C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, November 16, 2026 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER -** Pastor Ruben Mitchell - Victory and Praise Worship Center

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   A. Approval of minutes from the October 19, 2026 regular meeting.

6. **PROCLAMATIONS**

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

A. Approval of Specific Authorization No. 2027-4 with Cape Design Engineering, Co. for Fuel Island Depot Structural Engineering Services in an Amount Not to Exceed $23,250

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance No. 26-021 Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

B. Quasi-Judicial Hearing - Ordinance No. 26-022: An Ordinance by the City Commission of the City of Fort Pierce, Florida; approving a major amendment to the West Orange Planned Development approved by Ordinance No. 23-013; approving a Final Planned Development site plan and phasing plan for four (4) parcels generally located at 4918 and 5220 Orange Avenue, containing approximately 56.62 acres of land, more or less; approving a Final PD Development Agreement; providing conditions of development; confirming that Ordinance No. 23-013 remains the governing Master PD approval except as expressly modified herein; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. FIRST READING

C. Quasi-Judicial Hearing - Review and approval of an application for Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct at 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway, Fort Pierce, FL. The property is zoned R-4, Medium Density Residential. Parcel ID: 2323-501-0002-000-0.

13. **CITY COMMISSION**

A. Resolution 26-R69 appointing members to serve on the Communitywide Council

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

A. September 2026 PO Report

B. October 2026 City Managers Report

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 5:05 PM **5. A.**

Meeting Date: 11/16/2026

Re:

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of minutes from the October 19, 2026 regular meeting.

Attachments

10.19.2026 minutes

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, OCTOBER 19, 2026.

1. CALL TO ORDER

Mayor Linda Hudson called this meeting to order at 5:05pm.

2. OPENING PRAYER - Pastor Chris Fogal - Treasure Coast Christian Alliance

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Chris Dzadovsky; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Michael Broderick

Staff Present: City Manager Richard Chess

Interim City Attorney Camille Wallace

City Clerk Linda Cox

Commissioner Michael Broderick made the Commission aware that he would be late to the meeting and entered the chambers at 5:15pm.

5. APPROVAL OF MINUTES

A. Approval of minutes from the October 5, 2026 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve the minutes from the October 5, 2026 regular meeting.

AYE: Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

6. **PROCLAMATIONS**

A. Careers in Construction Month, Treasure Coast Builders Association

7. **LETTERS TO COMMISSION**

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the agenda as set.

AYE: Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

A. Approval of Letter of Agreement with Thorn Run Partners for Federal Advocacy (Lobbying) Services in the amount of $66,000.00.

B. Approval of a Consent Order regarding alleged violations by FDEP for the Little Jim property.

C. Approval of Reimbursement and Cooperation Agreement with the Lessee of Little Jim, Salty3 Baitshack, LLC, regarding the FDEP Consent Order.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve items 11A through 11C of the Consent Agenda.

AYE: Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

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13. CITY COMMISSION

A. Resolution 26-R64 approving an Interlocal Agreement between St. Lucie County and the City of Fort Pierce for use of Khalil Mack Football Field, located at 1112 Avenue M, Fort Pierce, Florida.

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AUTHORIZING THE CITY OF FORT PIERCE, FLORIDA, TO ENTER INTO AN INTERLOCAL AGREEMENT WITH ST. LUCIE COUNTY, FLORIDA, FOR THE USE AND OPERATION OF THE KHALIL MACK FOOTBALL FIELD AND RELATED FACILITIES LOCATED AT 1112 AVENUE M, FORT PIERCE, FLORIDA; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R64.

AYE: Commissioner Chris Dzadovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Michael Kessler
Ron Lyman

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess shared the Public Works Job Fair is being held on October 20, 2026 at the Riverwalk Center from 3:30 pm to 6:30 pm. Jared Sorensen, Director of Human Resources and Risk Management, gave an update on the search for the next City Attorney. Mr. Sorensen provided that Renee Narloch asked for a 30-day extension for the recruitment and outreach period to widen the pool of candidates. Mr. Sorensen shared Ms. Narloch has provided an updated timeline.

City Clerk Linda Cox had no comments.

Interim City Attorney Camille Wallace shared updates regarding the Causeway Cove project. At the September 14, 2026 City Commission meeting, the Board voted to send the Planning Director's memo on the Causeway Cove project to outside council for an estimate of cost for a review to bring before the Board for approval before proceeding. The City Attorney's office sent a Notice of Development Approval to 3 law firms and received a response from GrayRobinson. GrayRobinson advised that an opinion letter evaluating the legality of a project already approved by the City would not be in the City's best interest. GrayRobinson was of the opinion that several of the determinations underlining the approval, turning on the Planning Analysis and Professional Land-Use Judgment, should be conducted by a Certified Planner not a lawyer.

Ms. Wallace provided an update that the project applicant has requested that the development timeline be tolled or extended pursuant to Florida Statute 232.363, which is legally permissible as the request falls under one of the four categories of permits and authorizations eligible for tolling or extension when a state of emergency has been declared for a natural emergency. The applicant's request was based on the Governor's emergency declaration for Hurricane Milton and the winter weather that was declared in February 2026. As a result of Florida Statute 232.363 and Condition Two (2) of the Notice of Development Approval, the Planning Department administratively approved a timeline which has now been extended for Phase One, the fourth quarter of 2030 and four years thereafter for each successive phase with phase six–the final phase–tolled or extended until the first quarter of 2039. Mayor Linda Hudson requested clarification that the extension can be requested after the emergency declaration; Ms. Wallace provided that the Governor's office has continually updated or extended the language of the Executive Order so it is still in place. Commissioner Chris Dzadovsky questioned if legislation changes the language of the Live Local Act in the future, would the applicant's extension fall under the new language; Ms. Wallace provided that, based on the land-use language, the law that is in place at the time of the agreement would be the law the project will have to be subjected to.

16. COMMENTS FROM THE COMMISSION

Commissioner Arnold Gaines reminded everyone the third Amendment 3 Workshop will take place October 21, 2026 at 13th Street Church of God beginning at 6:00pm. Commissioner Gaines thanked Staff for their work and commitment to the City.

Commissioner Chris Dzadovsky shared information regarding half-cent sales tax and Amendment 3. Commissioner Dzadovsky reminded everyone that Early Voting began October 19, 2026 and encouraged residents to go vote and complete their research before heading to the polls.

Commissioner Curtis Johnson, Jr. thanked residents who attended the Amendment 3 Workshop on October 14, 2026. Commissioner Johnson echoed Commissioner Dzadovsky's sentiment encouraging residents to vote. Commissioner Johnson thanked Staff for their involvement covering the proclamation for Mr. Earl Little's 100th Birthday and shared the project recollecting Mr. Earl Little and Mr. Sam Gaines' early childhood experiences should hopefully be ready by Black History Month.

Commissioner Michael Broderick discussed the ongoing waste issues that were raised during the Public Comments. Commissioner Broderick shared that he recently met with Waste Management and Florida East Coast Railway along with St Lucie County Commissioner Jamie Fowler, Congressman Brian Mast, and Representative Dana Trabulsy where they discussed potential solutions to the waste issues. One solution that was brought forward was sealed containers on the trash trains; Commissioner Broderick shared that Waste Management and Florida East Coast Railway were given 30 days to provide a response if they will move forward with the sealed containers. Commissioner Broderick shared another solution, is for the City to collect soil and stormwater runoff samples along the perimeter of the Waste Management site to test for toxins. If the site is determined to be dirty, then the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) can be called in to assist with the matter at hand. Commissioner Gaines suggested calling EPA and DEP right away. The Board expressed support in calling EPA and DEP and collecting the needed soil and stormwater samples.

Mayor Linda Hudson thanked the Commissioners for their work on Amendment 3. Mayor Hudson shared her experience at a recent Florida League of Mayors Meeting and the importance of fun events in the Community. Mayor Hudson shared the Ghost Tours to be held on October 21 and 22, 2026.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned this meeting at 5:46pm.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **11. A.**

Meeting Date: 11/16/2026

Re: Approval of Specific Authorization No. 2027-4 with Cape Design Engineering, Co for Fuel Island Depot Structural Engineering Services in an Amount Not to Exceed $23,250

Submitted For: Johann Lopez, Public Works Director, Public Works

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SUBJECT:

Approval of Specific Authorization No. 2027-4 with Cape Design Engineering, Co. for Fuel Island Depot Structural Engineering Services in an Amount Not to Exceed $23,250

SUMMARY:

Cape Design Engineering Co. will provide structural assessment, structural calculations, and engineering drawings to support the design and construction of a new fuel island canopy structure at the Public Works compound. The canopy will provide protection for fuel users and the City's newly acquired fuel pumps, helping protect equipment and support safe, reliable fueling operations. The proposed lump-sum fee for these professional engineering services is $23,250. And services are being acquired through utilizing the City's Professional Services Contract with Cape Design Engineering Co.

RECOMMENDATION:

Approve Specific Authorization No. 2027-4 with Cape Design Engineering, Co. for Fuel Island Depot Structural Engineering Services in an Amount Not to Exceed $23,250

ALTERNATIVES:

City Staff will proceed as directed by the City Commission.

RESPONSIBLE STAFF:

Jan Bockmeulen, Deputy Director of Public Works
Matt Chambury, Director of Engineering, Cape Design Engineering Co.

COORDINATED WITH:

Purchasing Department
City Attorney's Office

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2026-2027
Account: 001-4004-519-0000-56
Amount: $23,250
FISCAL IMPACT:
N/A

Attachments

City Attorney's Office Memo
Specific Authorization No. 2027-4
Professional Services Contract
Professional Services Contract Amendment No. 1
Professional Services Contract Amendment No. 2

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: MARSHA COMMOND, SPECIAL PROJECTS COORDINATOR - PUBLIC WORKS, PUBLIC WORKS, DIRECTORS OFFICE

FROM: CAMILLE WALLACE, ESQ., INTERIM CITY ATTORNEY CAW

RE: 26-423 SPECIFIC AUTHORIZATION FOR FUEL ISLAND DEPOT STRUCTURAL REPORT

CAO RLS#: 26-423

DATE: OCTOBER 23, 2026

I have reviewed the above Request for Legal Services (RLS) related to the Specific Authorization pursuant to the Continuing Services Agreement between the City of Fort Pierce and Cape Design Engineering, Co. and find the Specific Authorization ***is approved as to form and correctness***.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

SPECIFIC AUTHORIZATION NO. 2027-4

CITY OF FORT PIERCE
FUEL DEPOT STRUCTURAL REPORT
ENGINEERING SERVICES

SCOPE OF SERVICES

Pursuant to the Continuing Contract for Professional Services related to "RFQ No. 2024-005 – Miscellaneous Professional Continuing Services" (hereinafter referred to as "AGREEMENT") between the City of Fort Pierce, Florida a political subdivision of the State of Florida (hereinafter referred to as the "CITY") and Cape Design Engineering Co. (hereinafter referred to as "CONSULTANT") dated 16th day of September, 2024; and the First Amendment to the Continuing Contract for Professional Services dated the 2nd day of September, 2025; as well as the Second Amendment to the Continuing Contract for Professional Services dated the 8th Day of September, 2026 that authorizes the CONSULTANT to provide professional engineering services as detailed in this Specific Authorization (hereinafter referred to as "AUTHORIZATION"); the Parties agree and acknowledge the following:

WITNESSETH:

WHEREAS, the City competitively procured the services of CONSULTANT through RFQ No. 2024-005; and

WHEREAS, the Continuing Services Agreement provides that the CONSULTANT agrees to accept and provide professional services on an assignment-by-assignment basis through the execution of a Specific Authorization; and

WHEREAS, the City of Fort Pierce desires to obtain the professional services of CONSULTANT pursuant to the same terms and conditions as those contained in its AGREEMENT and this Specific Authorization; and

WHEREAS, the City of Fort Pierce CITY seeks the CONSULTANT to provide Engineering Services for the Public Works Fuel Island Depot located at 52 Savannah Rd, Fort Pierce, FL, 34954. Specifically, the CONSULTANT will provide a structural assessment, repair design, structural calculations, and structural drawings.

WHEREAS, CONSULTANT has agreed to provide the professional services for this Project on the terms stated herein.

NOW, THEREFORE, in consideration of the mutual benefits to accrue to each of the parties, it is agreed as follows:

Section 1 – Recitals

The above recitals are incorporated herein by reference.

Section 2 - Scope of Work

CONSULTANT will provide the services in accordance with this AUTHORIZATION and as described in Exhibit "A" (Proposal dated September 26, 2026), which is attached hereto and incorporated by reference herein.

Section 3 - Deliverables

CONSULTANT shall provide the deliverables to the Public Works Department CITY as described in Exhibit "A".

Proposed services will be completed within eight (8) days from the issuance of a Purchase Order as stated under Schedule in Exhibit "A".

Section 4 - Method and Amount of Compensation

The City of Fort Pierce will compensate CONSULTANT for services under this AUTHORIZATION in accordance with the fee schedule as set forth under Fee in Exhibit "A". The budget (or fee) for the Project shall not exceed $23,250.

Section 5 - City's Responsibilities

The CITY hereby designates the PUBLIC WORKS DIRECTOR or his/her designee as CITY's representative for matters related to this AUTHORIZATION.

Section 6 - Other Provisions

All applicable portions of the AGREEMENT not specifically modified within this Specific Authorization remain in full force and effect and are incorporated by reference herein. Notwithstanding the forgoing, any work, deliverables, fees, or other excludable work not included in this Specific Authorization must be agreed to by the Parties in writing prior to authorization.

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the CONSULTANT by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and on its behalf, effective as of the date of the last signature below.

ATTEST:

_____
Linda Cox, Agency Clerk

CITY OF FORT PIERCE:

_____
Linda Hudson, Chairperson

Date: _____

APPROVED AS TO
FORM & CORRECTNESS:

_____
Camille Wallace, Interim City Attorney

Cape Design Engineering Co.:

By: Matthew Charmbury Date: 10/28/2026
Matthew Charmbury
Director of Engineering

Approved as to Form and Correctness by CAO a/o 10/23/26

EXHIBIT A
SCOPE OF WORK/DELIVERABLES/COMPENSATION

Approved as to Form and Correctness by CAO a/o 10/23/26

Cape Design Engineering Co.

2725 Center Place
Melbourne, Fl 32940
Phone: 321.799.2970 | Fax: 321.799.0375 | www.cdeco.com

CDE LETTER: 25-E-088.01

September 26, 2026

TO: City of Fort Pierce | Public Works
Jan Bockmeulan | Public Works Director
100 North U.S. 1,
Fort Pierce, FL 4950
Direct: (772) 467-3807

SUBJECT: City of Fort Pierce Fuel Depot Structural Report

Jan,

Thank you for considering Cape Design Engineering Co. ("CDE"), a wholly owned subsidiary of 8-koi. Cape Design Engineering Co. (CDE) is pleased to submit this fee proposal for the above subject solicitation (City of Fort Pierce Fuel Depot Structural Report). Based on the latest project-specific scope information dated September 18, 2025, the fuel island includes an approximately 48-foot by 48-foot canopy, four regular-fuel pumps, four diesel-fuel pumps, and associated underground piping. SG's services are limited to structural assessment, repair design, structural calculations, and structural drawings. Construction administration is excluded. The total proposed fee for this project is $ **23,250.00.**

Scope of Work:

The scope of work for this proposal is based on an email received from Rick Stauffer, requesting CDE assistance with inspection services to assess the existing condition of a steel canopy structure.

The Scope of work for the existing canopy evaluation includes support for the following basic services:

- Review structural drawings, prior reports, photographs, survey information, LiDAR/point-cloud information, and other relevant documents furnished by CAPE DESIGN.
- Participate in structural coordination meetings with CAPE DESIGN and the City of Fort Pierce to confirm access, available records, assessment limits, repair objectives, and the required submission format.
- Perform one non-destructive visual structural assessment of accessible canopy framing, columns, connections, and exposed foundations, limited to conditions visible and safely accessible at the time of the visit.
- Perform LiDAR scanning and point-cloud registration of the existing fuel-canopy structure and accessible surrounding conditions. SG will process and register the collected scan data to develop a coordinated point cloud for use as supplemental existing-condition information in the structural assessment and repair design.

- Document observed structural distress, corrosion, deformation, damage, connection deficiencies, and other visible conditions relevant to structural performance.
- Prepare a signed and sealed structural assessment report with observations, limitations, photographs provided or taken for the assessment, and basic recommendations.
- Where the assessment supports repair, develop structural repair criteria and perform calculations for the defined repair elements using the applicable Florida Building Code and referenced material standards in effect for the project.
- Prepare structural repair drawings for the confirmed repair scope.
- Respond to one City of Fort Pierce review-comment cycle before final issue.

Specifications:

The assessment and repair design will use the Florida Building Code and applicable referenced structural standards in effect for the project. Material properties, member sizes, connection details, foundation configuration, and design loads will be based on verified existing information, field observations, and documents furnished by City of Fort Pierce. Where existing properties cannot be verified without testing or exposure, CDE will identify the limitation and state the information required before final repair design. Drawings will use imperial units.

Deliverables:

CDE anticipates the following electronic deliverables. Final sheet count and organization may be refined after the assessment establishes the repair scope; this anticipated list does not authorize unlisted work.

- Structural assessment report - one signed and sealed PDF report.
- Structural calculation package - one signed and sealed PDF package for the confirmed repair design.
- Structural repair drawings - three anticipated sheets:
    - S000: Cover Sheet
    - S001: General structural notes, design criteria, material requirements, and drawing index.
    - S100: General Site Plan
    - S101: Existing canopy framing plan, observed-condition references, and repair plan.
    - S501: Structural repair details, connection details, and schedules required for the confirmed repair scope.
- One consolidated response to review comments.
- Electronic issue format: PDF. Native editable files are not included unless separately agreed in writing.

2725 Center Pl, Melbourne, Fl 32940
321.799.2970

Assumptions And Exceptions:

- This proposal includes time to submit the report for review to the City Fort Pierce and/or other agencies having jurisdiction, respond to comments, include corrections, and obtain approval from all entities.
- Our proposed scope of work, schedule, and fee are based on the assumption that the original civil/structural, mechanical/piping, electrical, and any other disciplines drawings and specifications, geotechnical reports, etc. that have been or will be supplied by others will be complete. If during performance of our work, we discover that the supplied documents are not complete, or if new information is obtained that negatively affects our ability to complete this project as proposed herein, we may request a modification to our scope of work, schedule, and/or fee.
- CAPE DESIGN will provide site access, owner authorization, safety orientation, and safe means of access. Boom-lift rental, traffic control, confined-space entry, fall-protection systems, and special access equipment are not included.
- The assessment is visual and non-destructive. Destructive openings, coatings removal, excavation, nondestructive testing, material testing, weld testing, laboratory services, and verification of concealed conditions are excluded.
- CDE may rely on the information the City of Fort Pierce, contractors, surveyors, and other consultants.
- The fee assumes one site assessment by up to two structural personnel during normal business hours and one defined canopy structure. Travel and reimbursable expenses, if required, are not included and require prior written authorization.
- The repair-design fee assumes the assessment supports a reasonably defined repair of the existing canopy. Full replacement design, foundation replacement, fuel-system alterations, relocation of pumps or underground piping, and design of new nonstructural systems are excluded.
- Our proposed scope of work, schedule, and fee are based on the assumption that the original civil/structural, mechanical/piping, electrical, and any other disciplines drawings and specifications, etc. that have been or will be supplied by others will be complete. If during performance of our work, we discover that the supplied documents are not complete, or if new information is obtained that negatively affects our ability to complete this project as proposed herein, we may request a modification to our scope of work, schedule, and/or fee.
- CDE is not responsible for qualifying and/or reviewing the mechanical and electrical equipment.
- This proposal does not include cost for all non-labor items including, but not limited full-size drawing printing for bid sets and issued for construction sets, outside reproduction, phone, postage and all other such costs.
- Mechanical, piping, electrical, fire-protection, civil, environmental, hazardous-material, geotechnical, architectural, surveying, and accessibility design are excluded. SG will consider loads and interfaces furnished by those disciplines only as needed for structural work.
- No evaluation of underground piping, fuel equipment, electrical equipment, process operation, environmental compliance, or fire-code compliance is included.
- Existing member properties and material strengths must be confirmed from records, legible

markings, testing by others, or conservative values acceptable to SG before final repair design.

- Foundation capacity and concealed reinforcing are excluded unless reliable record information is furnished and the final repair scope requires a limited verification. Geotechnical engineering is excluded.
- Repair drawings are based on conditions known at the time of design. Conditions uncovered during construction that differ from the documents may require revised design as an additional service.
- Construction administration is excluded, including shop-drawing review, RFIs, site observations during construction, progress meetings, pay-application review, change-order review, punch lists, Permitting Services, and record drawings.
- Construction means, methods, sequencing, temporary support, shoring, protection of operating fuel systems, contractor safety, and quality-control procedures are the contractor responsibility.
- Peer review beyond four hours, redesign caused by client-directed changes, and services outside the confirmed canopy repair scope are Additional Services.
- No construction work, procurement, fabrication, or installation is included.
- Replacement-canopy design is not included unless separately authorized after the assessment.

Schedule:

CDE can commence work within 1 week after receiving the purchase order. CDE estimates that the time required to complete the visual assesment and the report will be within eight (8) business days and subjected from the receipt of Purchase Order, the rental equipment availability and the receipt of all equipment, drawings, specifications, and pertinent information on a timely manner.

Fee Schedule:

We propose to perform the scope of services outlined herein for the following Lump-sump fee basis

Laser Scanning and Point Cloud Registration	**$ 3.500**
Visual Assesment Report	**$ 6,450**
Structural Repair Design, Calculations, and Drawings	**$ 11,500**
Boom Manlift Rental	**$ 1200**
Traveling Expenses	**$ 600**
Total	**$ 23,250**

(Twenty Three Thousand Two Hundred Fifty & 00/100 Dollars)

Additional scope of work to be performed as per client request for the following not to exceed fee based on our time and materials hourly basis

2725 Center Pl, Melbourne, Fl 32940
321.799.2970

"HOURLY RATES FOR ADDITIONAL SERVICESAND (TIME AND MATERIAL BASIS)"

Personnel	Billable Hourly Rate
Project Manager III	$ 175.00
Structural Engineer III	$ 185.00
CAD Designer III	$ 115.00
Administrative	$ 75.00
Mileage	$ 0.70

Services will be invoiced monthly based on the percentage of work completed.

If this proposal is acceptable, you can provide formal authorization by signing below and returning a copy to us. Please note that the work will be performed in accordance with the Terms and Conditions of the attached Professional Services Agreement.

We would like to thank you for opportunity to support CDE in this endeavor. If you have any questions, please do not hesitate to contact me at the number below

Sincerely,

Matthew Charmbury

Matt Charmbury, Director of Engineering

By signing below, Clients grants CDE Authority to Proceed (ATP) as proposed:

Client Authorized Signature: _____

Title: _____

Date: _____

CDE Authorized Signature: _____

Title: _____

Date: _____

2725 Center Pl, Melbourne, Fl 32940
321.799.2970

General Terms and Conditions
Professional Services Agreement Between Cape Design Engineering, Co. (CDE) and the Client

These General Terms and Conditions, in combination with those documents incorporating them by reference, constitute the entire agreement (the Agreement) between CDE and the Client to perform the described services and all subsequent, mutually agreed change orders. This Agreement supersedes all prior proposals or negotiations between the parties with respect to the Project. These terms and conditions will also apply to any contract or purchase order document issued by the Client for future services, whether or not it is expressly incorporated. In the event of any conflict between these terms and conditions and the provisions of any purchase order or other document, these terms and conditions shall control unless the conflicting document expressly supersedes specific provisions herein.

1. **Qualifications.** Client has been provided information concerning CDE's qualifications and has had a full opportunity to investigate and confirm those qualifications. Client agrees CDE is qualified to provide the services required for the Project.

2. **Standard of Care.** CDE shall exercise the reasonable standard of care to comply with requirements of applicable codes, regulations, and current written interpretation thereof published and in effect during CDE's services. In the event of changes in such codes, regulations, or interpretations during the course of the Project that were not and could not have been reasonably anticipated by CDE and which results in a substantive change to delivered documents, CDE shall not be held responsible for the resulting additional costs, fees, or time, and shall be entitled to reasonable additional compensation for the time and expense of responding to such changes.

3. **Client Deliverables.** The Client shall provide full information about the objectives, schedule, constraints, and existing conditions of the Project, and shall establish a budget with reasonable contingencies that meets the Project requirements. Any costs incurred due to late delivery of data, false information, or incomplete information or by subsequent changes of the information shall be borne by Client. The Client shall furnish for the benefit of the Project all legal, accounting and insurance counseling services required.

4. **Representations and Warranties.** The Client acknowledges that the requirements of federal, state, and local laws, rules, codes, ordinances, and regulations, including the Americans with Disabilities Act, are subject to various and possible contradictory interpretations. CDE will use reasonable professional efforts and judgment to correctly interpret and apply such requirements. CDE, however, cannot and does not warrant or guarantee that the work will comply with the interpretation of such requirements by others. CDE warrants that it will perform the engineering services in a good and workmanlike fashion and in accordance with the standards of care and diligence normally practiced by recognized engineering firms in performing engineering services of a similar nature for similar projects that at the time the engineering services are performed.

   CDE makes no warranties relating to the staffing, performance or costs of operation or practical implementation, nor makes any other warranties expressed or implied. All implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose, are expressly disclaimed and waived, it being acknowledged and agreed that the only warranties afforded hereunder are those set forth in the Agreement. CDE shall have no liability for errors or inaccuracies in the engineering documentation attributable to the use and/or reliance upon data, design criteria, drawings, specifications, reports, or other information furnished by Client and CDE

does not warrant such process, or the design associated therewith.

5. **Limitation of Liability/Consequential Damages**: To the fullest extent permitted by law, Client agrees that the total liability, in the aggregate, of CDE and subconsultants, to the Client and anyone claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of, resulting from or in any way relating to CDE's services, this Agreement or any Addenda, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, breach of contract or breach of warranty shall be limited to the lesser of (i) $50,000.00; or (ii) the total amount of compensation received by CDE under this Agreement. In no event shall CDE be liable to the Client or to any third-party for incidental damages, consequential damages, or loss of profits. As long as there are no specific mandatory laws to the contrary, in no case whatsoever, shall Client be entitled to contractual or tort claims for damages resulting from, but not limited to, loss of production, loss of use, loss of orders, loss of profit and other direct or indirect or consequential damages, and any other act giving rise to liability.

6. **Title to Engineering Documentation/Intellectual Property Right:** The engineering documentation prepared by CDE which is supplied to Client in accordance with this Agreement shall become the property of Client upon receipt and payment in full for services rendered. CDE reserves all intellectual property rights in the engineering documentation and information provided to Client in particular copyright, right of inventions and confidential know-how (IP Rights). Client shall not disclose such documents and information received from CDE without CDE's prior written consent.

7. **Invoices and Payments:** CDE will submit invoices to the Client based in accordance with the payment conditions agreed upon in the Agreement. All invoices are due upon receipt. Client understands and agrees that it shall be fully responsible for the timely payment of all invoices regardless of whether Client may be entitled to reimbursement from a third-party. The Client agrees that CDE may withhold written reports and other work product pending full payment of all charges accrued. CDE may stop all work and withdraw from the Project if any invoice remains unpaid. A 15%/month finance charge may be applied to unpaid balances. In the event of termination, suspension or abandonment of the Project, the Client shall remain liable for all charges accrued.

8. **Changes:** Supplementary services or change requests by Client regarding the scope of engineering services will be invoiced separately based on the standard hourly rate for engineering change order services.

9. **Delivery and Taking Over of Engineering Services:** Delivery shall be regarded as completed on the date of receipt of the engineering documentation specified in the Agreement. The time schedule in accordance with this Agreement is preconditioned on the due fulfilment of all contractual obligations by Client. In case the Client does not fulfill its payment obligations or any other contractual obligations in time, the time schedule will be adjusted accordingly. Client shall notify CDE of any claims regarding the engineering documentation within thirty (30) days from the date of receipt of the engineering documentation, otherwise delivery of the engineering documentation and respectively, the engineering services shall be regarded as fully accepted by Client. In the case of non- conformity of the engineering documentation with the documents to be provided under this Agreement, CDE has the right to take remedial steps within a reasonable timeframe to be agreed upon between CDE and the Client. In no case shall Client be entitled to a price reduction in case of non-conformity.

10. **Confidentiality:** The parties shall treat all information and documentation exchanged under this Agreement except for the engineering documentation as confidential and make it known or accessible to third parties only to the extent necessary for the performance of this Agreement. This obligation remains in force for 3 years from the date of signature of this Agreement even when the present contract has been cancelled or withdrawn.

11. **Relationship of the Parties:** It is understood and agreed that in performing services related to the Project, CDE is acting as an independent contractor and not as an employee or agent of Client.

12. **Entire Agreement; Amendment:** This Agreement is the entire agreement of the parties concerning the Project and supersedes all prior agreements, representations, and understandings concerning the Project This Agreement may be amended, modified, or supplemented only by a writing executed by both Parties.

13. **Law and Venue:** This Agreement shall be construed and governed by Florida law without reference to conflict of laws principles. Venue for any litigation arising out of or related to the Assignment or this Agreement shall be litigated exclusively in a court of competent jurisdiction to the exclusion of the courts of any other state or jurisdiction.

14. **Attorney Fees:** In any litigation arising out of or related to this Agreement, the prevailing party shall be entitled to recover its attorney's fees and costs, including any attorney's fees and costs incurred on appeal.

15. **Force Majeure:** Either party shall be excused for failures and delays in performance of its obligations under this Agreement because of any cause beyond its control and without the fault of such party for any act of God, war, pandemic, endemic, riot, insurrection, terrorism, hurricane, flood, or lightning strike. This provision shall not, however, release such party from using its best efforts to avoid or remove such cause and such party shall continue performance under this Agreement with the utmost dispatch whenever such causes are removed. Upon claiming any such excuse or delay for non-performance, such party shall give prompt written notice thereof to the other party, provided that failure to give such notice shall not in any way limit the operation of this provision. The parties acknowledge and agree that the provisions of this Section 15 shall not excuse any delay in performance, or any payment obligation contemplated by the Agreement, except to the extent that any precondition(s) to such payment obligation are delayed as a result of an event described herein.

16. **Wavier:** Waiver of any agreement or obligation set forth in this Agreement by either party shall not prevent that party from later insisting on full performance of such agreement or obligation and no course of dealing, partial exercise or any delay or failure on the part of any party in exercising any right, power, privilege, or remedy under this Agreement shall impair or restrict any such right, power, privilege, or remedy or be construed as a waiver therefor.

17. **Severability**. If any one or more of the provisions of this Agreement is adjudged to any extent invalid, unenforceable, or contrary to law by a court of competent jurisdiction, each, and all of the remaining provisions of this Agreement will not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

18. **Miscellaneous**. The parties agree that this is a valid and binding contract effective as of the date of the last of the parties to sign below.

19. **Pursuant to Florida Statute 558.0035, an individual employee or agent of Cape Design Engineering Company may not be held individually liable for negligence.**

CONTINUING CONTRACT FOR

PROFESSIONAL SERVICES

THIS AGREEMENT for PROFESSIONAL SERVICES (hereinafter referred to as "Agreement" or "Contract") is made and entered into this 16 day of September, 2024 by and between the City of Fort Pierce, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "City") and **Cape Design Engineering, Inc.**, whose principal address is **2725 Center Place, Melbourne, FL 32940** (hereinafter referred to as "Consultant").

WHEREAS, pursuant to RFQ No. 2024-005 and Section 287.055, Florida Statutes, the City solicited proposals for non-exclusive continuing contracts to perform professional services; and

WHEREAS, the Consultant is qualified pursuant to Section 287.055, Florida Statutes, to provide services within the scope of practice of **professional engineering services** [insert one of the following: professional architecture, engineering, landscape architecture, or registered surveyor and mapper services] under a continuing contract; and

WHEREAS, at the regularly scheduled meeting on February 20, 2024, the City Commission of the City of Fort Pierce approved the negotiations of a continuing contract and authorized the execution of an agreement for Continuing Professional Services between the City and Consultant; and

WHEREAS, the Consultant is willing and able to render professional services for various projects on an as-needed basis and for the compensation and on the terms hereinafter set forth.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants, agreements, terms, and condition contained herein, do agree as follows:

1. SERVICES

The Consultant's responsibility under this Agreement is to provide professional services within the scope of practice of **professional engineering services** [insert one of the following: professional architecture, engineering, landscape architecture, or registered surveyor and mapper services] (hereinafter "professional services").

Consultant represents to the CITY that the professional services to be performed under this Agreement shall be in accordance with the highest standards accepted and established practices and procedures recognized as such in Consultant's trade in general and that Consultant shall conform to this Agreement.

Consultant shall be responsible for the technical accuracy of its professional services and documents resulting therefrom, and City shall not be responsible for discovering deficiencies therein. Consultant shall correct any such deficiencies without

additional compensation or cost to City, except to the extent any such deficiency is directly attributable to deficiencies in City-furnished information.

Consultant shall be responsible for the completeness and accuracy of the work prepared or compiled under Consultant's obligation for each project and shall correct, at Consultant's expense, all errors or omissions therein which may be disclosed. The cost necessary to correct those errors attributable to Consultant and any damage incurred by City as a result of additional costs to City caused by such errors shall be chargeable to Consultant and shall not be considered a cost of the Work. The fact that City has reviewed or approved Consultant's work shall in no way relieve Consultant of any of its responsibilities.

2. TERM

The term of this Agreement shall be for a period of one (1) year beginning on the date first written above, with three (3) one (1) year renewal options available.

3. TECHNICAL AND PROFESSIONAL SERVICES

It shall be the responsibility of the Consultant to work with the City to provide professional services related projects for City. Each project will require a separate Specific Authorization using a form agreed to by both parties. The Specific Authorization shall set out the scope of work, time of performance, compensation schedule for each project, and any other necessary terms.

4. PERIOD OF SERVICE; SPECIFIC AUTHORIZATIONS

A. The Consultant will be available to begin work promptly after receipt of a fully executed copy of this Agreement. It is agreed that this Agreement shall be considered as a continuing contract and work will be initiated on an assignment-by-assignment basis through the execution of a Specific Authorization. The City reserves the right to select the respective Consultant who the City believes is in its best interest to perform the specified work.

B. If the Consultant's professional services called for under this Agreement are delayed for reasons beyond the Consultant's control, the time of performance shall be adjusted appropriately through a Change Order, and only upon agreement by the City to the adjustment and that the reasons were beyond the Consultant's control, as outlined in Paragraph 17, below.

C. Specific work assignments shall be set forth in individual Specific Authorizations, which will be issued to the Consultant. All Specific Authorizations shall be executed on behalf of the City in accordance with the City Purchasing Policy. The Work Assignments shall describe the scope of the work to be performed, cost to perform the work and shall set forth the schedule for completion of the work.

D. The City shall provide all criteria and full information as to City's requirements for the assignment and designate in writing a person with authority to act on City's behalf on all matters concerning this assignment.

5. TIME OF PERFORMANCE

Each project performed pursuant to this Agreement shall be performed in a timely manner without unreasonable delay within the time period identified in the Specific Authorization.

If the work is not fully completed according to the terms of the Agreement and within the time limits stipulated in the individual Specific Authorization, it is hereby acknowledged that the City will suffer damages which are not capable of ascertainment or calculation, and therefore the Consultant shall pay the City liquidated damages, a sum of which will be outlined in each individual Specific Authorization, per day for each day following the required completion date, until the date upon which actual completion occurs.

6. COMPENSATION

The Consultant shall be compensated for all services satisfactorily completed in accordance with the terms and conditions of this Agreement and each work order. All invoices presented to the City for payment shall be on a Request for Payment form approved by the City. Payment for services performed will be processed within forty-five (45) days of receipt and approval of a proper invoice and in accordance with the applicable terms of the Local Government Prompt Payment Act, Sections 218.70-80, Florida Statutes.

7. GENERAL CONDITIONS

A. It is understood and agreed that the Consultant's services under this Agreement do not include participation, whatsoever, in any litigation. Should such services be required, a supplemental agreement may be negotiated between the City and the Consultant describing the services desired and providing a basis for compensation to the Consultant.

B. Upon the Consultant's written request, the City will furnish or cause to be furnished such reports, studies, instruments, documents, and other information as the Consultant and City mutually deem necessary; and the Consultant may rely upon same in performing the services required under this Agreement.

8. TRUTH-IN-NEGOTIATION CERTIFICATE

Execution of this Agreement by Consultant shall act as the execution of as truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement are accurate, complete and current at the time of execution of the Agreement. The original Agreement rates and any additions thereto shall be adjusted to exclude any significant sums by which City determines the Agreement rate(s) was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such rate adjustments shall be made within one year following the end of this Agreement.

9. DEFAULT/TERMINATION

A. FOR CAUSE

If either party fails to fulfill its obligations under this Agreement in a timely and proper manner, the other party shall have the right to terminate this Agreement by giving written notice of any deficiency and by allowing the party in default seven (7) calendar days to correct the deficiency. If the defaulting party fails to correct the deficiency within this time, this Agreement shall terminate at the expiration of the seven (7) calendar day time period.

With regard to the Consultant, the following items shall be considered a default under this Agreement:

1) If the Consultant should be adjudged bankrupt, or if he, or it, should make a general assignment for the benefit of his, or its, creditors, or if a receiver should be appointed on account of his, or its, insolvency.

2) If the Consultant should persistently or repeatedly refuse or fail, except in cases for which an extension of time is provided, to provide the services contemplated by this Agreement.

3) If the Consultant disregards laws, ordinances, or the instructions of the Project Manager or otherwise is guilty of a substantial violation of the provisions of this Agreement.

In the event of termination, the Consultant shall only be entitled to receive payment for work satisfactorily completed prior to the termination date.

B. WITHOUT CAUSE

Either party may terminate the Agreement without cause at any time upon thirty (30) calendar days prior written notice to the other party. In the event of termination, the

City shall compensate the Consultant for all authorized work satisfactorily performed through the termination date.

10. SUBCONSULTANTS AND SUBCONTRACTORS

In the event the Consultant requires the services of any subconsultant, subcontractor or professional associate in connection with the services to be provided under this Agreement, Consultant shall secure the written approval of City Project Manager before engaging such subconsultant, subcontractor, or professional associate.

If a subconsultant fails to perform or make progress, as required by this Agreement, and it is necessary to replace the subconsultant to complete the work in a timely fashion, the Consultant shall promptly do so, subject to acceptance of the new subconsultant by the City. The substitution of a subcontractor shall not be adequate cause to excuse a delay in the performance any portion of this Agreement as set forth in the Scope of Work.

The Consultant, its subconsultants, agents, servants, or employees agree to be bound by the Terms and Conditions of this Agreement and in the Consultant's agreement with the subconsultant for work to be performed for the City, the Consultant must incorporate the terms of this Agreement.

11. FEDERAL AND STATE TAX

The City is exempt from payment of Florida State Sales and Use Taxes.

The City will sign an exemption certificate submitted by the Consultant. The Consultant shall not be exempted from paying sales tax to its suppliers for materials used to fulfill contractual obligations with the City, nor is the Consultant authorized to use the City's Tax Exemption Number in securing such materials.

The Consultant shall be responsible for payment of its own and its share of its employees' payroll, payroll taxes, and benefits with respect to this Agreement.

12. INSURANCE

CONSULTANT shall, at its own expense, procure and maintain throughout the term of this Agreement, with insurers acceptable to the City, the types and amounts of insurance conforming to the minimum requirements set forth herein.

A. EVIDENCE OF INSURANCE

Consultant shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to, and approved by, the City. The City at all times reserves the right to request such additional

documentation and evidence of insurance as in its sole discretion it may require and the CONSULTANT hereby agrees to provide same.

With respect to the Workers' Compensation/Employer's Liability Insurance, Professional Liability and Business Auto Liability Insurance, an appropriate Certificate of Insurance (which identifies the project), and a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies), signed by an authorized representative of the insurer(s) shall be satisfactory evidence of insurance. With respect to the Commercial General Liability, an appropriate Certificate of Insurance (which identifies the project) signed by an authorized representative of the insurer, and copies of the actual additional insured and notice of cancellation endorsements as issued on the policy(ies), shall be satisfactory evidence of such insurance.

If the insurance policies expire or terminate during the term of this Agreement Consultant shall provide City with renewal or replacement evidence of the insurance, including endorsements, no less than fifteen (15) days before the expiration or termination of the insurance for which previous evidence of insurance has been provided.

Notwithstanding the prior submission of a Certificate of Insurance, copies of endorsements, or other evidence initially acceptable to City, if requested by City, Consultant shall, within thirty (30) days after receipt of a written request from City, provide City with a certified copy or certified copies of the policy or policies providing the coverage required. Consultant may redact or omit, or cause to be redacted or omitted, those provisions of the policy or policies which are not relevant to the insurance required.

B. DESCRIPTION OF REQUIRED INSURANCE

Consultant shall be responsible for all damage to person and/or property resulting from its negligent acts, reckless or intentional misconduct, errors or omissions or those of its subcontractors, agents or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

1) Workers' Compensation/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance (NCCI), without any restrictive endorsements other than any endorsements required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law.

The policy must be endorsed to waive the insurer's right to subrogate against City, and its officials, officers and employees in the manner which would result from the

attachment of the NCCI Waiver of Our Right to Recover from Others Endorsement (Advisory Form WC 00 03 13) with City, and its officials, officers and employees scheduled thereon.

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$1,000,000	Each Accident
	$1,000,000	Disease – Policy Limit
	$1,000,000	Disease - Each Employee

2) Commercial General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than any endorsements specifically required by ISO or the State of Florida.

The coverage may include restrictive endorsements which exclude coverage for liability arising out of:

Mold, fungus, or bacteria
Terrorism
Silica, asbestos or lead
Sexual molestation

City and its officials, officers and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO form CG 20 10 (Additional Insured - Owners, Lessees, or Consultant).

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

The minimum limits (inclusive of amounts provided by an umbrella or excess policy):

General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence	$1,000,000

3) Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, including coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the Work.

The policy must be endorsed to provide City with 30 days prior written notice of cancellation.

Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence Bodily Injury and Property Damage Liability Combined	$1,000,000

4) Professional Liability

Such insurance shall be on a form acceptable to City and shall cover errors and omissions arising out of the provision of the services required by this RFQ. Coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Agreement and such claims-made coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis. The insurance provided by Consultant shall be endorsed to provide City with 30 days prior written notice of cancellation. A maximum deductible or self-insured retention of $10,000 per claim/occurrence shall be permitted for this coverage.

The minimum amount of coverage (inclusive of any amounts provided by an umbrella or excess policy) shall be no less than:

$3,000,000 Each Claim/Annual Aggregate

5) Miscellaneous Provisions

The insurance provided by Consultant shall apply on a primary basis to any insurance or self-insurance maintained by City. Any insurance, or self-insurance, maintained by City shall be excess of, and shall not contribute with, the insurance provided by Consultant.

Except as otherwise specifically authorized in this Agreement, or for which prior written approval has been obtained hereunder, the insurance maintained by Consultant shall apply on a first dollar basis without application of a deductible or self-insured retention. Under limited circumstances, City may permit the application of a deductible

or permit Consultant to self-insure, in whole or in part, one or more of the insurance coverages required by this Agreement. In such instances, Consultant shall pay on behalf of CITY or CITY's officials, officers and employees any deductible or self-insured retention applicable to a claim against CITY or CITY's officials, officers and employees.

Compliance with these insurance requirements shall not limit the liability of Consultant. Any remedy provided to City by the insurance provided by Consultant shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Consultant) available to City under this Agreement or otherwise.

Neither approval nor failure to disapprove insurance furnished by Consultant shall relieve Consultant from responsibility to provide insurance as required by this Agreement.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attn: Purchasing Department
P.O. Box 1480
Fort Pierce FL 34954-1480

Additional Insured on the Commercial General Liability:

City of Fort Pierce and its officials, officers, and employees.

13. INDEMNIFICATION

Except for expenses or liabilities arising from the negligence of the City, the Consultant hereby expressly agrees to indemnify and hold the City harmless against any and all expenses and liabilities arising out of the performance or default of this Agreement as follows:

Consultant shall indemnify and hold harmless, to the maximum extent permitted by law, the City and their officials, officers, agents, and employees from and against any and all liability, claims, demands, penalties, court costs, judgments, damages, losses, (whether in contract or in tort, including personal injury, accidental death or property damage, and regardless, of whether the allegations are false, fraudulent or groundless), and costs (including reasonable attorney fees, litigation, arbitration, mediation, appeal expenses) to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Consultant and persons employed by or utilized by the Consultant in Consultant's performance of this Agreement.

Consultant's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon Consultant whether such injury or damage shall accrue, or may be discovered, before or after termination of this Agreement.

Consultant's failure to comply with this section's provisions shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement.

The Consultant hereby acknowledges that the payments made under this Agreement include specific consideration for the indemnification herein provided. It is the specific intent of the parties hereto that the foregoing indemnification complies with Sections 725.06 and 725.08, Florida Statutes (Chapter 725).

14. ASSIGNMENT

The City and Consultant each binds itself and its successors, legal representatives, and assigns to the other party to this Agreement and to the partners, successors, legal representatives, and permitted assigns of such other party, in respect to all covenants of this Agreement; and, neither the City nor the Consultant will assign or transfer its rights and obligations in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body which may be a party hereto.

The Consultant agrees that the persons named in the scope of work shall provide services as described therein. The services of the person(s) so named are a substantial inducement and material consideration for this Agreement. In the event such persons can no longer provide the services required by this Agreement, the Consultant shall immediately notify the City in writing and the City may elect to terminate this Agreement without any liability to the Consultant for unfinished work product. The City may elect to compensate the Consultant for unfinished work product, provided it is in a form that is sufficiently documented and organized to provide for subsequent utilization in completion of the work product.

15. PUBLIC RECORDS

A. City strictly adheres to all statutes, court decisions, and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes. In accordance with Chapter 119, Florida Statutes, Consultant shall comply with all public records laws and specifically:

1. Keep and maintain public records required by City to perform the service.

2. Upon request from City's custodian of public records, provide City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time as provided by law.

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Consultant does not transfer the records to City.

4. Upon completion of the Agreement, transfer, at no cost, to City all public records in possession of Consultant or keep and maintain public records required by City to perform the service. If Consultant transfers all public records to City upon completion of the Agreement, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant keeps and maintains public records upon completion of the Agreement, Consultant shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology systems of City.

B. IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, lcox@cityoffortpierce.com, 100 North U.S. 1, Fort Pierce, FL 34950.

16. CONFLICT OF INTEREST

The Consultant represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Florida Statutes, to include, but not limited to, Sections 112.311 and 112.313, Florida Statutes. The Consultant further represents that no person having any interest shall be employed for said performance.

The Consultant shall promptly notify the City in writing by certified mail of all potential conflicts of interest prohibited by existing state law for any prospective business association, interest or other circumstance, which may influence or appear to influence the Consultant's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the Consultant may undertake and request an opinion of the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Consultant. The City agrees

to notify the Consultant of its opinion by certified mail within thirty (30) days of receipt of notification by the Consultant. If, in the opinion of the City, the prospective business association, interest or circumstance would not constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall, at his/her option, enter into said association, interest or circumstance and it shall be deemed not in conflict of interest with respect to services provided to the City by the Consultant under the terms of this Agreement. If, in the opinion of the City, the prospective business association, interest or circumstance does constitute a conflict of interest by the Consultant, the City shall so state in the notification and the Consultant shall either not enter into said association or terminate this Agreement with the City prior to entering into said association.

17. EXCUSABLE DELAYS (FORCE MAJEURE)

Neither party shall be liable to the other for failure to perform its obligations hereunder if and to the extent that such failure to perform results from causes beyond its reasonable control (financial difficulty shall not be considered a cause beyond a party's control) all of which causes herein are called "Force Majeure", including, but without being limited to, strikes, lockouts, or other industrial disturbances; fires; unusual climatic conditions; acts of God; acts of a public enemy; or inability to obtain transportation or necessary materials in the open market. Provided, however, that market conditions, labor conditions, construction industry price trends and similar matters which normally affect the bidding process shall not be considered a Force Majeure. The party unable to perform as a result of force majeure promptly shall notify the other of the beginning and ending of each such period, and City shall compensate Consultant at the rates set forth herein, for the services performed by Consultant hereunder, up to the date of the beginning of such period.

18. PLEDGE OF CREDIT, ARREARS

The Consultant shall not pledge the City's credit or make it a guarantor of payment of surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The Consultant further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Agreement.

19. OWNERSHIP OF DOCUMENTS

All original sketches, tracings, drawings, computations, details, design calculations, and other documents and plans that result from the Consultant's services under this Agreement are and remain the property of the City as instruments of service. The Consultant shall furnish copies to the City upon completion of such documents.

The City shall, at no additional expense, be furnished one (1) set of reproducible copies of any maps and/or drawings prepared for it by the Consultant. Consultant shall likewise submit copies of all field notes, calculation sheets and computer discs to the City.

20. INDEPENDENT CONSULTANT RELATIONSHIP

The relationship of the Consultant to the City will be solely that of a consultant. The Consultant is an independent consultant and is not an employee or agent of the City. Nothing in this Agreement shall be interpreted to establish any relationship other than that of an independent consultant, between the City and the Consultant, its employees, agents, subcontractors, or assigns, during or after the performance of this Agreement. The Consultant will provide the professional and technical services required for the successful completion of this Agreement in accordance with practices generally acceptable within the industry and good ethical standards.

21. ATTORNEYS' FEES AND COSTS

In the event of any dispute concerning the terms and conditions of this Agreement or in the event of any action by any party to this Agreement to judicially interpret or enforce this Agreement or any provision hereof, or in any dispute arising in any manner from this Agreement, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses, whether suit be brought or not, and whether any settlement shall be entered in any declaratory action, at trial or on appeal.

22. VERIFICATION OF EMPLOYMENT STATUS

The Consultant agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control act of 1986, of all persons it employs in the performance of this Agreement.

23. PROHIBITION AGAINST CONTINGENT FEES

The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement, and that he has not paid or agreed to pay any persons, company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award of making this Agreement.

24. AUDIT

The Consultant agrees that the City or any of its duly authorized representatives shall, until the expiration of at least three years, or as otherwise applicable under law, after expenditure of funds under this Agreement, have access to and the right to examine any directly pertinent books, documents, papers, and records of the Consultant involving transactions related to this Agreement. The Consultant agrees that payment(s) made under this Agreement shall be subject to reduction for amounts charged thereto which

are found based on audit examination not to constitute allowable costs under this Agreement. The Consultant shall refund by check payable to the City the amount of such reduction of payments. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of the project and issuance of the final certificate, or as otherwise applicable under law.

25. NON DISCRIMINATION

The Consultant covenants and agrees that the Consultant shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of age, sex or physical handicaps (except where based on a bona fide occupational qualification); or because of marital status, race, color, religion, national origin or ancestry.

26. AUTHORITY TO PRACTICE

The City represents that it is a political subdivision of the State of Florida with the authority to engage the professional and to accept the obligation for payment for the services.

The Consultant hereby represents and warrants that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a reputable manner. Proof of such licenses and approvals shall be submitted to the City's representative on an annual basis.

27. SEVERABILITY

If any term or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such terms or provisions to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

28. FLORIDA CONTRACTS

WHERE APPLICABLE AND PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

29. COMPLETE AGREEMENT

This Agreement states the entire understanding between the parties and supersedes any written or oral representations, statements, negotiations, or agreements to the contrary. The Consultant recognizes that any representations, statements or negotiations made by the City staff do not suffice to legally bind the City in a contractual relationship unless they have been reduced to writing, authorized, and signed by an authorized City representative. This Agreement shall bind the parties, their assigns, and successors in interest.

30. AMENDMENT

This Agreement may be amended only with the written approval and agreement of the parties.

31. MODIFICATIONS OF WORK

The City reserves the right to make changes in Scope of Work, including alterations, reductions therein, or additions thereto. Upon receipt by the Consultant of the City's notification of a contemplated change, the Consultant shall, in writing:

A. Provide a detailed estimate for the increase or decrease in cost due to the contemplated change,

B. Notify the City of any estimated change in the completion date, and

C. Advise the City if the contemplated change shall affect the Consultant's ability to meet the completion dates or schedules of this Agreement.

If the City so instructs in writing, the Consultant shall suspend work on that portion of the Scope of Work affected by a contemplated change, pending the City's decision to proceed with the change.

If the City elects to make the change, the City shall initiate an Agreement Amendment or Change Orderand the Consultant shall not commence work on any such change until the authorized representative for the City signs such written Amendment.

32. NOTICE

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service or mailed certified mail (postage prepaid) return receipt requested, addressed to:

City:
CITY OF FORT PIERCE
Attn: Purchasing Department
100 N. US Highway 1
Fort Pierce, FL 34950

Consultant:
CAPE DESIGN ENGINEERING INC.
2725 Center Place
Melbourne, FL 32940

With a Copy to:
City Attorney
City Attorney's Office
100 N. US Highway 1
Fort Pierce, FL 34950

As to the Consultant or to such other address as any party may designate by notice complying with the terms of this Section. Each such notice shall be deemed delivered (a) on the date delivered if by personal delivery, (b) on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable, as the case may be, if mailed.

Should City or Consultant have a change of address, the other party shall immediately be notified in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box.

33. CAPTIONS AND HEADINGS

Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope and intent of this Agreement, nor the intent of any provisions hereof.

34. WAIVER

No waiver by the City of any provision of this Agreement shall be deemed to be a waiver of any other provisions hereof or of any subsequent breach by of the same, or any other provision or the enforcement thereof. City's consent to or approval of any act by Consultant requiring consent or approval shall not be deemed to render unnecessary the obtaining of City's consent to or approval of any subsequent act by Consultant requiring consent or approval, whether or not similar to the act so consented or approved.

35. COMPLIANCE WITH LAWS

The Consultant, its employees, subcontractors or assigns, shall comply with all applicable federal, state, and local laws and regulations relating to the performance of this Agreement. The City undertakes no duty to ensure such compliance, but will attempt to advise Consultant, upon request, as to any such laws of which it has present knowledge.

36. INTERPRETATION; CONTROLLING LAW; VENUE

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. The laws of the State of Florida shall govern this Agreement and all interpretations thereof. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in St. Lucie County, to include the Nineteenth Judicial Circuit of Florida for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

37. DISPUTE RESOLUTION

Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the Consultant and the City or its Project Manager. At all times, the Consultant shall carry on the work and maintain its progress schedule in accordance with the requirements of the Agreement and the determination of the City or its representatives, pending resolution of the dispute. The City Manager who shall reduce the decision to writing shall decide any dispute, which is not resolved by mutual agreement. The decision of the City shall be final and conclusive unless determined by a court of competent jurisdiction to be fraudulent, capricious, arbitrary, so grossly erroneous as to necessarily imply bad faith, or not be supported by substantial evidence.

38. ANTITRUST ASSIGNMENT

The Consultant, the City, and the State of Florida recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the State of Florida and local governments. Therefore, the Consultant assigns to the State of Florida and the City any and all claims for such overcharges as to goods, materials or services purchased in connection with the Agreement.

39. CONFIDENTIALITY

Consultant shall not disclose, publish, or authorize others to disclose or publish, design data, drawings, specifications, reports, or other information pertaining to the projects assigned to Consultant by City or other information to which Consultant has had access during the term of this Agreement without the prior written approval of the City during the term of this Agreement and for a period of two (2) years after the termination of this Agreement.

Consultant shall consider all information provided by City and all drawings, reports, studies, design calculations, specifications, and other documents resulting from the

Consultant's performance of the services to be proprietary unless such information is available from public sources. Consultant shall not publish or disclose proprietary information for any purpose other than the performance of the services without the prior written authorization of the City, in response to legal process, or in accordance with applicable law.

40. E-VERIFY

All requirements of Section 448.095, Florida Statutes, shall be complied with by Consultant. In accordance with, Section 448.095, Florida Statutes, Consultant shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Consultant enters into a contract with a subcontractor performing work or providing services on its behalf, Consultant shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. Consultant shall, upon request, provide evidence of compliance with this provision to the City. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the City terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Consultant is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

41. SOVEREIGN IMMUNITY

Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

CONTINUING CONTRACT FOR

PROFESSIONAL SERVICES

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement in counterparts each of which shall be treated as an original upon the terms and conditions above stated.

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson

Linda Hudson, Mayor

10/15/24

Date

APPROVED AS TO FORM CORRECTNESS:

By: _____

Sara Hedges, City Attorney

CONSULTANT:

By: Inga I Young

Print: Inga I Young

Title: President of Cape Design Engineering

Today's Date: 9/26/2024

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: Cape Design Engineering

Authorized Representative's Name and Title: Rebecca Weitz/Project Coordinator

Address: 2725 Center Place

City: Melbourne State: FL Zip Code: 32940

Phone Number: 321-799-2970 Email Address: frontdesk@cdeco.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: Inga I Young Inga I Young, President 8/26/2024

Authorized Signature Printed Name and Title Date

STATE OF FLORIDA
COUNTY OF Brevard

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization

this 26 day of September, 2024 by Inga I Young, who is

☑ personally known or
☐ produced identification (ID produced: _____).

Notary Public Signature: _____ (Seal)

Print Name: Rebecca Weitz My Commission Expires: 3/16/2025

REBECCA WEITZ
MY COMMISSION # HH 080345
EXPIRES: March 16, 2025

FIRST AMENDMENT TO THE CONTINUING CONTRACT FOR PROFESSIONAL SERVICES

This First Amendment to the Continuing Contract for Professional Services Agreement (hereinafter referred to as the "Amendment") is made and entered into this 2nd day of September, 2025 by and between the City of Fort Pierce, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "City") and **CAPE DESIGN ENGINEERING, CO.,** whose principal address is **2725 Center Place, Melbourne, FL 32940** (hereinafter referred to as "Consultant")(hereinafter referred to collectively as the "Parties").

RECITALS:

WHEREAS, on September 16, 2024, the Parties entered into an agreement pursuant to RFQ 2024-005 and Section 287.055, Florida Statutes, for nonexclusive continuing contracts to perform professional services (hereinafter referred to as the "Agreement"); and

WHEREAS, the Parties now mutually desire to amend the Agreement to exercise a one (1) year renewal option to extend the Term Period to ensure the uninterrupted continuance of professional services to the City**,** and

NOW THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals**. The foregoing recitations are true and correct and are incorporated herein by reference.

2. **Term**. Pursuant to Section 2 ("Term") of the Agreement, the Term Period shall be renewed for one (1) year commencing September 17, 2025, and shall remain in full force and effect, unless otherwise extended or terminated in writing. Two (2) one (1) year renewal options remain under the Term.

3. **Effective Date**. This First Amendment shall be effective upon execution by the Parties.

4. **Conflicts/Amendment**. Except as otherwise set forth herein, the terms and conditions of the Agreement, shall remain in full force and effect between the Parties. In the case of a perceived conflict between the terms of the Agreement and this Amendment, this Amendment shall govern.

5. **Counterparts.** The Parties agree for purposes of this Amendment, the Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts. Facsimile and electronic mail copies in “portable document format” (“.pdf”) form are acceptable and shall constitute effective execution and delivery of this Amendment as to the Parties and may be used in lieu of the original Amendment for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

FIRST AMENDMENT TO THE CONTINUING CONTRACT FOR PROFESSIONAL SERVICES

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Amendment in counterparts, each of which shall be treated as an original upon the terms and conditions stated above.

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson

Linda Hudson, Mayor

9/2/2025

Date

APPROVED AS TO FORM AND CORRECTNESS:

Sara K. Hedges, Esq., City Attorney

CONSULTANT - CAPE DESIGN ENGINEERING, CO.:

By: Inga I Young

Print: Inga I Young

Title: President of Cape Design Engineering

Today's Date: 8/14/2025

SECOND AMENDMENT TO THE CONTINUING CONTRACT FOR PROFESSIONAL SERVICES

This Second Amendment to the Continuing Contract for Professional Services Agreement (hereinafter referred to as the "Second Amendment") is made and entered into this 8th day of September, 2026 by and between the City of Fort Pierce, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "City") and **CAPE DESIGN ENGINEERING CO.,** whose principal address is **2725 Center Place, Melbourne, FL 32940** (hereinafter referred to as "Consultant") (hereinafter referred to collectively as the "Parties").

RECITALS:

WHEREAS, on September 16, 2024, the Parties entered into an agreement pursuant to RFQ 2024-005 and Section 287.055, Florida Statutes, for nonexclusive continuing contracts to perform professional services (hereinafter referred to as the "Original Agreement"); and

WHEREAS, Section 2 of the Original Agreement provides for a one (1) year term with three (3) one (1) year renewal options available; and

WHEREAS, on September 2, 2025, the Parties entered into a First Amendment to the Agreement to exercise the first of three (3) renewal options (the Original Agreement together with the First Amendment are collectively referred to herein as the "Agreement"); and

WHEREAS, the Parties now mutually desire to enter into this Second Amendment to amend the Agreement to exercise the second of three (3) renewal options to extend the term an additional year and correct a scrivener's error in the name of the Consultant; and

NOW THEREFORE, in consideration of the mutual terms, conditions, promises, covenants and other good and valuable consideration, receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals**. The foregoing recitations are true and correct and are incorporated herein by reference.

2. **Extension of Term**. Pursuant to Section 2, Term, of the Agreement, the term of the Agreement is hereby extended for an additional one (1) year commencing September 17, 2026, and shall remain in full force and effect, unless otherwise extended or terminated in writing. One (1) one-year renewal option remains under the Term.

3. **Scriveners Error.** The legal name of the consultant referenced throughout the Original Agreement is hereby amended from Cape Design Engineering, Inc. to Cape Design Engineering Co. to fix a scrivener's error contained in the Original Agreement.

4. **Effective Date**. This Second Amendment shall be effective upon execution by the Parties.

5. **Conflicts/Amendment**. Except as otherwise set forth herein, the terms and conditions of the Agreement, shall remain in full force and effect between the Parties. In the case of a perceived conflict between the terms of the Agreement and this Second Amendment, this Second Amendment shall govern.

6. **Counterparts.** The Parties agree for purposes of this Second Amendment, the Second Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts. Facsimile and electronic mail copies in "portable document format" (".pdf") form are acceptable and shall constitute effective execution and delivery of this Second Amendment as to the Parties and may be used in lieu of the original Second Amendment for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

SECOND AMENDMENT TO THE CONTINUING CONTRACT FOR PROFESSIONAL SERVICES

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Second Amendment in counterparts, each of which shall be treated as an original upon the terms and conditions stated above.

ATTEST:

Linda W. Cox

Linda Cox, City Clerk

CITY OF FORT PIERCE:

Linda Hudson

Linda Hudson, Mayor

9/8/2026

Date

APPROVED AS TO FORM AND CORRECTNESS:

Sara K. Hedges, Esq., City Attorney

CONSULTANT - CAPE DESIGN ENGINEERING, CO.:

By: Inga I. Young

Print: Inga I. Young Title:President

Today's Date:8/20/26

Approved as to legal form and correctness by the CAO on 08.10.26

City Commission Regular Meeting - 5:05 PM **12. A.**

Meeting Date: 11/16/2026

Re: Impact Fee Moratorium

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

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SUBJECT:

Legislative Hearing - Ordinance No. 26-021 Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

SUMMARY:

Ordinance 26-021 will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of one year. The City Commission adopted the initial urban infill impact fee moratorium via Ordinance 20-007 on March 16, 2020. It expired one year later and numerous subsequent ordinances extended the moratorium, which is now set to expire on November 3, 2026.

In established urban areas, there may be older buildings or underutilized sites that could benefit from redevelopment. By implementing an impact fee moratorium, it becomes more economically viable for businesses to invest in these areas and breathe new life into the community. This can result in revitalization, job creation, and increased economic activity. In an established urban core, the infrastructure is largely already in place. Therefore, new construction may not be placing as much strain on public services as they would in areas that require significant infrastructure investments.

RECOMMENDATION:

Approve Ordinance 26-021

ALTERNATIVES:

Amend or Deny Ordinance 26-021

RESPONSIBLE STAFF:

Shyanne Harnage, Community and Economic Development Director

COORDINATED WITH:

City Attorney
City Clerk

Fiscal Impact

OTHER INFORMATION:

The proposed ordinance does not require the use of City funds. The moratorium temporarily suspends the collection of impact fees within designated urban infill areas as an incentive to promote private development and redevelopment. Any short-term reduction in impact fee revenue is anticipated to be offset by long-term gains in taxable value and economic activity.

Attachments

26-021 Final Formatted Version
Business Impact Estimate Form
Presentation
CAO Memo Final
Proof of Publication

ORDINANCE NO. 26-021

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A **MORATORIUM** ON THE IMPOSITION AND COLLECTION OF CITY **IMPACT FEES** FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance No. 25-033 on November 3, 2025, issuing a one (1) year moratorium on City Impact Fees within the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the City Commission desires to continue to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals; and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 113-15 through and including Section 113-19, and the collection of said fees as provided by Code Section 113-8, are hereby suspended within the boundaries of the City's Designated

Urban Infill and Redevelopment Area for a period not to exceed five (5) years from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Camille Wallace
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 26-0XX was duly advertised by title only in the St. Lucie News Tribune on October 23, 2026; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 2, 2026; and was duly introduced, read by title only, and passed on second and final reading on November 16, 2026, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 16th day of November, 2026.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

BUSINESS IMPACT ESTIMATE

SUBMITTED BY: Shyanne Harnage

SUBJECT: Ordinance 26-030

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1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

   Ordinance 26-030 will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of one year. The City Commission initially adopted Ordinance 20-007 on 3/16/2020, which provided for a moratorium on the collection of City Impact Fees within the FPRA boundaries for one year. Numerous subsequent ordinances extended the moratorium which is now set to expire on 11/3/2026. In established urban areas, there may be older buildings or underutilized sites that could benefit from redevelopment. By implementing an impact fee moratorium, it becomes more economically viable for businesses to invest in these areas and breathe new life into the community. This can result in revitalization, job creation, and increased economic activity. In an established urban core, the infrastructure is largely already in place. Therefore, new construction may not be placing as much strain on public services as they would in areas that require significant infrastructure investments.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

      None. By providing a moratorium on impact fees, the financial burden on developers is reduced, increasing the likelihood of project feasibility. This encourages developers to move forward with their plans, leading to the creation of new commercial and residential spaces within the community, this is especially important in unproven markets. This can stimulate economic growth and attract investments in the community, resulting in job creation, increased revenue for local businesses, and a more diverse and vibrant local economy.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

      None.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

   Unable to estimate the number of businesses potentially impacted.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

Urban Infill & Redevelopment Area

IMPACT FEE MORATORIUM

Ordinance No. 26-021



FPRA FORT PIERCE REDEVELOPMENT AGENCY

FORT PIERCE, FL · THE SUNRISE CITY ·

Overview

- Infill sites are located within the urban core, where **essential infrastructure** such as roads, utilities, and public services is **often already in place.**

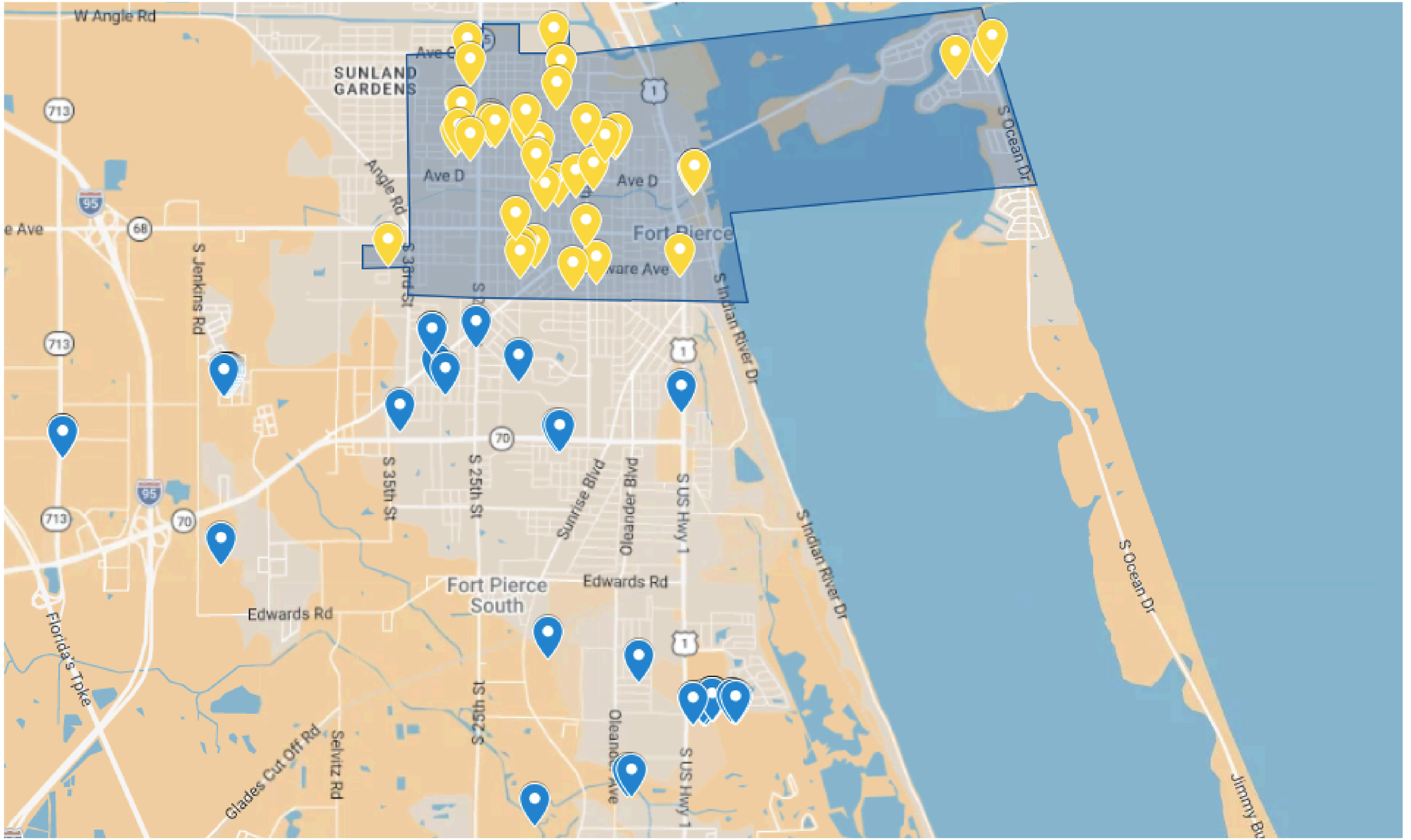
- **New construction activity** in the FPRA district has been limited in recent years, indicating a need for targeted development incentives.

- Temporarily suspending development fees can **reduce upfront costs, encourage private investment, and help accelerate revitalization efforts.**

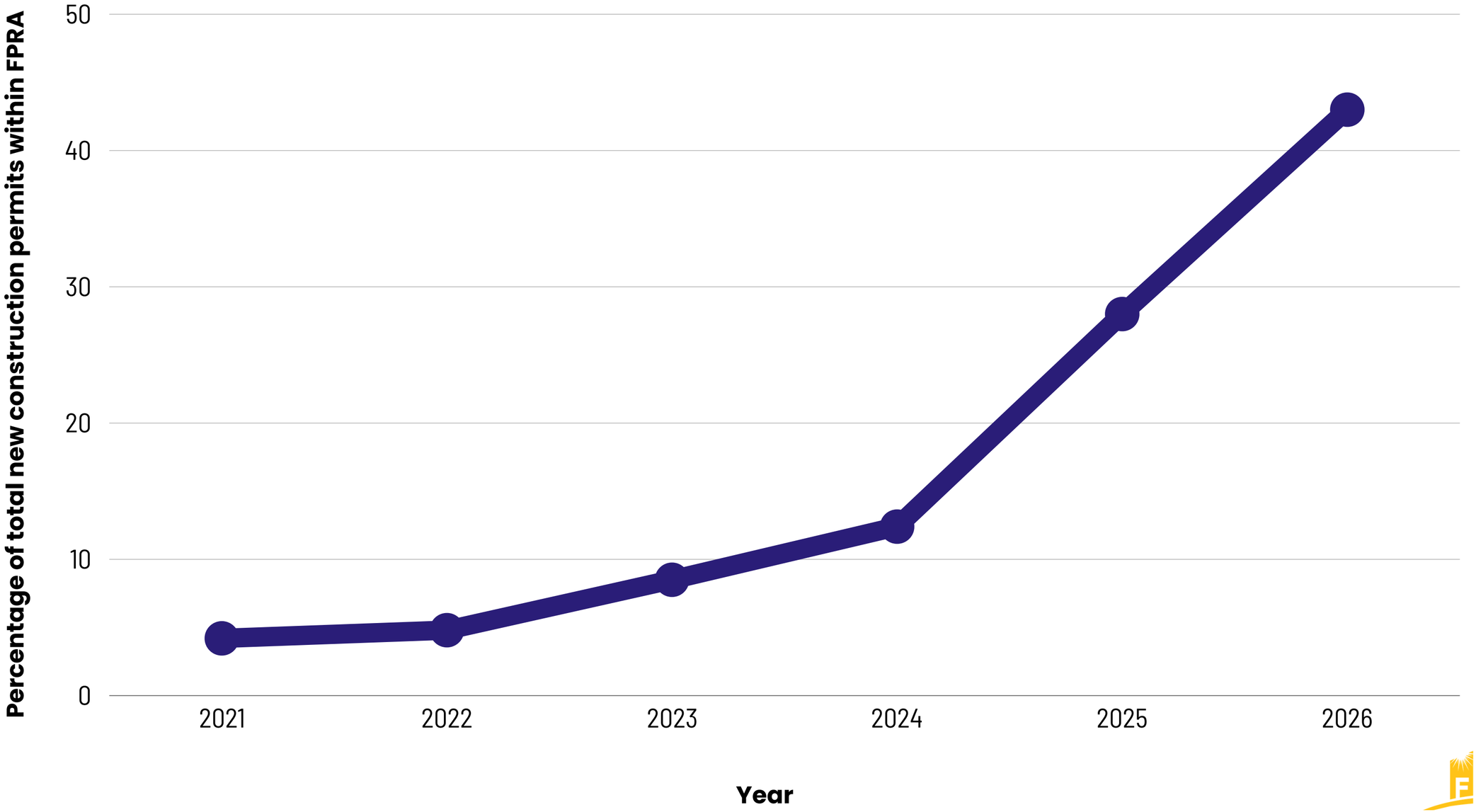







W Angle Rd
SUNLAND GARDENS
Ave C
Ave D
Ave D
Angle Rd
S 3rd St
Fort Pierce
S Indian River Dr
S Ocean Dr
S Jenkins Rd
S 35th St
S 25th St
Sunrise Blvd
Oleander Blvd
S US Hwy 1
Fort Pierce South
Edwards Rd
Edwards Rd
Florida's Tpke
Glades Cut Off Rd
Selvitz Rd
S 25th St
Oleander Ave
S US Hwy 1
S Indian River Dr
S Ocean Dr
Jimmy Buffett
713
95
68
70
1

FPRA SHARE OF CITYWIDE NEW CONSTRUCTION PERMITS



Permit counts are approximate and based on available data at the time of retrieval.


311






608


2710






2708


FORT PIERCE FL
THE SUNRISE CITY
EPRA

RECOMMENDATION

Staff recommends approval of Ordinance 26-021 to extend the Impact Fee Moratorium for a period of twelve (12) months in an effort to reinforce our incentive toolkit and emphasize our strong desire for infill development.

Note: The 2nd reading of this ordinance will take place after the November 3 election.



THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO:	Shyanne Harnage, MBA, FRA-RA, Director of Community and Economic Development
FROM:	Camille Wallace, Esq. Interim City Attorney CAW
RE:	Ordinance for a Moratorium on the Imposition and Collection of Impact Fees In the Urban Infill and Redevelopment Area
RLS:	26-390
DATE:	October 7, 2026

I have reviewed the above request for Legal Services (RLS) related to the Ordinance for a Moratorium on the Imposition and Collection of Impact Fees in the Urban Infill and Redevelopment Area. I request that you revise the date that the previous ordinance was enacted to November 3, 2026, in the Business Impact Estimate and in the new proposed Ordinance. Additionally, in accordance with the requirements in Section 166.041(4)(a), Florida Statutes, I suggest that you upload the revised Business Impact Estimate to the City's website.

The revised Ordinance and Business Impact Estimate are ***approved as to form and correctness***.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Linda Cox
100 N US Highway 1
Fort Pierce FL 34982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 10/23/2026
SCN tcpalm.com 10/23/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/23/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$121.44	
Tax Amount:	$0.00	
Payment Cost:	$121.44	
Order No:	12721904	# of Copies:
Customer No:	1126527	1
PO #:	LSAR0619458	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Florida Statute 166.041, will hold Public Hearings, on Monday, November 2, 2026 and Monday, November 16, 2026 at their meetings which begin at 5:05 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 26-021 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinance; said Ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
October 23 2026
LSAR0619458

City Commission Regular Meeting - 5:05 PM **12. B.**

Meeting Date: 11/16/2026

Re: PD2025-00006 West Orange PD Phase 1 Final Site Plan

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Quasi-Judicial Hearing - Ordinance No. 26-022: An Ordinance by the City Commission of the City of Fort Pierce, Florida; approving a major amendment to the West Orange Planned Development approved by Ordinance No. 23-013; approving a Final Planned Development site plan and phasing plan for four (4) parcels generally located at 4918 and 5220 Orange Avenue, containing approximately 56.62 acres of land, more or less; approving a Final PD Development Agreement; providing conditions of development; confirming that Ordinance No. 23-013 remains the governing Master PD approval except as expressly modified herein; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. FIRST READING

SUMMARY:

This is an application for the approval of a **Final Planned Development (PD) Site Plan and associated Development Agreement** for approximately **56.62 acres** within the previously approved **84.8-acre West Orange Planned Development**, approved by Ordinance No. 23-013.

The proposed Final PD includes **450 townhome units** distributed across two residential phases. **Phase 1** consists of approximately **29.47 acres** with **256 townhomes**, a clubhouse, swimming pool, pocket parks, and associated recreational amenities. **Phase 2** consists of approximately **22.69 acres** with **194 townhomes**. A third area, **Phase 3**, consists of approximately **4.25 acres** reserved for future commercial development. The current application does not authorize vertical development of Phase 3; a separate Final PD approval and amendment to the Development Agreement will be required before commercial development may proceed.

The site plan includes an internal private roadway network, gated primary access from **Orange Avenue/SR 68**, emergency access, pedestrian sidewalks and connections, a school bus stop/turnaround, landscaping and buffering, stormwater management facilities, and utility infrastructure.

The application also establishes phasing, infrastructure, and Certificate of Occupancy requirements intended to ensure that required transportation, drainage, utilities, pedestrian facilities, and recreational amenities are completed in coordination with development.

The request represents implementation of the previously approved West Orange Master PD for the 56.62-acre Final PD area while retaining Ordinance No. 23-013 as the governing approval for the overall development.

The Planning Board recommended **APPROVAL, WITH (26) CONDITIONS** at its September 17, 2026, meeting. Subsequently to that meeting, and to comment by a resident, the applicant proposed an amendment to increase the buffer adjacent to the east two residential properties

to the east of the site. An additional condition has been added to the recommendation.

RECOMMENDATION:

Staff recommend **APPROVAL, WITH (26) CONDITIONS,** of the West Orange Final Planned Development and associated Development Agreement for the approximately 56.62-acre Final PD property, subject to adoption of the Final PD Ordinance, compliance with Ordinance No. 23-013, the approved Final PD Site Plan, the Development Agreement, resolution of the remaining coordination items identified in this report, and all applicable City and agency requirements.

Staff further recommend that the approval expressly recognize that the present Final PD authorizes the detailed development program for Phases 1 and 2 and establishes Phase 3 as a future commercial tract requiring separate Final PD approval before vertical development.

ALTERNATIVES:

Approve with Alternative Conditions

OR

Deny the request

RESPONSIBLE STAFF:

Kev Freeman, Planning Director

COORDINATED WITH:

Technical Review Committee
City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

To be determined at a later date.

Attachments

Ord 26-022
Development Agreement
Staff Presentation
CA Memo
Staff Report
Applicant Narrative
Applicant Statement
Applicant Planning Board Responses
Location Map
Site Plan 11-2
Architectural Drawings
Previously Approved Site Plan

Landscape Plan
Engineering Plans
Traffic Impact Analysis
FDOT Preapp
Environmental Assessment
Tree Survey
Tree Mitigation Plan
Lighting Plan
Photometric
Utilities & Wastewater
Stormwater Maintenance
Legal
Topographic Survey
TRC Staff
Eng Approval
FPUA TRC Comments
Public Notice Certification
Proof of Publication

ORDINANCE NO. 26-022

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A MAJOR AMENDMENT TO THE WEST ORANGE PLANNED DEVELOPMENT APPROVED BY ORDINANCE NO. 23-013; APPROVING A FINAL PLANNED DEVELOPMENT SITE PLAN AND PHASING PLAN FOR FOUR (4) PARCELS GENERALLY LOCATED AT 4918 AND 5220 ORANGE AVENUE, CONTAINING APPROXIMATELY 56.62 ACRES OF LAND, MORE OR LESS; APPROVING A FINAL PD DEVELOPMENT AGREEMENT; PROVIDING CONDITIONS OF DEVELOPMENT; CONFIRMING THAT ORDINANCE NO. 23-013 REMAINS THE GOVERNING MASTER PD APPROVAL EXCEPT AS EXPRESSLY MODIFIED HEREIN; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 21, 2023, the City Commission approved Ordinance No. 23-013, granting Planned Development zoning approval for the development known as the West Orange Planned Development and approving a Preliminary Overall Masterplan for approximately 84.8 acres (the “Master PD”); and

WHEREAS, the Master PD property comprises five (5) parcels totaling approximately 84.8 acres; and

WHEREAS, Orange Avenue Development II, LLC (the “Applicant”) has submitted a Final Planned Development (“Final PD”) Site Plan application for approximately 56.62 acres of the Master PD, consisting of Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, and 2407-211-0001-000-0 (the “Final PD Property”); and

WHEREAS, the Final PD Property is generally located at 4918 and 5220 Orange Avenue, on the north side of Orange Avenue (State Road 68), east of Jenkins Road, within the City of Fort Pierce, Florida; and

WHEREAS, the submitted Final PD Phasing Plan divides the Final PD Property into three (3) phases: Phase 1 consisting of approximately 29.47 acres and 256 townhome dwelling units together with the clubhouse and associated amenities; Phase 2 consisting of approximately 22.69 acres and 194 townhome dwelling units; and Phase 3 consisting of approximately 4.25 acres reserved for future commercial development; and

WHEREAS, approval of the present Final PD Site Plan does not constitute Final PD Site Plan approval or authorization for vertical development of Phase 3, and a separate Final PD Site Plan and amendment to the Final PD Development Agreement shall be required prior to development of Phase 3; and

WHEREAS, Ordinance No. 23-013 requires approval of a Final PD Site Plan as a Major Amendment and requires a development phasing schedule identifying the number of phases and approximate dates when construction of the project and each phase will begin and be completed; and

WHEREAS, pursuant to City Code Section 125-212, the Final PD is subject to a Development Agreement negotiated between the Applicant and the City to establish specific terms, phasing requirements, infrastructure obligations, development standards, and continuing obligations applicable to the Final PD Property; and

Approved as to form and correctness by the CAO on 10/15/2026.

WHEREAS, the Final PD Development Agreement provides that Ordinance No. 23-013 shall remain the governing Master PD zoning approval for the approximately 84.8-acre West Orange Planned Development and that the Final PD approval shall not supersede Ordinance No. 23-013 except to the extent expressly authorized by this Ordinance; and

WHEREAS, subject to the conditions and limitations contained in this Ordinance, the Final PD Site Plan, the Final PD Phasing Plan, and the Final PD Development Agreement, the Final PD Property is consistent with the City's Comprehensive Plan and applicable land development regulations; and

WHEREAS, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, having held a public hearing thereon, has considered this proposed Final PD Site Plan amendment to the West Orange Planned Development; and

WHEREAS, the City of Fort Pierce Planning Board, at their September 17th, 2026, meeting, voted 6 to 0 to recommend APPROVAL of the request and submitted its recommendations thereon to the City Commission; and

WHEREAS, two (2) public hearings with due notice have been held by the City Commission to inform the public and receive comments and objections, thereafter the City Commission adopted Ordinance No. 26-022 (the "Final PD Ordinance"), approving the Final PD Site Plan and the associated Development Agreement attached at **Exhibit 'D'**, subject to the conditions contained therein.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. The Final Planned Development Site Plan and Phasing Plan for the approximately 56.62-acre Final PD Property consisting of Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, and 2407-211-0001-000-0, legally described in Exhibit "A," are hereby approved as a Major Amendment to the West Orange Planned Development, subject to the Final PD Site Plan at Exhibit "B," the Final PD Phasing Plan at Exhibit "C," the Final PD Development Agreement at Exhibit "D," and the Special Conditions of Development at Exhibit "E," all attached hereto and incorporated herein.

SECTION 3. The West Orange Final PD Development Agreement at Exhibit "D," attached hereto and incorporated herein, is approved. The Agreement shall run with the Final PD Property and shall bind the Applicant and its successors and assigns in accordance with its terms.

SECTION 4. Ordinance No. 23-013 remains the governing Master PD zoning approval for the approximately 84.8-acre West Orange Planned Development. This Ordinance implements Final PD approval for the approximately 56.62-acre Final PD Property and does not supersede Ordinance No. 23-013 except to the extent expressly provided herein. In the event of a conflict between this Ordinance, the Final PD Development Agreement, the Final PD Site Plan, and Ordinance No. 23-013, the more restrictive applicable requirement shall control unless the conflict is expressly resolved by this Ordinance or otherwise determined by the City in accordance with applicable law.

SECTION 5. Phase 3, consisting of approximately 4.25 acres reserved for future commercial development, is not approved for vertical development by this Ordinance. Prior to development of Phase 3, the Applicant or successor in interest shall obtain approval of a separate Final PD

Site Plan in accordance with Section 125-212 of the City Code and Ordinance No. 23-013, and the Final PD Development Agreement shall be amended to address the approved commercial development, development standards, infrastructure obligations, development timing, and any additional conditions established through Final PD review.

SECTION 6. This Ordinance does not create any right on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 7. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 9. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Camille Wallace, Esq.

Interim City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 26-022 was duly advertised in accordance with applicable law; a copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2026; and was duly introduced, read by title only, and passed on second and final reading on _____, 2026, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS WHEREOF, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of _____, 2026.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
City Clerk
(City Seal)

Approved as to form and correctness by the CAO on 10/15/2026.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL IDENTIFICATION NOS.:

2407-241-0001-000-3
2407-231-0000-000-5
2407-212-0001-000-3
2407-211-0001-000-0

PARCEL 1: THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA. PARCEL 2: THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. PARCEL 3: THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915: A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING. FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT A FOUND

RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. PARCEL 4: THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES. PARCEL 5: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST. LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS. FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING. LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING. CONTAINING 56.62 ACRES, MORE OR LESS.

Approved as to form and correctness by the CAO on 10/15/2026.

Ordinance: 26-NNN

EXHIBIT B

FINAL PD SITE PLAN

[Attach the approved Final PD Site Plan, Redtail DG Project No. 25-137, dated October 28, 2025, or the final approved revision thereof.]

Approved as to form and correctness by the CAO on 10/15/2026.

EXHIBIT C

FINAL PD PHASING PLAN

[Attach the approved Final PD Phasing Plan, Redtail DG Project No. 25-137, dated October 28, 2025, or the final approved revision thereof.]

Approved as to form and correctness by the CAO on 10/15/2026.

EXHIBIT D

WEST ORANGE FINAL PD DEVELOPMENT AGREEMENT

[Attach the executed West Orange Final PD Development Agreement approved concurrently with this Ordinance.]

Approved as to form and correctness by the CAO on 10/15/2026.

Instrument Prepared Under the Direction Of:

Camille Wallace, Esq.
City Attorney's Office
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

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WEST ORANGE PLANNED DEVELOPMENT

FINAL PD DEVELOPMENT AGREEMENT

This FINAL PD DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into this ___ day of _____, 2026, by and between ORANGE AVENUE DEVELOPMENT II, LLC, a _____ limited liability company, whose principal address is _____ (the "Applicant"), and the CITY OF FORT PIERCE, a municipal corporation of the State of Florida (the "City").

WITNESSETH:

WHEREAS, Orange Development II LLC are the owners of five (5) parcels, Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1, and 2407-211-0001-000-0, totaling approximately 84.8 acres of which the owners desire to construct a Planned Development; and

WHEREAS, on February 21, 2023, the City Commission of the City of Fort Pierce ("City Commission") approved Ordinance No. 23-013, granting Planned Development zoning approval for the development known as West Orange Planned Development and approving a Preliminary Overall Masterplan for approximately 84.8 acres (the "Master PD"); and

WHEREAS, the Master PD property comprises five (5) parcels, Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, 2407-221-0001-000-1, and 2407-211-0001-000-0, totaling approximately 84.8 acres; and

WHEREAS, the Applicant has submitted a Final PD Site Plan application for approximately 56.62 acres of the Master PD, consisting of four (4) parcels, Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, and 2407-211-0001-000-0 (the "Final PD Property"); and

WHEREAS, the term "Final PD Property" refers to the entire approximately 56.62-acre area subject to this Agreement; and

WHEREAS, the Final PD Property is divided on the submitted Final PD Phasing Plan into Phase 1, Phase 2, and Phase 3, as follows: Phase 1 consists of approximately 29.47 acres and 256 townhome dwelling units together with the clubhouse and associated amenities; Phase 2 consists of approximately 22.69 acres and 194 townhome dwelling units; and Phase 3 consists of approximately 4.25 acres reserved for future commercial development; and

WHEREAS, this Agreement establishes the terms applicable to the Final PD Property while preserving the separate identity, timing, and approval requirements of Phases 1, 2, and 3; and

WHEREAS, Ordinance No. 23-013 requires approval of a Final PD Site Plan as a Major Amendment and requires the Final PD Site Plan to include a development phasing schedule identifying the number of phases and the approximate dates when construction of the project and each phase will begin and be completed; and

WHEREAS, the Planned Development Final PD Site Plan requires a Development Agreement to comply with Section 125-212 Planned Development Zone (PD) to include additional and specific terms related to the Final PD approval and the negotiations between the parties; and

WHEREAS, subject to the conditions and limitations contained in the approving ordinance, Final PD Site Plan, and this Agreement, the Final PD Property is consistent with the City's Comprehensive Plan and applicable land development regulations; and

WHEREAS, the City of Fort Pierce Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174 et seq., Florida Statutes, having held a public hearing thereon, has considered this proposed Final PD Stite Plan amendment to the West Orange Planned Development; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 10th, 2026, meeting, voted 6 to 0 to recommend APPROVAL of the request and submitted its recommendations thereon to the City Commission; and

WHEREAS, the City Commission adopted Ordinance No. 26-_____ (the "Final PD Ordinance"), approving the Final PD Site Plan and this Agreement, subject to the conditions contained therein.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals**; Governing Approvals; Defined Terms. The above recitals are true and correct and are incorporated herein. Ordinance No. 23-013 remains the governing Master PD zoning approval for the approximately 84.8-acre West Orange Planned Development. This Agreement implements the Final PD approval for the approximately 56.62-acre Final PD Property and does not supersede Ordinance No. 23-013 except to the extent expressly authorized by the Final PD Ordinance. In the event of a conflict between this Agreement and the Final PD Site Plan, this Agreement shall control. In the event of a conflict between this Agreement and Ordinance No. 23-013 that is not expressly resolved by the Final PD Ordinance, the more restrictive applicable requirement shall control unless otherwise determined by the City.

