# CITY OF FORT PIERCE

## CITY COMMISSION
## NOVEMBER 16, 2026, AT 5:05 P.M.

## WEST ORANGE FINAL PD
## SITE PLAN AND PHASING

PD2025-00006 Ordinance No. 26-022 First Reading

# APPLICATION AND BACKGROUND

Applicant / owner: Orange Avenue Development II, LLC
Agent: Tod Mowrey, Redtail DG

4918 & 5220 Orange Avenue, north of SR 68 and east of Jenkins Road.

Ordinance No. 23-013 established the ±84.8-acre Master PD on February 21, 2023. This request advances a ±56.62-acre Final PD and associated Development Agreement.

Parcel IDs: 2407-211-0001-000-0; 2407-212-0001-000-3;
2407-231-0000-000-5; 2407-241-0001-000-3

# DEVELOPMENT PROGRAM

450 townhomes in two residential phases within the ±56.62-acre Final PD area.

Phase 1: ±29.47 acres and 256 townhomes, with clubhouse, pool, pocket parks and associated amenities.

Phase 2: ±22.69 acres and 194 townhomes.

Phase 3: ±4.25 acres reserved for future commercial development. A separate Final PD and Development Agreement amendment are required before development.

# GOVERNING APPROVALS

Ordinance No. 23-013 continues to govern the ±84.8-acre Master PD except where the Final PD Ordinance expressly modifies it.

The report relies on the City Attorney final Development Agreement identified as approved October 15, 2026. There is no prior executed agreement being amended.

The more restrictive applicable requirement controls an unresolved conflict with Ordinance No. 23-013, unless the City determines otherwise.

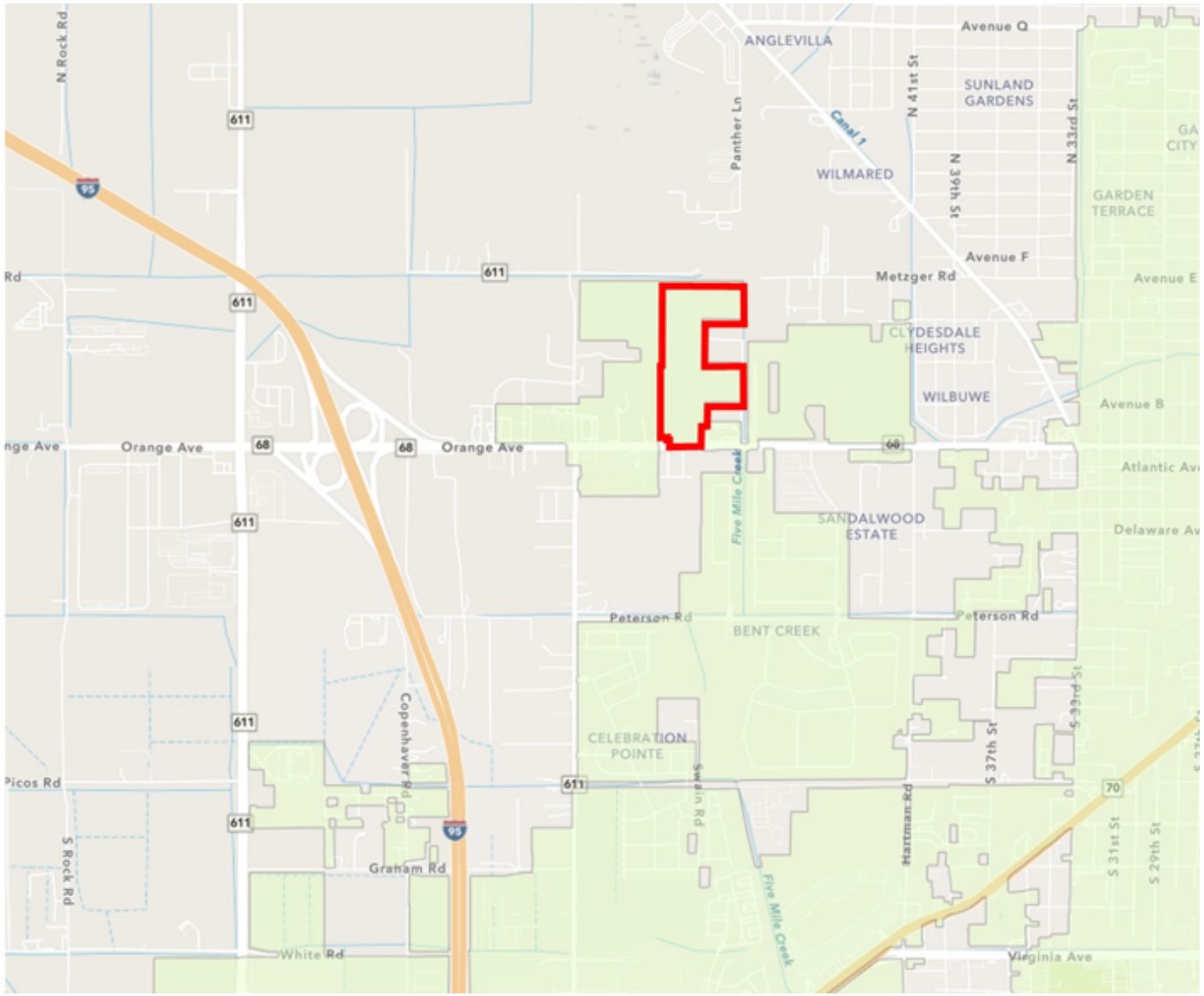
The remaining Master PD property outside the ±56.62-acre boundary requires its own applicable Final PD approval before development.

