TECHNICAL REVIEW COMMITTEE STAFF ANALYSIS
PD2025-00006 (Final Planned Development / Site Plan)

PROJECT INFORMATION

Project Name: West Orange Planned Development – Phase 1 Final PD

Applicant: Orange Avenue Development II, LLC

Agent: Tod Mowrey, Redtail DG

Location:4918 & 5220 Orange Avenue

Parcel ID(s): 2407-211-0001-000-0; 2407-212-0001-000-3; 2407-231-0000-000-5; 2407-241-0001-000-3

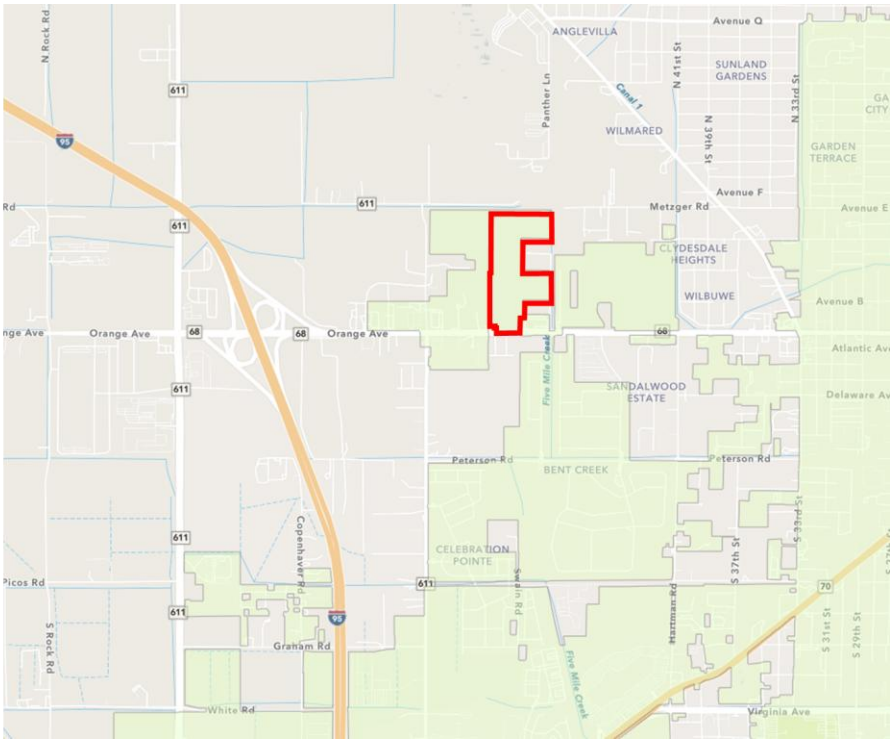
Acreage: ±56.62 acres (Phase 1 (Staff renamed 1.1, 1.2 and 1.3)

Request: Final Planned Development (PD) Site Plan Approval (Major Amendment to PD Zoning pursuant to Ordinance 23-013)

PROPERTY LOCATION

Municipal Limits

Unincorporated



1. PROJECT DESCRIPTION & SITE CONTEXT

The subject property consists of approximately 56.62 acres located along Orange Avenue, east of Jenkins Road, within the municipal limits of the City of Fort Pierce. The site is part of

the larger ±84.8-acre West Orange Planned Development approved under Ordinance No. 23-013.

The applicant proposes a Final Planned Development (PD) site plan for Phase 1 consisting of a residential townhome community totaling 450 units across phases, including a future commercial component. The proposed development program includes:

- 256 townhome units (Phase 1.1)
- 194 townhome units (Phase 1.2)
- Total: 450 dwelling units (7.89 du/ac overall)
- Future 4.25-acre commercial component (Phase 1.3)
- Development will not be platted

The site design incorporates:

- Internal roadway network and gated access
- Stormwater lakes and retention systems
- Central clubhouse and recreational amenities
- Sidewalk and pedestrian connectivity
- Right-of-way dedication along Orange Avenue
- Emergency access connection

The surrounding area consists of a mix of residential, agricultural, and developing suburban uses, with the property located within a broader planned growth area influenced by the Jenkins Road Overlay transportation framework.