2. Legal Description of the Land: This Final PD Site Plan application is for approximately 56.62 acres of the Master PD, consisting of four (4) parcels, Parcel Identification Nos. 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, and 2407-211-0001-000-0 (the "Final PD Property"), a legal description of all four (4) parcels is incorporated by reference and attached as Exhibit 1.

3. **Duration of Agreement.** This Agreement shall be effective upon the effective date of the Final PD Ordinance, shall run with the land comprising the Final PD Property, and shall bind the parties and their successors and assigns for an initial term of ten (10) years, unless amended, extended, or terminated in accordance with this Agreement and applicable law.

4. **Phasing Requirements and Development Timeline. T**he Final PD Property shall be developed in three (3) phases as shown on the Final PD Phasing Plan, attached as Exhibit 3, and subject to the following Development Timeline:

Phase	Approx. Acreage	Development	Commencement	Infrastructure Completion	Final CO / Completion
Phase 1	29.47	256 townhomes; clubhouse, pool and Phase 1 amenities	Within 120 days of issuance of the first development permit	Prior to issuance of Final CO for 50% of Phase 1 units	December 31, 2032
Phase 2	22.69	194 townhomes	Anytime after Commencement of Phase 1	Prior to issuance of Final CO for 50% of Phase 2 units	December 31, 2032
Phase 3	4.25	Future commercial development	Separate Final PD required	TBD	TBD

The completed table shall constitute the Development Timeline required by Ordinance No. 23-013.

A. Each residential phase shall include all infrastructure, utility systems, drainage improvements, stormwater facilities, roadway improvements, fire protection systems, pedestrian facilities, landscaping, buffering, and related improvements necessary to adequately serve that phase.
B. No Certificate of Occupancy shall be issued for a dwelling unit unless all infrastructure necessary to safely and adequately serve that dwelling unit and the occupied portion of the

applicable phase has been completed, operational, and approved by the applicable reviewing authority, except as expressly permitted by the City.

C. Temporary construction access, turnarounds, drainage facilities, utilities, and emergency access may be permitted where specifically approved by the City and other applicable agencies.

D. The Applicant shall construct all on-site and off-site improvements required by the approved development orders in accordance with the approved Final PD Site Plan, construction plans, Development Timeline, and this Agreement.

E. Reasonable adjustments to sequencing may be approved by the City where they do not materially alter approved entitlements, defer infrastructure required to serve occupied development, or modify an express Certificate of Occupancy trigger contained in this Agreement.

5. **Future Commercial Development - Phase 3.** Phase 3 consists of approximately 4.25 acres designated for future commercial development on the approved Final PD Phasing Plan. Approval of this Agreement and the present Final PD Site Plan shall not constitute Final PD Site Plan approval or authorization for vertical development of Phase 3. Prior to development of Phase 3, the Applicant or successor in interest shall submit and obtain approval of a separate Final PD Site Plan for Phase 3 in accordance with Section 125-212 of the City Code, Ordinance No. 23-013, and other applicable requirements. Approval of development within Phase 3 shall also require an amendment to this Agreement addressing the approved commercial development, applicable development standards, infrastructure obligations, development timing, and any additional conditions established through Final PD review.

6. **Phase 1 Amenities**. The clubhouse, swimming pool, associated recreational open space, and those pocket parks identified on the approved Final PD Site Plan as serving Phase 1 shall be constructed, receive all required approvals, and be available for their intended use no later than issuance of the Certificate of Occupancy for the 50th dwelling unit within Phase 1.

7. **Phase 1 Infrastructure Timing**. Prior to issuance of the first residential Certificate of Occupancy within Phase 1, the lift station and associated wastewater infrastructure necessary to serve Phase 1; the permanent primary vehicular access and required emergency access

improvements; the school bus stop and turnaround area shown on the approved Final PD Site Plan, unless an alternative milestone is approved in writing by the City and applicable school transportation authority; and those 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, operational, and accepted or otherwise approved for use by the applicable reviewing authority. Remaining internal sidewalks within Phase 1 may be constructed concurrently with corresponding residential buildings and roadway segments; provided that all Phase 1 sidewalks and pedestrian improvements shall be completed prior to issuance of the final residential Certificate of Occupancy for Phase 1.

8. **Public Benefit and Required Improvements.** The Applicant acknowledges that approval of the Planned Development is based in part upon the provision of public benefits and enhanced development features associated with the Project. Public benefit features and required improvements identified on the approved plans shall be installed in accordance with the specific phasing and Certificate of Occupancy milestones established by this Agreement and approved development orders and thereafter maintained by the responsible property owners' association or other approved entity.

A. The Applicant shall dedicate approximately 0.215 acres for the Orange Avenue right-of-way widening shown on the Final PD Site Plan. The dedication shall be completed 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.

B. The deceleration lane and other Orange Avenue access improvements shown on the approved plans shall be constructed in accordance with applicable FDOT approvals and prior to issuance of the first residential Certificate of Occupancy, unless a different milestone is expressly established by the applicable FDOT permit and accepted by the City.

C. Landscaping, buffering, entry features, open space, recreational facilities, pedestrian connectivity, stormwater improvements, and utility infrastructure shall be completed in accordance with the approved Final PD Site Plan, landscape plans, construction plans, and the phase-specific requirements of this Agreement.

9. **Relationship to Prior Approvals. T**here is no prior executed development agreement being amended by this instrument. Ordinance No. 23-013 and its incorporated exhibits and conditions remain in effect except as expressly modified through the Final PD Ordinance in accordance with law.

10. **Description of any land reserved or dedicated for public purposes**: Refer to Section 8 above in respect of the dedication of Right of Way.

11. **Description of all local development permits approved or required,** All required development permits and approvals shall be obtained before commencing construction, which shall include, but are not limited to:

a. City of Fort Pierce Development Permit Compliance Review Permit.
b. Tree Removal Permit (City Code Sec. 123-65) and Tree Mitigation Approval (City Code Sec. 123-66)
c. Land Clearing Permit.
d. South Florida Water Management District Environmental Resources Permit
e. North St. Lucie Water Control District Drainage Permit
f. St. Lucie County Right-of-Way Permit
g. St. Lucie County Utility Connection Permit
h. Florida Department of Environmental Water Main Extension Permit
i. Florida Department of Environmental Wastewater Collection Permit

The failure of including a development permit or approval above does not alleviate Owner from obtaining any and all required development permits or approvals.

12. **Finding of consistency with the local comprehensive plan and land development regulations:** Based on the materials submitted with the application and the review by Staff, the Technical Review Committee and the findings of the City Planning Board, The Final PD Site Plan is consistent with the comprehensive plan, will not have an adverse effect on the ability of

the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136.

13. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

14. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

15. **Recording.** The City shall record this Agreement in the public records with the clerk of court in St. Lucie County within 14 days of the effective date of this Agreement. Failure of the City to record this Agreement shall not void this Agreement or be deemed a default.

16. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through telefax or electronic transmission shall bind the party whose signature is so received as if such signature were an original.

17. **Vested Rights.** The Applicant may develop the Final PD Property only in accordance with applicable laws, Ordinance No. 23-013, the Final PD Ordinance, this Agreement, the

approved Final PD Site Plan, approved construction and landscape plans, and other applicable development orders. No approval granted by this Agreement shall be construed as Final PD Site Plan approval for Phase 3. The Applicant, its successors, and assigns shall have no vested rights in expired development orders. Nothing herein shall create vested rights beyond those established by applicable law and valid development approvals.

18. **Sidewalk Indemnification.** To the extent legally enforceable, Applicant shall indemnify, defend, and hold harmless the City from claims arising from the Applicant's design, construction, maintenance, repair, use, delay, or failure to construct sidewalks required for the Project, except to the extent caused by the City's own negligence or wrongful act. This provision shall survive expiration or termination of this Agreement.

19. **Destruction**. In the event that all or a portion of the Proposed Improvements should be destroyed by a storm, fire, or other common disaster, the Applicant, its grantees, successors, or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master PD, final PD, final PD Site Plan), subdivision plat(s), and development orders.

20. **Changes or Amendments.** There shall at all times be strict adherence to the provisions of this Agreement and the approved development orders. Any change or amendment to this Agreement and/or approved development orders shall only be made in accordance with the City's Code of Ordinances. Notwithstanding anything else in this Paragraph, the Applicant, its successors in interest or assigns, and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

21. **Jurisdiction.** This Agreement shall be governed by the laws of the State of Florida, and any and all legal action arising out of this Agreement shall be instituted in St. Lucie County, Florida.

22. **Successors and Assigns**. This Agreement shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.

23. **Notice.** Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; or (iv) mailed by regular U.S. mail.

APPLICANT: Orange Ave. Development II, LLC, 28178 Hayes Rd., Roseville, MI 48066

CITY: City Manager City of Ft. Pierce 100 N US Hwy 1 Fort Pierce, FL 34950
With required copy to:
City Attorney City of Ft. Pierce 100 N US Hwy 1 Fort Pierce, FL 34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

20. Conditions and Continuing Obligations. In addition to the requirements otherwise contained in this Agreement, the Applicant, its successors and assigns, shall comply with the conditions Attach at **Exhibit 4**.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

[SIGNATURE PAGE TO FOLLOW]

APPLICANT / OWNER:

ORANGE AVENUE DEVELOPMENT II, LLC, a _____ limited liability company,

By: _____

Printed Name: _____

Title: _____

WITNESSES:

_____ _____

Print Name: _____ Print Name: _____

Address: _____ Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2026, by _____, as _____ of ORANGE AVENUE DEVELOPMENT II, LLC, on behalf of the company.

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

CITY OF FT. PIERCE

_____

Linda Hudson, Mayor

ATTEST:

_____

Linda W. Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____

_____,

Camille Wallace

Interim City Attorney.

EXHIBIT 1

LEGAL DESCRIPTION

PARCEL 1: THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA. PARCEL 2: THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. PARCEL 3: THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915: A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING. FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914: A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 15

ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING. THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. PARCEL 4: THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES. PARCEL 5: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST. LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS. FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING. LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00

FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING. CONTAINING 56.62 ACRES, MORE OR LESS.EXHIBIT 2

FINAL PD SITE PLAN

[Attach the approved Final PD Site Plan, Redtail DG Project No. 25-137, dated November 2nd, 2026, or the final approved revision thereof.]

EXHIBIT 3

PHASING PLAN

[Attach the approved Final PD Phasing Plan, Redtail DG Project No. 25-137, dated November 2nd, 2026, or the final approved revision thereof.]

EXHIBIT 4

These conditions implement and supplement Ordinance No. 23-013, the Final PD Ordinance, the approved Final PD Site Plan, and other applicable development orders. Nothing herein shall be construed to eliminate or supersede any applicable condition of Ordinance No. 23-013 unless expressly modified by the Final PD Ordinance.

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.

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.

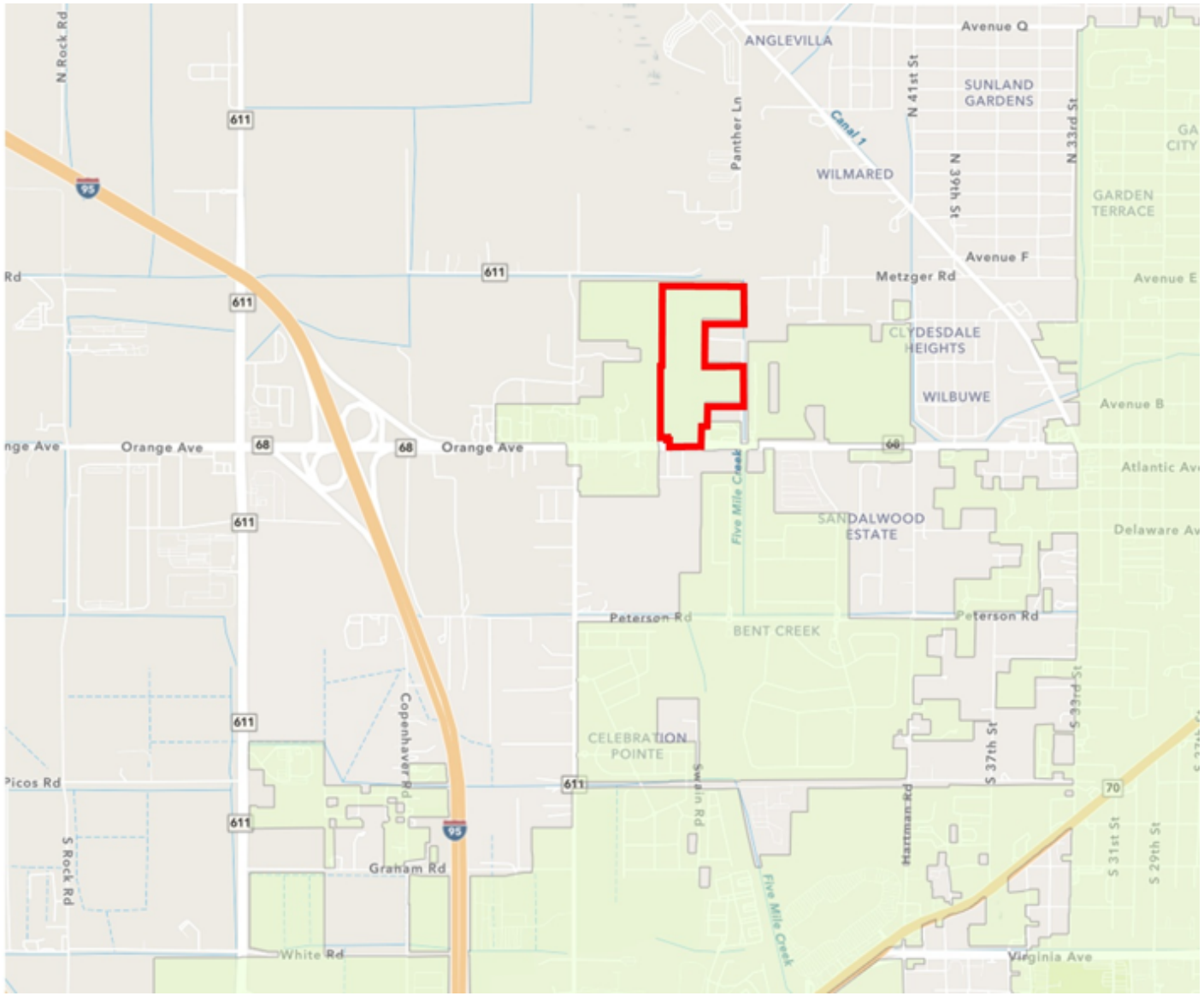
The remaining Master PD property outside the ±56.62-acre boundary requires its own applicable Final PD approval before development.

LOCATION

PROPERTY LOCATION

Municipal Limits

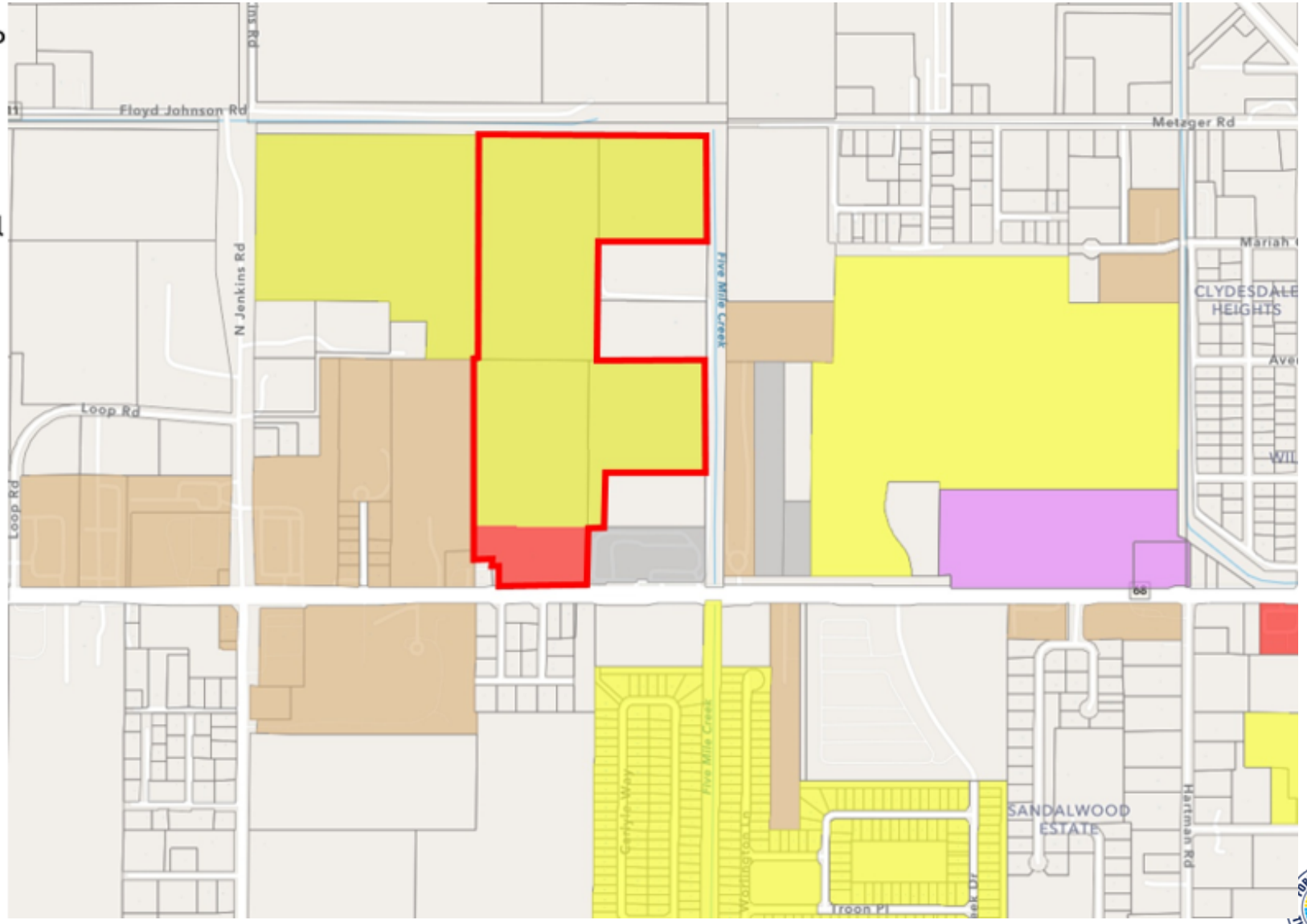
Unincorporated



FUTURE LAND USE

FUTURE LAND USE MAP

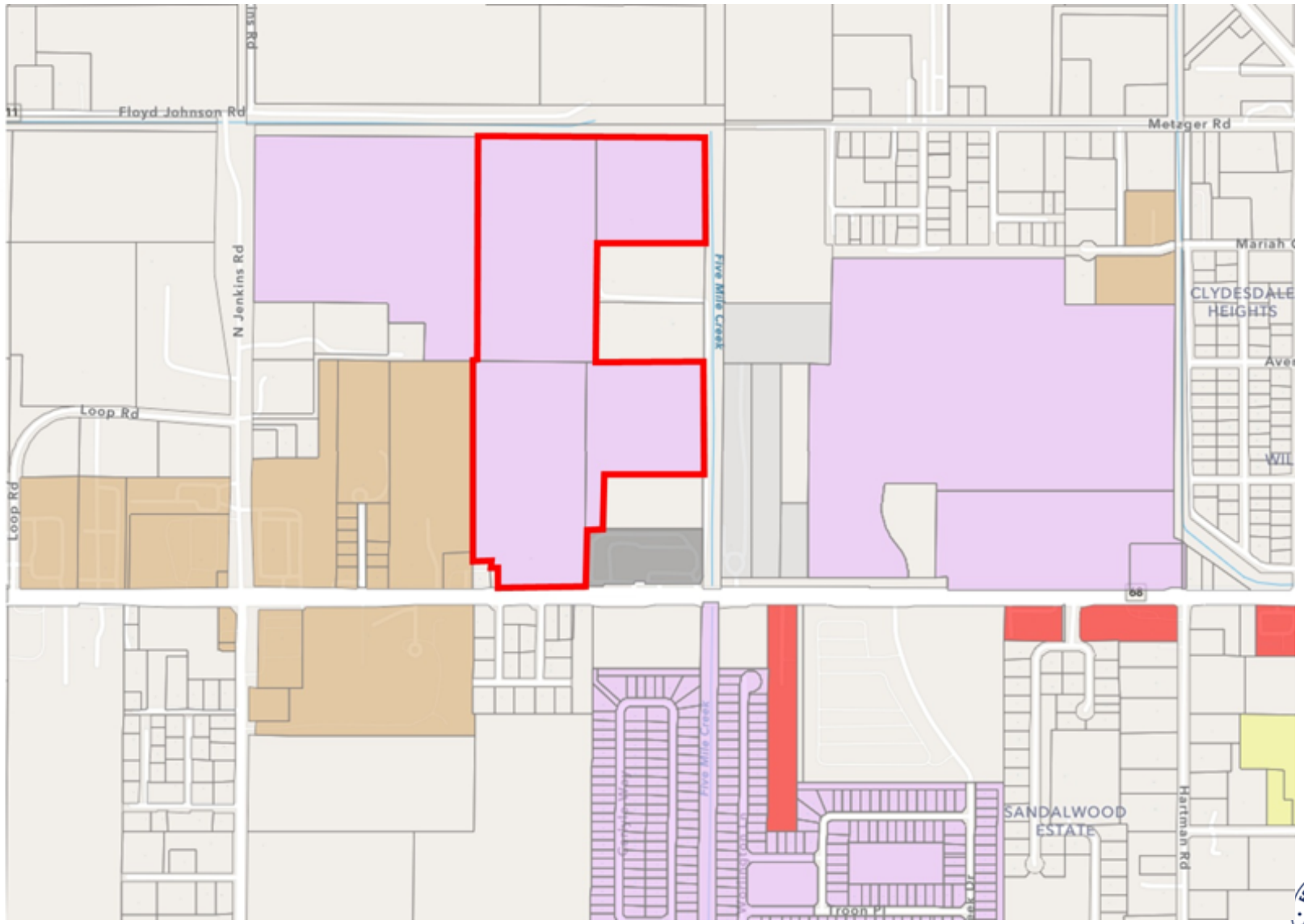
FLU: Residential High & General Commercial



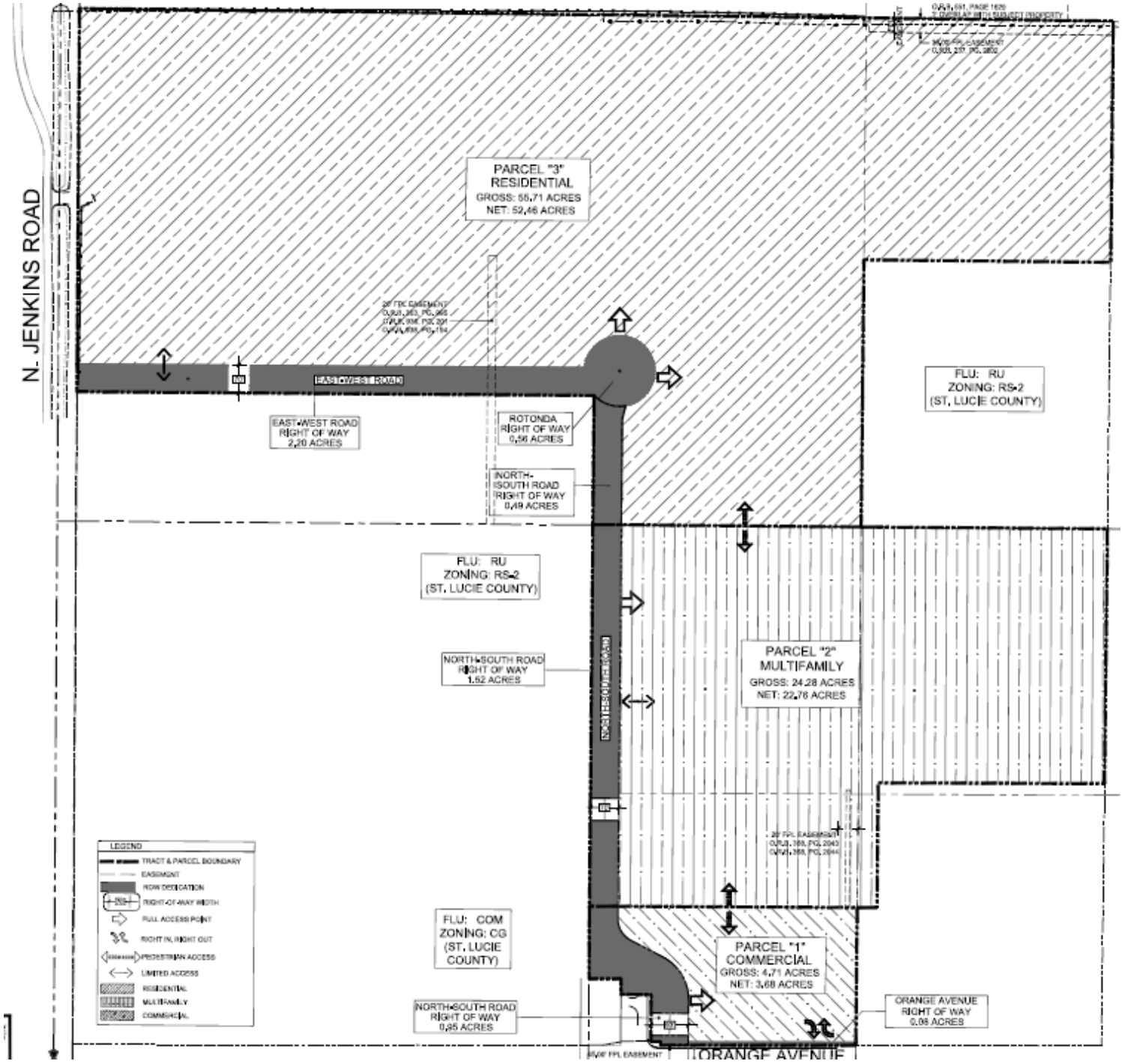
ZONING

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.

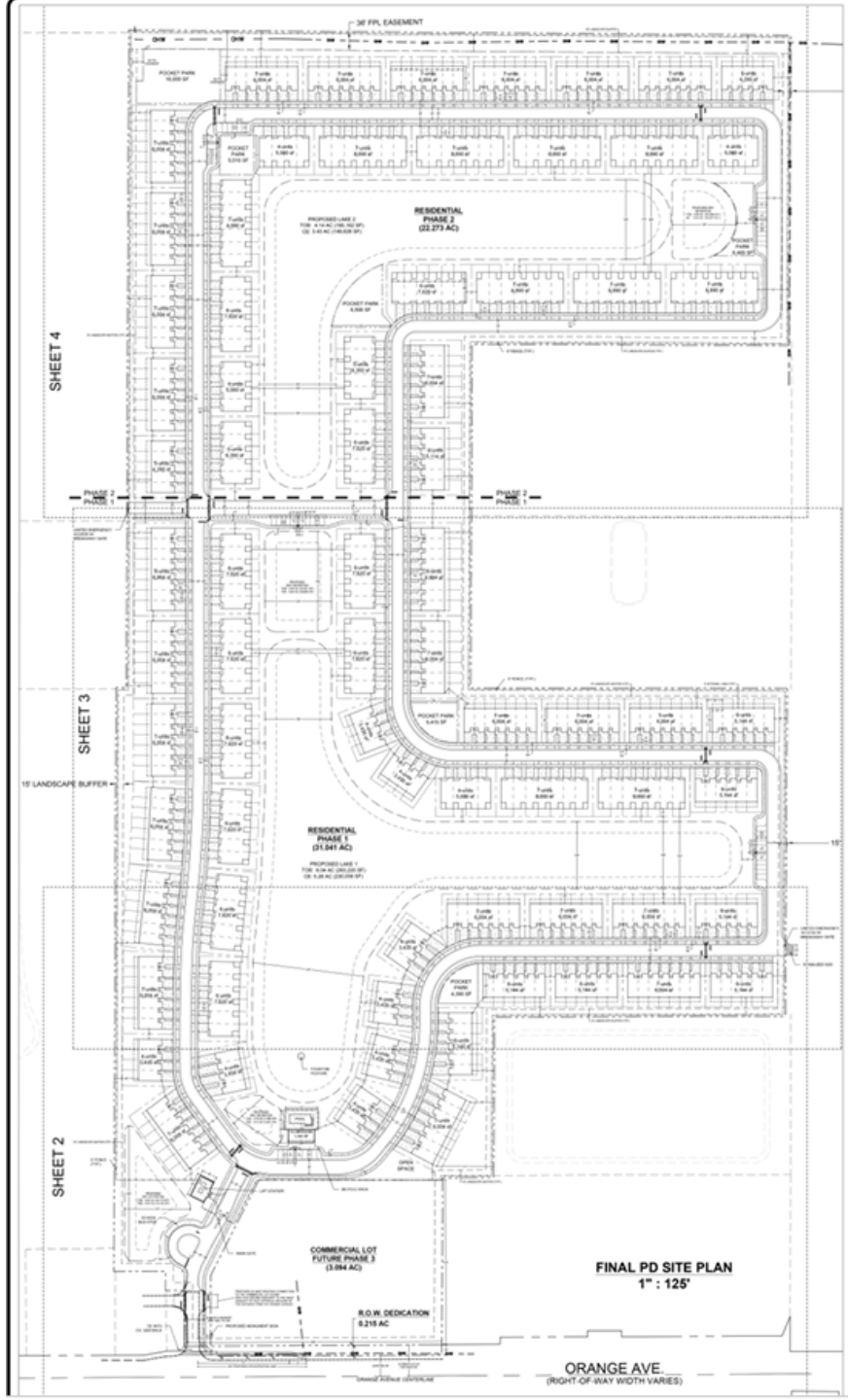
Clubhouse, pool, associated open space and Phase 1 pocket parks must be available by the CO for the 50th Phase 1 dwelling unit.

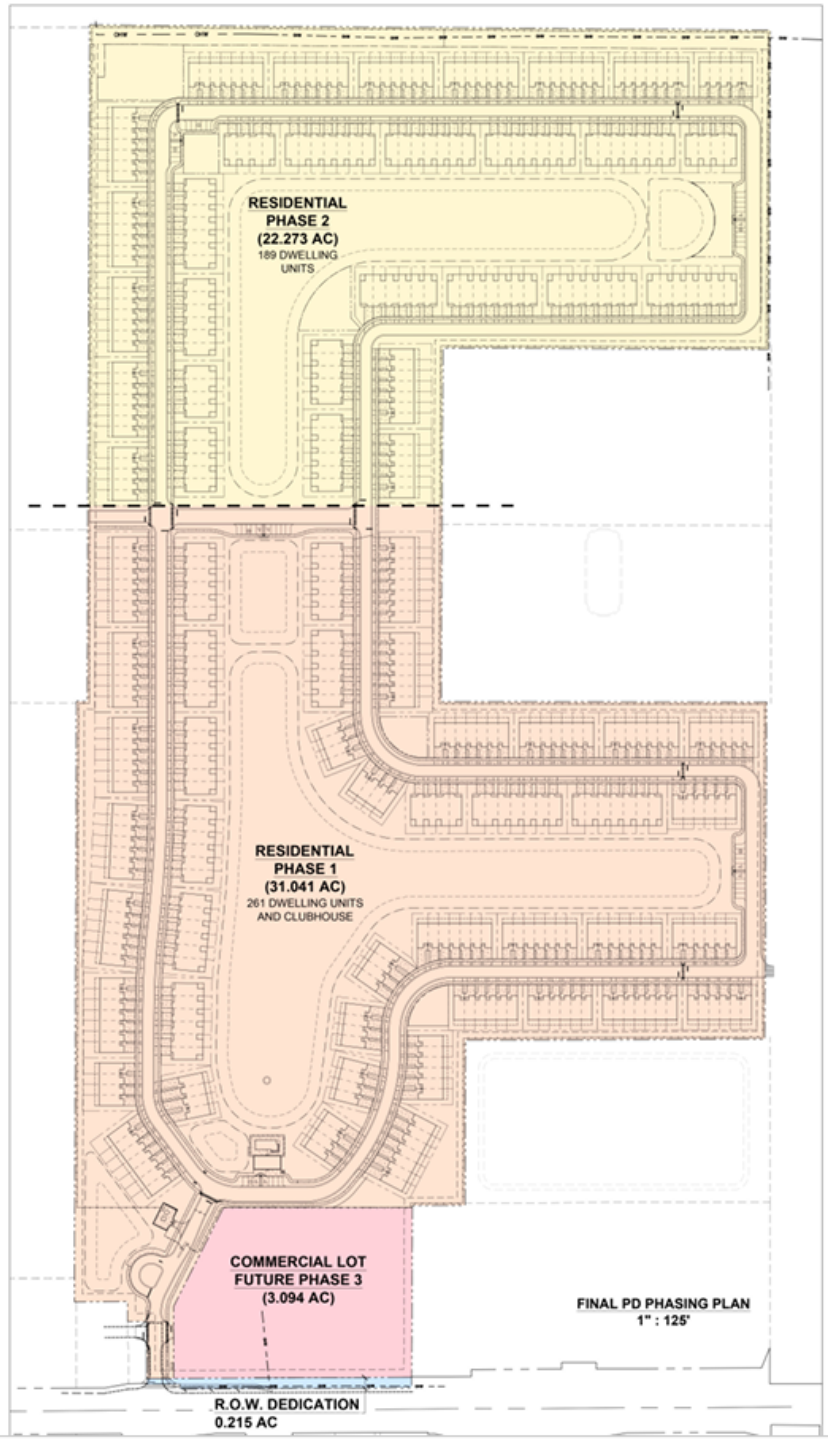
SITE PLAN AND PHASING

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.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: KEV FREEMAN, PLANNING DIRECTOR, PLANNING DEPARTMENT

FROM: CAMILLE WALLACE, ESQ., INTERIM CITY ATTORNEY CAW

RE: WEST ORANGE DA AND ORD REVIEW (RLS 26-354)

CAO RLS#: 26-416

DATE: OCTOBER 15, 2026

I have reviewed the above Request for Legal Services (RLS) related to West Orange Development Agreement and draft Ordinance find the Agreement and Ordinance ***are approved as to form and correctness***.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

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.

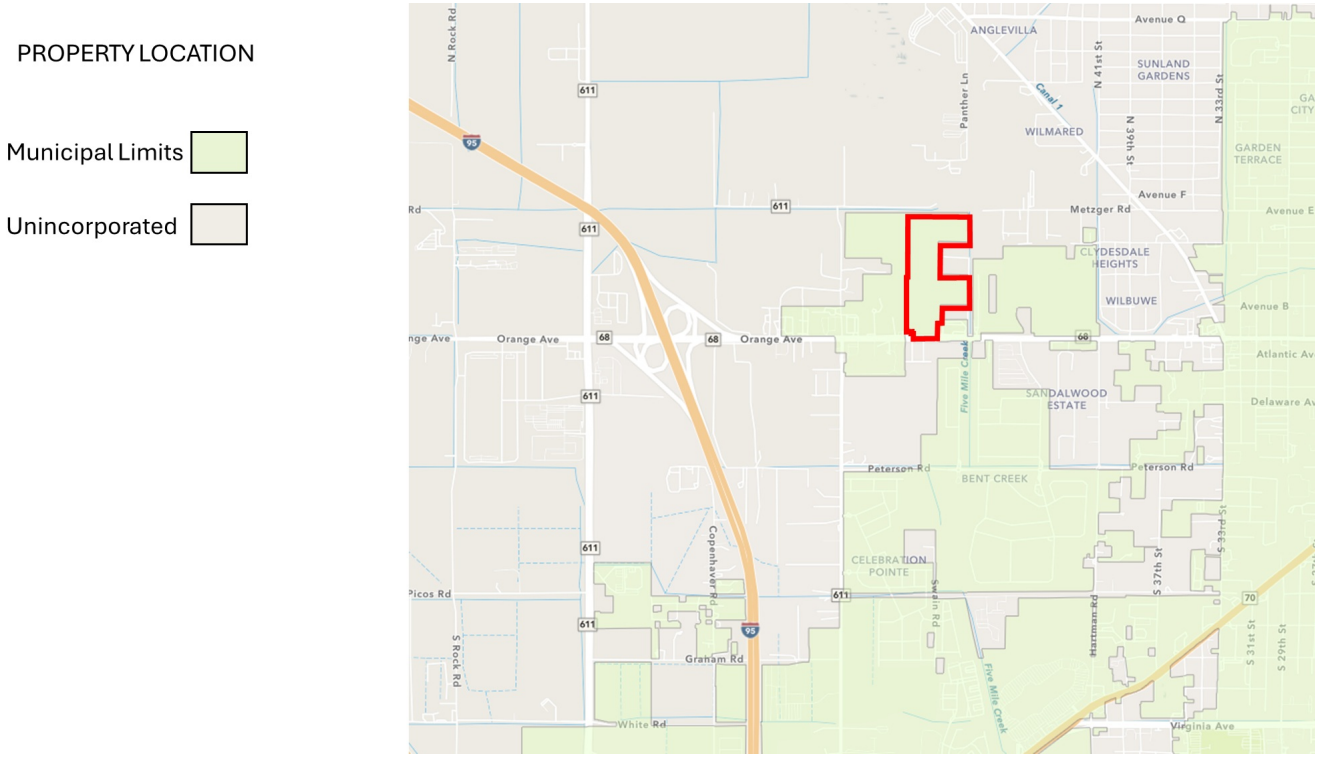


Figure 1. Property location within the City of Fort Pierce.

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

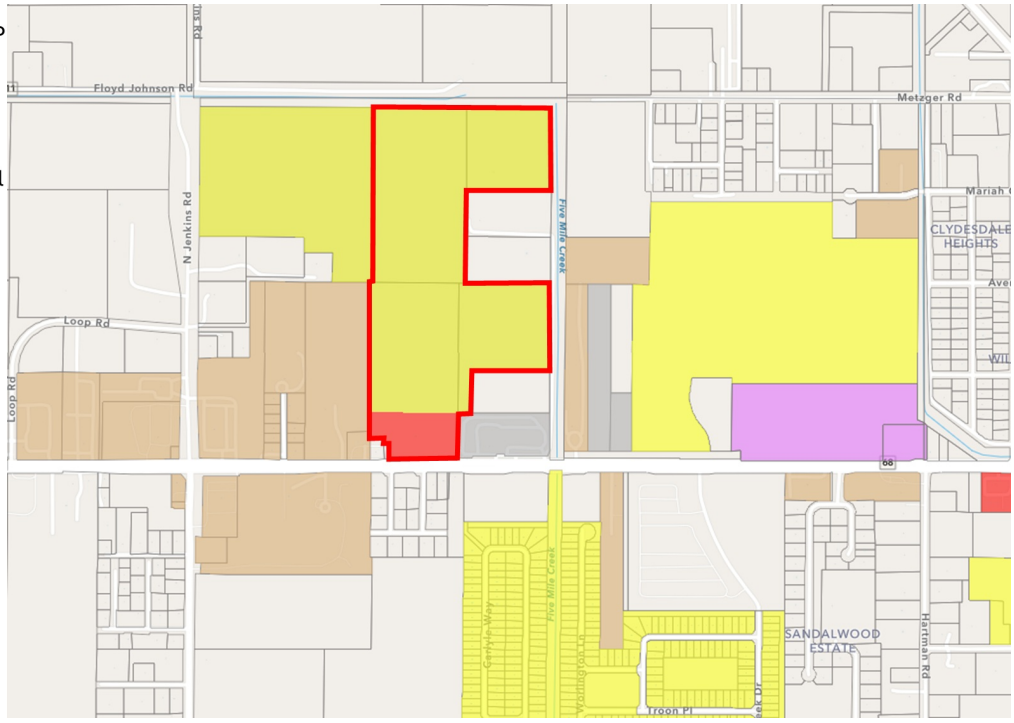


Figure 2. Future Land Use Map - subject property includes Residential High and General Commercial designations

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)

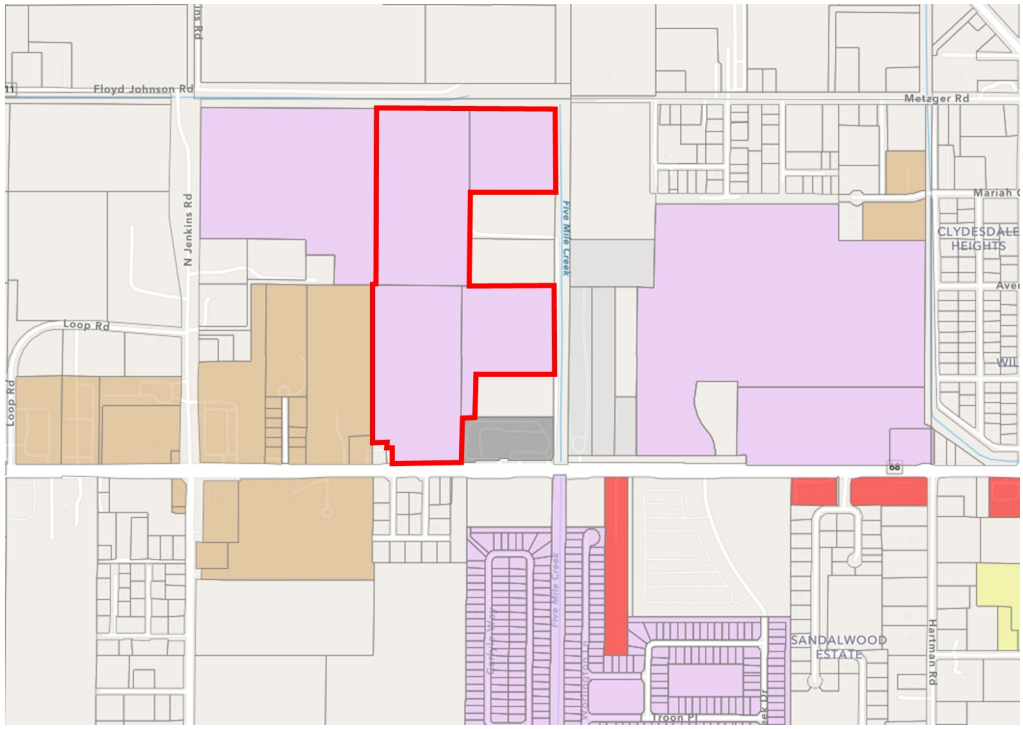


Figure 3. Zoning Map - subject property is zoned Planned Development (source: initial TRC staff report).

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

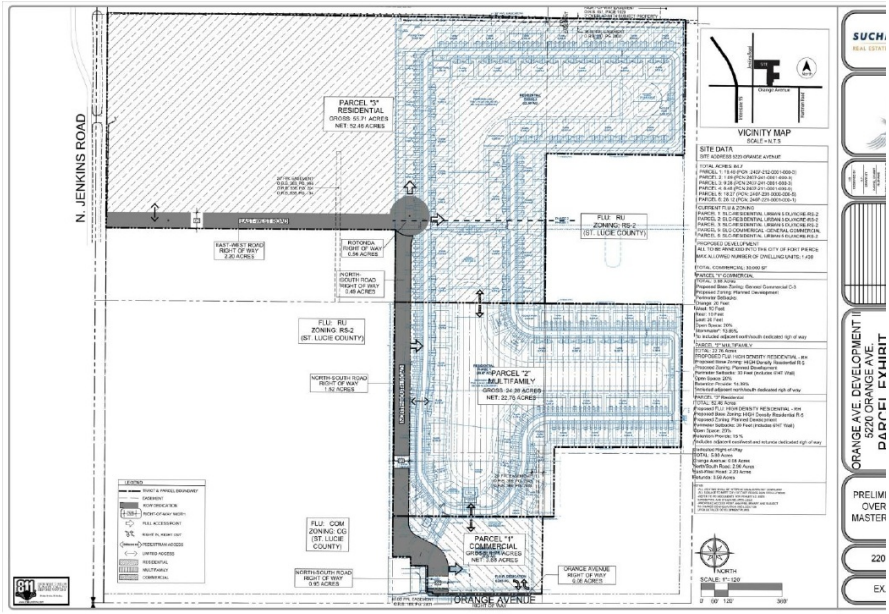


Figure 5. Applicant Exhibit C - proposed residential phase overlaid on the approved Preliminary Overall Master Plan.

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

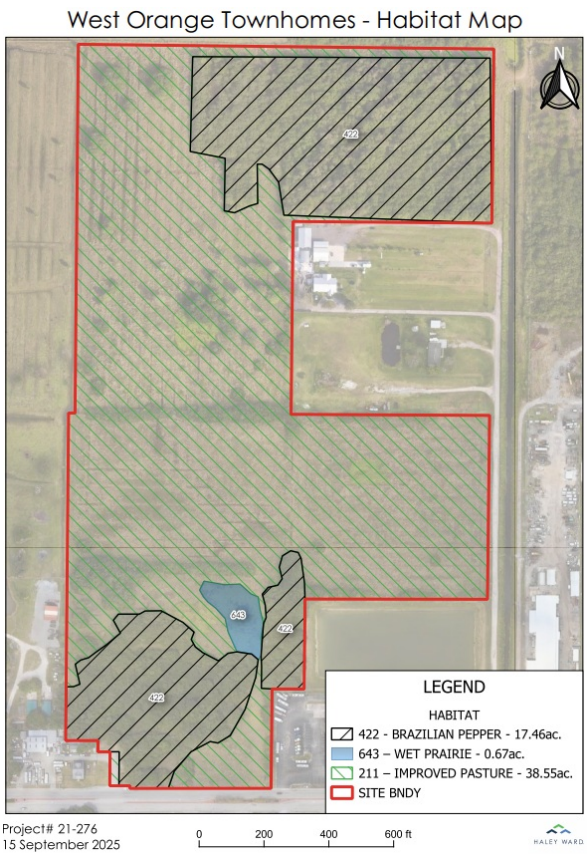
The Stormwater Management Report prepared by Haley Ward evaluates water quality treatment, attenuation, design storms, discharge limitations, control structures, minimum road and parking elevations, minimum finished-floor elevations, perimeter berms, irrigation, dewatering, maintenance and operation.

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.

October 24, 2025

Kev Freeman
Planning Director
City of Fort Pierce
Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

RE: West Orange Planned Development (Phase 1) – Final PD – Narrative

Location: Orange Avenue, City of Fort Pierce, Florida
Parcel ID: 2407-211-0001-000-0, 2407-212-0001-000-3 ,2407-231-0000-000-5
2407-241-0001-000-3

Dear Kev:

On behalf of the owner, Orange Avenue Devel II LLC, we are pleased to submit for a Final PD for the Phase 1 (56.62 ac) of the West Orange PD approved by the ordinance 23-013 in Feb 21, 2023.

This 56.62-acre Planned Development (PD) phase 1 located on Orange Avenue, east of Jenkins Road (image 1), proposes a new residential community designed to provide a balanced mix of housing, open space, and future neighborhood-serving uses. The project will be developed in multiple phases to coordinate with infrastructure improvements, market demand, and overall community growth.

The propoerties that make the Phase 1 have Residential High (RH) Future Land Use designation (Image 2) and the abovementioned Planned Developemnt (PD) zoning designation (Image 3)

The development will include a total of approximately **450 townhome units**, representing a significant contribution to the City of Fort Pierce's housing supply. The addition of these units will help meet the growing demand for quality housing options within the city and support continued residential growth in a well-planned and coordinated manner.

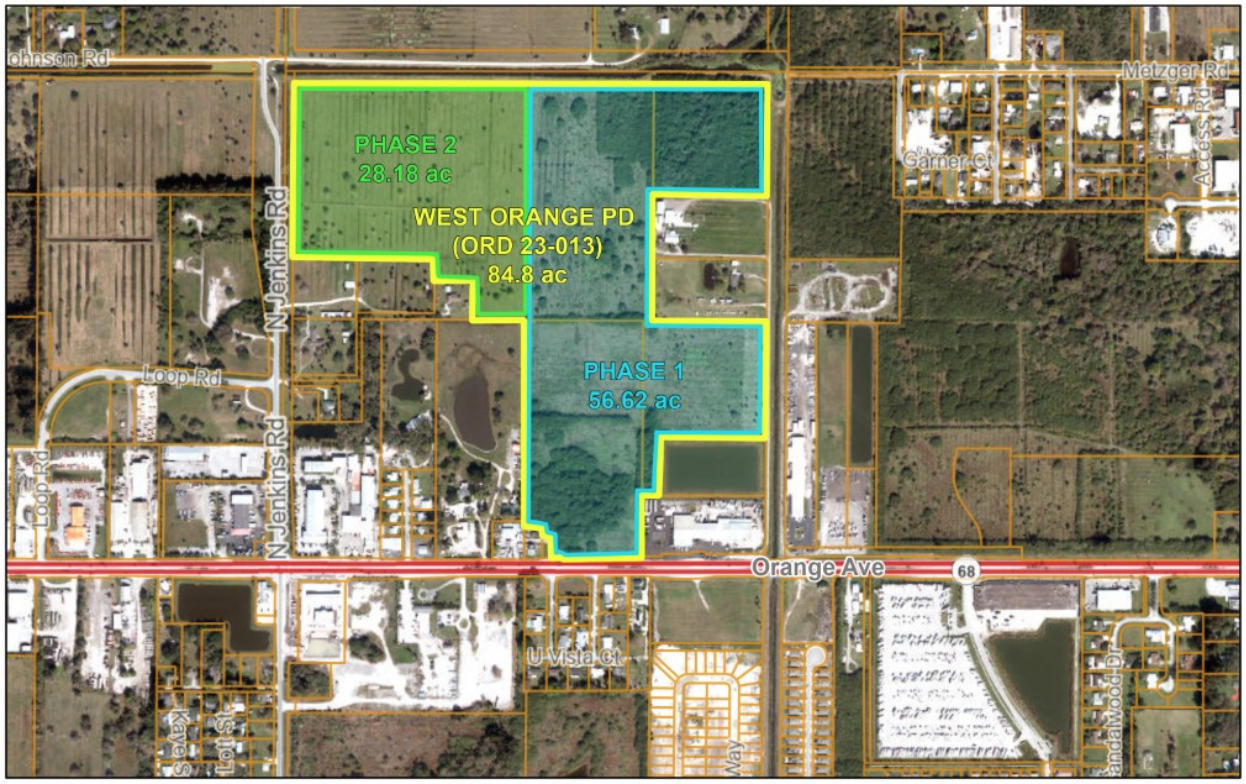


Image 1 – Location

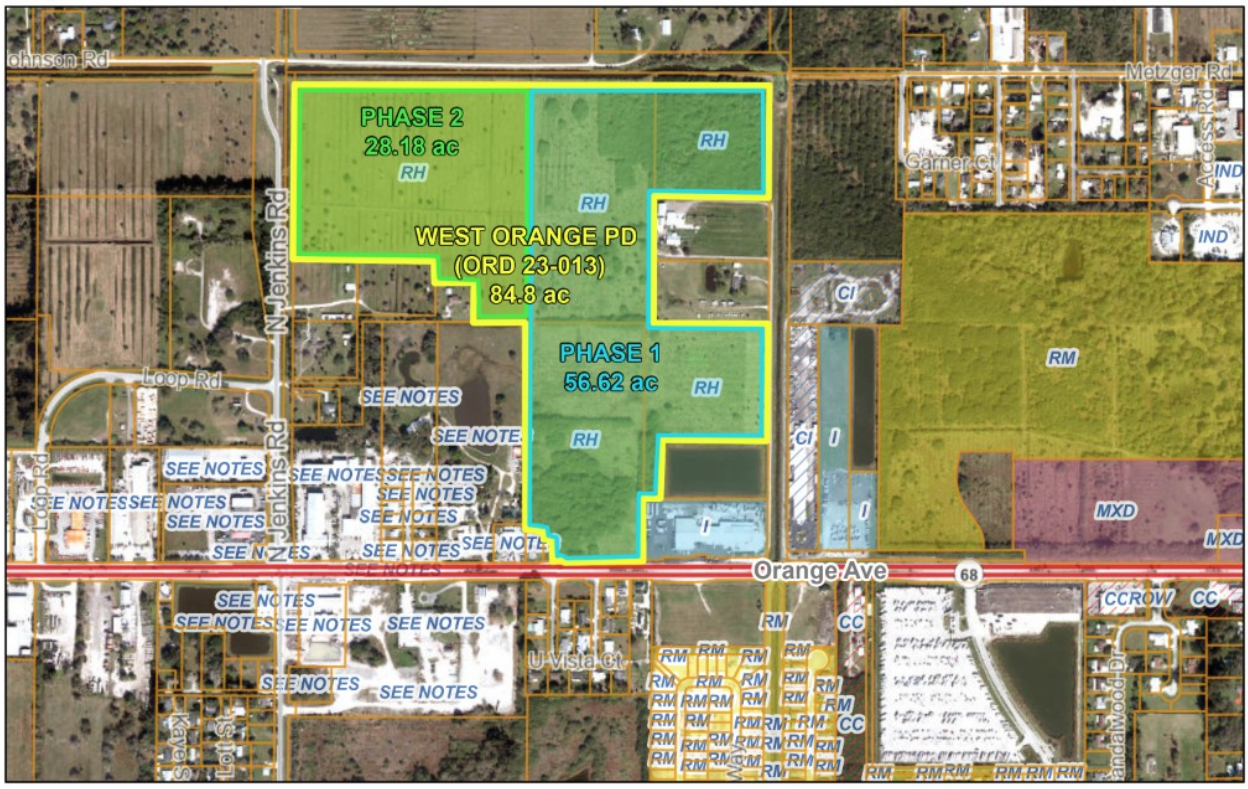


Image 2 – Future Land Use Map

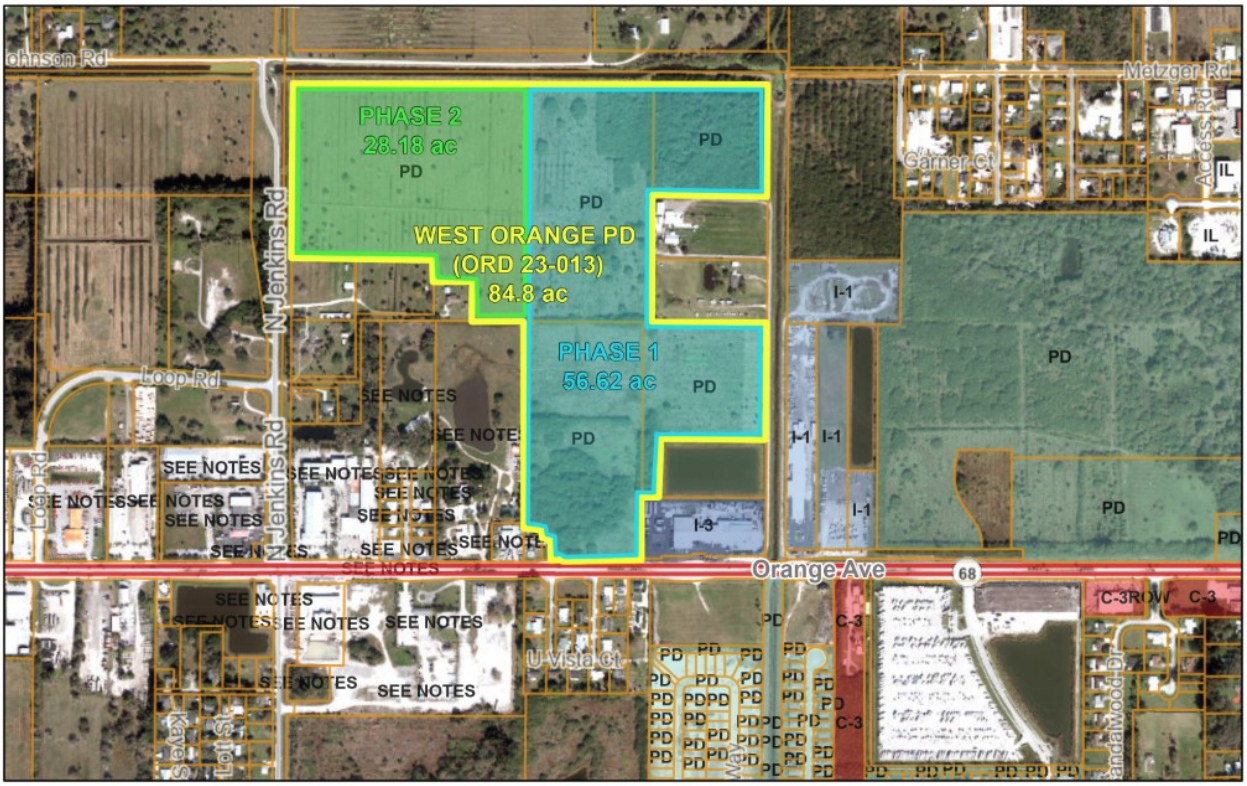


Image 3 – Zoning Map

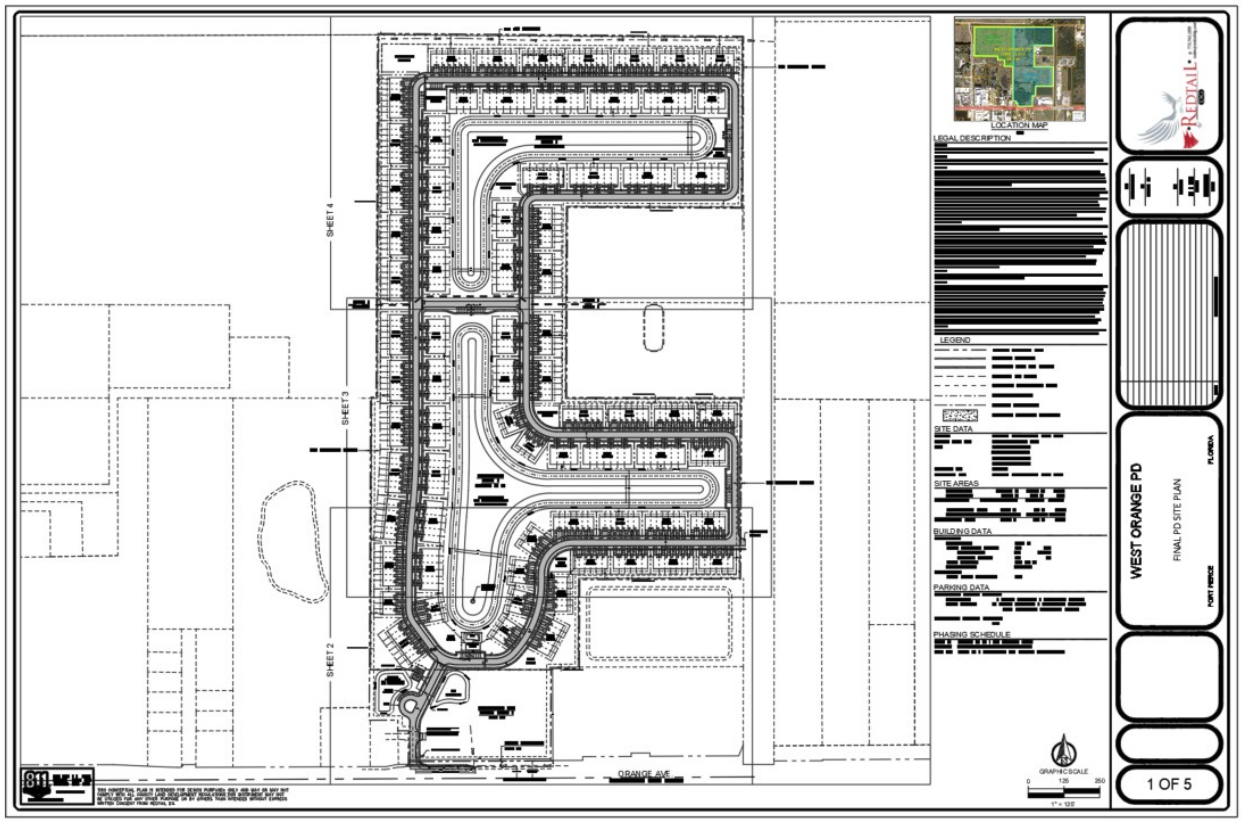


Image 4 – Final PD phase 1 site plan

Phasing Plan

Phases 1 and 2 will consist of townhome units arranged to promote an organized street pattern and walkable neighborhood layout. These initial phases will establish the internal roadway network, utility infrastructure, stormwater systems, and community amenities.

Phase 3 is reserved for a **future commercial use**, envisioned as a small-scale neighborhood-serving area providing convenient services for residents and nearby properties. The commercial portion will be designed to complement the residential character of the overall development.

PROPOSED DEVELOPMENT:

PHASE 1: Residential (29.47 acres): 256 dwelling units – 8.69 du/ac
PHASE 2: Residential (22.69 acres): 194 dwelling units – 8.55 du/ac
TOTAL: Residential (52.16 acres): 450 dwelling units – 7.89 du/ac

FUTURE DEVELOPMENT:

PHASE 3: Commercial (4.25 acres)

R.O.W. DEDICATION: 0.215 acres (Orange Avenue is currently having a variable ROW, and the propoerty is currently 40 feet from the centerline. The ultimate right-of-way is 120ft for this section of Orange Avenue which calls for 60’ to the propoerty, so a 20’ wide strip of the property adjacent to Orange Avenue will be dedicated to it’s right-of way.

Site Design and Improvements

The PD has been designed with attention to both functionality and appearance, ensuring a livable and well-integrated environment.

Key design elements include:

- **Stormwater Management:** The site incorporates a combination of **lakes and dry retention areas** throughout the community to provide effective drainage and add visual interest.

- **Open Space and Recreation:** Multiple **open space areas and pocket parks** are distributed across the development to encourage outdoor activity and neighborhood interaction.

- **Community Amenities:** A centrally located **clubhouse with a swimming pool** will serve as a shared amenity for residents, supporting a sense of community and providing recreational opportunities.

- **Access and Circulation:** A **deceleration lane along Orange Avenue** is proposed to improve traffic flow and provide safe ingress into the development. Internal streets are planned to promote safe, efficient circulation and pedestrian connectivity. The community is gated with 6’ high fence or wall. There is an emergency connection to the road to the east of the property.

- **School Bus Stop:** A designated **school bus stop area** has been incorporated for safe and convenient student pick-up and drop-off.

- **Landscape Buffer:** Along portions of the site adjacent to overhead utility lines, a **36-foot-wide landscape buffer** has been provided. This buffer not only accommodates the existing utility easement but also enhances visual screening and privacy for neighboring properties. The additional width offers opportunities for layered plantings and contributes to the overall aesthetic quality of the PD. The whole developemt area has an improved **15-foot wide landscape buffer** along the propoerty lines.

Development Intent

The intent of this Planned Development is to create a high-quality residential community that aligns with the City of Fort Pierce's goals for well-planned growth and thoughtful neighborhood design. The project combines functional infrastructure with generous open spaces and quality architecture to create a cohesive environment.

The inclusion of approximately **450 townhomes** will expand the city's range of housing opportunities, providing attainable and attractive options for families, professionals, and residents seeking to live within Fort Pierce. The future commercial phase will further enhance the community's long-term sustainability by providing convenient local services and reducing off-site vehicle trips.

Overall, this PD represents a balanced and responsible development approach that benefits both its residents and the surrounding area while contributing positively to the city's continued growth.

Tod Mowery, AICP
President

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950
772.742.1555 (w)
561.262.6304 (c)
todm@redtaildg.com

Statement of Planned Development Benefits
Project Name: West Orange Planned Development
Location: 5220 Orange Avenue.
Parcel ID: 2407-211-0001-000-0
2407-212-0001-000-3
2407-231-0000-000-5
2407-241-0001-000-3

REDTAIL DC
100 S. 2nd Street
Fort Pierce, FL 34950

October 2025

This Statement of Benefits is provided in support of the **Final Planned Development (PD) submittal** for the *West Orange PD* located along Orange Avenue in the City of Fort Pierce. The property, encompassing approximately **56.62 acres**, is currently zoned **Planned Development (PD)** and has received its preliminary approval under Ordinance No. *23-013*.
The purpose of this submittal is to present the final site design, phasing plan, and associated improvements consistent with the approved PD framework. The final plan continues to uphold the intent and character of the previously approved development while providing meaningful community, infrastructure, and economic benefits to the City and its residents.

Public Benefits

1. Expansion of the City's Housing Supply:
The project will provide approximately **450 new townhome units**, offering a range of modern and attainable housing options within the City of Fort Pierce. This addition directly supports the City's ongoing efforts to increase its housing inventory and provide diverse residential opportunities that respond to local demand.

2. Transportation and Access Improvements:
A **new deceleration lane on Orange Avenue** is proposed to facilitate safe and efficient entry into the development. This improvement enhances overall traffic operations, reduces turning conflicts, and contributes to the safety of both residents and the traveling public.

3. School Bus Safety and Accessibility:
A **dedicated school bus stop area** has been incorporated within the plan to provide a safe, off-street location for student pick-up and drop-off. This feature minimizes interaction with Orange Avenue traffic and improves overall child safety and circulation within the community.

4. Stormwater Management and Environmental Quality:
The PD integrates a comprehensive **stormwater management system**, including both lakes and dry retention areas. These features ensure proper drainage, improve water quality, and enhance the visual environment of the neighborhood while meeting all regulatory standards.

5. Open Space, Recreation, and Amenities:
The community includes multiple **open space areas, pocket parks, and a central clubhouse with pool**, offering residents recreational and social opportunities within walking distance of their homes. These privately maintained amenities lessen the burden on public parks and contribute to the long-term quality of life within the PD.

6. Landscape Buffer and Neighborhood Compatibility:
A **36-foot-wide landscape buffer** is provided along portions of the property where overhead utility lines exist. This enhanced buffer not only accommodates the existing easement but also strengthens screening and privacy between the PD and adjacent uses. The additional width allows for layered plantings, improving both aesthetics and environmental function.

Developer Benefits

1. Implementation of a Cohesive Master-Planned Community:
As an already approved PD, this final submittal ensures a unified and consistent design across all project phases. The master-planned approach promotes architectural harmony, integrated landscaping, and coordinated infrastructure delivery.

2. Orderly Phased Development:
The project is structured to be built in multiple phases, allowing development to proceed in a logical sequence aligned with infrastructure completion and market demand. This approach benefits both the City and the developer by ensuring timely provision of improvements and community amenities.

3. Predictable and Coordinated Implementation:
The PD approval process establishes clear standards for layout, access, landscaping, and amenities. This results in a predictable development outcome that reflects the City's planning goals and gives the developer a reliable framework for construction and future operations.

Conclusion

The Final PD submittal for *West Orange* represents a well-planned, high-quality residential community spanning **56.62 acres** that aligns with the City of Fort Pierce's objectives for smart growth, safety, and livability. The project delivers tangible public benefits—expanded housing, roadway and safety improvements, enhanced stormwater systems, generous open space, and aesthetic buffering—while fulfilling the vision of a cohesive, thoughtfully designed neighborhood.

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

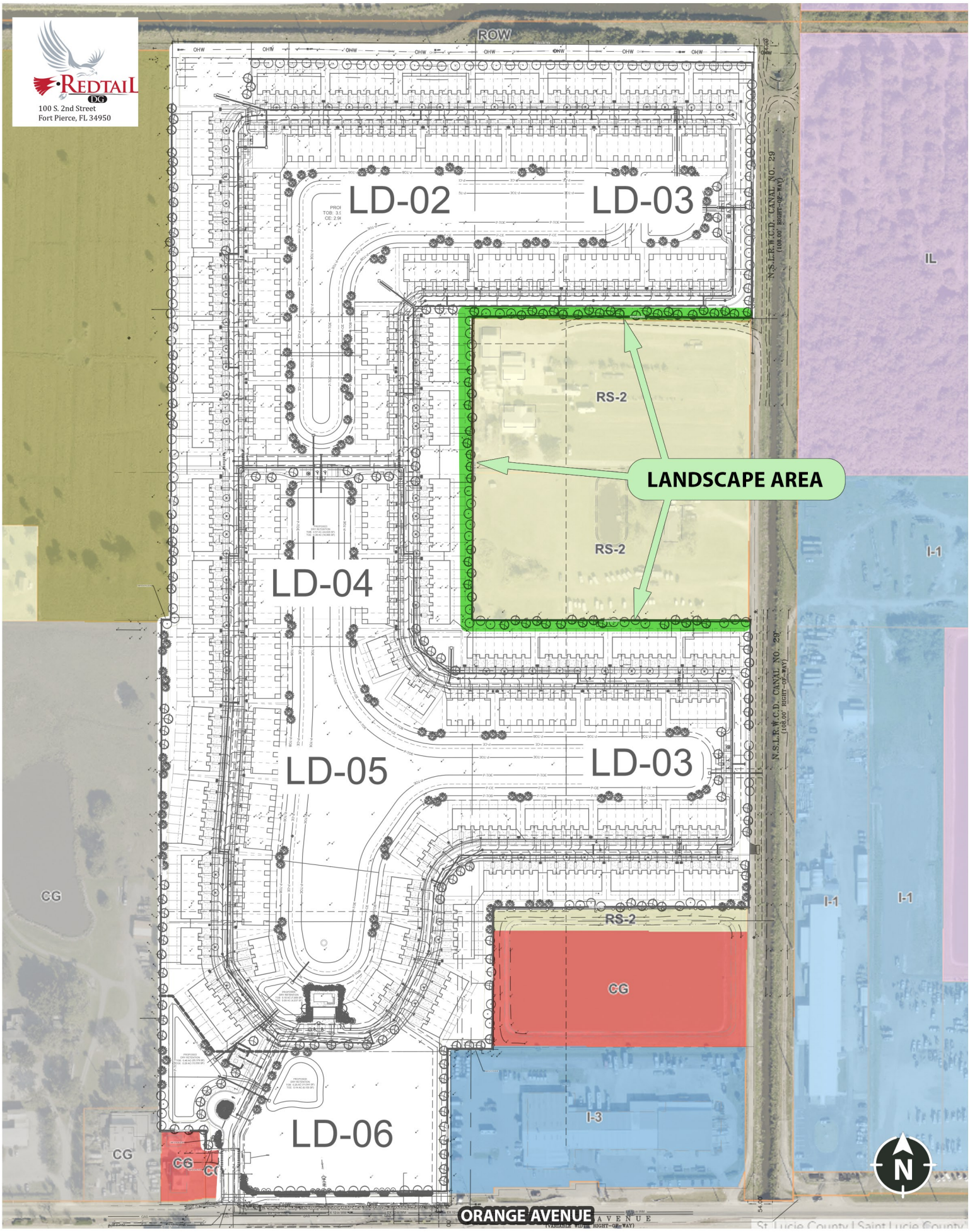

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950
ROW
LD-02
LD-03
LD-04
LD-05
LD-03
LD-06
RS-2
RS-2
RS-2
LANDSCAPE AREA
CG
CG
CG
CG
I-3
IL
I-1
I-1
I-1
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
ORANGE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
St.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

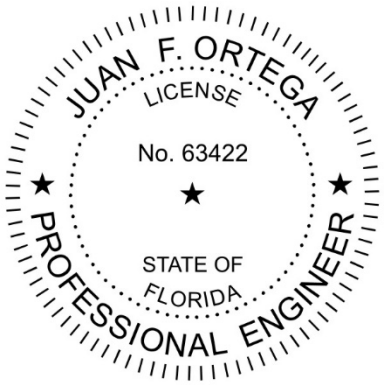
Therefore, the traffic impact analysis demonstrates that the project traffic can be accommodated by the surrounding roadway network while maintaining the adopted Level of Service, subject to implementation of the applicable improvements identified by FDOT and already incorporated into the proposed site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

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

Sincerely,

JFO GROUP INC
COA Number 32276



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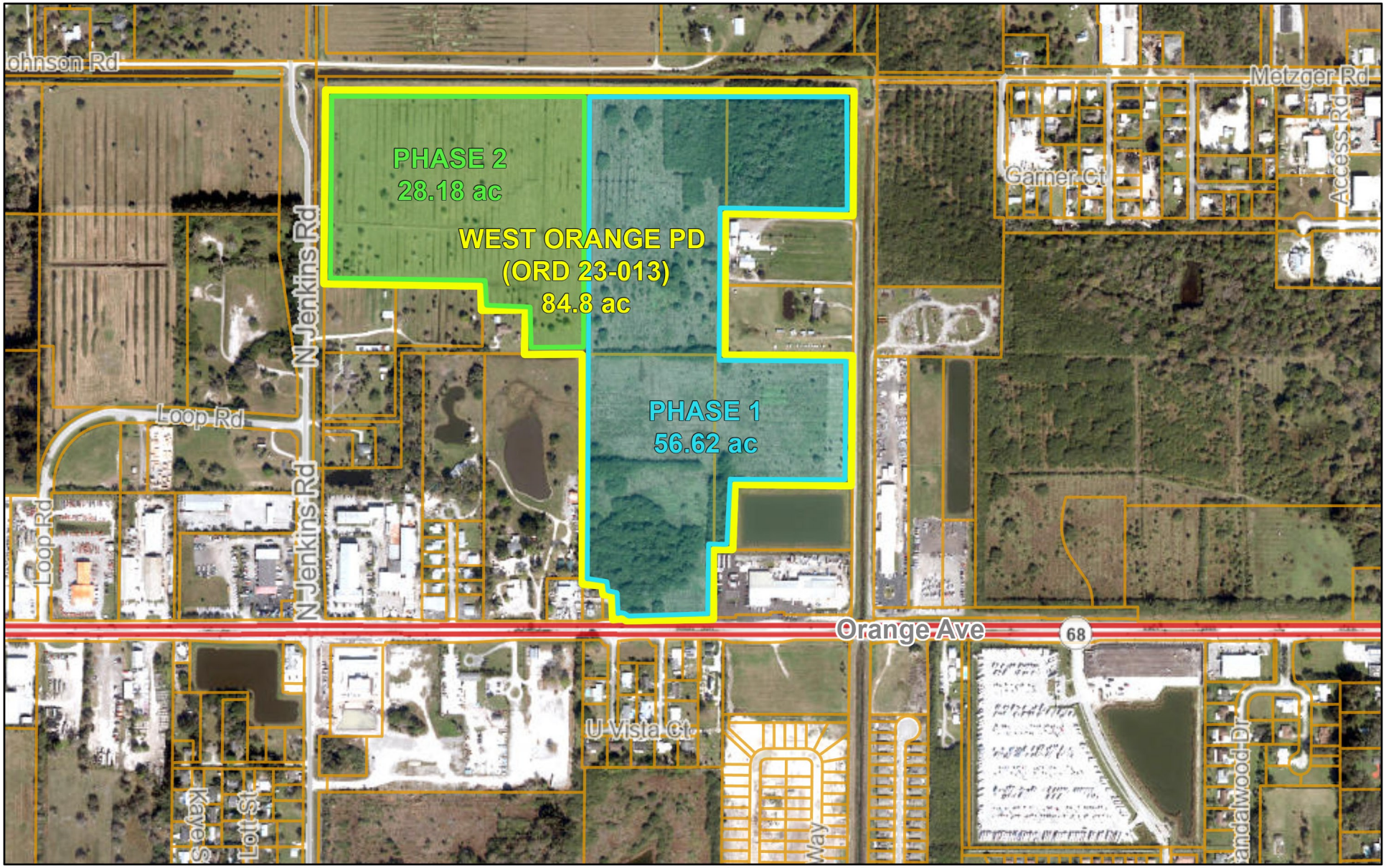
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

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.

Aerial



5/8/2025

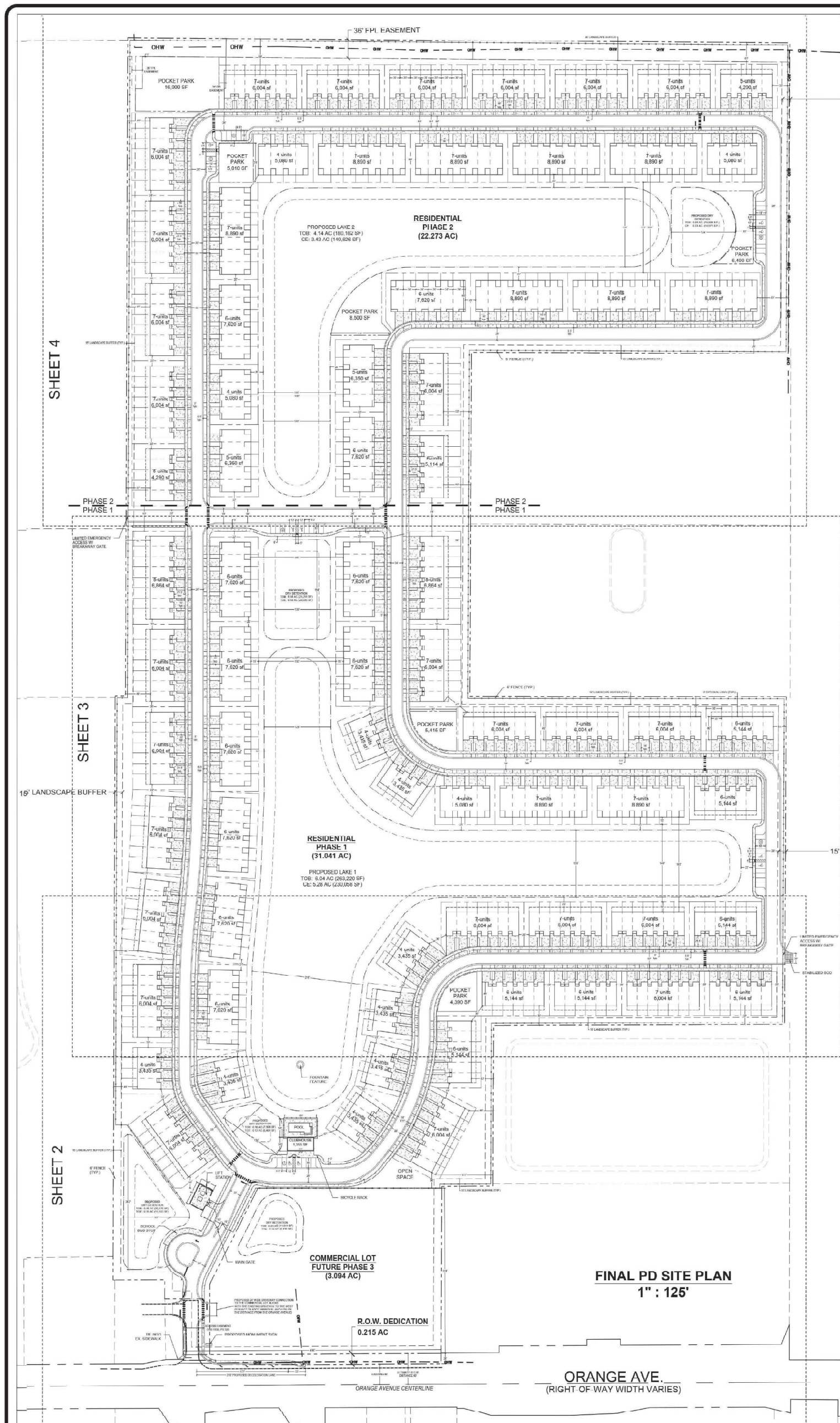
Comparable Search

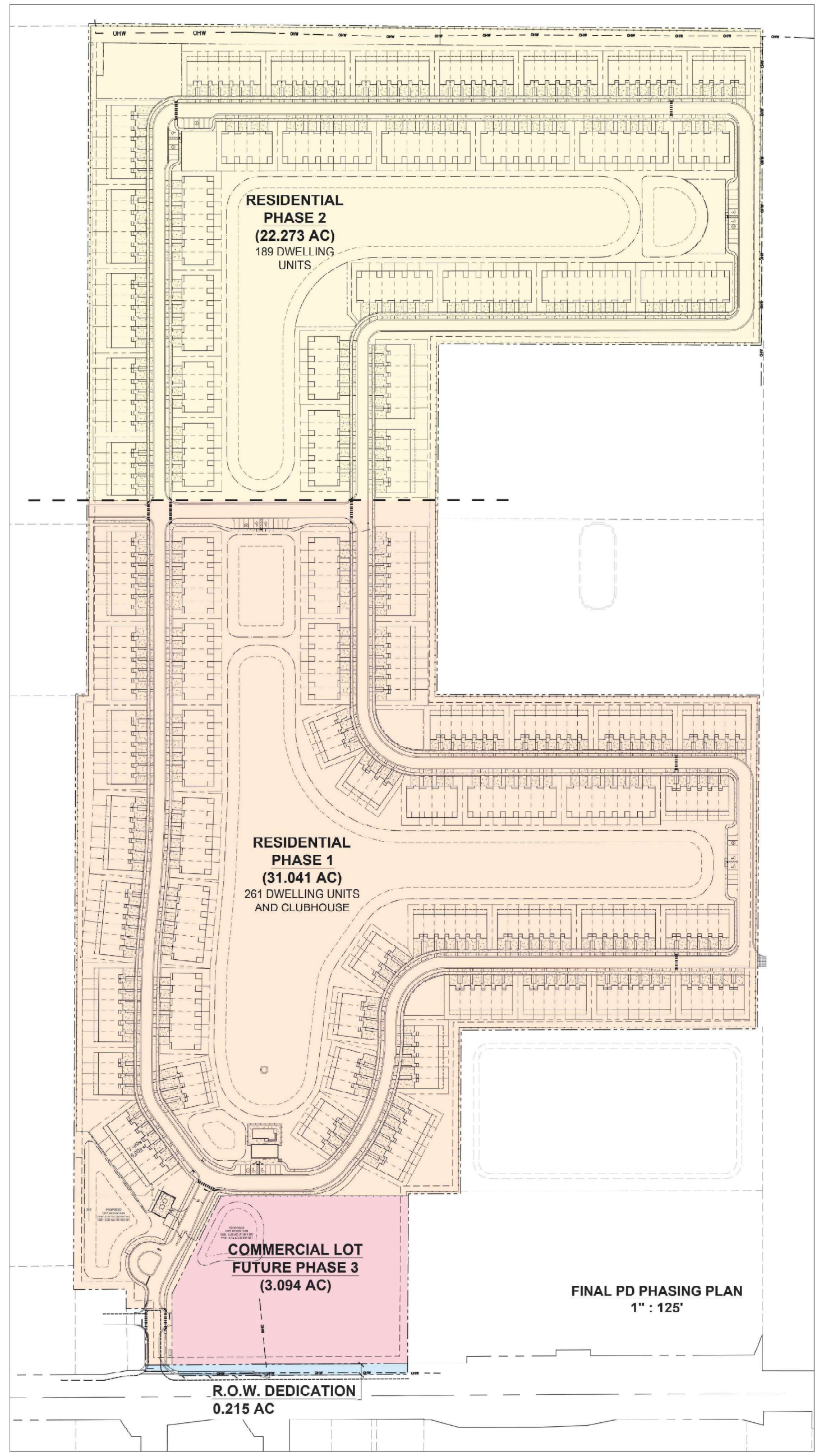
1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

Redtail







LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:
THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915: A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.200 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2506; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1014:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:
THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES;

PARCEL 5:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS. FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING. LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1400, PAGE 2025, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST. THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.09 FEET: THENCE N79°48'50"E FOR 45.07 FEET: THENCE N89°42'09"E

FOR 0.87 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.69 FEET; THENCE S00°10'09" FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- EASEMENT
- OHW — OVER HEAD WIRES
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING:	PLANNED DEVELOPMENT ZONE (PD)	
FUTURE LAND USE:	RESIDENTIAL HIGH (RH)	
PCN:	2407-211-0001-000-0	(8.467 AC)
	2407-212-0001-000-3	(19.436 AC)
	2407-231-0000-000-5	(19.446 AC)
	2407-241-0001-000-3	(9.275 AC)
EXISTING USE:	VACANT	
OWNER:	ORANGE AVENUE DEVEL II LLC 28178 HAYES RD ROSEVILLE, MI 48066 2316	
AGENT:	REDTAIL DG 100 S. 2ND STREET FORT PIERCE, FL 34950	

SITE AREAS

RESIDENTIAL	2,272,122SF	52.161 AC	92.12%
COMMERCIAL(FUTURE)	185,035 SF	4.248 AC	7.50%
ROW DEDICATION	9,386 SF	0.215 AC	0.38%
TOTAL SITE AREA	2,466,543 SF	56.624 AC	100.00%
STORMWATER POND (water level)	315,965 SF	7.254 AC	82%
DRY RETENTION	66,572 SF	1.528 AC	18%
STORMWATER AREA	382,537 SF	8.782 AC	100%

BUILDING DATA

RESIDENTIAL		
CLUBHOUSE:	1,400 SF	
TOTAL TOWNHOME UNITS:	450	100%
PIPER MODEL (20' wide):	288	64%
NASSAU BAY MODEL (24' wide):	162	36%
TOTAL DENSITY:	450/52.161 = 8.63 Du/ AC	
LOT COVERAGE	60% MAX	
COMMERCIAL		
TOTAL BLDG. COVERAGE:	TBD	

PARKING DATA

RESIDENTIAL PARKING PROVIDED
CLUBHOUSE: 7 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES: 41 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
*NOT INCLUDING CLUBHOUSE SPACES

COMMERCIAL PARKING PROVIDED
TBD

PHASING SCHEDULE

PHASE I:	31.041 AC - 261 DWELLING UNITS AND CLUBHOUSE
PHASE II:	22.273 AC - 189 DWELLING UNITS
PHASE III:	3.094 AC - COMMERCIAL LOT (FUTURE DEVELOPMENT)
ROW dedication:	0.215 AC
TOTAL:	56.624 AC

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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GRAPHIC SCALE
0 125 250
1" = 125'

REDTAIL DG
p. 772.742.1555
todm@redtaildg.com

TM	DESIGNED BY
AH	DRAWN BY
SIT	LAYOUT
1" = 125'	SCALE
7/3/2026	DATE

REVISION COMMENTS
DATE

WEST ORANGE PD

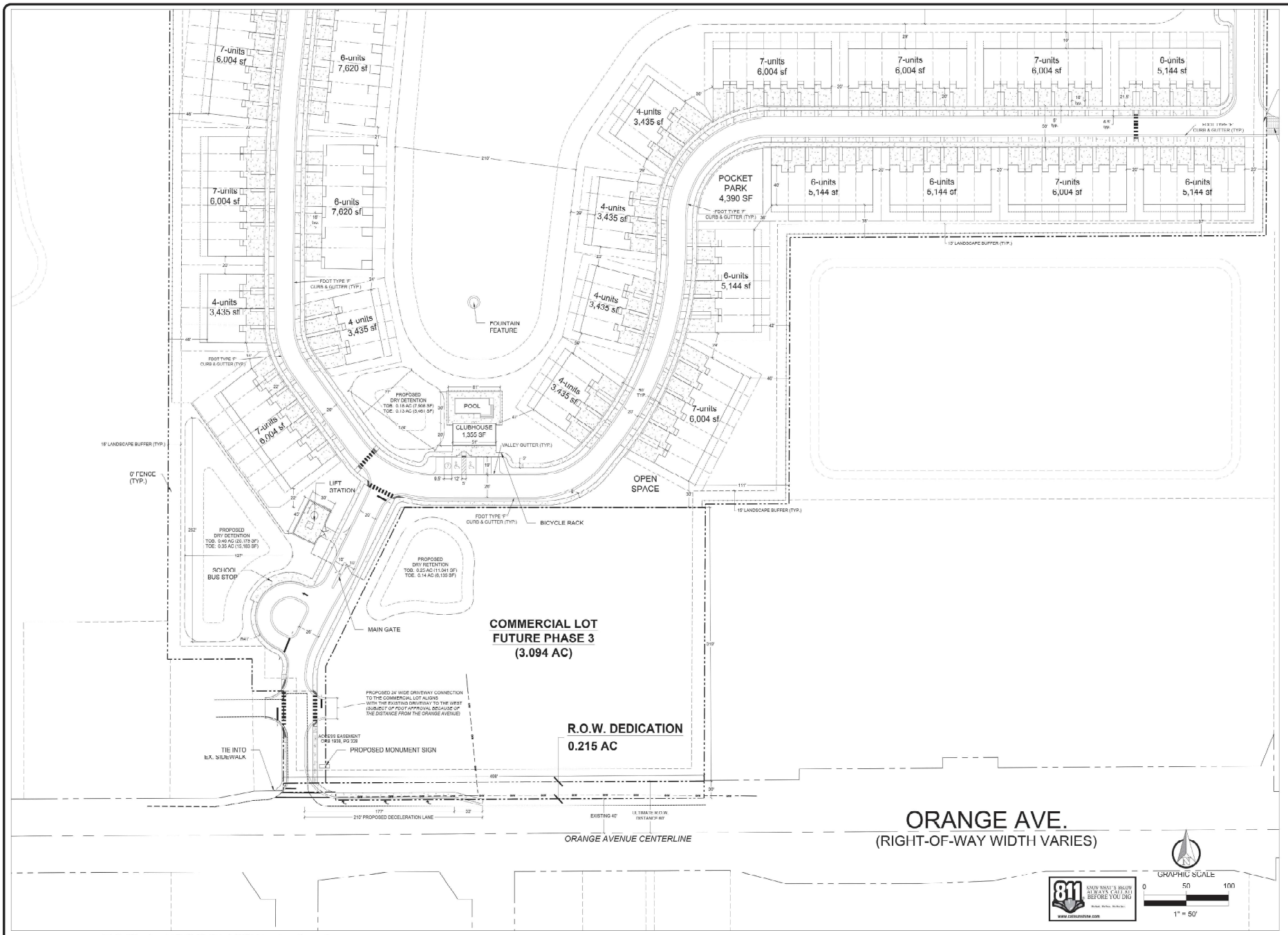
FINAL PD SITE PLAN

FORT PIERCE FLORIDA

25-137

1 OF 5

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.