# LOCATION

PROPERTY LOCATION

Municipal Limits

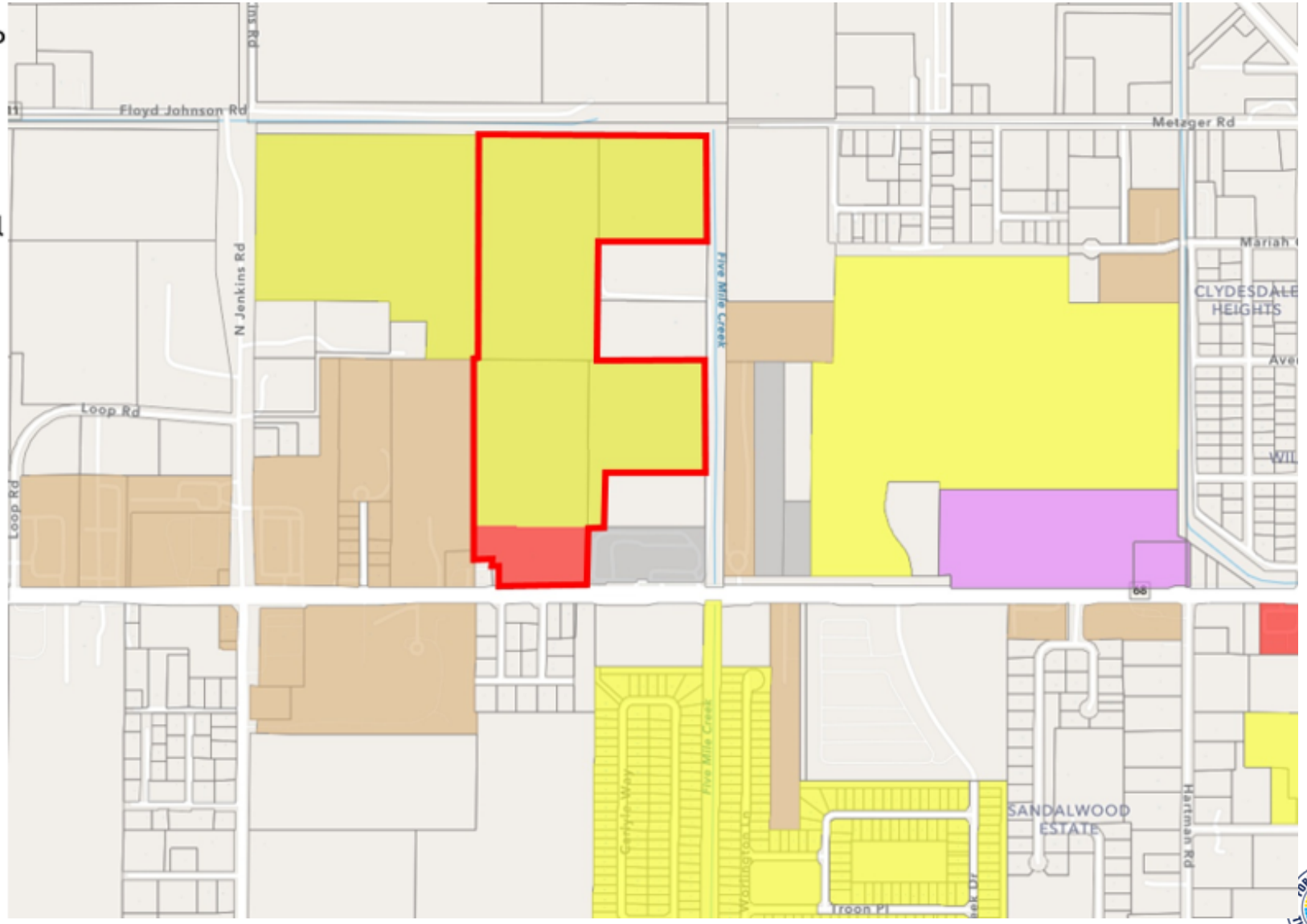
Unincorporated



