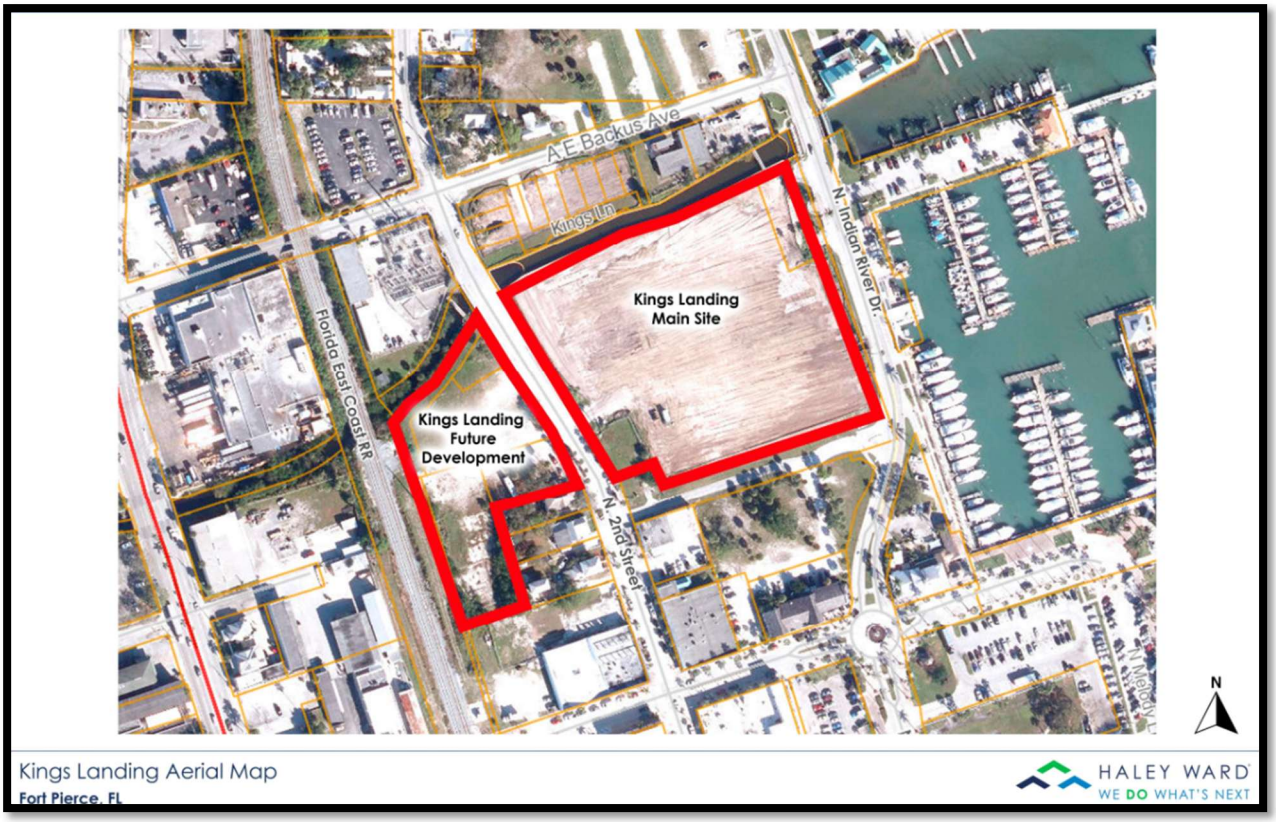
development maintains the general character, scope of uses, arrangement of building elevations (rising to the east direction) as the originally approved site plan. Please see architectural package contained in the submitted Design Review for further building details.

Aerial Map



North of the parcels lies Moore's Creek followed by a residential development known as Villas at Kings Landing. The Villas at Kings Landing are no longer associated with this amendment. Those parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

South of the subject parcel lies the right of way of Avenue "B" followed by a commercial parcel to the southwest and an undeveloped parcel to the southeast which have a Future Land Use designation of Central Business District (CBD). The southwest parcel has a Zoning designation of Central Commercial