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REDTAIL DG

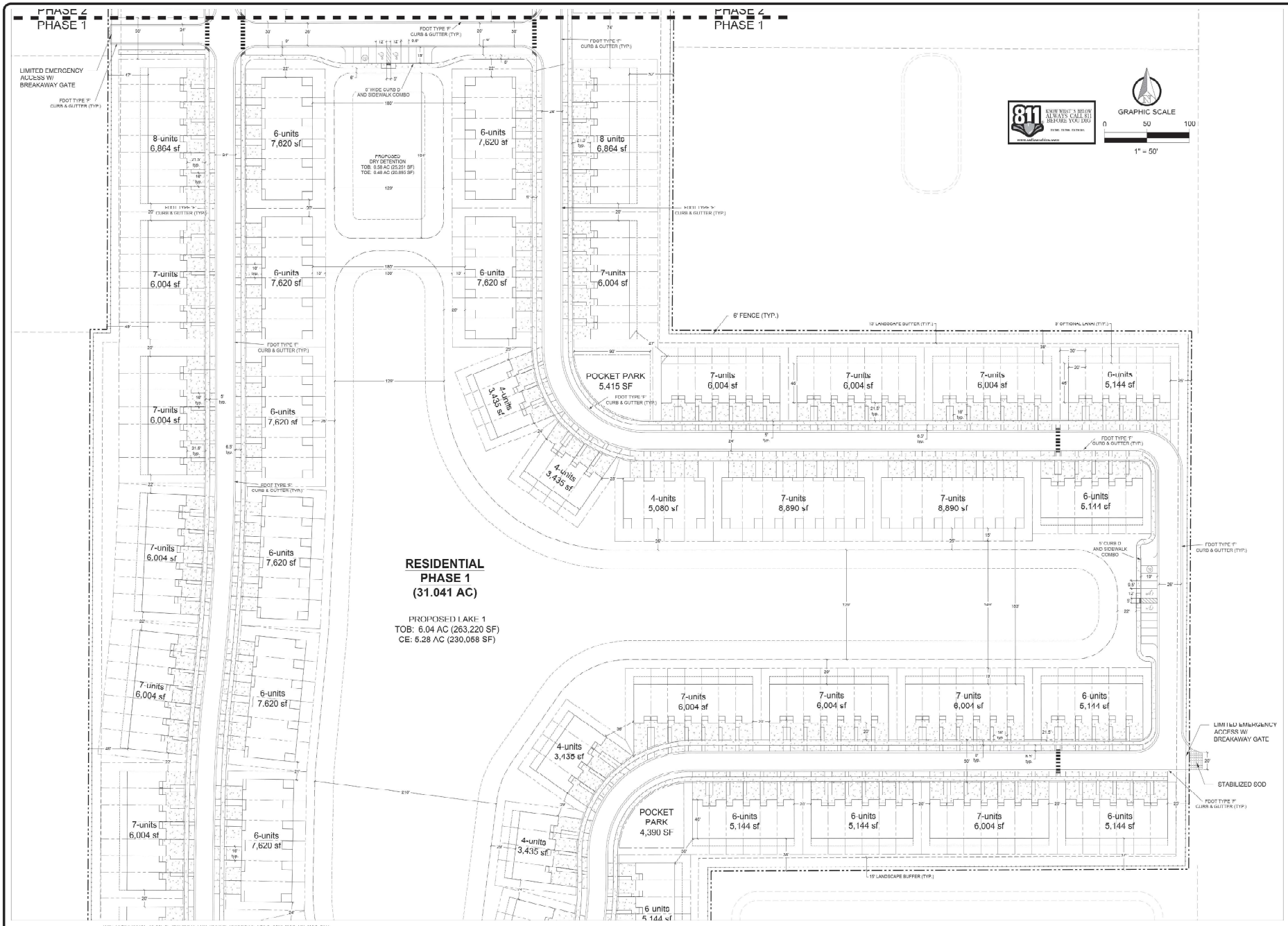
772-742-1355

TV
DESIGNED BY
AH
DRAWN BY

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE, FLORIDA

25-137

2 OF 5



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REDTAIL DG

772-242-1155 info@redtaildg.com

DRG DIRECTORY AI BRANNEY

SHT. NO. 3 OF 5 SCALE 1" = 132' DATE 9/25/2026

REVISIONS DATE

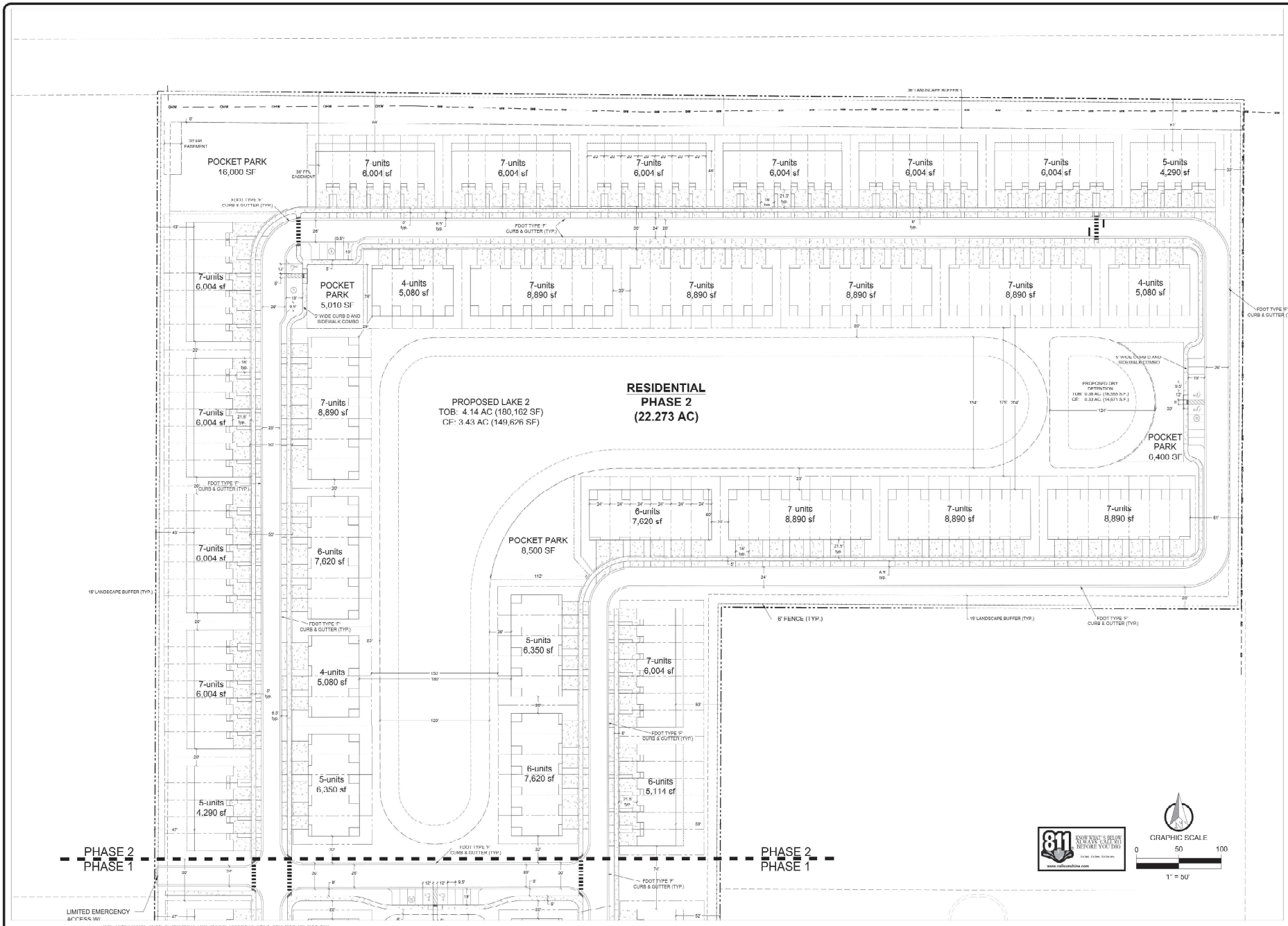
WEST ORANGE PD

FINAL PD SITE PLAN

FORT PIERCE FLORIDA

25-137

3 OF 5



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REDTAIL LC

772-242-1355

DRG DIRECTORY

BY

SCALE

DATE

REVISIONS

DATE

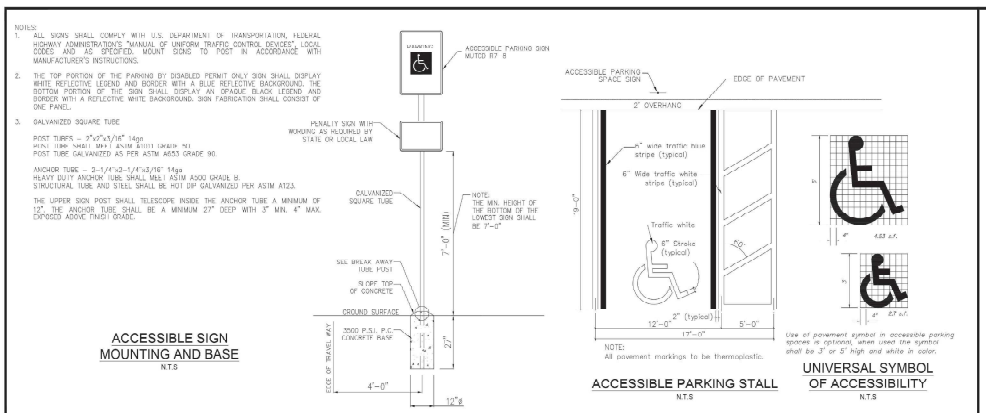
WEST ORANGE PD

FINAL PD SITE PLAN

FORT PIERCE FLORIDA

25-137

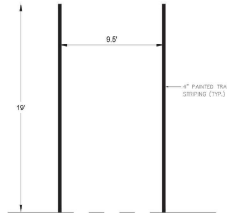
4 OF 5



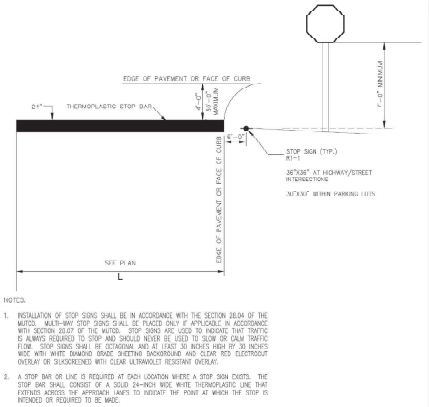
ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

ACCESSIBLE PARKING STALL
N.T.S

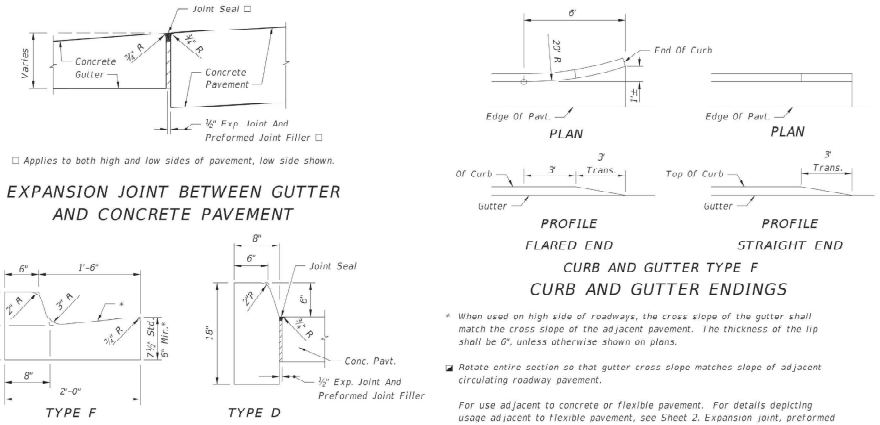
UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



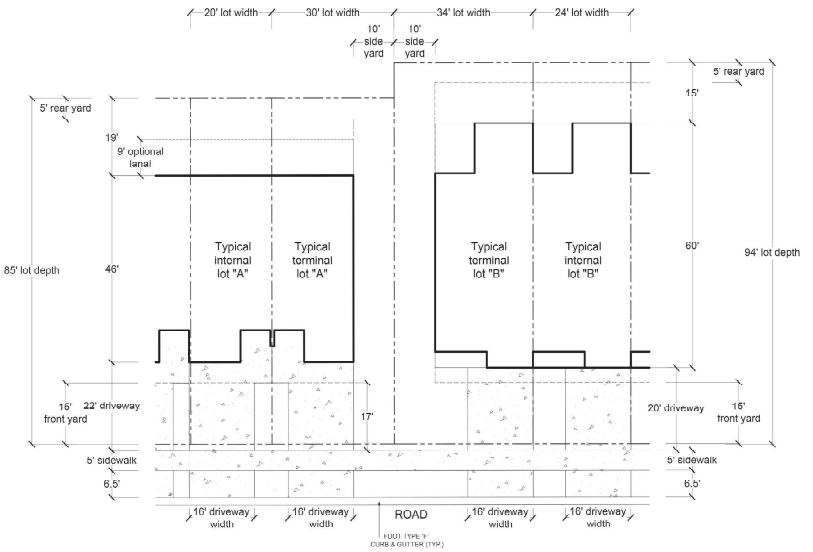
TYPICAL PARKING DETAIL
N.T.S



TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S



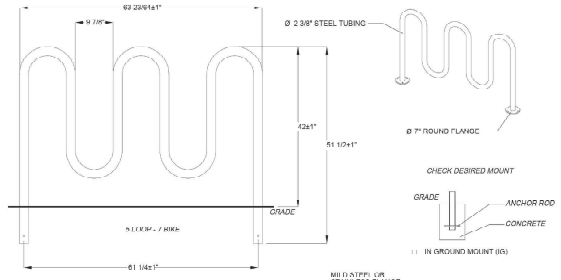
CONCRETE CURB AND GUTTER DETAILS
N.T.S



TYPICAL LOTS
1" = 15'



WHITE LEGEND RED BACKGROUND
R1-1
30" X 30"
STOP SIGN
N.T.S



BICYCLE RACK DETAILS
N.T.S

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REDTAIL LG
772-242-1155
hello@redtaildg.com

DRB DIRECTOR
BY
BRANDY
DET
LAYOUT
SCALE
1"=5'-0"
DATE
12/5/2025

REVISIONS
DATE

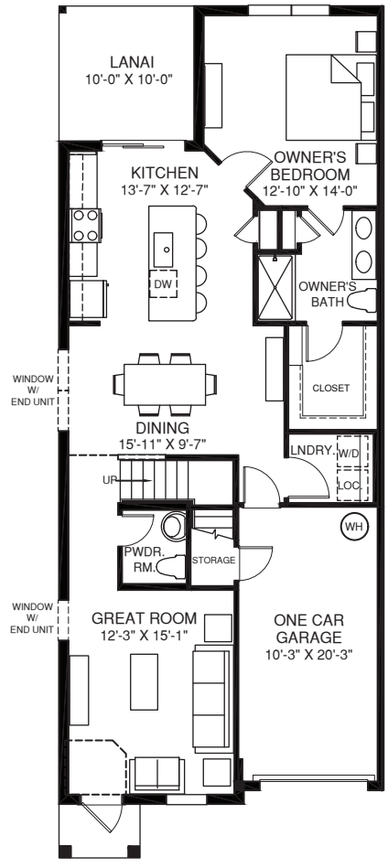
WEST ORANGE PD
DETAILS
FORT PIERCE
FLORIDA

25-137

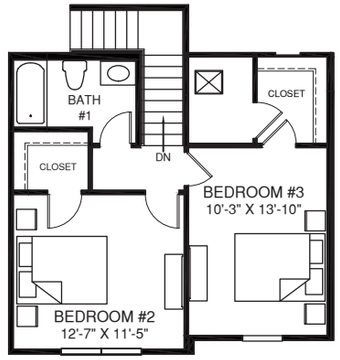
5 OF 5

PRODUCT ANALYSIS SHEET





Main Level



Upper Level

Neptune WB

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 24′ x 63′

Footprint Max: 24′ x 63′

Mean Roof Height: 22′-9 15/16″

Ceiling Height: 8′-8″ First Floor
& 8′-0″ Second Floor

Base Square Footage: 1632
1st Floor: 1081
2nd Floor: 551

Available Foundations: Slab

Garage Type: 1-car front entry

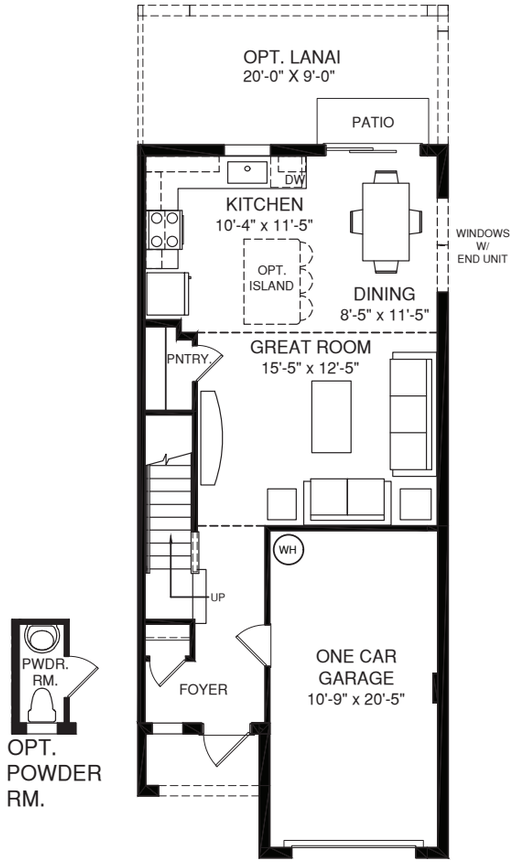
Veneers Available: Traditional siding and stucco

NPTWB-01

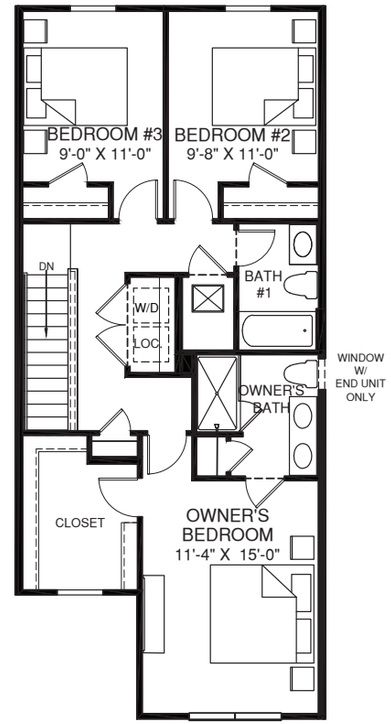
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET





Main Level



Upper Level

Piper WB

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 20'-0" x 46'-0"

Footprint Max: 20'-0'' x 55'-0"

Mean Roof Height: 22'-9 1/16"

Ceiling Height: 8'-8" First Floor
& 8'-0" Second Floor

Base Square Footage: 1466
1st Floor: 609
2nd Floor: 857

Available Foundations: Slab

Garage Type: 1-car front entry

Veneers Available: Traditional siding and stucco

PIPWB-01

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WEST ORANGE AMENITY RENDERINGS

Fort Pierce, Florida

Cotleur & Hearing



VIEW 1:

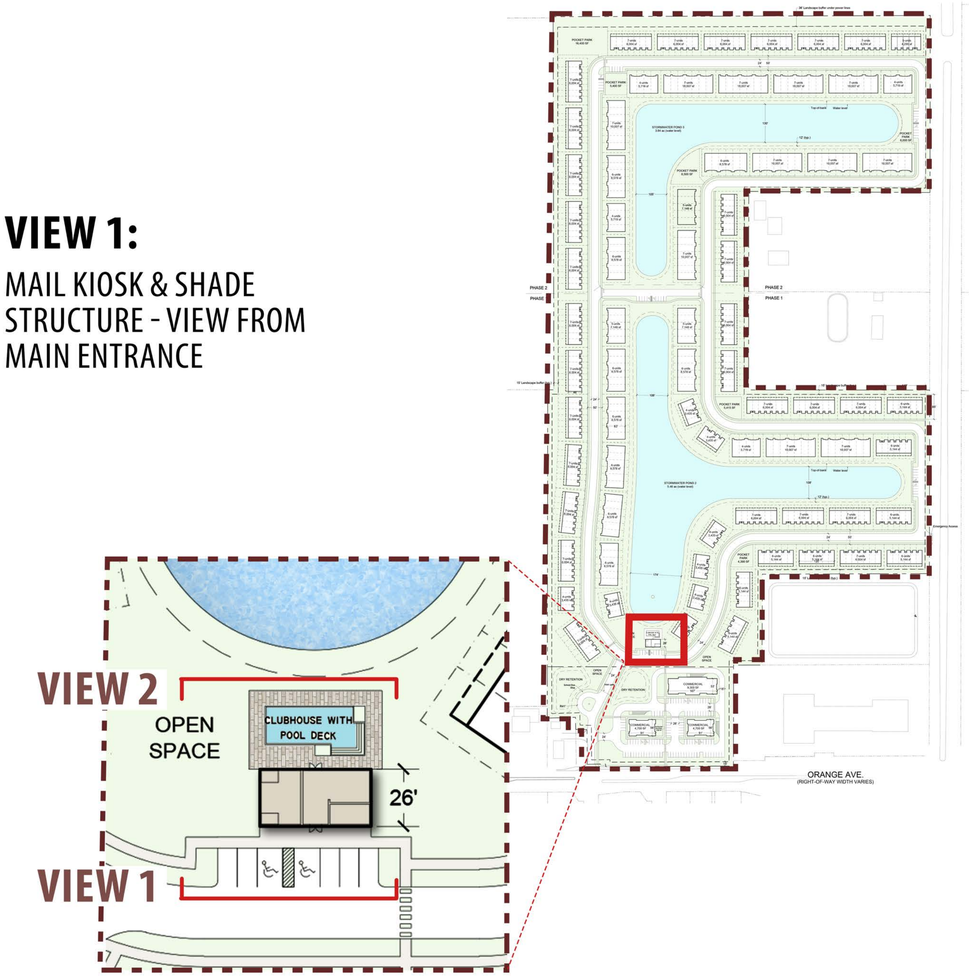
MAIL KIOSK & SHADE STRUCTURE - VIEW FROM MAIN ENTRANCE



VIEW 2:

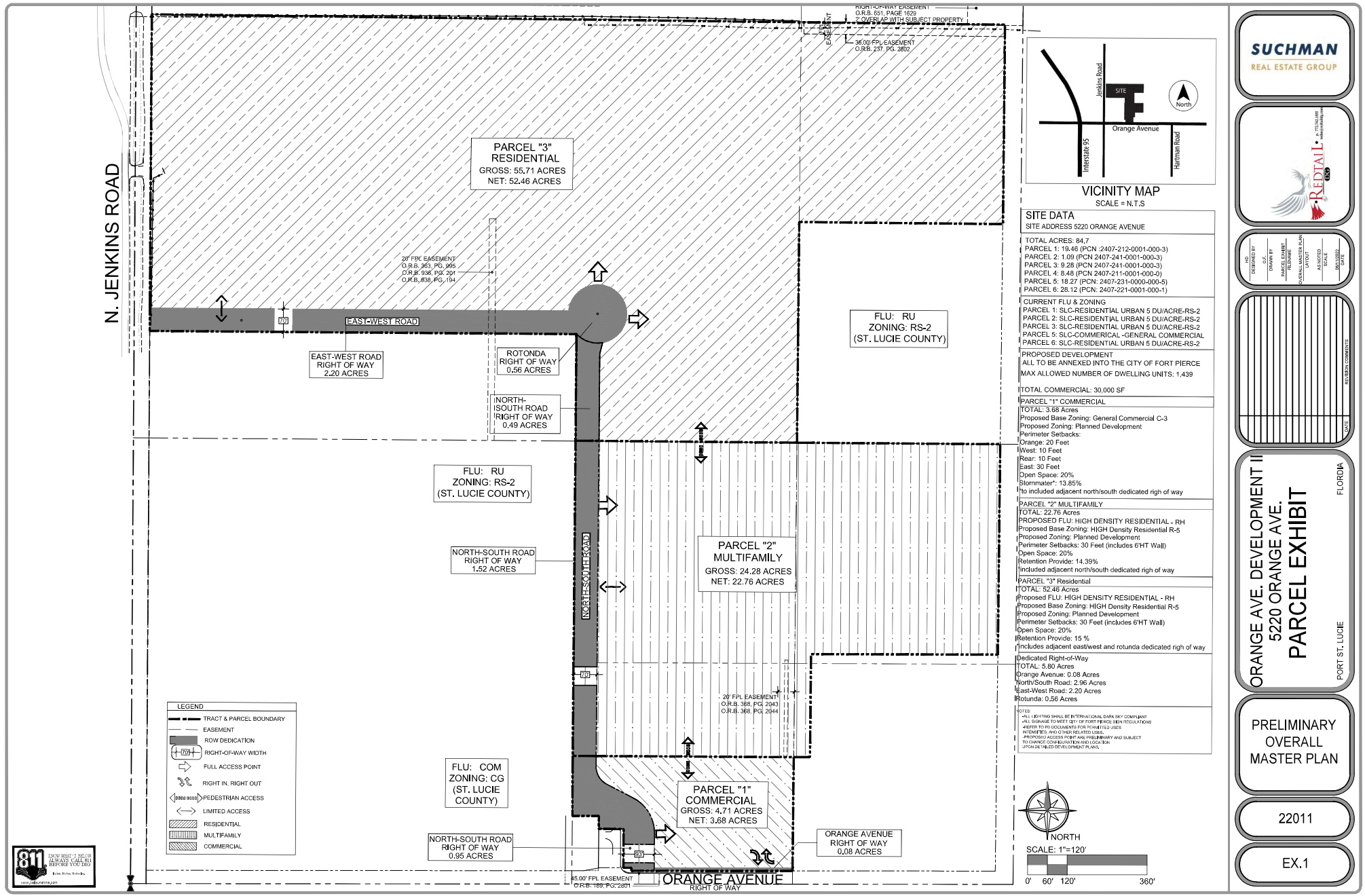
POOL & SHADE STRUCTURE - VIEW FACING SOUTH

OVERALL SITE PLAN



CONCEPTUAL RENDERINGS

North



SITE DATA

SITE ADDRESS 5220 ORANGE AVENUE

TOTAL ACRES: 84.7
PARCEL 1: 19.46 (PCN :2407-212-0001-000-3)
PARCEL 2: 1.09 (PCN 2407-241-0001-000-3)
PARCEL 3: 9.28 (PCN 2407-241-0001-000-3)
PARCEL 4: 8.48 (PCN 2407-211-0001-000-0)
PARCEL 5: 18.27 (PCN: 2407-231-0000-000-5)
PARCEL 6: 28.12 (PCN: 2407-221-0001-000-1)

CURRENT FLU & ZONING
PARCEL 1: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 2: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 3: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2
PARCEL 5: SLC-COMMERICAL -GENERAL COMMERCIAL
PARCEL 6: SLC-RESIDENTIAL URBAN 5 DU/ACRE-RS-2

PROPOSED DEVELOPMENT
ALL TO BE ANNEXED INTO THE CITY OF FORT PIERCE
MAX ALLOWED NUMBER OF DWELLING UNITS: 1,439

TOTAL COMMERCIAL: 30,000 SF

PARCEL "1" COMMERCIAL
TOTAL: 3.68 Acres
Proposed Base Zoning: General Commercial C-3
Proposed Zoning: Planned Development
Perimeter Setbacks:
Orange: 20 Feet
West: 10 Feet
Rear: 10 Feet
East: 30 Feet
Open Space: 20%
Stormwater*: 13.85%
*to included adjacent north/south dedicated righ of way

PARCEL "2" MULTIFAMILY
TOTAL: 22.76 Acres
PROPOSED FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 14.39%
*included adjacent north/south dedicated righ of way

PARCEL "3" Residential
TOTAL: 52.46 Acres
Proposed FLU: HIGH DENSITY RESIDENTIAL - RH
Proposed Base Zoning: HIGH Density Residential R-5
Proposed Zoning: Planned Development
Perimeter Setbacks: 30 Feet (includes 6'HT Wall)
Open Space: 20%
Retention Provide: 15 %
*includes adjacent east/west and rotunda dedicated righ of way

Dedicated Right-of-Way
TOTAL: 5.80 Acres
Orange Avenue: 0.08 Acres
North/South Road: 2.96 Acres
East-West Road: 2.20 Acres
Rotunda: 0.56 Acres

NOTES:
- ALL LIGHTING SHALL BE INTERNATIONAL DARK SKY COMPLIANT
- ALL SIGNAGE TO MEET CITY OF FORT PIERCE SIGN REGULATIONS
- REFER TO PD DOCUMENTS FOR PERMITTED USES INTENSITIES, AND OTHER RELATED USES.
- PROPOSED ACCESS POINT ARE PRELIMINARY AND SUBJECT TO CHANGE CONFIGURATION AND LOCATION UPON DETAILED DEVELOPMENT PLANS.

SUCHMAN
REAL ESTATE GROUP

REDTAIL

HD DESIGNED BY
G.F. DRAWN BY
PARCEL EXHIBIT FILENAME
OVERALL MASTER PLAN LAYOUT
AS NOTED SCALE
06/11/2022 DATE

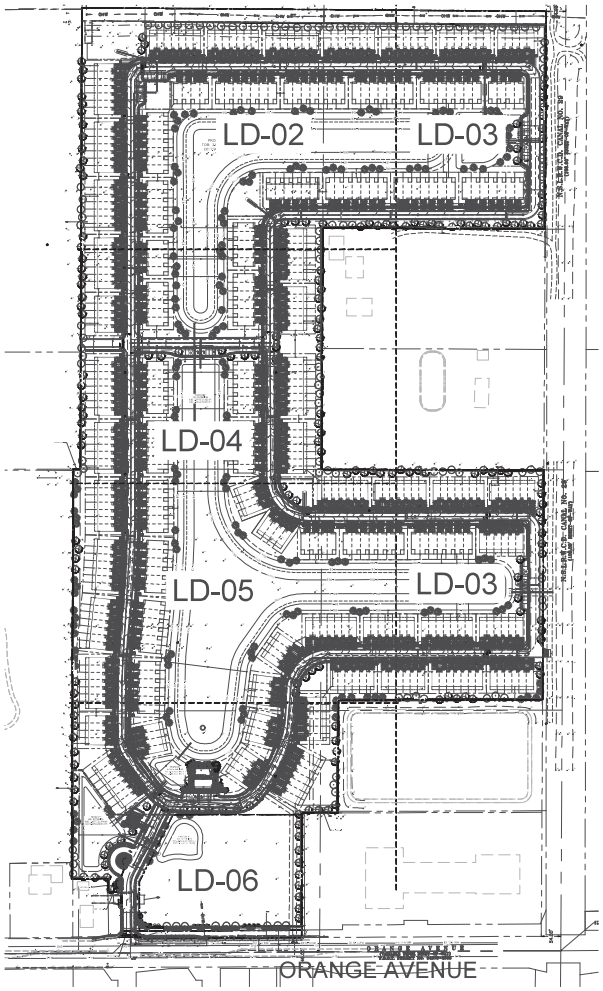
REVISION COMMENTS
DATE

ORANGE AVE. DEVELOPMENT II
5220 ORANGE AVE.
PARCEL EXHIBIT
PORT ST. LUCIE FLORIDA

PRELIMINARY
OVERALL
MASTER PLAN

22011

EX.1



Landscape Legend:

Symb	Qty	Tag	WU	Name (N) Native (F) Flowering Tree (E) Evergreen
Trees:				
	110	AR		Red Maple (N)(F) Acer rubrum, FG, 12' Ht, 5' Spr., 2.5" DBH
	74	IC		Dahoon Holly (N)(E) Ilex cassine, FG, 12' ht, 5' Spr., 2.5" DBH
	10	LI		Crape Myrtle (F) Lagerstromia indica 'Muscogee', FG, 12' Ht, 5' Spr., 2.5" DBH, Multi
	7	LI1		Crape Myrtle (F) Lagerstromia indica 'Tuscarora', FG, 12' Ht, 5' Spr., 2.5" DBH, Multi
	194	QV		Live Oak (N)(E) Quercus virginiana, FG, 12' Ht, 5' Spr., 2.5" DBH
	24	SP		Cabbage Palm (N) (3:1) Sabal palmetto, FG, 16-24' OA Ht
	177	TD		Bald Cypress Taxodium distichum, FG, 12' ht, 5' spr., 2.5" DBH
Accents:				
	12	CRI		Crinum Lily Crinum asiaticum 'Queen Emma, 7 gal, 36" oc
Shrubs:				
	837	FOR		Florida Privet (N) Forestiera segregata, 3 gal, 24" ht, 36" o.c.
	344	HAM		Dwarf Firebush (N)(F) Hamelis patens 'Compacta', 3 gal, 18" ht, 36" o.c.
	26	HIB		Hibiscus Hibiscus rosa-sinensis, Red, 3 gal, 18" ht,36" oc
	92	MUH		Muhly Grass Muhlenbergia capillaris, 3 gal, 36" oc
	806	MYR		Simpson's Stopper (N) (E) Myrcianthes fragrans, 3 gal, 24"x18", 36" o.c.
	216	SPA		Sand Cordgrass (N) Spartina patens, 3 gal, 36" oc
	28	TRI		Dwarf Fakahatchee Grass (N) Tripsacum floridana, 3 gal, 36" oc
	892	VIO		Walters Viburnum Viburnum obovatum 3 gal, 24" ht, 36" o.c.
	134	VIB		Dwarf Walters Viburnum (N) Viburnum obovatum 'Mrs Schiller', 3 gal, 24" ht, 24" o.c.
	252	ZAM		Coontie (N)(E) Zamia pumila, 3 gal, 36" oc
Groundcover:				
	70	LAN		Pineland Lantana (N) Lantana depressa, 1 gal, 6"x12", 36" o.c.
	198	LIR		Liriope Liriope muscari 'Emerald Godess', 1 gal, 12" oc
	98	PEN		Pentas Pentas lanceolata 'New Look Pink', 1 gal, 6" ht, 12" oc.
	XX sf	SOD		St. Augustine 'BitterBlue' Stenotaphrum secundatum 'Bitter Blue', weed free, laid tight

General Notes:

1. *No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.*
2. *No Trees may be planted less than 10' from any underground utility. Minimum distance from storm sewer lines is 5' with root barrier.*
3. *No landscaping shall be planted in a manner that would adversely affect utility easements.*
4. *Sod around buildings to be St. Augustine 'Bitter Blue' sod. Sod to be weed and disease free and laid tight. All areas within in preservation areas to be seeded with Argentine Bahia grass.*
5. *Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-05 for installation details.*
6. *All landscape areas to receive automatic irrigation. Irrigation to provide 100% coverage and 50% overlap. Water source to be a new well and pump.*

Landscape Data: Perimeter Buffer

					Shade Trees: 1/100 SF							Shrubs					
					Required	Provided						Required	Provided				
Perimeter	Length	Drive way	Buffer Width	Total SF		AR	LI (2:1)	LI1 (2:1)	QV	SP (3:1)	TD	Total		FOR	HAM	MYR	VIO	Total
N	1103		10	11030	37	37						37	368	80	40	79	160	359
W	2464		10	24640	82	17			44		20	81	821	204	60	293	240	797
S	497	26	10	4710	16	9	6	4	4	3		19	157	34	51		73	158
E	4406	32	10	43740	146	47			97		13	157	1458	519	100	382	419	1420
				Total	280	110	3	2	145	1	33	294	2804	837	251	754	892	2734

VUA Area

		Shade Trees: 1/100 SF						
Total Area		Required	Provided					
SF	225,559		IC	LI (2:1)	LI1 (2:1)	QV	SP (3:1)	TD	Total
Landscape Area required: 1 SF/15 SF VUA			74		3	49	20	144	
SF	15,037	150	74	0	1	49	7	144	274

Plans prepared by:
Landscape Design Associates, Inc.
25110 NW 182nd Ave
High Springs, FL 32643
772-971-6060

72 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
FOR EMERGENCY CONTACT OF AT&T CALL 1-800-252-1133

N
W E
S
Graphic Scale
Scale: 1" = 120'

REDTAIL LDA
772.742.1199
sabine@redtailLDA.com

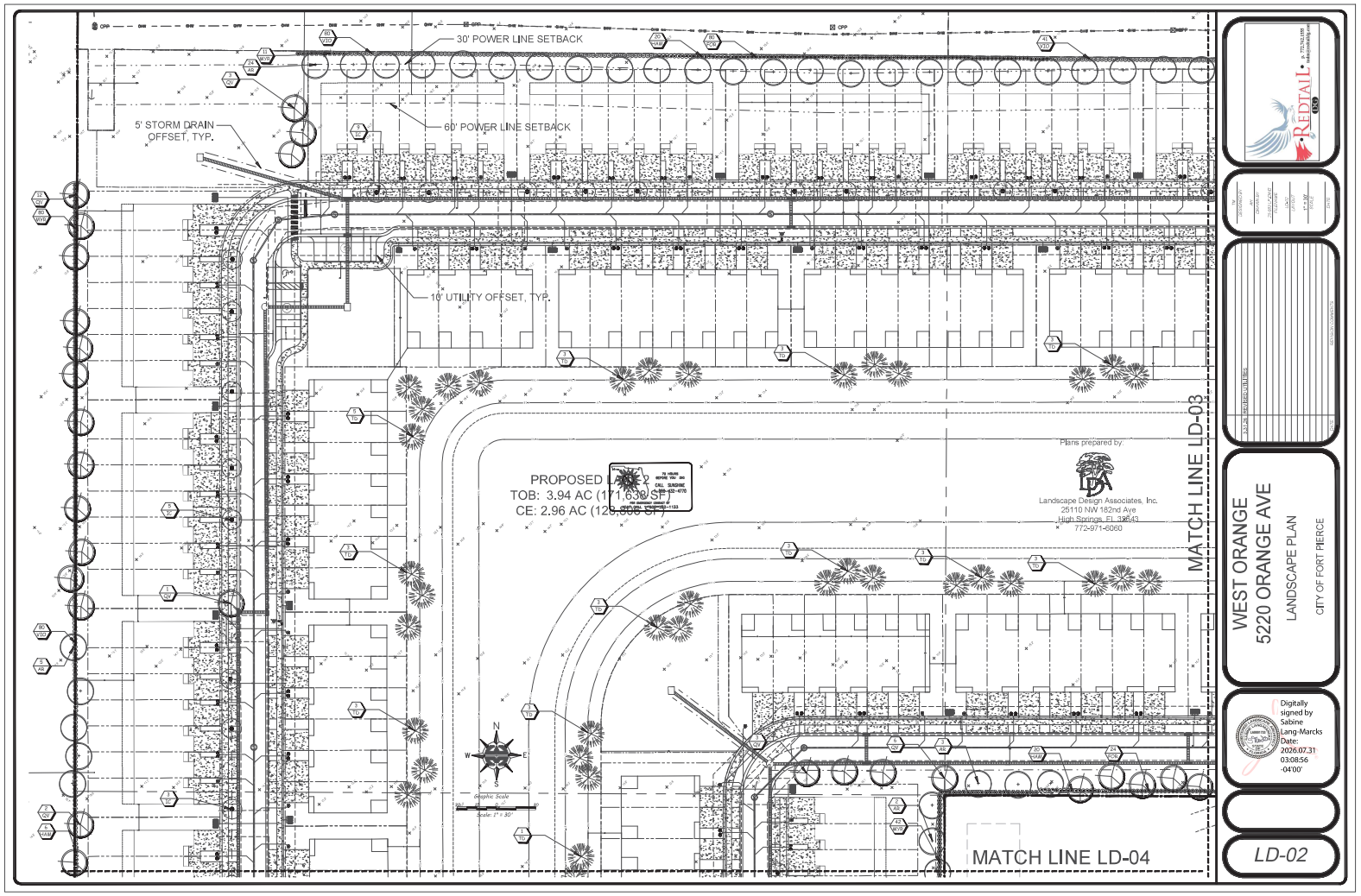
TM	2026.03.31	AMY	
21-081-LDCRE		2026.03.31	
DRAWN		CHECKED	
AMY		SMM	
SCALE		1" = 60'	
DATE		2026.3	

03.31.26	PER DRC COMMENTS

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:09:14 -04'00'

LD-01


30' POWER LINE SETBACK
60' POWER LINE SETBACK
5' STORM DRAIN OFFSET, TYP.
10' UTILITY OFFSET, TYP.
PROPOSED LAKE 2
TOB: 3.94 AC (171,636 SF)
CE: 2.96 AC (129,006 SF)
MATCH LINE LD-03
MATCH LINE LD-04
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W
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S
Graphic Scale
Scale: 1" = 30'
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5220 ORANGE AVE
LANDSCAPE PLAN
CITY OF FORT PIERCE
Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:08:56 -04'00'
LD-02

MATCH LINE LD-02
5' STORM DRAIN OFFSET, TYP.
10' UTILITY OFFSET, TYP.
PROPOSED DRY RETENTION
TOB: 0.45 AC. (19,720 S.F.)
TOE: 0.28 AC. (12,150 S.F.)
MATCH LINE LD-05
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AT&T CALL 1-800-252-1133
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High Springs, FL 32643
772-971-6060
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Graphic Scale
Scale: 1" = 30'
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772.521.1201
WEST ORANGE
5220 ORANGE AVE
LANDSCAPE PLAN
CITY OF FORT PIERCE
Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:10:41 -04'00'
LD-03

MATCH LINE LD-02
MATCH LINE LD-03
MATCH LINE LD-05
10' UTILITY
OFFSET,
TYP.
PROPOSED
DRY RETENTION
TOB: 0.57 AC (24,620 SF)
TOE: 0.39 AC (16,995 SF)
STORM DRAIN
OFFSET, TYP.
72 HOURS
BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
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AT&T CALL 1-800-252-1133
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High Springs, FL 32643
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Graphic Scale
Scale: 1" = 30'
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WEST ORANGE
5220 ORANGE AVE
LANDSCAPE PLAN
CITY OF FORT PIERCE
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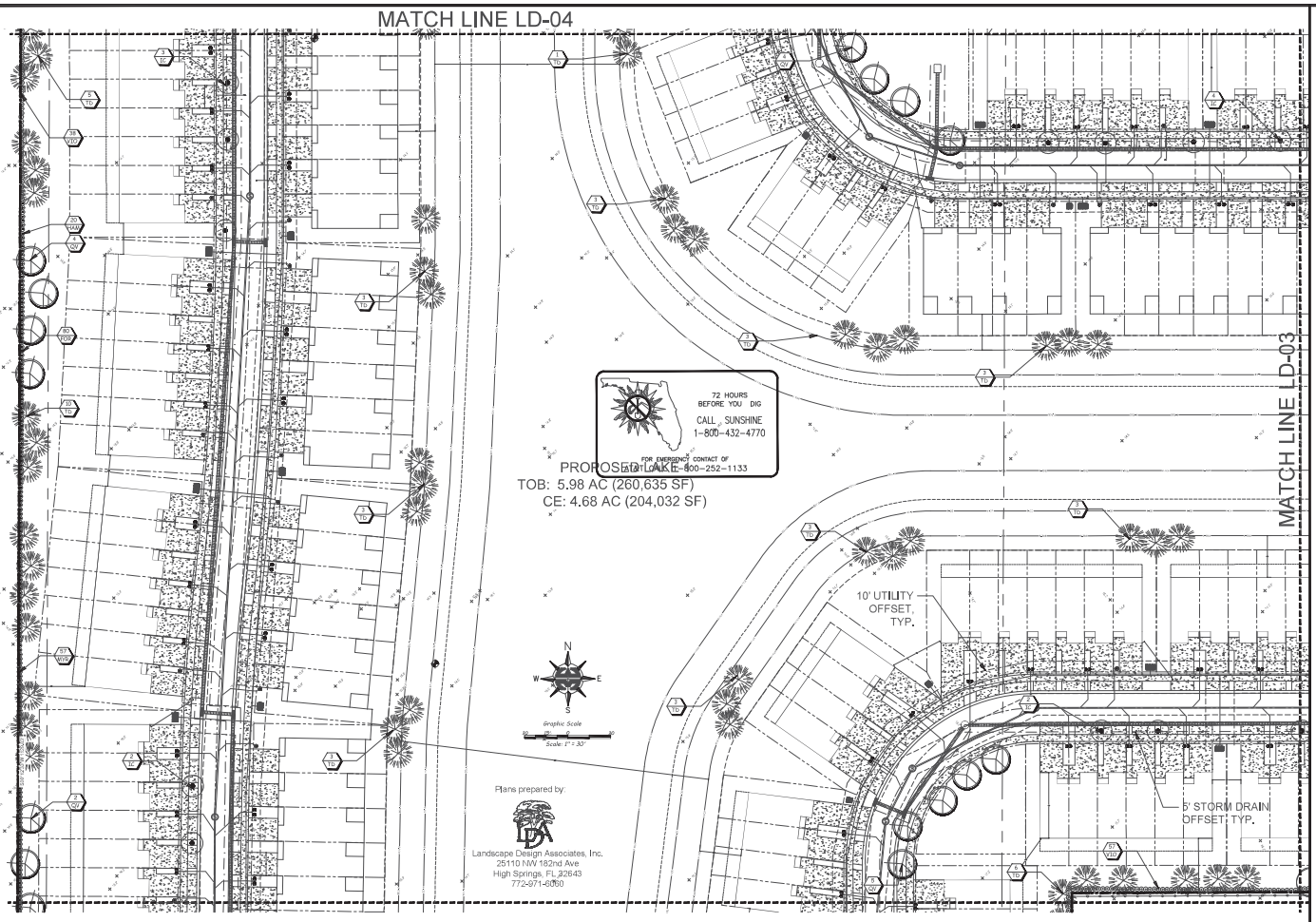
Date: 2026.07.31 03:10:22 -04'00'
LD-04



WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

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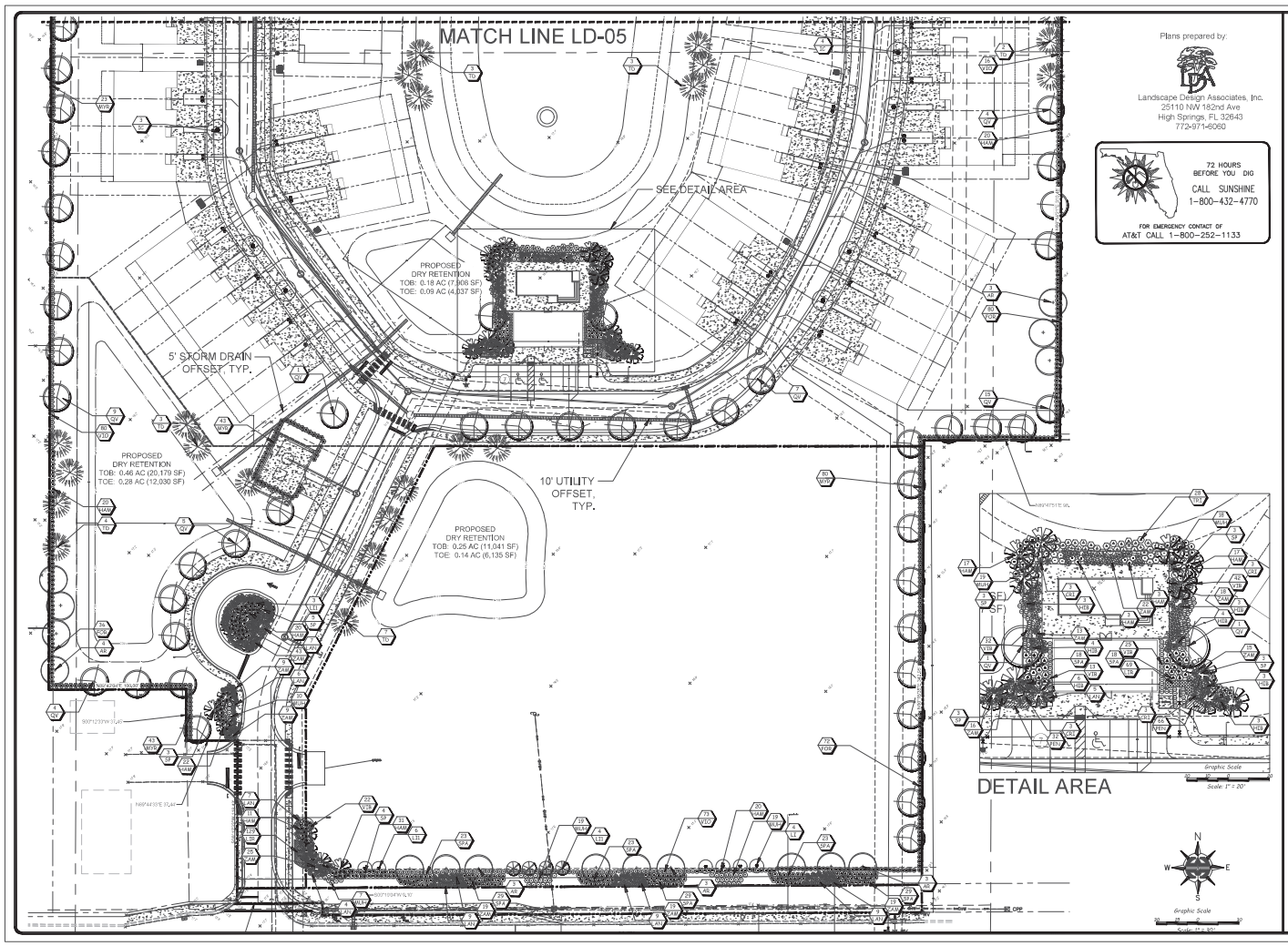
LD-05



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DRAWN BY	SL
CHECKED BY	SL
DATE	2026.07.31
SCALE	1" = 30'
JOB NO.	2512
SHEET	LD-06

1	PER REVIEW COMMENTS

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:10:04 -04'00'

LD-06

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS. 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RE-CYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

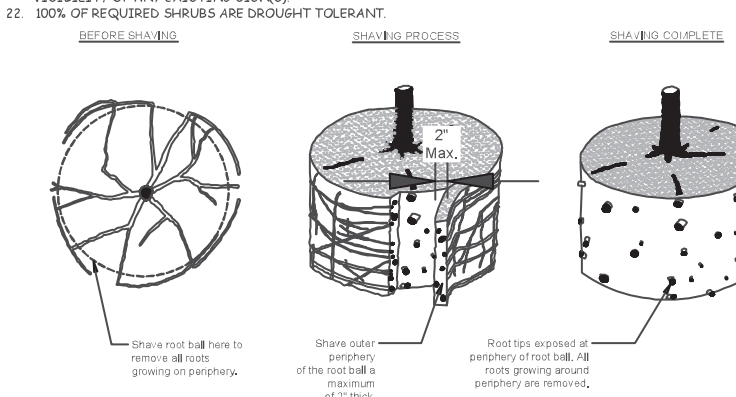
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Notes:
1- Shaving to be conducted using a sharp blade or hand saw eliminating no more than needed to remove all roots on the periphery of root ball.

2- Shaving can be performed just prior to planting or after placing in the hole.

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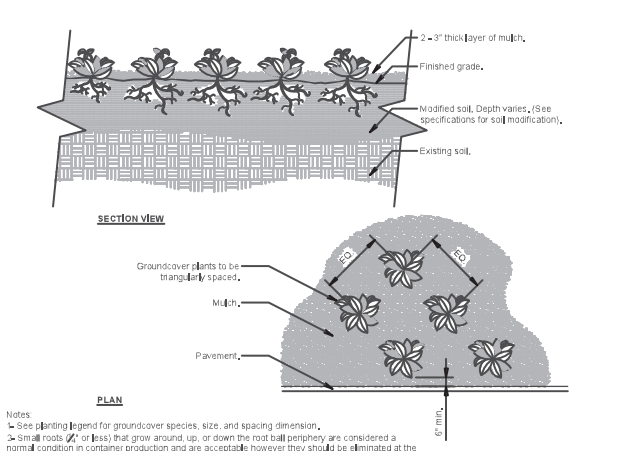
ROOT BALL SHAVING CONTAINER DETAIL



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

GROUNDCOVER

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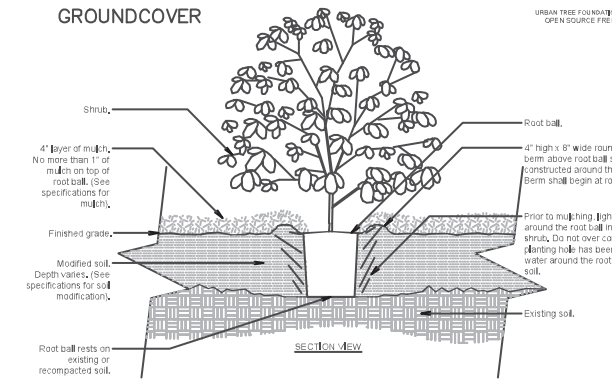

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

SHRUB – MODIFIED SOIL

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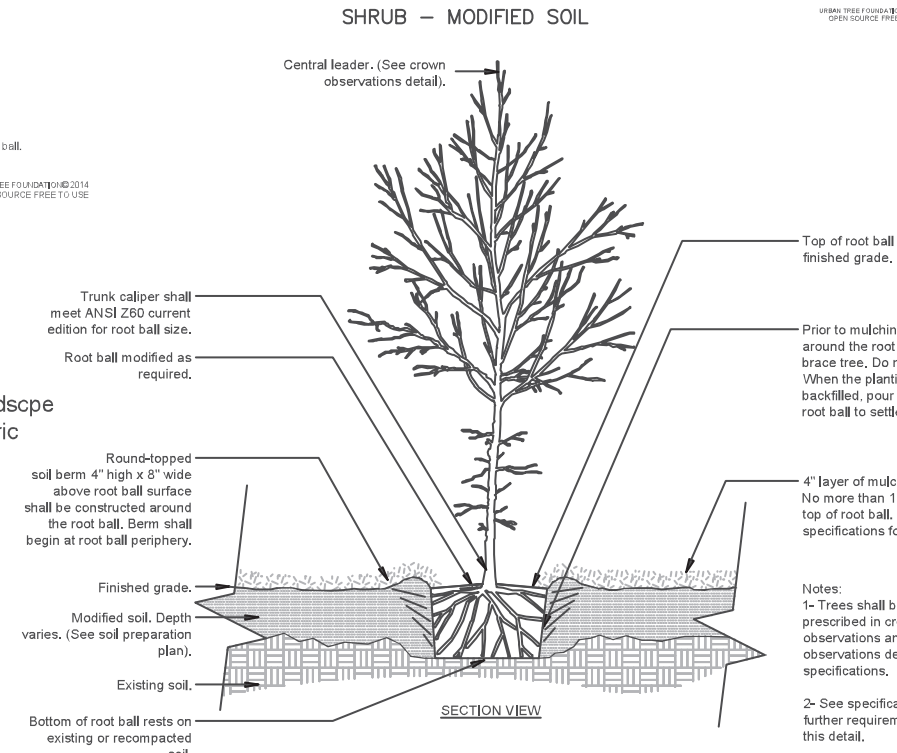

Notes:
1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.

2- See specifications for further requirements related to this detail.

TREE w/ BERM (EXISTING SOIL MODIFIED)

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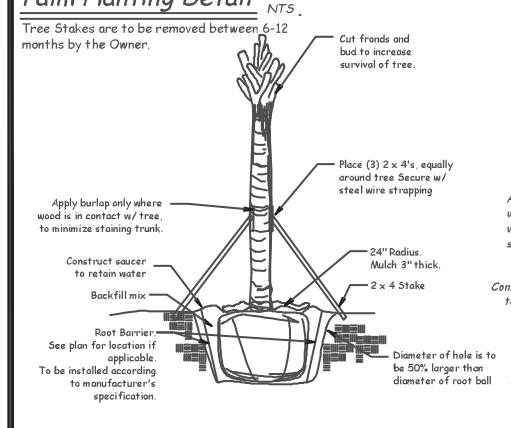
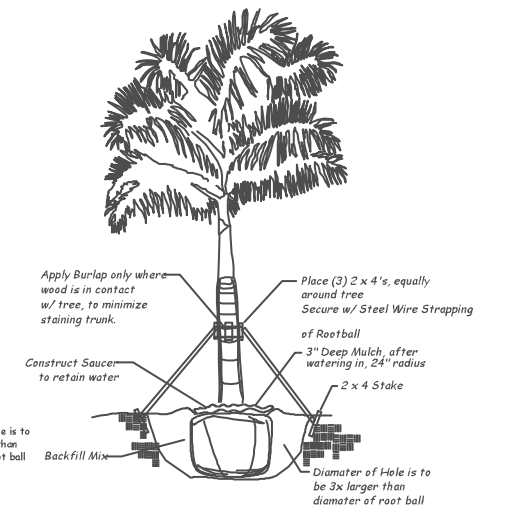
Watering Schedule			
Item	**Water**	**Month**	**No. of Applications**
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			**45**

Palm Planting Detail

NTS

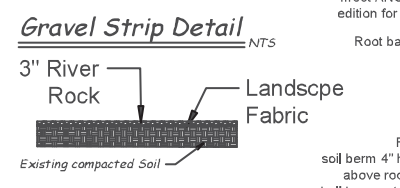
Tree Stakes are to be removed between 6-12 months by the Owner.





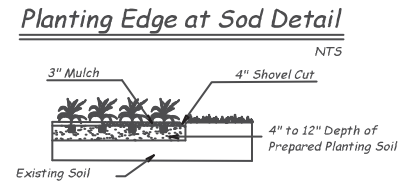
Gravel Strip Detail

NTS



Planting Edge at Sod Detail

NTS



ABBREVIATIONS:

C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD

REDTAIL DG • p. 772.742.1555 todm@redtaildg.com

TM
DESIGNED BY
AH
DRAWN BY
25-083 LP.DWG
FILENAME
LD-07
LAYOUT
SCALE
DATE

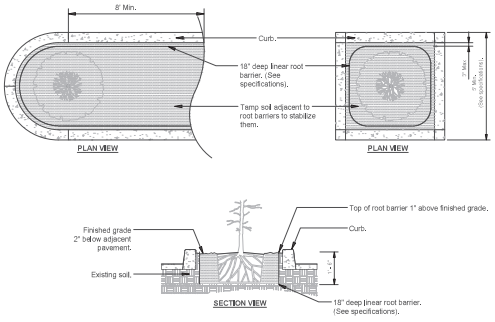
REVISION COMMENTS
DATE

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:09:33 -04'00'

REGISTERED LANDSCAPE ARCHITECT SABINE LANG-MARCKS LA0001733 STATE OF FLORIDA

LD-07



Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 6' of pavement.

ROOT BARRIERS – PARKING LOT ISLANDS

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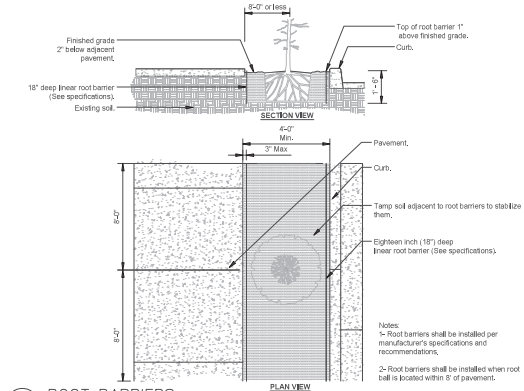

S-X ROOT BARRIERS

3/8" = 1'-0"

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L_site preparation_rootbarriers

REDTAIL LDG
p. 772.火山.1109
sales@redtailldg.com

NO	DESCRIPTION	BY	DATE
1	PRELIMINARY PLAN REVIEW	JACK	7/23/25

WEST ORANGE
5220 ORANGE AVE
OVERALL LANDSCAPE PLAN
CITY OF FORT PIERCE

Digitally signed by Sabine Lang-Marcks
Date: 2026.07.31 03:09:50 -04'00'

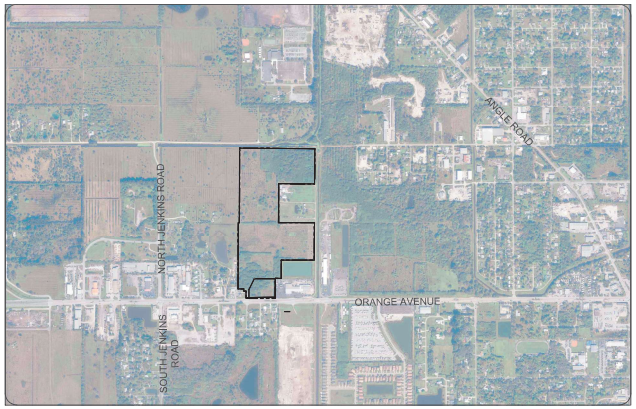
LD-08

PRELIMINARY ENGINEERING PLANS AND SPECIFICATIONS

WEST ORANGE PD

SECTION 07, TOWNSHIP 35S, RANGE 40E

CITY OF FORT PIERCE, FLORIDA

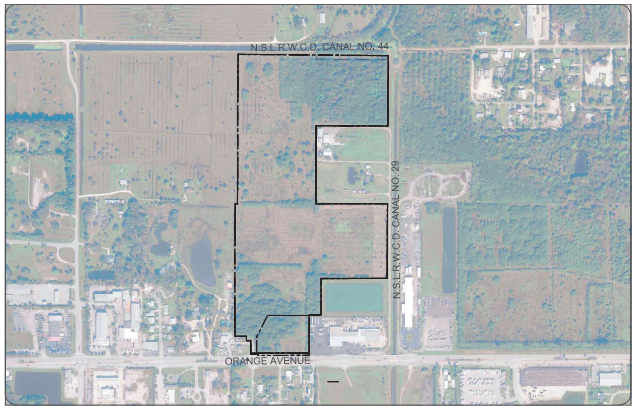


LOCATION MAP

GRAPHIC SCALE

1000 0 500 1000 2000 3000

(IN FEET)
1 inch = 1000 ft.



PROJECT AREA

GRAPHIC SCALE

500 0 250 500 1000 1500

(IN FEET)
1 inch = 500 ft.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 28" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET; THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING ##### ACRES, MORE OR LESS.

PROJECT INFORMATION

HW PROJECT NO: 25-144

PARCEL ID#: 2407-231-0000-000-5, 2407-241-0001-000-3
2407-212-0001-000-3, 2407-211-0001-000-0

ZONING INFO: PD

OWNERSHIP: ORANGE AVE DEVELOPMENT II, LLC
28178 HAYES ROAD
ROSEVILLE, MI 48066-2346

PROJECT DATUM AND COORDINATE SYSTEM:
HORIZONTAL: FLORIDA STATE PLANE NAD83 (FL83-EF)
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GOVERNING STANDARDS & SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, FY2024-25 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
https://www.fdot.gov/programmanagement/implemented/SpecBooks
(EFFECTIVE JULY 2024-2025)

LAND DEVELOPMENT TO CONFORM TO THE CURRENT PORT SAINT LUCIE ENGINEERING DEPARTMENT STANDARDS.

UTILITY CONSTRUCTION TO CONFORM TO THE CURRENT EDITION OF THE CONSTRUCTION STANDARDS AND DETAILS.(EFFECTIVE: 2019 WITH 2024 AMENDMENT)

INDEX OF DRAWINGS

C-101	EXISTING CONDITIONS, DEMO, & STORMWATER POLLUTION PREVENTION PLAN
C-102	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C-103, C104	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
C-105, C106	PRELIMINARY UTILITY PLAN
C-501	PAVING, GRADING & DRAINAGE DETAILS

REVISIONS	
DATE	COMMENT
07-08-26	UPDATE PRELIM ENG PLAN PER REVISED SITE PLAN BASE
09-15-26	ADD PHASING AND EMERGENCY ACCESS NOTES PER SITE PLAN
09-28-26	ADD TYPICAL LOT DETAIL & UPDATE FENCE PER UPDATED SITE PLAN ON 09-25-26
-	-
-	-
-	-
-	-

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10484 SW Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

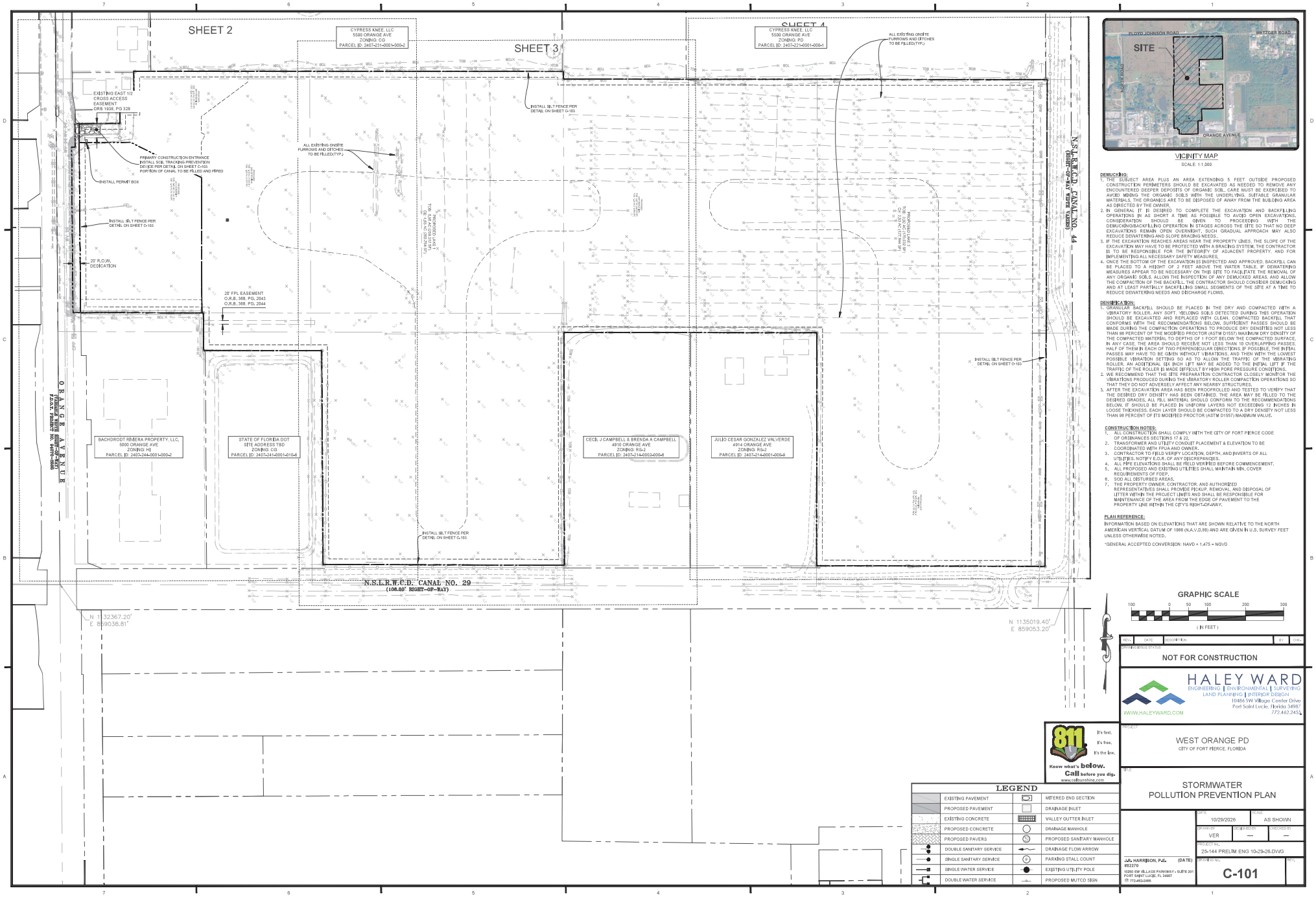
PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

DATE
SEPTEMBER 15, 2026

J.R. HARRISON, P.E. (DATE)
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PROJECT NO.
25-144

REV.



VICINITY MAP

SCALE: 1:1,000

DEMUCKING:

1. THE SUBJECT AREA PLUS AN AREA EXTENDING 5 FEET OUTSIDE PROPOSED CONSTRUCTION PERIMETERS SHOULD BE EXCAVATED AS NEEDED TO REMOVE ANY ENCOUNTERED DEEPER DEPOSITS OF ORGANIC SOIL. CARE MUST BE EXERCISED TO AVOID MIXING THE ORGANIC SOILS WITH THE UNDERLYING, SUITABLE GRANULAR MATERIALS. THE ORGANICS ARE TO BE DISPOSED OF AWAY FROM THE BUILDING AREA AS DIRECTED BY THE OWNER.
2. IN GENERAL IT IS DESIRED TO COMPLETE THE EXCAVATION AND BACKFILLING OPERATIONS IN AS SHORT A TIME AS POSSIBLE TO AVOID OPEN EXCAVATIONS. CONSIDERATION SHOULD BE GIVEN TO PROCEEDING WITH THE DEMUCKING/BACKFILLING OPERATION IN STAGES ACROSS THE SITE SO THAT NO DEEP EXCAVATIONS REMAIN OPEN OVERNIGHT. SUCH GRADUAL APPROACH MAY ALSO REDUCE DEWATERING AND SLOPE BRACING NEEDS.
3. IF THE EXCAVATION REACHES AREAS NEAR THE PROPERTY LINES, THE SLOPE OF THE EXCAVATION MAY HAVE TO BE PROTECTED WITH A BRACING SYSTEM. THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE INTEGRITY OF ADJACENT PROPERTY, AND FOR IMPLEMENTING ALL NECESSARY SAFETY MEASURES.
4. ONCE THE BOTTOM OF THE EXCAVATION IS INSPECTED AND APPROVED, BACKFILL CAN BE PLACED TO A HEIGHT OF 2 FEET ABOVE THE WATER TABLE. IF DEWATERING MEASURES APPEAR TO BE NECESSARY ON THIS SITE TO FACILITATE THE REMOVAL OF ANY ORGANIC SOILS, ALLOW THE INSPECTION OF ANY DEMUCKED AREAS, AND ALLOW THE COMPACTION OF THE BACKFILL THE CONTRACTOR SHOULD CONSIDER DEMUCKING AND AT LEAST PARTIALLY BACKFILLING SMALL SEGMENTS OF THE SITE AT A TIME TO REDUCE DEWATERING NEEDS AND DISCHARGE FLOWS.

DENSIFICATION:

1. GRANULAR BACKFILL SHOULD BE PLACED IN THE DRY AND COMPACTED WITH A VIBRATORY ROLLER. ANY SOFT, YIELDING SOILS DETECTED DURING THIS OPERATION SHOULD BE EXCAVATED AND REPLACED WITH CLEAN, COMPACTED BACKFILL THAT CONFORMS WITH THE RECOMMENDATIONS BELOW. SUFFICIENT PASSES SHOULD BE MADE DURING THE COMPACTION OPERATIONS TO PRODUCE DRY DENSITIES NOT LESS THAN 98 PERCENT OF THE MODIFIED PROCTOR (ASTM D1557) MAXIMUM DRY DENSITY OF THE COMPACTED MATERIAL TO DEPTHS OF 1 FOOT BELOW THE COMPACTED SURFACE. IN ANY CASE, THE AREA SHOULD RECEIVE NOT LESS THAN 10 OVERLAPPING PASSES, HALF OF THEM IN EACH OF TWO PERPENDICULAR DIRECTIONS. IF POSSIBLE, THE INITIAL PASSES MAY HAVE TO BE GIVEN WITHOUT VIBRATIONS, AND THEN WITH THE LOWEST POSSIBLE VIBRATION SETTING SO AS TO ALLOW THE TRAFFIC OF THE VIBRATING ROLLER. AN ADDITIONAL SIX INCH LIFT MAY BE ADDED TO THE INITIAL LIFT IF THE TRAFFIC OF THE ROLLER IS MADE DIFFICULT BY HIGH PORE PRESSURE CONDITIONS.
2. WE RECOMMEND THAT THE SITE PREPARATION CONTRACTOR CLOSELY MONITOR THE VIBRATIONS PRODUCED DURING THE VIBRATORY ROLLER COMPACTION OPERATIONS SO THAT THEY DO NOT ADVERSELY AFFECT ANY NEARBY STRUCTURES.
3. AFTER THE EXCAVATION AREA HAS BEEN PROPERLY LED AND TESTED TO VERIFY THAT THE DESIRED DRY DENSITY HAS BEEN OBTAINED, THE AREA MAY BE FILLED TO THE DESIRED GRADES. ALL FILL MATERIAL SHOULD CONFORM TO THE RECOMMENDATIONS BELOW. IT SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES IN LOOSE THICKNESS. EACH LAYER SHOULD BE COMPACTED TO A DRY DENSITY NOT LESS THAN 98 PERCENT OF ITS MODIFIED PROCTOR (ASTM D1557) MAXIMUM VALUE.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.

PLAN REFERENCE:

INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10486 SW Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE

STORMWATER POLLUTION PREVENTION PLAN

811 Know what's below. Call before you dig. It's fast, It's free, It's the law. www.callsunshine.com

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS		PROPOSED SANITARY MANHOLE
	DOUBLE SANITARY SERVICE		DRAINAGE FLOW ARROW
	SINGLE SANITARY SERVICE	P	PARKING STALL COUNT
	SINGLE WATER SERVICE		EXISTING UTILITY POLE
	DOUBLE WATER SERVICE		PROPOSED MUTCD SIGN

J.R. HARRISON, P.E. (DATE)
#62270
10260 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
PH 772-462-2455

DATE	10/29/2026
SCALE	AS SHOWN
DRAWN BY	VER
DESIGNED BY	—
CHECKED BY	—
PROJECT No.	25-144 PRELIM ENG 10-29-26.DWG
DRAWING No.	C-101
REV.	

Section 1	Project Name and location information:	PRIVILEGE DEVELOPMENT TOWNHOUSE RESIDENTIAL DADE ROAD & SUNRISE BLVD
Section 2	Describe the nature of the construction activity:	Buildings w/ Parking, Drainage Infrastructure, and Water & Sewer Infrastructure
Section 3	Describe the intended sequence of major soil disturbing activities:	0-2 days, site prep and stabilized construction entrance; 3-6 days, install perimeter sediment and erosion controls; 7-60 days, install stormwater retention basin; 7-10 days, clearing/grubbing over all areas; 11-90 days, site grading; 90-150 days, install storm sewer and utilities; 150-180 days, stabilize site
Section 4	Total area of the site:	56.757 AC. - R.O.W. DEDICATION = 56.409 AC
Section 5	Total area of the site to be disturbed:	56.409 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	
Section 7	Estimate the drainage area size for each discharge point:	56.409 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	N27°27'01.34", W80°22'27.90"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	* Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. 2 rock entrance roads (that are 60ft long with a 6 inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off of the site. There will be only one construction entrance at this site. * After the initial site grading work, all proposed inlet(s) / outfall, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding. * All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	* Temporary seeding shall be rye grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days. * Sod shall be used to stabilize the sides of the detention basins. * Filter fabric shall be placed under the rock entrance / exit. * Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	* A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase. * A wet detention basin shall be constructed which may be used as a temporary sediment basin (prior to being connected to a discharge structure) if needed. Care shall be taken to assure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided. * Inlets / Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	No temporary sedimentation basins are proposed. The detention basins (prior to being connected to a discharge structure) may be used as a temporary sediment basin if needed.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	* A stormwater detention basin shall be constructed per ERP permit and all disturbed areas shall be grassed.	

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	It is expected that the following non-stormwater discharges may occur from the site during construction period: wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). Dewatering shall be done in accordance with the requirements of the SFWMD Water Use Permit. If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents, or other appropriate means.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	YES	---	---	---
RARE HABITAT	NO	---	---	---
THREATENED SPECIES	NO	---	---	---
ENDANGERED SPECIES	NO	---	---	---
SPECIES OF SPECIAL CONCERN	NO	---	---	---
INVASIVE/EXOTIC VEGETATION	YES	---	---	---

REFER TO ENVIRONMENTAL ASSESSMENT COMPLETED BY EDC (A DIVISION OF HALEY WARD, INC) ON 02-14-25



EXCAVATION WARNING SIGN DETAIL

N.T.S.

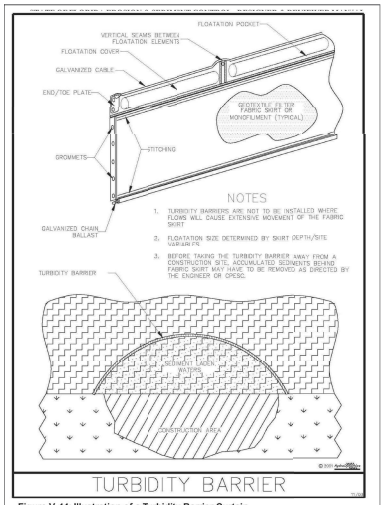


Figure V-44: Illustration of a Turbidity Barrier Curtain

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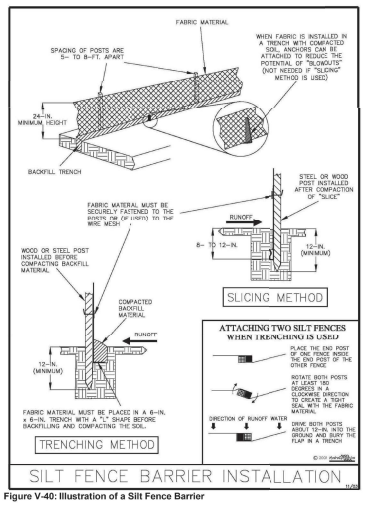

Figure V-40: Illustration of a Silt Fence Barrier

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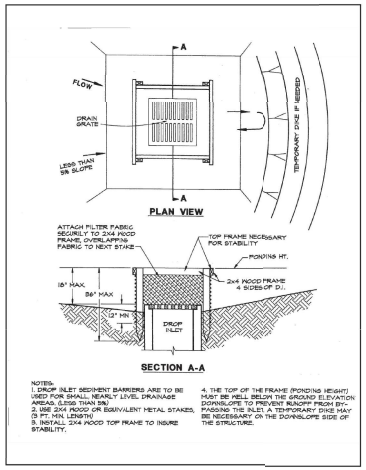

Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

Source: Erosion Draw

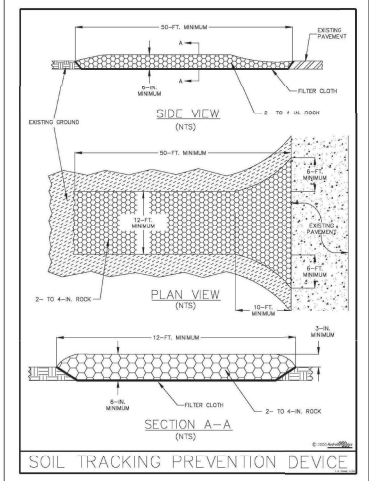

Figure V-52: Illustration of a Soil Tracking Prevention Device

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REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10486 SW Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

WEST ORANGE PD

CITY OF FORT PIERCE, FLORIDA

TITLE

STORMWATER POLLUTION PREVENTION PLAN DETAILS

811 It's fast. It's free. It's the law.
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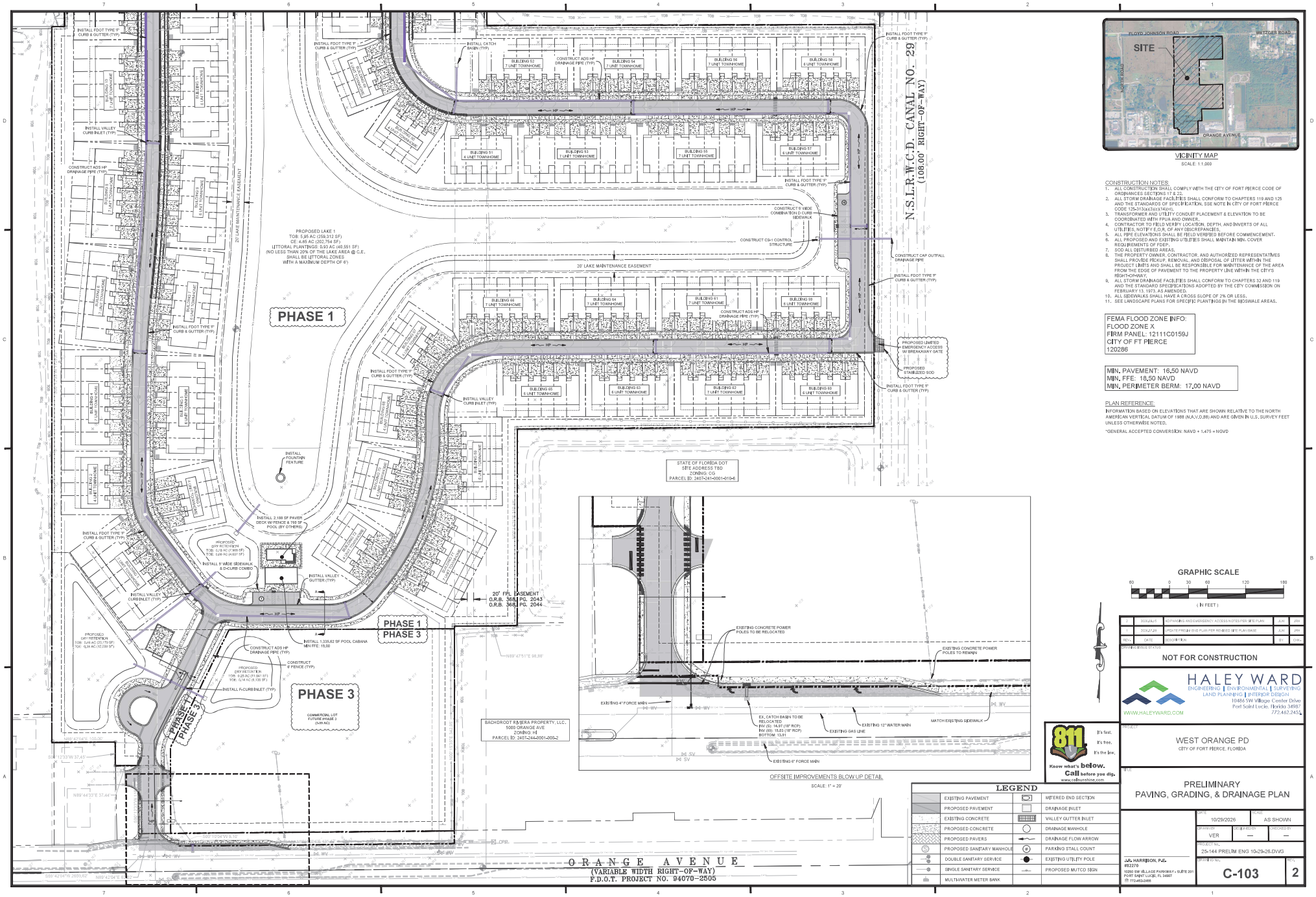
J.R. HARRISON, P.E.
#62270
10260 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-453-2455

DATE	10/29/2026
SCALE	AS SHOWN
DRAWN BY	VER
DESIGNED BY	—
CHECKED BY	—
PROJECT No.	25-144 PRELIM ENG 10-29-26.DWG
DRAWING No.	C-102
REV.	