# FUTURE LAND USE

FUTURE LAND USE MAP

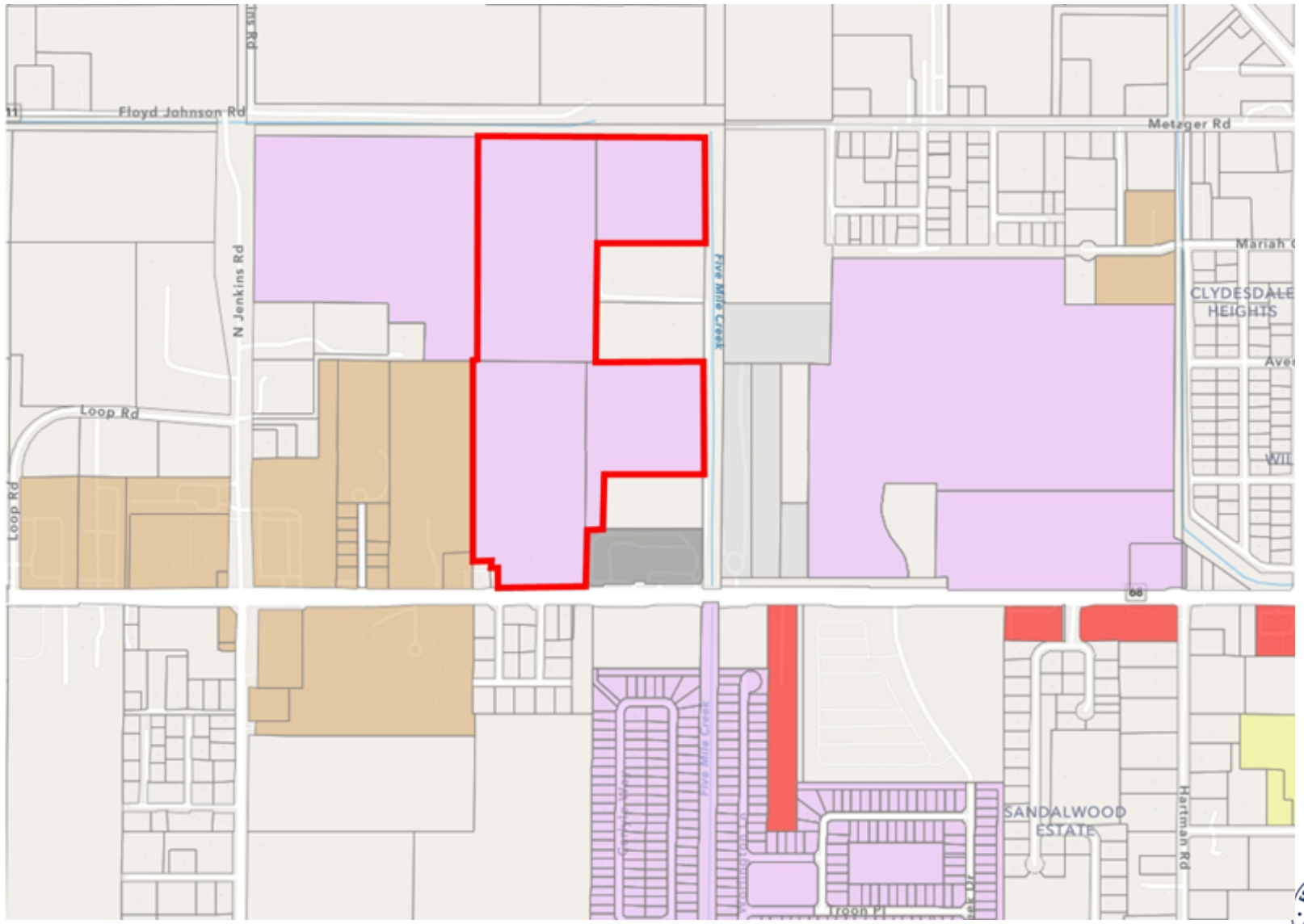
FLU: Residential High & General Commercial



