THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CITY COMMISSION STAFF REPORT

West Orange Planned Development Final PD Phase 1 Site Plan

Application PD2025-00006 | Ordinance No. 26-022 | First Reading

City Commission Meeting	November 16, 2026, at 5:05 p.m.
Staff Reviewer	Kevin Freeman, Planning Director
Applicant / Owner	Orange Avenue Development II, LLC
Agent	Tod Mowrey, Redtail DG
Location	4918 & 5220 Orange Avenue; north side of Orange Avenue (SR 68), east of Jenkins Road
Parcel Identification Nos. (4)	2407-211-0001-000-0; 2407-212-0001-000-3; 2407-231-0000-000-5; 2407-241-0001-000-3
Final PD Area (Phasing)	Approximately 56.62 acres
Master PD Area	Approximately 84.8 acres
Existing Zoning	Planned Development West Orange (PD)
Future Land Use	Residential High (RH) and General Commercial (GC), as applicable to the approved Master PD
Master PD Approval	Ordinance No. 23-013, approved February 21, 2023
Request	Final Planned Development Site Plan approval (Major Amendment to the PD approval) and associated Development Agreement
Planning Board Recommendation	September 17, 2026 — unanimous recommendation of approval with 26 conditions
Hearing and Ordinance	Quasi-Judicial Hearing — Ordinance No. 26-022 — First Reading

REQUEST AND PROJECT SUMMARY

Orange Avenue Development II, LLC requests approval of a Final Planned Development for approximately 56.62 acres within the previously approved West Orange Planned Development. The larger Master PD encompasses approximately 84.8 acres and was approved by City Commission through Ordinance No. 23-013 on February 21, 2023. The current application advances detailed Final PD approval for four parcels and establishes the development program, phasing, infrastructure obligations, and conditions applicable to the 56.62-acre Final PD property.

Case	Approx. Acreage	Development Program	Current Approval Status
Phase 1	29.47 acres	256 townhome units; clubhouse, pool, pocket parks and associated amenities	Included in current Final PD
Phase 2	22.69 acres	194 townhome units	Included in current Final PD
Phase 3	4.25 acres	Future commercial development	Separate Final PD required before vertical development

The residential component therefore comprises 450 townhome units across Phases 1 and 2. Phase 3 is reserved for future commercial development and is not receiving Final PD Site Plan approval for vertical construction through the present action.

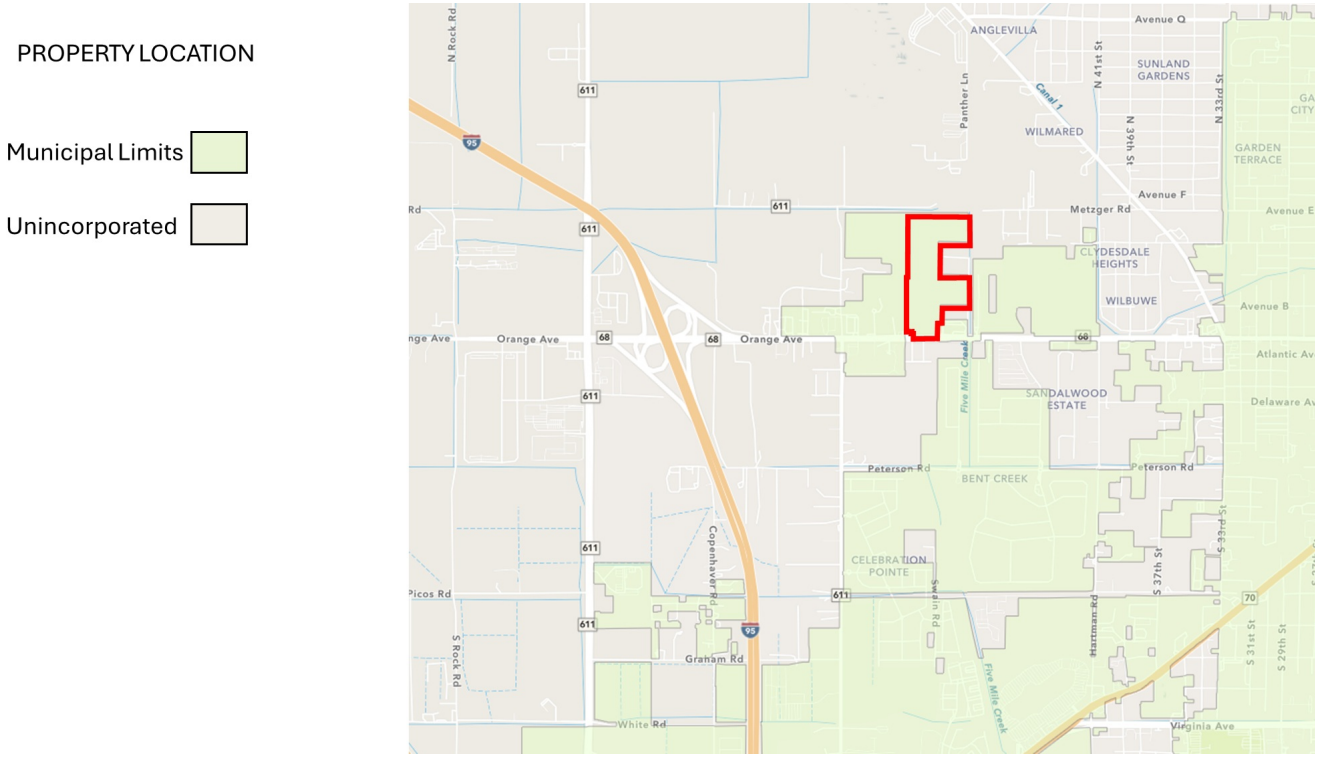


Figure 1. Property location within the City of Fort Pierce.