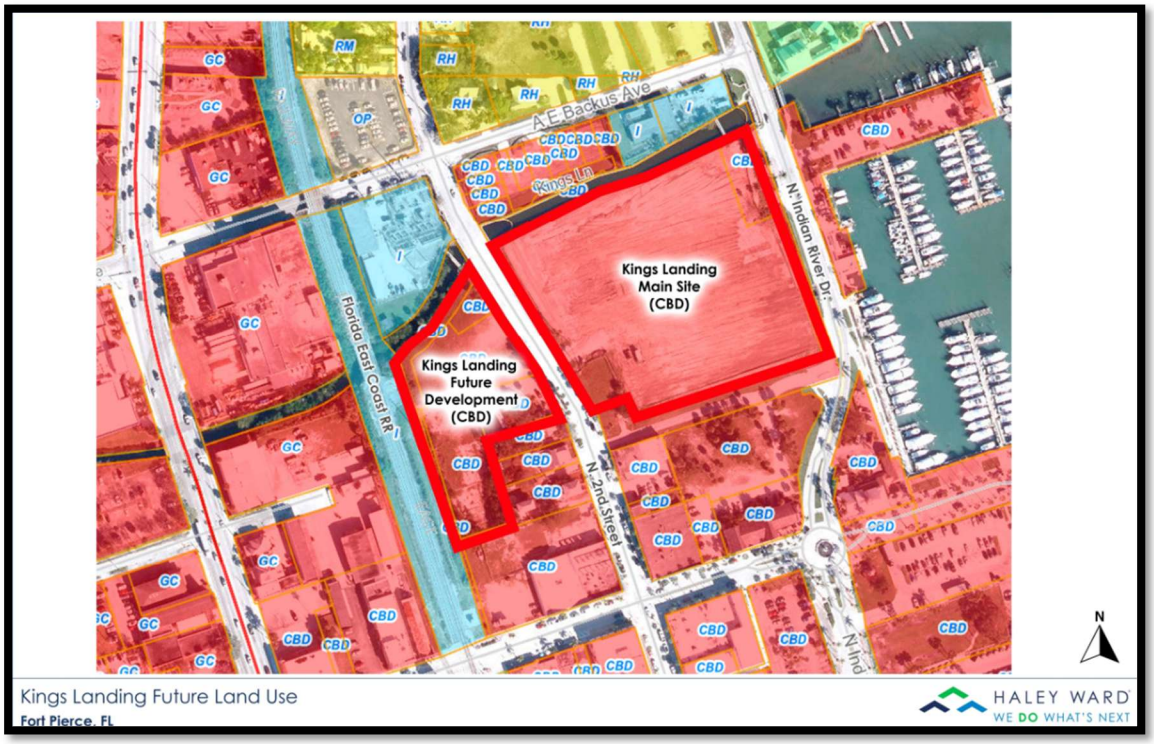
Zone (C-4) and the parcel to the southeast has a Zoning designation of Planned Development (PD).

East of the subject parcel lies the right of way of North Indian River Drive followed by the Fort Pierce Marina. The Marina has a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Unit Redevelopment (PUR).

West of the main Kings Landing parcels lies the right-of-way of N. Second Street. West of the right-of-way lies parcels owned by the petitioner and slated for future development.

West of the future development parcels (as noted in the above noted aerial map) lies the Florida East Coast Railroad. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial (I-1). West of the railroad lies developed commercial parcels. These parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of General Commercial (C-3).