2. STATUTORY ANALYSIS (F.S. 163)

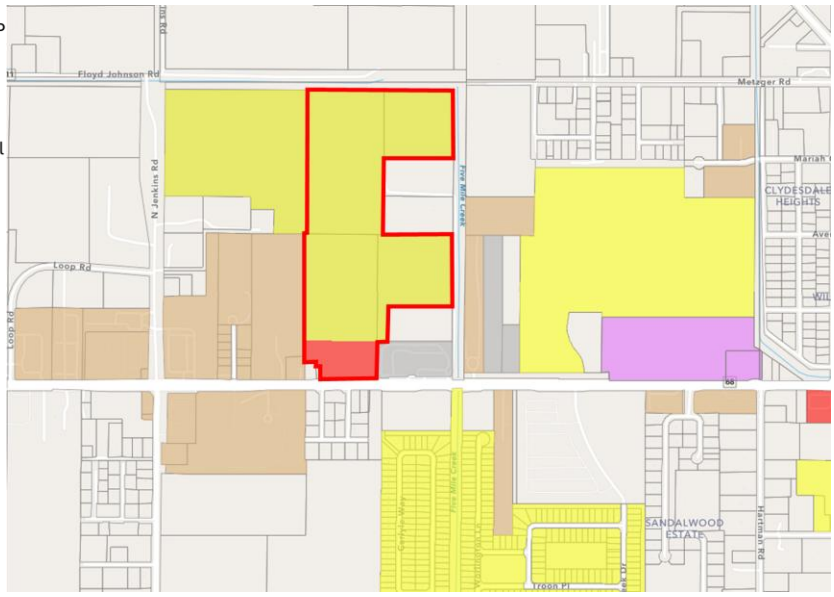
The proposed development is consistent with the Residential High Future Land Use designation, provides adequate public facilities, and complies with Urban Form & Anti-Sprawl (§163.3177, F.S.) The project demonstrates, Compact residential form, Internal circulation and walkability, Centralized amenities, and a Future mixed-use component

Staff Comment: The request satisfies applicable growth management requirements.

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FUTURE LAND USE MAP

FLU: Residential High & General Commercial



3. COMPREHENSIVE PLAN CONSISTENCY

The proposed development is consistent with the assigned Residential High Future Land Use designation. The proposed density (7.89 du/ac) is within allowable limits.

Adequate public facilities are available or will be provided concurrent with development.

The project does not create urban sprawl and promotes compact development patterns.

Demonstrate compliance with Comprehensive Plan Policy 7.4.11 Policy:

The City of Fort Pierce shall require that all future residential developments in excess of 100 dwelling units provide a community ***clubhouse,*** *recreation center or similar communal building that is* ***"hurricane hardened," and equipped with a generator and accessory fuel storage system to supply power in the event of prolonged power outages.***

Staff Comment: The request is generally consistent with the City of Fort Pierce Comprehensive Plan.

4. LAND DEVELOPMENT CODE

The property is zoned Planned Development (PD) and the request represents implementation of the approved master plan. Development program consistent with approved PD. Phasing plan provided. Site design generally meets PD intent

The project generally complies with site design standards including parking, sidewalks, lighting, and circulation.