BACKGROUND

Ordinance No. 23-013 remains the governing Master PD zoning approval for the approximately 84.8-acre West Orange Planned Development. The proposed Final PD Development Agreement implements the current 56.62-acre Final PD and expressly provides that it does not supersede Ordinance No. 23-013 except to the extent expressly authorized by the Final PD Ordinance.

The Development Agreement further provides that, where an unresolved conflict exists between the Final PD Development Agreement and Ordinance No. 23-013, the more restrictive applicable requirement controls unless otherwise determined by the City. There is no prior executed development agreement being amended by the present instrument; Ordinance No.

23-013 and its incorporated exhibits and conditions remain in effect except where expressly modified through the Final PD Ordinance.

PLANNING BOARD RECOMMENDATION AND APPLICANT RESPONSE

On September 17, 2026, the Planning Board unanimously recommended approval of the West Orange Final PD with 26 conditions, as reported in the draft City Commission agenda item and the Applicant's September 30, 2026 response. The Planning Board recommendation is advisory; Ordinance No. 26-022 is scheduled for City Commission consideration on first reading on November 16, 2026.

Eastern residential buffer. In response to Planning Board discussion, the Applicant proposes increasing the landscape buffer from 10 feet to a continuous 15 feet along the boundary adjacent to the two residential properties east of the project. The September 30 response requests that the City Commission impose this commitment as an additional condition. It is included as Condition 26 in the consolidated set, with installation and maintenance tied to the Development Agreement and approved plans.

Traffic response. The Applicant submitted a September 29, 2026, statement from JFO Group addressing the traffic concerns raised at the Planning Board hearing. The engineer identifies Orange Avenue/SR 68 at Vista Court as the project's principal access, confirms the 450-townhome traffic program and states that the Orange Avenue segment between Jenkins Road and Hartman Road can maintain adopted Level of Service at buildout with the FDOT-required improvements. The statement describes retention of the existing eastbound left-turn lane subject to FDOT modifications and provision of a westbound right-turn lane. The Applicant characterizes the statement as clarification of the previously submitted TIA, rather than a new study, and requests no additional traffic condition. Existing permitting and construction obligations remain in Conditions 11 and 21.

Condition reconciliation. The 26 conditions recommended below are a consolidated City Commission set. They retain the Development Agreement's 19-condition structure and combine overlapping staff requirements into seven supplemental conditions. The numbering therefore does not represent the Planning Board's original 26 conditions plus one omitted condition; the eastern buffer is expressly included.

Latest Development Agreement. This report uses the City Attorney final Development Agreement supplied by the City and identified as approved October 15, 2026. Its Exhibit 4 retains 19 conditions, and its main text expressly requires development permits and approvals before construction. References below use paragraph titles to avoid ambiguity arising from numbering inconsistencies in the supplied Agreement. The requested ordinance action remains as stated in the November 16 draft agenda.

SITE CONTEXT, FUTURE LAND USE AND ZONING

The site is located along Orange Avenue east of Jenkins Road. Surrounding uses include residential, agricultural, commercial and developing suburban properties.

FUTURE LAND USE MAP

FLU: Residential High & General Commercial

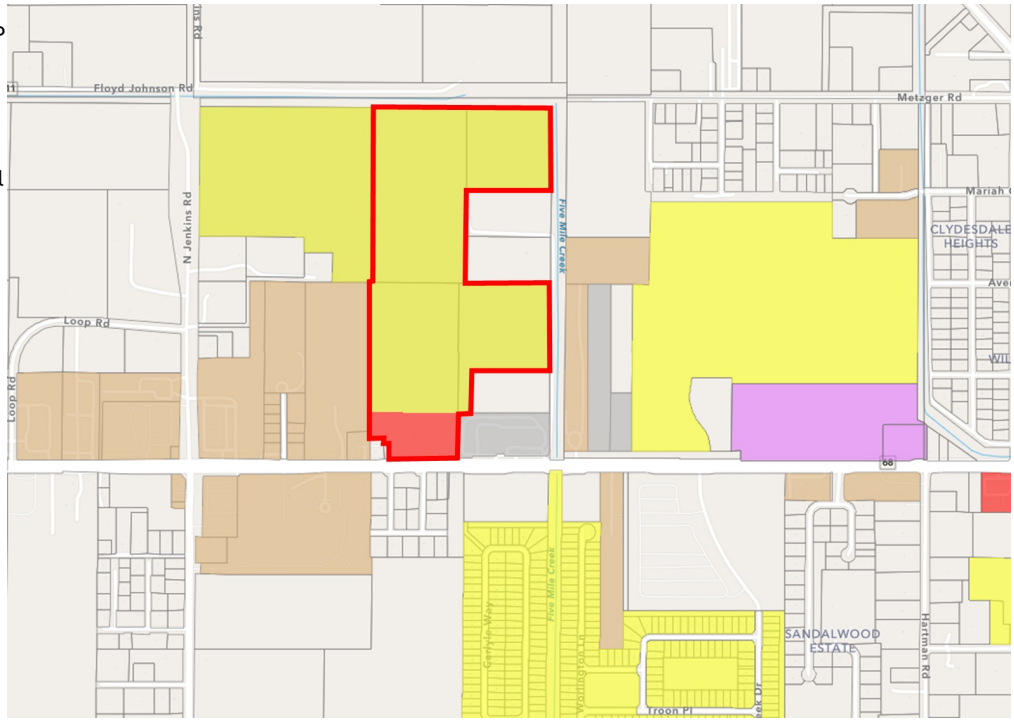


Figure 2. Future Land Use Map - subject property includes Residential High and General Commercial designations