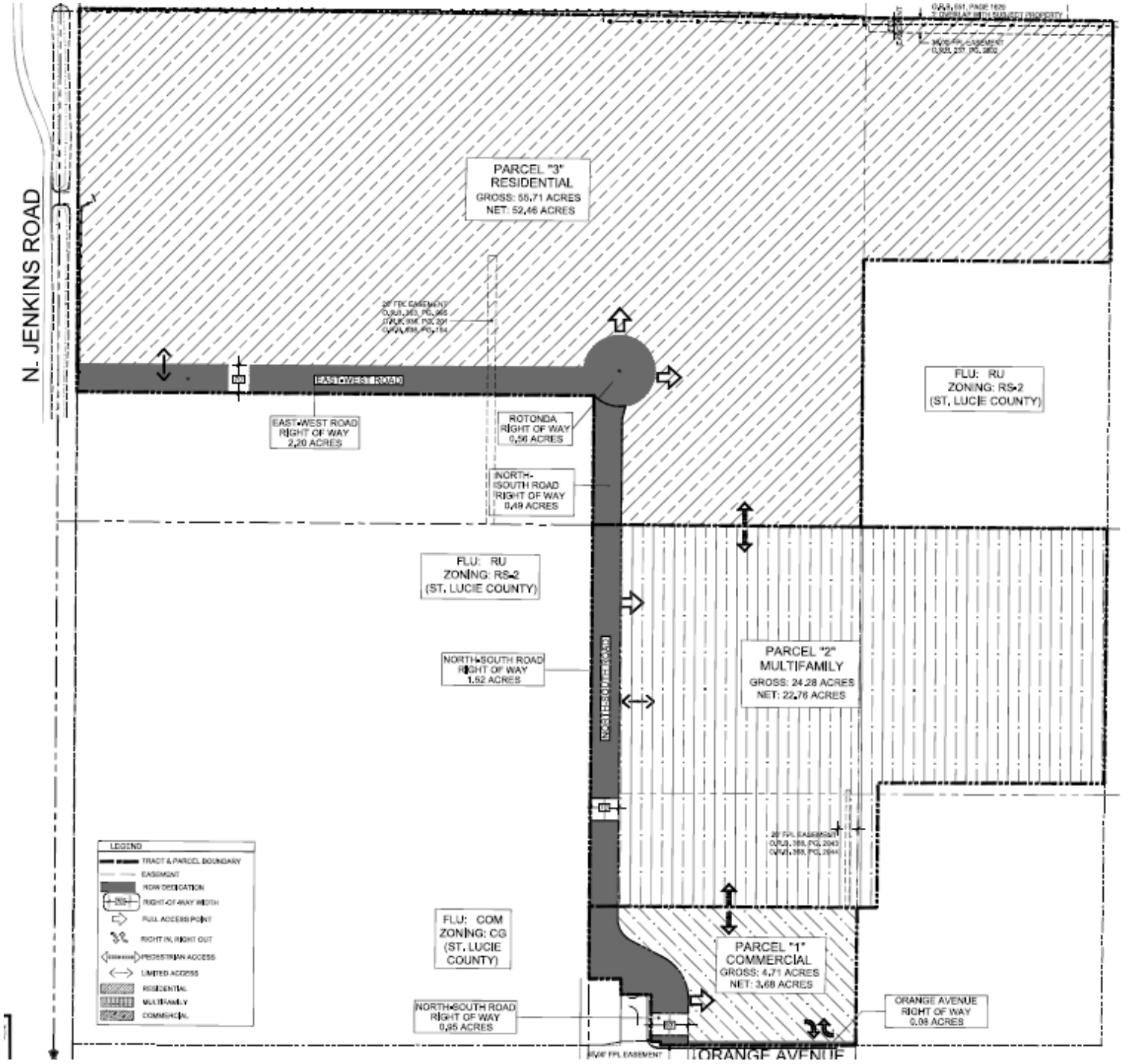
# ZONING

ZONING

ZONING: West Orange PD (Phase 1)



# MASTER PD SITE PLAN




WEST ORANGE PD

# SITE DESIGN AND OCCUPANCY

Private internal roads, gated Orange Avenue access, emergency access and a western connection for future Master PD interconnectivity.

