WEST ORANGE – FINAL PD
PD2025-00006

100 S. 2nd Street
Fort Pierce, FL 34950

STATEMENT

Following the Planning Board meeting on September 17th, at which the West Orange Final PD received unanimous approval, we decided to proactively address two areas brought up by Planning Board members: Landscaping and Traffic. Please see our comments on these two areas.

1. Is it possible to add additional landscape buffering on the east side that abuts the residential properties.

We believe it is a good request and so we are increasing the existing 10' landscape buffer to 15'. We would like to have the City Commission add a new condition stating that a 15' continuous landscape buffer will be provided adjacent to the two residential properties on the east side.

See Exhibit 1 – Green line shows the additional landscape buffering.

Proposed New Condition by City Commission: Provide a 15 foot continuous landscape buffer on the property boundary adjacent to the two residential homes.

2. Does the applicant have information related to the impact of traffic on Orange, etc. and

As staff is aware, we already provided information related to our full traffic study and in relationship to meetings with FDOT. In addition, we are providing the additional traffic support statement to aid in understanding all of the traffic related studies we have performed on the project. Please see - Exhibit 2. *Note, this is not a new report, just a statement about what was already provided to better assist the reader with the previously submitted reports.

No New Conditions necessary

Sincerely,

Tod Mowery, AICP
President
Redtail DG
The Galleria Building
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 Office
Www.Redtaildg.com