COMPREHENSIVE PLAN CONSISTENCY

The proposed townhome development generally implements the residential and future commercial land-use framework established by the Master PD. Final confirmation of residential density shall use the approved residential land area and applicable Future Land Use boundaries; the phase-acreage reconciliation identified below shall be completed without increasing approved entitlements. The development provides a compact residential form, internal circulation, centralized amenities and a future commercial component.

Comprehensive Plan Policy 7.4.11. The policy requires residential developments in excess of 100 dwelling units to 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 during prolonged outages. The clubhouse is included within Phase 1.

Staff finds that the Final PD generally implements the land-use framework established by the Master PD, subject to the Development Agreement, conditions of approval, final engineering, and continued compliance with applicable Comprehensive Plan policies.

ZONING

ZONING: West Orange PD (Phase 1)

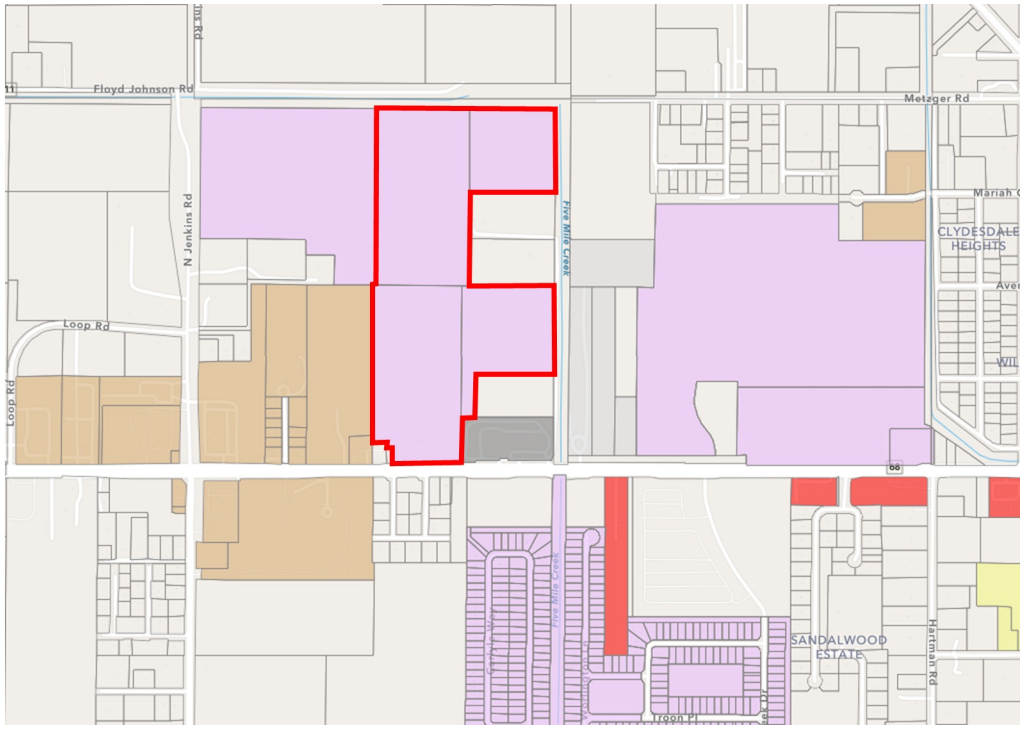


Figure 3. Zoning Map - subject property is zoned Planned Development (source: initial TRC staff report).

LAND DEVELOPMENT CODE AND SITE DESIGN

The property is zoned Planned Development and the request represents implementation of the approved Master PD through Final PD review. The current materials provide a phasing plan, detailed site design, architectural program, internal circulation, parking, sidewalks, landscaping, lighting, stormwater facilities and recreational amenities.

The architectural design narrative describes a two-story attached townhome community using a contemporary Florida vernacular approach with stucco and siding materials, articulated rooflines, front-entry garages and coordinated amenity architecture. Proposed townhome plans generally range from approximately 1,466 to 1,632 square feet of conditioned space and include three-bedroom configurations, single-car garages and covered outdoor living areas.

PHASING AND DEVELOPMENT TIMING

The Development Agreement establishes formal phasing and occupancy milestones. Phase 1 consists of approximately 29.47 acres and 256 townhomes together with the clubhouse, pool and Phase 1 amenities. Phase 2 consists of approximately 22.69 acres and 194 townhomes. Phase 3 consists of approximately 4.25 acres reserved for future commercial use.