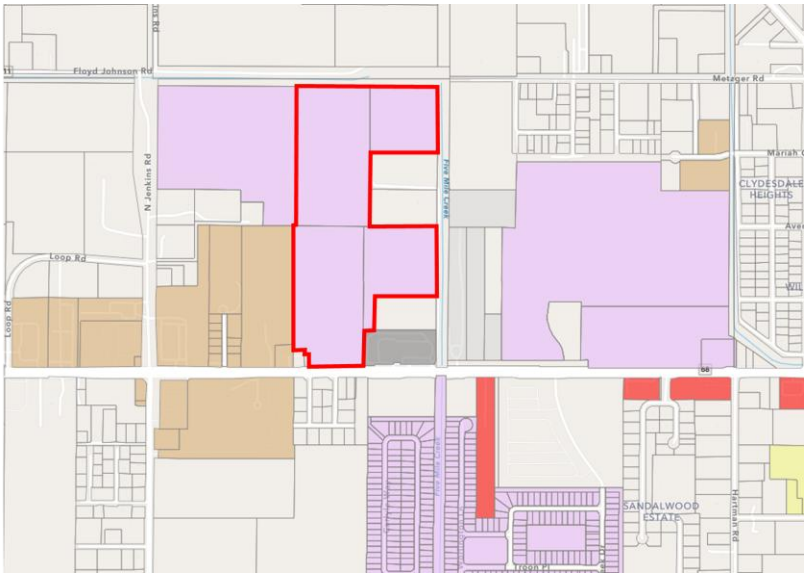
Outstanding items include final stormwater design, and tree mitigation (DPCR)

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Staff Comments: The request is generally consistent with the Land Development Code, subject to conditions.

ZONING

ZONING: West Orange PD (Phase 1)



5. UTILITIES & INFRASTRUCTURE

Water, wastewater, electricity, and gas services are available.

Staff Comment: Adequate infrastructure capacity exists.

6. FISCAL IMPACT

The project will expand the tax base and support housing growth.

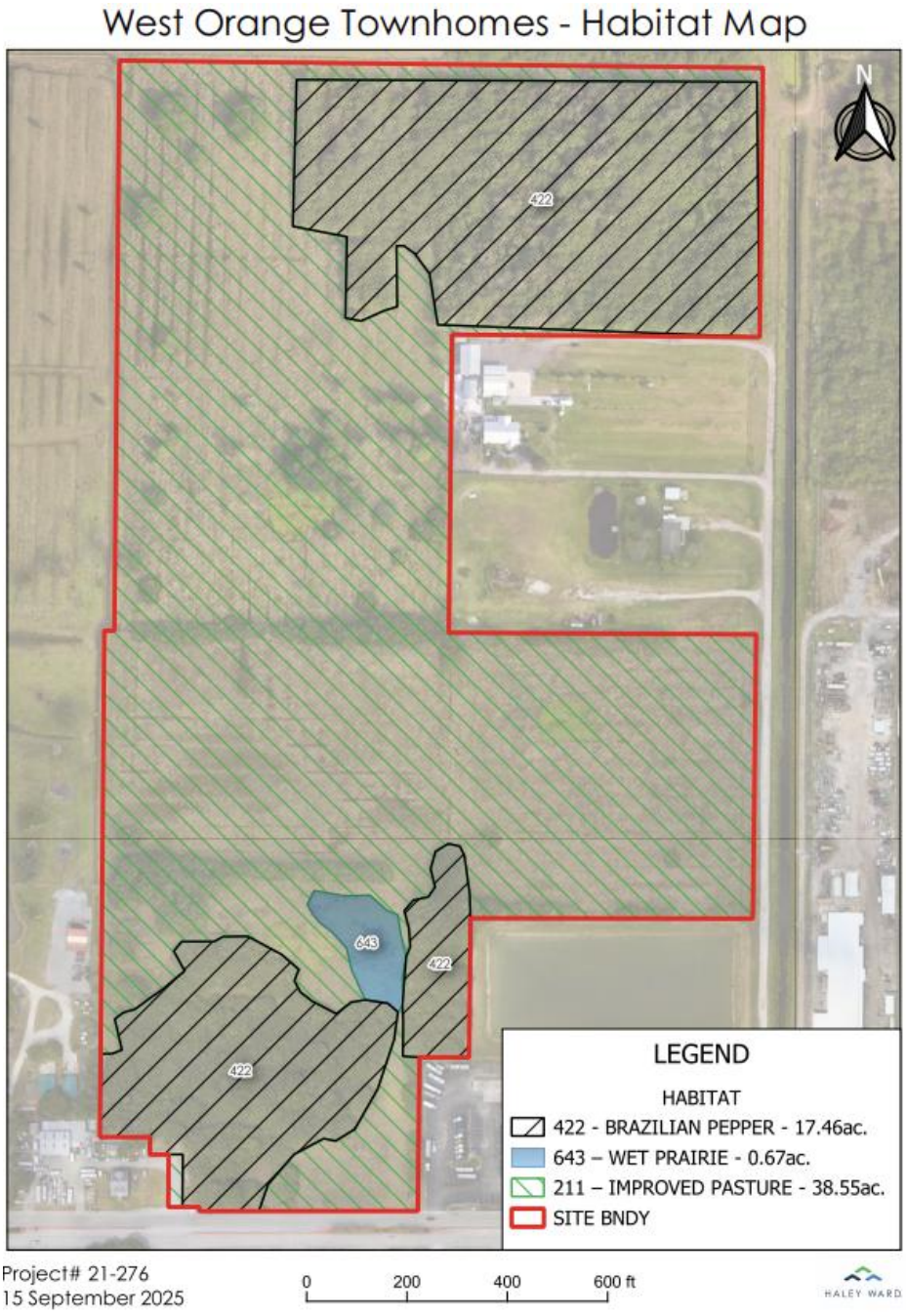
Staff Comment: Positive fiscal impact anticipated.