PHASE 1
PHASE 3
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
ORANGE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
F.D.O.T. PROJECT NO. 94070-2505
PROPOSED LAKE 1
TOB: 5.95 AC (259,312 SF)
CE: 4.85 AC (202,754 SF)
LITTORAL PLANTINGS: 0.93 AC (40,551 SF)
(NO LESS THAN 20% OF THE LAKE AREA @ C.E.
SHALL BE LITTORAL ZONES
WITH A MAXIMUM DEPTH OF 6')
20' LAKE MAINTENANCE EASEMENT
STATE OF FLORIDA DOT
SITE ADDRESS TBD
ZONING: CG
PARCEL ID: 2407-241-0001-010-6
BACHDROOT RIVIERA PROPERTY, LLC.
5000 ORANGE AVE
ZONING: HI
PARCEL ID: 2407-244-0001-000-2
20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044
INSTALL 1,339.62 SF POOL CABANA
MIN FFE: 19.00
INSTALL 2,188 SF PAVER
DECK W/FENCE & 769 SF
POOL (BY OTHERS)
INSTALL FOUNTAIN
FEATURE
INSTALL 5' WIDE SIDEWALK
& D-CURB COMBO
CONSTRUCT 6' FENCE (TYP)
INSTALL F-CURB INLET (TYP)
INSTALL VALLEY
GUTTER (TYP)
INSTALL VALLEY
CURB INLET (TYP)
INSTALL CATCH
BASIN (TYP)
CONSTRUCT ADS HP
DRAINAGE PIPE (TYP)
INSTALL FDOT TYPE 'F'
CURB & GUTTER (TYP)
CONSTRUCT 5' WIDE
COMBINATION D CURB
SIDEWALK
CONSTRUCT CS-1 CONTROL
STRUCTURE
CONSTRUCT CAP OUTFALL
DRAINAGE PIPE
PROPOSED LIMITED
EMERGENCY ACCESS
W/ BREAKAWAY GATE
PROPOSED
STABILIZED SOD
OFFSITE IMPROVEMENTS BLOW UP DETAIL
SCALE: 1" = 20'
EXISTING CONCRETE POWER
POLES TO BE RELOCATED
EXISTING CONCRETE POWER
POLES TO REMAIN
EXISTING 4" FORCE MAIN
EX. CATCH BASIN TO BE
RELOCATED
RIM (S): 14.97 (18" RCP)
INV (W): 15.03 (18" RCP)
BOTTOM: 13.21
EXISTING 12" WATER MAIN
EXISTING GAS LINE
MATCH EXISTING SIDEWALK
EXISTING 6" FORCE MAIN
BUILDING 51
4 UNIT TOWNHOME
BUILDING 52
7 UNIT TOWNHOME
BUILDING 53
7 UNIT TOWNHOME
BUILDING 54
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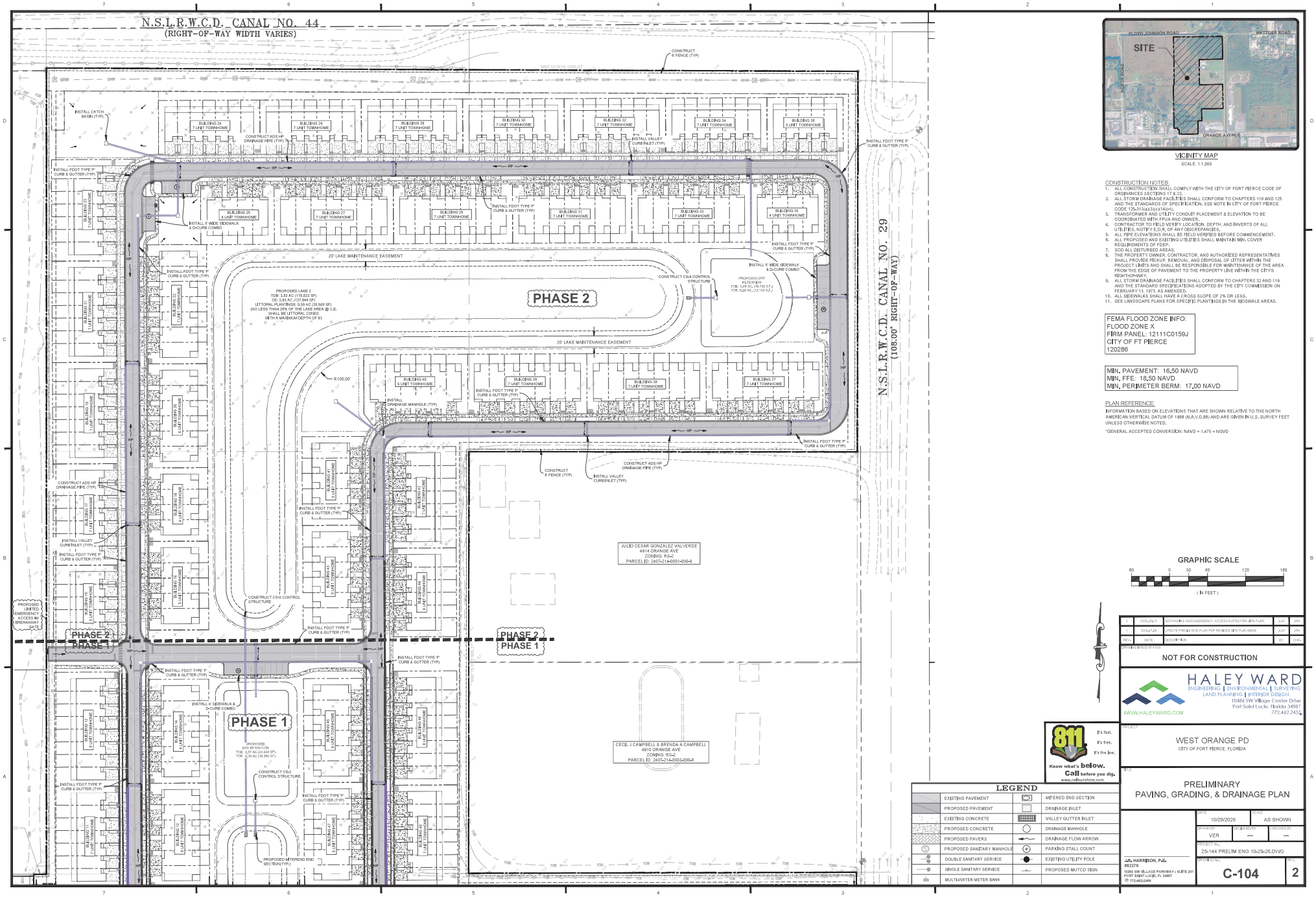
BUILDING 74
6 UNIT TOWNHOME
BUILDING



VICINITY MAP
SCALE: 1:1,000

CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 119 AND 125 AND THE STANDARDS OF SPECIFICATION. SEE NOTE IN CITY OF FORT PIERCE CODE 125-313(a)(3)(c)(1)(iii).
3. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
4. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES, NOTIFY E.O.R. OF ANY DISCREPANCIES.
5. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
6. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
7. SOD ALL DISTURBED AREAS.
8. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
9. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 15, 1973, AS AMENDED.
10. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
11. SEE LANDSCAPE PLANS FOR SPECIFIC PLANTINGS IN THE BIOSWALE AREAS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

MIN. PAVEMENT: 16.50 NAVD
MIN. FFE: 18.50 NAVD
MIN. PERIMETER BERM: 17.00 NAVD

PLAN REFERENCE:
INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)

LEGEND

	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS		DRAINAGE FLOW ARROW
	PROPOSED SANITARY MANHOLE	P	PARKING STALL COUNT
	DOUBLE SANITARY SERVICE		EXISTING UTILITY POLE
	SINGLE SANITARY SERVICE		PROPOSED MUTCD SIGN
	MULTI-WATER METER BANK		

NO.	DATE	DESCRIPTION	BY	CHK'D
3	10.29.26	ADDRESSING AND EMERGENCY ACCESS NOTES PER SITE PLAN	AJK	JRH
2	2025.07.29	UPDATE PRELIM ENG PLAN PER REVISED SITE PLAN BASE	AJK	JRH
REV.	DATE	DESCRIPTION	BY	CHK'D

ISSUED/ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10486 SW Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

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PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

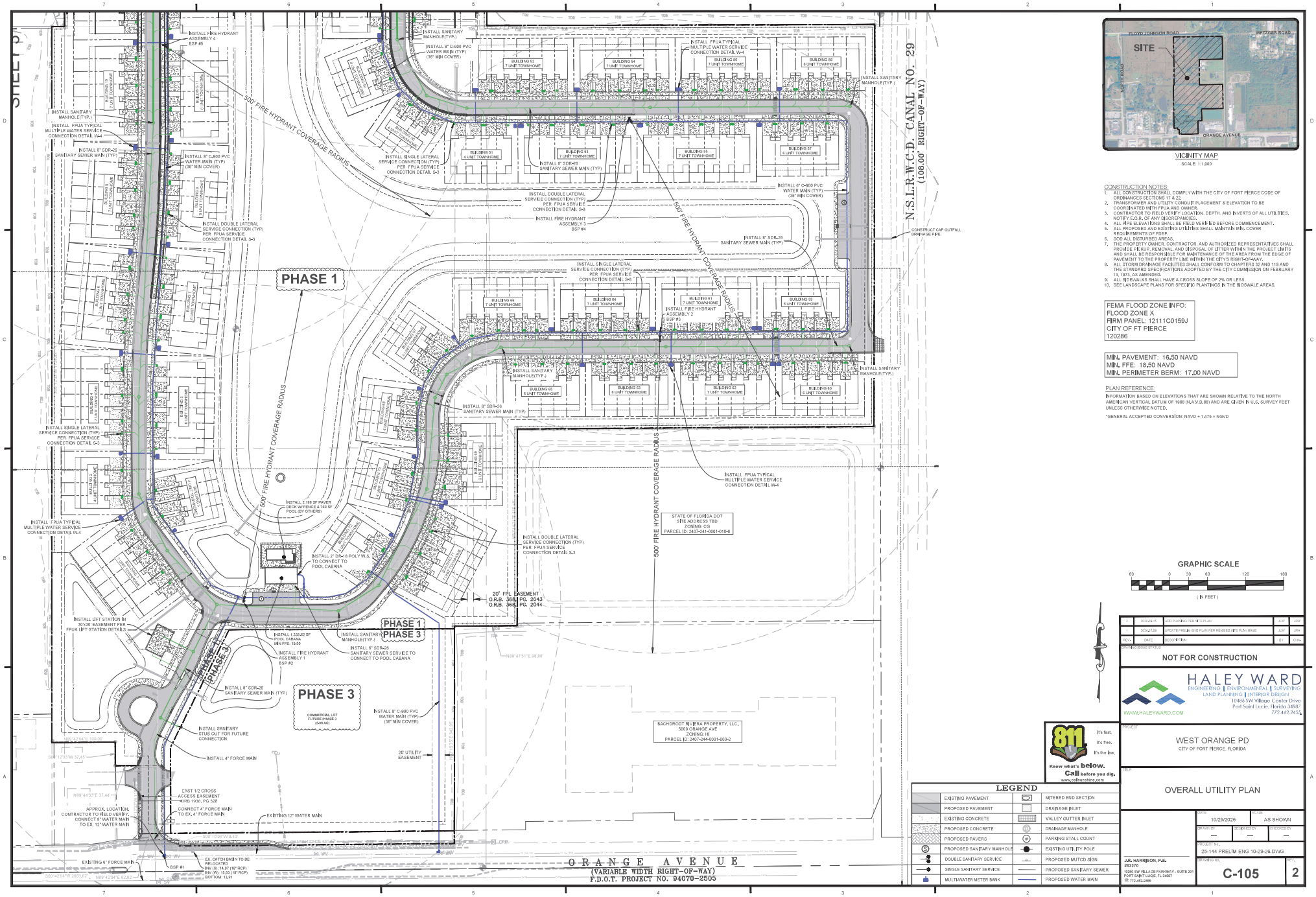
TITLE
PRELIMINARY
PAVING, GRADING, & DRAINAGE PLAN

DATE	SCALE
10/29/2026	AS SHOWN
DRAWN BY	DESIGNED BY	CHECKED BY
VER	—	—

PROJECT NO.
25-144 PRELIM ENG 10-29-26.DWG

DRAWING NO.
C-104
REV.
2

J.R. HARRISON, P.E.
#62270
10260 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
PH 772-462-2455


PHASE 1
PHASE 3
PHASE 1
PHASE 3
PHASE 2
PHASE 3
N.S.L.R.W.C.D. CANAL NO. 29
(108.00' RIGHT-OF-WAY)
500' FIRE HYDRANT COVERAGE RADIUS
ORANGE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)
F.D.O.T. PROJECT NO. 94070-2505
STATE OF FLORIDA DOT
SITE ADDRESS TBD
ZONING: CG
PARCEL ID: 2407-241-0001-010-6
BACHDROT RIVIERA PROPERTY, LLC.
5000 ORANGE AVE
ZONING: HI
PARCEL ID: 2407-244-0001-000-2
20' FPL EASEMENT
O.R.B. 368, PG. 2043
O.R.B. 368, PG. 2044
20' UTILITY EASEMENT
EAST 1/2 CROSS ACCESS EASEMENT ORB 1938, PG 328
APPROX. LOCATION, CONTRACTOR TO FIELD VERIFY, CONNECT 8" WATER MAIN TO EX. 12" WATER MAIN
EXISTING 12" WATER MAIN
EXISTING 6" FORCE MAIN
EX. CATCH BASIN TO BE RELOCATED RIM (S): 14.97 (18" RCP) INV (W): 15.03 (18" RCP) BOTTOM: 13.91
BSP #1
INSTALL FIRE HYDRANT ASSEMBLY 4 BSP #5
INSTALL SANITARY MANHOLE(TYP.)
INSTALL 8" C-900 PVC WATER MAIN (TYP) (36" MIN COVER)
INSTALL FPUA TYPICAL MULTIPLE WATER SERVICE CONNECTION DETAIL W-4
INSTALL 8" SDR-26 SANITARY SEWER MAIN (TYP)
INSTALL DOUBLE LATERAL SERVICE CONNECTION (TYP) PER FPUA SERVICE CONNECTION DETAIL S-3
INSTALL SINGLE LATERAL SERVICE CONNECTION (TYP) PER FPUA SERVICE CONNECTION DETAIL S-3
INSTALL FIRE HYDRANT ASSEMBLY 3 BSP #4
INSTALL FIRE HYDRANT ASSEMBLY 2 BSP #3
CONSTRUCT CAP OUTFALL DRAINAGE PIPE
INSTALL 2,188 SF PAVER DECK W/FENCE & 765 SF POOL (BY OTHERS)
INSTALL 2" DR-18 POLY W.S. TO CONNECT TO POOL CABANA
INSTALL 1,335.62 SF POOL CABANA MIN FFE: 19.00
INSTALL FIRE HYDRANT ASSEMBLY 1 BSP #2
INSTALL 8" SDR-26 SANITARY SEWER SERVICE TO CONNECT TO POOL CABANA
INSTALL LIFT STATION IN 30'x30' EASEMENT PER FPUA LIFT STATION DETAILS
INSTALL SANITARY STUB OUT FOR FUTURE CONNECTION
INSTALL 4" FORCE MAIN
CONNECT 4" FORCE MAIN TO EX. 4" FORCE MAIN
PHASE 3
COMMERCIAL LOT FUTURE PHASE 3 (5.69 AC)
BUILDING 51 4 UNIT TOWNHOME
BUILDING 52 7 UNIT TOWNHOME
BUILDING 53 7 UNIT TOWNHOME
BUILDING 54 7 UNIT TOWNHOME
BUILDING 55 7 UNIT TOWNHOME
BUILDING 56 7 UNIT TOWNHOME
BUILDING 57 6 UNIT TOWNHOME
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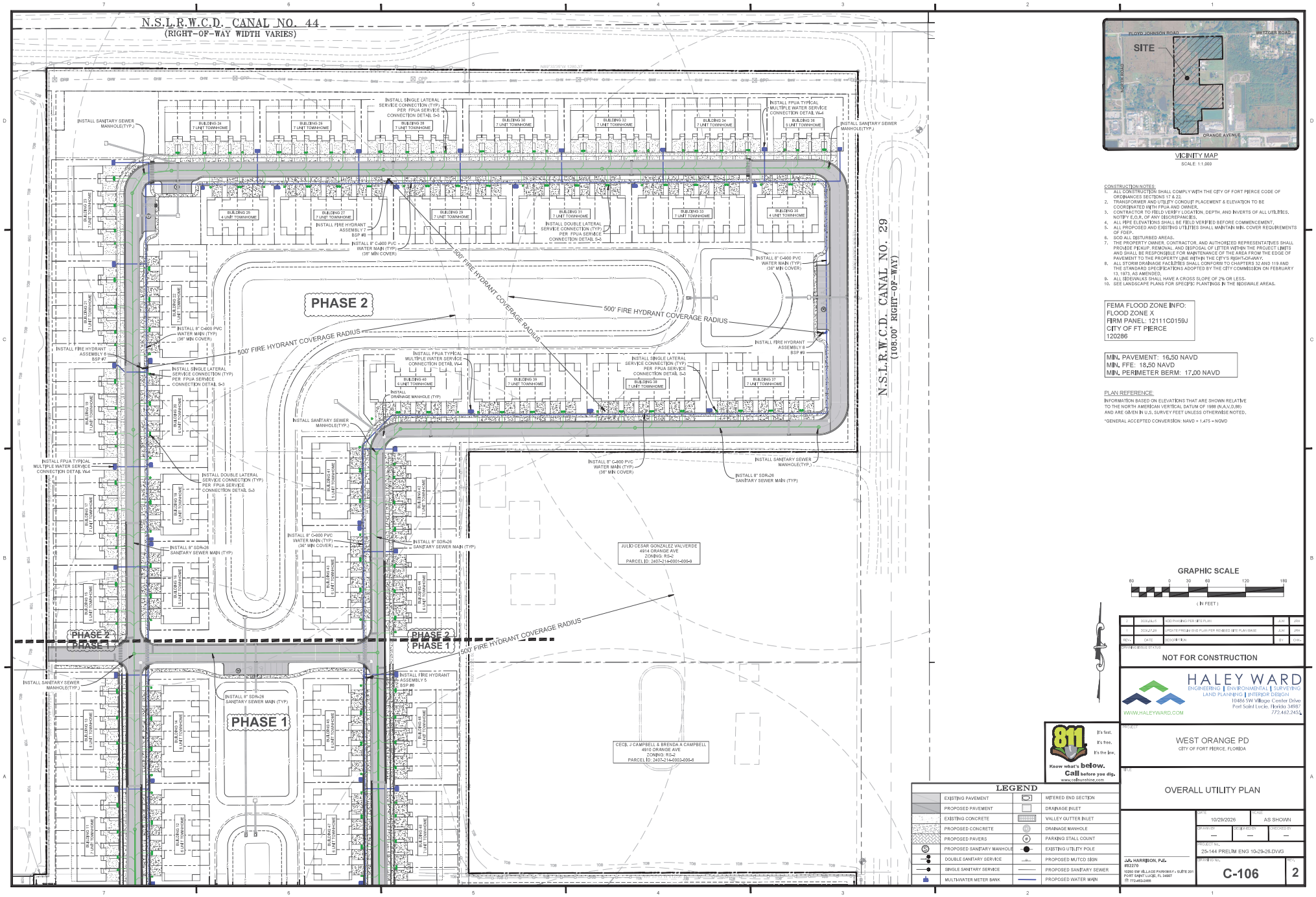
BUILDING 71 4 UNIT TOWNHOME
BUILDING 72 4 UNIT TOWNHOME
BUILDING 73 4 UNIT TOWNHOME
BUILDING 74 4 UNIT TOWNHOME
BUILDING



VICINITY MAP
SCALE: 1:1,000

CONSTRUCTION NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
8. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
10. SEE LANDSCAPE PLANS FOR SPECIFIC PLANTINGS IN THE BIOSWALE AREAS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

MIN. PAVEMENT: 16.50 NAVD
MIN. FFE: 18.50 NAVD
MIN. PERIMETER BERM: 17.00 NAVD

PLAN REFERENCE:
INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE
60 0 30 60 120 180
(IN FEET)

NO.	DATE	DESCRIPTION	BY	CHK'D
2	2025.09.15	ADD PHASING PER SITE PLAN	AJK	JRH
1	2025.07.29	UPDATE PER CM 2ND PLAN PER REVISED SITE PLAN SUBM	AJK	JRH

ISSUED/ISSUE STATUS
NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
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Port Saint Lucie, Florida 34987
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PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE
OVERALL UTILITY PLAN

LEGEND

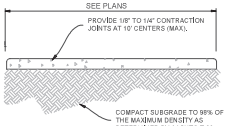
	EXISTING PAVEMENT		MITERED END SECTION
	PROPOSED PAVEMENT		DRAINAGE INLET
	EXISTING CONCRETE		VALLEY GUTTER INLET
	PROPOSED CONCRETE		DRAINAGE MANHOLE
	PROPOSED PAVERS	P	PARKING STALL COUNT
	PROPOSED SANITARY MANHOLE		EXISTING UTILITY POLE
	DOUBLE SANITARY SERVICE		PROPOSED MUTCD SIGN
	SINGLE SANITARY SERVICE		PROPOSED SANITARY SEWER
	MULTI-WATER METER BANK		PROPOSED WATER MAIN

J.R. HARRISON, P.E.
#62270
10260 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
PH 772-462-2455

DATE: 10/29/2026
SCALE: AS SHOWN
DRAWN BY: —
DESIGNED BY: —
CHECKED BY: —
PROJECT No.: 25-144 PRELIM ENG 10-29-26.DWG
DRAWING No.: C-106
REV.: 2

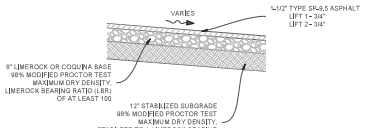
SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS						
ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING LIN.FT.	SQ.FT.	MAX. SPACING LIN.FT.	SQ.FT.	MAX. SPACING LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	300	10,000
LIMEROCK BASE	300	10,000	300	10,000	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	—	—	—	—	PER SP.	PER SP.

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE

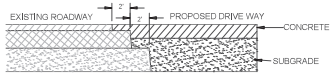


NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

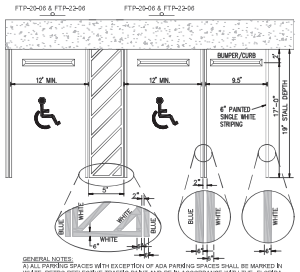
TYPICAL SIDEWALK DETAIL
NTS



TYPICAL RIGID PAVEMENT SECTION
NTS



MATERIAL BENCHING DETAIL (TO EXISTING ROADWAY)
NTS



GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF ADA PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

B) ALL ADA PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2009-10.

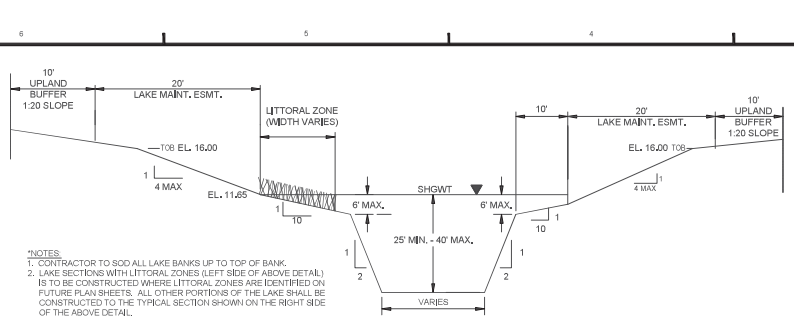
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.





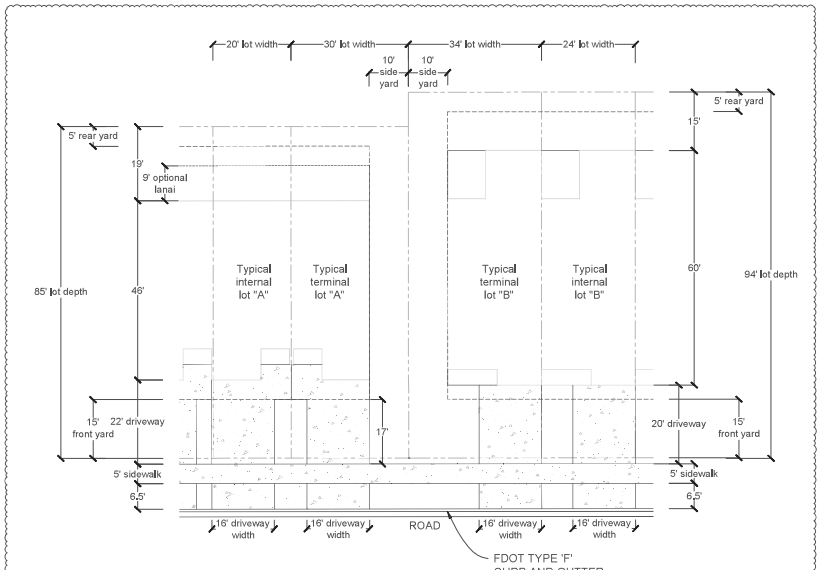
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER, BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER, BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 23-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 23-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAP AND TYPICAL PARKING DETAIL
NTS

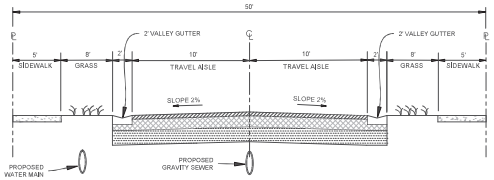


*NOTES:
1. CONTRACTOR TO SOD ALL LAKE BANKS UP TO TOP OF BANK.
2. LAKE SECTIONS WITH LITTORAL ZONES (LEFT SIDE OF ABOVE DETAIL) IS TO BE CONSTRUCTED WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.
3. NO LESS THAN 20% OF THE LAKE WILL BE LITTORAL. PLEASE SEE ASSOCIATED LANDSCAPE PLANS FOR PLANTING DETAILS

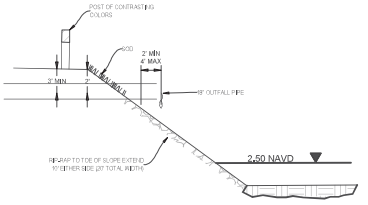
TYPICAL LAKE CROSS SECTION
NOT TO SCALE



TYPICAL LOTS
1" = 15'

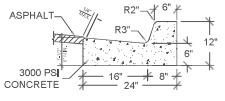


TYPICAL 50' ROADWAY SECTION
NTS

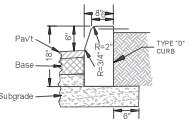


NSLRWCD TYPICAL CONNECTION DETAIL
NTS

NOTE: ALL NSLRWCD CANAL SLOPES SHALL BE SODDED EXCEPT FOR RIP-RAP AS SHOWN ON THIS DETAIL.

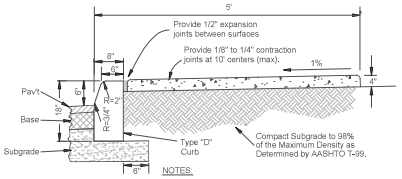


TYPE "F" CURB DETAIL
NTS



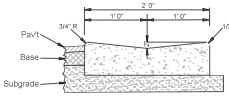
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB DETAIL
NTS



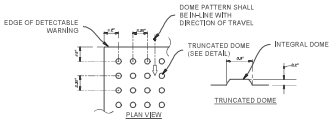
NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION
NTS



NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

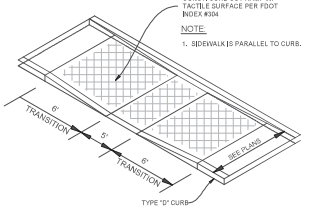
VALLEY GUTTER DETAIL
NTS



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE

DETECTABLE WARNING SURFACE DETAIL
NTS



NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

ADA RAMP DETAIL
NTS

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REV.	DATE	DESCRIPTION	BY	CHK.

PERMITTING ISSUE STATUS
NOT FOR CONSTRUCTION

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LAND PLANNING | INTERIOR DESIGN
10486 SW Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
WEST ORANGE PD
CITY OF FORT PIERCE, FLORIDA

TITLE
PAVING, GRADING & DRAINAGE DETAILS

DATE	SCALE
2026.03.09	AS SHOWN
DRAWN BY	DESIGNED BY	CHECKED BY
—	—	—

PROJECT No.
25-144 PRELIM ENG 10-29-26.DWG

DRAWING No.
C-501

REV.

J.K. HARRISON, P.E.
#62270
10260 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

WEST ORANGE PD

CITY OF FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
THE AVEDON COMPANY

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2025.09.24 16:43:15 -04'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

September 24, 2025

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 24, 2025, 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.

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2. TRIP GENERATION....2
3. EXISTING CONDITIONS....3
4. BACKGROUND TRAFFIC....3
5. TRIP DISTRIBUTION AND ASSIGNMENT....4
6. DRIVEWAY ANALYSIS....8
7. CONCLUSIONS AND RECOMMENDATIONS....10

EXHIBIT 1: PROPERTY APPRAISER

EXHIBIT 2: CONCEPTUAL SITE PLAN

EXHIBIT 3: ITE TRIP GENERATION RATES

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS REPORT

EXHIBIT 6: FIVE YEAR WORK PROGRAM

EXHIBIT 7: DRIVEWAY ANALYSIS

TABLE **PAGE**

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Table 2: Trip Generation 2

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FIGURE **PAGE**

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1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie* for the West Orange PD project. The property is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida.



Figure 1: Project Location

Parcel Control Numbers associated with this project are 2407-211-0001-000-0/-212-0001-000-3/-231-0000-000-5/-241-0001-000-3**.** Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcels included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network.

The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes. Exhibit 2 includes a copy of a conceptual site plan. Project build-out is expected in the year 2030.

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 12th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	220	6.21	24%	76%	T = 0.35(X) + 12.93	62%	38%	T = 0.48(X) + 7.35

According to Table 2, the Daily, AM and PM peak hour trips potentially generated due to the planned development are 2,795, 170 (41 In/129 Out) and 223 (138 In/85 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Townhomes	450 DUs	2,795	41	129	170	138	85	223
Net Proposed Traffic		***2,795***	***41***	***129***	***170***	***138***	***85***	***223***

3. EXISTING CONDITIONS

Orange Avenue is the major roadway serving as primary access to the project. It consists of a four (4) lane divided road in the project vicinity.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 3 includes the St. Lucie County BEBR growth rates for Year 2030 based on data included in the BEBR Bulletin 198 from January 2024. Exhibit 3 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2030
		Range	2030	
St. Lucie	368,628	Low	381,600	0.44%
		Medium	423,900	1.88%
		High	466,300	3.31%

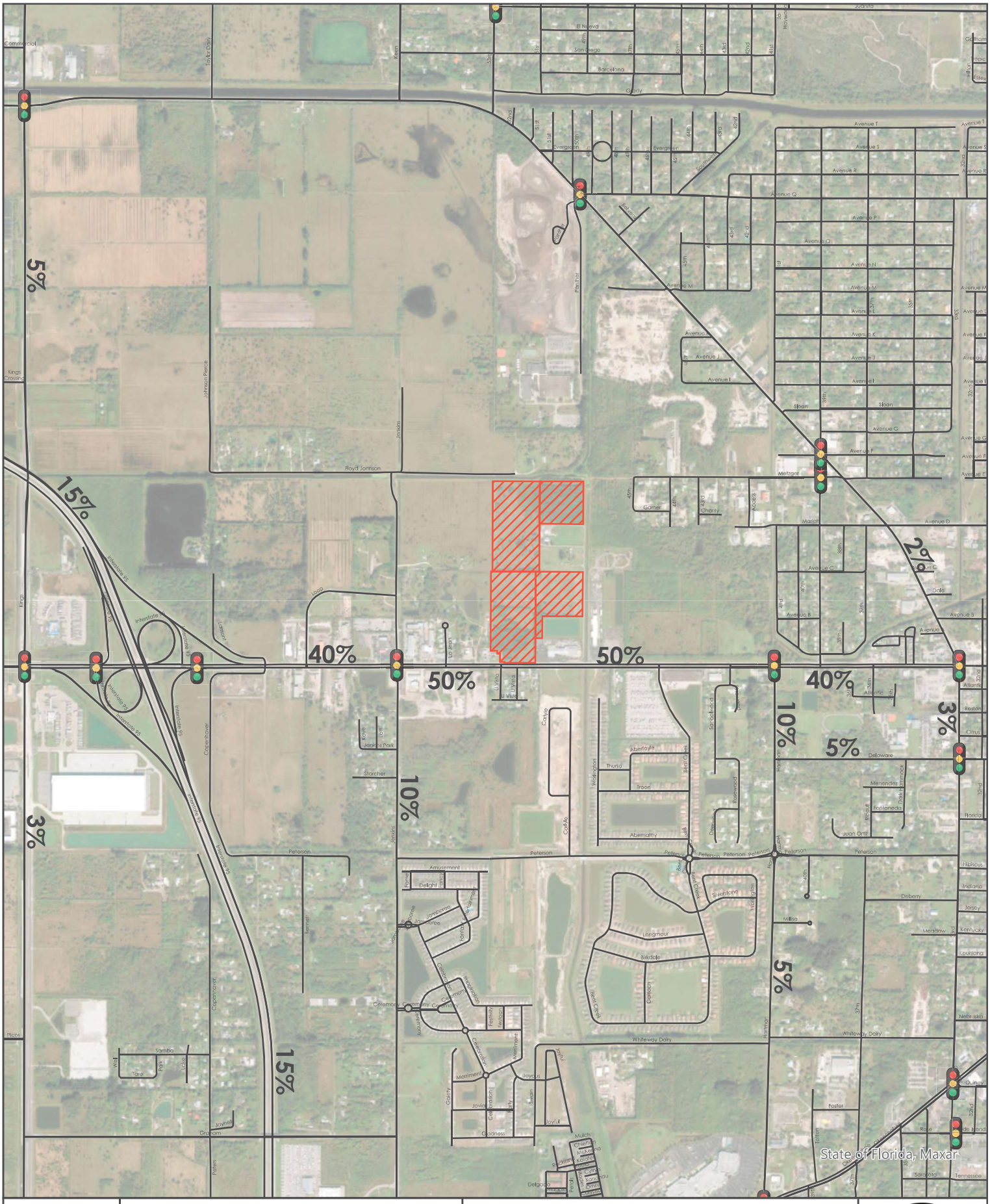
In order to provide a conservative analysis, the BEBR medium growth rate (1.88%) was used in this analysis to determine background traffic on the transportation network.

5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Picos Rd To Orange Ave		880	5%	7	0.80%
Kings Hwy	Orange Ave to Angle Rd		920	3%	4	0.43%
I-95	Okeechobee Rd To Orange Ave		7,320	15%	21	0.29%
I-95	Orange Ave to Indrio Rd		7,320	15%	21	0.29%
Jenkins Rd	Peterson Rd to Orange Ave		920	10%	14	1.52%
Hartman Rd	Okeechobee Rd to Peterson Rd		750	5%	7	0.93%
Hartman Rd	Peterson Rd to Delaware Ave		540	5%	7	1.30%
Hartman Rd	Delaware Ave to Orange Ave		790	10%	14	1.77%
33rd St	Okeechobee Rd to Delaware Ave		750	1%	1	0.13%
33rd St	Delaware Ave to Orange Ave		790	3%	4	0.51%
Angle Rd	Orange Ave to Avenue D		840	2%	3	0.36%
Angle Rd	Avenue D to Avenue Q		580	2%	3	0.52%
25th St	Okeechobee Rd to Georgia Ave		1,630	5%	7	0.43%
25th St	Georgia Ave to Delaware Ave		1,630	5%	7	0.43%
25th St	Delaware Ave to Orange Ave		1,630	5%	7	0.43%
25th St	Orange Ave to Avenue D		1,630	5%	7	0.43%
25th St	Avenue D to Avenue Q		1,630	5%	7	0.43%
Delaware Ave	Hartman Rd to 33rd St		600	5%	7	1.17%
Delaware Ave	33rd St to 25th St		1,710	5%	7	0.41%
Delaware Ave	25th St to Okeechobee Rd		1,220	5%	7	0.57%
Orange Ave	Campbell Rd to Kings Hwy		1,070	2%	3	0.28%
Orange Ave	Kings Hwy to I-95		2,100	10%	14	0.67%
Orange Ave	I-95 to Jenkins Rd		2,100	40%	55	2.62%
Orange Ave	Jenkins Rd to Hartman Rd		2,100	50%	69	3.29%
Orange Ave	Hartman Rd to Angle Rd		2,100	40%	55	2.62%
Orange Ave	Angle Rd to 25th St		1,710	35%	48	2.81%
Avenue D	Angle Rd to 29th St		600	1%	1	0.17%
Avenue D	29th St to 25th St		790	3%	4	0.51%
Avenue D	25th St to 17th St		750	2%	3	0.40%



Project Site

0.15 0.07 0 0.15 0.3 0.45 0.6

Miles

FIGURE 2:
TRAFFIC ASSIGNMENT
WEST ORANGE PD

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while the remaining Major Roadway Segments will consume less than five percent (5%).

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2025 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on the first accessible link as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the first accessible link meets the adopted service volume.

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Table 5: Peak Hour Link Analysis

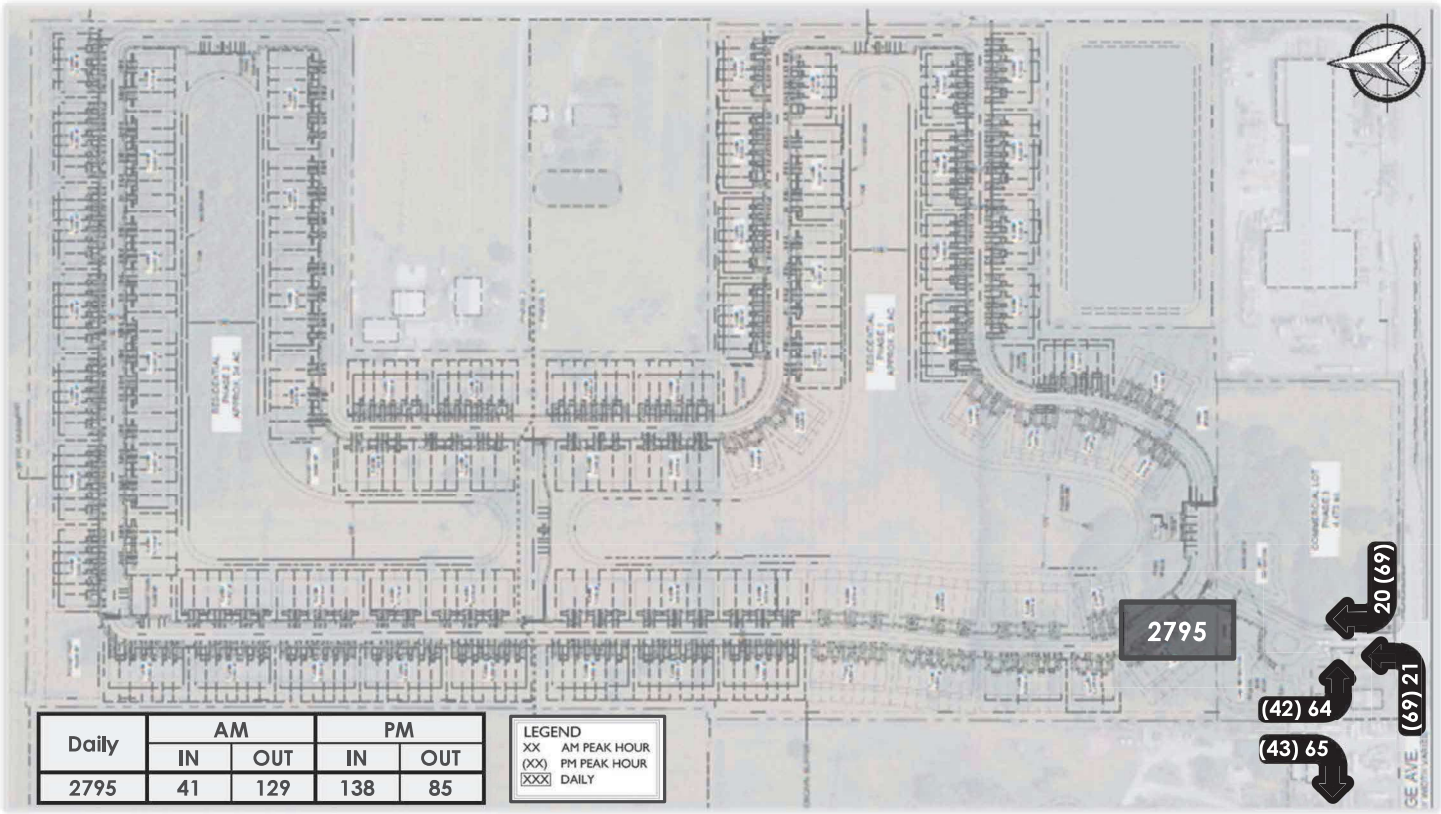
Road	From	To	Ln	2023 Traffic		2030 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Orange Ave	Jenkins Rd to Site		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES
Orange Ave	Site to Hartman Rd		4	825	825	940	940	50%	65	69	1,005	1,009	2,100	YES

Peak Hour-Peak Direction	
AM	PM
129	138

[1] Calculated GR = 1.88%. See Table 3.

6. DRIVEWAY ANALYSIS

The West Orange PD development is proposing one (1) full driveway on Orange Avenue. According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. Likewise, the October 2023 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 457, *Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.



Daily	AM		PM	
	IN	OUT	IN	OUT
2795	41	129	138	85

Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the West Orange PD Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, an additional right turn lane is warranted. Exhibit 7 includes AM and PM driveway analyses.

AM and PM intersection operational analyses using Synchro 12 were carried out at the intersection of Orange Avenue and Vista Court which is proposed to serve as the main project access.

Table 6: Orange Avenue and Vista Court HCM

		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
AM	Volume	**42**	**1425**	**0**	**4**	**1126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**
	95% Queue Length	0.2	-	-	0	-	-	-	0.3	-	7.8	-	0.5
	Overall LOS	A											
PM	Volume	**73**	**1105**	**0**	**9**	**1373**	**69**	**0**	**0**	**2**	**43**	**0**	**45**
	95% Queue Length	0.6	-	-	0	-	-	-	0	-	6.0	-	0.4
	Overall LOS	B											

Orange Avenue in front of the subject site has a posted speed limit of 45 mph. Based on the 2025 FDOT Design Manual and the operational results presented in Table 6, a 210-foot eastbound left-turn lane (consisting of 160 feet of storage and a 50-foot taper) is warranted. The existing eastbound left-turn lane is 250 feet in length (200 feet of storage and a 50-foot taper). Therefore, the existing eastbound left-turn lane is sufficient to accommodate the anticipated demand generated by the proposed project.

A westbound right-turn lane is recommended. In accordance with the 2025 FDOT Design Manual, this lane should provide a total length of 185 feet, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

7. CONCLUSIONS AND RECOMMENDATIONS

The West Orange PD project is located north of Orange Avenue, ±1/3-mile east of Jenkins Road in the City of Fort Pierce, Florida. The subject property has a current Future Land Use Designation of High Density Residential (RH) and General Commercial (GC) and a Zoning designation of Planned Development (PD). The West Orange PD project is proposing 450 townhomes.

The proposed project will likely generate 2,795 daily trips where 170 (41 In/129 Out) trips will occur during the AM peak hour and 223 (138 In/85 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Orange Avenue between Jenkins Road and Hartman Road, at the existing intersection of Orange Avenue and Vista Court.

It is recommended that the eastbound left-turn lane at Okeechobee Road and Vista Court remain at its existing geometry, providing 200 feet of storage and a 50-foot taper, or as otherwise required by FDOT. In addition, a westbound right-turn lane is recommended at this intersection, consisting of 135 feet of storage and a 50-foot taper, or as otherwise required by FDOT.

At the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2024/25 - FY 2028/2029* shows ATMS - Arterial Traffic Mgmt improvements along Orange Avenue.

The proposed West Orange PD Property project has been evaluated in accordance with the *St. Lucie TPO Standardized Traffic Impact Study (TIS) Methodology and Procedures for St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie*. This analysis demonstrates that the proposed development will operate within the adopted Level of Service (LOS) standards on the roadway links significantly impacted by the project.

EXHIBIT 1: PROPERTY APPRAISER

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Property Identification

Site Address:	4918 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-211-0001-000-0**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19840**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.47
Land Size (SF):	368,953.2

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$487,000
Assessed value:	$188,633
Exemption value:	$0
Taxable value:	$188,633

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633/0355	XX00	WD	Tzimenatos Michael	$720,000
Sep 29, 2005	2470/1081	XX01	QC	Tzimenatos Sophie	$100
May 1, 1984	0432/1152	XX00	CV		$65,000
Feb 1, 1973	0211/0473	XX00	CV		$25,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Values Breakdown

Building and SFYI	$0
Land	$487,000
Just/Market	$487,000
Ag Credit	$0
Save Our Homes or 10% Cap	$298,367
Assessed	$188,633
Exemptions	$0
Taxable	$188,633

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	8.47	North St. Lucie Water Management District	$211.75
2023	23.3	Fort Pierce Stormwater Charge	$1,607.70

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-212-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19841**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	19.45
Land Size (SF):	847,242

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Earthstar Geographics Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$559,200
Assessed value:	$403,651
Exemption value:	$0
Taxable value:	$403,651

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2553/0149	XX02	WD	Hoeffner Thomas	$100
Feb 12, 1999	1234/0743	XX01	WD	Hoeffner Bernard A	$100
Feb 1, 1985	0457/1668	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$559,200
Just/Market	$559,200
Ag Credit	$0
Save Our Homes or 10% Cap	$155,549
Assessed	$403,651
Exemptions	$0
Taxable	$403,651

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	19.45	North St. Lucie Water Management District	$486.25
2023	53.2	Fort Pierce Stormwater Charge	$3,670.80

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
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Property Identification

Site Address:	5220 ORANGE AVE
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-231-0000-000-5**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19845**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68),TH N 165 FT TO POB,TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4,TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4,TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV,TH WLY ALG N R/W LI 435.43 FT,TH N 00 10 09 E 8.59 FT,TH S 89 42 09 W 95.40 FT,TH N 157.26 FT,TH W 100 FT TO POB (18.36 AC) (OR 402-1934; 2794-89)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	18.36
Land Size (SF):	799,762

Map

Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

Orange Ave Development II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$1,319,600
Assessed value:	$1,182,699
Exemption value:	$0
Taxable value:	$1,182,699

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794/0089	XX00	WD	Turner James R	$3,301,800
Jun 1, 1983	0402/1934	XX00	CV		$208,200

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$1,319,600
Just/Market	$1,319,600
Ag Credit	$0
Save Our Homes or 10% Cap	$136,901
Assessed	$1,182,699
Exemptions	$0
Taxable	$1,182,699

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	18.36001	North St. Lucie Water Management District	$459.00
2023	49.8	Fort Pierce Stormwater Charge	$3,436.20

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees
C97-110086	Nov 12, 1997	Demolition	$0	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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Property Identification

Site Address:	TBD
Sec/Town/Range:	07/35S/40E
Parcel ID:	**2407-241-0001-000-3**
Jurisdiction:	Fort Pierce
Land Use Code:	0000 - Vac Residential
Account #:	**19864**
Map ID:	24/07N
Zoning:	Planned De



Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.37
Land Size (SF):	451,717

Map

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

State of Florida, Maxar Powered by Esri

Ownership

Orange Avenue Devel II LLC
28178 Hayes Rd
Roseville, MI 48066-2346

Current Values

Just/Market value:	$596,300
Assessed value:	$213,862
Exemption value:	$0
Taxable value:	$213,862

Important

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/ Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558/0153	XX02	WD	Hoeffner Thomas	$3,056,200
Apr 7, 2006	2558/0149	XX02	WD	Hoeffner (TR) Thomas	$100
Feb 19, 1999	1234/0749	XX01	WD	BERNARD A HOEFFNER GROVES INC	$11,200
Apr 30, 1990	0689/2904	XX01	WD	A P HOEFFNER SONS INC	$0
Jan 1, 1979	0322/2838	XX01	CV		$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



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Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

Building and SFYI	$0
Land	$596,300
Just/Market	$596,300
Ag Credit	$0
Save Our Homes or 10% Cap	$382,438
Assessed	$213,862
Exemptions	$0
Taxable	$213,862

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2013	10.34972	North St. Lucie Water Management District	$258.74
2023	28.2	Fort Pierce Stormwater Charge	$1,945.80

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

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EXHIBIT 2: CONCEPTUAL SITE PLAN

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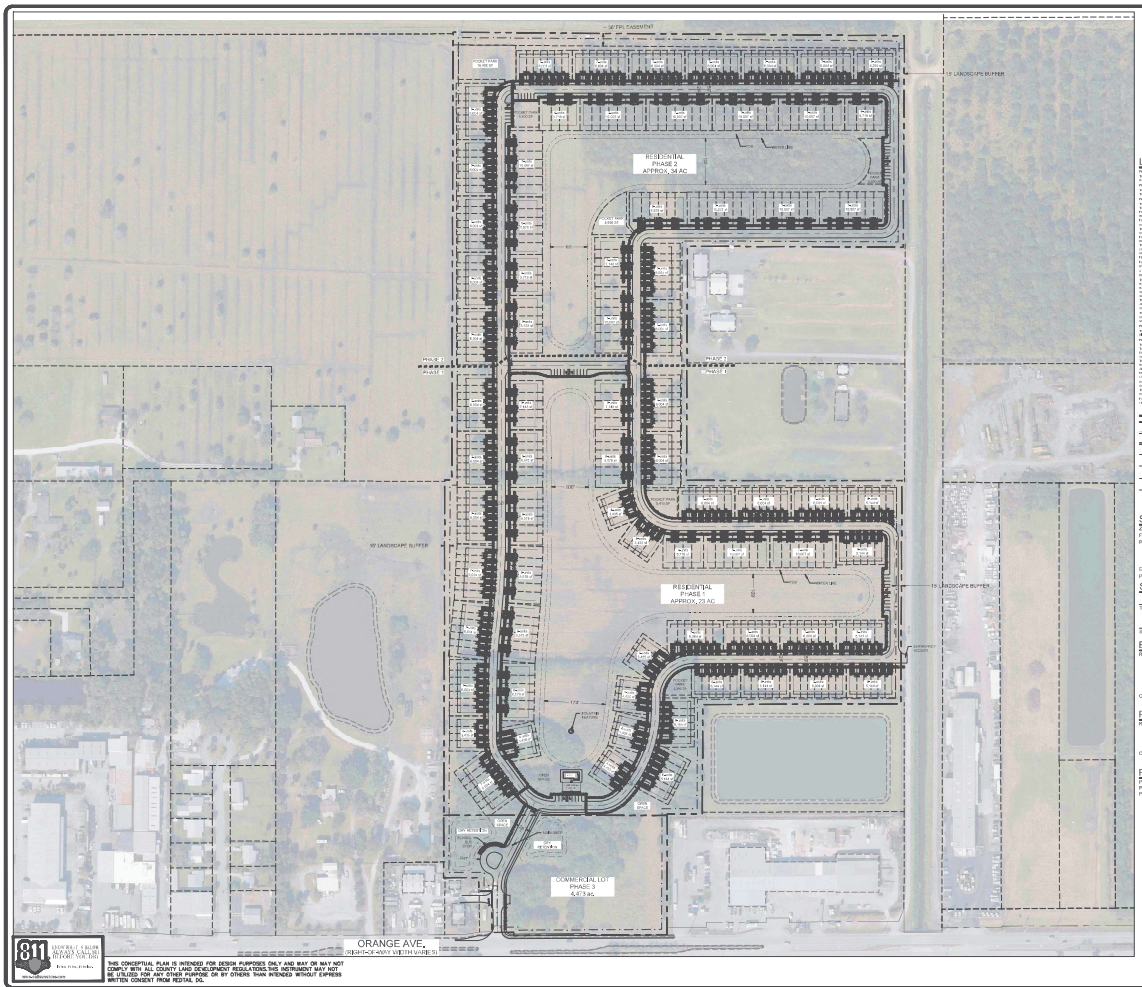



LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 SOUTH, RANGE 19 EAST, SAINT LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'59" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,320.00 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE	RESIDENTIAL-High (RH)
PCN	3407-411-0001-000-3 3407-412-0001-000-3 3407-421-0002-000-3 3407-422-0001-000-3
EXISTING USE	VACANT
PROPOSED USE	PLANNED DEVELOPMENT ZONE (PD)

SITE AREAS

RESIDENTIAL	2,377,481 SF	63.194 AC	82.17%
COMMERCIAL	234,544 SF	5.473 AC	7.83%
TOTAL SITE AREA	2,612,335 SF	68.737 AC	100.00%
STORMWATER POND	405,106 SF	9.30 AC	84.13%
RIGHT-OF-WAY DEDICATION	76,264 SF	1.75 AC	15.87%
STORMWATER AREA	481,370 SF	11.05 AC	17.43%

BUILDING DATA

RESIDENTIAL:

MIN. UNIT SIZE:	1,400 SF	
TOTAL TOWN-HOME UNITS:	450	100%
FRYE MODEL:	269	64%
NEPTUNE MODEL:	181	36%
TOTAL DENSITY:	6.61 DU/ AC	
LOT COVERAGE	70% MAX	

COMMERCIAL:

TOTAL BUILDING FOOTPRINT: TBD

PARKING DATA

RESIDENTIAL PARKING PROVIDED:

GARAGES:	2 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES:	45 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
	*NOT INCLUDING CLUBHOUSE SPACES

COMMERCIAL PARKING PROVIDED

TBD

PHASING SCHEDULE

PHASE I: APPROX. 34 AC = 236 DWELLING UNITS
PHASE II: APPROX. 29 AC = 194 DWELLING UNITS
PHASE III: 5.47± AC = COMMERCIAL LOT (FUTURE DEVELOPMENT)

GRAPHIC SCALE
0 125 250
1" = 125'

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NO.	REVISIONS	DATE

WEST ORANGE
5220 ORANGE AVE.
FINAL PD SITE PLAN
CITY OF FT. PIERCE FLORIDA

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EXHIBIT 3: ITE TRIP GENERATION RATES

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Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

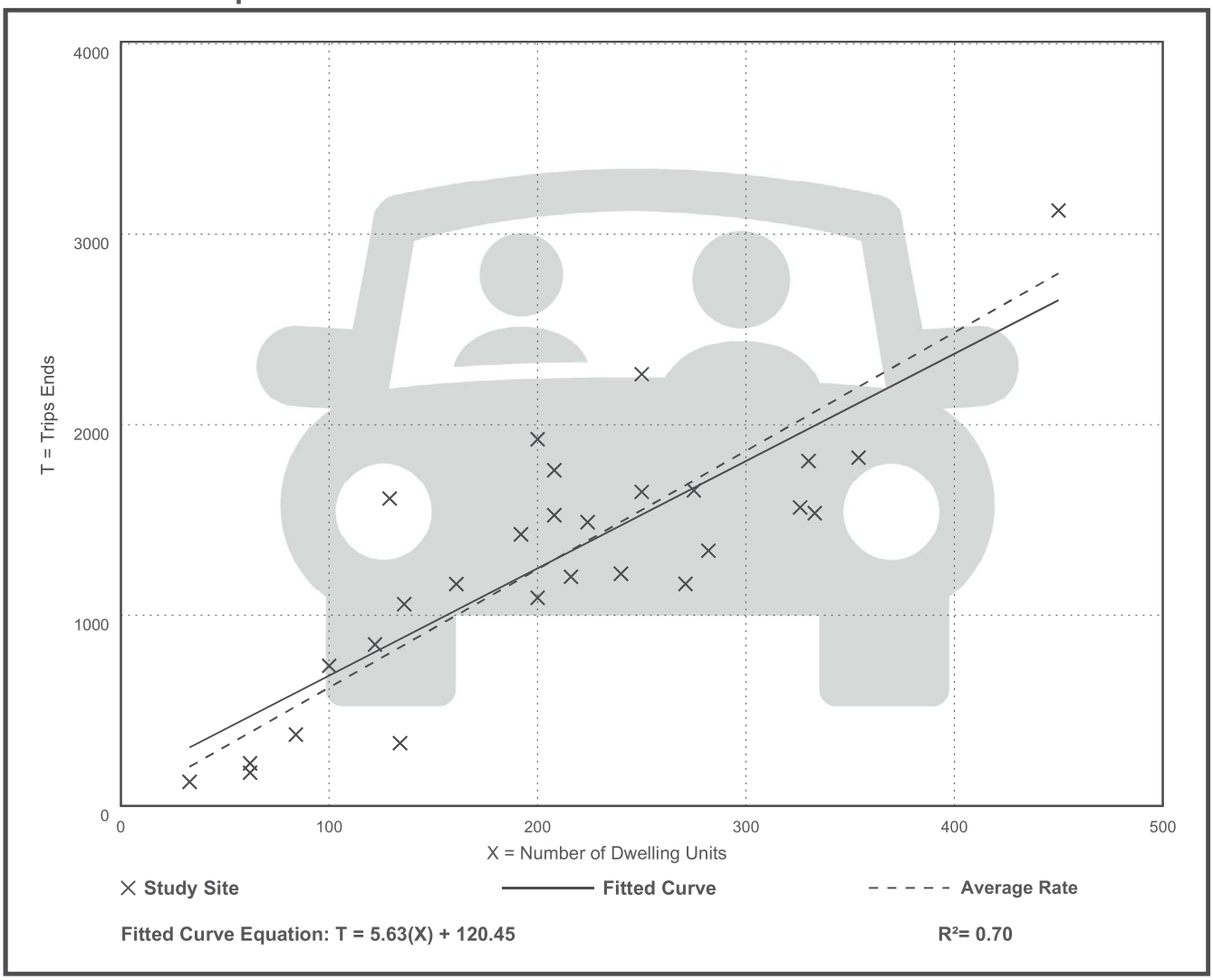
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Fitted Curve Equation: T = 5.63(X) + 120.45

R^2= 0.70

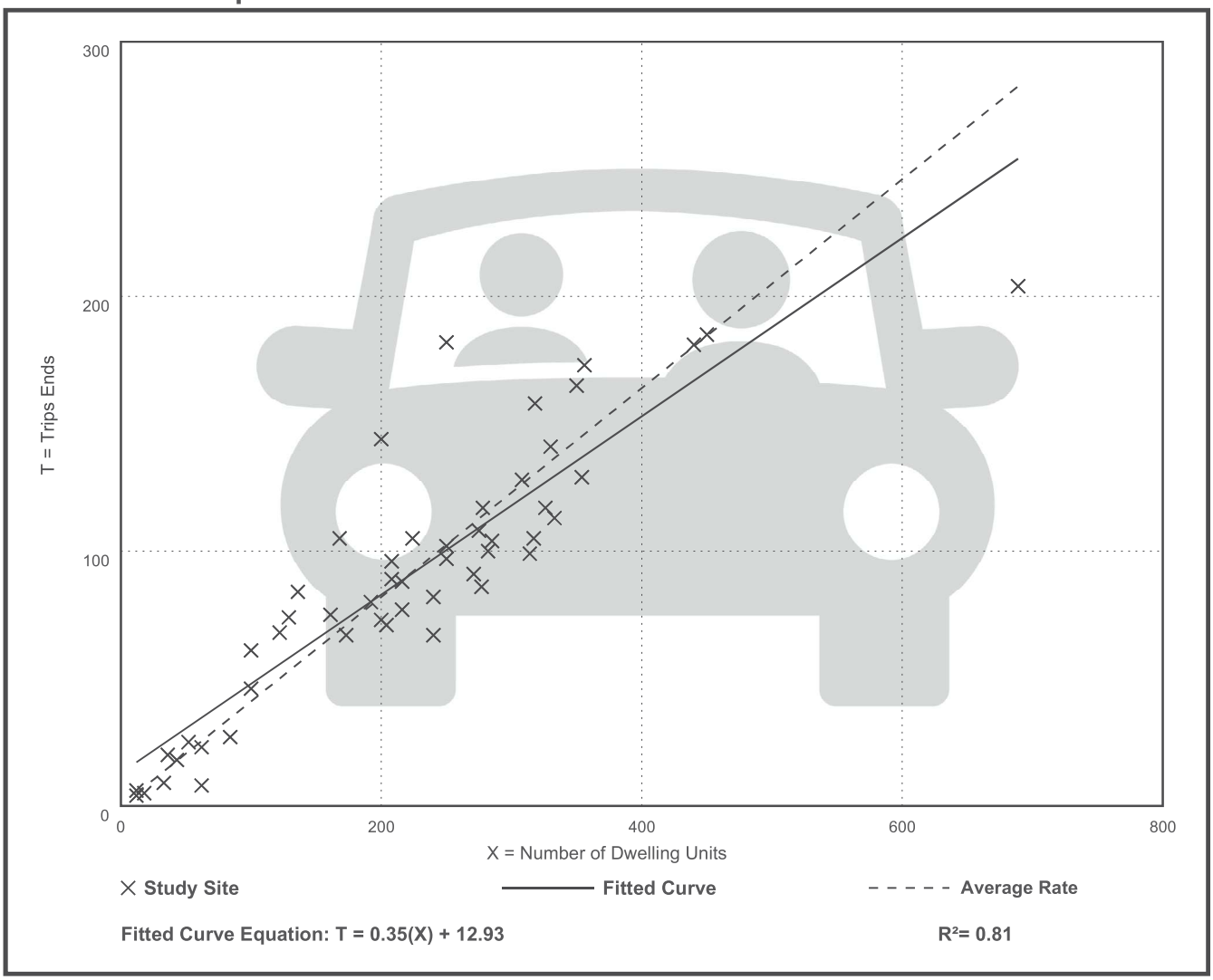
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	219
Directional Distribution:	24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Fitted Curve Equation: T = 0.35(X) + 12.93

R^2= 0.81

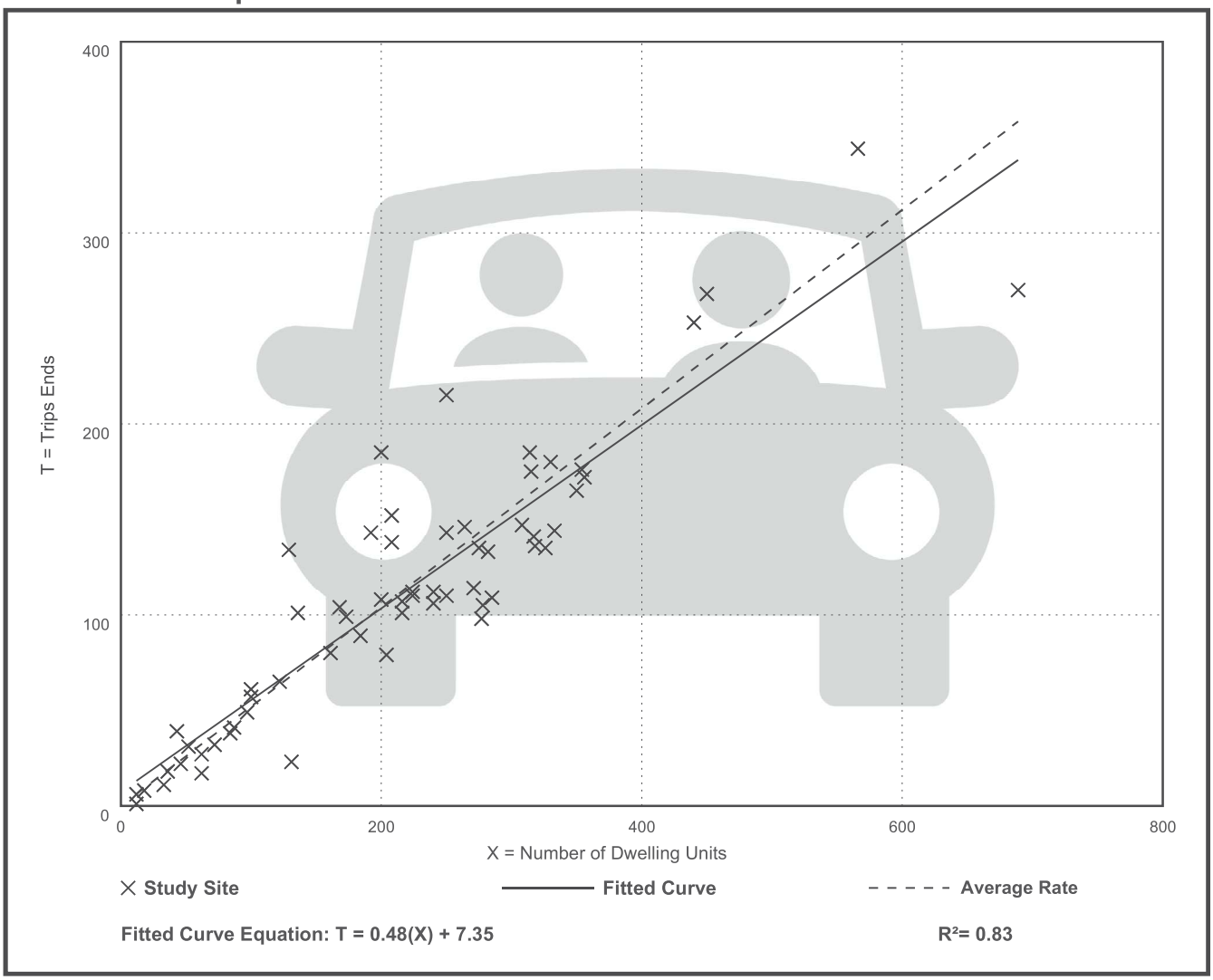
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	61
Avg. Num. of Dwelling Units:	215
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Fitted Curve Equation: T = 0.48(X) + 7.35

R^2= 0.83

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

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College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 57, Bulletin 198
January 2024

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000
NASSAU	100,763						
Low		97,300	101,400	103,400	103,800	102,800	101,300
Medium		105,700	116,600	125,700	133,500	139,900	145,800
High		114,200	131,700	148,000	163,200	177,000	190,200
OKALOOSA	219,260						
Low		211,400	212,900	211,500	208,500	204,700	200,600
Medium		224,900	236,500	245,200	251,900	257,500	262,200
High		238,400	260,200	278,900	295,400	310,300	323,800
OKEECHOBEE	39,591						
Low		37,800	36,600	35,500	34,500	33,500	32,600
Medium		39,800	40,000	40,300	40,500	40,600	40,800
High		41,800	43,400	45,000	46,400	47,700	48,900
ORANGE	1,492,951						
Low		1,454,400	1,497,700	1,513,900	1,510,700	1,496,500	1,479,200
Medium		1,547,200	1,664,100	1,755,300	1,825,600	1,882,400	1,933,600
High		1,640,000	1,830,500	1,996,600	2,140,500	2,268,300	2,388,000
OSCEOLA	439,225						
Low		436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
PALM BEACH	1,532,718						
Low		1,489,100	1,503,700	1,500,300	1,485,500	1,463,900	1,440,800
Medium		1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
High		1,645,800	1,783,100	1,899,800	1,999,500	2,084,900	2,161,300
PASCO	610,743						
Low		598,400	624,100	640,000	644,400	644,100	642,200
Medium		636,600	693,400	742,100	778,700	810,200	839,500
High		674,800	762,800	844,100	913,000	976,300	1,036,700
PINELLAS	974,689						
Low		943,000	926,100	909,600	893,000	877,200	862,600
Medium		982,200	995,900	1,007,800	1,017,600	1,025,900	1,033,000
High		1,021,500	1,065,600	1,106,100	1,142,300	1,174,700	1,203,500
POLK	797,616						
Low		782,400	817,400	838,800	845,700	846,100	844,100
Medium		832,400	908,200	972,600	1,022,000	1,064,300	1,103,400
High		882,300	999,000	1,106,300	1,198,400	1,282,500	1,362,700
PUTNAM	75,906						
Low		72,600	71,000	69,000	66,900	65,100	63,500
Medium		76,400	77,600	78,100	78,500	79,000	79,400
High		80,300	84,200	87,300	90,100	92,800	95,300
ST. JOHNS	315,317						
Low		313,800	341,200	359,500	368,300	372,800	375,100
Medium		337,400	385,500	426,700	459,000	487,300	513,900
High		361,000	429,800	493,900	549,600	601,800	652,600
ST. LUCIE	368,628						
Low		362,300	381,600	394,000	400,600	404,500	406,000
Medium		385,400	423,900	456,800	484,200	508,800	530,700
High		408,600	466,300	519,600	567,700	613,100	655,400

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS REPORT

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

St. Lucie Transportation Planning Organization

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,200	2025	750	407	D	0.54	413	D	0.55
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	5,879	2023	750	332	C	0.44	335	C	0.45
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	5,879	2023	540	332	D	0.61	335	D	0.62
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,569	2024	540	573	E	1.06	567	E	1.05
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,569	2024	750	573	D	0.76	567	D	0.76
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,680	2024	750	620	D	0.83	546	D	0.73
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,680	2024	540	620	F	1.15	546	E	1.01
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,680	2024	790	620	D	0.78	546	D	0.69
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,773	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,479	2021	670	320	C	0.48	305	C	0.46
ORANGE AVE	SHINN RD to CAMPBELL RD	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	CAMPBELL RD to KINGS HWY	759	9,900	2025	1,070	553	C	0.52	500	C	0.47
ORANGE AVE	KINGS HWY to I-95	940041	18,044	2024							
ORANGE AVE	I-95 to JENKINS RD	940035	15,959	2024							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	18,256	2024							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	18,256	2024							
ORANGE AVE	ANGLE RD to 25TH ST	940151	8,946	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	14,095	2024							
ORANGE AVE	17TH ST to 13TH ST	945040	14,095	2024							
ORANGE AVE	13TH ST to 10TH ST	945040	14,095	2024							
ORANGE AVE	10TH ST to 7TH ST	940155	10,375	2024							
ORANGE AVE	7TH ST to US 1	945134	7,977	2024							
ORANGE AVE	US 1 to 2ND ST	760	3,500	2025	600	328	D	0.55	330	D	0.55
ORANGE AVE	2ND ST to INDIAN RIVER DR	760	3,500	2025	750	328	C	0.44	330	C	0.44
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,986	2022	700	154	C	0.22	133	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,935	2023	540	170	C	0.31	129	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	747	6,300	2025	700	375	C	0.54	354	C	0.51
PARR DR	ROSSER BLVD to SAVONA BLVD	747	6,300	2025	630	375	C	0.60	354	C	0.56
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,857	2021	630	370	C	0.59	412	C	0.65
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	11,445	2024	920	824	C	0.90	827	C	0.90

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

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Please refer to FDOT sources for detailed data on FDOT traffic counts.

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Traffic Counts and Level of Service Report
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Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	SHINN RD to CAMPBELL RD	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	CAMPBELL RD to KINGS HWY	2,957	1,070	142	B	0.13	142	B	0.13
ORANGE AVE	KINGS HWY to I-95	18,080	2,100	910	C	0.43	910	C	0.43
ORANGE AVE	I-95 to JENKINS RD	14,693	2,100	717	C	0.34	717	C	0.34
ORANGE AVE	JENKINS RD to HARTMAN RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	HARTMAN RD to ANGLE RD	16,898	2,100	825	C	0.39	825	C	0.39
ORANGE AVE	ANGLE RD to 25TH ST	9,547	1,710		B			B	
ORANGE AVE	25TH ST to 17TH ST	13,554	1,630	661	C	0.41	661	C	0.41
ORANGE AVE	17TH ST to 13TH ST	13,554	1,710	661	C	0.39	661	C	0.39
ORANGE AVE	13TH ST to 10TH ST	13,554	750	661	D	0.88	661	D	0.88
ORANGE AVE	10TH ST to 7TH ST	9,873	600	482	D	0.80	482	D	0.80
ORANGE AVE	7TH ST to US 1	7,622	600	372	D	0.62	372	D	0.62
ORANGE AVE	US 1 to 2ND ST	4,209	600	209	C	0.35	209	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	4,209	750	209	C	0.28	209	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	DARWIN BLVD to TULIP BLVD	2,100	540	184	C	0.34	140	C	0.26
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	2,283	700	177	C	0.25	153	C	0.22
PARR DR	ROSSER BLVD to SAVONA BLVD	2,283	630	177	C	0.28	153	C	0.24
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	5,417	630	343	C	0.54	381	C	0.61
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	11,327	920	778	C	0.85	637	C	0.69
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	15,129	2,100	699	C	0.33	699	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	2,195	540	163	C	0.30	150	C	0.28
PICOS RD	CAMPBELL RD to KINGS HWY	1,300	540	87	C	0.16	87	C	0.16
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	16,735	700	774	F	1.11	774	F	1.11
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	16,735	920	774	C	0.84	774	C	0.84
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	34,500	3,020	1,765	C	0.58	1,744	C	0.58
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	44,000	3,170	2,481	C	0.78	2,389	C	0.75

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Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

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Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

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						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,026	2022	920	109	C	0.12	109	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,416	2024	880	279	C	0.32	275	C	0.31
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,548	2024	700	327	C	0.47	310	C	0.44
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,285	2024	1,580	611	B	0.39	618	B	0.39
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,285	2024	2,000	611	B	0.31	618	B	0.31
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	10,058	2024							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	10,058	2024							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	10,058	2024							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	10,058	2024							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	10,058	2024							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,458	2024							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,829	2024							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	42	2022	790	6	C	0.01	6	C	0.01
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	768	9,800	2025	750	559	D	0.75	613	D	0.82
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,752	2022	790	142	C	0.18	104	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	769	2,000	2025	870	144	C	0.17	150	C	0.17
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	3,024	2021	540	175	C	0.32	198	C	0.37

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	529	23,683	2023	2,000	1,393	C	0.70	1,147	C	0.57
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	609	21,514	2024	2,000	1,108	C	0.55	1,080	C	0.54
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	GEORGIA AVE to DELAWARE AVE	609	21,514	2024	1,630	1,108	D	0.68	1,080	D	0.66
25TH ST	DELAWARE AVE to ORANGE AVE	780	22,500	2025	1,630	1,088	D	0.67	1,149	D	0.70
25TH ST	ORANGE AVE to AVENUE D	610	20,161	2023	1,630	1,003	D	0.62	1,161	D	0.71
25TH ST	AVENUE D to AVENUE Q	781	18,500	2025	1,630	1,005	D	0.62	1,196	D	0.73
25TH ST	AVENUE Q to JUANITA AVE	781	18,500	2025	2,000	1,005	C	0.50	1,196	C	0.60
25TH ST	JUANITA AVE to ST LUCIE BLVD	782	13,000	2025	2,100	805	C	0.38	959	C	0.46
25TH ST	ST LUCIE BLVD to US 1	783	7,700	2025	2,100	479	C	0.23	433	C	0.21
29TH ST	AVENUE D to ORANGE AVE	774	4,100	2025	790	216	C	0.27	220	C	0.28
29TH ST	AVENUE D to AVENUE Q	774	4,100	2025	790	216	C	0.27	220	C	0.28
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	6,596	2023	750	374	D	0.50	336	C	0.45
33RD ST	DELAWARE AVE to ORANGE AVE	763	6,400	2025	790	368	C	0.47	389	C	0.49
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	5,334	2023	540	386	D	0.71	332	D	0.61
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	5,334	2023	790	386	C	0.49	332	C	0.42
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,730	2021	750	232	C	0.31	250	C	0.33
53RD ST	ANGLE RD to JUANITA AVE	614	2,334	2022	540	152	C	0.28	157	C	0.29
AE BACKUS AVE	7TH ST to US 1	632	931	2022	750	66	C	0.09	68	C	0.09
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	16,500	2025	2,100	1,104	C	0.53	909	C	0.43
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,858	2024	2,100	1,007	C	0.48	1,025	C	0.49
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	15,445	2024	2,000	820	C	0.41	873	C	0.44
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,000	2025	2,100	1,186	C	0.56	1,111	C	0.53
ANGLE RD	ORANGE AVE to AVENUE D	100	8,834	2024	790	476	D	0.60	464	D	0.59
ANGLE RD	AVENUE D to AVENUE Q	100	8,834	2024	540	476	D	0.88	464	D	0.86
ANGLE RD	AVENUE Q to 53RD ST	615	8,345	2023	600	559	D	0.93	503	D	0.84
ANGLE RD	53RD ST to KEEN RD	616	5,931	2023	630	373	C	0.59	321	C	0.51
ANGLE RD	KEEN RD to KINGS HWY	616	5,931	2023	880	373	C	0.42	321	C	0.36
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,811	2022	1,070	237	B	0.22	228	B	0.21
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	770	2,400	2025	1,070	161	B	0.15	155	B	0.14
AVENUE A	7TH ST to US 1	765	2,000	2025	790	231	C	0.29	234	C	0.30

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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EXHIBIT 6: FIVE YEAR WORK PROGRAM

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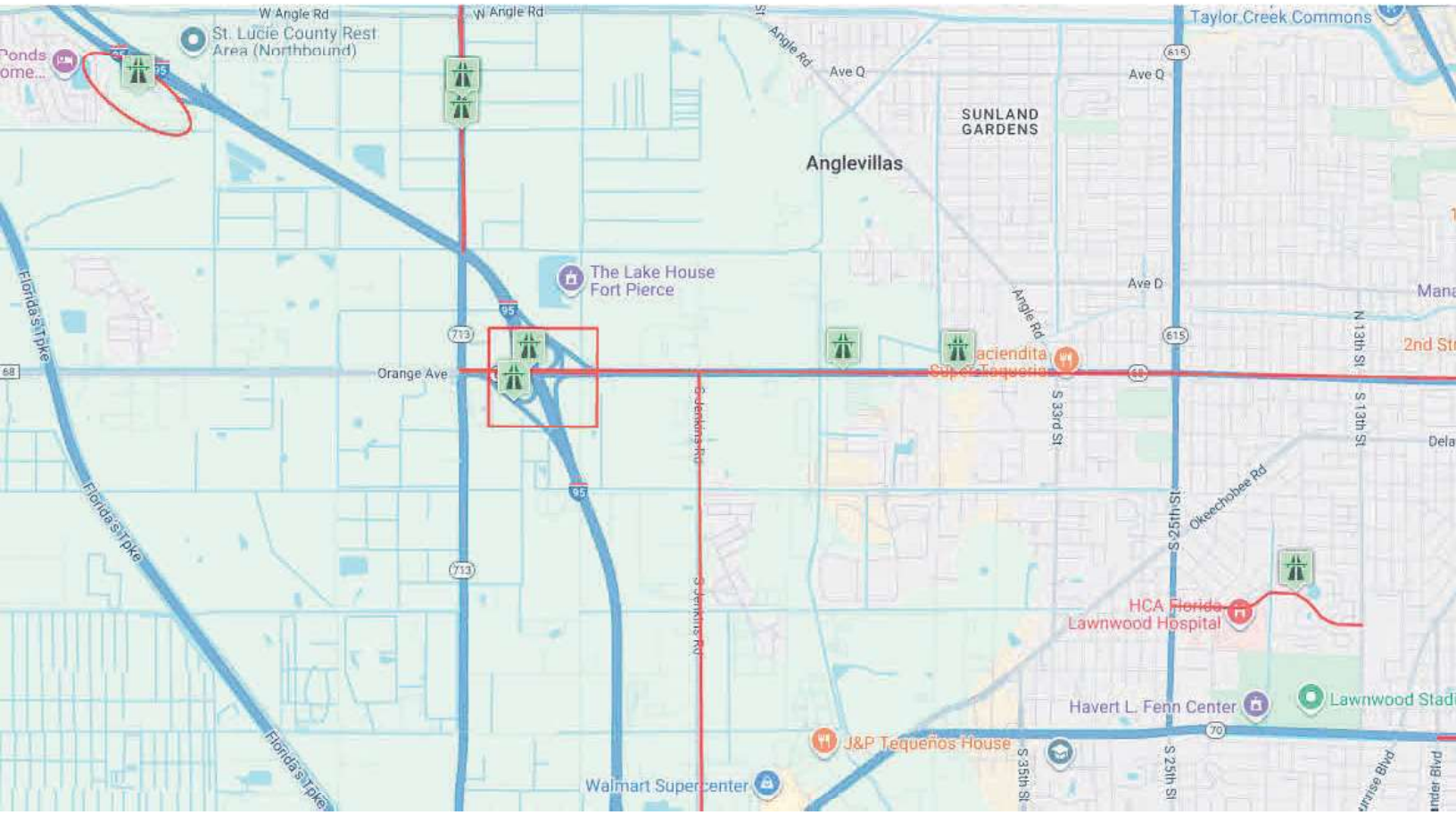
Map Menu



Add a comment by clicking on the location for your comment, then fill out the pop up form



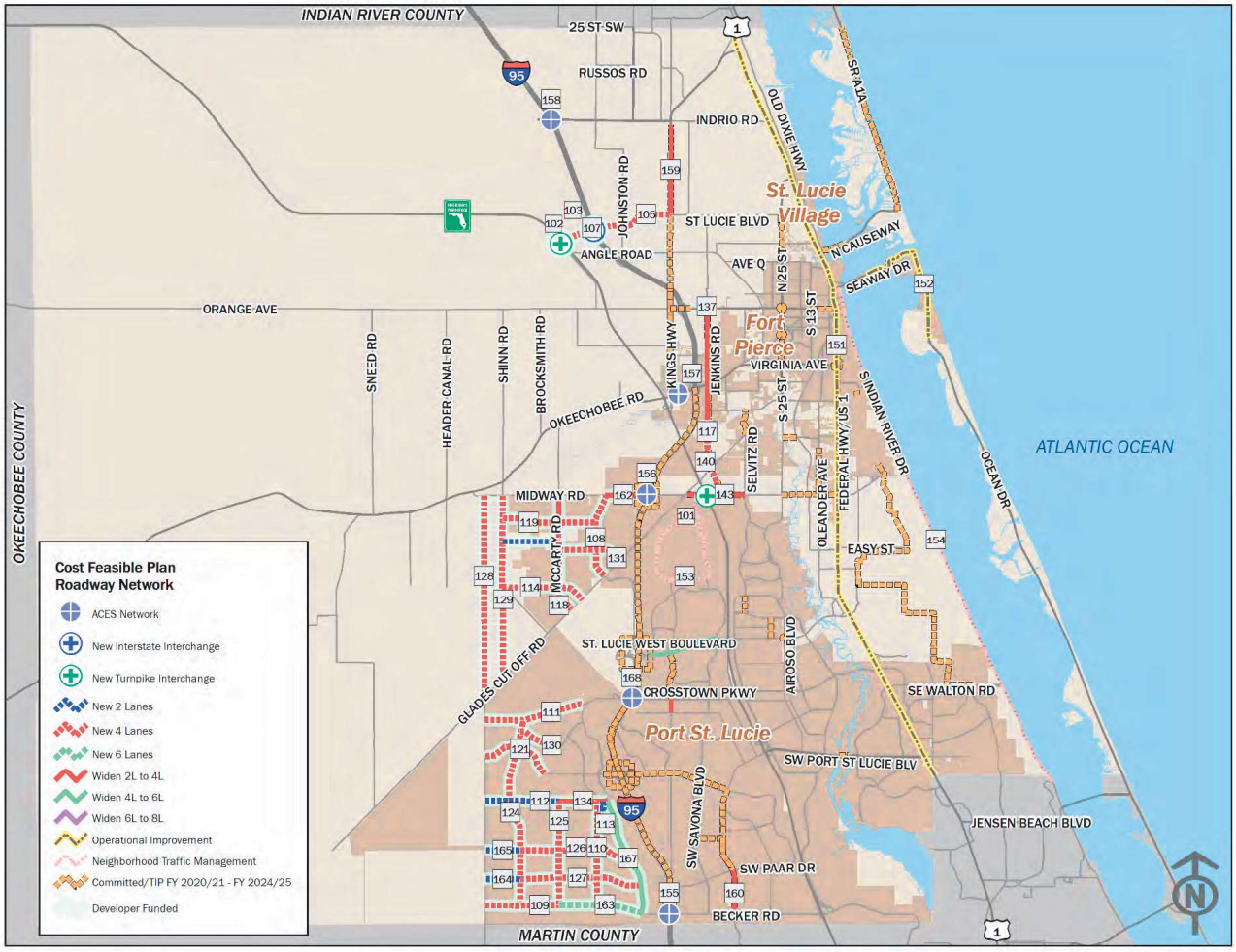


Figure 8-1. Cost Feasible Plan – Roadway Network

Road & Trail System - Jenkins Road Area Plan

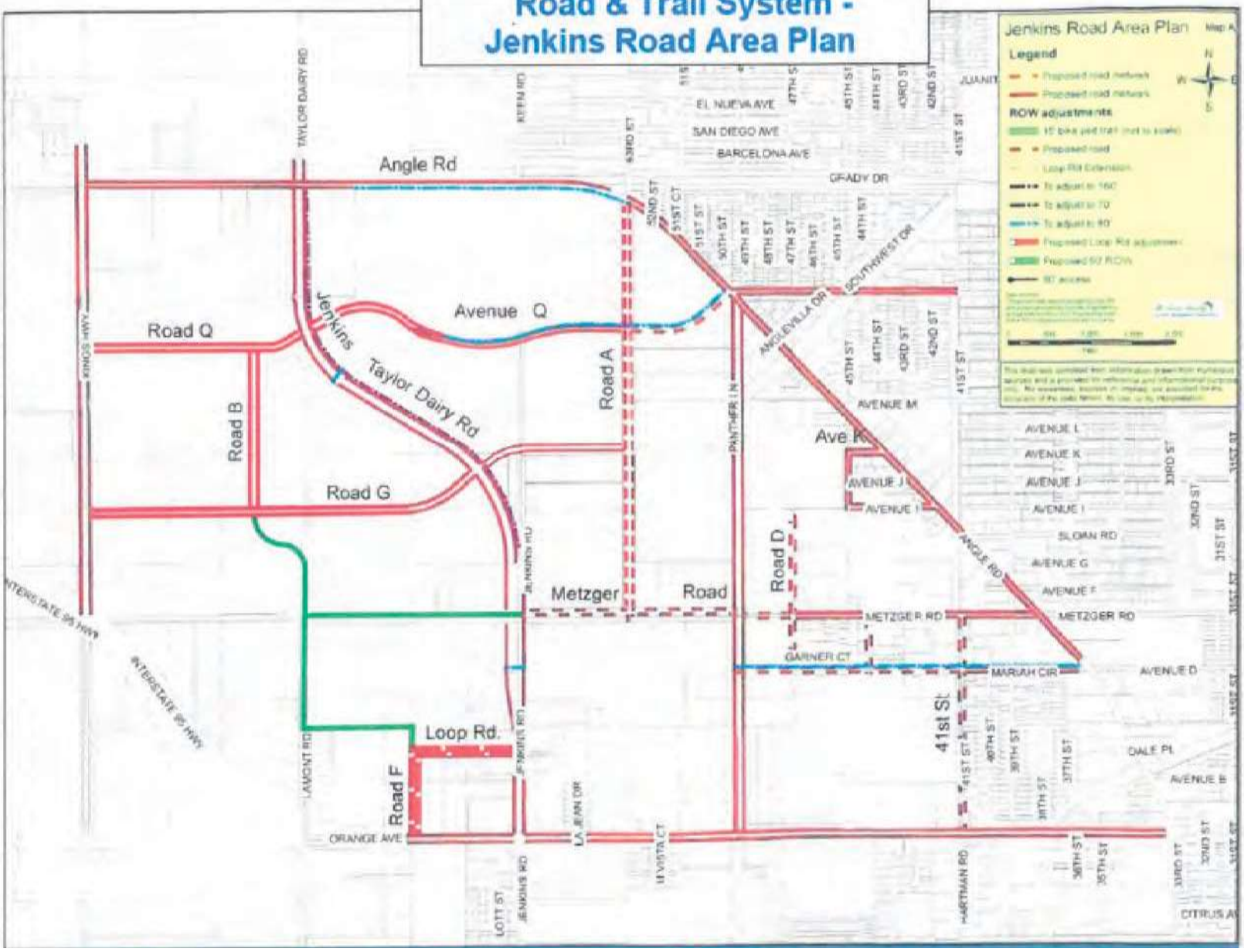


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EXHIBIT 7: DRIVEWAY ANALYSIS

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Intersection Volume Development



Orange Ave (SR 68) & Vista Ct
West Orange PD

Input Data

GR	=	1.88%
Peak Season	=	1.11
Traffic Count Year	=	2025
Buildout Year	=	2030
Years	=	5

AM Peak Hour		PM Peak Hour		West Orange PD
In	Out	In	Out	
41	129	138	85	450 Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	17	1,170	0	4	924	2	2	0	1	0	0	0
Existing Peak Hour Conditions	**19**	**1,299**	**0**	**4**	**1,026**	**2**	**2**	**0**	**1**	**0**	**0**	**0**
2030 Historic Growth	21	1,425	0	4	1,126	2	2	0	1	0	0	0
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	21	-	-	-	-	20	-	-	-	64	-	65
2030 Future Conditions with Build	**42**	**1,425**	**0**	**4**	**1,126**	**22**	**2**	**0**	**1**	**64**	**0**	**65**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 3-Sep-25	4	907	0	7	1,127	0	0	0	2	1	0	2
Existing Peak Hour Conditions	**4**	**1,007**	**0**	**8**	**1,251**	**0**	**0**	**0**	**2**	**1**	**0**	**2**
2030 Historic Growth	4	1,105	0	9	1,373	0	0	0	2	1	0	2
% Project Traffic	50%	-	-	-	-	50%	-	-	-	50%	-	50%
Project Traffic Direction	IN	-	-	-	-	IN	-	-	-	OUT	-	OUT
Project Traffic	69	-	-	-	-	68	-	-	-	42	-	43
2030 Future Conditions with Build	**73**	**1,105**	**0**	**9**	**1,373**	**68**	**0**	**0**	**2**	**43**	**0**	**45**

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Volume (vph)	42	1425	0	4	1126	22	2	0	1	64	0	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.955			0.850	
Flt Protected	0.950			0.950				0.968		0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Flt Permitted	0.950			0.950				0.968		0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1722	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	44	1500	0	4	1185	23	2	0	1	67	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	44	1500	0	4	1185	23	0	3	0	67	68	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	20.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Future Vol, veh/h	42	1425	0	4	1126	22	2	0	1	64	0	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	1500	0	4	1185	23	2	0	1	67	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1208	0	0	1500	0	0	2189	2805	750	2032	2782	593
Stage 1	-	-	-	-	-	-	1588	1588	-	1194	1194	-
Stage 2	-	-	-	-	-	-	601	1217	-	838	1588	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	573	-	-	443	-	-	25	18	354	~ 33	19	449
Stage 1	-	-	-	-	-	-	112	166	-	198	258	-
Stage 2	-	-	-	-	-	-	454	252	-	327	166	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	573	-	-	443	-	-	20	16	354	~ 30	17	449
Mov Cap-2 Maneuver	-	-	-	-	-	-	20	16	-	~ 30	17	-
Stage 1	-	-	-	-	-	-	104	153	-	196	256	-
Stage 2	-	-	-	-	-	-	381	249	-	301	153	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.34	0.05	145.88	$ 421.65
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	29	573	-	-	443	-	-	30	449
HCM Lane V/C Ratio	0.11	0.077	-	-	0.01	-	-	2.214	0.152
HCM Ctrl Dly (s/v)	145.9	11.8	-	-	13.2	-	-	$ 835.2	14.5
HCM Lane LOS	F	B	-	-	B	-	-	F	B
HCM 95th %tile Q(veh)	0.3	0.2	-	-	0	-	-	7.8	0.5

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Volume (vph)	73	1105	0	9	1373	68	0	0	2	43	0	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	205		0	225		135	0		0	0		0
Storage Lanes	1		0	1		1	0		0	1		0
Taper Length (ft)	50			50			25			25		
Lane Util. Factor	1.00	0.95	0.95	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt						0.850		0.865			0.850	
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Flt Permitted	0.950			0.950						0.950		
Satd. Flow (perm)	1770	3539	0	1770	3539	1583	0	1611	0	1770	1583	0
Link Speed (mph)		45			45			30			30	
Link Distance (ft)		413			432			331			349	
Travel Time (s)		6.3			6.5			7.5			7.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	77	1163	0	9	1445	72	0	0	2	45	0	47
Shared Lane Traffic (%)												
Lane Group Flow (vph)	77	1163	0	9	1445	72	0	2	0	45	47	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		16			16			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 61.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	16.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Future Vol, veh/h	73	1105	0	9	1373	68	0	0	2	43	0	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	205	-	-	225	-	135	-	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	77	1163	0	9	1445	72	0	0	2	45	0	47

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1517	0	0	1163	0	0	2058	2853	582	2199	2781	723
Stage 1	-	-	-	-	-	-	1317	1317	-	1464	1464	-
Stage 2	-	-	-	-	-	-	742	1536	-	735	1317	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	436	-	-	596	-	-	32	17	457	~ 25	19	369
Stage 1	-	-	-	-	-	-	166	225	-	135	191	-
Stage 2	-	-	-	-	-	-	374	176	-	377	225	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	436	-	-	596	-	-	23	14	457	~ 20	15	369
Mov Cap-2 Maneuver	-	-	-	-	-	-	23	14	-	~ 20	15	-
Stage 1	-	-	-	-	-	-	137	186	-	132	188	-
Stage 2	-	-	-	-	-	-	321	173	-	309	186	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.93	0.07	12.92	$ 486.74
HCM LOS			B	F

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	457	436	-	-	596	-	-	20	369
HCM Lane V/C Ratio	0.005	0.176	-	-	0.016	-	-	2.256	0.128
HCM Ctrl Dly (s/v)	12.9	15	-	-	11.1	-	-	$ 979.2	16.2
HCM Lane LOS	B	C	-	-	B	-	-	F	C
HCM 95th %tile Q(veh)	0	0.6	-	-	0	-	-	6	0.4

Notes	
~: Volume exceeds capacity	$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

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Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 1

Groups Printed- All traffic

	Vista Ct NB				Driveway SB				Orange Ave EB				Orange Ave WB				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Int. Total
07:00 AM	1	0	0	2	0	0	0	0	0	239	0	1	0	221	0	0	464
07:15 AM	1	0	1	1	0	0	0	0	0	285	0	2	0	235	0	0	525
07:30 AM	0	0	0	0	0	0	0	0	0	382	0	4	0	226	0	0	612
07:45 AM	0	0	0	0	0	0	0	0	1	264	0	9	1	242	2	3	522
Total	2	0	1	3	0	0	0	0	1	1170	0	16	1	924	2	3	2123
08:00 AM	1	0	0	0	0	0	1	0	0	240	0	1	1	163	1	1	409
08:15 AM	0	0	0	0	0	0	0	0	0	196	0	0	2	173	0	0	371
08:30 AM	1	0	0	0	0	0	0	0	0	199	0	0	0	164	1	0	365
08:45 AM	0	0	2	1	0	0	0	0	0	161	0	2	0	146	0	1	313
Total	2	0	2	1	0	0	1	0	0	796	0	3	3	646	2	2	1458
*** PM ***																	
04:00 PM	0	0	0	0	0	0	1	0	1	216	0	2	7	285	0	1	513
04:15 PM	1	0	0	0	0	0	0	1	0	196	7	2	2	201	2	3	415
04:30 PM	0	0	1	0	0	0	1	0	0	193	0	3	1	210	0	0	409
04:45 PM	0	0	1	1	0	0	0	0	0	201	0	1	2	249	0	1	456
Total	1	0	2	1	0	0	2	1	1	806	7	8	12	945	2	5	1793
05:00 PM	0	0	0	0	0	0	0	0	0	232	0	0	0	372	0	0	604
05:15 PM	0	0	1	0	0	0	0	0	0	225	0	0	4	274	0	0	504
05:30 PM	0	0	0	0	1	0	2	0	1	249	0	2	0	232	0	0	487
05:45 PM	0	0	0	0	1	0	0	0	0	210	1	3	3	195	0	0	413
Total	0	0	1	0	2	0	2	0	1	916	1	5	7	1073	0	0	2008
Grand Total	5	0	6	5	2	0	5	1	3	3688	8	32	23	3588	6	10	7382
Apprch %	31.2	0	37.5	31.2	25	0	62.5	12.5	0.1	98.8	0.2	0.9	0.6	98.9	0.2	0.3	
Total %	0.1	0	0.1	0.1	0	0	0.1	0	0	50	0.1	0.4	0.3	48.6	0.1	0.1	

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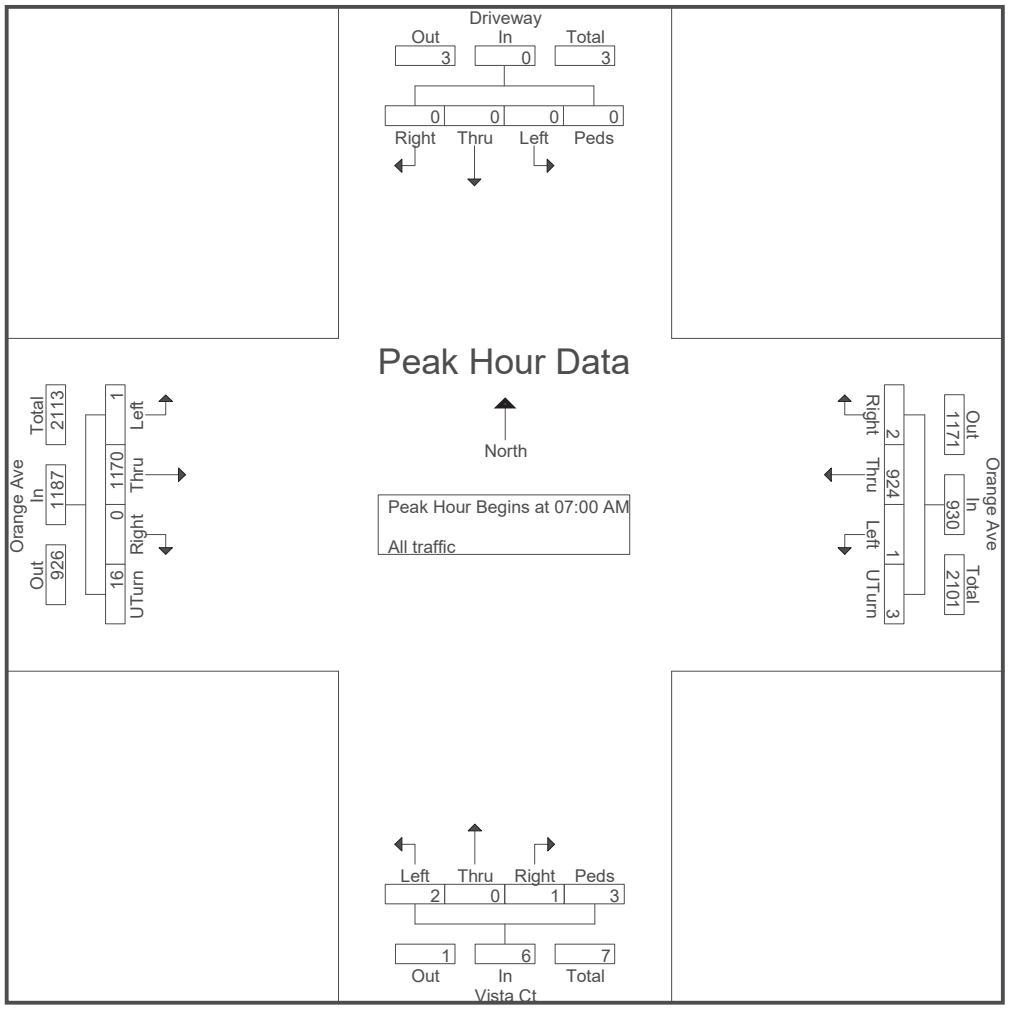
Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 2

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	1	0	0	2	3	0	0	0	0	0	0	239	0	1	240	0	221	0	0	221	464
07:15 AM	1	0	1	1	3	0	0	0	0	0	0	285	0	2	287	0	235	0	0	235	525
07:30 AM	0	0	0	0	0	0	0	0	0	0	0	382	0	4	386	0	226	0	0	226	612
07:45 AM	0	0	0	0	0	0	0	0	0	0	1	264	0	9	274	1	242	2	3	248	522
Total Volume	2	0	1	3	6	0	0	0	0	0	1	1170	0	16	1187	1	924	2	3	930	2123
% App. Total	33.3	0	16.7	50		0	0	0	0		0.1	98.6	0	1.3		0.1	99.4	0.2	0.3		
PHF	.500	.000	.250	.375	.500	.000	.000	.000	.000	.000	.250	.766	.000	.444	.769	.250	.955	.250	.250	.938	.867



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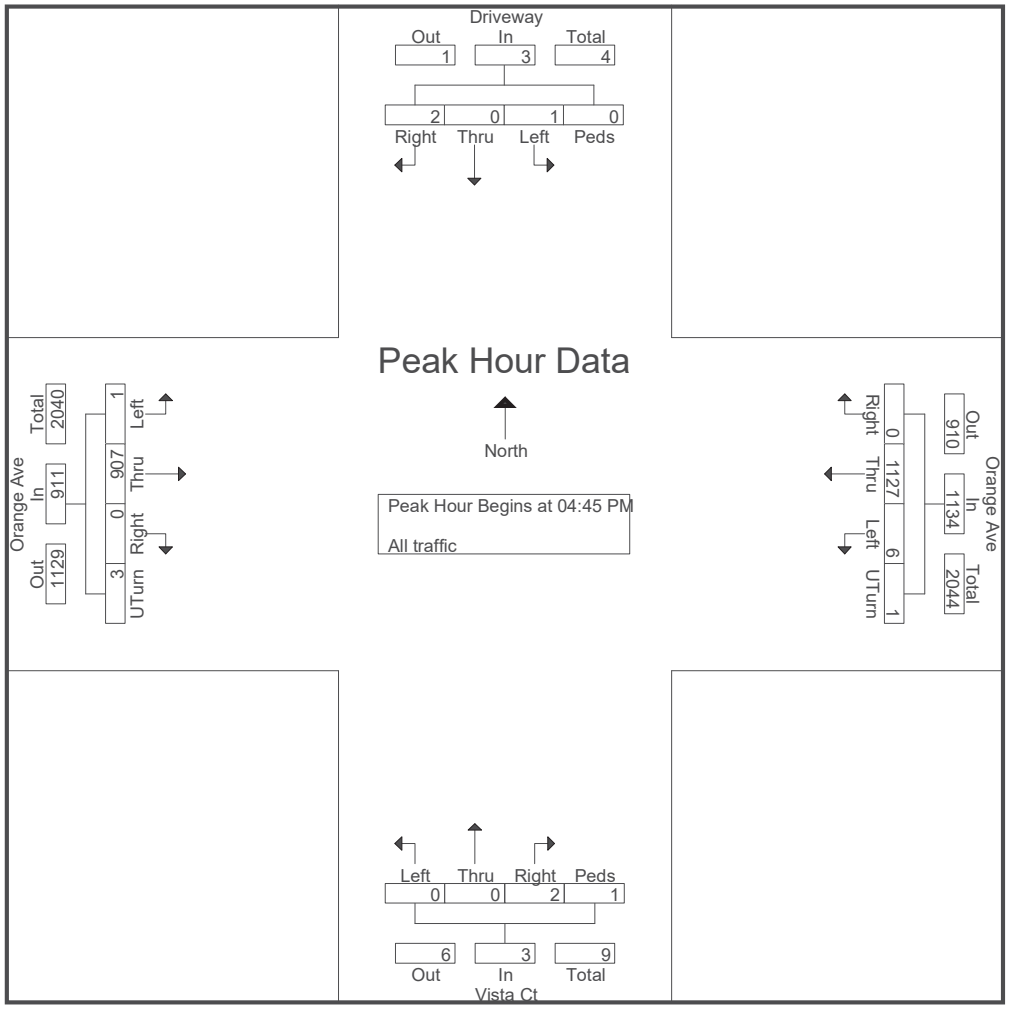
Manual traffic count - All traffic
Orange Ave and Vista Ct
Fort Pierce, FL

File Name : ORA-VI
Site Code : JO2522
Start Date : 9/3/2025
Page No : 3

	Vista Ct NB					Driveway SB					Orange Ave EB					Orange Ave WB					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	0	1	1	2	0	0	0	0	0	0	201	0	1	202	2	249	0	1	252	456
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	232	0	0	232	0	372	0	0	372	604
05:15 PM	0	0	1	0	1	0	0	0	0	0	0	225	0	0	225	4	274	0	0	278	504
05:30 PM	0	0	0	0	0	1	0	2	0	3	1	249	0	2	252	0	232	0	0	232	487
Total Volume	0	0	2	1	3	1	0	2	0	3	1	907	0	3	911	6	1127	0	1	1134	2051
% App. Total	0	0	66.7	33.3		33.3	0	66.7	0		0.1	99.6	0	0.3		0.5	99.4	0	0.1		
PHF	.000	.000	.500	.250	.375	.250	.000	.250	.000	.250	.250	.911	.000	.375	.904	.375	.757	.000	.250	.762	.849



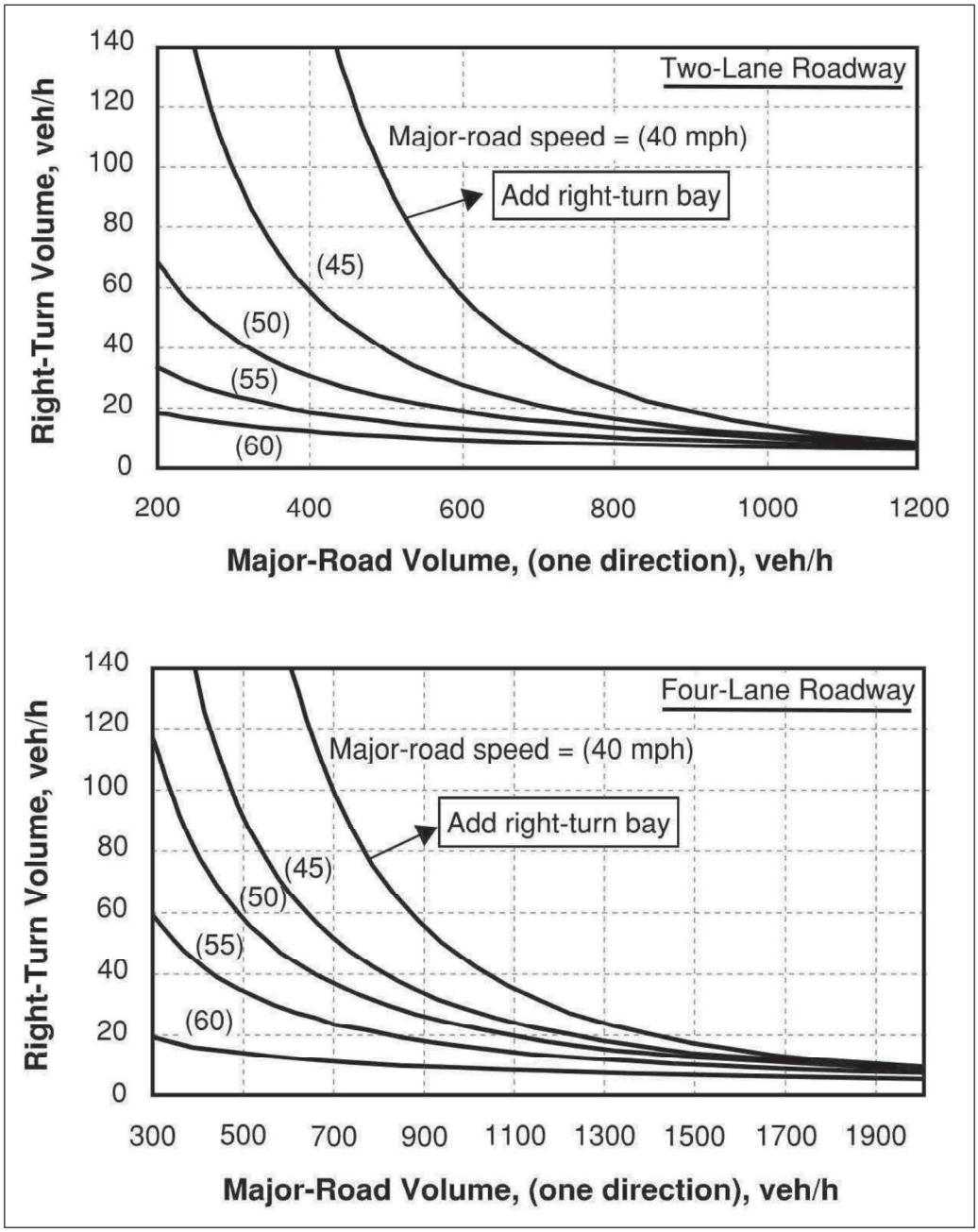
2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	0.99	1.04
3	01/14/2024 - 01/20/2024	0.97	1.02
* 4	01/21/2024 - 01/27/2024	0.96	1.01
* 5	01/28/2024 - 02/03/2024	0.95	1.00
* 6	02/04/2024 - 02/10/2024	0.94	0.99
* 7	02/11/2024 - 02/17/2024	0.93	0.98
* 8	02/18/2024 - 02/24/2024	0.93	0.98
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	1.00	1.05
19	05/05/2024 - 05/11/2024	1.01	1.06
20	05/12/2024 - 05/18/2024	1.03	1.08
21	05/19/2024 - 05/25/2024	1.04	1.09
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.05	1.11
25	06/16/2024 - 06/22/2024	1.06	1.12
26	06/23/2024 - 06/29/2024	1.06	1.12
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.08	1.14
30	07/21/2024 - 07/27/2024	1.07	1.13
31	07/28/2024 - 08/03/2024	1.07	1.13
32	08/04/2024 - 08/10/2024	1.06	1.12
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.05	1.11
37	09/08/2024 - 09/14/2024	1.05	1.11
38	09/15/2024 - 09/21/2024	1.05	1.11
39	09/22/2024 - 09/28/2024	1.04	1.09
40	09/29/2024 - 10/05/2024	1.03	1.08
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.00	1.05
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	1.00	1.05
45	11/03/2024 - 11/09/2024	1.00	1.05
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.00	1.05
49	12/01/2024 - 12/07/2024	1.00	1.05
50	12/08/2024 - 12/14/2024	1.00	1.05
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	0.99	1.04
53	12/29/2024 - 12/31/2024	0.97	1.02

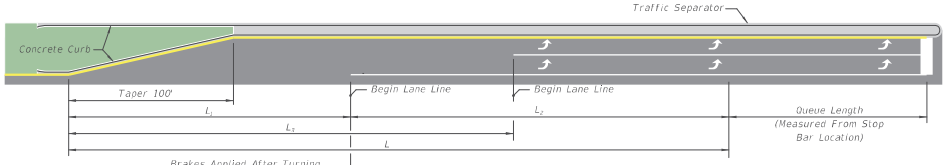
* PEAK SEASON

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection

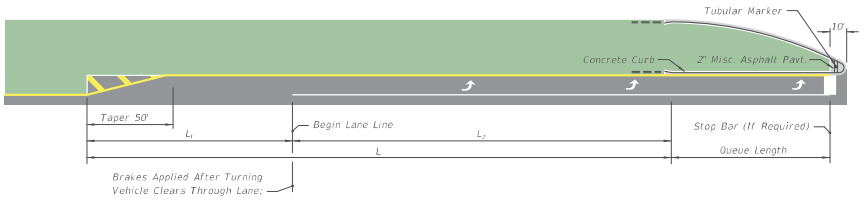


Source: NCHRP Report 457, TDOT Highway System Access Manual

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

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JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **Traffic Engineering** and **Transportation Planning** solutions in the context of **Land Development** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

October 10, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 10, 2026
THIS LETTER IS NOT A PERMIT APPROVAL

Dr Juan F Ortega, PE
JFO GROUP INC
6671 W. Indiantown Rd, Suite 50-324, Jupiter, FL 33458

Dear Dr Juan F Ortega, PE:
RE: Pre-Application Review for **Category D Driveway,** Pre-Application Meeting Date: **10/9/2025, 10:30 AM**
St. Lucie County - Fort Pierce; SR 68; Sec. # 94070000; MP: 18.6; Access Class - 05;
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: 449696.1 - Claudia Vinitskiy-Calvo

Request: Modify existing full access driveway along the north side of SR 68, located approximately 1,440 feet east of N Jenkins Road.

