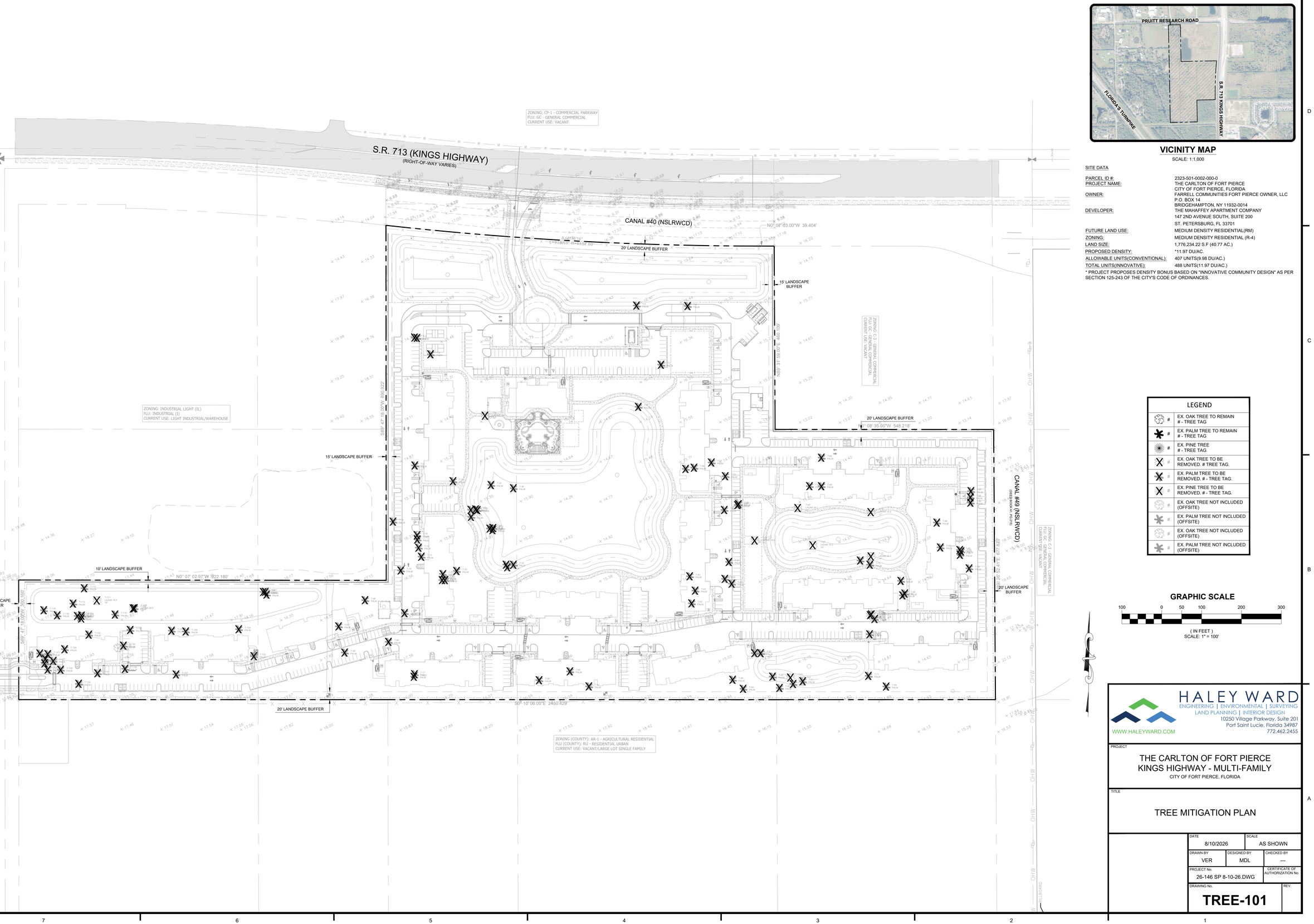


VICINITY MAP

SCALE: 1:1,000

SITE DATA

PARCEL ID #:	2323-501-0002-000-0
PROJECT NAME:	THE CARLTON OF FORT PIERCE CITY OF FORT PIERCE, FLORIDA
OWNER:	FARRELL COMMUNITIES FORT PIERCE OWNER, LLC P.O. BOX 14 BRIDGEHAMPTON, NY 11932-0014
DEVELOPER:	THE MAHAFFEY APARTMENT COMPANY 147 2ND AVENUE SOUTH, SUITE 200 ST. PETERSBURG, FL 33701
FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL(RM)
ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
LAND SIZE:	1,776,234.22 S.F (40.77 AC.)
PROPOSED DENSITY:	*11.97 DU/AC.
ALLOWABLE UNITS(CONVENTIONAL):	407 UNITS(9.98 DU/AC.)
TOTAL UNITS(INNOVATIVE):	488 UNITS(11.97 DU/AC.)

* PROJECT PROPOSES DENSITY BONUS BASED ON "INNOVATIVE COMMUNITY DESIGN" AS PER SECTION 125-243 OF THE CITY'S CODE OF ORDINANCES.

LEGEND

#	EX. OAK TREE TO REMAIN # - TREE TAG
#	EX. PALM TREE TO REMAIN # - TREE TAG
#	EX. PINE TREE # - TREE TAG
#	EX. OAK TREE TO BE REMOVED. # TREE TAG.
#	EX. PALM TREE TO BE REMOVED. # - TREE TAG.
#	EX. PINE TREE TO BE REMOVED. # - TREE TAG.
#	EX. OAK TREE NOT INCLUDED (OFFSITE)
#	EX. PALM TREE NOT INCLUDED (OFFSITE)
#	EX. OAK TREE NOT INCLUDED (OFFSITE)
#	EX. PALM TREE NOT INCLUDED (OFFSITE)

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
SCALE: 1" = 100'

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE

TREE MITIGATION PLAN

DATE: 8/10/2026		SCALE: AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL	CHECKED BY: ---
PROJECT No.: 26-146 SP 8-10-26.DWG		CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: TREE-101		REV.