7. ENVIRONMENTAL & SITE CONSTRAINTS

The applicant's consultant, Haley Ward, reported that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 -Improved Pasture. One wetland estimated to be half an acre or less in size was identified onsite. No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

A. Tree inventory identifies 118 protected trees on site
B. Mitigation assessed at (DPCR)
C. Wetland jurisdictional determination (DPCR)
D. Gopher tortoise survey (DPCR)
E. Wood stork habitat assessment (DPCR)

Staff Comment: Environmental issues addressed.



8. TRANSPORTATION & ACCESS

A. Primary access provided via Orange Avenue (FDOT approved the configuration through pre-application letter with conditions. 10/9/2025)

B. Traffic Impact Study indicates minimal impact and maintains LOS
C. Transportation overlay consistency issue remains unresolved with St. Lucie County
D. A 20' wide strip of the property adjacent to Orange Avenue will be dedicated
E. A designated school bus stop area has been incorporated for safe and convenient student pick-up and drop-off.

9. STAFF FINDINGS

A. Consistent with statutes and comprehensive plan.
B. Generally consistent with PD zoning.
C. Adequate public facilities available.

10. OUTSTANDING ITEMS

A. Wetland jurisdictional determination
B. Protected species surveys
C. Unity of Title / parcel combination
D. Final PD quantitative data tables (are they consistent with Master Plan lot planning?),
E. Phasing Timetable for Phase 1.1, 1.2 and 1.3
F. Final stormwater design
G. Resolution of Jenkins Overlay consistency

NOTES / CONDITIONS

A. Development shall comply with Ordinance No. 23-013 and all PD conditions. (Applicant to confirm all conditions are met or are to be carried through to the Final PD Development Agreement)
B. If the property will not be platted, then a Unity of Title shall be executed prior to issuance of development permits.
C. Final stormwater design and permitting shall be required (DPCR).
D. Tree mitigation and preservation requirements shall be satisfied (DPCR).
E. All applicable permits (FDOT, SFWMD, NSLRWCD) shall be obtained and reflect phasing breakdown to allow approval of phased development.
F. Transportation improvements and access shall be approved prior to final approval of Phase 1.1.
G. Compliance with all applicable City Code requirements is required.

STAFF RECOMMENDATION

Staff Comments: Additional review required.