Future Land Use Map



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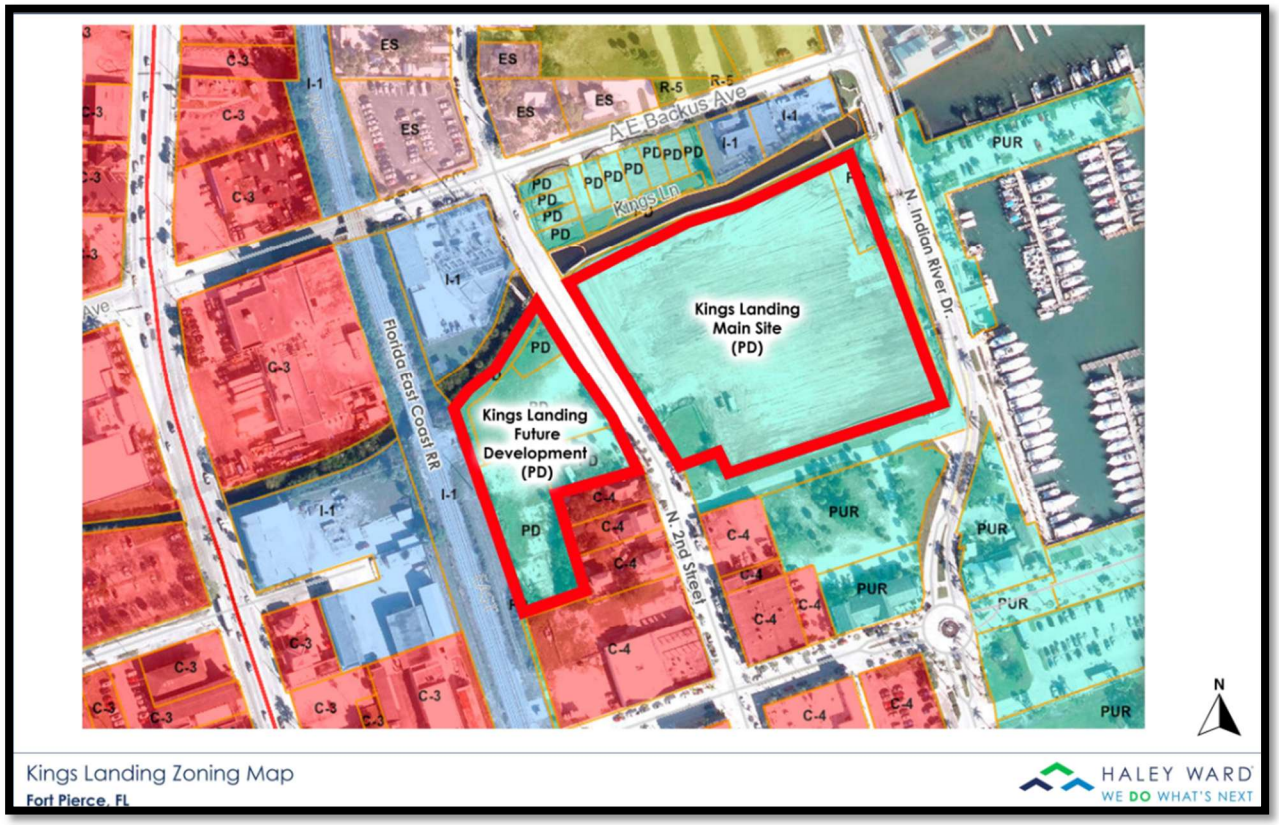
Zoning Map



DEVELOPMENT REVIEW REQUIREMENTS

Section 125-313(a)(3) of the City of Fort Pierce Code of Ordinances identifies the requirements for Major and Minor Site Plan Applications. The attached materials meet all of the requirements of Section 125-313.

1) **The legal description for the proposed development is as follows:**

PARCEL A:
BEING A PARCEL OF LAND LYING IN BLOCK "A", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND/ STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 254.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID MAP OF FORT PIERCE, SAID CORNER BEING THE POINT OF BEGINNING; THENCE NORTH 18°44'11" WEST, ALONG THE WEST LINE OF LOTS 2 AND 1 AND EAST RIGHT-OF-WAY LINE OF SAID 2ND/ STREET A DISTANCE OF 69.41 FEET TO A POINT OF INTERSECTION WITH

THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND/ STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORES CREEK; THENCE ALONG SAID BULKHEAD THE FOLLOWING (5) COURSES AND DISTANCES: NORTH 56°42'22" EAST, A DISTANCE OF 44.68 FEET; THENCE NORTH 65°10'23" EAST, A DISTANCE OF 179.28 FEET; THENCE NORTH 74°04'13" EAST, A DISTANCE OF 71.16 FEET; THENCE NORTH 63°51'02" EAST, A DISTANCE OF 224.31 FEET; THENCE NORTH 61°33'56" EAST, A DISTANCE OF 29.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE-WIDTH RIGHT-OF-WAY), AS SHOWN ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 94500, LAST REVISED OCTOBER 5, 1960; THENCE SOUTH 18°43'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 491.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 2, AND LOT 3, SAID BLOCK F; THENCE SOUTH 71°18'49" WEST, ALONG SAID EASTERLY PROLONGATION, AND THE SOUTH LINE OF SAID LOT 3, AND 2, A DISTANCE OF 457.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.266 ACRES (229,381.98 SQUARE FEET), MORE OR LESS.