Each occupied building must have an accessible pedestrian route and operational roads, fire protection, water, wastewater and drainage serving it.

Phase 1 lift station, permanent primary and required emergency access must operate before the first residential Certificate of Occupancy (CO). The school bus facility has the same trigger, subject to written approval of an alternative.

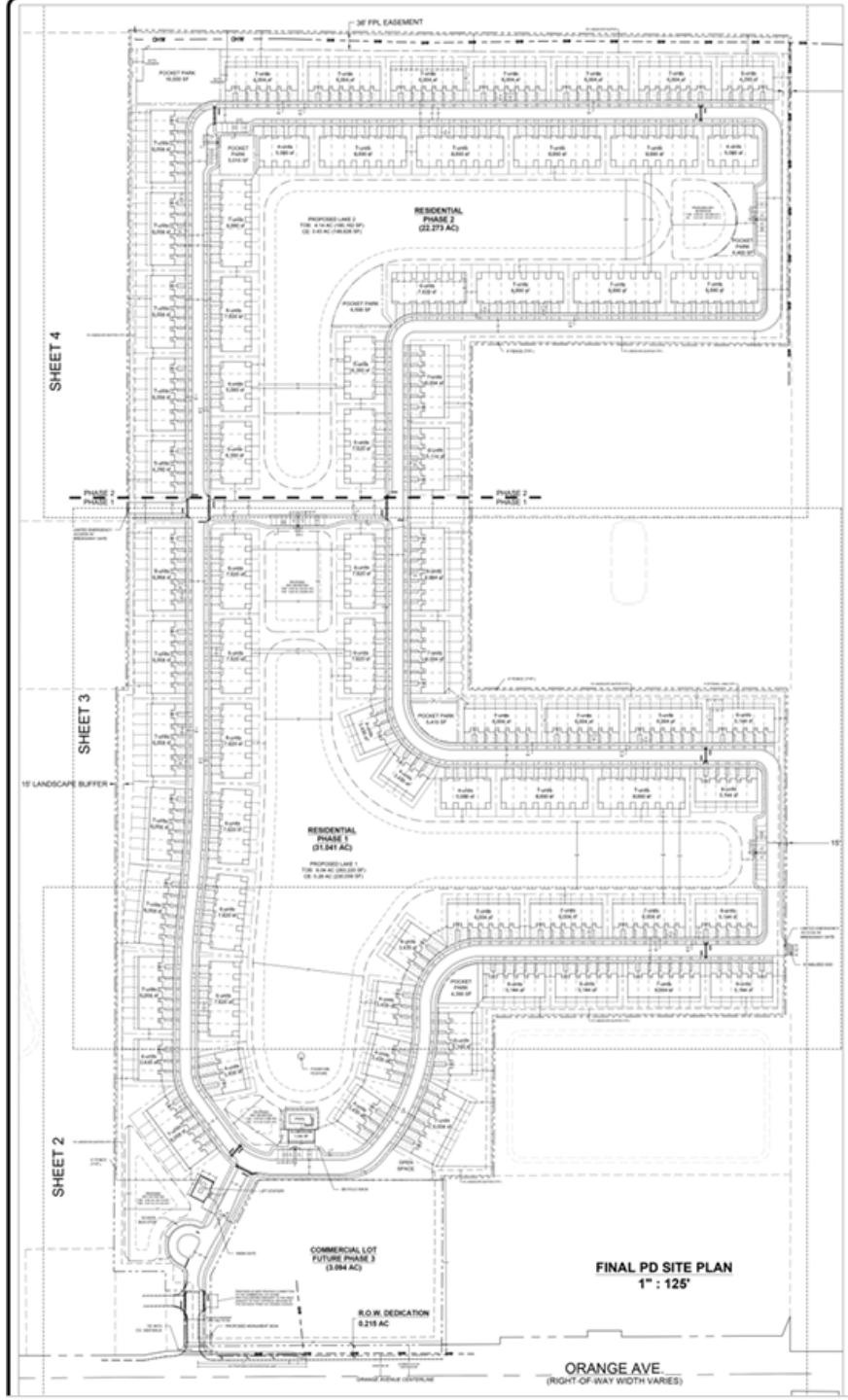
Clubhouse, pool, associated open space and Phase 1 pocket parks must be available by the CO for the 50th Phase 1 dwelling unit.