Phase	Development Commencement	Infrastructure Milestone	Final Completion
Phase 1	Within 120 days of issuance of first development permit	Prior to Final CO for 50% of Phase 1 units	December 31, 2032
Phase 2	Any time after commencement of Phase 1	Prior to Final CO for 50% of Phase 2 units	December 31, 2032
Phase 3	Separate Final PD required	To be established with separate Final PD	To be determined

Each residential phase must include the infrastructure, utility systems, drainage improvements, roadway improvements, fire protection, pedestrian facilities, landscaping, buffering and other improvements necessary to adequately serve that phase. No Certificate of Occupancy may be issued unless infrastructure necessary to safely and adequately serve the occupied portion of the applicable phase is completed, operational and approved by the applicable reviewing authority.

TRANSPORTATION

Traffic Impact Analysis

The Traffic Impact Analysis prepared by JFO Group evaluates the 450-townhome development pursuant to the St. Lucie TPO Standardized Traffic Impact Study methodology. The analysis estimates approximately 2,795 daily trips, including 170 AM peak-hour trips (41 entering / 129 exiting) and 223 PM peak-hour trips (138 entering / 85 exiting).

The principal project access is proposed at Orange Avenue (SR 68) and Vista Court. The analysis indicates that the intersection is projected to operate at approximately LOS A during the AM peak period and LOS B during the PM peak period. The existing eastbound left-turn lane was determined to provide sufficient storage for anticipated project demand, while a westbound right-turn lane is recommended. The TIA concludes that significantly impacted roadway links are expected to remain within adopted Level of Service standards.

FDOT District Four Pre-Application Review

FDOT District Four conducted a pre-application review on October 9, 2025, for modification of the existing full-access driveway along the north side of SR 68, approximately 1,440 feet east of North Jenkins Road. The October 10, 2025 FDOT letter identifies the project as West Orange, 5220 Orange Avenue, approximately 57 acres, with 450 townhome units. FDOT conceptually approved the request subject to access-management conditions; the letter expressly states that it is not a permit approval.

Key FDOT requirements include a minimum 100-foot driveway throat from the ultimate right-of-way line to the first conflict point; a minimum 100-foot gate/call-box setback and pre-gate turnaround if gated; a right-turn lane meeting Florida Design Manual requirements and accommodating a buffered bicycle lane; queue-length analysis for the eastbound left-turn lane and affected adjacent left-turn lanes; extension/alignment of the eastbound median nose; no

additional direct driveway connections to SR 68 between the approved access and the eastern property line; drainage mitigation within State right-of-way; and right-of-way dedication if required to construct the improvements.

The October 10, 2025 FDOT pre-application letter states a validity period ending October 10, 2026, before the scheduled City Commission hearing. The supplied materials do not establish a renewal or final FDOT permit. Current FDOT concurrence or an approved successor determination and all required access, drainage and right-of-way permits shall be obtained before the applicable work, consistent with Conditions 11 and 21.

Jenkins Road Overlay / Future Interconnectivity

No mapped Jenkins Overlay roadways traverse the Final PD property and that the proposed Final PD remains consistent with the approved Preliminary PD plan. The applicant further states that Road A and Metzger Road are separated from the property by North St. Lucie River Water Control District lands/canal constraints and do not directly touch the project property.

The applicant proposes three access/interconnectivity elements:

(1) the primary gated access on Orange Avenue;

(2) an emergency-only eastern connection to the NSLRWCD service road using stabilized sod and a break-away gate; and

(3) a western connection intended to preserve future interconnectivity with the remaining westerly portion of the Master PD when that property develops.

EXHIBIT C

Proposed Residential Phase (in blue) overlapped over the approved preliminary site plan

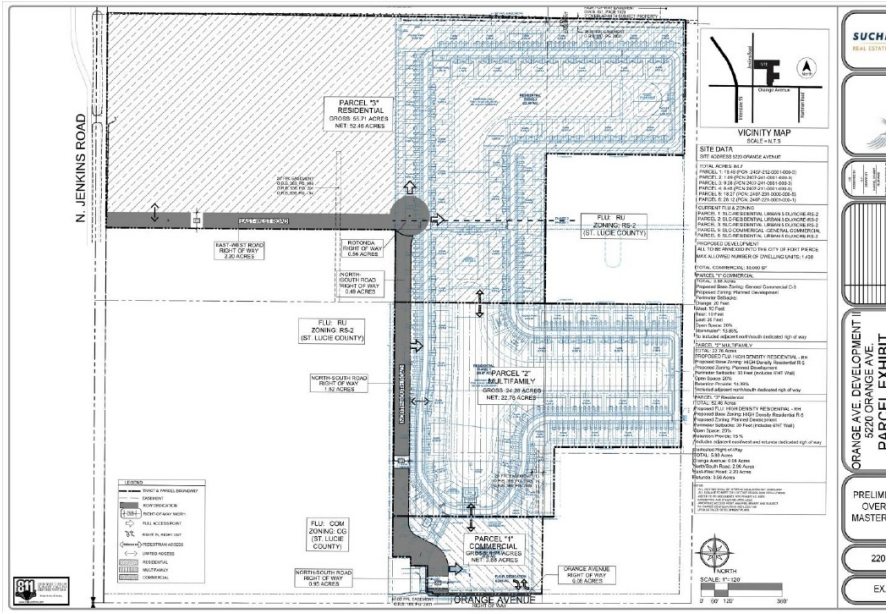


Figure 5. Applicant Exhibit C - proposed residential phase overlaid on the approved Preliminary Overall Master Plan.