FILE LOCATION: I:\CES.LOCAL\FILES\PROJECTS\FL\31283\4-MAHAFFEY, APARTMENT_COMPANY\26-146 - MOVED 2\31283\4-MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWG\SP8-146 SP 8-10-26.DWG, 2026.08.11, 8:26 AM
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PALMS REMOVED		PALMS REMOVED		PALMS REMOVED	
TREE #	TYPE	TREE #	TYPE	TREE #	TYPE
T-1	PALM	T-53	PALM	T-117	PALM
T-2	PALM	T-54	PALM	T-118	PALM
T-3	PALM	T-55	PALM	T-119	PALM
T-5	PALM	T-57	PALM	T-120	PALM
T-6	PALM	T-58	PALM	T-121	PALM
T-7	PALM	T-59	PALM	T-122	PALM
T-8	PALM	T-60	PALM	T-123	PALM
T-9	PALM	T-62	PALM	T-124	PALM
T-10	PALM	T-63	PALM	T-125	PALM
T-11	PALM	T-64	PALM	T-126	PALM
T-12	PALM	T-66	PALM	T-127	PALM
T-13	PALM	T-68	PALM	T-128	PALM
T-14	PALM	T-69	PALM	T-129	PALM
T-15	PALM	T-71	PALM	T-130	PALM
T-16	PALM	T-72	PALM	T-131	PALM
T-17	PALM	T-73	PALM	T-132	PALM
T-18	PALM	T-76	PALM	T-134	PALM
T-19	PALM	T-78	PALM	T-135	PALM
T-20	PALM	T-82	PALM	T-136	PALM
T-21	PALM	T-83	PALM		
T-22	PALM	T-84	PALM		
T-23	PALM	T-85	PALM		
T-24	PALM	T-86	PALM		
T-25	PALM	T-87	PALM		
T-26	PALM	T-88	PALM		
T-27	PALM	T-89	PALM		
T-28	PALM	T-90	PALM		
T-29	PALM	T-91	PALM		
T-30	PALM	T-92	PALM		
T-31	PALM	T-93	PALM		
T-32	PALM	T-94	PALM		
T-33	PALM	T-95	PALM		
T-34	PALM	T-96	PALM		
T-35	PALM	T-97	PALM		
T-36	PALM	T-98	PALM		
T-37	PALM	T-100	PALM		
T-38	PALM	T-101	PALM		
T-40	PALM	T-102	PALM		
T-41	PALM	T-103	PALM		
T-42	PALM	T-104	PALM		
T-43	PALM	T-105	PALM		
T-44	PALM	T-106	PALM		
T-45	PALM	T-107	PALM		
T-46	PALM	T-108	PALM		
T-47	PALM	T-110	PALM		
T-48	PALM	T-112	PALM		
T-49	PALM	T-113	PALM		
T-50	PALM	T-114	PALM		
T-51	PALM	T-115	PALM		
T-52	PALM	T-116	PALM		

TREES REMOVED	
TREE #	TYPE/DBH
T-4	LAOAK 14.1"
T-56	LAOAK 18.6"
T-61	LAOAK 14.9"
T-65	LAOAK 24.1"
T-67	LAOAK 16.2"
T-74	LAOAK 17.9"
T-75	LAOAK 14.1"
T-77	LAOAK 22.2"
T-79	LAOAK 18.9"
T-109	LAOAK 26.5"
T-111	LAOAK 19.5"
T-133	LIOAK 26"

SITE TREE SUMMARY

TYPE OF TREE	TOTAL # TREES	TOTAL SIZE DBH(INCHES)	PRESERVATION CREDIT	REQUIRED MITIGATION
TREES PRESERVED TREES TO BE REMOVED	0 12	0 233	0 0	0 233
PALM TREES TO BE PRESERVED PALM TREES TO BE REMOVED	0 119	N/A N/A	0 0	0 119
TOTAL # OF TREES: 131 TOTAL # OF TREES MITIGATED: 131				

TOTAL PROJECT TREE MITIGATION

TOTAL TREE MITIGATION
MITIGATION RATIO = 1:1 (DBH)

+ 0 (TREES TO BE PRESERVED)
- 233 (TREES TO BE REMOVED)
- 233 MITIGATION CREDITS

TOTAL PALM TREE MITIGATION
MITIGATION RATIO = 1:1

+ 0 (PALM TREES TO BE PRESERVED)
- 119 (PALM TREES TO BE REMOVED)
- 119 MITIGATION CREDITS

TREE NOTES:

1. PALM TREES HAVE A CLEAR TRUNK HEIGHT OF 10' OR GREATER.
2. OAK & PINE TREES ARE MEASURED @ (DBH) 4½' ABOVE GRADE.
3. PER CITY OF FORT PIERCE REQUIREMENTS ALL EXISTING PALM TREES THAT ARE IN GOOD CONDITION THAT DO NOT REMAIN IN PLACE MUST BE RELOCATED/REPLANTED ON THE SITE.

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PROJECT
THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
TREE MITIGATION PLAN

DATE	SCALE
8/10/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	---

PROJECT No. 26-146 SP 8-10-26.DWG
CERTIFICATE OF AUTHORIZATION No.
DRAWING No. TREE-102
REV.

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\FL\2013\2844.MAHAFFEY_APARTMENT_COMPANY\26-146 - MOYED 2013284 MAHAFFEY - KINGS HIGHWAY MULTI FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 8-10-26.DWG, 2026.08.11, 8:29 AM
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