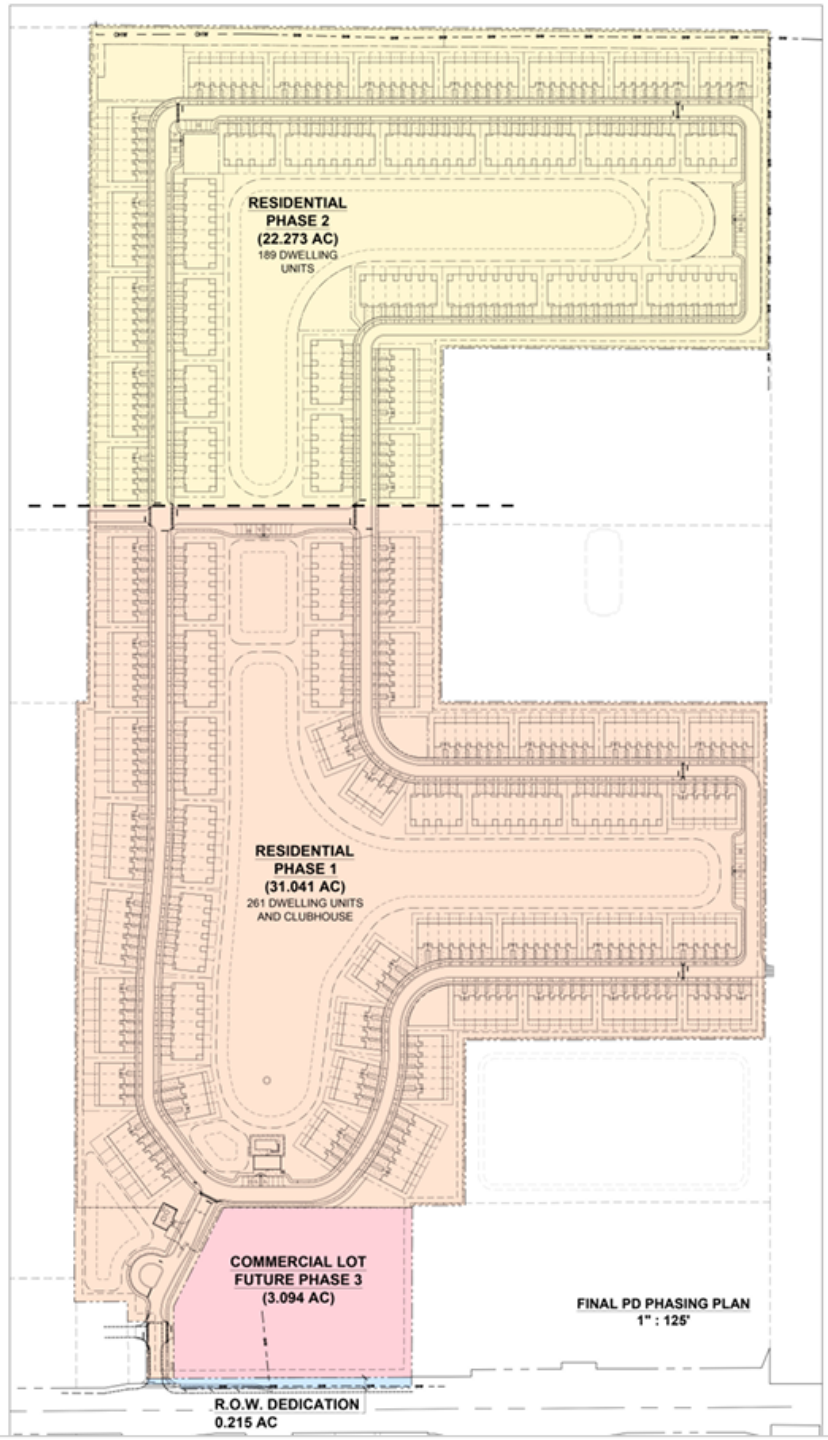
# SITE PLAN AND PHASING

Submitted plan exhibit

Graphic labels differ from the updated report. Reconcile phase acreages and unit counts before applicable development permits.