Staff assessment: the applicant response and exhibits provide a reasonable basis to distinguish the Final PD property from the mapped Road A and Metzger Road corridors and demonstrate an effort to preserve westward PD interconnectivity and will be subject to continued coordination with St. Lucie County and confirmation during final engineering that the Final PD does not obstruct an adopted future roadway corridor and that the western interconnection shown on the approved Final PD is preserved unless otherwise approved by the City.

STORMWATER MANAGEMENT

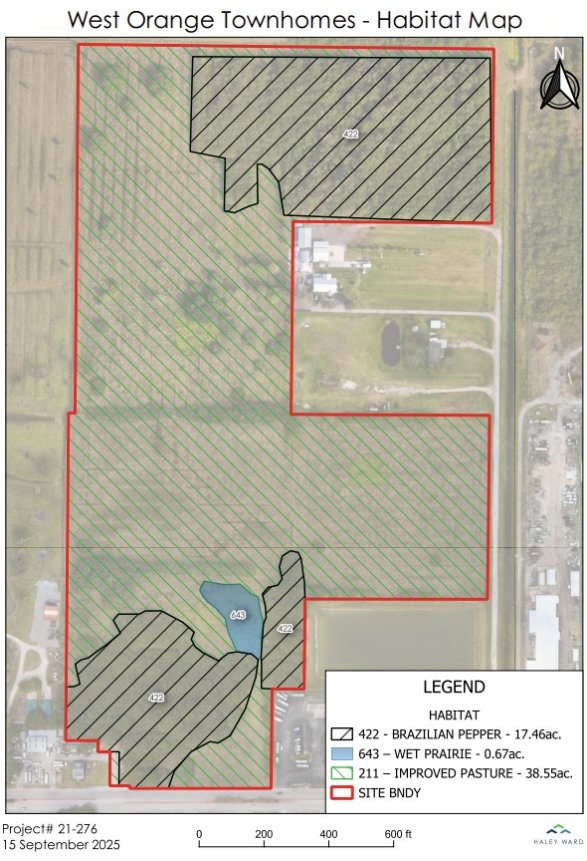
The Stormwater Management Report prepared by Haley Ward evaluates water quality treatment, attenuation, design storms, discharge limitations, control structures, minimum road and parking elevations, minimum finished-floor elevations, perimeter berms, irrigation, dewatering, maintenance and operation.

The project ultimately discharges toward the North St. Lucie River Water Control District system, including Canal No. 29. The report identifies the East Belcher Canal drainage basin and the impaired C-25/Belcher Canal as the receiving system for water-quality treatment analysis.

Stormwater Parameter	Reported Design / Result
Nitrogen load reduction	95%
Phosphorus load reduction	98%
Maximum allowable NSLRWCD discharge volume	9.40 acre-feet
Proposed discharge volume	4.56 acre-feet
Proposed minimum roadway / parking elevation	16.00 NAVD
Proposed minimum finished-floor elevation	17.50 NAVD
Minimum perimeter berm	14.50 NAVD (detailed drainage section)

The consultant concludes that the project meets applicable state and local stormwater management requirements for water quality and quantity. The initial TRC review and applicant response both recognize that final drainage review and NSLRWCD/SFWMD permitting remain required at DPCR. The Development Agreement also requires stormwater facilities serving each phase to be operational before occupancy of areas dependent on those facilities.

ENVIRONMENTAL AND SITE CONSTRAINTS



The consultant reported that the site is predominantly disturbed/improved pasture and that no gopher tortoises or burrows, sandhill cranes or nests, or other state-listed species were observed during the assessment. The initial report identified one wetland area and required further environmental documentation at DPCR.

The habitat map submitted with the initial review depicts approximately 38.55 acres of improved pasture, approximately 17.46 acres of Brazilian pepper and approximately 0.67 acre of wet prairie. These mapped acreages should be read together with the formal jurisdictional determination and final engineering because wetland boundaries and regulatory jurisdiction are subject to agency confirmation.

A tree inventory containing 118 protected trees and requirements for tree mitigation, formal wetland jurisdictional determination, gopher tortoise survey and wood stork habitat assessment have been identified in the review. Before Final PD approval, the City must resolve Conditions 4, 5 and 6 of Exhibit D to Ordinance No. 23-013 as required by Condition 19 below. Only remaining items that may properly be deferred shall be addressed at DPCR or applicable permitting under Condition 23.

UTILITIES, INFRASTRUCTURE, PEDESTRIAN FACILITIES AND AMENITIES

Water, wastewater, electricity and gas services are available, and adequate infrastructure capacity exists, subject to final utility design and provider approvals. The Development Agreement requires water, wastewater and other utility infrastructure necessary to serve each occupied portion of the development to be completed, operational and approved before occupancy.

The Phase 1 lift station and associated wastewater infrastructure must be operational before issuance of the first residential Certificate of Occupancy within Phase 1. The school bus stop and turnaround must also be completed and available before the first residential Certificate of Occupancy unless an alternative milestone or configuration is approved in writing by the City and applicable school transportation authority.

A continuous accessible pedestrian route must be available to each occupied residential building, with all sidewalks and pedestrian improvements within each residential phase completed before the final residential Certificate of Occupancy for that phase. The applicant response states that sidewalks are now provided on both sides of the entrance road and ADA ramps/signage have been incorporated.