SITE SPECIFIC INFORMATION
Project Name & Address: **West Orange – 5220 Orange Ave, Fort Pierce, FL, 34947**
Property Owner: **Orange Avenue Development II LLC**; Parcel Size: **57 Acres**
Development Size: **450 Townhome Units**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **The queue length for the existing eastbound left turn lane and any adjacent affected left turn lanes must be determined by a traffic study.**
- **The eastbound median nose of the existing full access opening shall be extended and aligned to the proposed driveway, according to the Florida Design Manual (FDM) standards.**
- **No future driveway connections shall be allowed directly to SR 68 between the subject existing full access driveway and the east property line (frontage of approximately 470 feet.)**

Comments:
- **Modifications to the development intensity resulting in an increase in trip generation will require an additional pre-application meeting and revised letter.**
- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications. Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards
2025.10.10
12:50:10 -04'00'

Roya Edwards, AICP
District Traffic Operations Access Manager

cc: Nesa Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-10-09\Pre-App 03 94070000 MP 18.60 SR 68 West Orange\94070000 MP 18.60 SR 68 West Orange.docx

HALEY WARD

September 8, 2025

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48324
marc@landmarcbuilding.com
Re: 5501 Orange Avenue

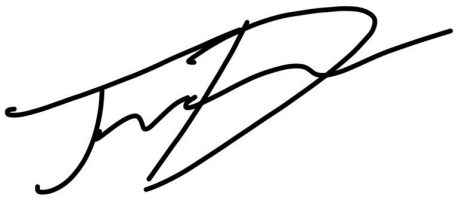
Dear Mr. O'Rourke,

Haley Ward, Inc. has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Haley Ward, Inc.



Tyler Dunbar, M.S.
Project Scientist

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

HALEY WARD

ENVIRONMENTAL ASSESSMENT

Parcel ID	Acreage	Land Use
2407-211-0001-000-0	8.47	0000 – Vacant Residential
2407-212-0001-000-3	19.45	0000 – Vacant Residential
2407-231-0000-000-5	18.36	1000 – Vacant Commercial
2407-241-0001-000-3	10.37	0000 – Vacant Residential

4918/5501 Orange Ave
Fort Pierce, FL 34947
Date: September 8, 2025
Project # 25-144

Prepared For:

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48324
morourke@landmarcavedon.com

Prepared By:

Haley Ward, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of approximately 56.65 acres (Parcel ID #s):

2407-211-0001-000-0
2407-212-0001-000-3
2407-231-0000-000-5
2407-241-0001-000-3

The parcels are located at 4918/5220 Orange Avenue in the City of Fort Pierce, Florida. The property is also located at Township 35 South, Range 40 East, and Section 9. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of the subject property has a Future Land Use Designation of Mixed-Use Development (MXD) and would be designated as Vacant Commercial - 1000 and Vacant Residential - 0000.

This Environmental Assessment (EA) was completed for the supporting information associated with a building permit or land development application. Haley Ward staff visited the property on September 4, 2025, to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of Haley Ward that there is no native upland habitat located on site due to the presence of construction sitework and evidence of demolished structures.

The following vegetation was found on site:

Common Name	Scientific Name
Caesar Weed**	*Urena lobata*
Cabbage Palm	*Sabal palmetto*
Tropical Soda Apple**	*Solanum viarum*
Laurel Oak	*Quercus laurifolia*
Balsam Apple**	*Momordica balsamina*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogon Grass**	*Imperata cylindrica*

****Nuisance vegetation***

*****Exotic vegetation***

WETLAND DELINEATION:

According to aerial photographs and site visits, it appears that one wetland estimated to be half an acre or less in size was identified onsite. A state wetland jurisdictional determination will need to be conducted to determine the exact boundaries of the wetlands located on site and whether mitigation is required.

WILDLIFE EVALUATION:

Haley Ward conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species.

No gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Riviera fine sand- This nearly level soil is poorly drained and has a surficial layer of dark gray sand about four inches thick. The water table is typically at less than 10 inches for two to four months of the year. The soil is well suited for pasture and hay crops. Natural vegetation includes slash pine, cabbage palm, wax myrtle, blue maidencane, broom sedge, pineland threeawn, cord grass, panicums and a variety of sedges. Riviera Fine Sands are loamy, silicious, nearly level and poorly drained soils that are formed in beds of sandy and loamy marine sediments. These soils are on broad, low flats and in depressional areas. The water table is within a depth of 10 inches for 2 to 4 months in most years and between a depth of 10 and 30 inches for most of the rest of the year.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject parcel appears to have remained undeveloped since 2004. Prior to 2004 the subject property was a full-scale agricultural operation, consisting of row-crops, likely Citrus. The most recent sale listed on the St. Lucie County Property Appraiser took place in December 2005. This property lies in the North St. Lucie River Water Control District which can be seen on Permit# 56-00658-S with SFWMD.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the following items.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

Any proposed environmental impacts will need to be permitted with the governing agency prior to development approval.

4.4.5 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

A. Existing drainage pattern.
B. Geology.
C. Topography.
D. Hydrography (streams, lakes, swamps).
E. Vegetation.
F. Wildlife and habitat.
G. Climate factors (solar orientation, seasonal winds, humidity, precipitation).
H. Soil (type, suitability, bearing capacity).

A site analysis study may be required by the City of Fort Pierce, which reports in detail the parameters outlined above. Further investigation into the environmental requirements of this site plan review is necessary prior to application submittal as the requirements of this site analysis are dependent on the proposed plan and site impacts.

Sec. 123-66 - Tree Protection and Mitigation:

(b) Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

Trees meeting the protection criteria as stated above were observed onsite. If these trees are impacted throughout the development process, then a tree survey will be required to identify protected trees to formulate a tree mitigation plan.

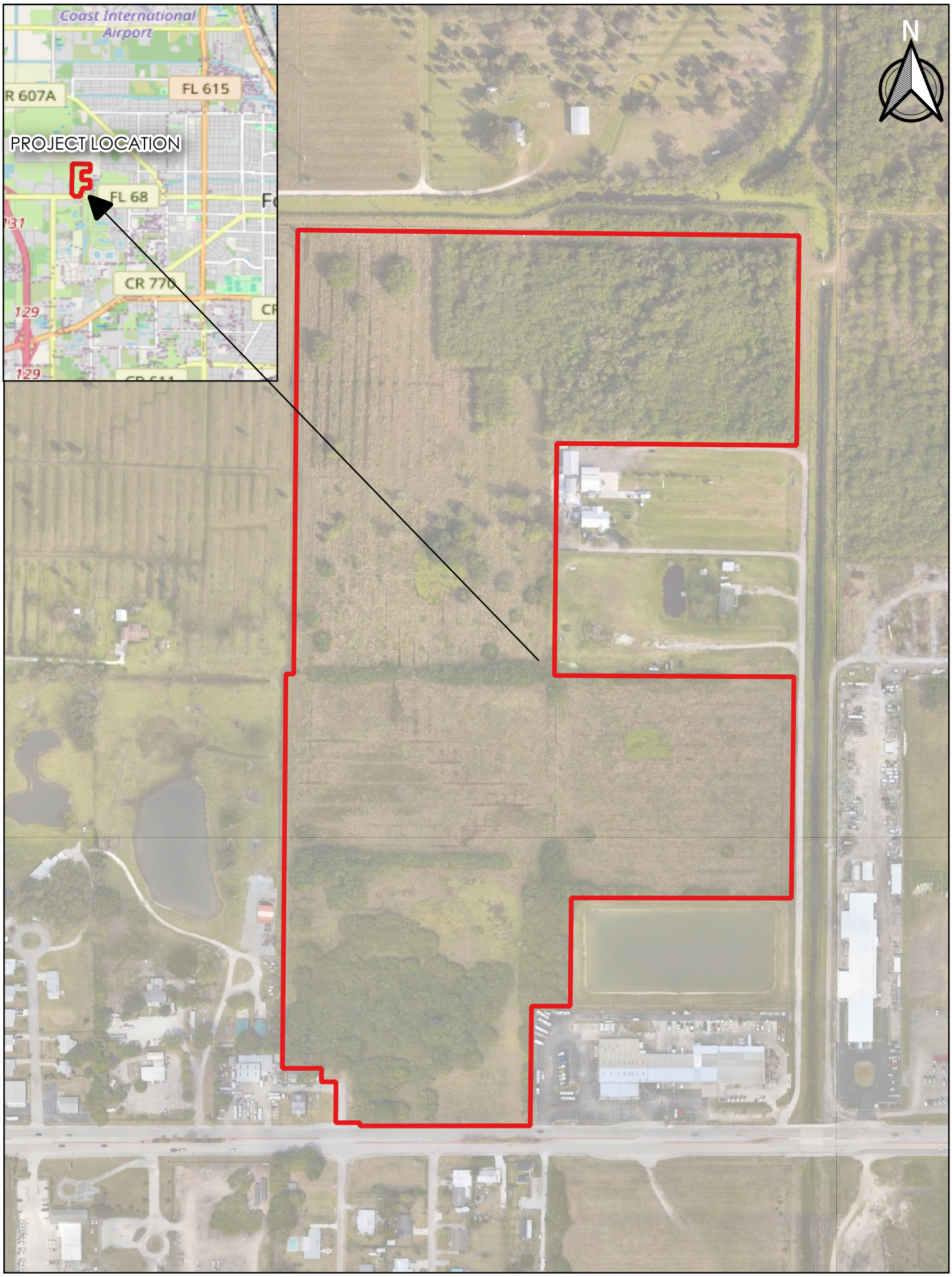
SUMMARY:

It is the professional opinion of Haley Ward that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 56.65 acres designated with a Future Land Use of Residential Urban (RU), as well as Residential Single Family-2 (RS-2), and southern parcels zoned as Commercial, General (CG).

It is our professional opinion that there 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.

Landmarc - West Orange Townhomes

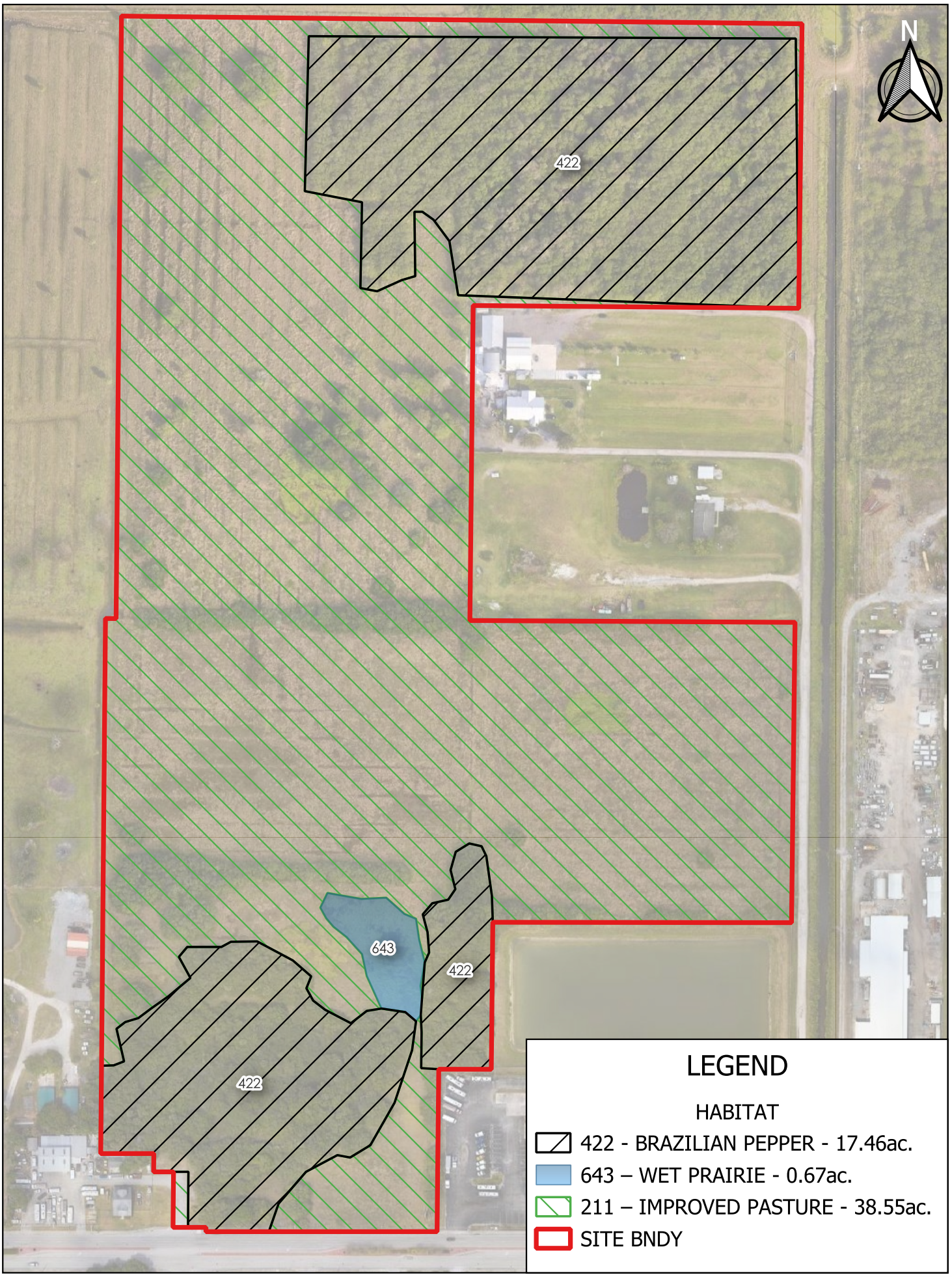


Project# 20-288
15 September 2025

0 300 600 900 ft

HALEY WARD

West Orange Townhomes - Habitat Map

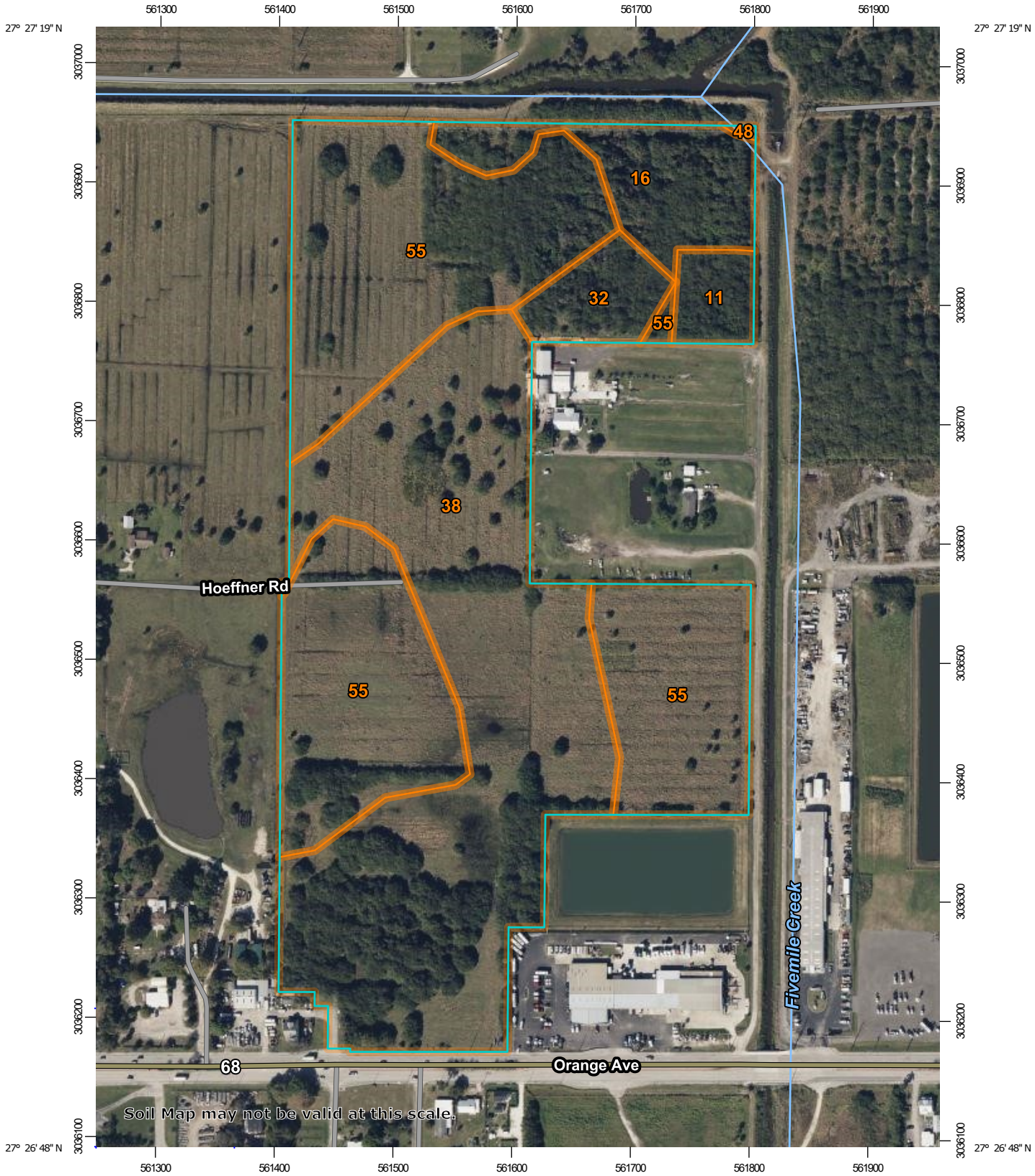


Project# 21-276
15 September 2025

0 200 400 600 ft

HALEY WARD

Soil Map—St. Lucie County, Florida
(Landmarc - West Orange Townhomes - Soil Map)



Map Scale: 1:4,580 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 18, Aug 23, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	1.3	2.3%
16	Hilolo loamy sand, 0 to 2 percent slopes	4.2	7.4%
32	Pineda sand, 0 to 2 percent slopes	2.0	3.5%
38	Riviera fine sand, 0 to 2 percent slopes	24.2	42.8%
48	Wabasso sand, 0 to 2 percent slopes	0.1	0.1%
55	Winder loamy sand	24.9	44.0%
Totals for Area of Interest		**56.7**	**100.0%**

HALEY WARD

September 15, 2025

Marc O'Rourke
Landmarc Building/Development, Inc.
7530 Barnsbury
West Bloomfield, MI 48322
morourke@landmarcavedon.com

Re: West Orange Townhomes - Tree Assessment & Inventory

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance:
I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Haley Ward, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith, and all rights are reserved by Haley Ward, Inc. It is for use by the client named only.

Signature:_____ Date: 09/15/2025

I. Introduction

This Report is written for Marc O'Rourke of Landmarc Building. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property.

II. Property Involved

The subject property evaluated as part of this Tree Inventory consists of four parcels, totaling an approximate 56.65 acres. The parcels are located at 4918/5220 Orange Avenue in the City of Fort Pierce, Florida. The property is also located at Township 35 South, Range 40 East, and Section 9. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of the subject property has a Future Land Use Designation of Mixed-Use Development (MXD) and would be designated as Vacant Commercial - 1000 and Vacant Residential - 0000.

III. Data Collection

The property/trees were evaluated by site visits to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full Tree Data.

IV. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There is a total of one hundred and eighteen (118) native trees on the subject property that meet City of Fort Pierce requirements for mitigation or preservation.
The breakdown by species is as follows:

Cabbage Palms:	106	Fig:	2
Oak *spp*:	10		

VI. Conclusions and Recommendations

Values are calculated for trees 12" D.B.H and greater as per City of Fort Pierce code.

TREES

(Total D.B.H. Inches) x (2) x ($200) = Mitigation Costs - Tree Removal

PALMS

(Total # of Palms) x ($200) = Mitigation Costs - Palms

Trees =	(275.3in. DBH)	x $250	=	$68,825.00
Palms =	(106)	x $250	=	$26,500.00
		***Max. Mitigation Cost**	**=**	**$95,325.00***

The calculated fee of $95,575.00 is the **maximum** tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

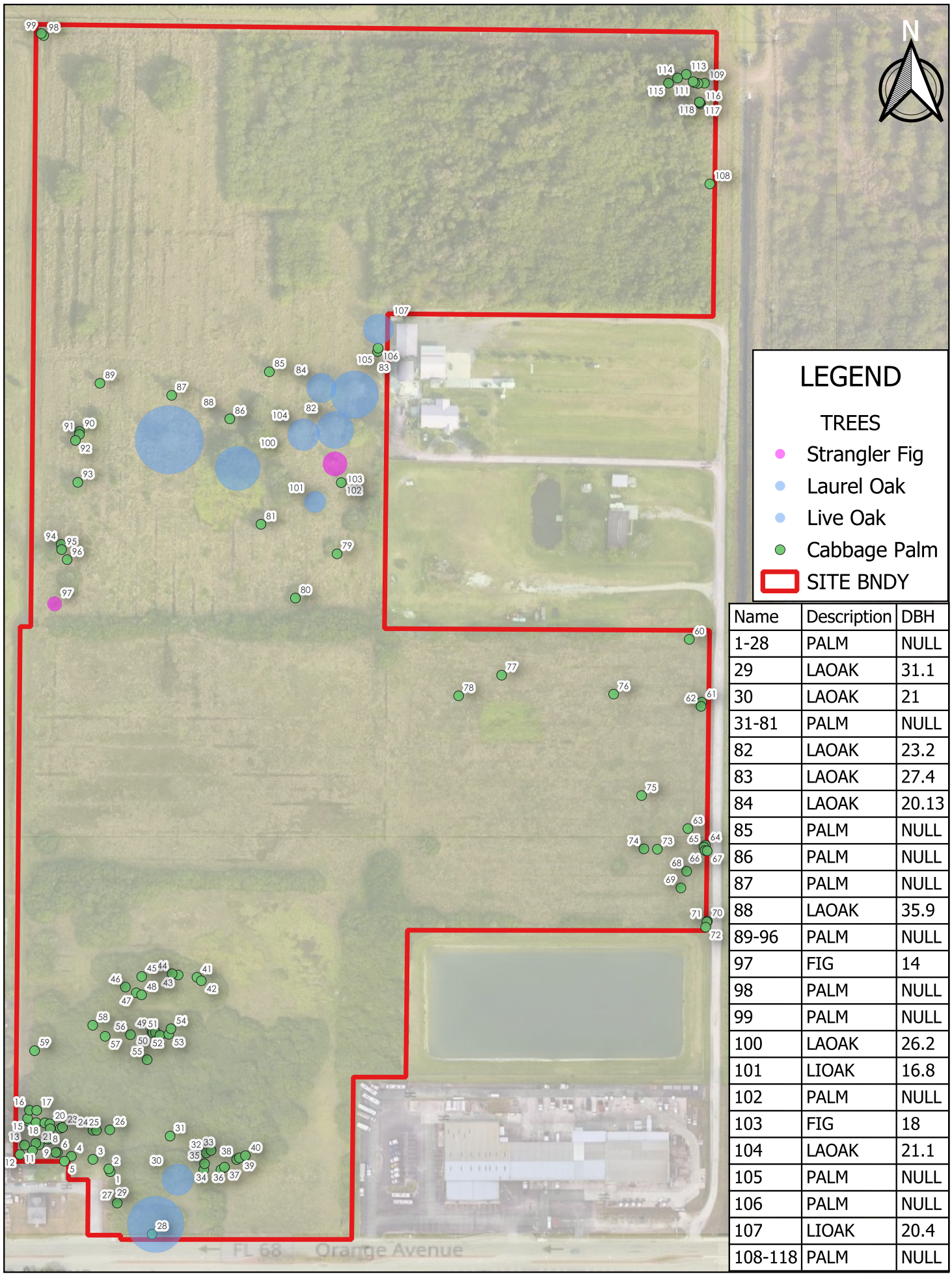
A site planner can use the information in this report to avoid impacts to high-value trees and preserve other trees to reduce mitigation costs to zero, if desired.

Please see the attached Tree Table and Tree Location Map.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Haley Ward. It is for use by the client named only.

West Orange Townhomes - Tree Location Map



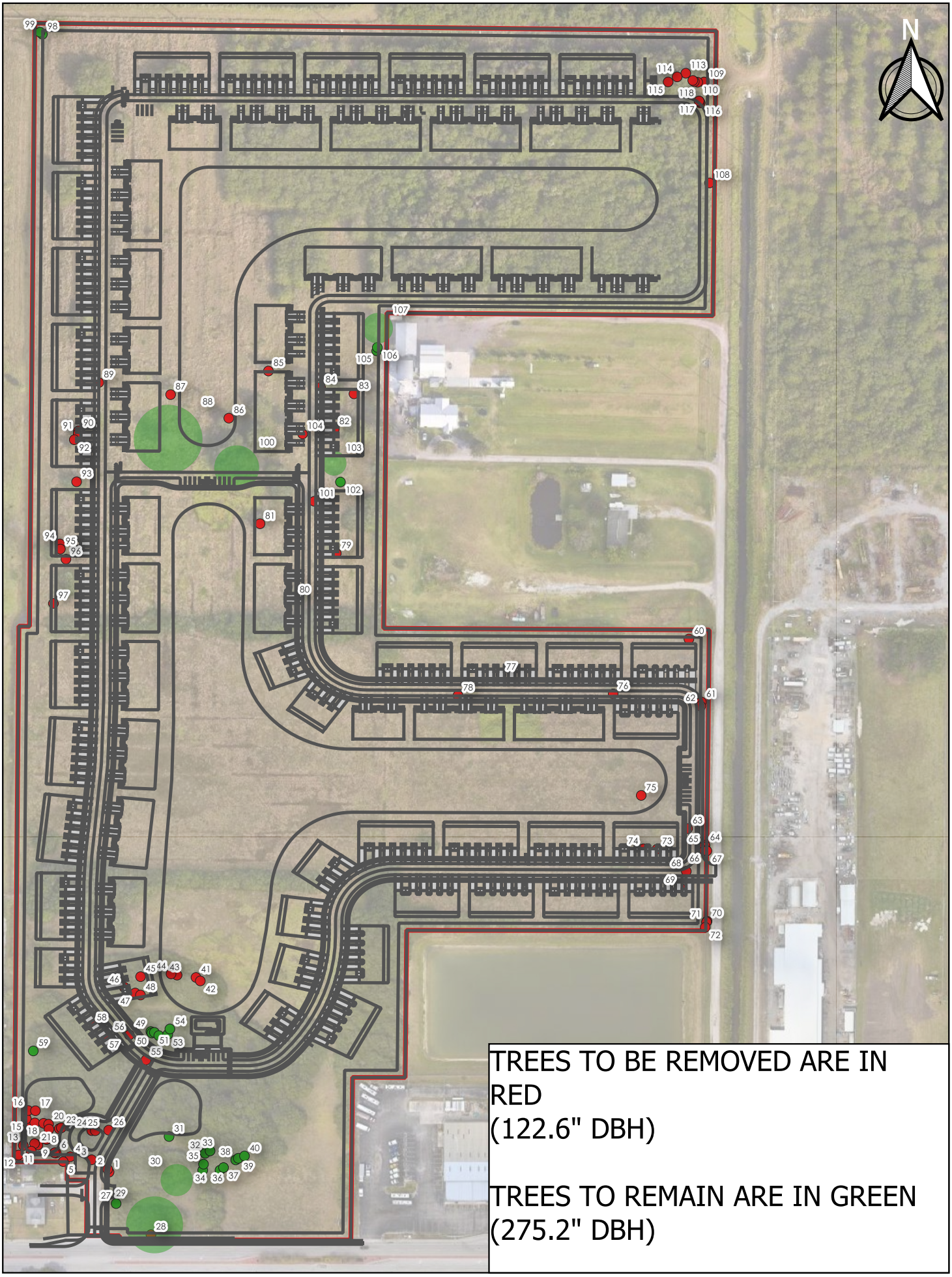
Name	Description	DBH
1-28	PALM	NULL
29	LAOAK	31.1
30	LAOAK	21
31-81	PALM	NULL
82	LAOAK	23.2
83	LAOAK	27.4
84	LAOAK	20.13
85	PALM	NULL
86	PALM	NULL
87	PALM	NULL
88	LAOAK	35.9
89-96	PALM	NULL
97	FIG	14
98	PALM	NULL
99	PALM	NULL
100	LAOAK	26.2
101	LIOAK	16.8
102	PALM	NULL
103	FIG	18
104	LAOAK	21.1
105	PALM	NULL
106	PALM	NULL
107	LIOAK	20.4
108-118	PALM	NULL

Project# 25-144
15 September 2025

0 200 400 600 ft

HALEY WARD

West Orange Townhomes - Tree Disposition Exhibit

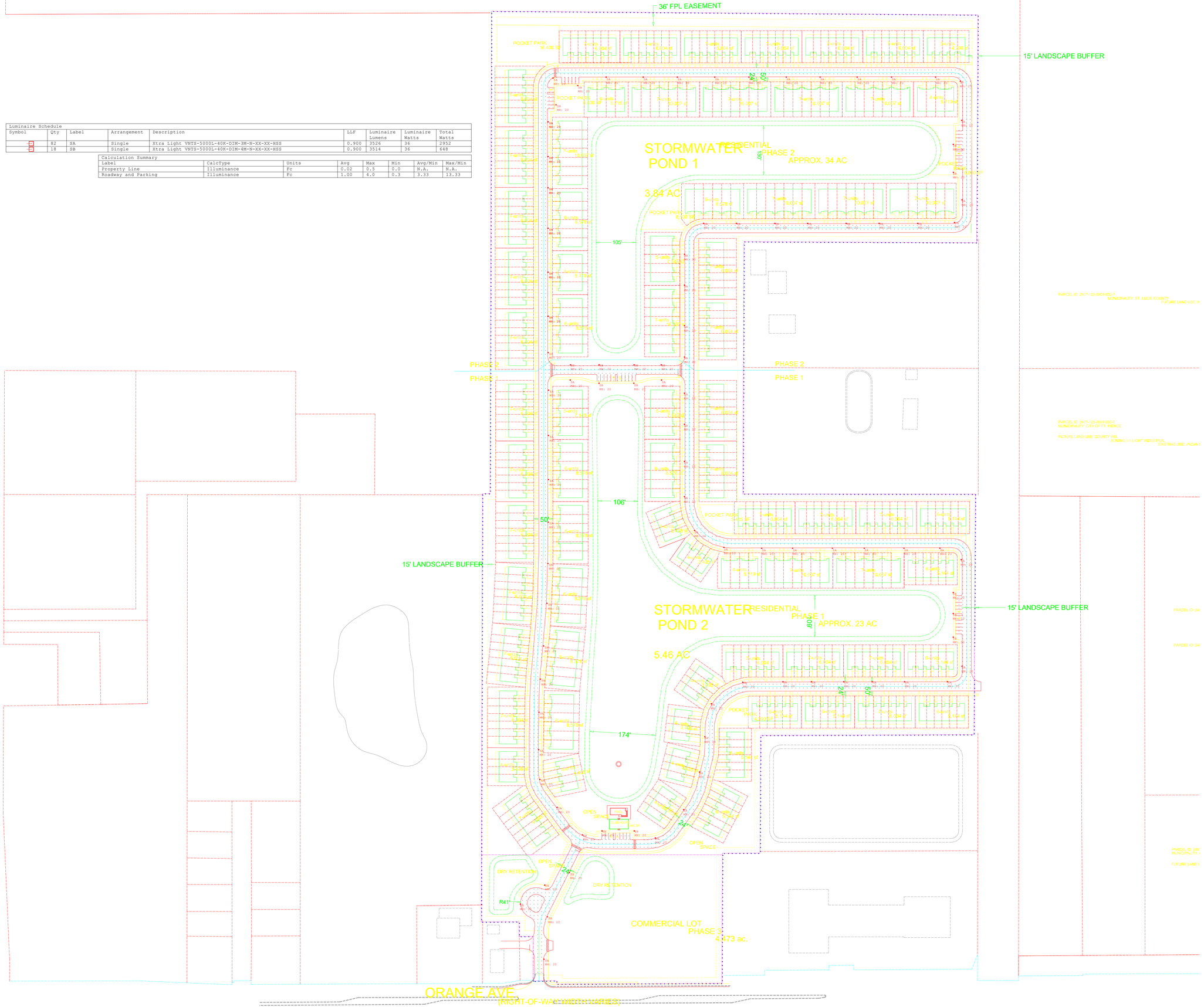


Project# 25-144
24 October 2025

HALEY WARD

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	82	SA	Single	Xtra Light VNTS-5000L-40K-DIM-3M-N-XX-XX-HSS	0.900	3526	36	2952
	18	SB	Single	Xtra Light VNTS-5000L-40K-DIM-4M-N-XX-XX-HSS	0.900	3514	36	648

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.
Roadway and Parking	Illuminance	Fc	1.00	4.0	0.3	3.33	13.33



PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 55000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT | | | | | | | | |

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L** **10000L** **15000L** **18000L**	**30K** 3000K **40K** 4000K **50K** 5000K	**DIM** Dim 0-10V, 120-277V **DIM0**[2] Dim 0-10V, 120-277V **HVD** to off Dim 0-10V, 347-480V	**2M** Type II Medium **3M** Type III Medium **4M** Type IV Medium **5S**[3] Type V Square	**N** Normal (forward) **L** Left **R** Right	**BZ** Bronze **WH** White **CC**[4] Custom Color	**XX** No Fixture Controls **BS3**[5] Bluetooth Smart Sensor, 20'H/40'D **BS7**[5] Bluetooth Smart Sensor, 40'H/100'D **CAS** Casambi Controlled **AUT** Autani Controlled **SYN** Synapse Controlled **SWX** Sensorworx Controlled **CUS** Custom Sensor (Factory Installed)	**HSS** House-side Shield **ASF**[5] Adjustable Slip Fitter Cord Whip **3**[6] NEMA 3-Pin Twist-Lock Receptacle **5**[6] NEMA 5-Pin Twist-Lock Receptacle **7**[6] NEMA 7-Pin Twist-Lock Receptacle **10Y** 10 Year Warranty
M Medium	**15000L** **20000L** **25000L** **30000L** **35000L**							
L Large	**30000L** **35000L** **40000L** **45000L** **50000L** **55000L**							

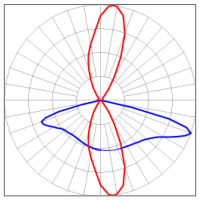
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)

VIENTO AREA LUMINARE

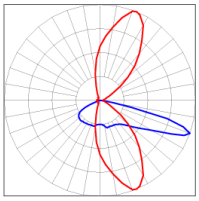
VNT

ISO LINES

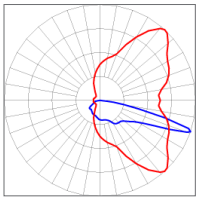
TYPE II MEDIUM



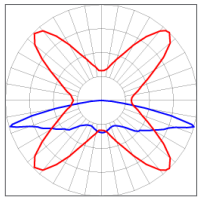
TYPE III MEDIUM



TYPE IV MEDIUM



TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	2M	5418	151	5644	156	5559	154	36	B2-U0-G2
		3M	5113	142	5326	148	5246	146		B2-U0-G3
		4M	5054	140	5265	146	5186	144		B1-U0-G3
		5S	5172	144	5387	149	5306	147		B3-U0-G2
	10000L	2M	11533	152	12014	158	11834	156	76	B3-U0-G3
		3M	10855	143	11307	149	11137	147		B2-U0-G2
		4M	10765	142	11214	148	11046	145		B2-U0-G4
		5S	11005	145	11464	151	11292	149		B4-U0-G3
	15000L	2M	15802	145	16460	152	16213	149	109	B3-U0-G3
		3M	15022	138	15648	144	15413	141		B3-U0-G3
		4M	14911	137	15532	143	15299	140		B3-U0-G5
		5S	15252	140	15887	146	15649	144		B4-U0-G3
	18000L	2M	18315	142	19078	147	18792	146	129	B3-U0-G3
		3M	17206	133	17923	139	17654	137		B3-U0-G3
		4M	17270	134	17990	139	17720	137		B3-U0-G5
		5S	17461	135	18189	141	17916	139		B4-U0-G3
VNTM MEDIUM	15000L	2M	15802	146	16460	152	16213	150	108	B3-U0-G3
		3M	15022	139	15648	145	15413	143		B3-U0-G3
		4M	14911	138	15532	143	15299	142		B3-U0-G5
		5S	15252	141	15887	146	15649	145		B4-U0-G3
	20000L	2M	23067	152	24028	158	23668	156	152	B3-U0-G3
		3M	21709	143	22614	149	22275	147		B3-U0-G3
		4M	21531	142	22428	148	22092	145		B3-U0-G5
		5S	22011	145	22928	151	22584	149		B4-U0-G3
	25000L	2M	25861	144	26939	149	26535	147	180	B4-U0-G4
		3M	23574	131	24556	136	24188	134		B4-U0-G3
		4M	23645	131	24630	136	24261	135		B3-U0-G4
		5S	24347	135	25362	141	24981	139		B5-U0-G3
	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4

- Some Photometric Data is extrapolated and subject to change.

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

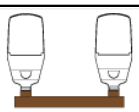
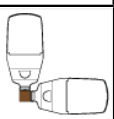
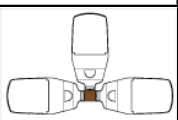
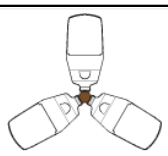
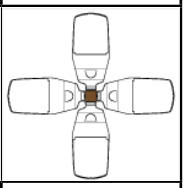
PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	2M	31340	144	32646	151	32156	148	217	B4-U0-G4
		3M	29674	137	30910	142	30446	140		B4-U0-G4
		4M	29881	138	31126	144	30659	141		B4-U0-G5
		5S	30148	139	31404	145	30933	143		B5-U0-G4
	35000L	2M	35492	143	36971	148	36416	146	249	B4-U0-G4
		3M	33668	135	35071	141	34545	139		B4-U0-G3
		4M	33458	134	34852	140	34329	138		B4-U0-G5
		5S	34451	138	35886	144	35348	142		B5-U0-G4
	40000L	2M	40952	146	42658	152	42018	150	280	B5-U0-G4
		3M	38022	136	39606	141	39012	139		B5-U0-G4
		4M	38370	137	39969	143	39369	141		B4-U0-G5
		5S	39267	140	40903	146	40289	144		B5-U0-G5
	45000L	2M	46738	143	48685	150	47955	147	326	B5-U0-G4
		3M	43393	133	45201	139	44523	137		B5-U0-G4
		4M	43522	134	45335	139	44655	137		B4-U0-G5
		5S	44814	137	46681	143	45981	141		B5-U0-G5
	50000L	2M	51723	143	53878	149	53070	147	361	B5-U0-G5
		3M	47148	131	49112	136	48375	134		B5-U0-G5
		4M	47292	131	49263	136	48524	134		B4-U0-G5
		5S	48694	135	50723	141	49962	138		B5-U0-G5
	55000L	2M	54761	141	57043	147	56187	145	388	B5-U0-G5
		3M	51948	134	54112	139	53300	137		B5-U0-G5
		4M	52141	134	54314	140	53499	138		B4-U0-G5
		5S	53689	138	55926	144	55087	142		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

VIENTO AREA LUMINARE

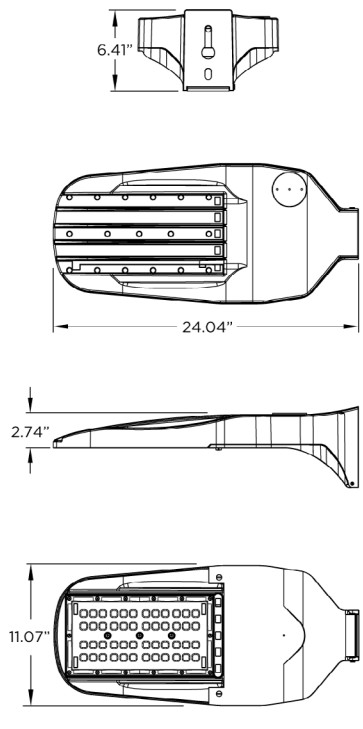
VNT

DIMENSIONAL DATA

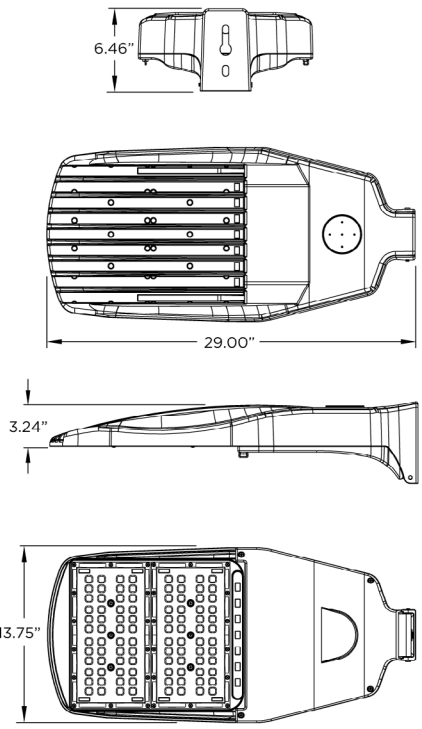
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

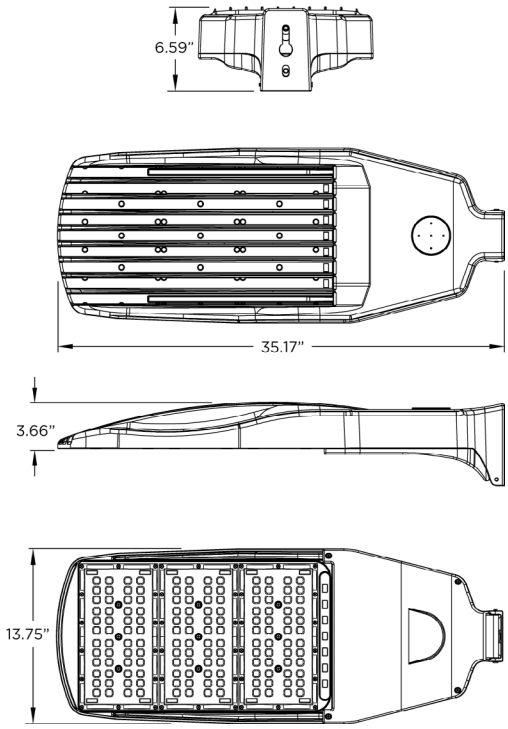
SMALL



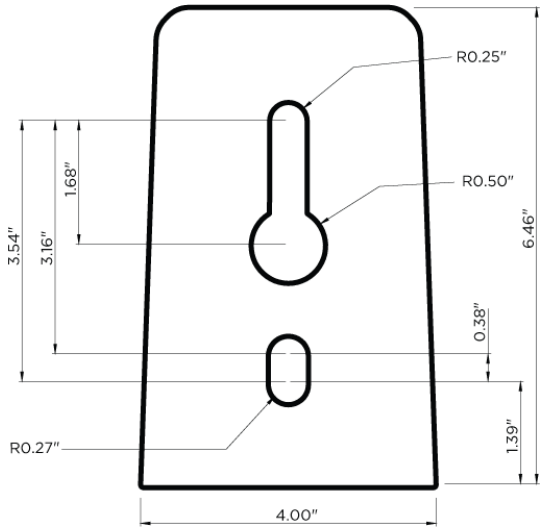
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF



VNT-RPA

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



VNT-WB

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket



VNT-TWB

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB
- VNT-TMAR includes Round Pole Adaptor (VNT-RPA) depending on mounting count.



VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor



[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz



[ ]

SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

[ ]

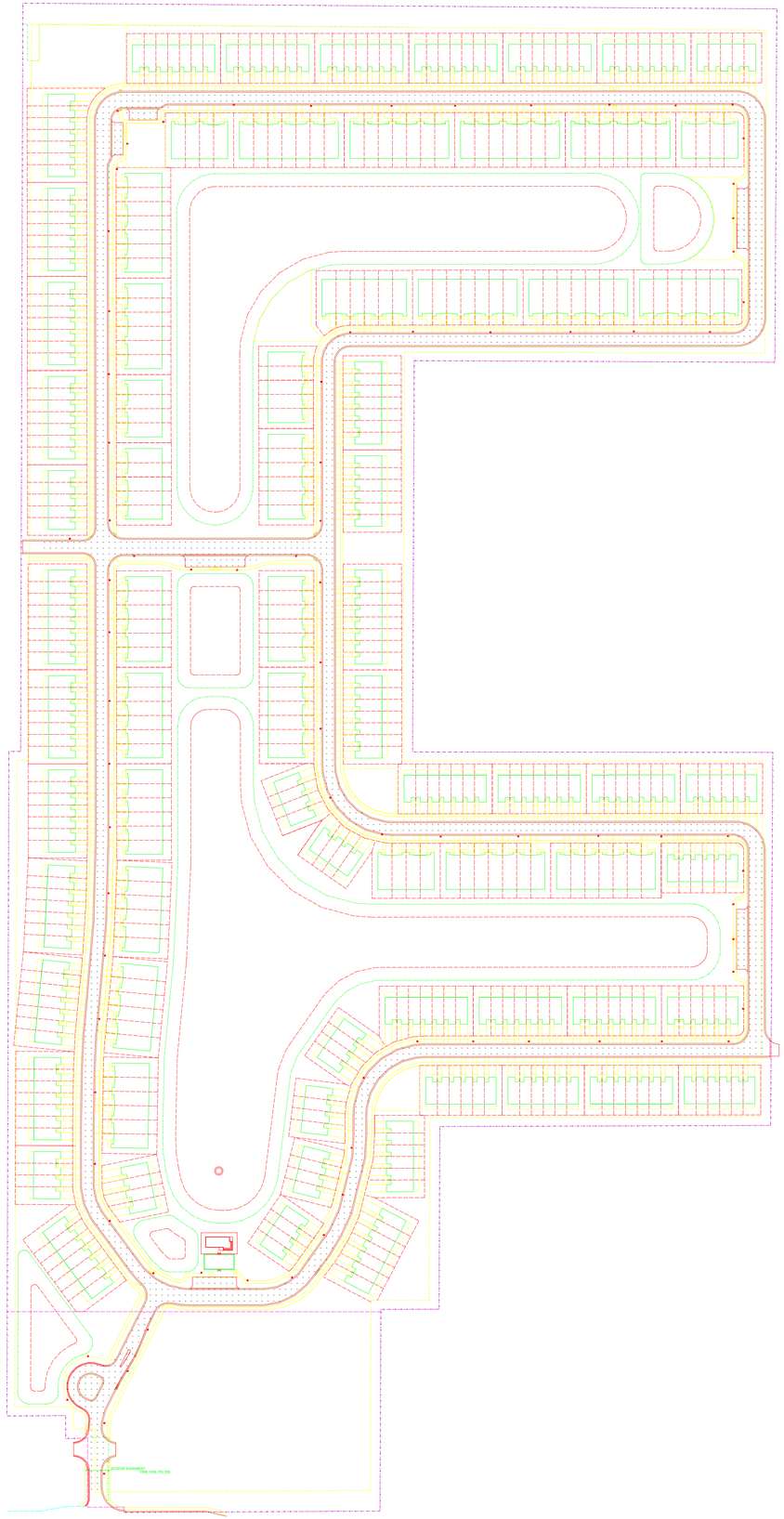
PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	66	SA	Single	Xtra Light VNTS-10000L-40K-DIM-3M-N-XX-XX-HSS	0.900	7486	76	5016
	16	SB	Single	Xtra Light VNTS-10000L-40K-DIM-4M-N-XX-XX-HSS	0.900	7484	76	1216

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Roadway	Illuminance	Fc	1.68	4.5	0.4	4.20	11.25
Property Line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.



PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO AREA LUMINARE



APPLICATIONS

- Area Lighting
- Retail Spaces
- Street Lighting
- Auto Dealerships & Sales Lots
- Parks & Recreation Areas
- Safety & Security

APPROVALS

- ETL Listed
- Complies with UL 1598 and CSA C22.2
- Suitable for wet locations
- 3G Vibration Rated
- IP66 Rated
- BAA Compliant
- RoHS Compliant
- ATAL Tested www.ata-labs.com
- Select models DLC Premium. For a complete list of DLC Premium products visit: www.xtralight.com/dlc or qpl.designlights.org

FEATURES

- Lumen packages ranging from 5000L to 65000L.
- Outstanding photometric performance results in excellent uniformity, optimal pole spacing and lower power density.
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Enhanced foot candles delivered utilizing multiple optical options.
- Full cut-off optics with zero uplight.

CONSTRUCTION

- Thermal management achieved with a one-piece die-cast aluminum has integral heat sink fins and a hinged electrical compartment.
- Thermoset powder coat, available in bronze, white or custom colors (consult factory)
- IP66, precision molded, polycarbonate optics providing impact resistance and UV stabilization.
- Upgraded door to provide better protection from water intrusion.

ELECTRICAL

- Voltage: 120-277V or 347-480V AC input
- Driver: Class 1, constant current, calibrated to lumen package (0-10V dimming standard)
- Surge Protection: 20kA standard.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONTROLS

- Programmable smart sensor and twist-lock receptacle control options available.

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.
- Adjustable slip fitter, round pole adaptor, universal pole adaptor, and other mounting options available as accessories.

WARRANTY

- Backed by XtraLight's limited 5-year warranty.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTL-55000L-50K-DIM-5SN-BZ

VNT _____ _____ _____ _____ _____ _____ _____ _____ _____

SIZE	MODEL	CCT[1]	DRIVER	OPTICS	ORIENTATION	FINISH	CONTROLS	OPTIONS
S Small	**5000L**	**30K** 3000K	**DIM** Dim 0-10V, 120-277V	**2M** Type II Medium	**N** Normal (forward)	**BZ** Bronze	**XX** No Fixture Controls	**HSS** House-side Shield
	10000L	**40K** 4000K	**DIM0**[2] Dim 0-10V, 120-277V	**3M** Type III Medium	**L** Left	**WH** White	**IS3**[5] IR Smart Sensor, 20'H/40'D	**ASF**[6] Adjustable Slip Fitter Cord Whip
	15000L	**50K** 5000K	**HVD** to off Dim 0-10V, 347-480V	**4M** Type IV Medium	**R** Right	**CC**[4] Custom Color	**IS7**[5] IR Smart Sensor, 40'H/100'D	**3**[7] NEMA 3-Pin Twist-Lock Receptacle
	18000L			**5S**[3] Type V Square			**BS3**[5] Bluetooth Smart Sensor, 20'H/40'D	**5**[7] NEMA 5-Pin Twist-Lock Receptacle
	20000L[9]						**BS7**[5] Bluetooth Smart Sensor, 40'H/100'D	**7**[7] NEMA 7-Pin Twist-Lock Receptacle
M Medium	**15000L**						**CAS** Casambi Controlled	**SP**[8] Selectable Power
	20000L						**AUT** Autani Controlled	**10Y** 10 Year Warranty
	25000L						**SYN** Synapse Controlled	
	30000L						**SWX** Sensorworx Controlled	
	35000L						**CUS** Custom Sensor (Factory Installed)	
	40000L[9]							
L Large	**30000L**							
	35000L							
	40000L							
	45000L							
	50000L							
	55000L							
	60000L[9]							
	65000L[9]							

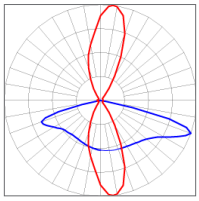
1. Custom CCT available from 2700K - 6500K.
2. Some models may not be available with **DIM0** (Dim to off).
3. The **5S** (Type V Square) optic option is not available with **L** (Left) or **R** (Right) orientations.
4. Provide the desired RAL number for custom colors.
5. Sensor integrated in bottom fixture. (See dimensional drawing)
6. The **ASF** (Adjustable Slip Fitter Cord Whip) must be paired with the Adjustable Slip Fitter accessory (sold separately).
7. Photocell ordered separately. (See page 6)
8. See page 3 for selectable power table.
9. S - 20000L, M - 40000L, L - 60000L, L - 65000L up to +40°C max.

VIENTO AREA LUMINARE

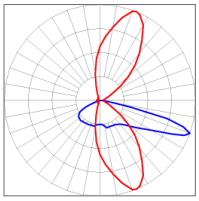
VNT

ISO LINES

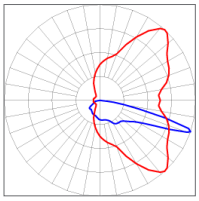
TYPE II MEDIUM



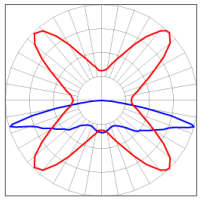
TYPE III MEDIUM



TYPE IV MEDIUM



TYPE V SQUARE



- Red: Horizontal / Blue: Vertical

PHOTOMETRIC DATA

STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTS SMALL	5000L	5S	5172	153	5387	160	5388	160	34	B3-U0-G2
		4M	5054	150	5265	156	5266	156		B1-U0-G3
		3M	5113	152	5326	158	5327	158		B2-U0-G3
		2M	5418	161	5644	167	5645	168		B2-U0-G2
	10000L	5S	11005	155	11464	161	11466	161	71	B4-U0-G3
		4M	10765	151	11214	158	11216	158		B2-U0-G4
		3M	10855	152	11307	159	11309	159		B2-U0-G2
		2M	11533	162	12014	169	12016	169		B3-U0-G3
	15000L	5S	15252	152	15887	158	15890	158	101	B4-U0-G3
		4M	14911	148	15532	155	15535	155		B3-U0-G5
		3M	15022	149	15648	156	15651	156		B3-U0-G3
		2M	15802	157	16460	164	16463	164		B3-U0-G3
	18000L	5S	17461	147	18189	153	18192	153	119	B4-U0-G3
		4M	17270	145	17990	151	17993	151		B3-U0-G5
		3M	17206	145	17923	151	17926	151		B3-U0-G3
		2M	18315	154	19078	160	19082	160		B3-U0-G3
	20000L	5S	19236	142	20037	148	20041	148	135	B4-U0-G3
		4M	19025	141	19818	147	19822	147		B3-U0-G5
		3M	18954	140	19744	146	19748	146		B3-U0-G3
		2M	20176	149	21016	156	21020	156		B3-U0-G3
VNTM MEDIUM	15000L	5S	15252	156	15887	162	15890	162	98	B4-U0-G3
		4M	14911	152	15532	158	15535	159		B3-U0-G5
		3M	15022	153	15648	160	15651	160		B3-U0-G3
		2M	15802	161	16460	168	16463	168		B3-U0-G3
	20000L	5S	22011	155	22928	161	22932	161	142	B4-U0-G3
		4M	21531	151	22428	158	22432	158		B3-U0-G5
		3M	21709	152	22614	159	22618	159		B3-U0-G3
		2M	23067	162	24028	169	24033	169		B3-U0-G3
	25000L	5S	24610	152	25635	158	25640	158	162	B5-U0-G3
		4M	23900	148	24896	154	24901	154		B3-U0-G4
		3M	23811	147	24804	153	24808	153		B4-U0-G3
		2M	25861	160	26939	166	26944	166		B4-U0-G4
	30000L	5S	30148	149	31404	155	31410	155	202	B5-U0-G4
		4M	29881	148	31126	154	31132	154		B4-U0-G5
		3M	29674	147	30910	153	30916	153		B4-U0-G4
		2M	31340	155	32646	162	32652	162		B4-U0-G4
	35000L	5S	34451	147	35886	153	35893	153	235	B5-U0-G4
		4M	33458	142	34852	148	34858	148		B4-U0-G5
		3M	33668	143	35071	149	35078	149		B4-U0-G3
		2M	35492	151	36971	157	36978	157		B4-U0-G4
	40000L	5S	38471	142	40074	148	40082	148	270	B5-U0-G4
		4M	38050	141	39636	147	39643	147		B4-U0-G5
		3M	37908	140	39488	146	39495	146		B4-U0-G3
		2M	40351	149	42033	156	42041	156		B4-U0-G4

- Some Photometric Data is extrapolated and subject to change.

VIENTO AREA LUMINARE

VNT

PHOTOMETRIC DATA

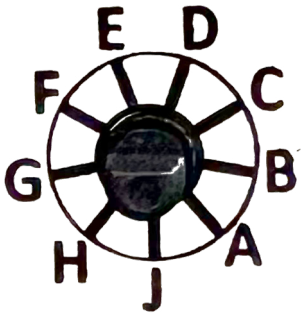
STANDARD

SIZE	MODEL	OPTICS	3000K		4000K		5000K		WATTAGE	BUG RATING
			LUMENS	EFFICACY	LUMENS	EFFICACY	LUMENS	EFFICACY		
VNTL LARGE	30000L	5S	30148	154	31404	160	31410	160	196	B5-U0-G4
		4M	29881	152	31126	159	31132	159		B4-U0-G5
		3M	29674	151	30910	158	30916	158		B4-U0-G4
		2M	31340	160	32646	167	32652	167		B4-U0-G4
	35000L	5S	34451	152	35886	159	35893	159	226	B5-U0-G4
		4M	33458	148	34852	154	34858	154		B4-U0-G5
		3M	33668	149	35071	155	35078	155		B4-U0-G3
		2M	35492	157	36971	164	36978	164		B4-U0-G4
	40000L	5S	39267	151	40903	158	40911	158	260	B5-U0-G5
		4M	38370	148	39969	154	39977	154		B4-U0-G5
		3M	38022	147	39606	153	39614	153		B5-U0-G4
		2M	40952	158	42658	164	42666	164		B5-U0-G4
	45000L	5S	44814	148	46681	154	46690	154	303	B5-U0-G5
		4M	43522	144	45335	150	45344	150		B4-U0-G5
		3M	43393	143	45201	149	45210	149		B5-U0-G4
		2M	46738	154	48685	161	48694	161		B5-U0-G4
	50000L	5S	49878	146	51956	152	51966	152	342	B5-U0-G5
		4M	48440	142	50458	148	50468	148		B4-U0-G5
		3M	48260	141	50271	147	50280	147		B5-U0-G5
		2M	51723	151	53878	158	53888	158		B5-U0-G5
	55000L	5S	53689	143	55926	149	55937	149	375	B5-U0-G5
		4M	52141	139	54314	145	54324	145		B4-U0-G5
		3M	51948	139	54112	144	54122	144		B5-U0-G5
		2M	54761	146	57043	152	57054	152		B5-U0-G5
	60000L	5S	57629	136	60030	142	60041	142	423	B5-U0-G5
		4M	56998	135	59373	140	59385	140		B4-U0-G5
		3M	56786	134	59152	140	59163	140		B5-U0-G5
		2M	60445	143	62964	149	62976	149		B5-U0-G5
	65000L	5S	62109	133	64697	139	64709	139	467	B5-U0-G5
		4M	61430	132	63989	137	64001	137		B4-U0-G5
		3M	61201	131	63751	137	63763	137		B5-U0-G5
		2M	65145	139	67859	145	67872	145		B5-U0-G5

- Some Photometric Data is extrapolated and subject to change.

SELECTABLE POWER (OPTION)

OPTION	SWITCH POSITION	OUTPUT PERCENTAGE	SWITCH POSITION	OUTPUT PERCENTAGE
SP	A	75%	F (DEFAULT)	100%
	B	65%	G	90%
	C	55%	H	85%
	D	50%	J	80%
	E	45%	Switch is located in driver compartment	



VIENTO AREA LUMINARE

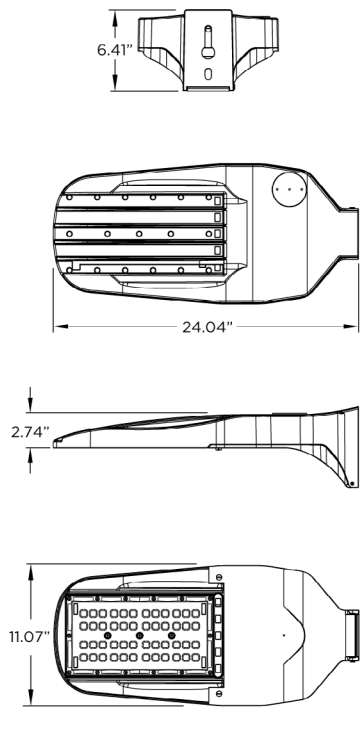
VNT

DIMENSIONAL DATA

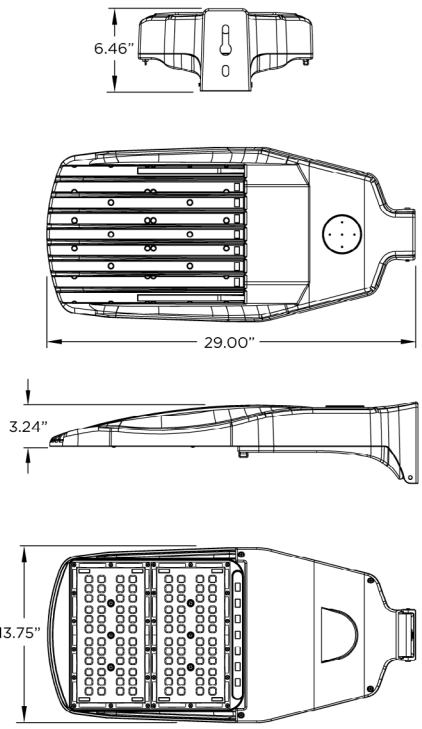
STANDARD SIZES

WEIGHT:
Small = 11 LB
Medium = 29 LB
Large = 39 LB

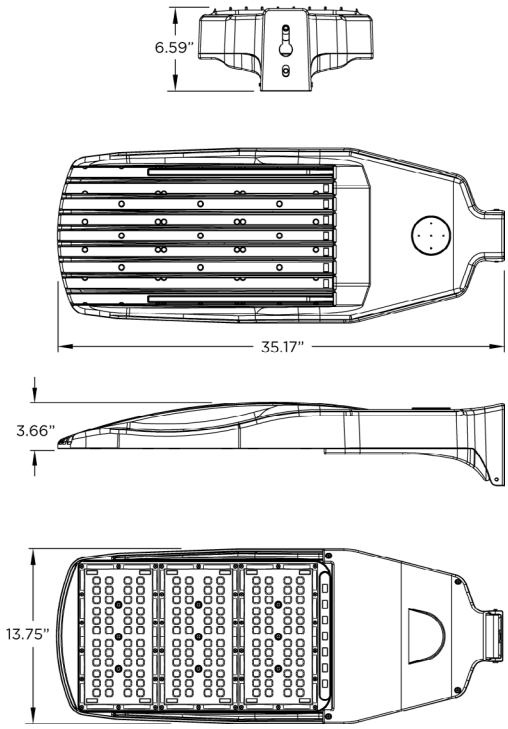
SMALL



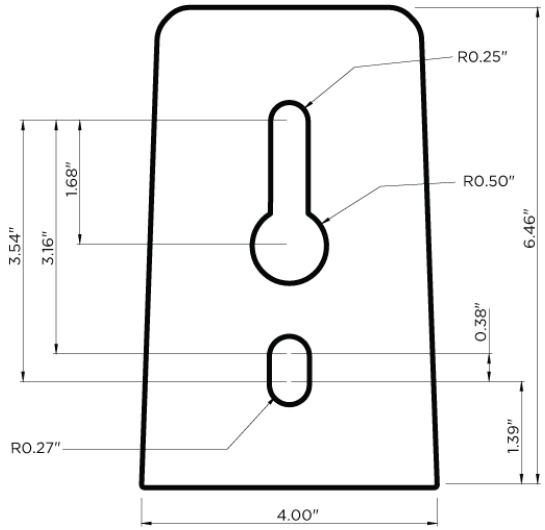
MEDIUM



LARGE



MOUNTING



- Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
- All weights are rounded up to the nearest 0.5 lb.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-ASF [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Adjustable Slip Fitter
- Must select (ASF) in the order logic under the Options section.
- 180° range of motion in 10° increments.
- EPA: 0.127 sq. ft. - 6.0 LB
- Viento must not be tilted more than 20° when using ASF



VNT-RPA [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Round Pole Adaptor
- Allows up to four Viento fixtures to be mounted to one pole.
- 3" to 5" Diameter
- EPA: 0.03 sq. ft. - 0.75 LB



VNT-WB [ ]

FINISH

BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Wall Bracket



VNT-TWB [ ]

FINISH

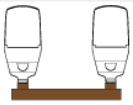
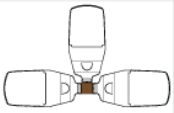
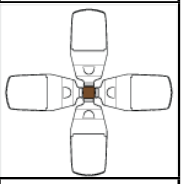
BZ Bronze
WH White
CC Custom Color

DESCRIPTION

- Tenon Wall Bracket Horizontal Mount
- 8" Square Plate - 2 3/8" OD
- Must be ordered with the Adjustable Slip Fitter (ASF) accessory.



EPA RATINGS

	SINGLE	DUAL SSA	TWO AT 90	TWO AT 180	THREE AT 90	THREE AT 120	FOUR AT 90
							
SMALL	0.74 sq. ft.	1.37 sq. ft.	1.13 sq. ft.	1.27 sq. ft.	1.27 sq. ft.	1.26 sq. ft.	1.27 sq. ft.
MEDIUM	1.04 sq. ft.	1.50 sq. ft.	1.63 sq. ft.	1.86 sq. ft.	1.87 sq. ft.	1.85 sq. ft.	1.87 sq. ft.
LARGE	1.27 sq. ft.	1.54 sq. ft.	2.02 sq. ft.	2.34 sq. ft.	2.35 sq. ft.	2.27 sq. ft.	2.35 sq. ft.

- EPA calculated with the following:
  - 4" square pole (Single, Two At 90, Two At 180, Three At 90, Four At 90)
  - 4" round pole (Three At 120)
  - VNT-SSA (Dual SSA)

XtraLight® reserves the right to change specifications without notice.

VIENTO AREA LUMINARE

VNT

ACCESSORIES (SOLD SEPARATELY)

VNT-SSA [ ]

FINISH	
BZ	Bronze
WH	White
CC	Custom Color

DESCRIPTION

- Sholder-to-Sholder Adaptor
- EPA: 0.90 sq. ft. - 27 LB



VNT-TMA [ ] [ ] [ ] [ ]

POLE		FINISH		SIZE		MOUNTING	
S	Square	**BZ**	Bronze	**4**	4”	**01**	1 Fixture
R	Round	**WH**	White	**5**	5”	**28**	2 Fixtures at 180°
				6	6”	**29**	2 Fixtures at 90°
						39	3 Fixtures at 90°
						32	3 Fixtures at 180°
						49	4 Fixtures at 90°

DESCRIPTION

- Tenon Mount Adaptor
- Dimensions (S): 4”/5”/6”
- Dimensions (R): 4”/5” DIA
- EPA: 0.4 sq. ft. 10 - 16 LB



VNT-UPM [ ] [ ]

POLE		FINISH	
SQ	Square	**BZ**	Bronze
RD	Round	**WH**	White

DESCRIPTION

- Universal Pole Mount Adaptor



[ ]

DIMMING CONTROL	
MS5559	Scheduled Dimming, Standard Voltage
MS5560	Scheduled Dimming, High Voltage
MS5561	Constant All-Night Dimming, Standard Voltage
MS5562	Constant All-Night Dimming, High Voltage

DESCRIPTION

- Dimming Control
- Standard Voltage: 105-305 VAC
- High Voltage: 312-530 VAC
- Frequency: 50/60 Hz



[ ]

SHORTING CAP	
MS1827	Shorting Cap

DESCRIPTION

- Shorting Cap
- Shorting cap required if no other controls are being used in fixture receptacle.

[ ]

PHOTOCELL STANDARD ON/OFF	
MS0192	120/277
MS5088	480v

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x

jbiggs@fpua.com

October 2, 2025

Steven Frink, PE
Haley Ward
10250 SW Village Parkway, Ste 201
Port St Lucie, FL 34987

SUBJECT: 5220 Orange Ave
PCN: 2407-231-0000-000-5, 2407-241-0001-000-3, 2407-212-0001-000-3, 2407-211-0001-000-0

Dear Mr. Frink,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced parcels. Reuse water is not available at this location. Capacity is currently available at FPUA's Water Treatment Plant and Water Reclamation Facility.

Availability would be contingent upon the completion of construction of the required infrastructure, payment of the applicable fees and charges. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

Sincerely,

John Biggs P.E.
Principal Engineer

Ec.: file

STORMWATER OPERATIONAL AND MANAGEMENT REPORT

West Orange Townhomes
Ft Pierce, FL

APPLICANT:
Marc O'Rourke
Orange Avenue Development II, LLC
7530 Barnsbury | West Broomfield, MI 48324

Steven Frink, P.E. #95595 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

October 23, 2025
JN: 24-276

REPORT PREPARED BY: Steven Frink, PE
Haley Ward, Inc.
10250 SW VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL

Contents

1.0 Project Description 3
2.0 Stormwater Facilities and Components 3
3.0 Stormwater Inlets and Pipes 4
4.0 Dry Detention Area 4
5.0 Operation and Maintenance Plan 4
6.0 Operation and Maintenance Responsible Contact 5
Appendix A: Operation and Maintenance Plan 6
Appendix B: SFWMD Forms 11

1.0 Project Description

The subject property consists of approximately 56.62 acres (ac) land and is located within the City of Fort Pierce in St Lucie County, approximately 1 mile (mi) east of the I-95 and Orange Avenue interchange. The property consists of four parcels, the ids of which can be found below:

- Parcel 1: 2407-212-0001-000-3
- Parcel 2: 2407-231-0000-000-5
- Parcel 3: 2407-241-0001-000-3
- Parcel 4: 2407-211-0001-000-0

The proposed project, known as West Orange Townhomes, includes the construction of a residential townhomes and commercial building to be developed in 2 phases, along with associated drainage, utility, and parking infrastructure. Approximately 0.22 ac- will be donated to the Florida Department of Transportation (FDOT), leaving 56.41 ac available for development. The balance of 56.41 ac will be divided into 2 separate uses upon full project completion. A 4.25 ac commercial outparcel will be provided as part of the development.

2.0 Stormwater Facilities and Components

The stormwater system consists of interconnected catch basins. Tools for maintenance and operations of the stormwater system are not stored on site. The owner will contact a third-party vendor to maintain the stormwater management system.

3.0 Stormwater Inlets and Pipes

The grates for the catch basins should be unobstructed and the bottom, inside of the inlet, should be clean. The catch basins should be inspected for any accumulation of sediment, trash such as garbage bags, or debris in the structures connecting these inlets. Flushing out with a high-pressure hose may clean some of the sediment. Any noted blockage due to a broken pipe, obstruction, etc., should prompt further investigation. Broken or corroded structures should be replaced with structures of the same size. Sediment that has accumulated at the bottom of the catch basin will be removed regularly to prevent a blockage of the stormwater management system.

4.0 Dry Detention Area

The dry detention area serves as treatment and storage of stormwater runoff generated by the development of the property. Stormwater is routed to the dry detention area by means of stormwater catch basins and drainage pipes. The dry detention area should be mowed at regular intervals and the control structure inspected for damage and debris removed.

5.0 Operation and Maintenance Plan

Haley Ward, Inc, has prepared a written Operation and Maintenance (O & M) plan for the development as shown in Appendix B: . The O & M provides the overall inspection requirements, recommended inspection frequencies, and details of the overall inspection requirements. Once inspections are completed Form 62-330.311(1), **Error! Reference source not found.**, should be submitted to the South Florida Water Management District (SFWMD) within 30 days upon the completion of the inspection.

6.0 Operation and Maintenance Responsible Contact

Contacts for the responsible party in charge of the O & M of the stormwater system have been provided below and will also act as the 24-hr contact in the event of an emergency. Copies of the maintenance and inspection records should be provided to the SFWMD and reference application number listed on the Environmental Resource Permit (ERP), and shall be available to review on the SFWMD online portal.

Responsible Party:	Orange Avenue Development II, LLC
Name:	Mark O'Rourke
Title	Member
Address:	7530 Barnsbury Dr
City, State, Zip:	West Bloomfield, MI 48324
Phone Number:	(248) 982-6240

Appendix A: Operation and Maintenance Plan

HALEY WARD

Stormwater Maintenance Plan
for
West Orange Townhomes

Located at Orange Blvd in St Lucie County

The maintenance of your stormwater treatment systems is critical to the performance and directly contributes to the quality of your stormwater runoff leaving your site. It is the responsibility of **Orange Avenue Development II, LLC** to maintain the stormwater system and repair any damage in a timely fashion.

SFWMD ERP Permit Number: _____

Operating Entity Contact:	Orange Avenue Development II, LLC
	c/o Marc O'Rourke – Member
Phone #	(248) 982-6240
E-mail	morourke@landmarcavedon.com

Proper operation and maintenance ensures that the structures remain effective at removing pollutants as originally designed and will also…

- Reduce failure, therefore improve water quality
- Maintain the volume of stormwater treated in the long term
- Increase pollutant removal efficiency

Operation and Maintenance Plan: The proper operation and maintenance of a stormwater management structure includes frequent inspection and scheduled maintenance activities. Manpower and budgetary needs to perform the maintenance must be anticipated. Included in this plan are two (2) appendices. The first is a comprehensive schedule of inspection intervals and maintenance items, the second is a comprehensive site evaluation form to be utilized when performing annual or periodic inspections.

Accessibility: All structures must be easily accessible for inspection and needed equipment. Formal access must be provided and permanent easements must be provided to the entity responsible for maintenance when that entity does not own the property.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
AREA	SCHEDULE	CORRECTIVE ACTIONS
LANDSCAPED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas of bare soil or with sparse growth.
		Armor rill erosion areas with riprap or divert the runoff to a stable area.
		Inspect and repair down-slope of all spreaders and turn-outs for erosion.
		Mow vegetation as specified for the area.
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments or debris from ditches, swales and other open channels.
		Repair any erosion of the ditch lining.
		Mow vegetated ditches.
		Remove woody vegetation growing through riprap.
		Repair any slumping side slopes.
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodged.
CULVERTS	Spring and late fall and after heavy rains	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit
		Remove any obstruction to flow
		Repair any erosion damage at the culvert's inlet and outlet
CATCH BASINS	Annually in the spring	Remove sediments and debris from the bottom of the basin and inlet grates
		Remove floating debris and oils (using oil absorptive pads) from any trap
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Clear and remove accumulated winter sand in parking lots and along roadways
		Sweep pavement to remove sediment
		Grade road shoulders and remove accumulated winter sand
		Grade gravel roads and gravel shoulders
		Clean-out the sediment within water bars or open-top culverts
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder
RESOURCE AND TREATMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development
		Manage the buffer's vegetation with the requirements in any deed restrictions
		Repair any sign of erosion within a buffer
		Inspect and repair down-slope of all spreaders and turn-outs for erosion
		Install more level spreaders, or ditch turn-outs if needed for a better distribution of flow
		Clean-out any accumulation of sediment within the spreader bays or turnout pools
		Mow non-wooded buffers no shorter than six inches and less than three times per year

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)		
AREA	SCHEDULE	CORRECTIVE ACTIONS
WET PONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping
		Mow the embankment to control woody vegetation
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks
		Remove and dispose of sediments and debris within the control structure
		Repair any damage to trash racks or debris guards
		Replace any dislodged stone in riprap spillways
		Remove and dispose of accumulated sediments within the impoundment and forebay
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment and hydrocarbons
		Provide for the removal and disposal of accumulated sediments within the basin
		Renew the basin media if it fails to drain within 72 hours after a one-inch rainfall event
		Till, seed and mulch the basin if vegetation is sparse
		Repair riprap where underlying filter fabric or gravel is showing or where stones have dislodged
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party for inspection and maintenance
		Follow the manufacturer's plan for cleaning of devices
OTHER PRACTICES	As specified for devices	Contact the department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

COMPREHENSIVE SITE EVALUATIONS

Inspection Results and Follow-up Action		
Date	Site Personnel Performing Inspection	Incidents of Noncompliance

Certification

I, _____ certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designated to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my personal inspection of the stormwater management system, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.

Name: _____

Title: _____

Signature: _____

Date: _____

Appendix B: SFWMD Forms

OPERATION AND MAINTENANCE INSPECTION CERTIFICATION

Instructions: Submit this form to the Agency within 30 days of completion of the inspection after any failure of a stormwater management system or deviation from the permit. This form may also be used to document inspections required under Section 12.4 of Applicant's Handbook Volume I, however submittal to the Agency is not required unless requested by the Agency.

Permit No.: _____ Application No.: _____ Date Issued: _____

Identification or Name of Stormwater Management System: _____

Phase of Stormwater Management System (if applicable): _____

Inspection Date: _____

Inspection results: (check all that apply)

☐ The undersigned hereby certifies that the works or activities are functioning in substantial conformance with the permit. This certification is based upon on-site observation of the system conducted by me or my designee under my direct supervision and my review of as-built plans.

☐ The following maintenance was conducted since the last inspection (attach additional pages if needed):

_____

☐ The undersigned hereby certifies that I or my designee under my direct supervision has inspected this surface water management system and the system does not appear to be functioning in substantial conformance with the permit. I am aware that maintenance or alteration is required to bring the system into substantial compliance with the terms and conditions of the permit. As appropriate, I have informed the owner of the following:

(a) The system does not appear to be functioning properly;
(b) That maintenance or repair is required to bring the system into compliance; and
(c) If maintenance or repair measures are not adequate to bring the system into compliance, the system may have to be replaced or an alternative design constructed subsequent to approval by the agency below.

The following components of the system do not appear to be functioning properly (attach additional pages if needed):

_____

Any components of the constructed system that are not in substantial conformance with the permitted system shall require a written request to modify the permit in accordance with the provisions of Rule 62-330.315, F.A.C. If such modification request is not approved by the agency below, the components of the system that are not in conformance with the permit are subject to enforcement action under Sections 373.119, .129, .136, and .430, F.S.

Name of Inspector: _____ Florida Registration Number: _____

Company Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ Email: _____

_____ _____

Signature of Inspector Date

Report Reviewed by Permittee:

Name of Permittee: _____

_____ _____

Signature of Permittee Date

_____

Title (if any)

Stormwater Facility
Inspection Checklist

Instructions

Prior to the inspection, the Inspector should review the permit for the facility and the design or as-built drawing for the facility.