Current report:
Phase 1: 256 units
Phase 2: 194 units
Total: 450 units



# PLANNING BOARD RECOMMENDATION

September 17, 2026: unanimous recommendation of approval with 26 conditions.

The applicant’s September 30 response addresses the eastern residential landscape buffer and traffic concerns raised at the hearing.

# APPLICANT RESPONSE

Eastern buffer: increase the buffer from 10 feet to a continuous minimum 15 feet beside the two residential properties east of the project. The applicant requests an additional approval condition.

Traffic: JFO Group’s September 29 statement confirms Orange Avenue/SR 68 at Vista Court as the principal access and the 450-townhome program.

The engineer states the Jenkins Road–Hartman Road segment can maintain adopted Level of Service at buildout with FDOT improvements. The applicant requests no additional traffic condition.

# TRAFFIC AND FDOT COORDINATION

TIA estimates: 2,795 daily trips, 170 AM peak-hour trips and 223 PM peak-hour trips. Project access is forecast at LOS A in the AM and LOS B in the PM.

FDOT requirements include the westbound right-turn lane, bicycle-lane accommodation, median modifications, queue analysis and 100-foot throat / gate setbacks.

The October 10, 2025 pre-application letter expired October 10, 2026. The report does not establish a renewal or final permit.

Current FDOT concurrence or a successor determination and all required permits are needed before applicable work. The pre-application letter is not a permit.

# PHASING AND DEVELOPMENT TIMING

Phase 1 begins within 120 days of the first development permit. Phase 2 may begin after Phase 1 commences.

The scheduled final completion date for each residential phase is December 31, 2032.

The general infrastructure milestone precedes final COs for 50% of each phase's units. It cannot defer earlier infrastructure needed for occupied buildings or express occupancy triggers.

The clubhouse must meet Policy 7.4.11: hurricane hardening, generator and accessory fuel storage. Amenity completion remains due by the 50th Phase 1 dwelling unit CO.

# ENVIRONMENTAL AND DRAINAGE REVIEW

Remaining permitted documentation includes wetland jurisdiction, tree inventory and mitigation, gopher tortoise survey and wood stork habitat assessment. Agency permits and mitigation precede regulated disturbance.

Final tree mitigation must be calculated before the site clearance permit and before Development Permit Compliance Review (DPCR).

Stormwater facilities must meet City, SFWMD and NSLRWCD permits and operate before occupancy of dependent areas.

# STAFF RECOMMENDATION

Approve Ordinance No. 26-022 on first reading for the West Orange Final PD Site Plan, Phasing Plan and associated Development Agreement, subject to the listed conditions and approval-document reconciliation.

Recognize 450 townhomes in Phases 1 and 2. Reserve Phase 3 for separate Final PD approval and a Development Agreement amendment.

Require separate applicable Final PD approval for the remaining Master PD property outside the ±56.62-acre boundary.

The following slides summarize Conditions 1–27 as listed in the updated staff report. Full condition text is included in the speaker notes.

# ALTERNATIVE ACTIONS

Approve with alternative conditions.

OR

Deny the request.

# CONDITIONS OF APPROVAL (1–4)

## 1. Master PD conformance

Retain Ordinance No. 23-013, the approved Master Plan and development criteria except where the Final PD Ordinance expressly modifies them. Apply governing-approval and conflict provisions.

## 2. Final PD and permits

Follow approved plans and the Agreement. Process material modifications under §125-212. Obtain DPCR and all applicable City, environmental, drainage, utility and agency approvals before construction.

## 3. Phase 3 commercial tract

Reserve ±4.25 acres. A separate Final PD and Agreement amendment must establish the commercial program, standards, infrastructure, timing and conditions before development.

## 4. Development phasing

Phase 1: 256 units / ±29.47 acres. Phase 2: 194 / ±22.69 acres. Phase 3: ±4.25 commercial acres. Start Phase 1 within 120 days of the first development permit. Both residential phases finish by December 31, 2032. Earlier occupancy triggers control.

# CONDITIONS OF APPROVAL (5–8)

## 5. Unity of Title and parcels

Record the Unity of Title and complete the required parcel combination before any building permit for the property or phase requiring unified control.

## 6. Addressing

After parcel combination and Unity of Title, submit a General Address Request for the new parcel and each proposed building and unit, as applicable.

## 7. Common areas and maintenance

The applicant or a City-approved association, district or entity must continuously maintain common improvements. Recorded instruments must bind successors to completion, operation and maintenance duties.

