

## Statement of Planned Development Benefits

**Project Name:** West Orange Planned Development

**Location:** 5220 Orange Avenue.

**Parcel ID:** 2407-211-0001-000-0

2407-212-0001-000-3

2407-231-0000-000-5

2407-241-0001-000-3



October 2025

This Statement of Benefits is provided in support of the **Final Planned Development (PD) submittal** for the *West Orange PD* located along Orange Avenue in the City of Fort Pierce. The property, encompassing approximately **56.62 acres**, is currently zoned **Planned Development (PD)** and has received its preliminary approval under Ordinance No. *23-013*.

The purpose of this submittal is to present the final site design, phasing plan, and associated improvements consistent with the approved PD framework. The final plan continues to uphold the intent and character of the previously approved development while providing meaningful community, infrastructure, and economic benefits to the City and its residents.

### Public Benefits

#### 1. Expansion of the City's Housing Supply:

The project will provide approximately **450 new townhome units**, offering a range of modern and attainable housing options within the City of Fort Pierce. This addition directly supports the City's ongoing efforts to increase its housing inventory and provide diverse residential opportunities that respond to local demand.

#### 2. Transportation and Access Improvements:

A **new deceleration lane on Orange Avenue** is proposed to facilitate safe and efficient entry into the development. This improvement enhances overall traffic operations, reduces turning conflicts, and contributes to the safety of both residents and the traveling public.

#### 3. School Bus Safety and Accessibility:

A **dedicated school bus stop area** has been incorporated within the plan to provide a safe, off-street location for student pick-up and drop-off. This feature minimizes interaction with Orange Avenue traffic and improves overall child safety and circulation within the community.

#### 4. Stormwater Management and Environmental Quality:

The PD integrates a comprehensive **stormwater management system**, including both lakes and dry retention areas. These features ensure proper drainage, improve water quality, and enhance the visual environment of the neighborhood while meeting all regulatory standards.

#### 5. Open Space, Recreation, and Amenities:

The community includes multiple **open space areas, pocket parks, and a central clubhouse with pool**, offering residents recreational and social opportunities within walking distance of their homes. These privately maintained amenities lessen the burden on public parks and contribute to the long-term quality of life within the PD.

#### 6. Landscape Buffer and Neighborhood Compatibility:

A **36-foot-wide landscape buffer** is provided along portions of the property where overhead utility lines exist. This enhanced buffer not only accommodates the existing easement but also strengthens screening and privacy between the PD and adjacent uses. The additional width allows for layered plantings, improving both aesthetics and environmental function.

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## **Developer Benefits**

### **1. Implementation of a Cohesive Master-Planned Community:**

As an already approved PD, this final submittal ensures a unified and consistent design across all project phases. The master-planned approach promotes architectural harmony, integrated landscaping, and coordinated infrastructure delivery.

### **2. Orderly Phased Development:**

The project is structured to be built in multiple phases, allowing development to proceed in a logical sequence aligned with infrastructure completion and market demand. This approach benefits both the City and the developer by ensuring timely provision of improvements and community amenities.

### **3. Predictable and Coordinated Implementation:**

The PD approval process establishes clear standards for layout, access, landscaping, and amenities. This results in a predictable development outcome that reflects the City's planning goals and gives the developer a reliable framework for construction and future operations.

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## **Conclusion**

The Final PD submittal for *West Orange* represents a well-planned, high-quality residential community spanning **56.62 acres** that aligns with the City of Fort Pierce's objectives for smart growth, safety, and livability. The project delivers tangible public benefits—expanded housing, roadway and safety improvements, enhanced stormwater systems, generous open space, and aesthetic buffering—while fulfilling the vision of a cohesive, thoughtfully designed neighborhood.