This inspection checklist is required for the documentation of the annual inspection of all permitted stormwater systems. Complete all parts of the general data section for the project site. Attach any additional required documentation, if necessary. In the "All Technologies" category, mark all items as "satisfactory" or "unsatisfactory." For all other categories, either select "N/A" and minimize the category or mark all inspection items as "satisfactory" or "unsatisfactory." If the system described does not contain a component that is listed for inspection mark that item as "N/A"

For any item marked unsatisfactory, provide a comment below the BMP technology describing maintenance action needed to bring the system back into compliance. Within 30 days of any failure of a stormwater management system or if any components of the constructed system are found to be not in substantial conformance with the permitted system, a report shall be submitted by the permittee or their authorized representative to the Agency using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," ({effective date}), as per 62-330.331(2) F.A.C., describing the remedial actions taken to resolve the failure or deviation.

Inspection reports will be submitted by the permittee or their authorized representative to the applicable permitting agency. Each inspection report must be signed by a certified inspector or a registered professional to certify its authenticity.

Inspection Checklist

General Data

Inspection Date _____ Project Name West Orange Townhomes
Location_____ Permit Number 56-_____

Time since last storm event ☐<24 hours ☐24-48 hours ☐48-72 hours ☐>72 hours
Permit Holder Permit Effective Date
Inspector Name
Inspector Contact Information

Multiple BMP types in the system No ☐Yes ☐ List All: _____
_____
_____

Permit drawings have been reviewed No ☐Yes☐
Additional Photos Attached ☐ N/A ☐
Compliance Activity Record Attached ☐ N/A ☐

All (or other unlisted) Technologies

Items for inspection	Satisfactory	Unsatisfactory
General		
BMPs and treatment facilities are in good repair and operational	☐	☐
BMPs and treatment facilities are free from debris buildup that may impair function	☐	☐
Berms, embankments, curbing, or other methods used to impound, divert, and direct discharges are adequate and in good condition	☐	☐
The discharge (if any) is free of floating materials, visible oil sheen, discoloration, turbidity, odor, foam, or any other signs of contamination	☐	☐
Vegetation		
Mowing done when needed	☐	☐
Grass clippings removed	☐	☐
No evidence of erosion	☐	☐
Inlets		
Good condition, no need for repair	☐	☐
No evidence of erosion*	☐	☐
Outlets/overflow spillway		
Good condition, no need for repair	☐	☐
No evidence of erosion*	☐	☐

Comments: _____

Traditional BMPS

Swales N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Swales and contributing areas clear of debris*	☐	☐
Vegetation		
No evidence of erosion*	☐	☐
No weeds or invasive plants present	☐	☐
No evidence of nutrient deficiency	☐	☐
No evidence of disease	☐	☐
Grasses/sod are not in need of replanting/resodding	☐	☐
No signs of drought stress	☐	☐
No signs of plant overgrowth	☐	☐
Recovery		
Swale recovers between storms within permitted timeframe	☐	☐
Swale clean of sediments		
Good condition, no need for repair	☐	☐
No areas of sediment buildup*	☐	☐
No evidence of erosion*	☐	☐
Inlet Structure / Pretreatment:		
Good condition, no need for repair	☐	☐
No trash/debris/sediment in or around inlet structures*	☐	☐
No evidence that runoff is short-circuiting the inlet	☐	☐

Emergency Overflow / Outlet Structure		
Good condition, no need for repair	☐	☐
No evidence of accumulation of trash, debris, or sediment in or around outlet structure(s)*	☐	☐
No evidence of erosion, or flooding around structures*	☐	☐
Swale Blocks N/A ☐		
If swale blocks or other structures are present, there is no evidence of erosion at downstream toe of structure*	☐	☐

Comments: _____

Wet Pond N/A ☐

Type of wet pond _____

Items for inspection	Satisfactory	Unsatisfactory
Vegetation		
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No emergent invasive plant life	☐	☐
No areas need replanting	☐	☐
Dead plant material is removed, if necessary	☐	☐
Upland banks are maintained		
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Fences/access repairs		
Fence(s) condition	☐	☐
Lock(s) and gate(s) function are adequate	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Outlets/overflow spillway/ drain gate		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐
Weir System: drawdown and overflow weir		
Weir system condition	☐	☐
No evidence of clogging *	☐	☐
Clear of debris*	☐	☐

Comments: _____

Dry Pond N/A ☐

Type of dry pond _____

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Basin bottom clear of debris*	☐	☐
Emergency spillway clear of debris*	☐	☐
Recovery		
Pond recovers between storms	☐	☐
Vegetation		
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No emergent invasive plant life	☐	☐
Does not need replanting	☐	☐
Not overgrown	☐	☐
Sediment cleanout of pond		
No evidence of sedimentation in pond	☐	☐
No evidence of erosion at downstream toe	☐	☐
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Fences/access repairs		
Fence(s) condition	☐	☐
Lock(s) and gate(s) function adequate	☐	☐
Underdrain/side bank Filters		
Cleanout caps present and in good condition	☐	☐
No evidence of clogging	☐	☐
No evidence of erosion over or adjacent to filter*	☐	☐
Inlets		
Inlet(s) condition	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet*	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet*	☐	☐

Comments: _____

Exfiltration Trench N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Trench surface clear of debris*	☐	☐
Inlet areas clear of debris*	☐	☐
Inflow pipes clear of debris*	☐	☐
Overflow spillway clear of debris*	☐	☐
Sediment traps or forebays		
Sufficiently trapping sediment	☐	☐
Has additional storage capacity available until next maintenance action	☐	☐
Sediment buildup has been removed	☐	☐
Vegetation		

Water does not stand on vegetative surface	☐	☐
Good vegetative cover exists	☐	☐
Recovery		
Trench recovers between storms	☐	☐
Sediment cleanout of trench		
No evidence of sedimentation in trench*	☐	☐
Inlets		
Inlet intake(s) functioning adequately	☐	☐
Inlet(s) condition	☐	☐
No evidence of flooding around inlet	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of flooding around outlet	☐	☐
Structural		
Embankment condition	☐	☐
Side slopes are stable	☐	☐
Aggregate repairs		
Surface of aggregate clean	☐	☐
Top layer of stone does not need replacement	☐	☐
Trench does not need rehabilitation	☐	☐

Comments: _____

Pervious Pavers/Pavement N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Paving area clean of debris*	☐	☐
Site Area		
Drainage area contains stable soil that will not clog pavers	☐	☐
Vegetation on site healthy and glass clippings removed	☐	☐
Runoff is not short-circuiting the pavers	☐	☐
No evidence of erosion, gullies, or rills around site	☐	☐
Infiltration		
Infiltrometer Test meets requirements	☐	☐
Recovery		
Pervious paving recovers between storms	☐	☐
No evidence of clogging or standing water	☐	☐
Sediments		
Pavement area clean of sediments	☐	☐
Area vacuum swept on a periodic basis	☐	☐
Structural Integrity		
No evidence of surface deterioration	☐	☐
No evidence of rutting or spalling	☐	☐
No evidence of pavement settling	☐	☐
No evidence of missing aggregate between pavers	☐	☐

Outlets		
Outlet(s) condition	☐	☐
No evidence of clogging	☐	☐
Clean out caps present if included	☐	☐
Vegetation cells N/A ☐		
Vegetation healthy	☐	☐
Vegetation not overgrown	☐	☐
No grass clippings present *	☐	☐

Comments: _____

Stormwater Vaults or Tanks N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Paving area clean of debris*	☐	☐
Recovery		
Recovers between storms	☐	☐
No evidence of standing water	☐	☐
No nuisance flooding evident	☐	☐
Sediments		
Clear of sediments*	☐	☐
Structural Integrity		
No evidence of surface deterioration	☐	☐
No evidence of cracking	☐	☐
No evidence of rutting or spalling	☐	☐
Safety		
Ladders functioning and in good repair	☐	☐
Adequate venting for access	☐	☐
Contains primary and secondary access	☐	☐
Inlets		
Inlet(s) condition	☐	☐
No evidence of scouring	☐	☐
Outlets		
Outlet(s) condition	☐	☐
No evidence of erosion *	☐	☐
No evidence of clogging	☐	☐

Comments: _____

Constructed Marsh System N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Marsh System clear of debris*	☐	☐
Vegetation		
Appears healthy	☐	☐

No emergent invasive plant life	☐	☐
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No areas need replanting	☐	☐
Dead plant material removed, as necessary	☐	☐
Upland banks are maintained	☐	☐
Flow		
No signs of channeling or erosion *	☐	☐
Maintains minimum permitted water elevation	☐	☐
No signs of drought or short-circuiting	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Vegetation around inlet in good condition	☐	☐
Outlets/emergency outflow N/A ☐		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐
Weir System or Level Spreader N/A ☐		
Weir system condition	☐	☐
No evidence of clogging	☐	☐
Clear of debris*	☐	☐

Comments: _____

Vegetative Natural Buffers N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Buffer clear of debris*	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No signs of damage from animal activity	☐	☐
No signs of stress or disease	☐	☐
No areas need replanting	☐	☐
Dead plant material removed, as necessary	☐	☐
Upland banks are maintained	☐	☐
Flow		
No signs of channeling or erosion *	☐	☐
Maintain minimum permitted water elevation	☐	☐
No signs of drought or prolonged ponding	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short Circuiting the inlet	☐	☐

No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Vegetation around inlet in good condition	☐	☐
Outlets/emergency outflow N/A ☐		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around outlet *	☐	☐

Comments: _____

Green Roof N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Debris Cleanout		
Vegetated area clear of debris*	☐	☐
Dewatering		
Recovers between storms	☐	☐
No evidence of ponding or inundation	☐	☐
Structural		
Constructed elements condition	☐	☐
No evidence of roof leaks	☐	☐
No evidence of exposed or actively eroding areas	☐	☐
Dispersal system/sprinkler N/A ☐		
Dispersal system/sprinkler functioning as intended	☐	☐
Piping in good repair	☐	☐
Pumps functioning as intended	☐	☐
Cistern tank functioning as intended	☐	☐
Overflow functioning as intended	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No signs of nutrient deficiency/disease	☐	☐
No areas need replanting	☐	☐
Inlets/Catchments		
Inlet(s) condition	☐	☐
No evidence of erosion*	☐	☐
No evidence of clogging	☐	☐
Outlets		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
No evidence of bypassing	☐	☐

Comments: _____

Cistern N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Site area		

No evidence of clogging flow paths or pipes *	☐	☐
Structural		
Constructed elements condition	☐	☐
Condition of foundation if above ground	☐	☐
No evidence of leaks	☐	☐
No evidence of algal growth in cistern	☐	☐
No evidence of prolonged storage	☐	☐
Vegetation		
Trees appear healthy	☐	☐
Trees do not need replacing or pruning	☐	☐
No emergent invasive plant life	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not bypassing the inlet(s)	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Screen and/or trap is secured and functioning properly	☐	☐
Screen and/or trap is clear of debris build up *	☐	☐
First flush collector (if present) clear of debris and properly functioning	☐	☐
Outlets/emergency overflow		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
Pump N/A ☐		
Float switch functional	☐	☐
Pump functional	☐	☐
Healthy vegetation, if used for irrigation	☐	☐

Comments: _____

Tree Box or Tree Well N/A ☐

Items for inspection	Satisfactory	Unsatisfactory
Site area		
Area clear of excess debris*	☐	☐
No evidence of erosion*	☐	☐
Structural		
Constructed elements condition	☐	☐
Device dewaters between storms	☐	☐
No evidence of inundation	☐	☐
No evidence of sediment build up *	☐	☐
Vegetation		
Tree(s) appears healthy	☐	☐
Tree(s) do not need replacing or pruning	☐	☐
No emergent invasive plant life	☐	☐

Inlets		
Inlet(s) condition	☐	☐
Runoff is not bypassing the inlet	☐	☐
No evidence of trash/debris/sediment in or around inlet *	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet *	☐	☐
Outlets/emergency overflow		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐
No evidence of erosion or flooding *	☐	☐
Underdrain, if installed		
All cleanouts clear from clogging or blockages *	☐	☐
Cleanouts in good condition	☐	☐

Comments: _____

Bioswale or Raingarden N/A ☐

Type of LID(s) _____

Items for inspection	Satisfactory	Unsatisfactory
Site area		
Area clear of excess debris*	☐	☐
No evidence of erosion or sedimentation *	☐	☐
Dewatering		
Ponding dewaters between storms	☐	☐
No evidence of inundation	☐	☐
Sediment cleanout		
No evidence of sedimentation	☐	☐
Structural		
Constructed elements condition	☐	☐
Mulch depth at least 2 inches	☐	☐
No evidence of damage from wildlife	☐	☐
No evidence of erosion*	☐	☐
No sediment build-up*	☐	☐
Vegetation		
Vegetation healthy	☐	☐
No emergent invasive plant life	☐	☐
No areas need replanting	☐	☐
Not overgrown	☐	☐
Inlets		
Inlet(s) condition	☐	☐
Runoff is not short-circuiting the inlet area	☐	☐
No evidence of trash/debris/sediment in or around inlet area*	☐	☐
No evidence of erosion, gullies, rills, or flooding around inlet area*	☐	☐
Plant life around inlets condition	☐	☐
Outlets/overflow spillway		
Outlet(s) condition	☐	☐
No evidence of trash/debris/sediment in or around outlet*	☐	☐

No evidence of erosion or flooding *	☐	☐
Underdrain N/A ☐		
All cleanouts clear form clogging or blockages	☐	☐
Cleanouts in good condition	☐	☐

Comments: _____

Non-Traditional BMPS

Other Manufactured BMPs N/A ☐

Type of System _____

Items for inspection	Satisfactory	Unsatisfactory
Functioning based on permit and manufacturer specifications	☐	☐
No evidence of damage or clogging	☐	☐

Comments: _____

Monitoring Devices and Adaptive Controls N/A ☐

Type of Monitoring Device(s) _____

Items for inspection	Satisfactory	Unsatisfactory
Computer components		
Functioning as intended	☐	☐
Recording data at permitted intervals	☐	☐
No signs of rusting, corrosion, or other weather damage	☐	☐

Comments: _____

* That May Impair Function

Signature

Inspector Name:
Signature of Inspector:
Florida Registration Number:

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH

THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

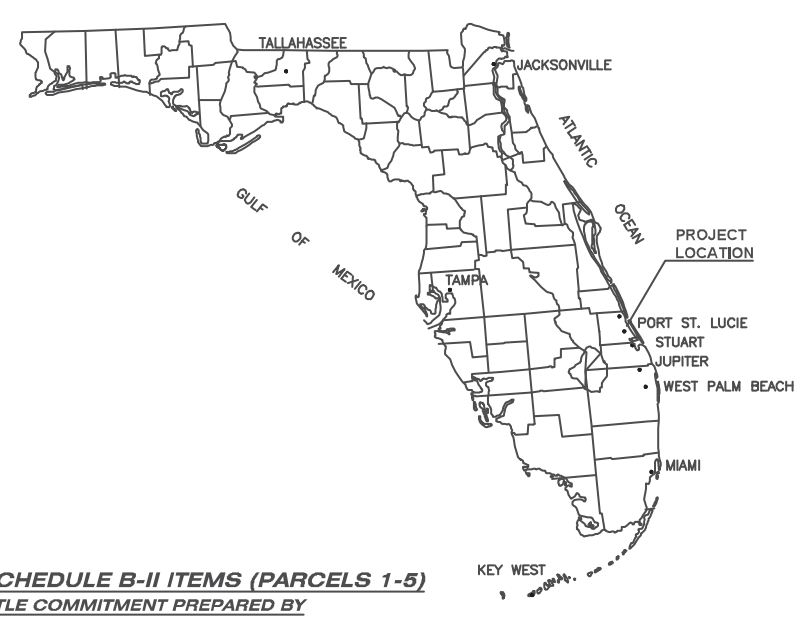
COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

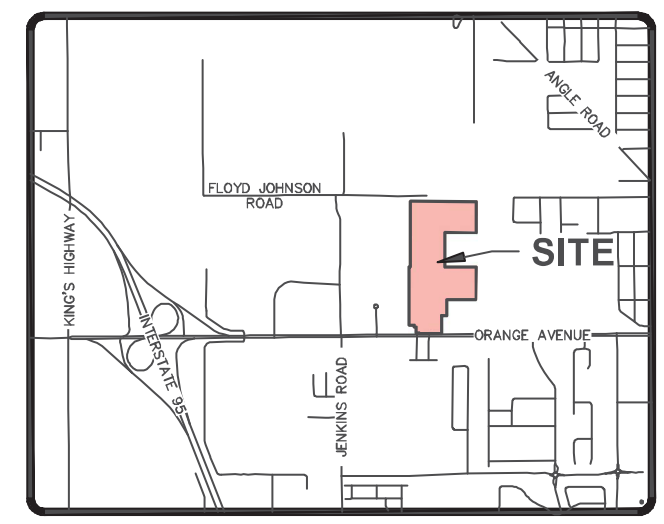
CONTAINING 56.62 ACRES, MORE OR LESS.

BOUNDARY & TOPOGRAPHIC SURVEY

LANDMARC BUILDING DEVELOPMENT, INC.
SECTION 07, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

LOCATION MAP





ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SCHEDULE B-II ITEMS (PARCELS 1-5)

TITLE COMMITMENT PREPARED BY
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # 1510-144
COMMITMENT DATE: MARCH 9, 2021, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
      SHOWN ON THIS SURVEY.
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
      AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TERMS, CONDITIONS, AND PROVISIONS OF CROSS EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328. (PARCEL 5)
   SHOWN ON THIS SURVEY.
7. ~~TERMS, CONDITIONS, AND PROVISIONS OF RESOLUTION NO. 89-246 ACCEPTING RIGHT-OF-WAY EASEMENT ON BEHALF ST. LUCIE COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 651, PAGE 1629. (PARCELS 1 AND 4)~~
   DOES NOT AFFECT SUBJECT PROPERTY.
8. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 237, PAGE 2802. (PARCEL 4)
   SHOWN ON THIS SURVEY.
9. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2801. (PARCEL 5)
   SHOWN ON THIS SURVEY.
10. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 238, PAGE 1743. (PARCEL 1)
    SHOWN ON THIS SURVEY.
11. EASEMENT GRANTED FLORIDA POWER & LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 368, PAGE 2044 AND OFFICIAL RECORDS BOOK 368, PAGE 2043. (PARCEL 3)
    SHOWN ON THIS SURVEY.
12. ACCESS WILL NOT BE INSURED TO PARCEL 3, SHOULD IT BE SEPARATED FROM OTHER PARCELS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
13. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
15. DRAINAGE DITCHES THAT MAY TRAVERSE THE LANDS INSURED, TOGETHER WITH ANY RIGHTS OF OTHERS FOR DRAINAGE PURPOSES AND ANY RIGHTS OF ST. LUCIE COUNTY OR THE STATE OF FLORIDA TO MAINTAIN SAID DITCHES.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY, THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASELINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 624.027 METERS (2,047.33 FEET); THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 116.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.635 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.309 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS. LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 09" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,047.33 FEET; THENCE NORTH 00 DEG 17' 51" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 382.77 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:

THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 56.62 ACRES, MORE OR LESS.

FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 5, 2021, ZENMUSE L1 LIDAR, WITH DJI PILOT FOR FLIGHT PLANNING AND TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY POST PROCESSING.
2. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810.
3. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS RTK ON OCTOBER 01, 2025.
4. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

SYMBOL & ABBREVIATION LEGEND:

BWF	BARBED WIRE FENCE
(symbol)	BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
(C)	CALCULATED
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
CM	CONCRETE MONUMENT
CPP ⊠	CONCRETE POWER POLE (CPP)
X.A.E.	CROSS ACCESS EASEMENT
(symbol)	CURB INLET
(D)	DEED
Ⓓ	DRAINAGE MANHOLE
EP	EDGE OF PAVEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FND	FOUND
(symbol)	GUY WIRE ANCHOR
(symbol)	HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
L&E	LESS AND EXCEPT
LB	LICENSED BUSINESS
MAG/D	MAG NAIL MAG BRAND NAIL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NSLRWMD	NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT
F.K.A. NSLRWCD	F.K.A. NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PK/D	PARKER-KALON NAIL & DISK
PRM	PERMANENT REFERENCE MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PLS	PROFESSIONAL LAND SURVEYOR
℘	PROPERTY LINE
R/W	RIGHT-OF-WAY
SV⋈	SANITARY VALVE
SEC	SECTION
(symbol)	SIGN
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TYP	TYPICAL
WV⋈	WATER VALVE (WV)
(symbol)	WOOD POWER POLE

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 6, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP, AND REPRODUCTIONS THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 1, 2025.
4. THE LEGAL DESCRIPTION(S) AND MATTERS OF RECORD HEREON ARE SHOWN IN REFERENCE TO TITLE COMMITMENT NUMBER 1510-144, AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 9, 2021 AT 11:00PM.
5. PARCEL(S) CONTAIN A TOTAL OF 56.62 ACRES, MORE OR LESS.
6. THIS BOUNDARY & TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME NETWORK (RTN) OBSERVATION WITH AN ACCURACY OF ±0.10'. SITE BENCHMARKS UTILIZED AND SHOWN HEREON WERE ESTABLISHED VIA CLOSED LEVEL LOOP ORIGINATING AT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK DESIGNATED "C3", HAVING A PUBLISHED ELEVATION OF 17.59 FEET, NAVD88.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
15. PARCEL APPEARS TO BE SITUATE IN FLOOD HAZARD ZONE X, PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0159J, HAVING AN EFFECTIVE DATE OF 2/16/2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

Michael T Owen — Digitally signed by Michael T Owen
Date: 2025.10.06 17:00:21 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

REV.	DATE	DESCRIPTION	BY	CHK.

EDC — A DIVISION OF HALEY WARD, INC.
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

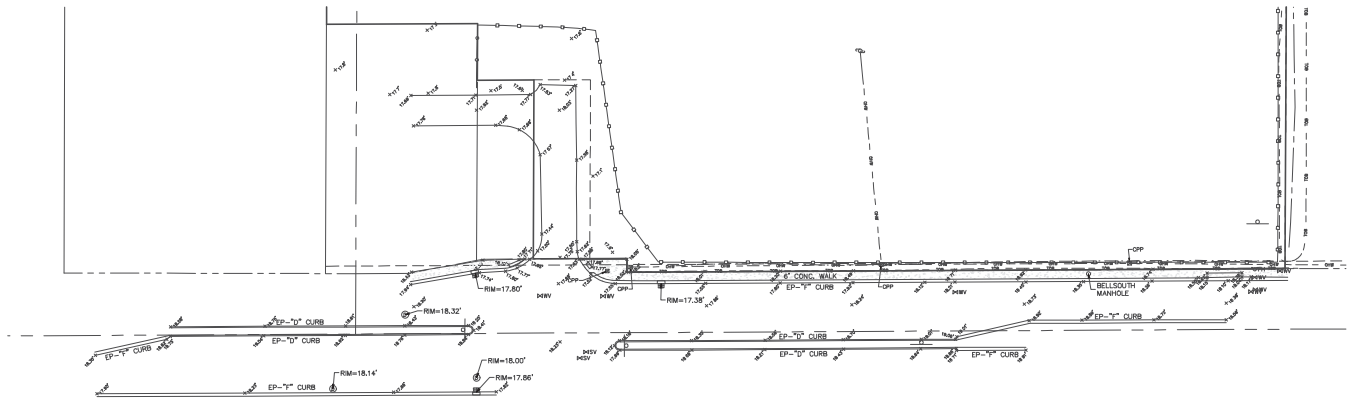
PROJECT: LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE	
10/2/2025	AS SHOWN	
DRAWN BY	FIELD CREW	CHECKED BY
RJB/SPT	GH/IP/SV/JR	MTO

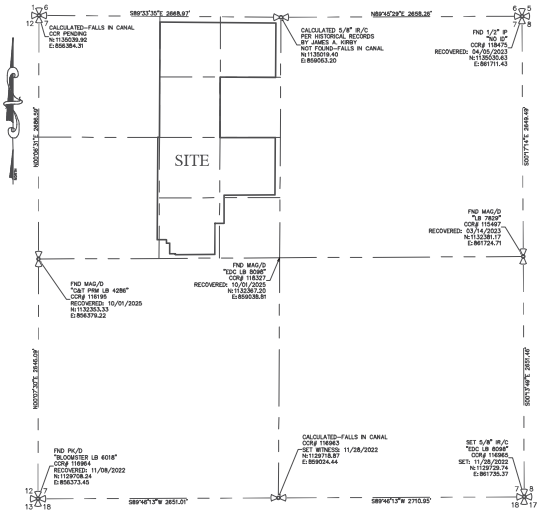
PROJECT No. 25-144 (OLD 21-260)

DRAWING No. SHEET 1 OF 3 — REV.



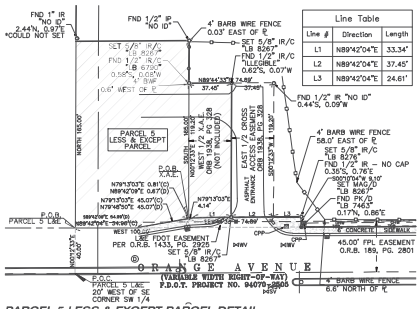
OFF-SITE TOPOGRAPHIC DETAIL

SCALE: 1"=30'



SEC. 07, TWP. 35S, RGE. 40E

1"=500'

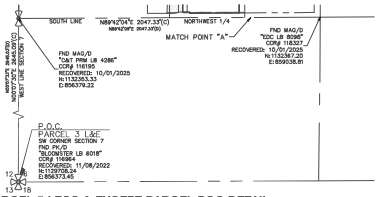


Line Table		
Line #	Direction	Length
L1	N89°42'04"E	33.34'
L2	N89°42'04"E	37.45'
L3	N89°42'04"E	24.61'

PARCEL 5 LESS & EXCEPT PARCEL DETAIL

SCALE: 1"=40'

NOTE: HATCHED AREA DEPICTS PARCELS DESCRIBED AS BEING LESS & EXCEPT FROM SUBJECT PROPERTY IN THE LEGAL DESCRIPTION PROVIDED.



PARCEL 5 LESS & EXCEPT PARCEL POC DETAIL

SCALE: 1"=400'

NO.	DATE	DESCRIPTION	BY	CHK

A DIVISION OF HALEY WARD, INC.
FLA. CERTIFICATE OF AUTHORIZATION NO. 30644
1201 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

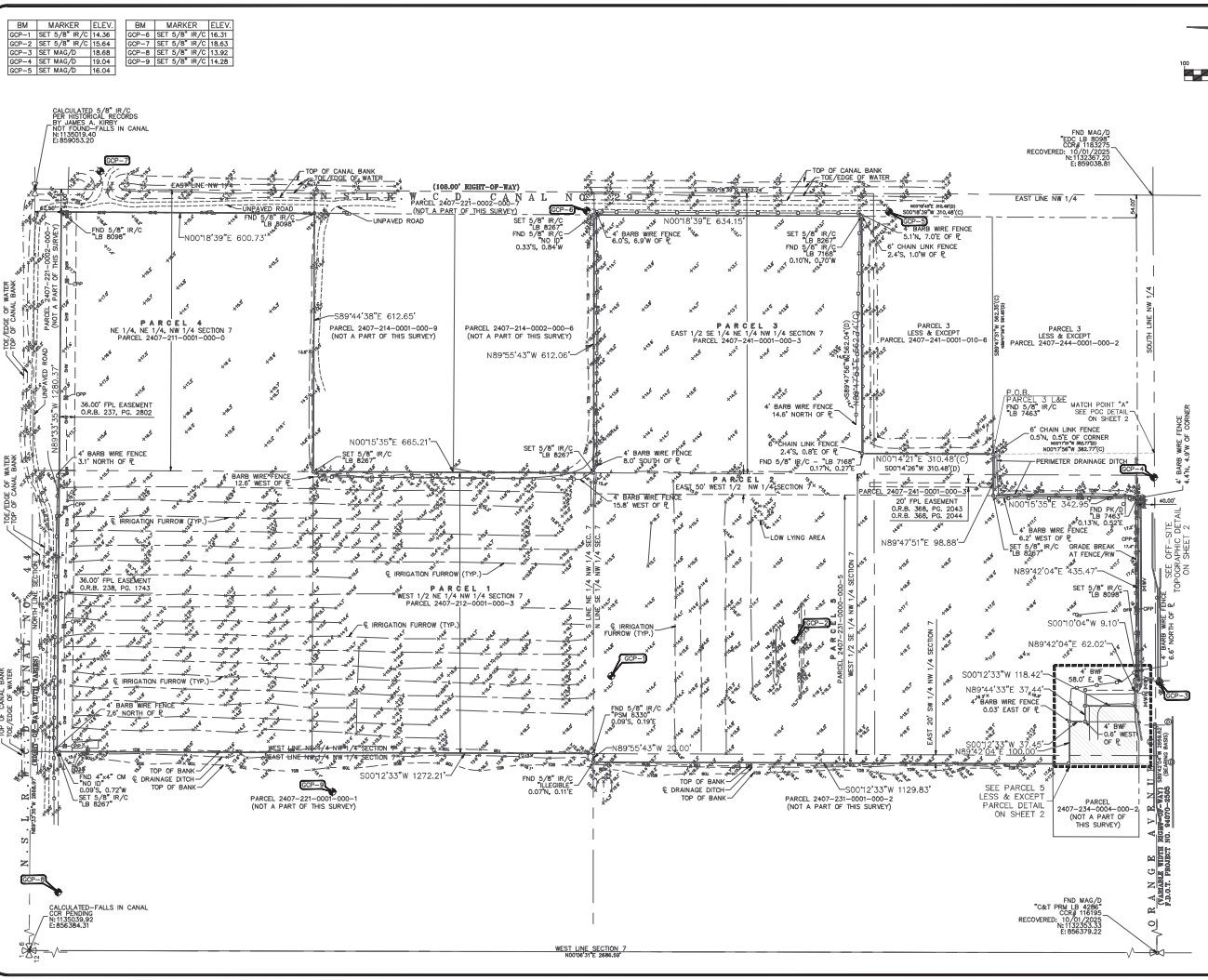
TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
10/2/2025	AS SHOWN
DRAWN BY	PROJ. MGR.
RJS/SPT	GH/PVS/JJB
PROJECT NO.	DESCRIPTION
25-144 (OLD 21-290)	MTO

SHEET NO.
SHEET 2 OF 3

BM	MARKER	ELEV.
GCP-1	SET 5/8" IR/C	14.36
GCP-2	SET 5/8" IR/C	15.64
GCP-3	SET MAG/D	18.68
GCP-4	SET MAG/D	19.04
GCP-5	SET MAG/D	16.04

BM	MARKER	ELEV.
GCP-6	SET 5/8" IR/C	16.31
GCP-7	SET 5/8" IR/C	18.63
GCP-8	SET 5/8" IR/C	13.92
GCP-9	SET 5/8" IR/C	14.28



A DIVISION OF HALEY WARD, INC.
FLE. AUTHORIZATION NO. 30644
C.A. AUTHORIZATION NO. 8267
(772) 462-2455
WWW.HALEYWARD.COM

LANDMARC BUILDING DEVELOPMENT, INC.
ST. LUCIE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY

DATE	SCALE
10/2/2025	AS SHOWN
DRAWN BY	FIELD CREW
RJS/SPT	GH/PVS/VJR
CHECKED BY	
MTO	
PROJECT NO.	
25-144 (OLD 21-290)	
DRAWING NO.	REV.
SHEET 3 OF 3	

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

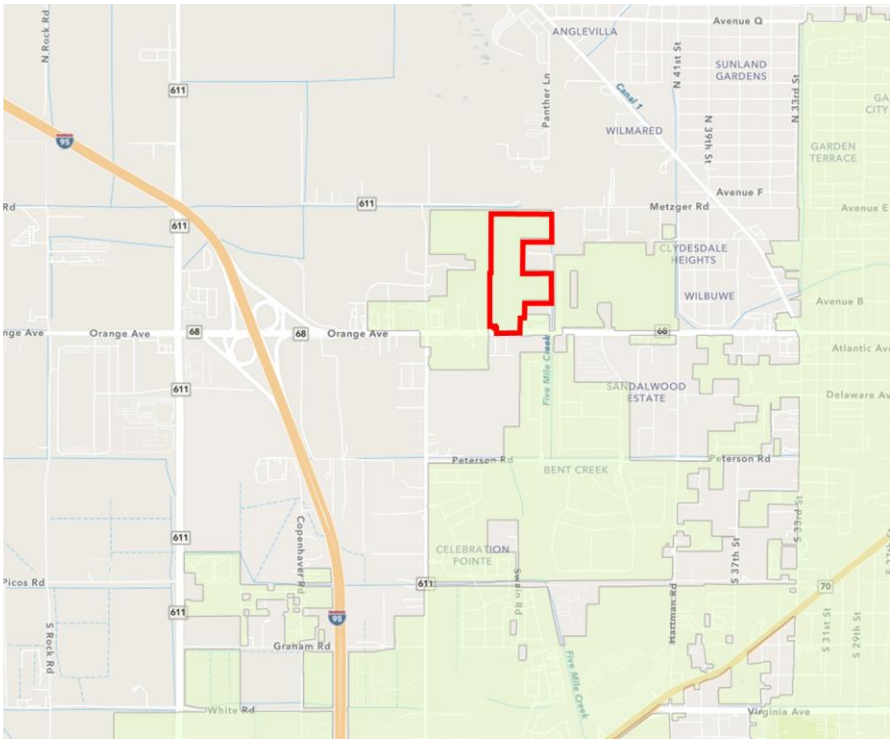
Acreage: ±56.62 acres (Phase 1 (Staff renamed 1.1, 1.2 and 1.3)

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)

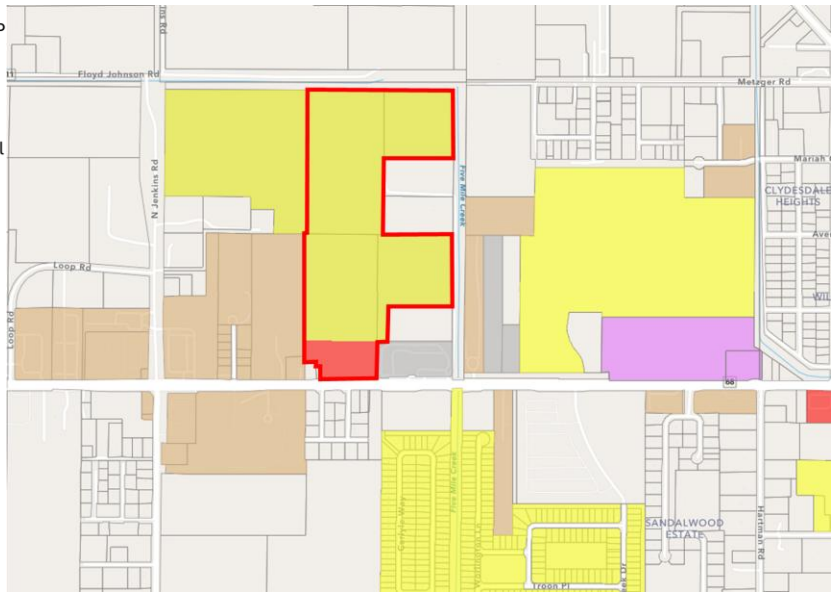
The proposed development is consistent with the Residential High Future Land Use designation, provides adequate public facilities, and complies with Urban Form & Anti-Sprawl (§163.3177, F.S.) The project demonstrates, Compact residential form, Internal circulation and walkability, Centralized amenities,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

Staff Comment: The request satisfies applicable growth management requirements.

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

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.

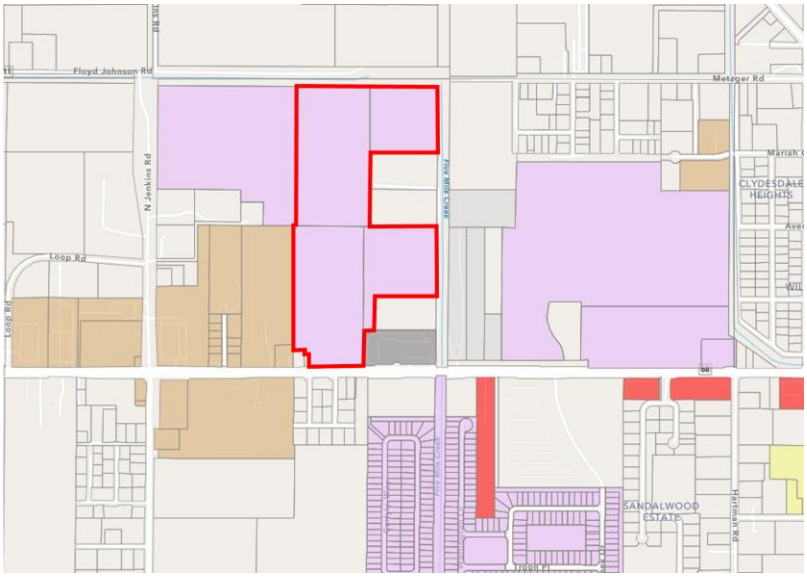
Outstanding items include final stormwater design, and tree mitigation (DPCR)

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

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.

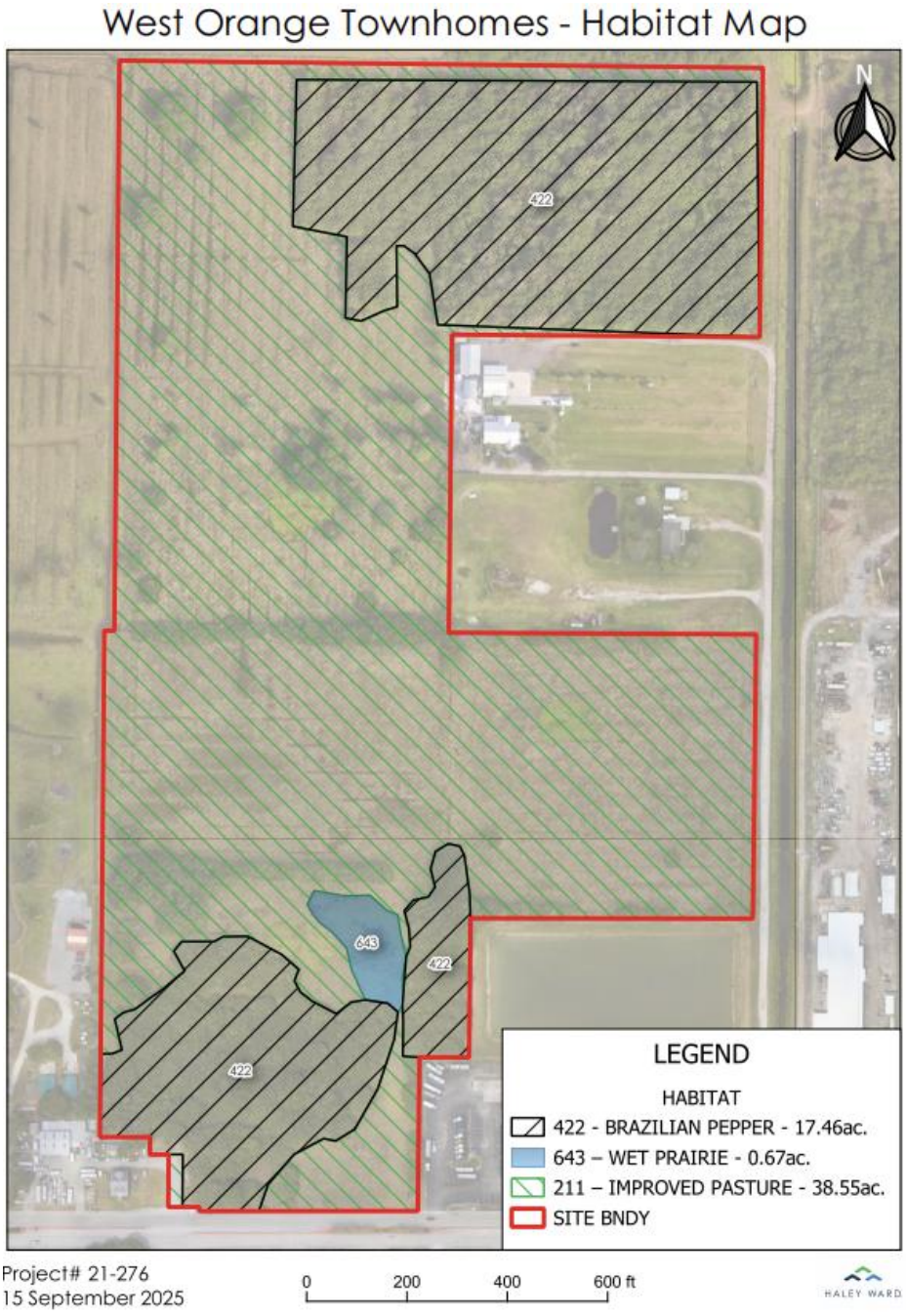
Staff Comment: Positive fiscal impact anticipated.

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.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : File

From: Tanner Retherford, P.E. – Project Engineer

Thru: Mark Zrallack, P.E. – City Engineer

Re : Final PD - West Orange – 4918 Orange Avenue
PD2025-00006

Date : November 2, 2026

This is to advise you that we have completed the review of the following documents as received by this office on November 2, 2026:

- ☐ Development Permit Compliance Review
- ☒ Final PD and Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits
- ☐ Annexation

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☐ Annexation Approval
- ☒ Final PD & Site Plan Approval
- ☐ DPCR Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for Engineering Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. Drainage reports and preliminary drainage plans were given a preliminary review. An in-depth review will be completed at time of DPCR.

2. A NSLRWCD and SFWMD permit will be required for review at DPCR submittal.

3. An FDOT connection permit will be required.

4. A formal Wetland Determination shall be provided at time of DPCR submittal based on the Environmental Assessment provided.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2025-00006
West Orange Phase 1 - 4918 Orange Ave (UPDATED COMMENTS)

W/WW Engineering: Approved as noted,

Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.
For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved.

The Fort Pierce Utilities Authority (FPUA) Gas Department has reviewed the proposed *West Orange Planned Development* and notes this project represents an exceptional opportunity to create a **high-efficiency, energy-balanced community** that leverages the reliability and long-term cost savings of **natural gas** service.
As part of FPUA's ongoing initiative to partner with area developers, **FPUA is prepared to provide the natural gas infrastructure at no cost to the developer**, including:

- Installation of all required **gas mains and service lines** within the development
- **Free natural gas water heaters** for each unit
- Comprehensive design coordination and layout support to integrate gas into the site's utilities plan efficiently

In return, FPUA requests that each home utilize **natural gas for the water heater plus one additional appliance** (range, dryer, or similar). This simple inclusion allows the builder to realize substantial cost savings and design flexibility while delivering homes that are more energy-efficient, marketable, and resilient.
Key Benefits to the Developer & Builder (Con't pg 2)

- **Zero infrastructure cost:** Gas mains, services, and water heaters provided and installed at no charge.
- **Increased buyer appeal:** Homes marketed as "gas communities" consistently sell faster and at higher margins, appealing to buyers seeking energy efficiency and reliability.
- **Reduced electrical demand:** Gas water heating and cooking ease load on electrical infrastructure, reducing strain and potential upgrade costs.
- **Construction advantage:** Partnering early allows joint trenching with other utilities, eliminating future disturbance and keeping installation costs to a minimum.

Benefits to Homeowners & the Community

- **Lower monthly utility costs** and faster water-heater recovery times
- **Cooking with precision**—a major selling point for new homebuyers
- **Energy diversity and reliability** in the event of electrical outages
- **Environmental responsibility:** Natural gas burns cleaner than other fossil fuels, reducing carbon intensity and supporting community sustainability goals

FPUA believes this project can serve as a **model for energy-balanced residential design** within Fort Pierce. The utility is committed to full partnership through design, permitting, and construction phases to ensure seamless coordination and timely delivery.
Participation is voluntary under Florida law, but **the economic, practical, and marketing advantages are substantial.** FPUA encourages early coordination to maximize available incentives before final utility layouts are approved.

FPUAnet Fiber: **FPUAnet Approves.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME/ ORD# 26-022 - PD2025-00006; FINAL PD – PHASE 1 WEST ORANGE

NOTICES PROVIDED PURSUANT TO: City Code and State Statute

NOTICE BY NEWSPAPER: November 1st, 2026

NOTICE BY MAIL: October 27th , 2026

NOTICE BY SIGNS: November 5th, 2026

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** November 5th, 2026

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Linda Cox
100 N US Highway 1
Fort Pierce FL 34982

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 11/01/2026
SCN tcpalm.com 11/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/01/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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VICKY FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 16th, 2026, and on Monday December 7th, 2026, hold Public Hearings in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meetings which begin at 5:05 p.m., the City Commission will review and issue determinations regarding the following application:

ORDINANCE 26-022 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A MAJOR AMENDMENT TO THE WEST ORANGE PLANNED DEVELOPMENT APPROVED BY ORDINANCE NO. 23-013; APPROVING A FINAL PLANNED DEVELOPMENT SITE PLAN AND PHASING PLAN FOR FOUR (4) PARCELS GENERALLY LOCATED AT 4918 AND 5220 ORANGE AVENUE, CONTAINING APPROXIMATELY 56.62 ACRES OF LAND, MORE OR LESS; APPROVING A FINAL PD DEVELOPMENT AGREEMENT; PROVIDING CONDITIONS OF DEVELOPMENT; CONFIRMING THAT ORDINANCE NO. 23-013 REMAINS THE GOVERNING MASTER PD APPROVAL EXCEPT AS EXPRESSLY MODIFIED HEREIN; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

SUBJECT PROPERTY: PARCEL ID(s): 2407-241-0001-000-3, 2407-231-0000-000-5, 2407-212-0001-000-3, and 2407-211-0001-000-0

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
November 1 2026
LSAR0624462

City Commission Regular Meeting - 5:05 PM **12. C.**

Meeting Date: 11/16/2026

Re: PZSITE2026-00020, Major Site Plan with Conditional Use, 2535 S. Kings Highway

Submitted For: Christopher Suneson, Assistant Planning Director, Planning Department

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SUBJECT:

Quasi-Judicial Hearing - Review and approval of an application for Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct at 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway, Fort Pierce, FL. The property is zoned R-4, Medium Density Residential. Parcel ID: 2323-501-0002-000-0.

SUMMARY:

The applicant has requested review and approval of an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Design by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct a 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway. The property has a Future Land Use of RM, Medium Density Residential and is zoned R-4, Medium Density Residential.

The proposed development includes 15 multi-family, three-story apartment buildings each containing 32-34 dwelling units with a maximum of 488 dwelling units. The site is programmed with a variety of amenities and is centered around five large lakes with water features.

The applicant is requesting additional density considerations under Land Development Code Section 125-243, Innovative Community Design through a Conditional Use with would allow an increase in allowable density up to the limit provided under the site's Future Land Use category.

RECOMMENDATION:

Staff recommends the City Commission APPROVE the proposed Major Site Plan with Conditional Use:

- The following documents form the basis of the City Commission's approval for this project:
  a. Project Narrative by Haley Ward dated August 10, 2026;
  b. Concurrency Capacity Analysis received August 11, 2026;
  c. Environmental Assessment completed by Haley Ward dated May 26, 2026;
  d. Traffic Analysis Report completed by MacKenzie Engineering and Planning revised September 2026;
  e. ALTA/ACSM Land Title Survey by Caulfield and Wheeler signed and sealed September 3, 2026;

f. Site Plan package by Haley Ward dated September 18, 2026;
g. Floor Plan package by Dragonfly Architecture dated July 20, 2026;
h. Preliminary Engineering plan by Haley Ward dated May 27, 2026;
i. Photometric Plan by Precision Technical dated May 27, 2026;
j. Tree Survey by Haley Ward dated May 15, 2026;
k. Tree Mitigation package by Haley Ward dated August 10, 2026;
l. Landscape Plan package by Haley Ward signed and sealed September 17, 2026;
m. Design Review Narrative by Haley Ward dated June 4, 2026;
n. Building Elevations by Dragonfly Architecture dated July 20, 2026;
o. Color Board by Dragonfly Architecture dated July 20, 2026;
p. Sign Rendering received August 11, 20206.
Minor changes to these documents will be evaluated, if necessary, under further permitting through Development Plan Compliance Review.

1. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.
2. A Land Clearing permit is required prior to the issuance of a Land Development permit.
3. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of Land Clearing permit through Development Plan Compliance Review.
4. Stormwater design has only been reviewed conceptually. A full review is required through Development Plan Compliance Review.
5. A Saint Lucie County site development permit for access and drainage outfall will be required at time of Development Permit Compliance Review.
6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Roadway improvements required by external agencies will be undertaken and completed prior to the first residential Certificate of Occupancy.
9. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.
10. Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

ALTERNATIVES:

- Approve with alternate conditions.
- Denial.

RESPONSIBLE STAFF:

Chris Suneson, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee
Planning Board

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	N/A
Account:	N/A
Amount:	N/A

OTHER INFORMATION:

This project will not impact the City's budget.

Attachments

Staff Presentation
Staff Report
Location Map
Property Card
Deed
Agent Authorization
Project Narrative
Neighborhood Photos
Site Photos
Concurrency Analysis
Environmental Analysis
Traffic Impact Analysis
Survey
Site Plan
Floor Plans
Conceptual Drainage Plan
Lighting Plan
Tree Survey
Tree Mitigation Plan
Landscape Plan
Design Review Narrative
Elevations
Color Board
Renderings
Sign Rendering
Public Notice Certification
Mailing Labels
Proof of Publication
Proof of Publication

CITY OF FORT PIERCE

OCTOBER 12, 2026

PZSITE2026-00020
MAJOR SITE PLAN WITH CONDITIONAL USE
THE CARLTON
2535 S. KINGS HIGHWAY

OWNER/APPLICANT

Farrell Communities of Fort Pierce Owner LLC / Haley Ward, Inc.

PARCEL ID:

2323-501-0002-000-0

REQUEST:

Request to review and approve an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct a 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway.



Site Location Map

SUMMARY

The subject parcel is generally located along S. Kings Highway, south of Pruitt Research Road and north of Okeechobee Road.

Current Future Land Use Designation / Zoning:

- FLU – RM, Medium Density Residential
- Zone – R-4, Medium Density Residential

The property is currently vacant and was previous used agricultural uses.

The subject parcel was annexed into the City in March 2004 under Ordinance K-218.

The was previously approved for a similar request in January 2024.

FUTURE LAND USE



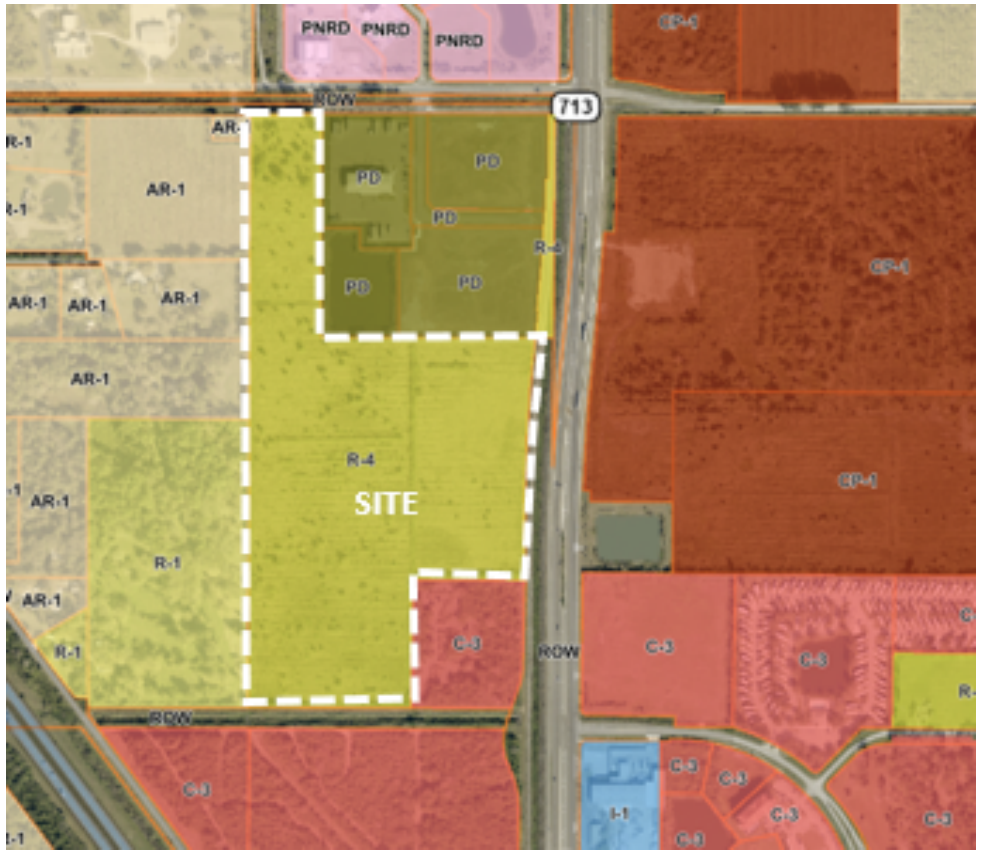
Fort Pierce FLU:

RM, Medium Density Residential

- Comprehensive Plan Policy 1.1.6B allows a range of residential density from 6.5 to 12 du/ac.
- The proposal of 488 units on 40.77 acres results in 11.96 du/ac which falls within the Comprehensive Plan's allowable density range.

Fort Pierce Land Use	SLC Land Use
GC – General Commercial	SD – Special District
RM – Residential Medium	COM - Commercial
I - Industrial	RU – Residential Urban, 4 du/ac

ZONING



Fort Pierce Zoning:

R-4, Medium Density Residential

Multi-dwelling buildings (apartments) like the proposed project are allowed by right in the district.

Fort Pierce Zoning

CP-1 Commercial Parkway Zone

C-3 – General Commercial

R-4 – Medium Density Residential

I - Industrial

SLC Zoning

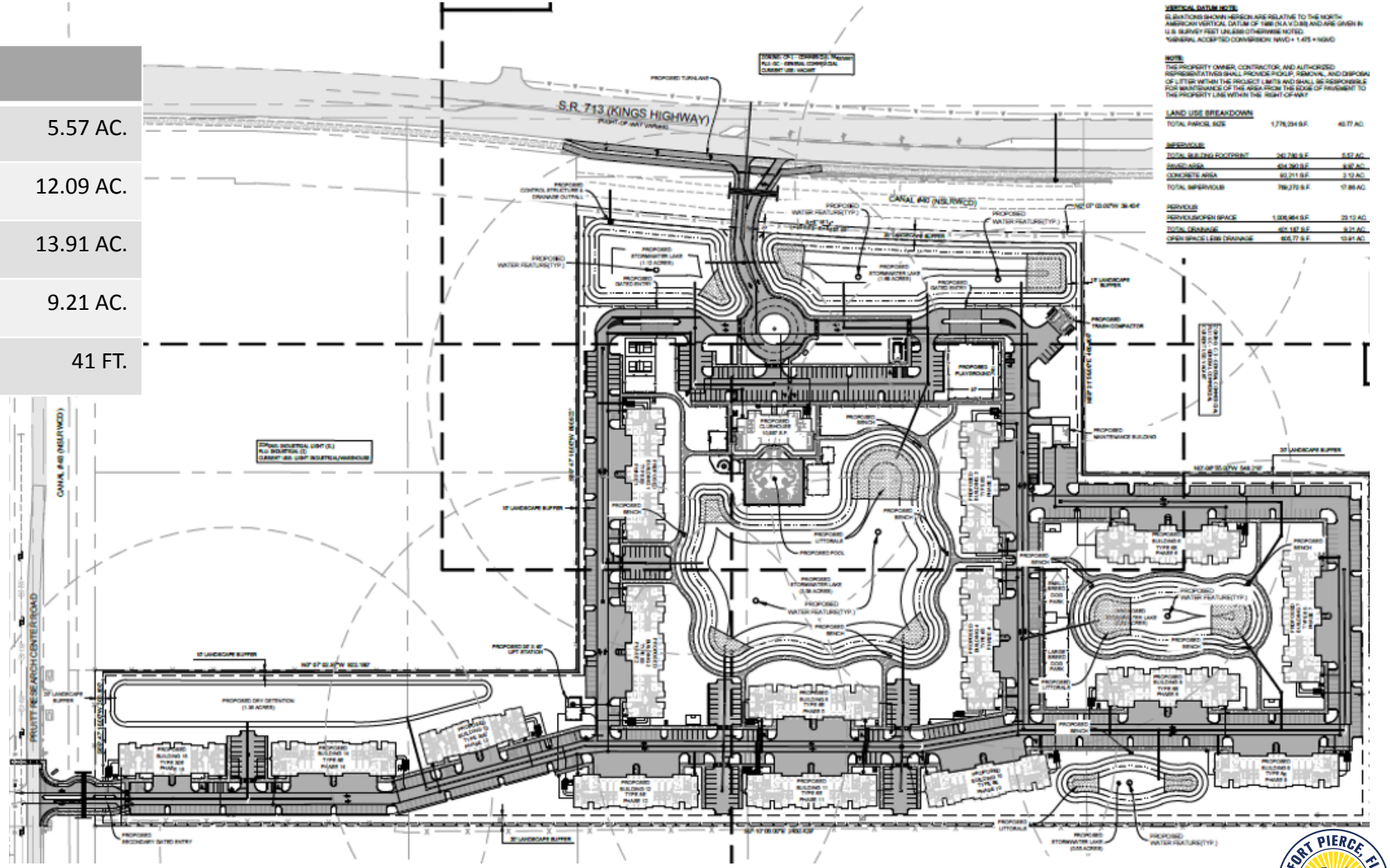
AR-1 – Agricultural Residential 1 du/ac

CN – Commercial Neighborhood

PRND – Planned Non-Residential Development

SITE PLAN

SITE DATA	
BLDG FOOTPRINT	5.57 AC.
PAVING/PARKING	12.09 AC.
OPEN SPACE	13.91 AC.
DETENTION	9.21 AC.
BUILDING HEIGHT	41 FT.



THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

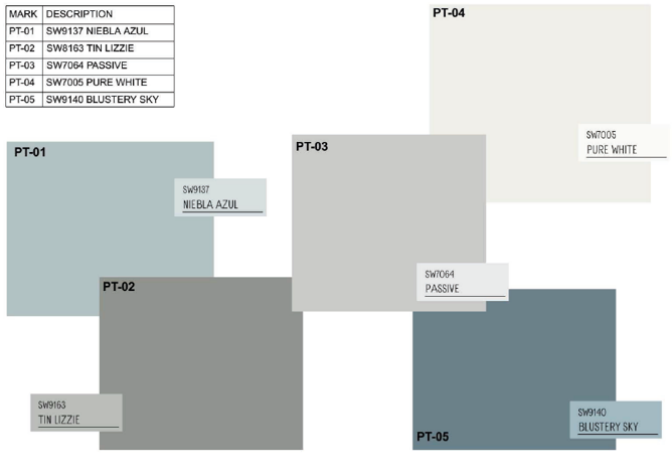
BUILDING DESIGN



1 BLDG TYPE 8E OPTION A - FRONT VIEW
3/64" = 1'-0"

EXTERIOR PAINT

MARK	DESCRIPTION
PT-01	SW9137 NIEBLA AZUL
PT-02	SW8163 TIN LIZZIE
PT-03	SW7064 PASSIVE
PT-04	SW7005 PURE WHITE
PT-05	SW9140 BLUSTERY SKY



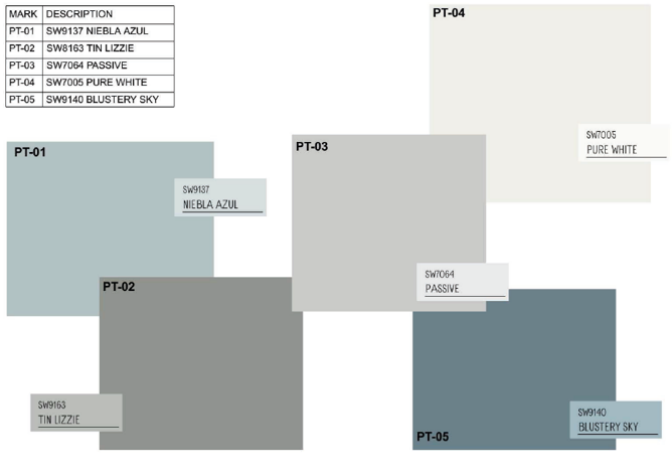
BUILDING DESIGN



1 BLDG TYPE 30E - FRONT ELEVATION
3/64" = 1'-0"

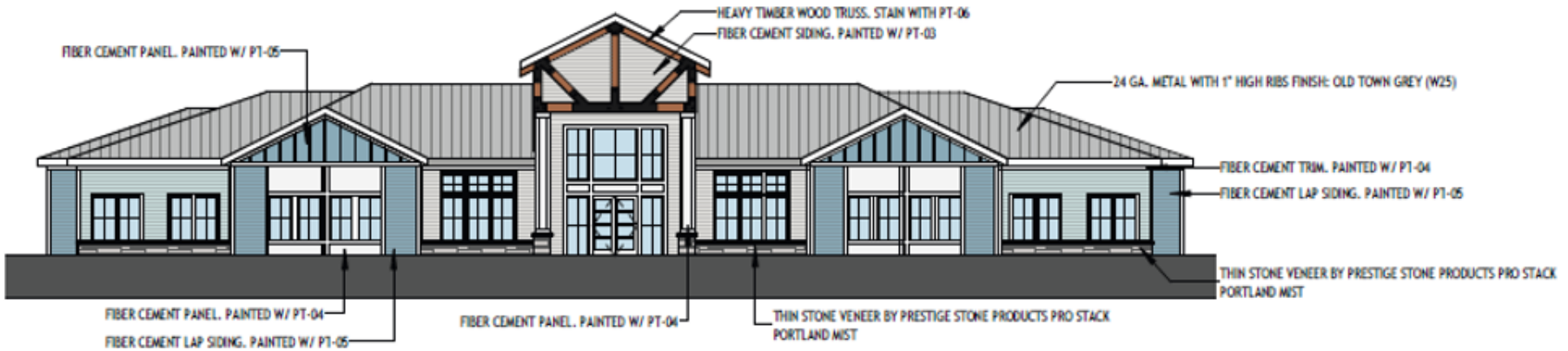
EXTERIOR PAINT

MARK	DESCRIPTION
PT-01	SW9137 NIEBLA AZUL
PT-02	SW8163 TIN LIZZIE
PT-03	SW7064 PASSIVE
PT-04	SW7005 PURE WHITE
PT-05	SW9140 BLUSTERY SKY



THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

BUILDING DESIGN



1 CLUBHOUSE - FRONT VIEW
3/64" = 1'-0"

EXTERIOR PAINT

MARK	DESCRIPTION
PT-01	SW9137 NIEBLA AZUL
PT-02	SW8163 TIN LIZZIE
PT-03	SW7064 PASSIVE
PT-04	SW7005 PURE WHITE
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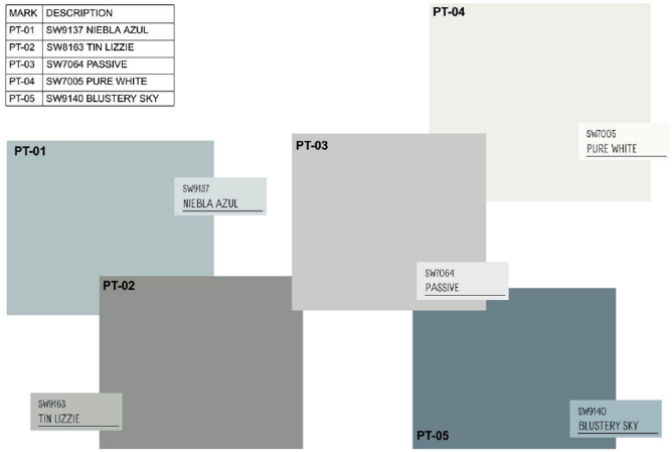
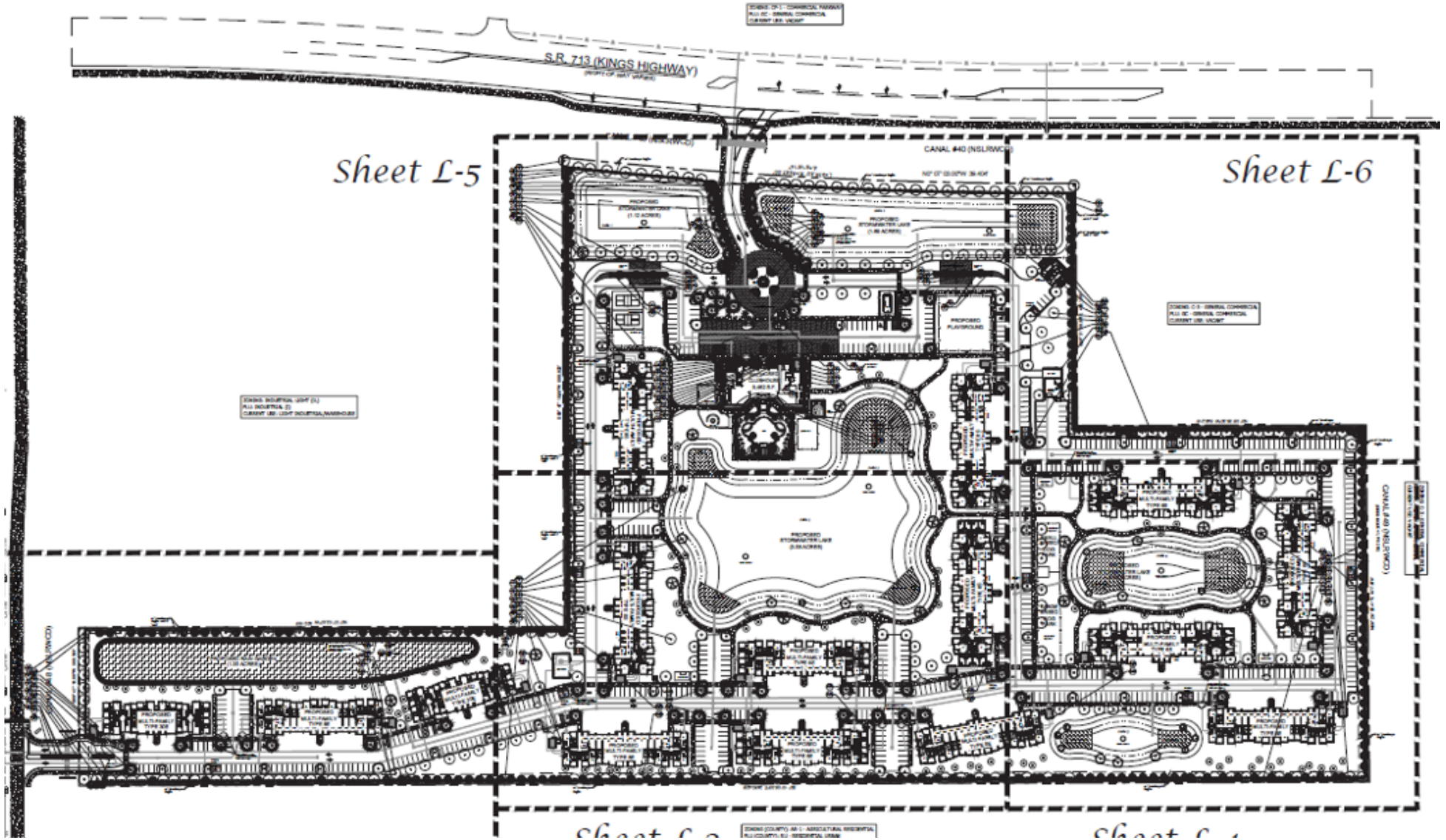


THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

LANDSCAPE DESIGN



THE CARLTON – MAJOR SITE PLAN WITH CONDITIONAL USE

CONDITIONAL USE – INNOVATIVE COMMUNITY DEVELOPMENT

Development Standards	
Compatibility with surrounding development.	YES
Availability of utilities.	YES
Transportation capacity and linkages.	YES
Enhanced landscape, streetscape, open spaces, and recreation areas.	YES
Creative site design, such as, but not limited to, visual focal points, variation in building setbacks, and use of existing site features.	YES
Architectural styles, building materials and variation of building types.	YES
Economic resilience - Workforce, multi-generational, and affordable housing.	YES
Increased storm water percolation, use, cleaning, and/or sequestration.	YES
Proximity to neighbors (light, ventilation, privacy).	YES
Building height shall not exceed those building heights of the applicable zoning district.	**YES**

RENDERINGS



RENDERINGS



TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed MAJOR SITE PLAN AMENDMENT WITH CONDITIONAL USE with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

All Departments have supported the application.

STAFF RECOMMENDATION

Staff recommends that the Planning Board recommend APPROVAL of the proposed MAJOR SITE PLAN WITH CONDITIONAL USE with the following conditions:

1. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.
2. A Land Clearing permit is required prior to the issuance of a Land Development permit.
3. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of Land Clearing permit through Development Plan Compliance Review.
4. Stormwater design has only been reviewed conceptually. A full review is required through Development Plan Compliance Review.
5. A Saint Lucie County site development permit for access and drainage outfall will be required at time of Development Permit Compliance Review.

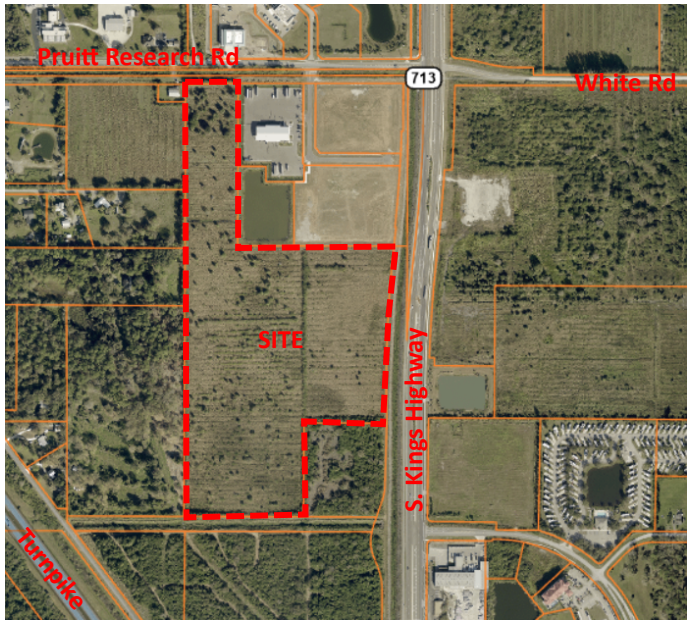
STAFF RECOMMENDATION

6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.
9. Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

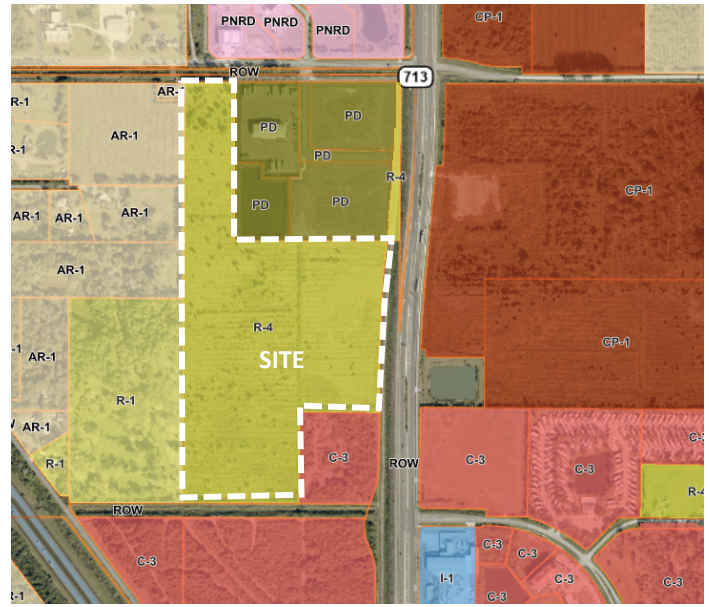
CITY OF FORT PIERCE

July 13, 2026

PZSITE2026-00008
MAJOR SITE PLAN WITH CONDITIONAL USE
GRACEWAY VILLAGE
1780 HARTMAN ROAD


Pruitt Research Rd
713
White Rd
SITE
S. Kings Highway
Turnpike


ROW
713
RU
GC
RM
SITE
RL
I


PNRD
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CP-1
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713
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CP-1
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R-4
SITE
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CP-1
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AR-1
C-3
ROW
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R-1
ROW
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C-3

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: *PZANN2026-00020*
MAJOR SITE PLAN WITH CONDITIONAL USE
THE CARLTON
2535 S. KINGS HIGHWAY

TO: *RICHARD CHESS, CITY MANAGER*

THRU: *KEV FREEMAN, PLANNING DIRECTOR*

REVIEWER: *CHRIS SUNESON, ASSISTANT PLANNING DIRECTOR*

DATE: *NOVEMBER 16, 2026*

STAFF REPORT

Owner/Applicant: *Farrell Communities of Fort Pierce Owner LLC /* Haley Ward, Inc.

Requested Action: *Request to review and approve an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner LLC, represented by* Haley Ward, Inc., *to construct a 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway.*

Location: *2535 S. Kings Highway*

Parcel ID(s): *2323-501-0002-000-0*

Future Land Use: *RM, Medium Density Residential*

Zoning: *R-4, Medium Density Residential Zone*

Surrounding Zoning:

North	East	South	West
PD (FP) *PNRD (SLC)*	*CP-1*	*C-3*	*R-1 (FP)* *AR-1 (SLC)*

Surrounding Future Land Use:

North	East	South	West
GC (FP) *SD (SLC)*	*GC*	*GC*	*RL (FP)* *RU (SLC)*

Site Area: **+/-** *40.77 Acres*

Utilities: *Located within the FPUA Service Area*

Staff Analysis

Request

The applicant has requested review and approval of an application for a Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Design by owner, Farrell Communities of Fort Pierce Owner LLC, represented by Haley Ward, Inc., to construct a 488-unit multifamily residential apartment community with associated site improvements and amenities on 40.77 acres located at 2535 S. Kings Highway.

The proposed development includes 15 multi-family, three-story apartment buildings each containing 32-34 dwelling units with a maximum of 488 dwelling units. The site is programmed with a variety of amenities including a clubhouse and pool with cyber lounge/business center and fitness center, car wash and detailing area, pickleball courts, outdoor fitness park, tot lot playground area, dog park, and walking paths. The community is centered around five large lakes with water features.

The applicant is requesting additional density considerations under Land Development Code Section 125-243, Innovative Community Design through a Conditional Use with would allow an increase in allowable density up to the limit provided under the site's Future Land Use category. Where the underlying R-4 zoning allows up to 10 du/ac, the Conditional Use would allow up to 12 du/ac.

Location

The subject parcel is generally located along S. Kings Highway, south of Pruitt Research Center Road and north of Crossroads Parkway.

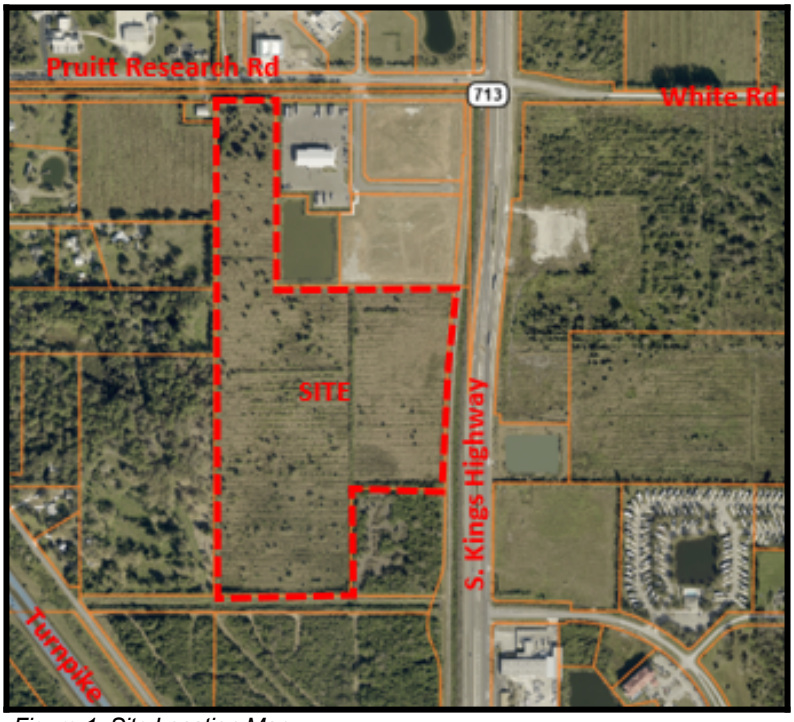


Figure 1: Site Location Map

History

The subject parcel is currently vacant, and applicant supplied information indicates the site was previously used for agricultural purposes consisting of row crops like citrus and is currently being used for cattle grazing.

The property was annexed into the City in March 2004 under Ordinance K-218.

The site was previously approved by the City Commission for a similar request in January 2024. The petition involved a Major Site Plan with Conditional Use for Innovative Community Design.

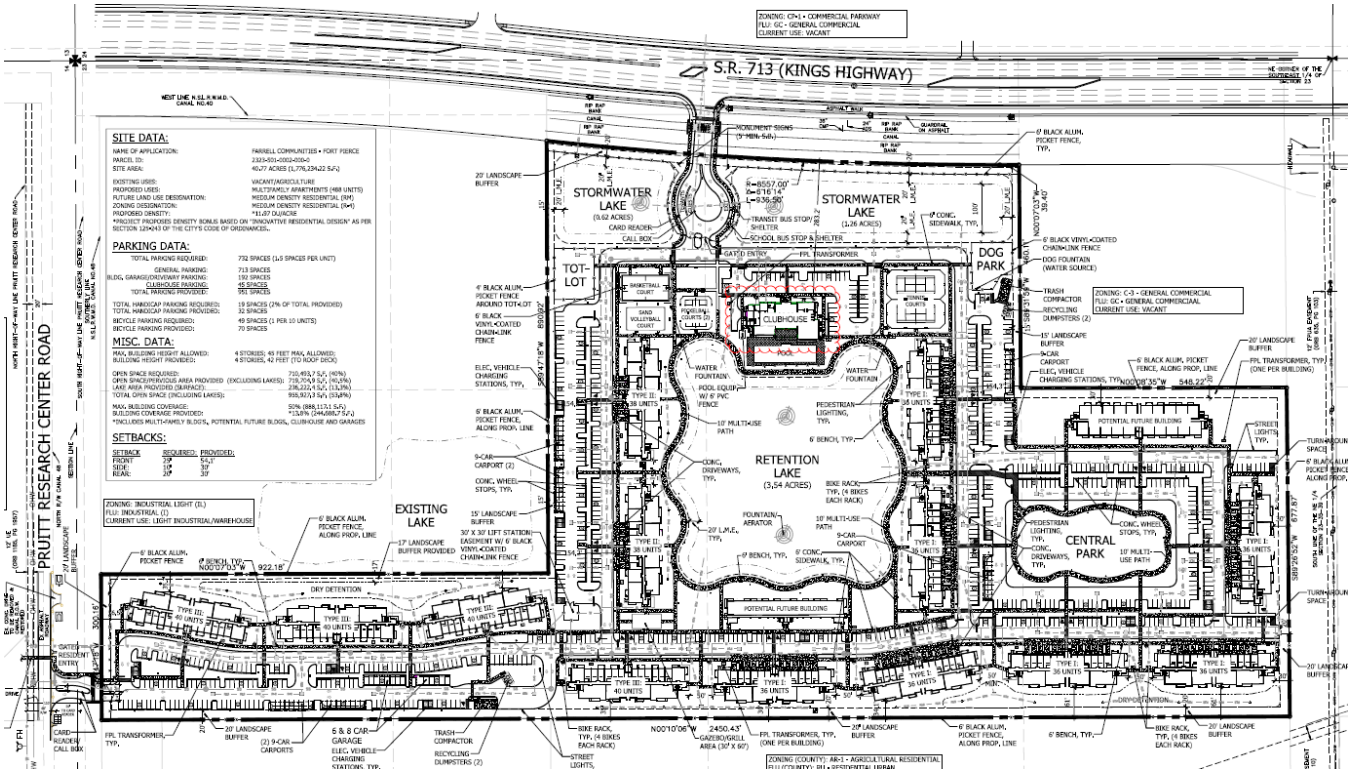


Figure 2: Previously Approved Site Plan

Surrounding Development

In July 2023, the property immediately northeast of the subject parcel located at the southwest corner of Kings Highway and Pruitt Research Center Road was the subject of Future Land Use Amendment, Planned Development rezoning, and site plan approvals. The project developed a Thermo King facility for repair of semitrailer refrigeration units as well as addition outparcels on the overall tract.

In May 2026, the property immediately east of the subject parcel, located at 2300 S. Kings Highway, was the subject of a Major Site Plan Amendment which approved the construction of a 1,070,080 square feet refrigerated warehouse and office facility for Amazon.

The area to the west of the subject parcel consists of large-lot single-family residences or vacant land. Land to the south of the site contains vacant commercially zoned land. The north, across Pruitt Research Road, the land has been developed as the Treasure Coast Research Park or is vacant.

Future Land Use

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories. The proposed 488 units on 40.77 acres results in a density of 11.96 dwelling units/acre which falls within the designation's allowable range of 6.5 – 12 dwelling units/acre.



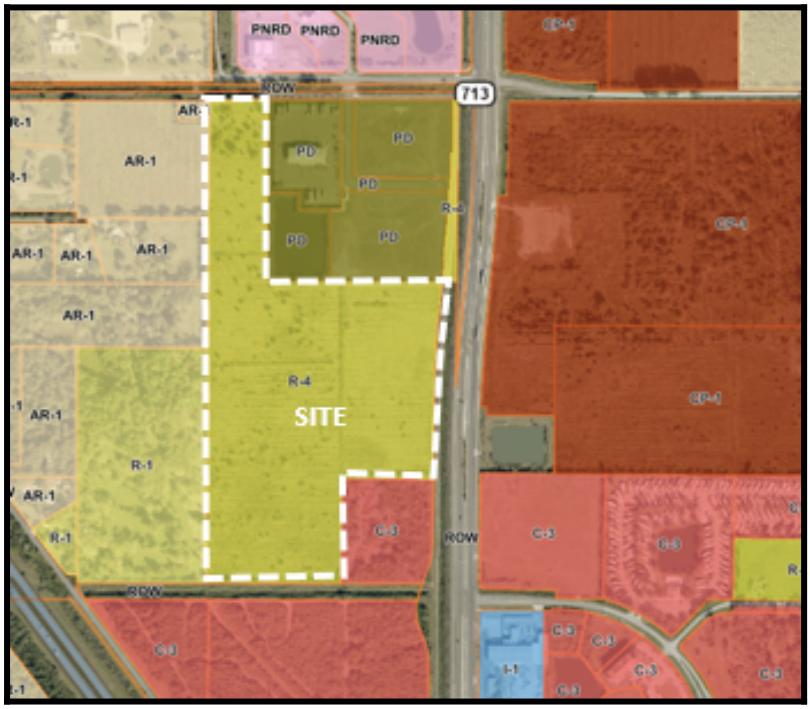
Fort Pierce Land Use
GC – General Commercial
RM – Residential Medium
I – Industrial

SLC Land Use
RU – Residential Urban
COM – Commercial
SD – Special District

Figure 3: City/County Future Land Use Map

Zoning

The R-4, Medium Density Residential District is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain non-residential uses are permitted under the parameters and safeguards set forth in the Land Development Code. The project's proposed use of multi-dwelling buildings (apartments) is allowed by right with the R-4 district.



Fort Pierce Zoning
CP-1 – Commercial Parkway Zone
C-3 – General Commercial
R-4 – Medium Density Residential
I-1 – Light Industrial

SLC Zoning
AR-1 – Agricultural Residential 1 du/ac
PNRD – Planned Non-Residential Development
CG – Commercial General

Figure 4: City/County Zoning Map

Site Design

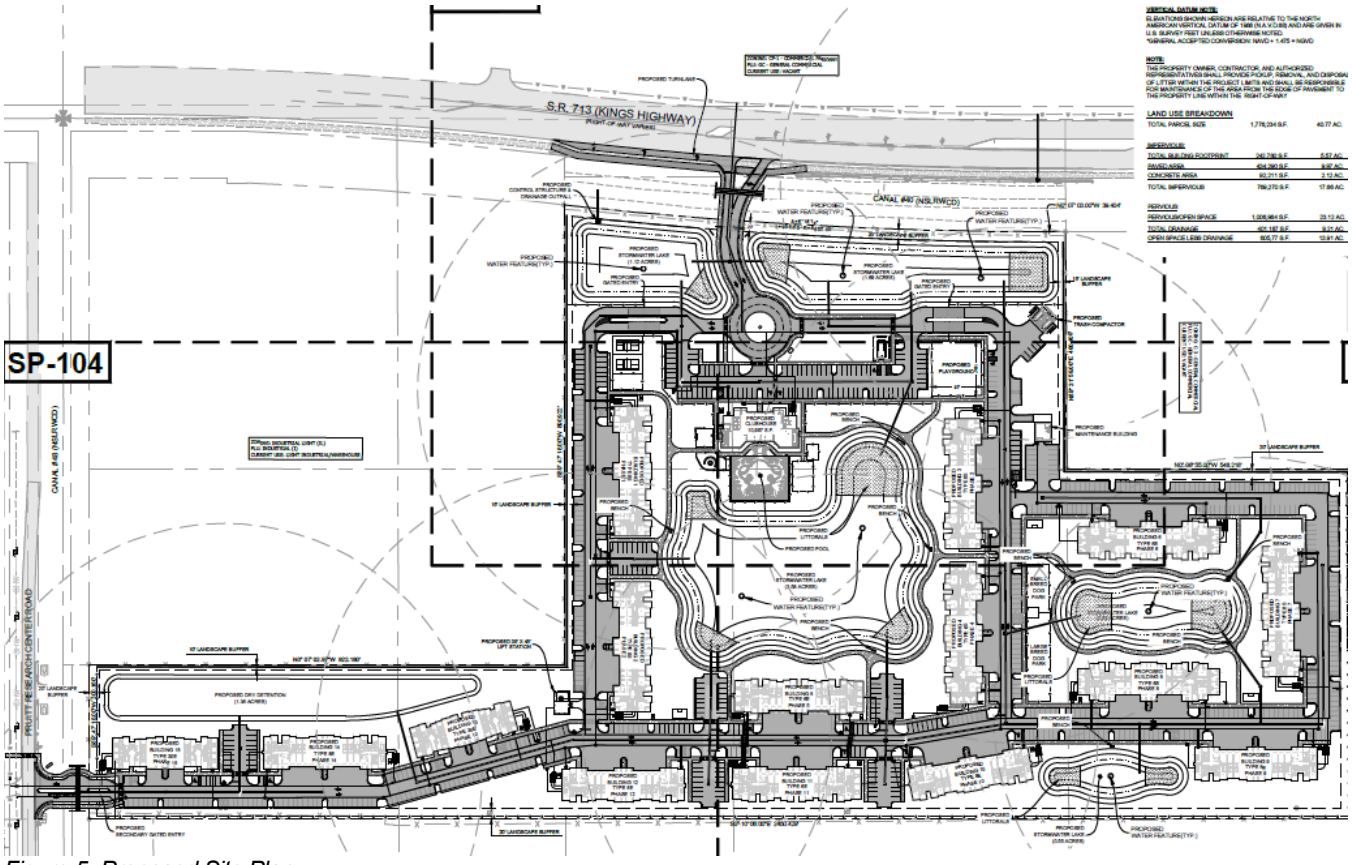


Figure 5: Proposed Site Plan

The applicant proposes to construct 488 dwelling units across 15 multi-family, three-story apartment buildings each containing 32-34 dwelling units. The buildings are programmed with a variety of footprints to accommodate different dwelling unit configurations and adapt to site conditions.

All building types are programmed to have a maximum height of less than 45 feet, conforming to the R-4 district's 45 foot height limitation. As previously mentioned, the subject parcel was previously approved with a Conditional Use for innovative community design. A major feature of that permitting was the allowance of buildings constructed to a 4-story height. The applicant proposes all buildings at a 3-story height.

The site comprises approximately 40.77 acres and the proposed buildings will cover 13.67% of the land area at full build out. Pedestrian and vehicular circulation will cover approximately 29.65% of the land area. This results in 56.66% of the land area left to open space, landscape buffers, and stormwater detention facilities.

As part of the review process, the applicant has proposed constructing a south-bound, right-turn lane into the site and reconstructing a portion of the sidewalk along S. Kings Highway. An existing north-bound, left-turn lane on S. Kings Highway will provide access to the site's primary entrance with interior gated entries. In addition, the applicant will be constructing a pedestrian crosswalk across Pruitt Research Center Road near its secondary, gated driveway to tie into sidewalk connections on the north side of Pruitt Research Center Road.

The project is designed with an internal school bus stop close to the entrance along S. Kings Highway. During the review process, the applicant demonstrated that the site's geometry will support full movement of buses and larger vehicles.

The project is required to provide a total of 732 parking spaces based on the number of units proposed. The applicant proposes to construct 1,023 spaces including garage parking, tandem parking, and regular surface parking which includes both ADA spaces and proposed electric vehicle charging stations.

Water connections for the project will be provided via an existing 12" water main on the east side of S. Kings Highway and looped into another existing 12" water main on the north side of Pruitt Research Center Road. Sewer service will be provided by private lift stations that will feed into an existing 4" force main along the north side of Pruitt Research Center Road. Trash service will be provided by two on-site trash compactors.

The site is heavily programmed with amenities including a large clubhouse and pool center, prominent when entering from S. Kings Highway. The club house will feature a business center/lounge area with co-working spaces and a conference room, an event room, a game room, and large fitness center with kids' playroom. Other amenities include outdoor fitness park, pickleball courts, fire pit area, fenced playground, grill stations with picnic areas, large and small breed dog parks, and winding multi-use trails with benches.

A central feature to the entire development is its utilization of stormwater infrastructure as an amenity. All drainage inlets direct water to one of six storm water lakes or detention areas. Each of the wet retention lakes is interconnected and ultimately drain to a canal running north-south along S. Kings Highway under the jurisdiction of the North Saint Lucie River Water Control District. Central lakes feature as viewshed from the surrounding buildings and are complimented by the multi-use trails which interconnect the entire site. The trails have been programmed with extensive landscaping and benches.

Building Design

The applicant indicates that the architectural character of the building design "bridges traditional residential massing with a clean contemporary material palette". Building elevations are composed of a variety of materials including fiber cement lap siding, board and batten siding, and panel siding. Together, these materials work to provide a structured and textured façade for visual interest which is grounded by highlights of stone veneer. Each building is capped with a standing seam metal roof and facades are accented by powder coasted aluminum railings along stairs and balconies, fiber cement trim, and window awnings. The color palette consists of a variety of neutral and cool colors.