TOGETHER WITH PARCEL C (WEST):

A PARCEL OF LAND BEING LOTS 5 AND 6 OF BLOCK "E", PORTIONS OF LOTS 7 AND 8 OF BLOCK "E", A PORTION OF AVENUE "B" AS SHOWN ON AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189 TOGETHER WITH LOT 1 AND THE WEST 3.50 FEET OF LOT 2 OF THE NEW SUBDIVISION BLOCK E OF AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED SOUTH 71°18'49" WEST, ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF BLOCK "E" AND ALONG SAID SOUTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BLOCK LINE SOUTH 71°25'01" WEST, A DISTANCE OF 8.93 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AS SHOWN ON THE STATION MAP, SOUTHERN DIVISION, FLORIDA EAST COAST RAILWAY COMPANY FLAGLER SYSTEM STATION 12741+93.7 TO STATION 12796+90.0, DATED SEPTEMBER 5, 1944; THENCE NORTH 18°21'33" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 400.00 FEET A POINT ON THE NORTH LINE OF LOT 7, SAID BLOCK "E", SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "B", BEING FORMERLY KNOWN AS TROPICAL AVENUE AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 65.00-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 71°18'49" WEST, A DISTANCE OF 42.46 FEET; THENCE NORTH 18°49'01" WEST, A DISTANCE OF 65.00 FEET; THENCE NORTH 71°18'49" EAST, A DISTANCE OF 40.00 FEET;THENCE NORTH 18°49'01" WEST, A DISTANCE OF 72.51 FEET TO A POINT ON THE SOUTH TOP OF BANK OF MOORES CREEK; THENCE ALONG SAID SOUTH TOP OF BANK THE

FOLLOWING (4) COURSES AND DISTANCES: NORTH 49°57'34" EAST, A DISTANCE OF 64.50 FEET; THENCE NORTH 33°59'38" EAST, A DISTANCE OF 70.44 FEET; THENCE NORTH 31°08'29" EAST, A DISTANCE OF 82.06 FEET; THENCE NORTH 0°15'54" EAST, A DISTANCE OF 14.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ADJUSTED 2ND/ STREET (A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY); THENCE SOUTH 32°17'09" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2ND/ STREET AS SHOWN ON AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°44'11" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.92 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 146.50 FEET TO A POINT OF INTERSECTION WITH A LINE LYING AND BEING 3.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 2, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID LOT 2, SAID LINE ALSO BEING THE NORTH LINE OF LOT 3, SAID BLOCK "E"; THENCE SOUTH 71°18'49" WEST, ALONG SAID NORTH LOT LINE, A DISTANCE OF 3.50 FEET TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH 18°44'11" EAST, ALONG THE WEST LINE OF LOTS 3 AND 4 AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 115.00 FEET TO A POINT ON A LINE LYING AND BEING 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET, FORMERLY KNOWN AS PALM TERRACE ON THE AFOREMENTIONED AARON LEE'S MAP OF FORT PIERCE (A 50.00-FOOT-WIDE RIGHT-OF-WAY; THENCE SOUTH 71°18'49" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 9, SAID BLOCK "E"; THENCE SOUTH 18°44'11" EAST, ALONG SAID PROLONGATED LINE AND WEST LINE OF LOT 9 A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.799 ACRES (78,361.87 SQUARE FEET), MORE OR LESS.

2) Name of ownership

Audubon Development, Inc.
184 Sunset Ave, # 38
Palm Beach, FL 33480

3) Development timeline

As outlined in the Third Amendment to Amended and Restated Agreement for Development of Kings Landing dated April 8, 2025, please see below development times:

- Phase 1 to be completed no later than July 11, 2028.
- Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no

later than May 19, 2027 and completion of Phase 2 no later than May 29, 2029.

- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028 and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.

4) Phasing

Though the Third Amendment to Amended and Restated Agreement for Development of Kings Landing reflects three (3) phases, the developer intends to complete construction in two (2) phases.

- Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spile road and supporting core infrastructure for Kings Landing.
- Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.
- Phase 3: Parcels west of 2nd Street are proposed as "future development" until such time a formal site plan and uses can be developed.

Based on the above and attached information, the applicant respectfully requests review and approval of the requested site plan amendment for Kings Landing.

Z:\EDC-2025\25-114 - Kings Landing Main Site - Bill Ware\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-05-22_Kings_Landing_SPA_Justification_Statement_25-114.docx