EXHIBIT 1
LANDSCAPE BUFFERS

EXHIBIT 1

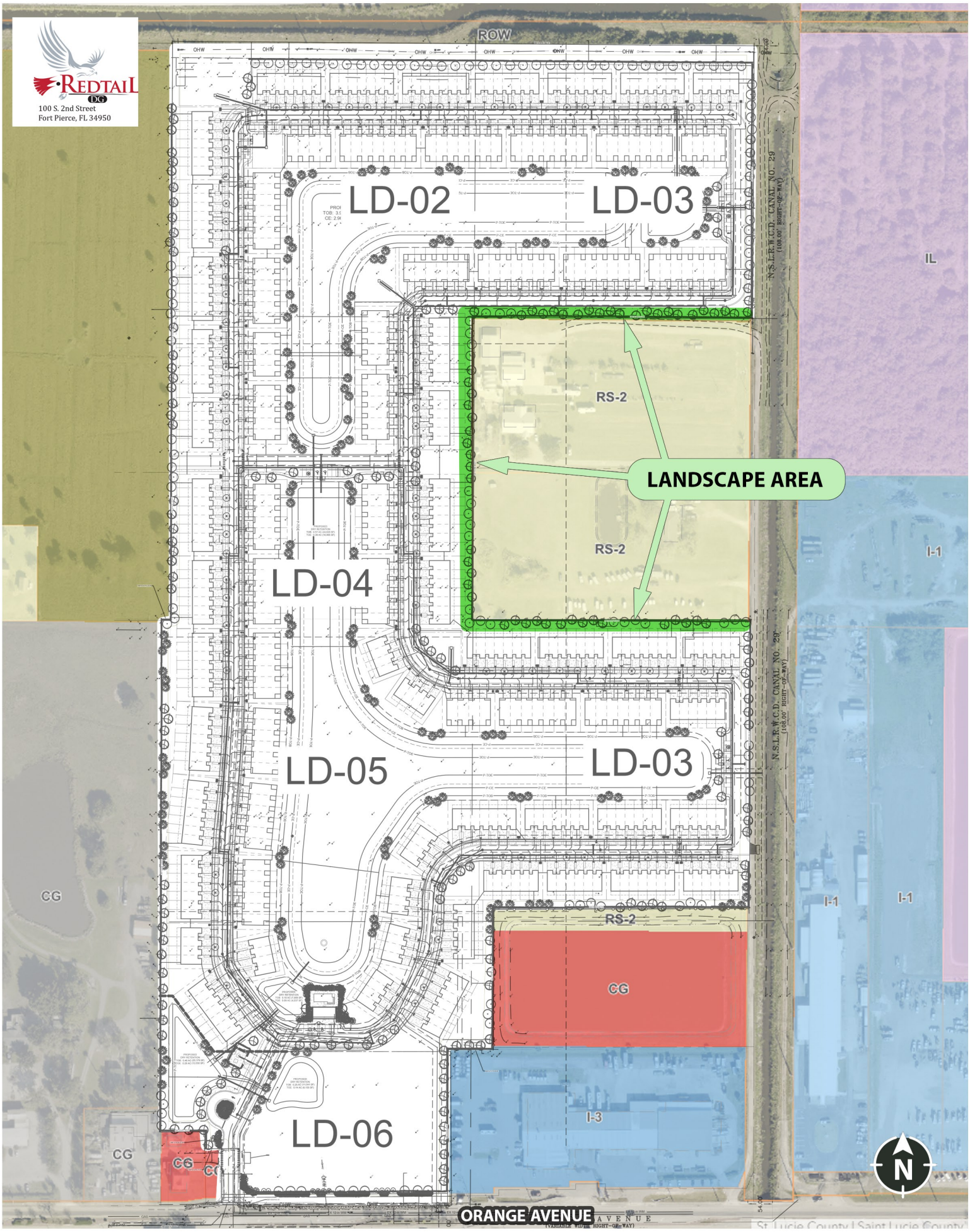

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950
ROW
LD-02
LD-03
LD-04
LD-05
LD-03
LD-06
RS-2
RS-2
RS-2
LANDSCAPE AREA
CG
CG
CG
CG
I-3
IL
I-1
I-1
I-1
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
ORANGE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
St. Lucie County | Saint Lucie County
N

EXHIBIT 2

TRAFFIC ENGINEER'S STATEMENT

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.**jfogroupinc**.com

September 29, 2026 *Sent via e-mail: avedoncompany@gmail.com*

Kevin Freeman
Planning Director
100 N U.S. Highway 1
Fort Pierce, FL 34950

Re: West Orange PD (Ft Pierce) • PD2025-00006
PLANNING BOARD • TRAFFIC ENGINEERING COMMENTS
Parcel IDs 2407-211-0001-000-0/-212-0001-000-3/-231-0000-000-5/-241-0001-000-3

Dear Kev,

During the September 17, 2026 Planning Board hearing, a local resident expressed concerns regarding the potential effects of the proposed West Orange PD project on traffic operations in the surrounding area, including roadway capacity, the need for roadway improvements, and overall traffic conditions. The traffic study prepared for the application and submitted to both FDOT and the City directly addresses these concerns and evaluates the project's potential traffic impacts based on the applicable traffic engineering standards and methodologies.

The project proposes 450 townhomes and is expected to generate approximately 2,795 daily trips, including 170 AM peak-hour trips (41 inbound / 129 outbound) and 223 PM peak-hour trips (138 inbound / 85 outbound). The project's first connection to the major roadway network is at the existing intersection of Orange Avenue and Vista Court, located between Jenkins Road and Hartman Road. Because Orange Avenue is a State Road, any improvements along this corridor must be reviewed and approved by the Florida Department of Transportation (FDOT).

As documented in the traffic study, the only roadway segment expected to experience a significant impact—defined as more than one percent of the adopted level-of-service threshold—is the portion of Orange Avenue between Jenkins Road and Hartman Road. All other major roadway segments within the study area are projected to consume less than five percent of their adopted level-of-service capacity.

The traffic study demonstrates that even the significantly impacted roadway segment will continue to operate at the adopted Level of Service at project buildout, provided the improvements identified by FDOT are implemented. FDOT has conceptually approved maintaining the existing eastbound left-turn lane at Orange Avenue and Vista Court, subject to certain modifications that will be finalized during the FDOT permitting process. In addition, the site plan incorporates a westbound right-turn lane at this intersection, as required by FDOT, which will also be permitted through FDOT.

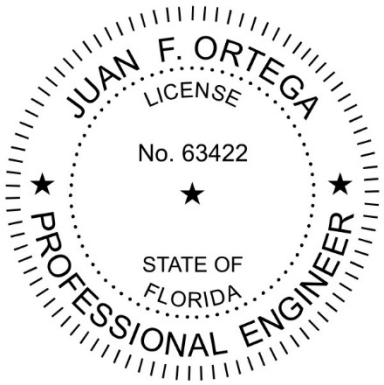
Therefore, the traffic impact analysis demonstrates that the project traffic can be accommodated by the surrounding roadway network while maintaining the adopted Level of Service, subject to implementation of the applicable improvements identified by FDOT and already incorporated into the proposed site plan.

Both the full traffic study and FDOT's pre-application approval letter were included in the materials provided to the Planning Board for review.

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Sincerely,

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COA Number 32276



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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 29, 2026, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.