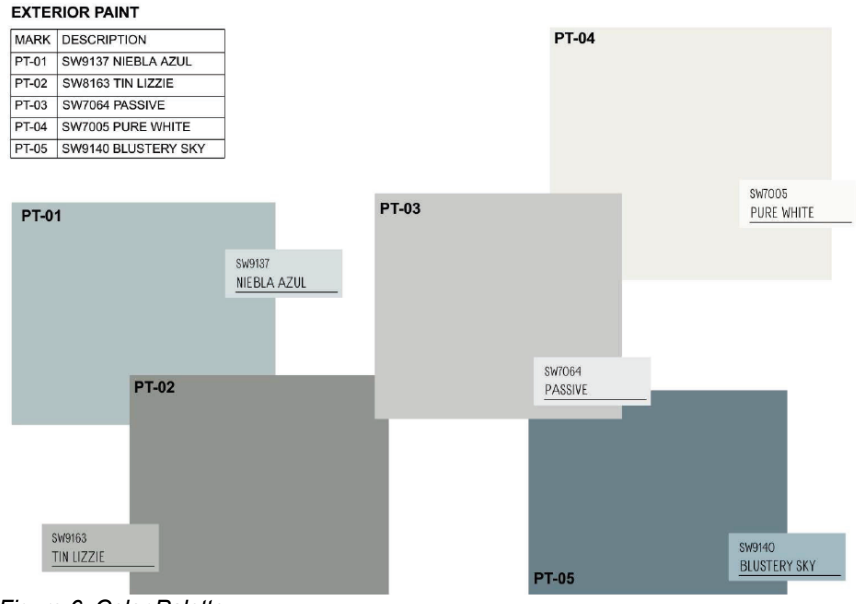
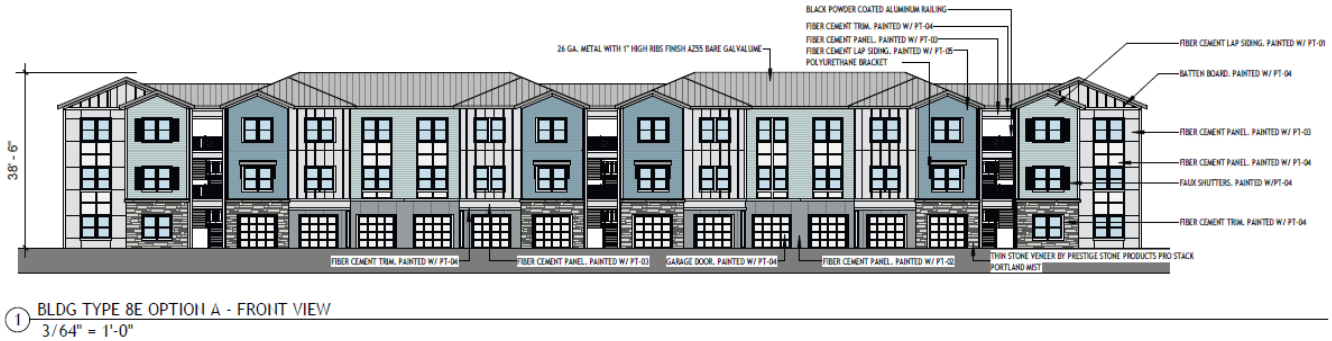
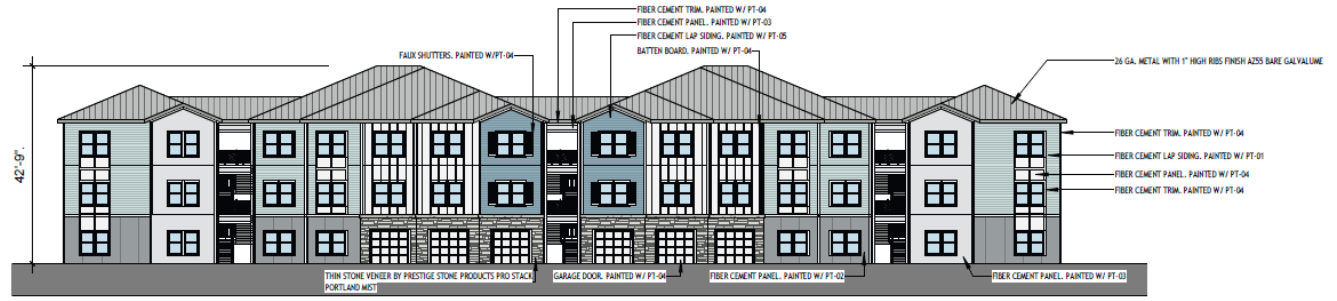


Figure 6: Color Palette.



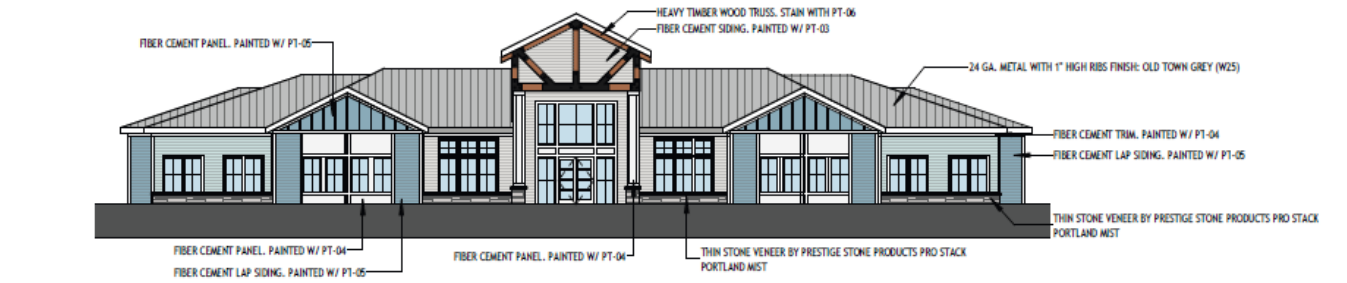
1 BLDG TYPE 8E OPTION A - FRONT VIEW
3/64" = 1'-0"

Figure 7: Typical Building Front Elevation



1 BLDG TYPE 30E - FRONT ELEVATION
3/64" = 1'-0"

Figure 8: Typical Building Front Elevation



1 CLUBHOUSE - FRONT VIEW
3/64" = 1'-0"

Figure 9: Clubhouse Front Elevation

As mentioned, the clubhouse will be a prominent view entering the site. The architectural features a similar color palette and materials as the rest of the buildings with the addition of a heavy timber framing along the front elevation. The structure will be single-story with a roof elevation of around 31 feet.

Landscape Design

The project has intentionally provided increased landscape buffers ranging from 15 to 20 feet wide around the perimeter of the site. The larger buffers rely on native vegetation and feature a double row of screening shrubs installed at differing heights. At the northeast corner of the site, an 8' tall masonry wall will be added to the buffers to screen the adjacent industrial site.

Trees have been placed strategically along the proposed multi-use path and sidewalks to provide shade in these open spaces. Each building is programmed to receive extensive shrub plantings to enhance its appearance. Stormwater ponds also feature littoral plantings that help filter stormwater flows as it moves through the drainage system.

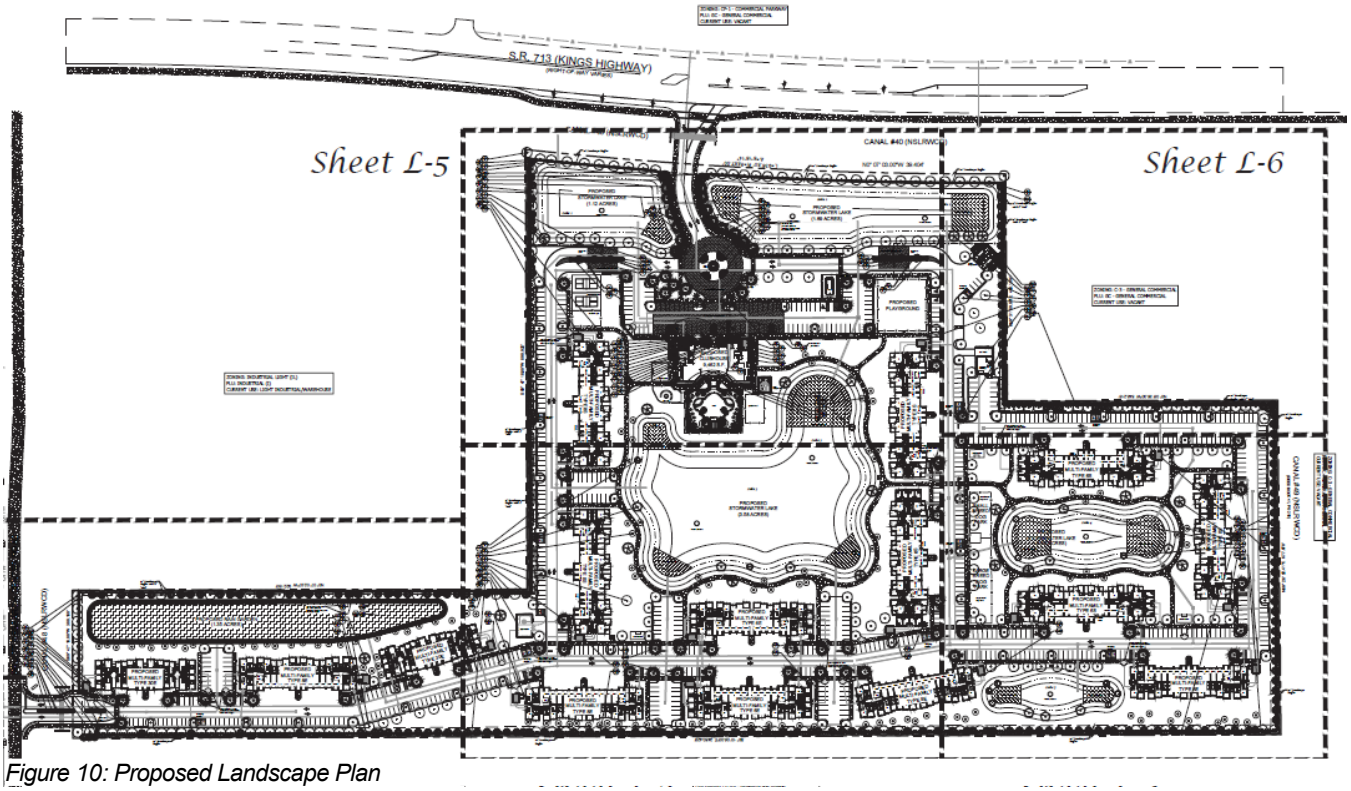


Figure 10: Proposed Landscape Plan

Conditional Use for Innovative Community Development

Under conventional R-4, Medium Density Residential zoning, the applicant is limited to a density of 10 du/ac. If applied to the project site, this would result in a total of 407 allowable dwelling units.

However, the applicant is requesting additional density considerations under Land Development Code Section 125-243, Innovative Community Design through a Conditional Use. If granted, this Code section allows residential densities to not exceed the maximum density authorized in the Comprehensive Plan for the underlying Future Land Use. In this instance, the RM, Medium Density Residential land use category allows a maximum of 12 du/ac, or 489 dwelling units.

The applicant is proposing 488 units across the site's 40.77 acres resulting in a density of 11.96 du/ac.

LDC Section 125-243 provides for a number of development standards to grant a Conditional Use under Innovative Community Design. Not all of the factors must be met under the Code section and the following are the most relevant development standards for the project followed by staff analysis:

1. *Compatibility with surrounding development.*
   The Kings Highway Corridor is quickly becoming a hub for commercial and industrial uses that provide jobs to the community. Placing higher density, workforce housing within proximity to these employers provides employment opportunities for future residents. Denser residential developments like that proposed located near to employment opportunities and commercial services act as an excellent transition for less dense residential development like that to the west of the subject parcel.

2. *Availability of utilities.*

Water and sewer infrastructure exist along both S. Kings Highway and Pruitt Research Center Road to which the site will be connected. Canals are located on the north, east, and south of the site and stormwater will outflow to the eastern canal along S. Kings Highway.

3. *Transportation capacity and linkages.*
   The site taps into the existing road network on S. Kings Highway and Pruitt Research Center Road. The applicant will be improving S. Kings Highway with a south-bound, right-turn lane into the proposed site. While the Traffic Impact Study shows an increase in trip generation from the previously approved site plan, the surrounding roadways will continue to operate at acceptable levels of service.

4. *Enhanced landscape, streetscape, open spaces, and recreation areas.*
   The applicant has proposed 15-20 foot wide landscape buffers along the perimeter of the project site. Wider buffers are provided on the west adjacent to large lot, single-family uses. In addition, the site will be buffered through an 8' tall masonry wall to the northeast of the site against the existing industrial uses. The buffers contain a double row of screening screens with initial installation of varying heights to create privacy for future residents and adjoining neighbors.

5. *Creative site design, such as, but not limited to, visual focal points, variation in building setbacks, and use of existing site features.*
   The site layout has been designed to provide most residents with views to wet retention stormwater ponds with fountains. The site has a hierarchy of circulation with vehicular traffic to the outside and pedestrian circulation occurring to the interior with the multi-use paths that surround the proposed lakes.

6. *Architectural styles, building materials and variation of building types.*
   The applicant has proposed a variety of building footprints and unit types. Each building features a complementary array of materials in a cool to neutral color palette.

7. *Economic resilience - Workforce, multi-generational, and affordable housing.*
   As mentioned under compatibility, the project locates higher density, workforce housing in an area of commercial and industrial employment centers. This provides future residents the opportunity to pursue employment opportunities in proximity to where they reside.

8. *Increased storm water percolation, use, cleaning, and/or sequestration.*
   The large landscape buffers are the beginning of a stormwater treatment train allowing water to filter from adjacent sites before entering the site's stormwater system. Use of littoral plantings within the site's lakes further filter stormwater flows.

9. *Proximity to neighbors (light, ventilation, privacy).*
   Buildings on site are set well away from neighbors and are well above the district's required setbacks.

10. *Building height shall not exceed those building heights of the applicable zoning district. The city commission may further limit heights.*
    Building heights for the project are limited to 41 feet and do not exceed the district's 45-foot limit.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Major Site Plan Amendment with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Major Site Plan Amendment.

Planning Board

At it's October 12, 2026 meeting, the Planning Board voted to recommend approval of the project by a vote of 6-0.

Staff Recommendation

Staff recommends the City Commission APPROVE the proposed Major Site Plan with Conditional Use with the following conditions:

1. *The following documents form the basis of the City Commission's approval for this project:*
   a. *Project Narrative by Haley Ward dated August 10, 2026;*
   b. *Concurrency Capacity Analysis received August 11, 2026;*
   c. *Environmental Assessment completed by Haley Ward dated May 26, 2026;*
   d. *Traffic Analysis Report completed by MacKenzie Engineering and Planning revised September 2026;*
   e. *ALTA/ACSM Land Title Survey by Caulfield and Wheeler signed and sealed September 3, 2026;*
   f. *Site Plan package by Haley Ward dated September 18, 2026;*
   g. *Floor Plan package by Dragonfly Architecture dated July 20, 2026;*
   h. *Preliminary Engineering plan by Haley Ward dated May 27, 2026;*
   i. *Photometric Plan by Precision Technical dated May 27, 2026;*
   j. *Tree Survey by Haley Ward dated May 15, 2026;*
   k. *Tree Mitigation package by Haley Ward dated August 10, 2026;*
   l. *Landscape Plan package by Haley Ward signed and sealed September 17, 2026;*
   m. *Design Review Narrative by Haley Ward dated June 4, 2026;*
   n. *Building Elevations by Dragonfly Architecture dated July 20, 2026;*
   o. *Color Board by Dragonfly Architecture dated July 20, 2026;*
   p. *Sign Rendering received August 11, 20206.*

   Minor changes to these documents will be evaluated, if necessary, under further permitting through Development Plan Compliance Review.
2. *A Tree Removal permit is required prior to the issuance of a Land Clearing permit.*
3. *A Land Clearing permit is required prior to the issuance of a Land Development permit.*
4. *A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of Land Clearing permit through Development Plan Compliance Review.*
5. *Stormwater design has only been reviewed conceptually. A full review is required through Development Plan Compliance Review.*
6. *A Saint Lucie County site development permit for access and drainage outfall will be required at time of Development Permit Compliance Review.*
7. *All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.*
8. *All signs shall be permitted separately under building permits.*
9. *Roadway improvements required by external agencies will be undertaken and completed prior to the first residential Certificate of Occupancy.*
10. *Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.*
11. *Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.*

HALEY WARD

The Carlton of Fort Pierce

Location Map



N
W E
S

Property Identification

Site Address:	2535 S KINGS HWY
Sec/Town/Range:	23/35S/39E
Parcel ID:	**2323-501-0002-000-0**
Jurisdiction:	Fort Pierce
Land Use Code:	6000 - GRZNG SLD CP
Account #:	**14081**
Map ID:	23/23N
Zoning:	Medium Den



Legal Description

MODEL LAND CO`S S/D 23 35 39 ALL LOTS 9, 10, AND 15, AND THAT PART OF LOTS 2, 7 AND 8 MPDAF: FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40,TH S 00 07 31 E ALG W R/W LI 971.68 FT TO POB,TH CONT S 00 07 31 E ALG W R/W LI 973.34 FT TO N LI OF LOT 16,TH S 89 31 38 W ALG N LI 565.17 FT TO NW COR OF LOT 16,TH S 00 09 16 E ALG W LI 548.17 FT TO N LI OF NSLRWMD CANAL NO. 49,TH S 89 26 35 W ALG N LI 677.89 FT TO SE COR OF LOT 15,TH N 00 11 02 W ALG W LI 2450.15 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 46 47 E ALG S LI 300.54 FT,TH S 00 07 31 E 922.18 FT,TH N 89 46 47 E 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB- LESS RD R/W AS IN OR 3886-606- (41.009 AC - 1,786,352 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	41.01
Land Size (SF):	1,786,352

Map



Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

FARRELL COMMUNITIES FORT PIERCE OWNER LLC

PO Box 14

Bridgehampton, NY 11932-0014

Current Values

Just/Market value:	$3,608,792
Assessed value:	$11,277
Exemption value:	$0
Taxable value:	$11,277

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 15, 2022	4876/2199	0001	SPWD	Kings Highway Development LLC	$5,500,000
Apr 7, 2005	2213/1876	XX01	WD	First Church of the Nazarene	$3,498,000
Feb 20, 2004	1907/1145	XX02	WD	S & H Business Inc	$1,574,800
Aug 29, 2003	1806/2609	XX00	WD	Hoeffner Jr Anthony	$456,000
Feb 26, 1999	1206/1515	XX01	PRDEED	Hoeffner Anton P	$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)

Finished Area: 0 SF

Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior

Building Type:	
Quality:	
Number of Units:	0
Year Built:	
Effective Year:	
Story Height:	
Roof Structure:	
Roof Cover:	
Primary Wall:	
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	0
Half Baths:	0
A/C %:	0%
Electric:	
Heat Type:	
Heat Fuel:	
Heated %:	%
Primary Int Wall:	
Primary Floors:	

Values Breakdown

2025

Building	$0
SFYI	$0

Land	$3,608,792
Just/Market	$3,608,792
Ag Credit	$3,597,515
Save Our Homes or 10% Cap	$0
Assessed	$11,277
Exemptions	$0
Taxable	$11,277

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2018	41.009	North St. Lucie Water Management District	$1,025.23
2018	66.4	Fort Pierce Stormwater Charge	$4,581.60

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees
0800001847	Dec 8, 2008	Demolition	$0	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Fort Pierce**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5086803 OR BOOK 4876 PAGE 2199, Recorded 08/22/2022 10:23:32 AM Doc Tax: $38500.00

PREPARED BY AND RETURN TO:
John F. Flanigan, Esq.
Nason Yeager Gerson Harris & Fumero, P.A.
3001 PGA Boulevard, Suite 305
Palm Beach Gardens, Fl., 33410

PCN: 2323-501-002-000-0

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 18th day of August, 2022, by **Kings Highway Development, LLC**, a Florida limited liability company ("**Grantor**"), with an address at P.O. Box 540669, Lake Worth, FL 33467, in favor of Farrell Communities Fort Pierce Owner LLC, a Delaware limited liability company, ("**Grantee**"), with an address at P.O. Box 14 Bridgehampton, N.Y. 11932.

GRANTOR, for and in consideration of the sum of $10.00 to Grantee, receipt of which is acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee, all rights and interest in the real property situate, lying and being in the County of St. Lucie, State of Florida, more particularly described on the attached **Exhibit A** ("**Property**").

TOGETHER WITH all right, title and interest of Grantor in (i) any and all structures and improvements on the Property; (ii) any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO the matters reflected below ("**Permitted Exceptions**"):

General and special taxes or assessments for the year 2022 and subsequent years.

Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.

Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.

AND Grantor hereby covenants with Grantee that it has authority to sell and convey the Property, that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, but not otherwise, except Grantor shall not be obligated to defend claims arising from the Permitted Exceptions.

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Unofficial

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered in the presence of:

KINGS HIGHWAY DEVELOPMENT, LLC, a Florida limited liability company

Print Name: Kyle Depray

By: _____
Name: Gary Smigiel
Title: Manager

Print Name: Adriannal Smigiel

By: _____
Name: Chris Heine
Title: Manager

THE STATE OF Florida §

COUNTY OF Palm Beach §

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by means of [X] physical presence or [ ] online notarization by Gary Smigiel and Chris Heine, Managers of Kings Highway Development, LLC, a Florida limited liability company, on behalf of said entity. They are personally known to me or presented FL-DL as identification.

Notary Stamp/Seal:

MIRANDA MORALES SEUSS
Notary Public - State of Florida
Commission # HH 100577
My Comm. Expires May 30, 2025
Bonded through National Notary Assn.

Notary Signature: Miranda Morales Seuss
Notary Print: Miranda Morales Seuss
Notary Public, State of Florida
Commission No.: HH 100577
My Commission Expires: May 30, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of the Northeast 1/4, Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida. Same being otherwise described as; Lots 2, 7, 10, and 15 of Block 1, Model Land Company's Subdivision, in Section 23, Township 35 South, Range 39 East, according to the plat thereof, recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Together with:

Lots 1, 8, and 9 of Block 1, Model Land Company's Subdivision in Section 3, Township 35 South, Range 39 East, according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida.

Less and Except:

Being all of Lot 1 and portions of Lots 2, 7, and 8, according to the Plat of Model Land Company, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, all lying in the Northeast 1/4 of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, Less Road and Canal Rights-of-Way, and being more particularly described as follows:

Commencing at a Railroad Spike marking the Northeast corner of said Section 23, thence S.89°46'47" W, along the North line of said Section 23, a distance of 113.00 feet to the west Right-of-way line of N.S.L.R.W.M.D. Canal No. 40; thence S.00°07'31" E., along said West Right-of-way line, a distance of 49.50 feet to the POINT OF BEGINNING; thence continue S.00°07'31"E., along said west Right-of-way line, a distance of 922.18 feet; thence S.89°46'47"W., a distance of 944.72 feet; thence N.00°07'31"W., a distance of 922.18 feet to the Southerly line of N.S.L.R.D.D. Canal No. 48; thence N.89°46'47"E., along said Southerly Right-of-way line, a distance of 944.72 feet to the West Right-of-way line of N.S.L.R.W.M.D. Canal No. 40 and the POINT OF BEGINNING.

LESS AND EXCEPT Parcel No. 109 as depicted in Order of Taking recorded in O.R. Book 3886, Page 606, Public Records of St. Lucie County, Florida described as follows:

Parcel No. 109 State Road 713 St. Lucie County Description

A portion of Lots 8 and 9, Block 1, MODEL LAND CO., according to the plat thereof, as recorded in Plat Book 2, Page 10D, of the Public Records of St. Lucie County, Florida, lying in the Northeast One-Quarter (NE 1/4) of Section 23, Township 35 South, Range 39 East, St. Lucie County, Florida, as shown on the Florida Department of Transportation Right of Way Map for Item/Segment No. 2302566, Section 94003-2510 and being more particularly described as follows:

Commence at a railroad spike, found marking the East One-Quarter corner of said Section 23; thence North 00°07'03" West along the East line of said Northeast One-Quarter (NE 1/4) of Section 23 and the Baseline of Survey of State Road No. 713 (Kings Highway), a distance of 647.53 feet; thence South 89°52'57" West along a line at a right angle to the last described course, a distance of 113.00 feet to a point of intersection with the Westerly Existing Right of Way line of North St. Lucie River Water Control District Canal No. 40 and the South line of said Lot 9, said point of intersection being the POINT OF

BEGINNING; thence South 89°31'59" West along said South line, a distance of 105.00 feet; thence North 00°07'03" West, a distance of 39.40 feet to the beginning of a non-tangent curve concave Easterly, having a chord bearing of North 03°01'05" East; thence along the arc of said curve, having a radius of 8,557.00 feet, through a central angle of 06°16'14", an arc distance of 936.50 feet to the end of said curve; thence North 89°47'18" East, a distance of 53.80 feet to a point on said Westerly Existing Right of Way line; thence South 00°07'03" East along said Westerly Existing Right of Way line, a distance of 973.48 feet to the POINT OF BEGINNING.

Un-Official Copy

Permitted Exceptions

1. General and special taxes or assessments for the year 2022 and subsequent years, which are not due and payable.
2. Conditions, easements, restrictions, limitations, reservations and declarations of record, if any, but this reference shall not operate to reimpose same.
3. Applicable zoning ordinances, codes, rules and regulations as the same affect the Property.
4. All matter contained on the Plat as recorded in Plat Book 2, Page 10, Public Records of St. Lucie County, Florida.
5. Easement contained in instrument recorded June 2, 1988, under O.R. Book 589, Page 1086, Public Records of St. Lucie County, Florida.
6. Easement to State of Florida DOT recorded in O.R. Book 4412, Page 2118, Public Records of St. Lucie County, Florida.
7. Month to month "Oral Cattle Lease" which commenced on June 12, 2012 and can be terminated upon thirty (30) days prior written notice.

Unofficial Copy

Farrell Communities Fort Pierce Owner, LLC
2200 Montauk Highway
Bridgehampton, NY 11932

AGENT CONSENT FORM

Project Name: Farrell Communities

Parcel ID: 2323-501-0002-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED Charles Payne, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 9th day of March, 2026 by Charles Payne (Name of Person Acknowledging) who is personally known to me or who has produced physical presence (type of identification) as identification and who did (did not) take an oath.

Kailey N. Lyons
Notary Signature

Kailey N. Lyons
Printed Name of Notary

KAILEY N LYONS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LY0044420
Qualified in Suffolk County
Commission Expires December 06, 2029
(Notary Seal)

December 6, 2029
My commission expires

Owner's Signature
Farrell Communities Fort Pierce Owner LLC
by: The 2021 Joseph G. Farrell, Jr. Irrevocable Trust U/A/D 03/29/21, Member
by: Charles Payne, Trustee

Owner's Name

2200 Montauk Highway
P.O. Box 14
Street Address

Bridgehampton, NY 11932
City, State, Zip

(631) 537-1068
Telephone / Email

SITE PLAN APPLICATION, CONDITIONAL USE, DESIGN REVIEW
THE CARLTON OF FORT PIERCE

PROJECT NARRATIVE
~~July 8, 2026~~ August 10, 2026

REQUEST SUMMARY

A request by Farrell Communities Fort Pierce Owner LLC (the "Applicant") for approval of the following applications to allow the construction of a 488-unit multifamily residential apartment community(the "Project") on a 40.77-acre property located on the west side of Kings Highway approximately 0.6 miles north of Okeechobee Road (the "Property"):

- Site Plan approval
- Conditional Use approval to allow for Innovative Community Development

PROPERTY BACKGROUND

The Property is currently vacant and to the best knowledge of the applicant has never been developed. The Property was previously used for agricultural purposes and is currently being used for cattle grazing.

ADJACENT PROPERTIES

The existing uses, future land use and zoning of the adjacent properties are noted below:

	Existing Use	**Future Land Use**	**Zoning**
N	Treasure Coast Research Park	SD – Special District (County)	PNRD – Planned Non-Residential Development (County)
NE	Hunt Commercial Development	GC – General Commercial	PD – Planned Development
E	ROW / Vacant	GC – General Commercial	CP-1 - Commercial Parkway Zone
SE	Vacant	GC – General Commercial	C-3 – General Commercial Zone
S	Vacant	GC – General Commercial	C-3 – General Commercial Zone
SW	Vacant	RL - Residential Low	R-1 – Single-Family Low-Density Zone
W	Vacant / Residential	RU - Residential Urban (County)	AR-1 – Agricultural, Residential (County)

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FUTURE LAND USE AND ZONING

The Property has a future land use designation of Medium Density Residential (RM) and has a zoning designation of Medium Density Residential Zone (R-4). No changes to the future land use or zoning designations are proposed.

GENERAL DESCRIPTION OF SUBJECT REQUEST AND NARRATIVE FORMAT

The Applicant is proposing to develop the Property with a 488-unit residential apartment project consisting of 15 residential buildings of three (3) stories in height, an expansive clubhouse, a resort style pool with an adjacent waterfall feature as well as a variety of other community amenities as further described below. As part of the subject application, the Applicant is requesting approval of Innovative Community Development to take advantage of the 2 unit per acre bonus densities allowed based on our proposed innovative project design.

This proposed community is intended to serve the housing needs by providing attainable market rate apartments to the workforce of the millions of square feet of light industrial, distribution and warehouse space planned or already under construction along the Kings Highway corridor as well as the other underserved professionals in the communities located in close proximity to Okeechobee Road and Interstate 95/Turnpike interchanges.

The balance of this narrative will provide (1) descriptions of the physical improvements proposed for the project and related information; (2) demonstration of compliance with the City's Land Development Regulations; and (3) demonstration of compliance with the City's Innovative Community Development criteria.

PROPOSED IMPROVEMENTS

A summary of proposed improvements depicted in the development plans provided with this submittal is contained below:

General Project Improvements

- Development Program: The proposed community comprises 15 multifamily apartment buildings of three (3) stories in height, each containing between 32-34 dwelling units, for a total of 488-dwelling units. Also proposed are an amenity center with a resort style swimming pool, a maintenance building including a car wash and car detailing area, as well as a hybrid mail and parcel center kiosk that includes a monitored parcel delivery system in a secure room. The kiosk will also serve as a designated school bus stop for the community. Additionally included would be all related site, landscape, utility and stormwater improvements. Details regarding the buildings and

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architecture are contained in the "Architecture" section of this narrative.

- Density: The residential density proposed is 11.96 units/acre. The R-4 zoning allows 10 units/acre, and the Applicant is requesting two (2) additional units/acre allowed by way of Innovative Community Development as further described and justified in this narrative.
- Amenities: The Applicant has proposed several site amenities to create a first-class apartment project and to further the intent of an Innovative Community Development as summarized below:
  - An expansive accessible single-story approximately 9000 square foot clubhouse/amenity center, which includes a business center/lounge area including designated co-work spaces and a conference room, an event/party room, a game room, a large fitness center including a kids playroom, a yoga/stretching room, leasing office space including employee break room, the mail/parcel center is located adjacent the clubhouse including the monitored parcel delivery center as well indoor/outdoor gathering space areas.
  - An expansive heated resort style pool with a large paver pool deck with an adjacent waterfall feature.
  - The swimming pool amenity area will also include a pool cabana building with gathering area and family bathrooms.
  - A fire pit area overlooking the largest of the 5 water features of the community.
  - 2 – Lighted pickleball courts.
  - An outdoor fitness park consisting of a circuit of workout stations so residents are able to enjoy the beautiful outdoors and water feature while they exercise.
  - A fenced playground area featuring an American-made BYO Lollipop Lane playground (or equivalent) with additional add-on playground features.
  - Bike racks will be located conveniently throughout the community.
  - This site includes five (5) lakes totaling roughly 7.73 acres, the largest of which is 3.58 acres. Each water feature will include a lighted fountain appropriately sized based on capacity. Three (3) of the lakes will be in proximity to the majority of the buildings in the community thus allowing residents to enjoy the beauty and benefits of waterfront living. The other two (2) lakes will be at the front of the property to beautify the community and its entrance.
  - Multiple grill stations and picnic areas are conveniently located throughout the site to serve the residents.
  - A large, segmented dog park with designated areas for small and large breeds including water stations, fenced dog wash areas as well as shaded park benches.

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- A meandering multi-use use 8-foot concrete path that encompasses both larger lakes for pedestrian and biking activity. The path will be thoughtfully designed with landscape features and shade trees. All other sidewalks within the proposed community have been increased to a minimum of six (6) feet (code requirement is 5 feet).
- Numerous park bench seating areas will be strategically located throughout the site to take advantage of accented vistas.

❖ Access: Access will be provided via a new right-in/right-out/left-in driveway from Kings Highway and a resident-only entrance along Pruitt Research Center Drive. The Project will be gated, and the Applicant has provided ample space to allow for stacking outside the gates. The Applicant has also provided a refusal turn lane as means to turn around prior to entering the gates. The proposed community includes the designated school bus stop internal of the site with a flow through traffic route that limits congestion and delays for residents while providing a centralized space for pickup and drop off close to the property entrance to minimize access issues as requested by the School District.

❖ Pedestrian and Vehicular Circulation: Vehicular circulation has been carefully designed to allow sufficient area for maneuvering by emergency and service vehicles including a roundabout at the front of the property to facilitate internal traffic flow. A substantial pedestrian sidewalk system provides 8-foot multi-use trails and 6-foot minimum sidewalks throughout. The pedestrian walkway system connections to all parking areas as well as providing easy access from buildings. There are trees placed adjacent to the walkways throughout the property as part of the enhanced landscape plan as appropriate to a well landscaped community. The above-referenced pedestrian paths enhance the walkable connectivity to the many amenity spaces throughout the community.

❖ Parking: The proposed community provides 1,016 parking spaces including ample parking at the Clubhouse/amenity center, where the City Code requires a minimum of 732 spaces based on a parking ratio of 1.5 spaces/unit. The additional parking is provided to accommodate the fact that this site is not located in an urban setting with sufficient services within walking distance. Garage parking and tandem parking spaces are provided within the central portions of the bottom floor of the residential buildings. EV charging spaces are distributed throughout the site and all garages will be constructed with the potential for future EV charging stations to be installed.

❖ Compactors: Two (2) trash compactors are provided at the east side of the community. The proposed community will provide valet trash service to the residents so as to minimize any inconvenience in regard to the disposal of trash

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and recyclables.

- Bus Stop: The Applicant has provided an internal school bus stop close to the project entrance. Regarding the transit stop, the Applicant Is open to future construction of a mass transit connection to the employment-generating businesses coming to the Kings Highway corridor and nearby areas when sufficient data indicates that it would benefit the residents of the community. The Applicant is committed to providing a bus shelter at the proposed future transit stop.

Monument Signs

Three (3) monument signs are proposed, one on either side of the main entrance of the community, and the third monument sign would be located at the residents only entrance on Pruitt Research. Conceptual details regarding the proposed monument signs are provided with this submittal. The design of the monument sign incorporates the same colors and materials as the buildings on site and has been sized in accordance with the City's requirements for residential development signage.

Open Space/Landscaping

The site consists of 34.11% open green space (not counting the lakes) and 56.70% open space when including the 7.73 acres of water features in the open space calculation. Forty percent (40%) open space is required for Innovative Community Developments.

The Applicant is proposing a very dense landscape design that will far exceed the minimum landscape requirements of the City. This enhanced landscape plan will provide sufficient additional trees to satisfy the mitigation requirement as well as provide ample landscape features that will exceed the Innovative Community Development requirements as further discussed in the "Conditional Use Application - Innovative Community Development" section of this narrative.

The City Code requires 10-foot buffers on all sides. The Applicant has doubled the required buffers in most cases for the proposed community. This includes proposed buffers of 20 feet along Kings Highway and Pruitt Research Center Drive, 15-20 feet along the sides of the community as well as a 20-foot buffer along the rear adjacent border of the community to the large lot single-family/agricultural uses to further validate the innovative design aspect of the community and to provide additional buffering for all adjacent properties. In addition to the enhanced buffering, the

community will include 8-foot privacy walls along the adjacent commercial properties as shown on the site plan.

The proposed landscape plan relies primarily on native vegetation, when practical. The plan also provides for careful placement of trees to maximize shade in open spaces and along walkways, including the multi-use trail. The enhanced plan includes pleasing native centric foundation landscaping around buildings. The native focus is also utilized to enhance aesthetics at the community entrance. Use of native plants in an effort to minimize water consumption for the community.

Tree Mitigation

The existing trees on site include primarily Cabbage Palms and Oaks. These must be removed since the necessary site grade changes dictate removal and replacement of all trees that are located within the development areas.

A tree mitigation plan is included with this submittal for review by staff.

Site Lighting

A photometric plan has been provided with this submittal which depicts the proposed exterior lighting within the community. Standard design procedure for this type of development would consist of 'amenities' lighting being provided under a separate permit specific to each amenity's scope of work, not the Site Photometric plan.

Environmental

An Environmental Site Assessment is included with this submittal which found that (1) no evidence of listed species was found and (2) no wetlands are present.

Drainage

Onsite stormwater will be collected via a wet retention system and four proposed lakes, where the required water abatement and attenuation will be provided. Storm water discharge will be limited to the more stringent criteria of 6.80 acre-feet for any given 24-hour period or the 25 - year pre-development discharge rate. Stormwater will then be released through a control structure to the ultimate outfall location in the NSLRWCD Canal No. 40.

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Traffic Concurrency

The project proposes constructing 488 multi-family housing (low-rise) dwelling units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. A build-out of 2031 is assumed. The proposed development will generate the following net new external and driveway trips:

- 2,868 daily, 184 AM peak hour (44 in / 140 out) and 242 PM peak hour (150 in / 92 out) trips.

The resulting net change of site uses in net new external and driveway trips:

- *665 daily, -13 AM peak hours (-1 in / -12 out) and 63 PM peak hour (35 in / 28 out) trip.*

Utilities

The proposed community will be served by connecting to the existing FPU 8-inch watermain within Pruitt Research Center Drive and 12-inch watermain along Kings Highway. The community is anticipated to be master-metered. Fire service is provided for at each residential building.

Wastewater service will be provided by an onsite lift station that will connect to the existing force main along Pruitt Research Center Drive.

Irrigation water is proposed to be pumped from the central pond but as a secondary option an irrigation well may be proposed for irrigation water onsite.

CONDITIONAL USE APPLICATION - INNOVATIVE COMMUNITY DEVELOPMENT

Section 125-243 of the City's Land Development Code, entitled "Innovative Community Developments," contains the following standards applicable to a multifamily residential development that shall be satisfied in order to qualify for the two (2) additional dwelling units per acre and the related Conditional Use approval by the City. The Applicant's demonstration of compliance with those criteria applicable to the additional density is contained below in italics typeface:

(a) *Purpose*. Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design,

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pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

Demonstration of Compliance: *The proposed community has been thoughtfully and carefully designed to create a more innovative multifamily residential apartment community than normally occurs. Factors that, in the opinion of the Applicant, quality the proposed community as an innovative community development that are above-and-beyond a "normal" apartment complex and the minimum requirements of the City are listed below:*

- *Five (5) residential buildings have been clustered around a large central lake, and three (3) residential buildings are clustered around a second smaller lake comprising of 7.73 acres and 0.92 acres which is proposed as an amenity (as opposed to a depressed grass stormwater detention area).*
- *Extensive amenities centrally located are being offered including:*
  - An expansive accessible single-story approximately 10,997 square foot clubhouse/amenity center, which includes a business center/lounge area including designated co-work spaces and a conference room, an event/party room, a game room, a large fitness center including a kids playroom, a yoga/stretching room, leasing office space including employee break room, the mail/parcel center is located adjacent the clubhouse including the monitored parcel delivery center as well indoor/outdoor gathering space areas.
  - An expansive heated resort style pool with a large paver pool deck with an adjacent waterfall feature.
  - The swimming pool amenity area will also include a pool cabana building with gathering area and family bathrooms.
  - A fire pit area overlooking the largest of the 5 water features of the community.
  - 2 – Lighted pickleball courts.
  - An outdoor fitness park consisting of a circuit of workout stations so residents can enjoy the beautiful outdoors and water feature while they exercise.
  - A fenced playground area featuring an American-made BYO Lollipop Lane playground (or equivalent) with additional add-on playground features.
  - Bike racks will be located conveniently throughout the community.
  - This site includes five (5) lakes totaling roughly 7.73 acres, the largest of which is 3.58 acres. Each water feature will include a lighted fountain appropriately sized based on capacity. Three (3) of the lakes will be in proximity to the majority of the buildings in the community thus allowing

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residents to enjoy the beauty and benefits of waterfront living. The other two (2) lakes will be at the front of the property to beautify the community and its entrance.
    - Multiple grill stations and picnic areas are conveniently located throughout the site to serve the residents.
    - A large, segmented dog park with designated areas for small and large breeds including water stations, fenced dog wash areas as well as shaded park benches.
    - A meandering multi-use use 8-foot concrete path that encompasses both larger lakes for pedestrian and biking activity. The path will be thoughtfully designed with landscape features and shade trees. All other sidewalks within the proposed community have been increased to a minimum of six (6) feet (code requirement is 5 feet).
    - Numerous park bench seating areas will be strategically located throughout the site to take advantage of accented vistas.
- *A high quality of architecture is proposed as discussed in the "Architecture" section of this narrative.*
- An eight (8) foot pre-cast panel privacy wall is proposed to provide an additional buffer for the residential buildings from the surrounding commercial property as denoted on site plans.
- *Landscape buffers have been increased to between five (5) to ten (10) feet beyond the minimum ten (10) feet required.*
- *All building setbacks along the sides have increased beyond the minimum required.*
- *Significant enhancements to landscaping beyond the minimum requirements are provided as further discussed in the "Landscaping" section below.*

(b) General standards for approval. The city commission shall consider the approval of an innovative community development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

Demonstration of Compliance: *The Applicant has complied with Section 125-236 of the land development code as an application for site plan approval has been submitted to the City of Fort Pierce.*

(c) Potential uses. The following uses are allowed in innovative community

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development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed:

(1) Single-family dwellings and townhomes, with or without accessory dwelling units.
(2) Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone.
(3) Nonresidential uses permitted in the future land use when these uses will provide a suitable mixed-use living environment for residents of the innovative community development.
(4) Meantime uses permitted in the future land use, including performances, art exhibitions, and hobbyist gatherings, as well as transient commercial opportunities such as markets or food sales that are held a single time or regularly.

Demonstration of Compliance: *The Applicant is proposing a multi-family housing development which is an allowed within the innovative community development code.*

(d) *Minimum lot size.* Minimum lot size and lot area are determined by the maximum density authorized in the comprehensive plan.

Demonstration of Compliance: *The proposed multi-family development is designed as a unified campus on a single, undivided parcel; therefore, individual lot lines are not proposed. Compliance with the Comprehensive Plan's minimum lot size and area requirements is demonstrated through the maximum authorized density of 12 dwelling units per acre. With a Net Site Area of 40.77 acres, the maximum allowable density yields a cap of 489 units. The proposed project consists of 488 units, which strictly adheres to this density framework and effectively satisfies the intent of the minimum lot area per unit standard.*

(e) *Residential densities.* Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying future land use.

Demonstration of Compliance: *The subject property encompasses 40.77 acres within a Future Land Use designation that authorizes a maximum density of 12 dwelling units per acre, establishing a project cap of 489 permitted units (40.77 × 12 = 489.24). The project proposes a unified multi-family development of 488 units, resulting in an actual density of 11.97 units per acre. Because individual lot lines are not proposed, compliance with minimum lot size requirements is satisfied on a project-wide basis, and the proposed unit count remains strictly below the maximum density threshold authorized by the Comprehensive Plan.*"

(f) Development standards.

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative community development shall be determined by the city commission based on, but not limited to, the following considerations:

a. Compatibility with the surrounding development.

Demonstration of Compliance: The proposed multi-family development is highly compatible with the surrounding mix of commercial and industrial uses, acting as the critical residential anchor for a vibrant, mixed-use node. Placing high-density housing adjacent to commercial retail and employment-heavy industrial sectors creates a strong planning synergy. It inserts essential workforce housing directly next to jobs and retail services, reducing vehicle miles traveled while injecting a built-in customer base for local businesses. Rather than conflicting with its neighbors, this development unifies the existing uses into a well-balanced, fully integrated district.

b. Constraints of existing physical features.

Demonstration of Compliance: The subject property is generally characterized by relatively flat topography typical of the St. Lucie County coastal plain. Based on available mapping and field investigations, no significant changes in elevation or other prominent natural landforms are present that would substantially constrain development. The site has been evaluated for jurisdictional wetlands, and no wetlands or other jurisdictional surface waters were identified on the property. As with much of the surrounding area, the site may be subject to a seasonally high groundwater table and localized drainage considerations, which will be addressed through engineering design and stormwater management systems. Other than these typical site characteristics, no existing physical features have been identified that would preclude the proposed development.

c. Availability of utilities.

Demonstration of Compliance: The Project will be served by connecting to the existing FPU 8-inch watermain within Pruitt Research Center Drive and 12-inch watermain along Kings Highway. The Project is anticipated to be master-metered. Fire service is provided for each residential building.

Wastewater service will be provided by an onsite lift station that will connect to the existing force main along Pruitt Research Center Drive.

Irrigation water is proposed to be pumped from the central pond but as a secondary

option an irrigation well may be proposed for irrigation water onsite.

d. Transportation capacity and linkages.

Demonstration of Compliance: The site provides multiple vehicular and pedestrian linkages to connecting externally to both the local and arterial roadway network. The site is supported by indoor and outdoor recreation facilities to reduce external travel demand from the project. Internally, the site provides pedestrian loops and linkages for recreation and circulation to reduce vehicular trips. The project's internal vehicular roadways are looped to provide improved circulation with multiple routes to every building.

e. Enhanced landscaping, streetscape, open spaces, and recreation areas.

Demonstration of Compliance: As depicted on the enhanced landscape plans provided with this submittal, the Applicant is proposing a carefully designed, very dense landscape design and substantial additional landscaping to create an aesthetically pleasing project and to satisfy the innovative community development criteria. Details regarding the "extra" landscaping proposed are noted below:

- *The City Code requires 10-foot buffers on all sides. The Applicant has increased the buffers to 20' along Kings Highway and Pruitt Research Center Drive, 15-20 feet along the sides and 20' feet along the rear adjacent to the large lot single- family/agricultural uses to further justify the Project and provide additional buffering for adjacent properties.*
- *Shade trees are provided throughout the development including along the walkways and multi-purpose path.*
- 34.11% open space (not counting the lakes) and 56.70% open space when counting the lakes is provided. Forty percent (40%) open space is required for Innovative Community Developments.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

Demonstration of Compliance: As demonstrated below, the site design and placement of buildings have been creatively designed to establish an innovative community development by using visual focal points and physical

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- *Five (5) residential buildings have been clustered around a large central lake, and three (3) residential buildings are clustered around a second smaller lake comprising of 3.58 acres and 0.92 acres which is proposed as an amenity (as opposed to a depressed grass stormwater detention area).*
- *The project will be densely landscaped throughout with shade trees to create inviting and shaded sitting areas for enjoyment of the residents.*
- *The expansive clubhouse and large pool are centrally located on the central lake to provide vistas and focal points.*
- *Pedestrian pathways increased to a minimum of six (6) feet wide, maximum eight (8) feet wide, lined with shade trees are provided throughout the development to create a walkable community.*
- *The roadway and building placement along the west property line meander to avoid a long, linear row of buildings.*
- *A meandering eight (8) foot wide multi-use pathway is provided around the two larger lakes.*
- *Building setbacks along the sides and rear have been increased beyond the minimum requirements.*

g. Architectural styles, building materials and variation of building types.

Demonstration of Compliance: The Applicant is proposing enhanced architectural features beyond a standard multi-family housing project as demonstrated in the "Architecture" section of this narrative and on the plans provided with this submittal.

h. Character of the proposed development within the street scene.

Demonstration of Compliance: The project design prioritizes a high-quality street scene by setting the primary residential buildings well back from the entrance. This deep setback maximizes the green infrastructure footprint along the public right-of-way, creating an effective visual buffer. By placing the building masses away from the street edge, the development obscures the scale of the structures and allows native canopy trees and open green space to dominate the roadside view. This layout successfully mitigates any potential massing conflicts with neighboring commercial or industrial properties and establishes an inviting street presence.

i. Economic resilience - Workforce, multi-generational, and affordable housing.

Demonstration of Compliance: The project enhances regional economic resilience

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by injecting a stable, high-quality housing asset into an area adjacent to established commercial and industrial employment centers. By offering diverse residential options on a single, unified campus, the development guards against the economic volatility associated with housing shortages. Providing housing near major employment nodes stabilizes the local tax base, ensures local businesses have a reliable proximity-based customer pool, and optimizes existing municipal infrastructure without requiring costly utility expansions

j. Increased storm water percolation, use, cleaning, and/or sequestration.

Demonstration of Compliance: Environmental sustainability is woven into the site's hydrology and landscape architecture, directly addressing water purification and ecological sequestration. The deep building setbacks from the primary entrance and the perimeter landscape buffers against neighboring commercial and industrial uses double as extensive vegetative root zones. These green corridors act as natural bio-swales that slow down, filter, and clean stormwater runoff. Furthermore, the selection of canopy trees and littoral plantings within the proposed stormwater lakes optimizes carbon sequestration, transforming mandatory stormwater infrastructure into active environmental assets that trap greenhouse gases and filter airborne particulate matter from nearby roads.

k. Energy sustainability and cost management.

Demonstration of Compliance: Energy sustainability is directly tied to resident financial stability through deliberate utility cost management strategies. Multi-family buildings feature shared walls and floors that inherently insulate interior units, resulting in lower heating and cooling demands compared to detached housing. The project leverages this structural advantage by introducing Energy Star-rated appliances, low-flow plumbing fixtures, and advanced window glazing. By slashing monthly water and power bills, the development preserves household income for the local workforce. This creates an attainable living environment where eco-friendly design directly translates into tangible, everyday financial savings for residents. Including EV parking infrastructure is a strategic step toward long-term operational cost management and asset resiliency. Installing the underground conduits, trenching, and electrical panel capacity during the initial phase of construction avoids the prohibitive retrofitting costs that future code mandates or market demands would require. This proactive engineering future-proofs the 40.77-acre development, protects the owner's long-term capital investments, and adds premium market value to the property without requiring costly, invasive ground-breaking down the road.

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l. *Passive heating and cooling techniques.*

Demonstration of Compliance: The Carlton of Fort Pierce achieves the Comprehensive Plan's objective for innovative design by utilizing its expansive, single-parcel layout to naturally regulate temperatures. Rather than clustering dense building masses together, the project limits total building footprint coverage to just 13.67%, reserving a massive 23.12 acres (56.70%) of the site as pervious open space (p. 1). This vast green matrix incorporates five sprawling stormwater lakes—spanning a combined 7.73 acres—and thick 15-to-20-foot perimeter landscape buffers (p. 1). This configuration functions as a powerful microclimate generator; the open water bodies and extensive canopy networks create natural breezeways that cool prevailing winds and suppress the local heat island effect typically generated by the neighboring commercial and industrial districts.

m. *Proximity to neighbors (light, ventilation, privacy).*

Demonstration of Compliance: The project features an expansive 54-foot front setback (where only 25 feet is required) and 30-foot side and rear setbacks (where only 10 and 20 feet are required) which allows for additional buffering to adjacent property owners. By proposing a low-profile 3-story product at 41 feet instead of the maximum 45 feet allowed under R-4 zoning, the project significantly reduces shadow casting (p. 1). This low vertical profile ensures that neighboring commercial and industrial properties retain full access to natural daylight without being obstructed by building mass.

n. *Building height shall not exceed those building heights of the applicable zoning district. The city commission may further limit heights.*

Demonstration of Compliance: The proposed multi-family development strictly adheres to the vertical dimensional limitations of the R-4 zoning district. The R-4 zone permits a maximum height of 45 feet. The applicant is proposing a 3-story product with a maximum height of 41 feet. Because the design sits four feet below the zoning code's absolute thresholds, it fully complies with all applicable height standards.

(g) Common open space. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.

Demonstration of Compliance: Although the applicant is not proposing any

common open space for the project, they agree that any building or structures that are proposed within common open space, a bond or other adequate assurances that the building will be completed may be required.

(h) Compatibility with adjacent development. If topographical or other barriers near the of the innovative community development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative community development to be set back an adequate distance from the perimeter of the innovative community development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms.

Demonstration of Compliance: The project features an expansive 54-foot front setback (where only 25 feet is required) and 30-foot side and rear setbacks (where only 10 and 20 feet are required) which allows for additional buffering to adjacent property owners. By proposing a low-profile 3-story product at 41 feet instead of the maximum 45 feet allowed under R-4 zoning, the project significantly reduces shadow casting (p. 1). This low vertical profile ensures that neighboring commercial and industrial properties retain full access to natural daylight without being obstructed by building mass.

(i) Unified control. All land intended to be included in the innovative community development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

Demonstration of Compliance: The proposed development is a proposed rental community and will be under legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) Maintenance of common areas. Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1)The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions

that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for

any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

Demonstration of Compliance: The applicant is not proposing any shared space with the City and therefore any common areas will be maintained by the applicant. The common spaces will generally be within the gated areas of the community.

(k) Utility easements. Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

Demonstration of Compliance: Easements will be established for utilities that will ultimately be turned over to the utility provider and will not include private utilities past the point of service.

(l) Other standards. All innovative community developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that an innovative community development conforms to the intent of this section.

Demonstration of Compliance: All proposed signage will meet the minimum requirements of the City of Port St. Lucie Land Development code.

(m) Special application requirements. When an application is submitted for conditional use approval of an innovative community development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

1. Statements describing in detail the character and intended use of the development.

Demonstration of Compliance: This premium, pedestrian-focused community seamlessly blends modern architecture with the native Florida landscape. Designed as a quiet, private sanctuary, the development utilizes dense perimeter landscaping to buffer residents from nearby traffic. The site prioritizes open-space preservation, natural stormwater management, and passive recreation like picnic lawns and shaded seating. At the heart of the neighborhood, a central amenity hub delivers a high-end lifestyle featuring a resort-style pool, clubhouse, fitness center, open-air pavilions, recreational areas for children, and a dedicated dog park.

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2. *Material which presents firm evidence of unified control of the entire area within the proposed innovative community development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.*

Demonstration of Compliance: The applicant is currently under contract with the current owner, Farrel Communities, and upon closing will have unified control of the community to which they are requesting conditional use approval.

3. *A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative community development, such as land areas and dwelling units.*

Demonstration of Compliance: The applicant intends to remain the sole owner and operator of the subject property following approval of the Conditional Use. The proposed use is intended as an owner-operated facility, and the applicant has no current plans or intentions to sell, lease, or otherwise transfer ownership or operational control of the property. The Conditional Use request is submitted with the understanding that the applicant will maintain long-term ownership and direct responsibility for the operation and maintenance of the property in accordance with all applicable conditions of approval.

4. *A statement indicating the justification for any desired density bonuses.*

Demonstration of Compliance: The applicant respectfully requests a density bonus in accordance with local land development regulations. This increase above baseline density is fully justified by the project's innovative, low-impact master plan, which volunteers substantial public and environmental benefits that could not be achieved under a standard grid-style development:

- ***Substantial Open Space Preservation:** By utilizing an intentional, clustered building footprint, the development preserves over **34.11%** of the total acreage as contiguous, undeveloped green space. This far exceeds minimum code requirements and protects local natural assets.*
- *The project integrates a centralized, high-end amenity core—including a community clubhouse, fitness center, swimming pool, and public walking trails—that enhances the overall quality of life and elevates housing*

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standards along the corridor.

- *Located near the expanding western employment hubs, this master-planned, market-rate rental community provides much-needed housing for the incoming workforce. It directly aligns with the City and County's strategic goal to match job growth with nearby, high-quality residential options.*

5. *Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative community development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.*

Demonstration of Compliance: At this time, the proposed development is intended to remain under single ownership and operation and does not contemplate the creation of common open space or shared facilities requiring separate maintenance agreements. Should the City determine that such documents are required, the applicant will prepare and record the appropriate instruments prior to development approval or as otherwise required.

6. *Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.*

Demonstration of Compliance: To the best of our knowledge, all information has been included as part of this submission.

CLOSING

The Applicant respectfully requests the City's consideration and approval of the subject application based on the justification provided herein. The Applicant believes that the Project will provide a substantial enhancement and much needed multifamily housing to the growing area. The Applicant looks forward to working with the City to bring a high-quality project to the City.

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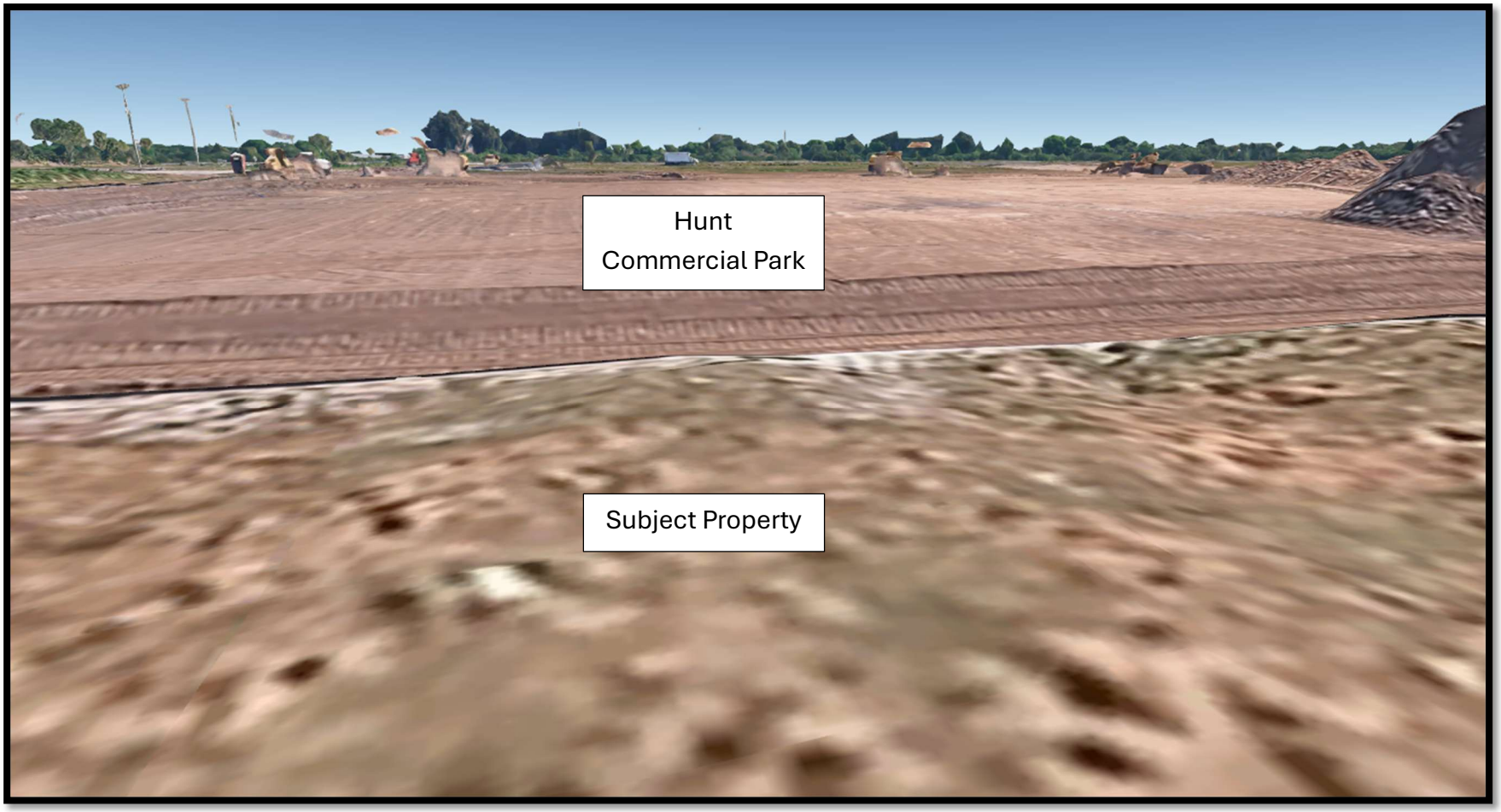
CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING NORTH FROM PROPERTY)



CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING EAST FROM NE CORNER OF SUBJECT PROPERTY)



CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING EAST FROM SUBJECT PARCEL TO KINGS HIGHWAY)



CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING EAST FROM SOUTHEAST CORNER OF SUBJECT PARCEL TO KINGS HIGHWAY)



CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING SOUTH FROM SOUTHERN PROPERTY LINE OF SUBJECT PARCEL)

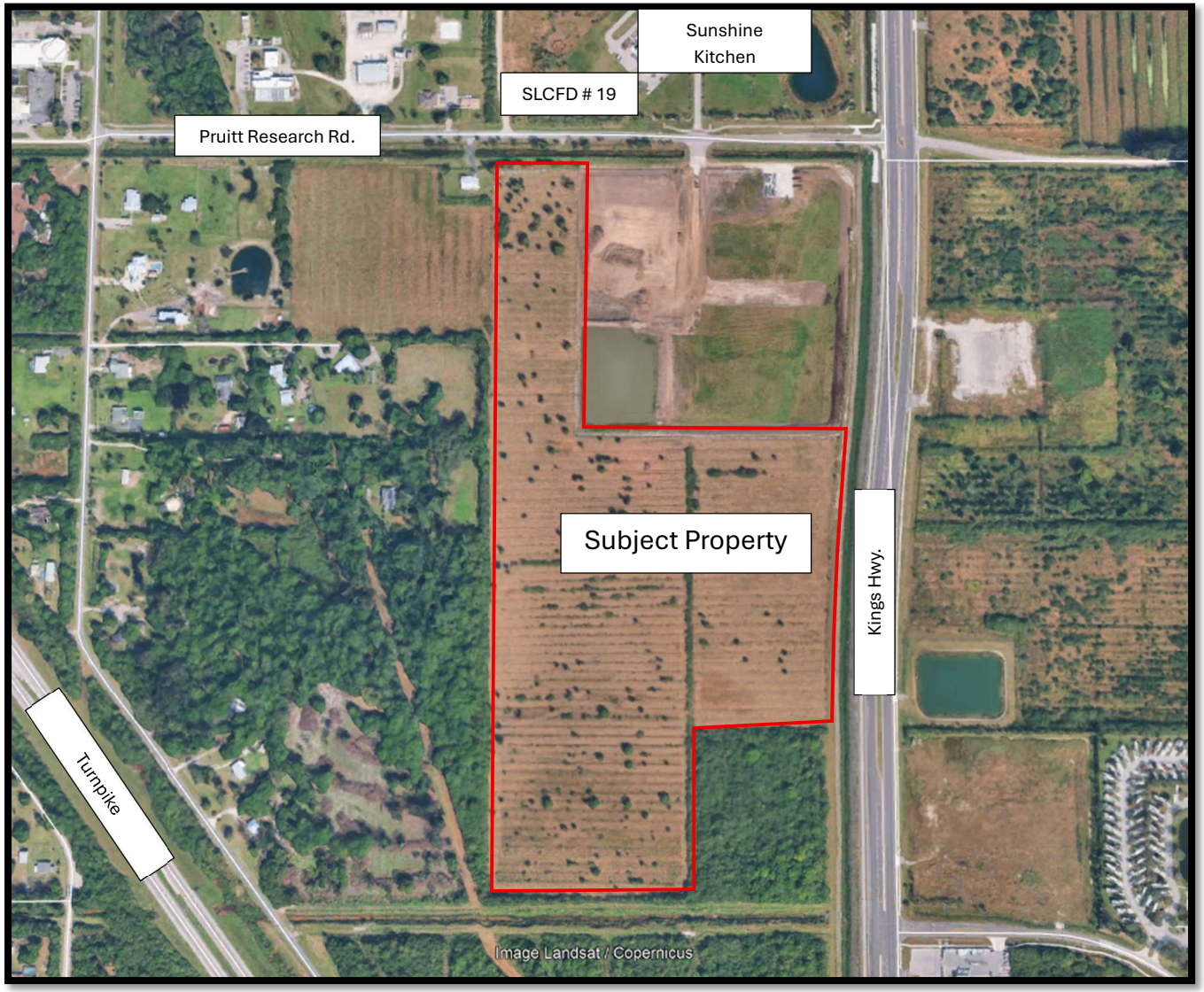


CONTEXTUAL PHOTOS – NEIGHBORHOOD

(LOOKING WEST FROM WESTERN PROPERTY LINE OF SUBJECT PARCEL)



CONTEXTUAL PHOTOS – SUBJECT PARCEL



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Treasure Coast Research Park / Vacant / Lake	SD-Special District (County) / GC (City)	PNRD (County) / PD(City)
South	Vacant	GC	C-3
East	Vacant	GC	C-3
West	Vacant	RU (County) RL (City)	AR-1 (County) R-1 (City)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	RM - Residential Med.	R-4 Medium Density Res.	12 UPA for innovative residential developments - 11.96 DU/AC	40.77	X
****Proposed**	Same	Same	Same	Same	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	126,880 gpd
**Proposed Zoning/FLU	Total gallons per day	126,880 gpd
**Change in Demand	Total gallons per day	0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 126,880 gpd
**Proposed Zoning/FLU	Total gallons per day 126,880 gpd
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	884.54 ac	909.92 ac	increase of 25.38
Urban District	5 acres per 1,000 people	221.14 ac	227.48 ac	increase of 6.34
Community	2.5 acres per 1,000 people	110.57 ac	113.74 ac	increase of 3.17
Neighborhood	1.36 acres per 1,000 people	60.15 ac	61.87 ac	increase of 1.72

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Fairlawn Elem. / Forest Grove Middle	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	4.2 miles/5.3 miles	6 miles
Current Zoning/FLU Enrollment Demand	59	25
****Proposed Zoning/FLU Enrollment Demand**	71	30
****Change in Demand**	increase of 12	increase of 5

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	8.13 yards
****Proposed Zoning/FLU**	8.13 yards
***Change in Demand**	0

F. Stormwater:
Potential decrease in stormwater runoff due to decrease in impervious surface area from previously approved site plan.

Impact	No proposed change in land use or zoning, so no additional impact. Please see drainage statement on site plan. All stormwater criteria will be satisfied with the new project,

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2,655 TPD	181 pht (AM) / 190 pht (PM)
****Proposed Zoning/FLU**	Same	Sam
***Change in Demand**	0 Trips	0 Trips
Impact to Capacity	No rezoning or land use change requested.	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐Yes ☑No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily: 488
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family		488	40.77	05/27	05/29
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? _____

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

May 26, 2026

Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
email: cpiazza@mahaffeycompany.com

Re: Kings Highway – Apartment Development

Dear Mr. Piazza,

Haley Ward, Inc. has completed this Environmental Assessment (EA) for the above-mentioned property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Haley Ward, Inc.



Anthony A. Adams, B.S.
Sr. Proj. Scientist | Certified Arborist | GT Agent

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HALEY WARD

ENVIRONMENTAL ASSESSMENT

Parcel ID	Acreage	Land Use
2323-501-0002-000-0	40.777	0000 – Vacant Residential

Kings Highway
City of Fort Pierce, FL
Date: July 28, 2026
Project #26-146

Prepared For:
Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
cpiazza@mahaffeycompany.com

Prepared By:
Haley Ward, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

INTRODUCTION:

The subject property evaluated as part of this Environmental Assessment consists of approximately 40.777 acres (Parcel ID #s): 2323-501-0002-000-0.

The parcels are located at 2535 S Kings the City of Fort Pierce, Florida. The property is also located at Section 25, Township 35 South, Range 39 East. According to the St. Lucie County Property Appraiser, the subject property has a current land use code of Residential (R-4) the subject property has a Future Land Use Designation of (RM). Currently, the Subject Property would be designated as GRZING SLD CP - 6000.

This Environmental Assessment (EA) was completed for the supporting information associated with a building permit or land development application. Haley Ward staff visited the property on May 15th, 2026 to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of Haley Ward that there is no native upland habitat located on site due to the presence of altered canals and furrows from prior agriculture operations.

The following vegetation was found on site:

Common Name	Scientific Name
Caesar Weed**	*Urena lobata*
Cabbage Palm	*Sabal palmetto*
Tropical Soda Apple**	*Solanum viarum*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Balsam Apple**	*Momordica balsamina*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogon Grass**	*Imperata cylindrica*

Nuisance vegetation

****Exotic vegetation***

WETLAND DELINEATION:

According to aerial photographs and site visits, no evidence of wetlands was observed. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

Haley Ward conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species.

No gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Hilolo Loamy – The Hilolo soil series is silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Much of the acreage of this soil has been cleared. Citrus is the major crop. Vegetables are grown in some areas. Native vegetation is primarily cabbage palm with scattered water oaks and longleaf and slash pines and an understory of waxmyrtle, sawpalmetto, and inkberry. Pineland threeawn is the dominant grass.

Wabasso sand- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the subject property appears to have been part of a full-scale agricultural operation, consisting of row-crops, likely Citrus.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the following items.

4.4.2 Policy:

Compliance with approved permits with other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

Any proposed environmental impacts will need to be permitted with the governing agency prior to development approval. This means an Environmental Resource Permit (ERP) Application with the Water Management District will need to occur first.

4.4.5 Policy:

The City shall require site plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites. Site development shall limit the ecological and environmental impacts of design and shall include a site analysis to include the following natural factors:

A. Existing drainage pattern.
B. Geology.
C. Topography.
D. Hydrography (streams, lakes, swamps).
E. Vegetation.
F. Wildlife and habitat.
G. Climate factors (solar orientation, seasonal winds, humidity, precipitation).
H. Soil (type, suitability, bearing capacity).

A site analysis study may be required by the City of Fort Pierce, which reports in detail the parameters outlined above. Further investigation into the environmental requirements of this site plan review is necessary prior to application submittal as the requirements of this site analysis are dependent on the proposed plan and site impacts.

Sec. 123-66 - Tree Protection and Mitigation:

(b) Any native tree at least 14 inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects. A land clearing applicant shall demonstrate why the tree should not be protected or why it is not feasible to develop without removing the tree.

Trees meeting the protection criteria as stated above were observed onsite. If these trees are impacted throughout the development process, then a tree survey will be required to identify protected trees to formulate a tree mitigation plan.

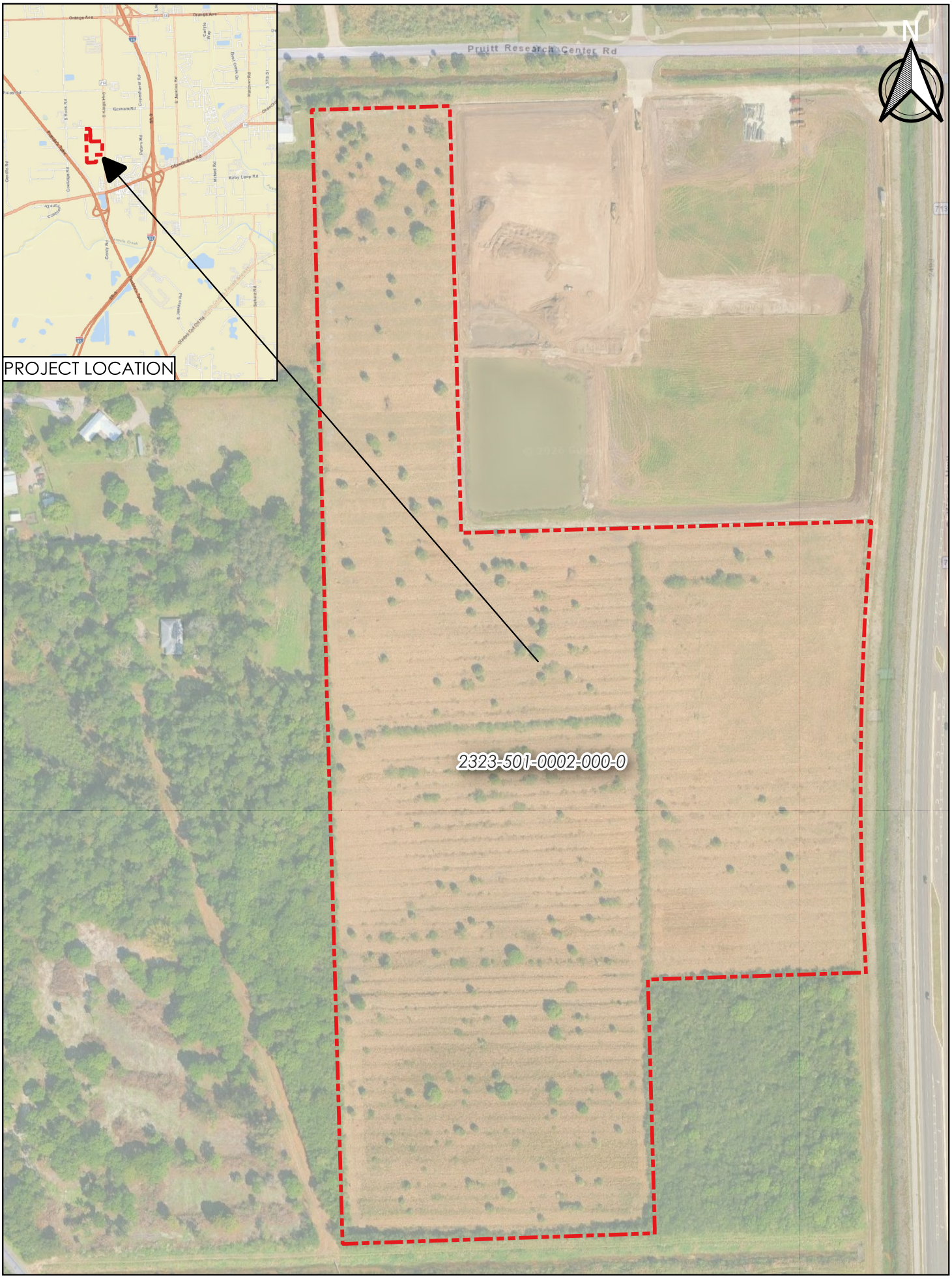
SUMMARY:

It is the professional opinion of Haley Ward that there is no native upland habitat located on site, which is identified as FLUCCS Code 212 – Improved Pasture. The site consists of 40.777 acres designated with a Future Land Use of Residential Urban (RM).

It is our professional opinion that there were no wetlands observed.

No gopher tortoises, burrows, or native upland habitat were observed on site. However, a GT Survey will be required no sooner than 90 days prior to commencement of land clearing activities to confirm no GTs are present. Furthermore, no other state-listed species were observed.

Mahaffey - Kings Hwy - Location Map



Project# 26-146
28 July 2026

0 200 400 600 ft

HALEY WARD

Mahaffey - Kings Hwy - Habitat Map

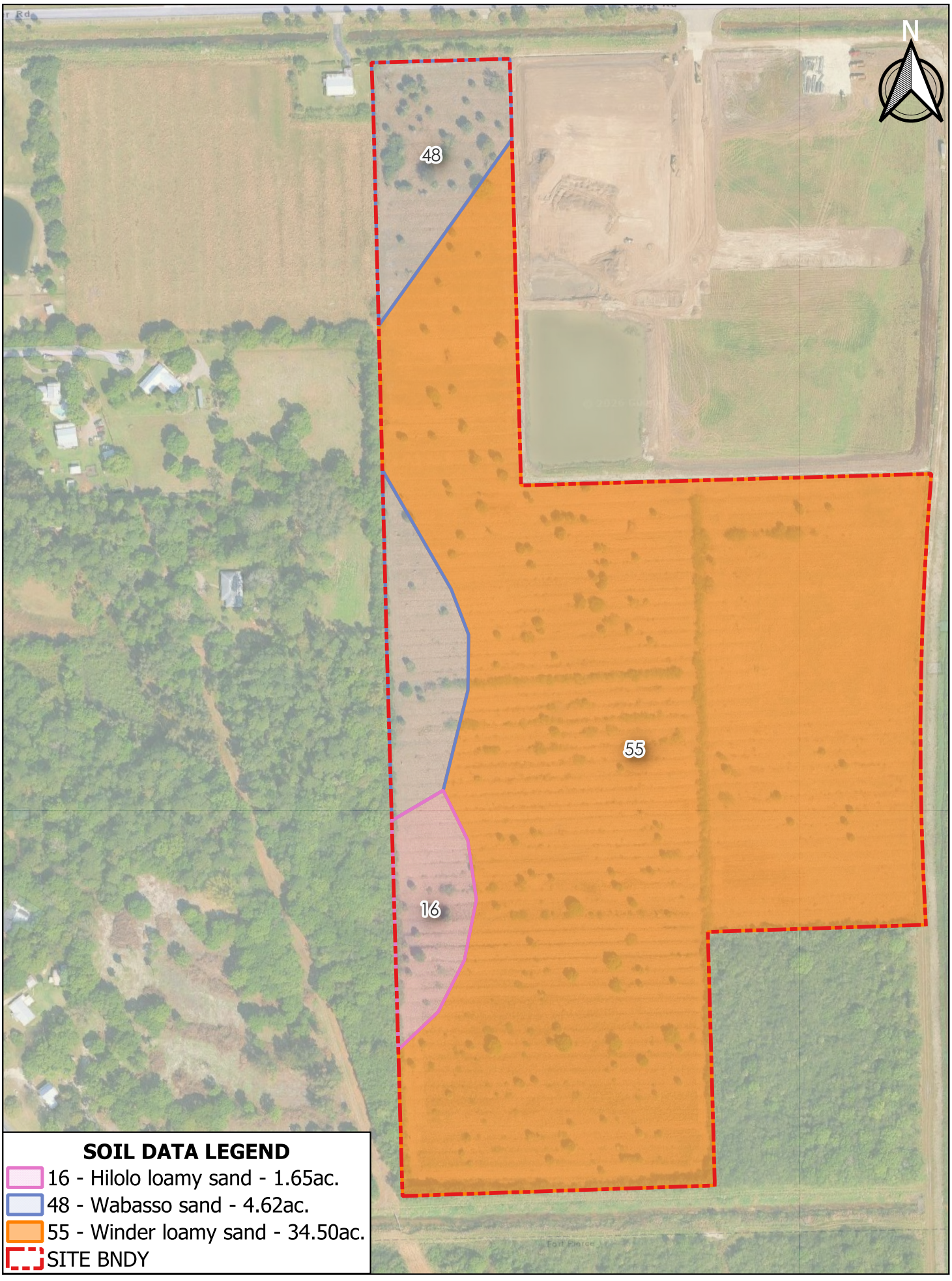


Project# 26-146
28 July 2026

0 200 400 600 ft

HALEY WARD

Mahaffey - Kings Hwy - Soil Map



SOIL DATA LEGEND

- 16 - Hilolo loamy sand - 1.65ac.
- 48 - Wabasso sand - 4.62ac.
- 55 - Winder loamy sand - 34.50ac.
- SITE BNDY

Project# 26-146
28 July 2026

0 200 400 600 ft

HALEY WARD

TRAFFIC ANALYSIS REPORT

The Carlton of Fort Pierce
(f.k.a. Mahaffey Communities)
St. Lucie County, FL

Prepared for:
Mahaffey Apartment Company
St. Petersburg, FL 33701

Prepared by:

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Engineering & Planning, Inc.
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Palm City, FL 34990
(772) 286-8030

Shaun G. MacKenzie LICENSE No. 61751 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29013
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by Shaun G MacKenzie
Date: 2026.09.17 08:23:11 -04'00'

Shaun G. MacKenzie P.E.
Florida License # 61751

036032
Revised September 2026
August 2026
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CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from The Carlton of Fort Pierce, formerly known as (f.k.a.) Mahaffey Communities. The project is located at 2535 S Kings Highway, Fort Pierce, Florida (Parcel ID: 2323-501-0002-000-0). The project proposes to construct 488 multi-family housing (low-rise) Dwelling Units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. This traffic analysis is proposed to examine the increase in trips. A buildout of 2031 was used for this analysis.

The proposed development will generate the following net new external and driveway trips:

- 2,868 daily, 184 AM peak hour (44 in/140 out), and 242 PM peak hour (150 in/92 out) trips.

The resulting net change of site uses in net new external and driveway trips:

- 665 daily, -13 AM peak hour (-1 in/-12 out), and 63 PM peak hour (35 in/28 out) trips.

A 290-foot southbound right-turn lane is recommended at the Driveway 1 & Okeechobee Road intersection. The project meets St. Lucie County's concurrency requirements.

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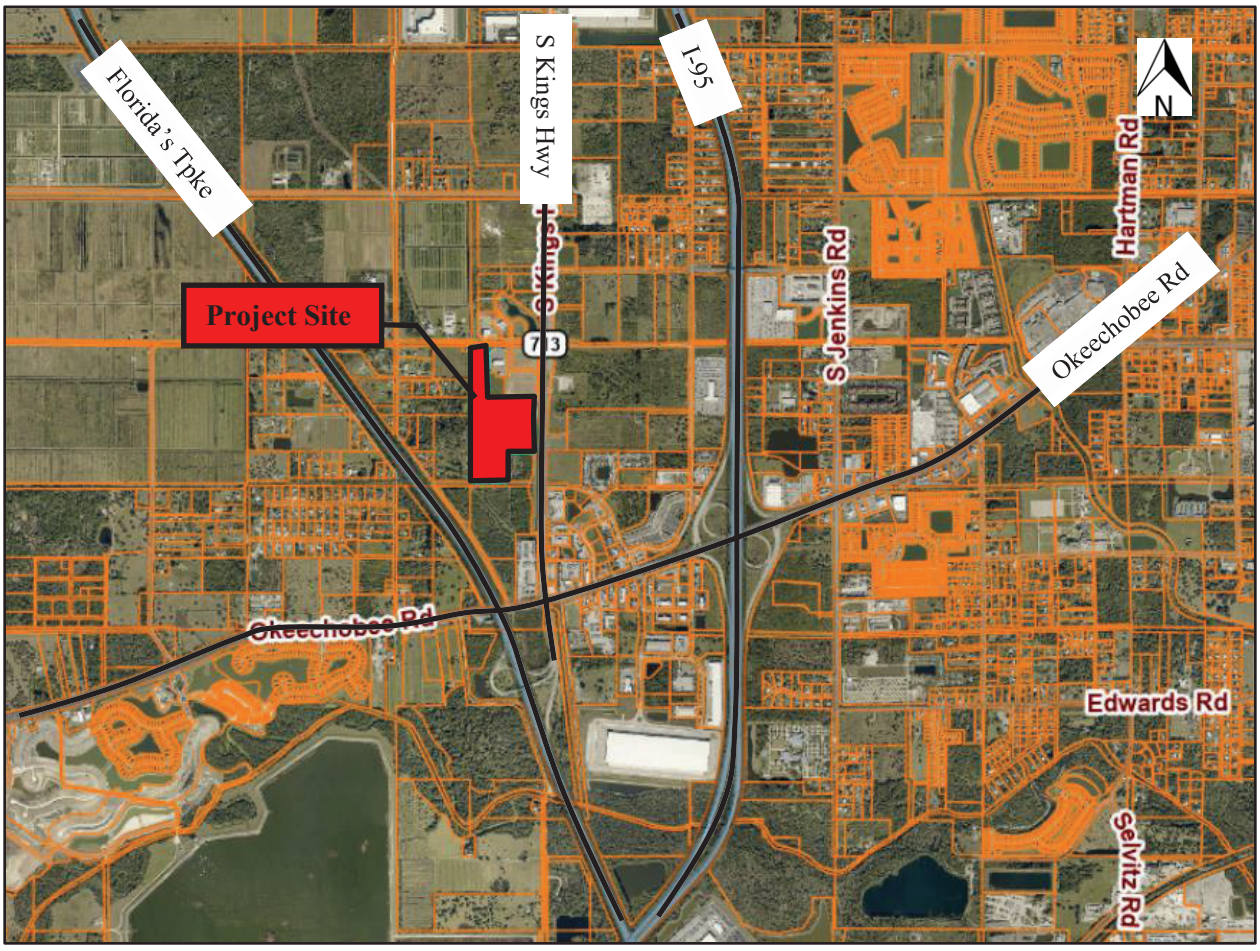
Appendix C – St. Lucie County Peak Season Factor Category Report
Appendix D – FDOT's Q/LOS Manual 2023
Appendix E – Approved Roadway Analysis – Farrell Communities

INTRODUCTION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from The Carlton of Fort Pierce, formerly known as (f.k.a.) Mahaffey Communities. The project is located at 2535 S Kings Highway, Fort Pierce, Florida (Parcel ID: 2323-501-0002-000-0). The project proposes to construct 488 multi-family housing (low-rise) Dwelling Units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. A buildout of 2031 was used for this analysis. Figure 1 shows the site location.

Figure 1. Site Location



INVENTORY AND PLANNING DATA

The traffic data used in this analysis includes:

- Historic Traffic Count Data
- FDOT's 2023 Quality/Level of Service Manual
- *Trip Generation, 12th Edition* (ITE report)
- St. Lucie County Adopted Transportation Element
- St. Lucie County Traffic Counts and Level of Service Report (2025)

PROJECT TRAFFIC

Trip Generation

The study uses the following trip generation rates published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (12th Edition)* for Multifamily Housing (Low-Rise) (ITE Land Use 220) and Multifamily Housing (Mid-Rise) (ITE Land Use 221). Table 1 shows the trip generation for the site.

Approved Uses

- 488 Multifamily Housing (Mid-Rise) DUs (ITE Land Use 221)

The approved development will generate the following net new external and driveway trips:

- 2,203 daily, 197 AM peak hour (45 in/152 out), and 179 PM peak hour (115 in/64 out) trips.

Proposed Use

- 488 Multifamily Housing (Low-Rise) DUs (ITE Land Use 220)

The proposed development will generate the following net new external and driveway trips:

- 2,868 daily, 184 AM peak hour (44 in/140 out), and 242 PM peak hour (150 in/92 out) trips.

Net Change

The resulting net change of site uses in net new external and driveway trips:

- 665 daily, -13 AM peak hour (-1 in/-12 out), and 63 PM peak hour (35 in/28 out) trips.

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by trip capture rate is 0.

Table 1. Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Approved Site Traffic								
Multifamily Housing (Mid-Rise)	488 DU	2,203	197	45	152	179	115	64
Proposed Site Traffic								
Multifamily Housing (Low-Rise)	488 DU	2,868	184	44	140	242	150	92
NET CHANGE IN EXTERNAL TRIPS		**665**	**(13)**	**(1)**	**(12)**	**63**	**35**	**28**
NET CHANGE IN DRIVEWAY VOLUMES		**665**	**(13)**	**(1)**	**(12)**	**63**	**35**	**28**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Multifamily Housing (Mid-Rise)	221	DU	T = 4.55 (X) - 17.52	0%	23/77	T = 0.42 (X) - 7.77	64/36	T = 0.36 (X) +3.07
Multifamily Housing (Low-Rise)	220	DU	T = 5.63 (X) + 120.45	0%	24/76	T = 0.35 (X) +	62/38	T = 0.48 (X) + 7.35

ITE 12th Edition

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STUDY AREA

Based on the Approved Methodology and St. Lucie TPO Standardized TIS Methodology and Procedures, the area of influence for transportation concurrency is 1.0 mile.

Figure 2. Study Area



TRAFFIC DISTRIBUTION AND ASSIGNMENT

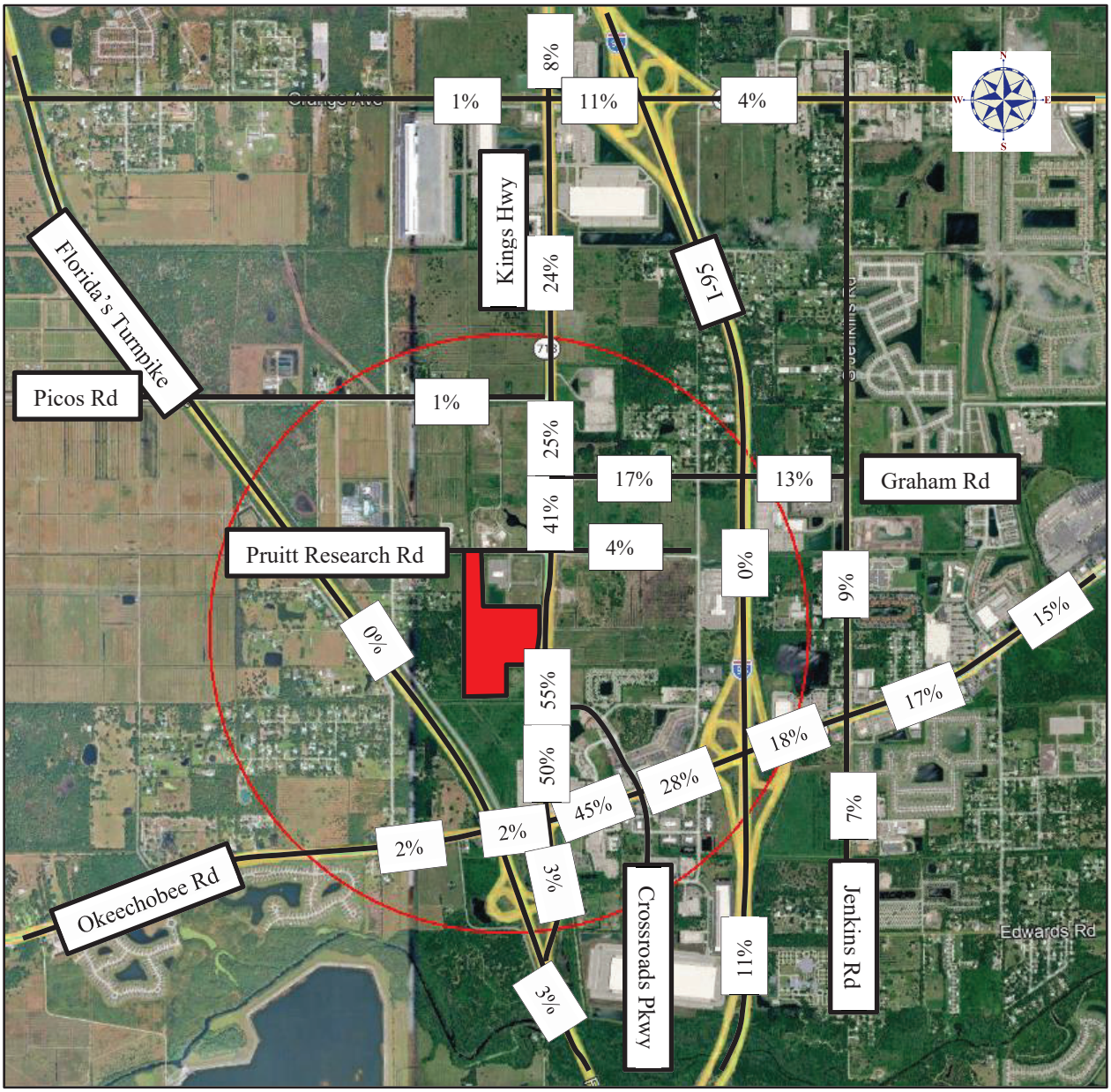
The traffic assignment was based on the approved methodology. The project traffic assignment is illustrated in Figure 3. The overall distribution is summarized by general directions and is depicted below:

NORTH - 41 percent

SOUTH - 55 percent

EAST - 4 percent

Figure 3. Traffic Assignment



HISTORICAL GROWTH

Historic growth rates were determined based on FDOT Traffic Online data as shown in Table 2. The historic annual growth on the surrounding facilities between 2021 and 2025 is 6.1%.