The Phase 1 clubhouse, swimming pool, associated recreational open space and Phase 1 pocket parks must be completed and available for use no later than issuance of the Certificate of Occupancy for the 50th dwelling unit within Phase 1. The clubhouse must also demonstrate compliance with Comprehensive Plan Policy 7.4.11 regarding hurricane hardening, generator capacity and accessory fuel storage.

LANDSCAPING, BUFFERING, COMMON AREAS AND SOLID WASTE

The applicant proposes perimeter landscaping, internal landscaping, open space and enhanced buffering. The applicant narrative identifies an approximately 36-foot landscape buffer in areas affected by overhead utility lines and a generally improved 15-foot-wide landscape buffer along property lines. The applicant response states that the landscape plans were updated to mirror the site plan near on-street parking areas.

The Development Agreement requires common open space, recreational areas, landscaping, buffering, stormwater facilities, private streets, sidewalks, entry features and other common improvements to be continuously maintained by the applicant, property owners' association, community development district or other City-approved entity.

The applicant response indicates an intent to use roadside solid-waste service and acknowledges the need for Solid Waste approval. Final collection arrangements should therefore be confirmed with the City's Solid Waste function before occupancy.

FUTURE COMMERCIAL PHASE 3

Approximately 4.25 acres are identified in the current Final PD Development Agreement for future commercial development. Approval of the present Final PD does not constitute Final PD Site Plan approval or authorization for vertical development of Phase 3. Before development of Phase 3, the applicant or successor must submit and obtain approval of a separate Final PD Site Plan and amend the Development Agreement to address the approved commercial program, development standards, infrastructure obligations, development timing and additional conditions.

STAFF FINDINGS

1. The proposed Final PD implements the previously approved West Orange Master PD for approximately 56.62 acres without replacing the Master PD approval for the remaining property.

2. The residential component consists of 450 townhomes in two residential phases, with approximately 4.25 acres reserved for future commercial development requiring separate Final PD approval.

3. The proposed residential pattern, architectural character, open-space system and amenities establish a coordinated residential community generally consistent with Planned Development review and the approved West Orange Master PD.

4. The request is consistent with the Comprehensive Plan and Land Development Code.

5. Comprehensive Plan Policy 7.4.11 applies to the proposed clubhouse and requires hurricane hardening, a generator and accessory fuel storage.

6. The TIA concludes that significantly impacted roadway segments are expected to operate within adopted LOS standards. FDOT has conceptually approved the proposed SR 68 access configuration subject to specified conditions; a final FDOT permit is still required.

7. The Stormwater Management Report concludes that the system can comply with applicable water-quality and water-quantity requirements, subject to final engineering and SFWMD/NSLRWCD permitting.

8. Environmental compliance remains subject to resolution of the prior Master PD conditions before Final PD approval, with remaining documentation and mitigation addressed at DPCR or permitting only as authorized by the governing approvals.

9. The Development Agreement establishes enforceable infrastructure and Certificate-of-Occupancy triggers intended to prevent occupancy before necessary roads, utilities, drainage, emergency access and related facilities are operational.

10. Conditions of Ordinance No. 23-013 that are not expressly modified by the Final PD Ordinance remain applicable.

RECOMMENDATION

Staff recommend that the City Commission approve Ordinance No. 26-022 on first reading for the West Orange Final Planned Development Site Plan, Phasing Plan and associated Development Agreement, subject to the 27 consolidated conditions below and completion of the approval-document reconciliation identified in this report.

The approval shall expressly recognize the 450-townhome program in Phases 1 and 2 and reserve Phase 3 for future commercial development requiring separate Final PD approval and an amendment to the Development Agreement. The remaining Master PD property outside the approximately 56.62-acre Final PD boundary is not granted Final PD approval by this action and shall obtain its own applicable Final PD approval before development.

RECOMMENDED CONDITIONS OF APPROVAL

1. Conformance with Master PD Approval. Development shall remain consistent with Ordinance No. 23-013, the Preliminary Overall Masterplan titled “Orange Ave. Development II, Parcel Exhibit Orange Ave. PD Plan,” prepared by Redtail DG and dated June 11, 2022, and the West Orange Development Criteria Requirements incorporated into Ordinance No. 23-013, except as expressly modified by the Final PD Ordinance. The governing-approval and conflict provisions of the “Recitals; Governing Approvals; Defined Terms” paragraph of the Development Agreement and the Final PD Ordinance shall apply.