## 8. Landscape and irrigation

Follow approved plans and §125-314. Complete phase landscaping and buffers before its final CO unless an earlier milestone applies. Preserve trees and provide mitigation, subject to Condition 19.

# CONDITIONS OF APPROVAL (9–12)

## 9. Stormwater and drainage

Build each phase's facilities under approved City, SFWMD and NSLRWCD plans and permits. Facilities must operate before COs in dependent areas.

## 10. Utilities and lift station

Infrastructure serving each occupied portion must be completed, operational and approved before CO. The Phase 1 lift station and wastewater system must operate before the first Phase 1 residential CO.

## 11. Access and Orange Avenue

Dedicate ±0.215 acres before the first Phase 1 vertical building permit unless the City and FDOT approve alternative timing in writing. Complete access improvements before first residential CO, subject to accepted permit timing. Permanent primary and emergency access must operate before that CO.

## 12. Pedestrian improvements

Build sidewalks with each phase. Provide a continuous accessible route to every occupied building. Complete Phase 1 connections serving occupancy before first residential CO and all phase pedestrian work before its final residential CO.

# CONDITIONS OF APPROVAL (13–16)

## 13. School bus facility

Complete the school bus stop and turnaround before the first Phase 1 residential CO unless the City and school transportation authority approve an alternative milestone or configuration in writing.

## 14. Recreational amenities

Complete and open the Phase 1 clubhouse, pool, associated recreational space and pocket parks by the CO for the 50th Phase 1 unit. No CO beyond that threshold until the amenities are available.

## 15. Public benefit improvements

Install approved landscape, entry, open-space, recreation, pedestrian, stormwater and utility features at the applicable phasing and CO milestones. Maintain them thereafter.

## 16. Infrastructure before occupancy

Before any CO, complete and obtain approval for operational roads, emergency access, fire protection, utilities and drainage needed to serve the occupied building and phase, consistent with Agreement milestones.

# CONDITIONS OF APPROVAL (17–20)

## 17. Temporary improvements

Use temporary access, turnarounds, utilities and drainage only with required City and agency approval. They may replace permanent occupancy improvements only where the Agreement expressly allows.

## 18. Successors and assigns

Development, infrastructure, maintenance, phasing and public-benefit obligations run with the applicable land and bind the applicant’s successors and assigns under the Agreement.

## 19. Prior environmental conditions

Retain Exhibit D Conditions 4, 5 and 6 of Ordinance No. 23-013 unless expressly modified. Resolve pre-Final-PD obligations before Final PD approval. DPCR or permitting cannot postpone them.

## 20. Hurricane hardened clubhouse

Before the clubhouse building permit, demonstrate hurricane hardening, generator and accessory fuel storage under Policy 7.4.11. Complete the clubhouse by Condition 14’s milestone.

# CONDITIONS OF APPROVAL (21–24)

## 21. FDOT permitting and design

Obtain applicable FDOT permits. Meet current throat/gate setbacks, turnaround, turn-lane, bicycle-lane, median, queue, dedication and drainage requirements. Additional SR 68 access needs express FDOT authorization. Review trip increases beyond the 450-unit program. Condition 11 controls timing.

## 22. Western interconnection

Preserve future western Master PD connectivity unless the City approves otherwise. Final engineering and County coordination must confirm no adopted future roadway corridor is obstructed.

## 23. Environmental documentation

Subject to Condition 19, submit remaining wetland, tree and protected-species documentation at DPCR or permitting. Complete permits and mitigation before regulated disturbance. This does not defer Master PD conditions.

## 24. Solid waste collection

Obtain City approval of final roadside solid-waste collection arrangements before residential occupancy.

# CONDITIONS OF APPROVAL (25–27)

## 25. Approval document reconciliation

Before final approval, conform conditions and exhibits and correct Exhibit 4’s amenity trigger to the 50th Phase 1 unit. Before applicable permits, reconcile phase information and correct the TIA access references. Do not change entitlements or express milestones administratively.

## 26. Final tree mitigation

Calculate final tree mitigation before the site clearance permit and before DPCR.

## 27. Eastern residential buffer

Provide a continuous landscape buffer at least 15 feet wide beside the two eastern residential properties, per the September 30 response and Exhibit 1. Show it consistently on site and landscape plans and install and maintain it under the Agreement.