2. Final PD and Approved Plans. Development of the Final PD Property shall occur substantially in accordance with the approved Final PD Site Plan, Phasing Plan, landscape and irrigation plans, construction plans, utility plans, stormwater plans, Development Agreement and other development orders approved by the City. Material modifications shall be processed in accordance with Section 125-212 and other applicable provisions of the City Code. The Development Agreement shall control over the Final PD Site Plan in accordance with the Agreement's "Recitals; Governing Approvals; Defined Terms" paragraph. Before commencing construction, the Applicant shall obtain all required permits and approvals identified in the Agreement's "Description of all local development permits approved or required" paragraph, including City Development Permit Compliance Review, tree removal and mitigation, land clearing, SFWMD Environmental Resource, drainage district, County right-of-way and utility connection, and Florida Department of Environmental Protection water-main extension and wastewater collection approvals, as applicable. Omission from that list shall not relieve the Applicant of obtaining any other required approval.
3. Phase 3 Commercial Development. The approximately 4.25-acre Phase 3 commercial tract is reserved for future commercial development. The present approval does not constitute Final PD Site Plan approval or authorization for vertical development of Phase 3. Prior to development of Phase 3, a separate Final PD Site Plan shall be approved and the Development Agreement shall be amended to incorporate the approved commercial development, development standards, infrastructure obligations, development schedule and additional conditions established through Final PD review.
4. Development Phasing. Development shall proceed in accordance with the approved Phasing Plan and Development Timeline in the "Phasing Requirements and Development Timeline" paragraph of the Development Agreement. Phase 1 consists of approximately 29.47 acres and 256 townhomes; Phase 2 consists of approximately 22.69 acres and 194 townhomes; and Phase 3 consists of approximately 4.25 acres reserved for future commercial development. Phase 1 shall commence within 120 days of issuance of the first development permit; Phase 2 may commence after commencement of Phase 1. The scheduled final completion date for each residential phase is December 31, 2032. The infrastructure completion milestone preceding Final Certificates of Occupancy for 50 percent of each phase's units shall not defer any earlier requirement necessary to serve occupied development or any express occupancy trigger in the Agreement. Sequencing adjustments shall comply with the sequencing-adjustment provision in the Agreement's "Phasing Requirements and Development Timeline" paragraph.
5. Unity of Title and Parcel Combination. Prior to issuance of any Building Permit, a Unity of Title shall be recorded with the St. Lucie County Clerk of Court and the required Parcel Combination shall be completed with the St. Lucie County Property Appraiser for the property or phase required to be held in unified control, in accordance with the Development Agreement.
6. Addressing. Following completion of the required Unity of Title and parcel combination, a General Address Request Form shall be submitted to the Planning Department for the newly created Parcel ID and for each proposed building and residential unit, as applicable.
7. Common Areas and Continuing Maintenance. All common open space, recreational areas, landscaping, buffering, stormwater facilities, private streets, sidewalks, entry features and other common improvements shall be continuously maintained by the Applicant, property owners' association, community development district or other entity approved by the City. Applicable declarations, covenants or other instruments shall bind successors in title to obligations concerning completion, operation and maintenance of the development.

8. Landscape and Irrigation. Landscaping and irrigation shall be installed and maintained in accordance with the approved Final PD landscape and irrigation plans and Section 125-314 of the City Code. Required landscaping and buffering associated with each phase shall be completed prior to the final Certificate of Occupancy for that phase, except where an earlier milestone is established by the approved plans or Development Agreement. Tree preservation and mitigation shall comply with approved plans and applicable City requirements, subject to Condition 19.
9. Stormwater and Drainage. Stormwater management and drainage improvements necessary to serve each phase shall be constructed in accordance with approved plans and all applicable City, South Florida Water Management District and North St. Lucie River Water Control District permits. Facilities shall be operational prior to issuance of Certificates of Occupancy within areas dependent upon those facilities.
10. Utilities and Lift Station. Water, wastewater and other utility infrastructure necessary to serve each occupied portion of the development shall be completed, operational and approved by the applicable utility provider prior to issuance of Certificates of Occupancy. The Phase 1 lift station and associated wastewater infrastructure shall be operational prior to issuance of the first residential Certificate of Occupancy within Phase 1.
11. Vehicular Access and Orange Avenue Improvements. The Applicant shall complete the Orange Avenue right-of-way dedication, deceleration lane, primary access and required emergency access improvements in accordance with the approved Final PD Site Plan, applicable FDOT approvals and the “Phase 1 Infrastructure Timing” and “Public Benefit and Required Improvements” paragraphs of the Development Agreement. Approximately 0.215 acres shall be dedicated for Orange Avenue right-of-way widening prior to issuance of the first building permit for vertical construction within Phase 1, unless alternative timing is approved in writing by the City and FDOT. The deceleration lane and other Orange Avenue access improvements shall be completed before the first residential Certificate of Occupancy unless a different milestone is expressly established by the applicable FDOT permit and accepted by the City. Permanent primary vehicular access and required emergency access shall be completed, operational and approved before the first residential Certificate of Occupancy within Phase 1, as required by the Agreement’s “Phase 1 Infrastructure Timing” paragraph.
12. Pedestrian Improvements. Sidewalks and pedestrian facilities shall be constructed concurrently with the applicable phase. Before the first residential Certificate of Occupancy within Phase 1, the sidewalks and pedestrian connections necessary to provide a continuous accessible route from each occupied residential building to the Phase 1 internal pedestrian circulation system shall be completed and approved for use. A continuous accessible pedestrian route shall be available to each occupied residential building. Remaining sidewalks may be constructed with the corresponding buildings and roadway segments, with all sidewalks and pedestrian improvements within each residential phase completed before its final residential Certificate of Occupancy. ADA ramps, detectable warnings and signage shall conform to approved plans and applicable City standards.
13. School Bus Stop and Turnaround. The school bus stop and turnaround depicted on the approved Final PD Site Plan shall be completed and available for use prior to the first residential Certificate of Occupancy within Phase 1, unless an alternative milestone or configuration is approved in writing by the City and applicable school transportation authority.

14. Recreational Amenities. The Phase 1 clubhouse, swimming pool, associated recreational open space and Phase 1 pocket parks shall be completed, approved and available for their intended use no later than issuance of the Certificate of Occupancy for the 50th dwelling unit within Phase 1, in accordance with the “Phase 1 Amenities” paragraph of the Development Agreement. No Certificate of Occupancy exceeding that threshold shall be issued until the required amenities are available for their intended use.
15. Public Benefit Improvements. Public-benefit features identified on approved plans, including landscaping enhancements, entry and identity features, open-space amenities, recreational facilities, pedestrian connectivity improvements, stormwater improvements and utility infrastructure, shall be installed in accordance with applicable phasing and Certificate of Occupancy milestones and thereafter maintained by the responsible entity.
16. Infrastructure Prior to Occupancy. No Certificate of Occupancy shall be issued unless roads, emergency access, fire protection, water, wastewater, stormwater, drainage and other infrastructure reasonably necessary to serve the building and occupied portion of the applicable phase have been completed, are operational and have received required approvals. This condition shall be administered consistently with the express milestones and approval provisions of the Development Agreement.
17. Temporary Improvements. Temporary construction access, emergency access, turnarounds, utilities, drainage and similar facilities may be utilized only where approved by the City and other agencies having jurisdiction. Temporary facilities shall not substitute for permanent improvements required as a condition of occupancy unless expressly authorized in accordance with the Development Agreement.
18. Successors and Assigns. All development, infrastructure, maintenance, phasing and public-benefit obligations established by the Development Agreement shall run with the applicable property and bind the Applicant and its successors and assigns in accordance with the Agreement.
19. Environmental Compliance and Prior Master PD Conditions. Conditions 4, 5 and 6 of Exhibit D to Ordinance No. 23-013 remain applicable unless expressly modified by the Final PD Ordinance. Prior to final approval of the Final PD. DPCR or permitting shall not postpone an obligation required before Final PD approval by those conditions.
20. Hurricane Hardened Communal Building. Prior to issuance of the Phase 1 clubhouse building permit, plans shall demonstrate that the communal building is hurricane hardened and equipped with a generator and accessory fuel storage system consistent with Comprehensive Plan Policy 7.4.11. Completion and availability of the clubhouse shall comply with Condition 14.

21. FDOT Permitting and Access Design. Before issuance of applicable development permits for work affecting Orange Avenue/SR 68, the Applicant shall obtain required FDOT access, right-of-way, drainage and related permits. Final design shall comply with the October 10, 2025 FDOT pre-application requirements as confirmed or superseded through current FDOT review and permitting; the pre-application letter is not a permit. Requirements include a minimum 100-foot driveway throat from the ultimate right-of-way line to the first conflict point; a minimum 100-foot gate or call-box setback and pre-gate turnaround where gated; the westbound right-turn lane, bicycle-lane accommodation and eastbound median modifications required by FDOT; accepted queue-storage analysis for the eastbound and affected adjacent left-turn lanes and any resulting modifications; required right-of-way dedication and State right-of-way drainage mitigation; and no additional direct SR 68 driveway between the approved access and eastern property boundary unless expressly authorized by FDOT. Any increase in trip generation beyond the evaluated 450-townhome program shall demonstrate continued FDOT compliance and undergo renewed review where required. Completion timing shall remain as specified in Condition 11 and the Development Agreement.
22. Western Interconnection and Roadway Coordination. The western interconnection shown for future connectivity with the remaining West Orange Master PD property shall be preserved unless otherwise approved by the City. Final engineering, with applicable St. Lucie County coordination, shall confirm that the approved Final PD does not obstruct an adopted future roadway corridor identified through Jenkins Road Overlay coordination.
23. Environmental Documentation and Mitigation. Subject to the prior-approval requirements in Condition 19, outstanding environmental documentation shall be submitted and accepted at DPCR or applicable permitting, including the formal wetland jurisdictional determination, tree inventory and mitigation, gopher tortoise survey, wood stork habitat assessment and other protected-species documentation required by the initial TRC review or applicable agencies. Required permits and mitigation shall be obtained or completed before disturbance of regulated areas, as applicable. This condition does not independently defer or modify a condition of Ordinance No. 23-013.
24. Solid Waste Collection. Final roadside solid-waste collection arrangements shall be approved by the City's applicable Solid Waste function before residential occupancy.
25. Approval Document Reconciliation. Before final approval of the Final PD Ordinance and Development Agreement, their conditions and exhibits shall be conformed to the approved condition set, and Exhibit 4, Condition 14 of the Development Agreement shall specify the 50th Phase 1 dwelling unit to match the Agreement's "Phase 1 Amenities" paragraph. Before issuance of applicable development permits, the Final PD plans, Stormwater Management Report and supporting documents shall consistently identify approved phase boundaries, acreages and phasing. The TIA shall be corrected or supplemented to identify Orange Avenue/SR 68 and Vista Court consistently as the principal project access and remove inconsistent references to Okeechobee Road. Reconciliation shall not administratively change approved entitlements or an express Development Agreement milestone.
26. Final Tree mitigation shall be calculated prior to the issuance of site clearance permit and prior to issuance of DPCR (Development Permit Compliance Review).
27. Eastern Residential Landscape Buffer. A continuous landscape buffer at least 15 feet wide shall be provided along the project property boundary adjacent to the two residential properties on the east side, as proposed in the Applicant's September 30, 2026, comment response and Exhibit 1. The approved site and landscape plans shall show the buffer consistently. Installation and continuing maintenance shall comply with the Development Agreement.