Table 2. Growth Rate Calculation

Road Name	Count Station	Segment	2021 AADT	2022 AADT	2023 AADT	2024 AADT	2025 AADT	Annual Absolute Growth	Growth Rate
Kings Hwy	94-0757	N of Okeechobee Rd	13,100	7000	-	14100	13,700	830	6.1%
							Weighted Average		**6.1%**
							Growth Rate Used		**6.1%**

COMMITTED PROJECTS

The following committed projects and their traffic were included in the analysis:

- Creekside
- Freeman
- Kings Highway Warehouse
- South Florida Logistics
- Broadreach Storage
- Drawdy Angle Road Residential
- 44 Celebration Pointe
- Project Hunt
- St. Lucie Commerce Center
- Kings Highway Commerce
- Amazon Warehouse

ASSURED AND PROGRAMMED IMPROVEMENTS

Based on review of FDOT's 5-Year Work Program and the St. Lucie TPO's Transportation Improvement Program, which includes St. Lucie County's 5-Year Capital Improvement Plan. The following improvements affect roadway capacity within the project's study area:

- SR 713/Kings Highway – N of SR 9/I 95 Overpass to South of Angle Road – Add Lanes & Reconstruct
- Orange Avenue & I-95 Interchange – Add Lanes
- Amazon Warehouse Committed Improvements:
    - Kings Highway & Pruitt Research Road/White Road:
        - Full Opening and traffic signal
        - Add a northbound right-turn lane
        - Restripe the eastbound approach to a dedicated left-turn and shared through/right land
        - Improve the westbound approach to include a dedicated left-turn and shared through/right lane
    - Kings Highway & Driveway 1
        - Add a northbound right-turn lane

ROADWAY ANALYSIS

Roadway Capacity

In accordance with the approved methodology, the roadway classification follows the local government's Comprehensive Plan outlining the roadway functional classification. The local government Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2025 Level of Service Report. Where road segment information is FDOT roadways or not available, or improvements are committed or needed, the study uses local government's minimum LOS standards to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Significance

Impacts of greater than one percent (1%) on adjacent segments and greater than five percent (5%) on all other segments are considered to have significant impact. Table 3 displays the roadway segments with significant impact.

Table 3. Project Impacts (Significance)

Roadway	Segments	E+C Lanes	Area Type	Two-Way Capacity	Assign	Two-Way Project Traffic	Project Impact	Significant Impact? (Y/N)
Okeechobee Rd	McCarty Rd to Florida's Turnpike	4	C2	4,350	2%	1	0.02%	NO
	Florida's Turnpike to Kings Hwy	4	C3C	3,290	2%	1	0.03%	NO
	Kings Hwy to Crossroads Pkwy	6	C3C	4,870	45%	28	0.57%	NO
	Crossroads Pkwy to I-95	6	C3C	4,870	28%	18	0.37%	NO
	I-95 to Jenkins Rd	8	C3C	5,780	18%	11	0.19%	NO
Kings Hwy	Okeechobee Rd to Crossroads Pkwy	4	C3C*	3,290	50%	32	0.97%	NO
	Crossroads Pkwy to Project Site	4	C3C*	3,290	55%	35	1.06%	**YES**
	Project Site ot Graham Rd	4	C3C*	3,290	41%	26	0.79%	NO
	Graham Rd to Picos Rd	4	C3C*	3,290	25%	16	0.49%	NO
	Picos Rd to Orange Ave	4	C3C*	3,290	24%	15	0.46%	NO
	Orange Ave to Angle Rd	6	C3C*	4,870	8%	5	0.10%	NO
Orange Ave	Campbell Rd to Kings Hwy	2	C3R	2,020	1%	1	0.05%	NO
	Kings Hway to I-95	4	C2	5,290	11%	7	0.13%	NO
	I-95 to Jenkins Rd	4	C3C	3,290	4%	3	0.09%	NO
I-95	Midway Rd to Okeechobee Rd	6	LA	11,050	11%	7	0.06%	NO
	Okeechobee Rd to Orange Rd	8	LA	14,710	0%	0	0.00%	NO
Florida's Turnpike	North County Ln to Okeechobee Rd	4	LA	6,890	0%	0	0.00%	NO
	Okeechobee Rd to Port St Lucie Blvd	4	LA	7,400	3%	2	0.03%	NO

* C3C used in order to provide a conservative analysis

Roadway Analysis

Existing traffic volumes were obtained from the 2025 buildout traffic counts of the approved traffic study. The 2025 peak hour traffic volumes were increased based on the greater of the annual compound growth rate or a 1% growth rate plus approved site plan traffic to develop the projected year 2031 background traffic volumes. Committed trips on each road segment are shown in Exhibit 2.

The post-development 2031 (buildout) traffic volumes were developed by adding background traffic volume plus projected net change traffic. The buildout traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably. Based on the analysis, the roadway segments are projected to operate acceptably in 2031 with the proposed development as shown in Table 4.

Table 4. 2031 Buildout PM Peak Hour Roadway Analysis

Roadway	Segment	E+C Lanes	2025 Volumes	Growth Rate	Committed Traffic	Committed Traffic + 1% Growth Rate	Growth from Historic Growth Rate	Site Plan Approved Trips	Background	Assignment	New Project Traffic	Buildout	Roadway Capacity	Acceptable?
Kings Hwy	Crossroads Pkwy to Project Site	4	446*	6.1%	511	538	190	63	1,047	55%	19	1,066	1,810	yes

* Obtained from Approved Ferrell Communities Traffic Study, Page 74

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2031 post-development traffic conditions. This study analyzes the impacts of the following intersections for the AM and PM peak hour:

- Kings Highway & Crossroads Parkway
- Kings Highway & Pruitt Research Road/White Road

Data from the existing facilities within the study area were collected based on aerial photography and site observations. MacKenzie Engineering and Planning, Inc. collected AM and PM peak hour turning movements on April 9, 2026. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Analysis

Kings Highway & Crossroads Parkway

MEP evaluated the Kings Highway & Crossroads Parkway intersection using Synchro 12. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). The intersection is projected to operate acceptably.

Kings Highway & Pruitt Research Road/White Road

MEP evaluated the Kings Highway & Pruitt Research Road/White Road intersection using Synchro 12 with the Amazon Warehouse committed improvements. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) with the committed improvements. The intersection is projected to operate acceptably.

A southbound right-turn deceleration lane is not required at Pruitt Research Road consistent with FDM 232.2 - Lane Configuration.

DRIVEWAYS

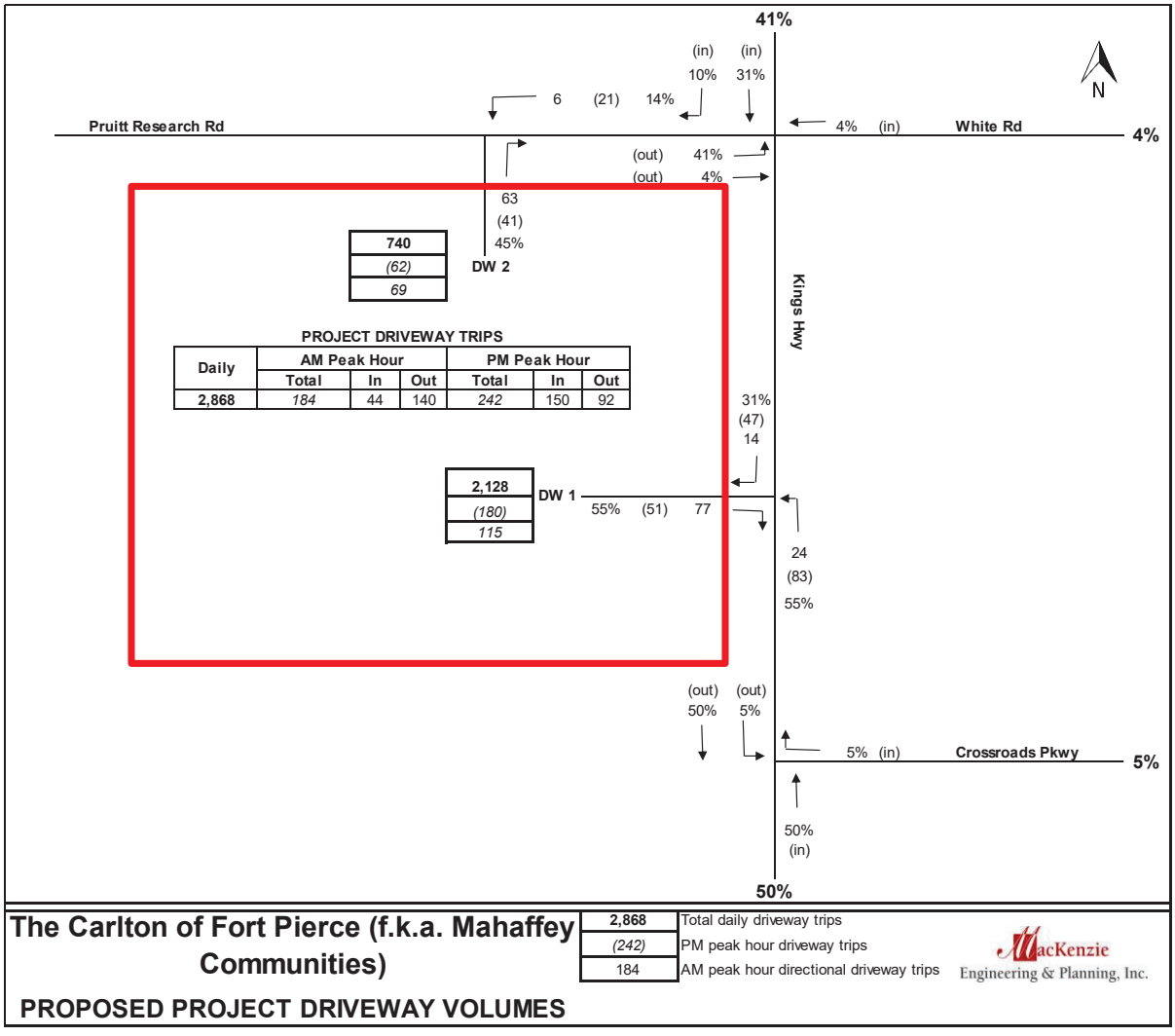
Proposed Access

The site proposes two points of access:

- DW 1 (Kings Highway) – Right-In/Right-Out/Left-In
- DW 2 (Pruitt Research Road) – Full Opening

Figure 4 shows the proposed driveway.

Figure 4. Driveway Volumes



Driveway 1 (Kings Highway)

Ingress Right-Turn Lane

A right-turn lane warrant analysis was performed using NCHRP 457 as shown in Figure 4. The right-turn volume of 47 peak-hour vehicles warrants a right-turn lane at this location. A 290-foot right-turn lane is recommended based on the 50 MPH design speed.

Figure 4. Driveway Right Turn Lane Warrant Analysis – DW 1

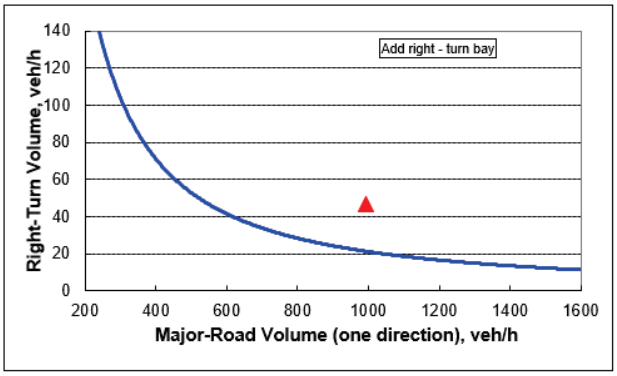
INPUT

Roadway geometry:	4-lane roadway

Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	994
Right-turn volume, veh/h:	47

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	21
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



Ingress Left-Turn Lane

A 455-foot ingress left-turn lane exists at this location.

MEP evaluated the Kings Highway & Driveway 1 intersection using Synchro 12. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). MEP obtained the 95th percentile queue from Synchro 12 for each turn-lane at the intersection and compared it to the existing turn-lane lane storage (turn-lane length minus any taper). The intersection is projected to operate acceptably.

Table 5. Kings Highway & Driveway 1 Turn-Lane Length Analysis

Direction	AM 95th% Queue (ft)	PM 95th% Queue (ft)	Total Decel Distance (ft)	Needed Total Turn-Lane Length (ft)	Existing Length (ft)	Adequate
NBL	25	25	290	315	455	YES

Driveway 2 (Pruitt Research Road)

Ingress Right-Turn Lane

No right-turn volumes are projected for Driveway 2. Therefore, a right-turn lane is not required.

Ingress Left-Turn Lane

A left-turn lane on Pruitt Research Road is not recommended because Pruitt Research Road is a local street.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from The Carlton of Fort Pierce, formerly known as (f.k.a.) Mahaffey Communities. The project is located at 2535 S Kings Highway, Fort Pierce, Florida (Parcel ID: 2323-501-0002-000-0). The project proposes to construct 488 multi-family housing (low-rise) Dwelling Units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. This traffic analysis is proposed to examine the increase in trips. A buildout of 2031 was used for this analysis.

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A 290-foot southbound right-turn lane is recommended at the Driveway 1 & Okeechobee Road intersection. The project meets St. Lucie County's concurrency requirements.

EXHIBITS

Exhibit 1	Intersection Analysis
Exhibit 2	Committed Projects Volumes

APPENDICES

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Appendix C	–	St. Lucie County Peak Season Factor Category Report
Appendix D	–	FDOT's Q/LOS Manual 2023
Appendix E	–	Approved Roadway Analysis – Farrell Communities

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kings Hwy & Crossroads Pkwy

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	0	0	0	0	1	0	7	1	0	52	0	0	4	64	0
7:15 AM	7:30 AM	0	0	0	0	0	0	0	8	0	0	67	1	0	5	82	0
7:30 AM	7:45 AM	0	0	0	0	0	0	0	3	0	0	56	0	0	5	86	0
7:45 AM	8:00 AM	0	0	0	0	0	0	0	5	0	0	60	2	0	4	59	0
8:00 AM	8:15 AM	0	0	0	0	0	2	0	10	0	0	54	2	0	1	82	0
8:15 AM	8:30 AM	0	0	0	0	0	1	0	8	3	0	48	1	0	4	86	0
8:30 AM	8:45 AM	0	0	0	0	0	0	0	13	0	0	51	1	0	6	67	0
8:45 AM	9:00 AM	0	0	0	0	0	0	0	8	0	0	59	1	0	5	59	0
		0	0	0	0	0	4	0	62	4	0	447	8	0	34	585	0
Peak Hour Traffic Volume																	
7:15 AM	8:15 AM	0	0	0	0	0	2	0	26	0	0	237	5	0	15	309	0

Count Taken: 4/9/2026
Buildout year: 2031
Growth Rate: 6.1% 1.0%
PSCF 1.03

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4/9/2026	0	0	0	0	0	2	0	26	0	0	237	5	0	15	309	0
Peak Season Factor	0	0	0	0	0	0	0	1	0	0	7	0	0	0	9	0
Adjusted Volumes	0	0	0	0	0	2	0	27	0	0	244	5	0	15	318	0
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	0	0	0	0	5	0	0	47	1	0	3	62	0
2031 Volumes	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**32**	**0**	**0**	**291**	**6**	**0**	**18**	**380**	**0**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	0	0	0	0	1	0	0	7	0	0	0	10	0
2031 Volumes	0	0	0	0	0	2	0	28	0	0	251	5	0	15	328	0
Committed Projects																
SF Logistics											30				8	
Kings Hwy Warehouse											178				177	
Kings Hwy Commerce Park											89				25	
Celebration Pointe											2				1	
St. Lucie Commerce Cntr											0				0	
Project Hunt											38				9	
Creekside											21				7	
Drawdy Angle Road Residential											12				35	
Freeman											8				3	
Broadreach Storage											1				1	
Amazon Warehouse											58				32	
Total Committed	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**436**	**0**	**0**	**0**	**297**	**0**
Committed + 1%	0	0	0	0	0	2	0	28	0	0	687	5	0	15	625	0
Growth 6.1% or Committed + 1%	0	0	0	0	0	2	0	32	0	0	687	6	0	18	625	0
Pre Dev	0	0	0	0	0	2	0	32	0	0	687	6	0	18	625	0
Project	0	0	0	0	0	0	0	2	0	0	22	0	0	7	70	0
Post Dev	**0**	**0**	**0**	**0**	**0**	**2**	**0**	**34**	**0**	**0**	**709**	**6**	**0**	**25**	**695**	**0**
								In			In			Out	Out	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	50%	0%	0%	5%	50%	0%

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	0	0	2	0	34	0	0	709	6	25	695	0
Future Vol, veh/h	0	0	0	2	0	34	0	0	709	6	25	695	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	0	-	-	0	-	-
Veh in Median Storage,-#		0	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	9	9	9	9	9	9	9
Mvmt Flow	0	0	0	2	0	36	0	0	746	6	26	732	0

Major/Minor	Minor1			Major1				Major2		
Conflicting Flow All	1168	-	376	732	-	0	0	753	0	0
Stage 1	749	-	-	-	-	-	-	-	-	-
Stage 2	418	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.84	-	6.94	6.58	-	-	-	4.28	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	2.59	-	-	-	2.29	-	-
Pot Cap-1 Maneuver	187	0	621	469	0	-	-	809	-	0
Stage 1	428	0	-	-	0	-	-	-	-	0
Stage 2	632	0	-	-	0	-	-	-	-	0
Platoon blocked, %						-	-		-	
Mov Cap-1 Maneuver	180	0	621	469	-	-	-	809	-	-
Mov Cap-2 Maneuver	308	0	-	-	-	-	-	-	-	-
Stage 1	428	0	-	-	-	-	-	-	-	-
Stage 2	612	0	-	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.46	0	0.33
HCM LOS	B		

Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	469	-	-	308	621	809	-
HCM Lane V/C Ratio	-	-	-	0.007	0.058	0.033	-
HCM Ctrl Dly (s/v)	0	-	-	16.8	11.1	9.6	-
HCM Lane LOS	A	-	-	C	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 1

Kings Hwy & Crossroads Pkwy

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	0	0	0	0	0	0	11	2	0	70	2	0	9	83	0
4:15 PM	4:30 PM	0	0	0	0	0	1	0	8	1	0	62	2	0	5	97	0
4:30 PM	4:45 PM	0	0	0	0	0	0	0	6	3	0	75	1	0	11	74	0
4:45 PM	5:00 PM	0	0	0	0	0	0	0	12	1	0	70	3	0	5	110	0
5:00 PM	5:15 PM	0	0	0	0	0	2	0	6	2	0	74	1	0	10	83	0
5:15 PM	5:30 PM	0	0	0	0	0	0	0	6	2	0	91	2	0	6	65	0
5:30 PM	5:45 PM	0	0	0	0	0	0	0	12	0	0	72	2	0	4	62	0
5:45 PM	6:00 PM	0	0	0	0	0	0	0	10	1	0	64	3	0	4	70	0
		0	0	0	0	0	3	0	71	12	0	578	16	0	54	644	0
Peak Hour Traffic Volume																	
4:15 PM	5:15 PM	0	0	0	0	0	3	0	32	7	0	281	7	0	31	364	0

Count Taken:	4/9/2026		
Buildout year:	2031		
Growth Rate:	6.1%	1.0%	
PSCF	1.03		

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4/9/2026	0	0	0	0	0	3	0	32	7	0	281	7	0	31	364	0
Peak Season Factor	0	0	0	0	0	0	0	1	0	0	8	0	0	1	11	0
Adjusted Volumes	0	0	0	0	0	3	0	33	7	0	289	7	0	32	375	0
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	0	0	1	0	6	1	0	56	1	0	6	73	0
2031 Volumes	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**39**	**8**	**0**	**345**	**8**	**0**	**38**	**448**	**0**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	0	0	0	0	1	0	0	9	0	0	1	11	0
2031 Volumes	0	0	0	0	0	3	0	34	7	0	298	7	0	33	386	0
Committed Projects																
SF Logistics											10				28	
Kings Hwy Warehouse											112				238	
Kings Hwy Commerce Park											31				84	
Celebration Pointe											1				2	
St. Lucie Commerce Cntr											0				0	
Project Hunt											10				29	
Creekside											16				25	
Drawdy Angle Road Residential											42				25	
Freeman											5				9	
Broadreach Storage											2				3	
Amazon Warehouse											50				65	
Total Committed	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**278**	**0**	**0**	**0**	**508**	**0**
Committed + 1%	0	0	0	0	0	3	0	34	7	0	576	7	0	33	894	0
Growth 6.1% or Committed + 1%	0	0	0	0	0	4	0	39	8	0	576	8	0	38	894	0
Pre Dev	0	0	0	0	0	4	0	39	8	0	576	8	0	38	894	0
Project	0	0	0	0	0	0	0	8	0	0	75	0	0	5	46	0
Post Dev	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**47**	**8**	**0**	**651**	**8**	**0**	**43**	**940**	**0**
								In			In			Out	Out	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	50%	0%	0%	5%	50%	0%

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	0	0	4	0	47	8	0	651	8	43	940	0
Future Vol, veh/h	0	0	0	4	0	47	8	0	651	8	43	940	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	-	0	-	-	0	-	-
Veh in Median Storage,-#		0	-	-	1	-	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	9	9	9	9	9	9	9
Mvmt Flow	0	0	0	4	0	49	8	0	685	8	45	989	0

Major/Minor	Minor1			Major1				Major2		
Conflicting Flow All	1292	-	347	989	-	0	0	694	0	0
Stage 1	706	-	-	-	-	-	-	-	-	-
Stage 2	585	-	-	-	-	-	-	-	-	-
Critical Hdwy	6.84	-	6.94	6.58	-	-	-	4.28	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	2.59	-	-	-	2.29	-	-
Pot Cap-1 Maneuver	155	0	649	318	0	-	-	852	-	0
Stage 1	450	0	-	-	0	-	-	-	-	0
Stage 2	520	0	-	-	0	-	-	-	-	0
Platoon blocked, %						-	-		-	
Mov Cap-1 Maneuver	143	0	649	318	-	-	-	852	-	-
Mov Cap-2 Maneuver	275	0	-	-	-	-	-	-	-	-
Stage 1	438	0	-	-	-	-	-	-	-	-
Stage 2	492	0	-	-	-	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.57	0.2	0.41
HCM LOS	B		

Minor Lane/Major Mvmt	NBU	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	318	-	-	275	649	852	-
HCM Lane V/C Ratio	0.026	-	-	0.015	0.076	0.053	-
HCM Ctrl Dly (s/v)	16.6	-	-	18.3	11	9.5	-
HCM Lane LOS	C	-	-	C	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0.2	0.2	-

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kings Hwy & White Rd/Pruitt Research Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	0	0	3	0	0	0	1	0	1	112	0	0	0	85	3
7:15 AM	7:30 AM	0	0	0	3	0	0	0	1	0	3	147	1	0	0	95	7
7:30 AM	7:45 AM	0	0	0	4	0	0	0	0	0	4	166	1	0	0	113	4
7:45 AM	8:00 AM	0	0	0	4	0	0	0	1	0	3	166	0	0	0	100	10
8:00 AM	8:15 AM	0	0	0	5	0	0	0	0	0	2	174	0	0	0	116	5
8:15 AM	8:30 AM	0	0	0	3	0	0	0	0	0	1	169	1	0	0	113	2
8:30 AM	8:45 AM	0	0	0	4	0	0	0	1	0	2	126	0	0	0	105	5
8:45 AM	9:00 AM	0	0	0	2	0	0	0	2	0	11	105	1	0	0	98	3
		0	0	0	28	0	0	0	6	0	27	1165	4	0	0	825	39
Peak Hour Traffic Volume																	
7:30 AM	8:30 AM	0	0	0	16	0	0	0	1	0	10	675	2	0	0	442	21

Count Taken: 1/8/2025
Buildout year: 2031
Growth Rate: 6.1%
PSCF 1.08

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025	0	0	0	16	0	0	0	1	0	10	675	2	0	0	442	21
Peak Season Factor	0	0	0	1	0	0	0	0	0	1	54	0	0	0	35	2
Adjusted Volumes	0	0	0	17	0	0	0	1	0	11	729	2	0	0	477	23
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	5	0	0	0	0	0	3	195	1	0	0	127	6
2031 Volumes	**0**	**0**	**0**	**22**	**0**	**0**	**0**	**1**	**0**	**14**	**924**	**3**	**0**	**0**	**604**	**29**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	1	0	0	0	0	0	0	30	0	0	0	19	1
2031 Volumes	0	0	0	18	0	0	0	1	0	11	759	2	0	0	496	24
Committed Projects																
SF Logistics											30				8	
Kings Hwy Warehouse											178				177	
Kings Hwy Commerce Park											89				25	
Celebration Pointe											2				1	
St. Lucie Commerce Cntr											0				0	
Project Hunt											38				9	
Creekside											21				7	
Drawdy Angle Road Residential											12				35	
Freeman											8				3	
Broadreach Storage											1				1	
Amazon Warehouse						9		11	23		24	2		5	55	
Total Committed	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**11**	**23**	**0**	**402**	**2**	**0**	**5**	**320**	**0**
Committed + 1%	0	0	0	18	0	9	0	12	23	11	1161	4	0	5	816	24
Growth 6.1% or Committed + 1%	0	0	0	22	0	9	0	12	23	14	1161	4	0	5	816	29
Pre Dev	0	0	0	22	0	9	0	12	23	14	1161	4	0	5	816	29
Project	0	57	6	0	0	0	2	0	0	0	0	0	0	0	14	4
Post Dev	**0**	**57**	**6**	**22**	**0**	**9**	**2**	**12**	**23**	**14**	**1161**	**4**	**0**	**5**	**830**	**33**
		Out	Out				In								In	In
Project Traffic Assignment	0%	41%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	31%	10%



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	57	6	22	9	2	12	23	14	1161	4	5	830	33
Future Volume (veh/h)	57	6	22	9	2	12	23	14	1161	4	5	830	33
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870		1767	1767	1767	1767	1767	1767
Adj Flow Rate, veh/h	60	6	23	9	2	13		15	1222	4	5	874	35
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2		9	9	9	9	9	9
Cap, veh/h	264	30	115	204	10	68		356	1898	822	253	1773	71
Arrive On Green	0.05	0.09	0.09	0.01	0.05	0.05		0.02	0.54	0.54	0.01	0.53	0.53
Sat Flow, veh/h	1781	339	1298	1781	216	1402		1682	3533	1497	1682	3374	135
Grp Volume(v), veh/h	60	0	29	9	0	15		15	1222	4	5	458	451
Grp Sat Flow(s),veh/h/ln	1781	0	1637	1781	0	1618		1682	1767	1497	1682	1767	1742
Q Serve(g_s), s	1.9	0.0	1.0	0.3	0.0	0.6		0.3	15.1	0.1	0.1	10.3	10.3
Cycle Q Clear(g_c), s	1.9	0.0	1.0	0.3	0.0	0.6		0.3	15.1	0.1	0.1	10.3	10.3
Prop In Lane	1.00		0.79	1.00		0.87		1.00		1.00	1.00		0.08
Lane Grp Cap(c), veh/h	264	0	145	204	0	78		356	1898	822	253	928	916
V/C Ratio(X)	0.23	0.00	0.20	0.04	0.00	0.19		0.04	0.64	0.00	0.02	0.49	0.49
Avail Cap(c_a), veh/h	676	0	807	687	0	798		801	1898	822	718	928	916
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.9	0.0	26.1	27.5	0.0	28.3		7.4	10.1	6.3	8.5	9.4	9.4
Incr Delay (d2), s/veh	0.4	0.0	0.7	0.1	0.0	1.2		0.0	1.7	0.0	0.0	1.9	1.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	0.0	0.7	0.2	0.0	0.4		0.1	7.7	0.0	0.0	5.7	5.7
Unsig. Movement Delay, s/veh													
LnGrp Delay(d), s/veh	26.3	0.0	26.8	27.6	0.0	29.4		7.4	11.8	6.3	8.5	11.3	11.3
LnGrp LOS	C		C	C		C		A	B	A	A	B	B
Approach Vol, veh/h		89			24				1241			914	
Approach Delay, s/veh		26.5			28.7				11.7			11.3	



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		C			C				B			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	5.9	38.7	6.2	11.0	6.6	38.0	8.7	8.5
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	17.5	32.5	17.5	30.5	17.5	32.5	17.5	30.5
Max Q Clear Time (g_c+I1), s	2.1	17.1	2.3	3.0	2.3	12.3	3.9	2.6
Green Ext Time (p_c), s	0.0	7.1	0.0	0.1	0.0	5.1	0.1	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	12.3
HCM 7th LOS	B

Notes

User approved ignoring U-Turning movement.

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)

PM PEAK HOUR TURNING MOVEMENTS

EXHIBIT 1

Kings Hwy & White Rd/Pruitt Research Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	0	0	2	0	0	0	2	0	0	128	0	0	2	165	0
4:15 PM	4:30 PM	0	0	0	3	0	0	0	1	0	1	120	1	0	2	170	2
4:30 PM	4:45 PM	0	0	0	3	0	0	0	0	0	2	116	2	0	1	150	1
4:45 PM	5:00 PM	0	0	0	4	0	0	0	0	0	0	110	0	0	2	155	5
5:00 PM	5:15 PM	0	0	0	4	0	0	0	1	0	4	116	0	0	2	153	5
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	3	115	1	0	1	121	8
5:30 PM	5:45 PM	0	0	0	3	0	0	0	2	0	2	100	0	0	2	123	4
5:45 PM	6:00 PM	0	0	0	1	0	0	0	0	0	0	92	0	0	0	99	6
		0	0	0	20	0	0	0	6	0	12	897	4	0	12	1136	31
Peak Hour Traffic Volume																	
4:00 PM	5:00 PM	0	0	0	12	0	0	0	3	0	3	474	3	0	7	640	8

Count Taken: 1/8/2025
Buildout year: 2031
Growth Rate: 6.1%
PSCF 1.08

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025	0	0	0	12	0	0	0	3	0	3	474	3	0	7	640	8
Peak Season Factor	0	0	0	1	0	0	0	0	0	0	38	0	0	1	51	1
Adjusted Volumes	0	0	0	13	0	0	0	3	0	3	512	3	0	8	691	9
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	3	0	0	0	1	0	1	137	1	0	2	185	2
2031 Volumes	**0**	**0**	**0**	**16**	**0**	**0**	**0**	**4**	**0**	**4**	**649**	**4**	**0**	**10**	**876**	**11**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	1	0	0	0	0	0	0	21	0	0	0	28	0
2031 Volumes	0	0	0	14	0	0	0	3	0	3	533	3	0	8	719	9
Committed Projects																
SF Logistics											10				28	
Kings Hwy Warehouse											112				238	
Kings Hwy Commerce Park											31				84	
Celebration Pointe											1				2	
St. Lucie Commerce Cntr											0				0	
Project Hunt											10				29	
Creekside											16				25	
Drawdy Angle Road Residential											42				25	
Freeman											5				9	
Broadreach Storage											2				3	
Amazon Warehouse						14		17	50		51	1		2	51	
Total Committed	**0**	**0**	**0**	**0**	**0**	**14**	**0**	**17**	**50**	**0**	**279**	**1**	**0**	**2**	**494**	**0**
Committed + 1%	0	0	0	14	0	14	0	20	50	3	812	4	0	10	1213	9
Growth 6.1% or Committed + 1%	0	0	0	16	0	14	0	20	50	4	812	4	0	10	1213	11
Pre Dev	0	0	0	16	0	14	0	20	50	4	812	4	0	10	1213	11
Project	0	38	4	0	0	0	6	0	0	0	0	0	0	0	47	15
Post Dev	**0**	**38**	**4**	**16**	**0**	**14**	**6**	**20**	**50**	**4**	**812**	**4**	**0**	**10**	**1260**	**26**
		Out	Out				In								In	In
Project Traffic Assignment	0%	41%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	31%	10%



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	38	4	16	14	6	20	50	4	812	4	10	1260	26
Future Volume (veh/h)	38	4	16	14	6	20	50	4	812	4	10	1260	26
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870		1767	1767	1767	1767	1767	1767
Adj Flow Rate, veh/h	40	4	17	15	6	21		4	855	4	11	1326	27
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2		9	9	9	9	9	9
Cap, veh/h	242	24	100	225	20	69		223	1879	824	374	1865	38
Arrive On Green	0.04	0.08	0.08	0.02	0.05	0.05		0.01	0.53	0.53	0.01	0.54	0.54
Sat Flow, veh/h	1781	311	1322	1781	365	1276		1682	3533	1497	1682	3450	70
Grp Volume(v), veh/h	40	0	21	15	0	27		4	855	4	11	679	674
Grp Sat Flow(s),veh/h/ln	1781	0	1632	1781	0	1641		1682	1767	1497	1682	1767	1754
Q Serve(g_s), s	1.3	0.0	0.7	0.5	0.0	1.0		0.1	9.1	0.1	0.2	17.5	17.5
Cycle Q Clear(g_c), s	1.3	0.0	0.7	0.5	0.0	1.0		0.1	9.1	0.1	0.2	17.5	17.5
Prop In Lane	1.00		0.81	1.00		0.78		1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	242	0	124	225	0	88		223	1879	824	374	955	948
V/C Ratio(X)	0.17	0.00	0.17	0.07	0.00	0.31		0.02	0.45	0.00	0.03	0.71	0.71
Avail Cap(c_a), veh/h	680	0	815	703	0	819		696	1879	824	832	955	948
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.7	0.0	26.4	26.5	0.0	27.8		9.0	8.8	6.2	7.0	10.5	10.5
Incr Delay (d2), s/veh	0.3	0.0	0.6	0.1	0.0	1.9		0.0	0.8	0.0	0.0	4.5	4.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	0.0	0.5	0.4	0.0	0.7		0.0	4.6	0.0	0.1	9.5	9.5
Unsig. Movement Delay, s/veh													
LnGrp Delay(d), s/veh	26.0	0.0	27.1	26.6	0.0	29.7		9.0	9.6	6.2	7.1	14.9	15.0
LnGrp LOS	C		C	C		C		A	A	A	A	B	B
Approach Vol, veh/h		61			42				863			1364	
Approach Delay, s/veh		26.4			28.6				9.6			14.9	



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		C			C				A			B	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.4	38.0	6.6	10.1	5.8	38.5	8.0	8.8
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	17.5	32.5	17.5	30.5	17.5	32.5	17.5	30.5
Max Q Clear Time (g_c+I1), s	2.2	11.1	2.5	2.7	2.1	19.5	3.3	3.0
Green Ext Time (p_c), s	0.0	5.4	0.0	0.1	0.0	6.6	0.0	0.1

Intersection Summary	
HCM 7th Control Delay, s/veh	13.5
HCM 7th LOS	B

Notes

User approved ignoring U-Turning movement.

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kings Hwy & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	53	0	0	0	65	0
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	68	0	0	0	82	0
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	86	0
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	62	0	0	0	59	0
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	84	0
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	52	0	0	0	87	0
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	52	0	0	0	67	0
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	59	0
		0	0	0	0	0	0	0	0	0	0	459	0	0	0	589	0
Peak Hour Traffic Volume																	
7:15 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	242	0	0	0	311	0

Count Taken: 4/9/2026
Buildout year: 2031
Growth Rate: 6.1%
PSCF 1.03

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4/9/2026	0	0	0	0	0	0	0	0	0	0	242	0	0	0	311	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	7	0	0	0	9	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	249	0	0	0	320	0
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	0	0	0	0	0	0	0	48	0	0	0	62	0
2031 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**297**	**0**	**0**	**0**	**382**	**0**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	0	0	0	0	0	0	0	8	0	0	0	10	0
2031 Volumes	0	0	0	0	0	0	0	0	0	0	257	0	0	0	330	0
Committed Projects																
SF Logistics											30				8	
Kings Hwy Warehouse											178				177	
Kings Hwy Commerce Park											89				25	
Celebration Pointe											2				1	
St. Lucie Commerce Cntr											0				0	
Project Hunt											38				9	
Creekside											21				7	
Drawdy Angle Road Residential											12				35	
Freeman											8				3	
Broadreach Storage											1				1	
Amazon Warehouse											43	15	40	15	32	
Total Committed	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**421**	**15**	**40**	**15**	**297**	**0**
Committed + 1%	0	0	0	0	0	0	0	0	0	0	678	15	40	15	627	0
Growth 6.1% or Committed + 1%	0	0	0	0	0	0	0	0	0	0	678	15	40	15	627	0
Pre Dev	0	0	0	0	0	0	0	0	0	0	678	15	40	15	627	0
Project	0	0	0	77	0	0	0	0	0	24	0	0	0	0	0	14
Post Dev	**0**	**0**	**0**	**77**	**0**	**0**	**0**	**0**	**0**	**24**	**678**	**15**	**40**	**15**	**627**	**14**
				Out						In						In
Project Traffic Assignment	0%	0%	0%	55%	0%	0%	0%	0%	0%	55%	0%	0%	0%	0%	0%	31%

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	0	77	0	0	0	24	678	15	40	15	627	14
Future Vol, veh/h	0	0	77	0	0	0	24	678	15	40	15	627	14
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	-	-	0	-	-	0	0	-	0	-	0	-	0
Veh in Median Storage,-#		1	-	-	1	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	9	9	9	9	9	9	9
Mvmt Flow	0	0	81	0	0	0	25	714	16	42	16	660	15

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	-	-	330	-	-	357	675	0	0	714	729	0	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.94	-	-	6.94	4.28	-	-	6.58	4.28	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.32	-	-	3.32	2.29	-	-	2.59	2.29	-	-
Pot Cap-1 Maneuver	0	0	666	0	0	640	867	-	-	482	825	-	-
Stage 1	0	0	-	0	0	-	-	-	-	-	-	-	-
Stage 2	0	0	-	0	0	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	-	-	666	-	-	640	867	-	-	544	544	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.16	0	0.31	0.98
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	867	-	-	666	-	544	-	-
HCM Lane V/C Ratio	0.029	-	-	0.122	-	0.106	-	-
HCM Ctrl Dly (s/v)	9.3	-	-	11.2	0	12.4	-	-
HCM Lane LOS	A	-	-	B	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	-	0.4	-	-

The Carlton of Fort Pierce (f.k.a. Mahaffey Communities)
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 1
Kings Hwy & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	74	0	0	0	83	0
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	65	0	0	0	98	0
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	79	0	0	0	74	0
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	74	0	0	0	110	0
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	77	0	0	0	85	0
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	95	0	0	0	65	0
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	74	0	0	0	62	0
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	68	0	0	0	70	0
		0	0	0	0	0	0	0	0	0	0	606	0	0	0	647	0
Peak Hour Traffic Volume																	
4:15 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	295	0	0	0	367	0

Count Taken:	4/9/2026
Buildout year:	2031
Growth Rate:	6.1%
PSCF	1.03

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
4/9/2026	0	0	0	0	0	0	0	0	0	0	295	0	0	0	367	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	9	0	0	0	11	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	304	0	0	0	378	0
	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Growth 6.1%	0	0	0	0	0	0	0	0	0	0	59	0	0	0	73	0
2031 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**363**	**0**	**0**	**0**	**451**	**0**
Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth 1%	0	0	0	0	0	0	0	0	0	0	9	0	0	0	11	0
2031 Volumes	0	0	0	0	0	0	0	0	0	0	313	0	0	0	389	0
Committed Projects																
SF Logistics											10				28	
Kings Hwy Warehouse											112				238	
Kings Hwy Commerce Park											31				84	
Celebration Pointe											1				2	
St. Lucie Commerce Cntr											0				0	
Project Hunt											10				29	
Creekside											16				25	
Drawdy Angle Road Residential											42				25	
Freeman											5				9	
Broadreach Storage											2				3	
Amazon Warehouse											42	10	41	10	64	
Total Committed	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**270**	**10**	**41**	**10**	**507**	**0**
Committed + 1%	0	0	0	0	0	0	0	0	0	0	583	10	41	10	896	0
Growth 6.1% or Committed + 1%	0	0	0	0	0	0	0	0	0	0	583	10	41	10	896	0
Pre Dev	0	0	0	0	0	0	0	0	0	0	583	10	41	10	896	0
Project	0	0	0	51	0	0	0	0	0	83	0	0	0	0	0	47
Post Dev	**0**	**0**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**83**	**583**	**10**	**41**	**10**	**896**	**47**
				Out						In						In
Project Traffic Assignment	0%	0%	0%	55%	0%	0%	0%	0%	0%	55%	0%	0%	0%	0%	0%	31%

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Lane Configurations													
Traffic Vol, veh/h	0	0	51	0	0	0	83	583	10	41	10	896	47
Future Vol, veh/h	0	0	51	0	0	0	83	583	10	41	10	896	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	-	-	0	-	-	0	0	-	0	-	0	-	0
Veh in Median Storage,-#		1	-	-	1	-	-	0	-	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	9	9	9	9	9	9	9
Mvmt Flow	0	0	54	0	0	0	87	614	11	43	11	943	49

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	-	-	472	-	-	307	993	0	0	614	624	0	0
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.94	-	-	6.94	4.28	-	-	6.58	4.28	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.32	-	-	3.32	2.29	-	-	2.59	2.29	-	-
Pot Cap-1 Maneuver	0	0	539	0	0	689	651	-	-	560	907	-	-
Stage 1	0	0	-	0	0	-	-	-	-	-	-	-	-
Stage 2	0	0	-	0	0	-	-	-	-	-	-	-	-
Platoon blocked, %								-	-			-	-
Mov Cap-1 Maneuver	-	-	539	-	-	689	651	-	-	605	605	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	12.42	0	1.4	0.59
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	651	-	-	539	-	605	-	-
HCM Lane V/C Ratio	0.134	-	-	0.1	-	0.089	-	-
HCM Ctrl Dly (s/v)	11.4	-	-	12.4	0	11.5	-	-
HCM Lane LOS	B	-	-	B	A	B	-	-
HCM 95th %tile Q(veh)	0.5	-	-	0.3	-	0.3	-	-

EXHIBIT 2 - COMMITTED TRIPS

AM

Roadway	Segment	SF Logistics		Kings Hwy Warehouse		Kings Hwy Commerce Park		Celebration Pointe		St. Lucie Commerce Cntr		Project Hunt		Creekside		Drawdy Angle Road Residential		Freeman/11000 Okeechobee		Broadreach Storage		Amazon Warehouse		Committed	
		EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB
Kings Hwy	Crossroads Pkwy to Project Site	30	8	177	178	89	25	2	1			38	9	21	7	12	35	8	3	1	3	58	32	436	301

PM

Roadway	Segment	SF Logistics		Kings Hwy Warehouse		Kings Hwy Commerce Park		Celebration Pointe		St. Lucie Commerce Cntr		Project Hunt		Creekside		Drawdy Angle Road Residential		Freeman/11000 Okeechobee		Broadreach Storage		Amazon Warehouse		Committed	
		EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB	EB/NB	WB/SB
Kings Hwy	Crossroads Pkwy to Project Site	10	28	112	238	31	84	1	2			10	29	16	25	42	25	5	9	2	6	50	65	279	511

MacKenzie
Engineering & Planning, Inc.

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(772) 286-8030• www.mackenzieengineeringinc.com

Memorandum

To: St. Lucie County Public Works Department
From: Shaun G. Mackenzie, P.E.
Date: Revised July 21, 2026
July 13, 2026
Re: Mahaffey Communities - Traffic Study Methodology

St. Lucie County Acceptance

Mahaffey Communities Traffic Study Methodology was

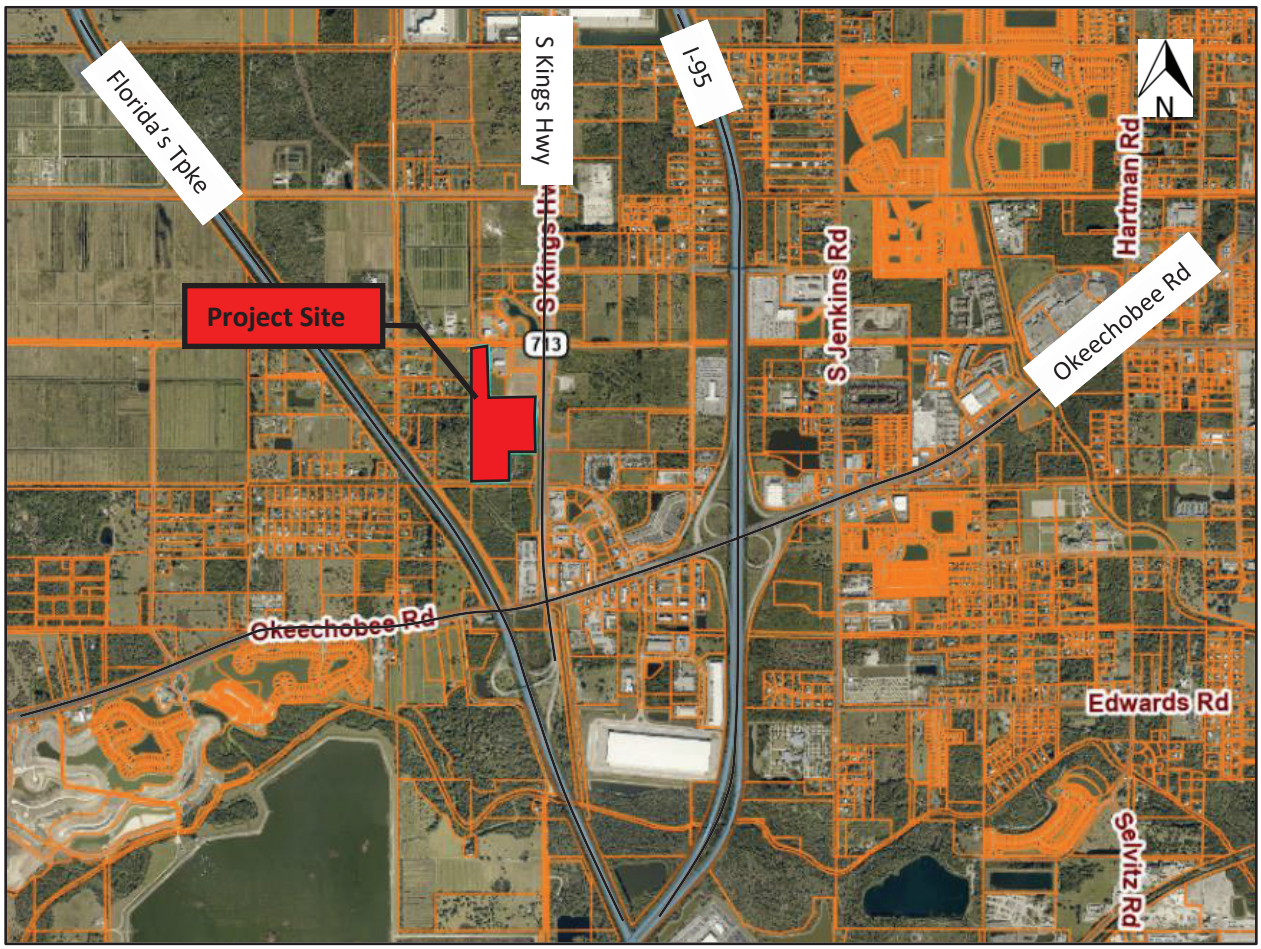
Approved on _____, 20___ by _____

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by Mahaffey Apartment Company to perform a traffic analysis for Mahaffey Communities in St. Lucie County, FL. The project is located at 2535 S Kings Highway, Fort Pierce, Florida (Parcel ID: 2323-501-0002-000-0). The project proposes to construct 488 multi-family housing (low-rise) Dwelling Units. The project has an approved traffic impact study based on 488 multi-family housing (mid-rise) units. This traffic analysis is proposed to examine the increase in trips. The buildout year is 2031. Figure 1 illustrates the proposed development location.

The methodology was prepared in accordance with the Standardized Transportation Impact Studies (TIS) Methodology and procedures (STIP) (Updated August 2023). We are submitting the information to the St. Lucie County Public Works Department for review, and upon approval, will continue with the traffic analysis.

Figure 1: Proposed Site Location



TRIP GENERATION

Trip Generation

Approved Uses

The approved development will generate the following net new external and driveway trips:

- 2,203 daily, 197 AM peak hour (45 in/152 out), and 179 PM peak hour (115 in/64 out) trips.

Proposed Uses

The study uses trip generation rates for Multifamily Housing (Low-Rise) (ITE Land Use 220) published in the Institute of Transportation Engineering's (ITE) manual, *Trip Generation Manual (12th Edition).*

The proposed development will generate the following net new external and driveway trips:

- 2,868 daily, 184 AM peak hour (44 in/140 out), and 242 PM peak hour (150 in/92 out) trips.

Net Change

The resulting net change of site uses in net new external and driveway trips:

- 665 daily, -13 AM peak hour (-1 in/-12 out), and 63 PM peak hour (35 in/28 out) trips.

Internal Capture Rate

Internal capture is proposed at 0%.

Pass-by Rate Factor

There is no pass-by for this site.

INVENTORY & PLANNING DATA

Availability / Use of County & State Data

MEP will obtain count data, use FDOT's Florida Traffic Online traffic counts and supplement from the St. Lucie County TPO Traffic Counts and Level of Service Report (2025) for current traffic counts.

Procedures for Intersection Analysis

MEP will utilize the software identified in the STIP. MEP will use truck counts or FDOT traffic online data for the truck percentage. The intersection analysis will be performed by applying the HCM 7th edition Methodology using Synchro 12.

STUDY AREA

Traffic Distribution / Assignment Technique and Approach

Traffic distribution and assignment were determined ~~using the approved Traffic Impact Study (see Appendix).~~ based on a select zone model run of the TCRPM version 5.1. (see Appendix B).

Radius of Impact (ROI)

Based on the STIP, the area of influence for transportation concurrency is 1 mile. St. Lucie County LDC evaluates concurrency based on the new external daily trips on the surrounding roads. Figure 2 illustrates the 1-mile radius.

In addition, the study will analyze impacted roadways, which are any Major Road Segment on which the peak-hour project traffic consumes 5 (five) percent or more of the existing or committed peak-hour peak direction service capacity (consistent with the STIP).

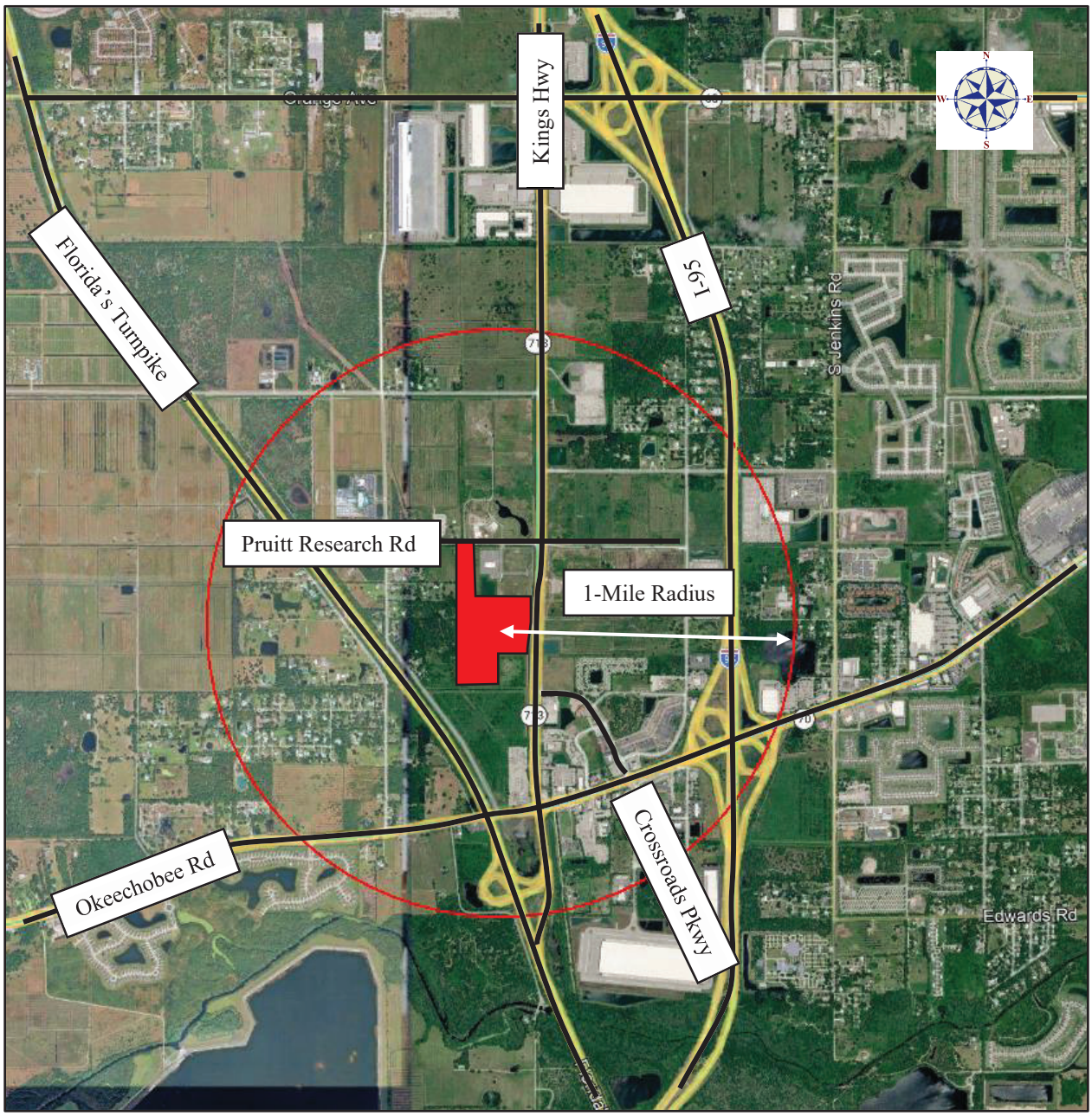
Study Intersections

The project will study the following intersections:

- Kings Highway & Pruitt Research Road
- Kings Highway & Crossroads Parkway

The analysis will use the 2025 buildout traffic counts from the approved traffic study as the 2025 existing traffic counts.

Figure 2. 1-Mile Radius Map



ROADWAY ANALYSIS

Significance

Impacts of greater than one percent (1%) on adjacent road segments and five percent (5%) on all other road segments outside 1 mile are considered to have a significant impact. Exhibit 4 displays the roadway segments with significant impacts.

Background Traffic

Background traffic identifies how the study area's transportation system is forecast to operate in the buildout year. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved major developments. The existing peak hour traffic volumes will be increased based on the greater of the annual compound growth rate or a 1% growth rate plus approved site plan traffic to develop the projected year 2031 background traffic volumes.

Traffic from committed projects will be included in the report:

- Creekside
- Freeman
- Kings Highway Warehouse
- South Florida Logistics
- Broadreach Storage
- Drawdy Angle Road Residential
- 44 Celebration Pointe
- Project Hunt
- St. Lucie Commerce Center
- Kings Highway Commerce

Historical Growth Rate

Historic growth rates were developed based on available FDOT Traffic Online data. The historic annual growth on the surrounding facilities between 2021 and 2025 is 6.1%. FDOT Data showing the growth calculations are contained in Exhibit 4.

Roadway Analysis

MEP will utilize AM & PM peak hour traffic data for each roadway segment within the study area. MEP will utilize the MMQLOS Handbook to establish generalized service volumes on state roads. MEP will use FDOT's preliminary context class on state roads. The traffic data for each segment will be compared with the service volumes for each respective segment to determine if adequate capacity is available on each roadway segment.

Service Volume

MEP will utilize the FDOT Multimodal Quality/Level of Service Handbook (2023) on state roads based on FDOT preliminary context class and the TPO service volumes on non-state roads.

Segment Analysis

Should an arterial analysis become necessary, an arterial analysis will be performed using the most current version of ARTPLAN. The green times, cycle lengths, and volumes will be provided by St. Lucie County Traffic Timing Data or field-obtained signal timing results.

DRIVEWAY ANALYSIS

Site Access

The proposed conceptual site plan has been provided by the owner and is located in the Appendix. The site proposes 2 driveways.

- DW 1 (Kings Highway) – Right-In/Right-Out/Left-In
- DW 2 (Pruitt Research Road) – Full Opening and traffic signal provided by Amazon Distribution Center

The driveway turn-lane warrant analysis will be performed using NCHRP 457.

COMMITTED IMPROVEMENTS

Based on a review of FDOT's 5-Year Work Program and the St. Lucie TPO's Transportation Improvement Program, which includes St. Lucie County's 5-Year Capital Improvement Plan. The following improvements affect roadway capacity within the project's study area:

- SR 713/Kings Highway – N of SR 9/I 95 Overpass to South of Angle Road – Add Lanes & Reconstruct
- Orange Avenue & I-95 Interchange – Add Lanes

APPENDIX

1. Trip Generation
2. Driveway Distribution
3. Assignment Map
4. Significance Table
5. Growth Rate Calculation
6. FDOT's Traffic Data
    a. Annual Average Daily Traffic Report (2025)
7. Conceptual Site Plan
8. Approved Trip Generation & Traffic Assignment
9. Committed Improvements
10. FDOT Generalized Service Volume Tables
11. Model Assignment – TCRPM 5.1

Exhibit 1A: Trip Generation – Proposed Uses

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Multifamily Housing (Low-Rise)	488 DU	2,868	184	44	140	242	150	92
NET PROPOSED TRIPS		***2,868***	***184***	***44***	***140***	***242***	***150***	***92***
Total Driveway Volumes		***2,868***	***184***	***44***	***140***	***242***	***150***	***92***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Multifamily Housing (Low-Rise)	220	DU	T = 5.63 (X) + 120.45	0%	24/76	T = 0.35 (X) +	62/38	T = 0.48 (X) + 7.35

ITE 12th Edition

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Exhibit 1B: Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Approved Site Traffic								
Multifamily Housing (Mid-Rise)	488 DU	2,203	197	45	152	179	115	64
Proposed Site Traffic								
Multifamily Housing (Low-Rise)	488 DU	2,868	184	44	140	242	150	92
NET CHANGE IN EXTERNAL TRIPS		**665**	**(13)**	**(1)**	**(12)**	**63**	**35**	**28**
NET CHANGE IN DRIVEWAY VOLUMES		**665**	**(13)**	**(1)**	**(12)**	**63**	**35**	**28**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Multifamily Housing (Mid-Rise)	221	DU	T = 4.55 (X) - 17.52	0%	23/77	T = 0.42 (X) - 7.77	64/36	T = 0.36 (X) +3.07
Multifamily Housing (Low-Rise)	220	DU	T = 5.63 (X) + 120.45	0%	24/76	T = 0.35 (X) +	62/38	T = 0.48 (X) + 7.35

ITE 12th Edition

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Exhibit 2: Driveway Trips

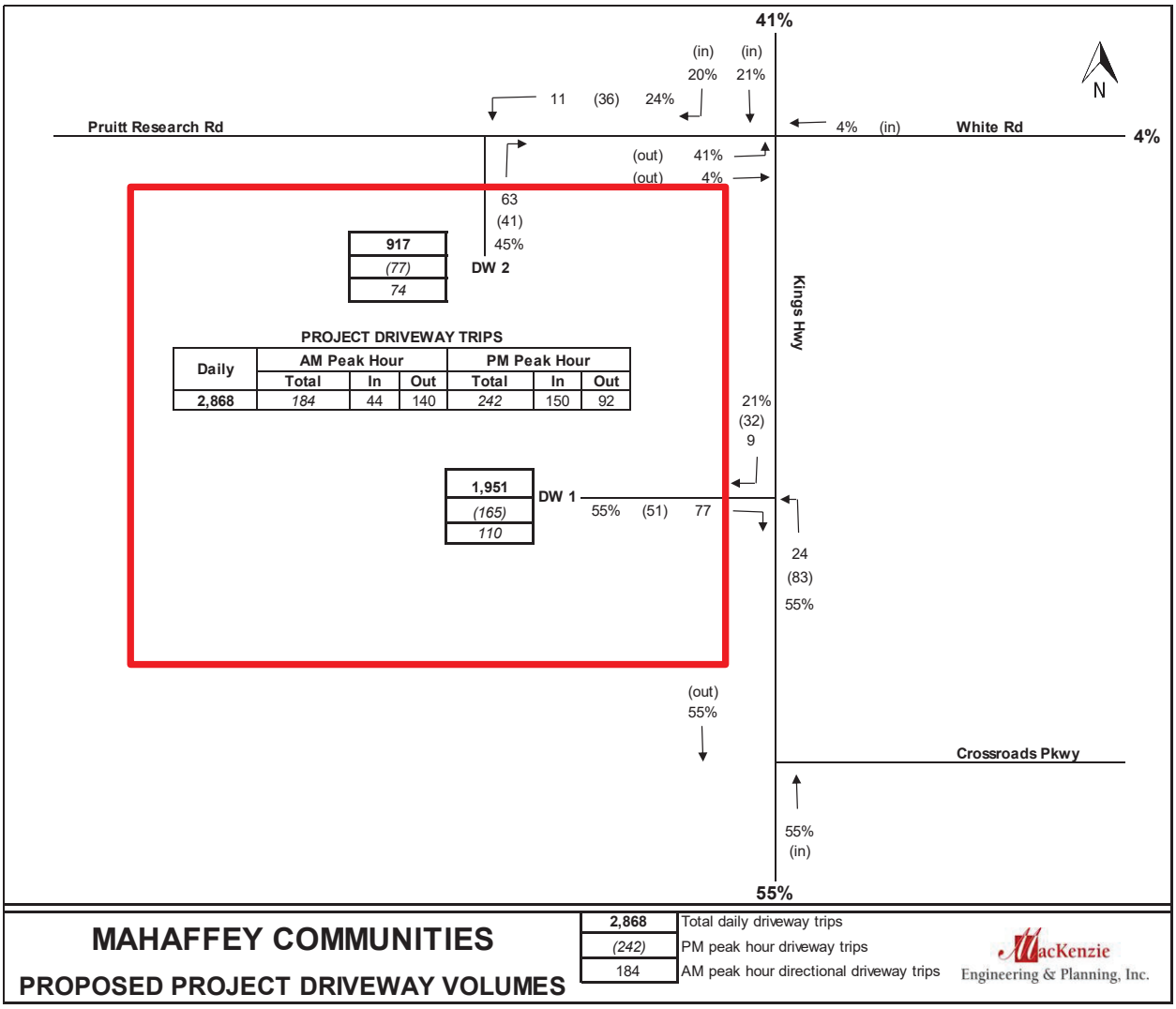

Exhibit 3: Trip Assignment

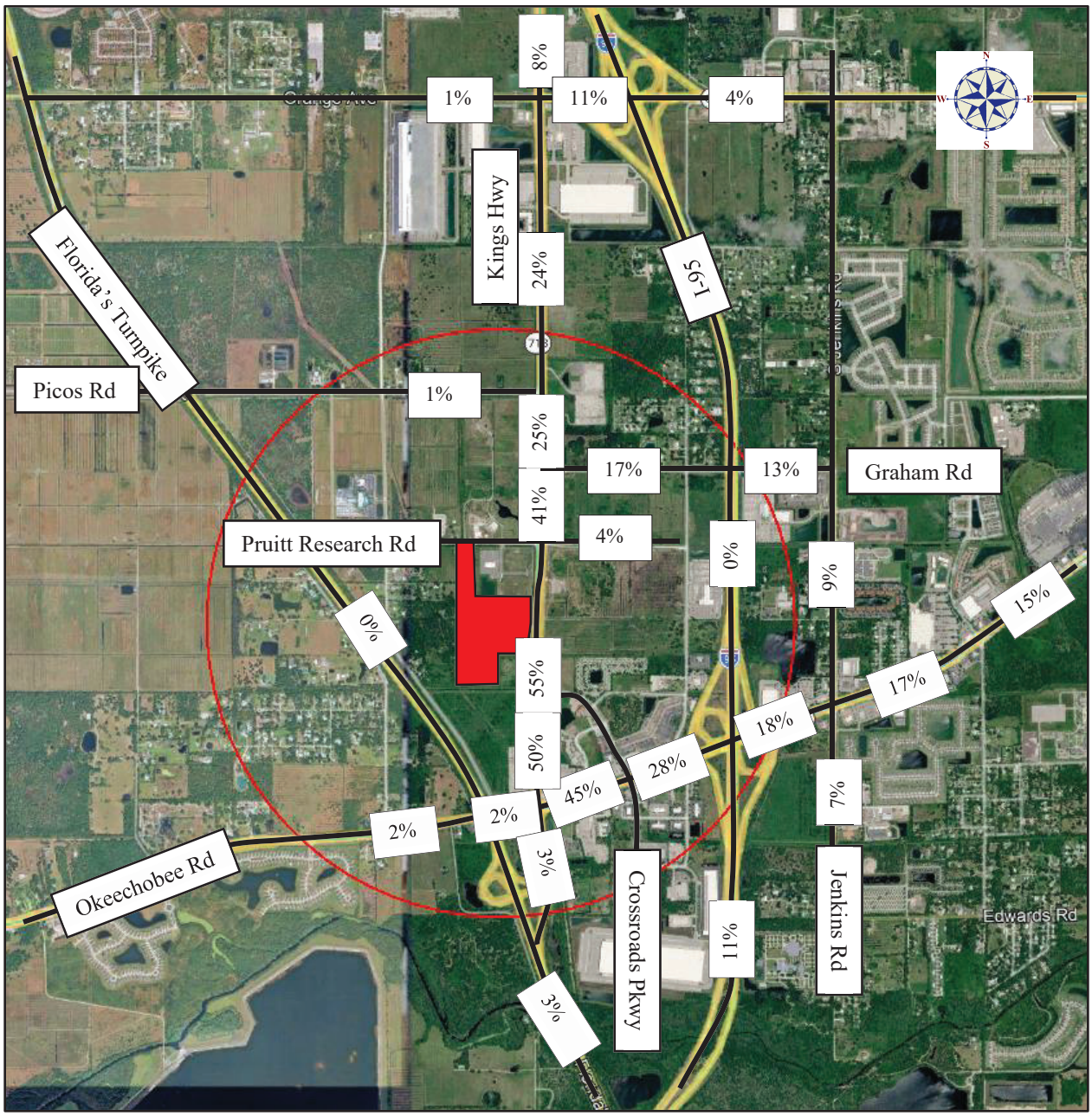

Exhibit 4: Significance Analysis

Roadway	Segments	E+C Lanes	Area Type	Two-Way Capacity	Assign	Two-Way Project Traffic	Project Impact	Significant Impact? (Y/N)
Okeechobee Rd	McCarty Rd to Florida's Turnpike	4	C2	4,350	2%	1	0.0%	NO
	Florida's Turnpike to Kings Hwy	4	C3C	3,290	2%	1	0.0%	NO
	Kings Hwy to Crossroads Pkwy	6	C3C	4,870	45%	28	0.6%	NO
	Crossroads Pkwy to I-95	6	C3C	4,870	28%	18	0.4%	NO
	I-95 to Jenkins Rd	8	C3C	5,780	18%	11	0.2%	NO
Kings Hwy	Okeechobee Rd to Crossroads Pkwy	4	C3C*	3,290	50%	32	1.0%	NO
	Crossroads Pkwy to Project Site	4	C3C*	3,290	55%	35	1.1%	**YES**
	Project Site ot Graham Rd	4	C3C*	3,290	41%	26	0.8%	NO
	Graham Rd to Picos Rd	4	C3C*	3,290	25%	16	0.5%	NO
	Picos Rd to Orange Ave	4	C3C*	3,290	24%	15	0.5%	NO
	Orange Ave to Angle Rd	6	C3C*	4,870	8%	5	0.1%	NO
Orange Ave	Campbell Rd to Kings Hwy	2	C3R	2,020	1%	1	0.0%	NO
	Kings Hway to I-95	4	C2	5,290	11%	7	0.1%	NO
	I-95 to Jenkins Rd	4	C3C	3,290	4%	3	0.1%	NO
I-95	Midway Rd to Okeechobee Rd	6	LA	11,050	11%	7	0.1%	NO
	Okeechobee Rd to Orange Rd	8	LA	14,710	0%	0	0.0%	NO
Florida's Turnpike	North County Ln to Okeechobee Rd	4	LA	6,890	0%	0	0.0%	NO
	Okeechobee Rd to Port St Lucie Blvd	4	LA	7,400	3%	2	0.0%	NO

* C3C used in order to provide a conservative analysis

Exhibit 5: Growth Rate

Road Name	Count Station	Segment	2021 AADT	2022 AADT	2023 AADT	2024 AADT	2025 AADT	Annual Absolute Growth	Growth Rate
Kings Hwy	94-0757	N of Okeechobee Rd	13,100	7000	-	14100	13,700	830	6.1%
						Weighted Average			**6.1%**
						Growth Rate Used			**6.1%**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2025 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2025	13700 C	N 6700	S 7000	9.00	55.60	17.80
2024	14100 C	N 6100	S 8000	9.00	54.90	31.80
2023	7400 F	N 3600	S 3800	9.00	53.50	31.80
2022	7000 C	N 3400	S 3600	9.00	53.00	31.80
2021	13100 C	N 6800	S 6300	9.00	53.10	37.00
2020	7900 C	N 3900	S 4000	9.00	54.30	37.00
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FARRELL COMMUNITIES - FT. PIERCE

09/13/2022
Revised: 12/16/2022

PROPOSED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	5.44			2,655		0	2,655	0%	0	2,655
		Grand Totals:					**2,655**	**0.0%**	**0**	**2,655**	**0%**	**0**	**2,655**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.37	0.23	0.77	42	139	181	0.0%	0	0	0	42	139	181	0%	0	42	139	181
		Grand Totals:					**42**	**139**	**181**	**0.0%**	**0**	**0**	**0**	**42**	**139**	**181**	**0%**	**0**	**42**	**139**	**181**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	488	Dwelling Units	0.39	0.61	0.39	116	74	190	0.0%	0	0	0	116	74	190	0%	0	116	74	190
		Grand Totals:					**116**	**74**	**190**	**0.0%**	**0**	**0**	**0**	**116**	**74**	**190**	**0%**	**0**	**116**	**74**	**190**

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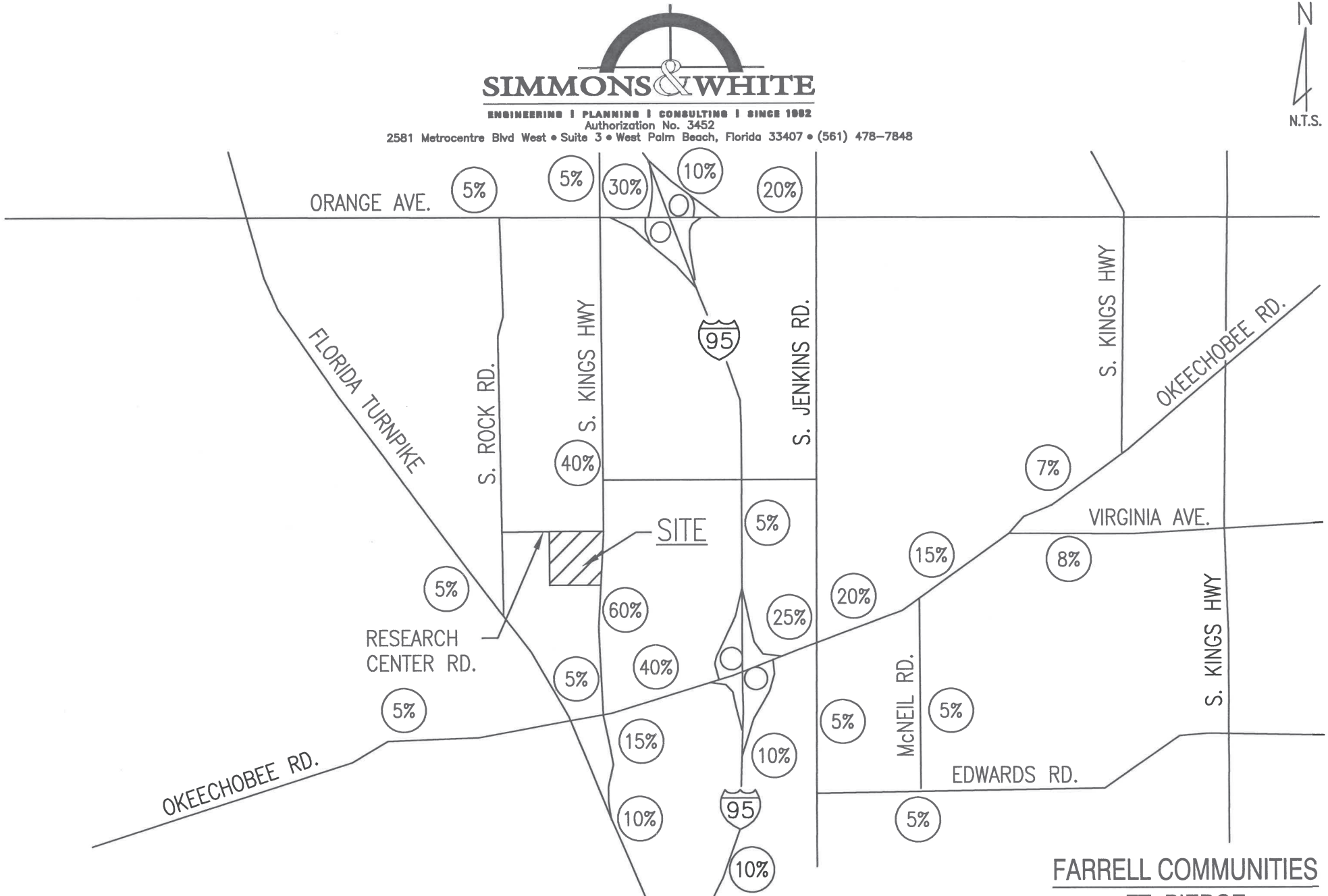

LEGEND

(15%) PROJECT DISTRIBUTION

FIGURE 1
PROJECT DISTRIBUTION

FARRELL COMMUNITIES
FT. PIERCE
22-158 BK 9/13/22
REV 12/16/22

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N
N.T.S.

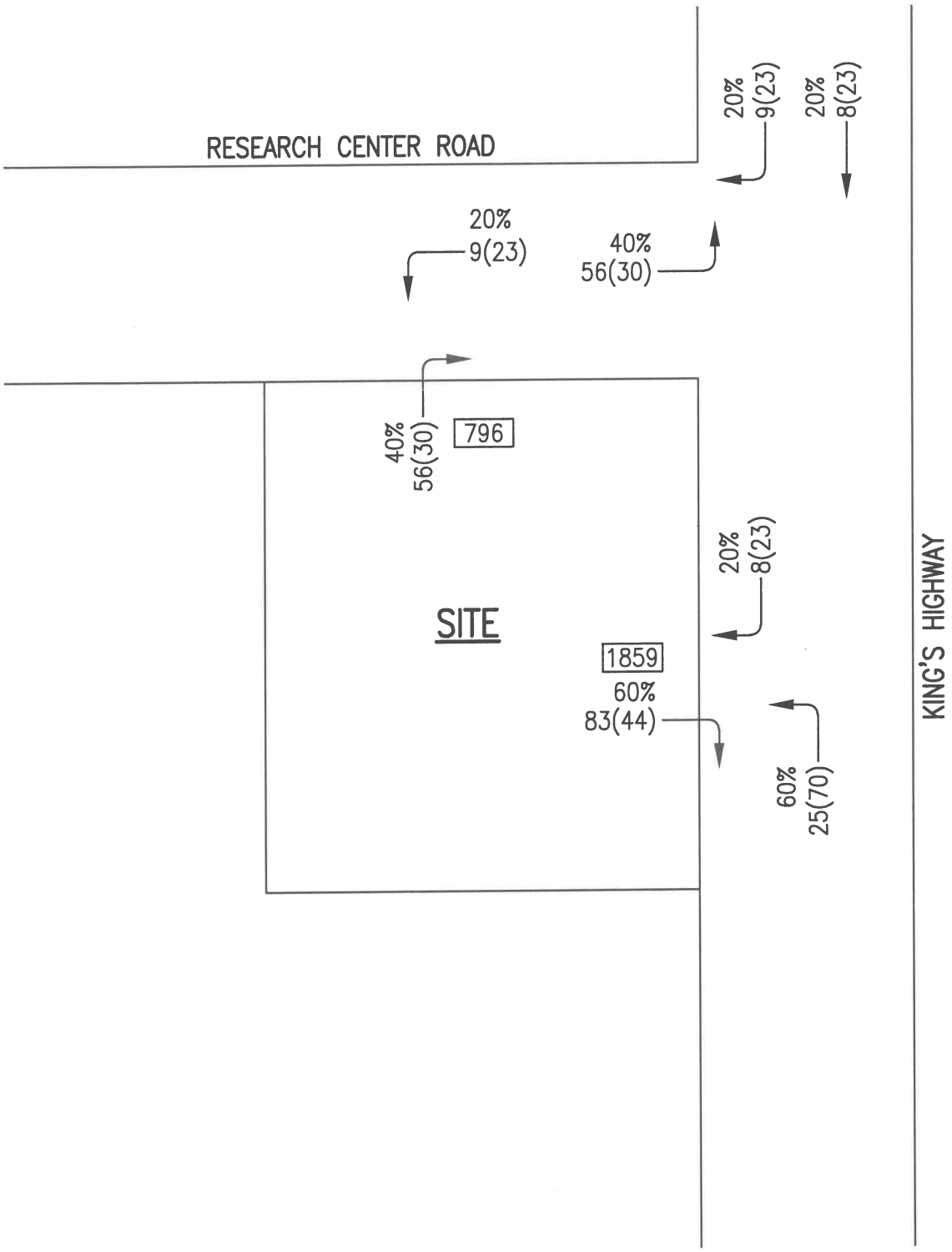


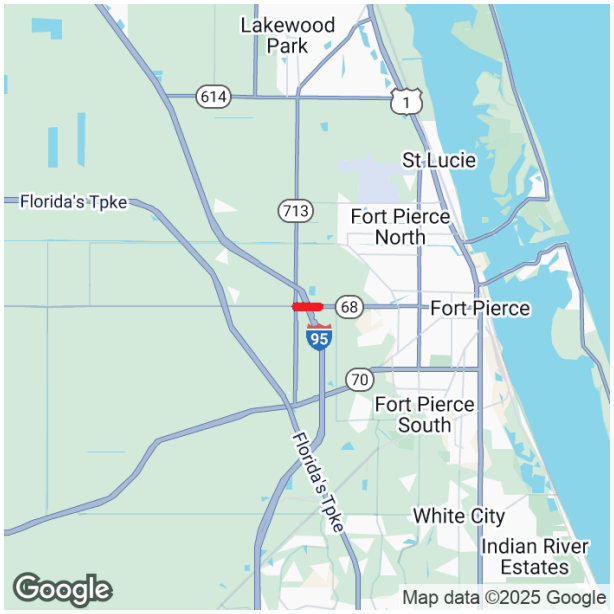
FIGURE 2
DRIVEWAY VOLUMES

LEGEND

56	A.M. PEAK HOUR TURNING MOVEMENT
(30)	P.M. PEAK HOUR TURNING MOVEMENT
796	A.A.D.T.

FARRELL COMMUNITIES
FT. PIERCE
22-158 BK 9/13/22
REV 12/16/22

ORANGE AVE FROM KINGS HWY TO EAST OF I-95 SB RAMP
4461681 SIS



Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE/SR-68 TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE/SR-68 TO NB KINGS HWY/SR-713 NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE/SR-68 AND KINGS HWY/ SR-713 EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: EAST OF I-95 SB RAMP
Length: 0.646
Phase Group: CONSTRUCTION

Phase	Fund Code	2026	2027	2028	2029	2030	Total
CST	ACNP	0	0	0	7,153,505	0	7,153,505
					7,153,505		**7,153,505**

Prior Year Cost: 846,349
Future Year Cost: 0
Total Project Cost: 8,025,035
LRTP: Page 8-3

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget

Updated: 2/11/2026 9:1

Five Year Work Program

Selection Criteria	
District 04	**2027-2031 G1**
St Lucie County	**Category:**Highways
Phase: Construction	**Item Number:**438379-4

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: INTRASTATE STATE HIGHWAY — District 04 - St Lucie County
Description: SR-713/KINGS HIGHWAY N OF SR-9/I-95 OVERPASS TO SOUTH OF ANGLE RD
Type of Work: ADD LANES & RECONSTRUCT — View Scheduled Activities
Item Number: 438379-4
Length: 0.905 — View Map of Item

Project Detail

Fiscal Year:	2027	2028	2029	2030	2031
Highways/Preliminary Engineering					***(On-Going)***
Amount:					
Highways/Railroad & Utilities					***(On-Going)***
Amount:					
Highways/Construction					
Amount:	$44,790,405	$4,712,386			
Highways/Environmental					***(On-Going)***
Amount:					
Item Total:	**$44,790,405**	**$4,712,386**			

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

(Core Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

(Rural)

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

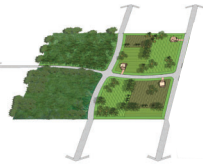
Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

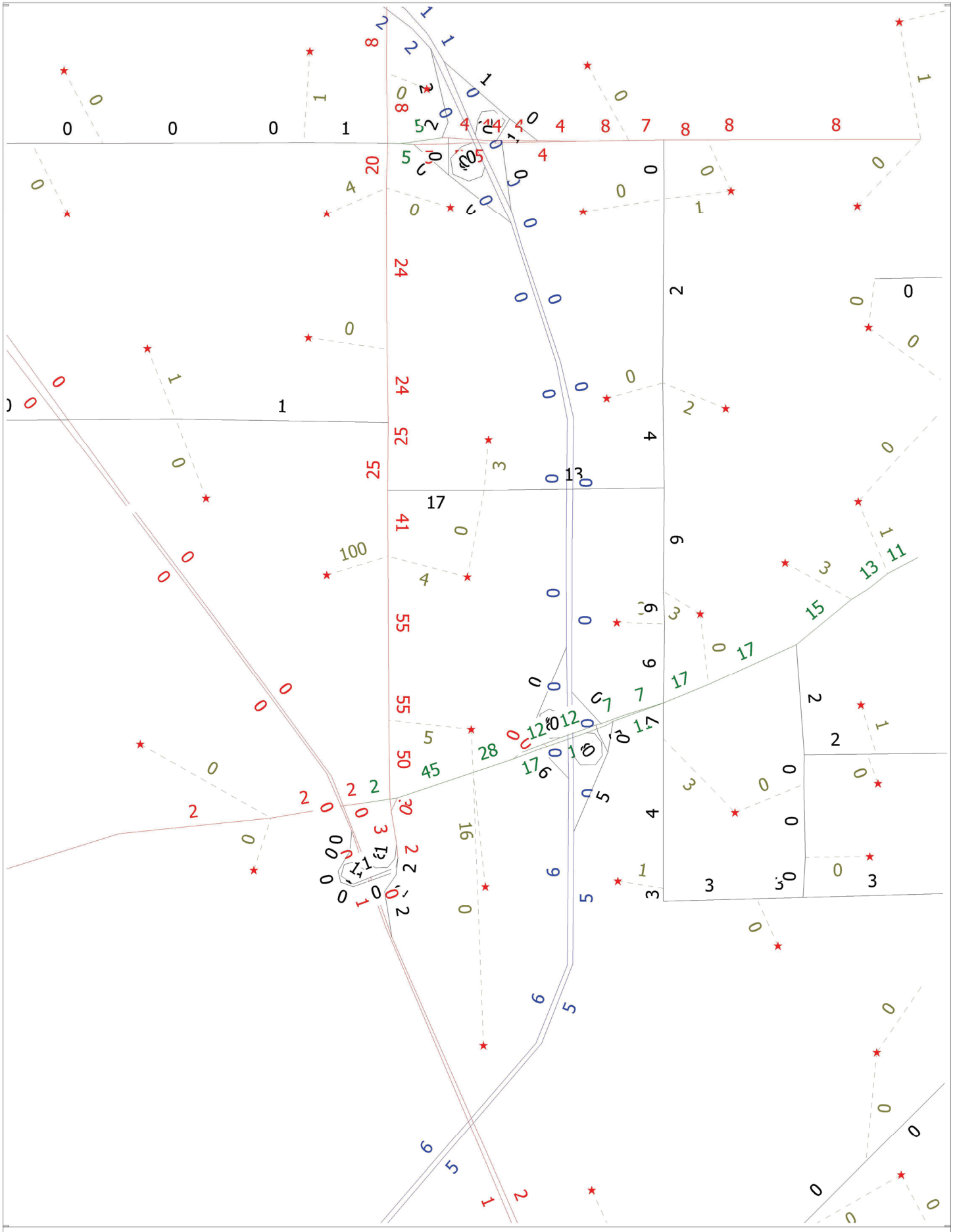


TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1) (3)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	30	1.50%	15%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	8	0.40%	15%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	30	1.50%	15%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	8	0.40%	15%
	Graham Rd	Picos Rd	NB	IN	NO	2000	39	1.95%	20%
	Graham Rd	Picos Rd	SB	OUT	NO	2000	11	0.55%	20%
	Picos Rd	Orange Ave	NB	IN	YES	2000	45	2.25%	23%
	Picos Rd	Orange Ave	SB	OUT	NO	2000	13	0.65%	23%
	Orange Ave	Angle Rd	NB	OUT	NO	2000	7	0.35%	13%
	Orange Ave	Angle Rd	SB	IN	NO	2000	26	1.30%	13%
	Angle Rd	St Lucie Blvd	NB	OUT	NO	2000	4	0.20%	8%
	Angle Rd	St Lucie Blvd	SB	IN	NO	2000	16	0.80%	8%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	6	0.30%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	20	1.00%	10%
	I-95	Jenkins Rd	EB	OUT	NO	2000	8	0.40%	15%
	I-95	Jenkins Rd	WB	IN	NO	2000	30	1.50%	15%
	Kings Hwy	I-95	EB	OUT	NO	2000	36	1.80%	65%
	Kings Hwy	I-95	WB	IN	YES	2000	128	6.40%	65%
	Project Driveway	Kings Hwy	EB	IN	YES	1070	108	10.09%	55%
	Project Driveway	Kings Hwy	WB	OUT	YES	1070	30	2.80%	55%
Angle Rd	Orange Ave	Ave D	NB	OUT	NO	790	3	0.38%	5%
	Orange Ave	Ave D	SB	IN	NO	790	10	1.27%	5%
	Ave D	Ave Q	NB	OUT	NO	540	3	0.56%	5%
	Ave D	Ave Q	SB	IN	NO	540	10	1.85%	5%
	Ave Q	53rd St	NB	IN	NO	600	10	1.67%	5%
	Ave Q	53rd St	SB	OUT	NO	600	3	0.50%	5%
	53rd St	Keen Rd	EB	OUT	NO	630	3	0.48%	5%
	53rd St	Keen Rd	WB	IN	NO	630	10	1.59%	5%
	Keen Rd	Kings Hwy	EB	OUT	NO	880	3	0.34%	5%
	Keen Rd	Kings Hwy	WB	IN	NO	880	10	1.14%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	6	0.65%	3%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	2	0.22%	3%
	Graham Rd	Peterson Rd	NB	IN	NO	630	6	0.95%	3%
	Graham Rd	Peterson Rd	SB	OUT	NO	630	2	0.32%	3%
	Peterson Rd	Orange Ave	NB	IN	NO	920	10	1.09%	5%
	Peterson Rd	Orange Ave	SB	OUT	NO	920	3	0.33%	5%
Okeechobee Rd	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	10	0.50%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	3	0.15%	5%
	Kings Hwy	Crossroads Pkwy	EB	OUT	NO	4170	3	0.07%	5%
	Kings Hwy	Crossroads Pkwy	WB	IN	NO	4170	10	0.24%	5%
	Crossroads Pkwy	I - 95	EB	OUT	NO	4170	3	0.07%	5%
	Crossroads Pkwy	I - 95	WB	IN	NO	4170	10	0.24%	5%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	3	0.07%	5%
	I - 95	Jenkins Rd	WB	IN	NO	4240	10	0.24%	5%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	4580	39	0.85%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	4580	11	0.24%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	14	0.19%	25%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	49	0.67%	25%

(1) St. Lucie TPO 2019/2020 LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	252
Net In:	197
Net Out:	55

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) (2)	Peak Hour Service Capacity (E+C) (1) (3)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	2000	10	0.50%	15%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	2000	28	1.40%	15%
	Crossroads Pkwy	Graham Rd	NB	IN	NO	2000	10	0.50%	15%
	Crossroads Pkwy	Graham Rd	SB	OUT	NO	2000	28	1.40%	15%
	Graham Rd	Picos Rd	NB	IN	NO	2000	14	0.70%	20%
	Graham Rd	Picos Rd	SB	OUT	NO	2000	37	1.85%	20%
	Picos Rd	Orange Ave	NB	IN	NO	2000	16	0.80%	23%
	Picos Rd	Orange Ave	SB	OUT	YES	2000	43	2.15%	23%
	Orange Ave	Angle Rd	NB	OUT	NO	2000	24	1.20%	13%
	Orange Ave	Angle Rd	SB	IN	NO	2000	9	0.45%	13%
	Angle Rd	St Lucie Blvd	NB	OUT	NO	2000	15	0.75%	8%
	Angle Rd	St Lucie Blvd	SB	IN	NO	2000	5	0.25%	8%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	19	0.95%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	7	0.35%	10%
	I-95	Jenkins Rd	EB	OUT	NO	2000	28	1.40%	15%
	I-95	Jenkins Rd	WB	IN	NO	2000	10	0.50%	15%
	Kings Hwy	I-95	EB	OUT	YES	2000	121	6.05%	65%
	Kings Hwy	I-95	WB	IN	NO	2000	44	2.20%	65%
	Project Driveway	Kings Hwy	EB	IN	YES	1070	37	3.46%	55%
	Project Driveway	Kings Hwy	WB	OUT	YES	1070	102	9.53%	55%
Angle Rd	Orange Ave	Ave D	NB	OUT	NO	790	9	1.14%	5%
	Orange Ave	Ave D	SB	IN	NO	790	3	0.38%	5%
	Ave D	Ave Q	NB	OUT	NO	540	9	1.67%	5%
	Ave D	Ave Q	SB	IN	NO	540	3	0.56%	5%
	Ave Q	53rd St	NB	IN	NO	600	3	0.50%	5%
	Ave Q	53rd St	SB	OUT	NO	600	9	1.50%	5%
	53rd St	Keen Rd	EB	OUT	NO	630	9	1.43%	5%
	53rd St	Keen Rd	WB	IN	NO	630	3	0.48%	5%
	Keen Rd	Kings Hwy	EB	OUT	NO	880	9	1.02%	5%
	Keen Rd	Kings Hwy	WB	IN	NO	880	3	0.34%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	2	0.22%	3%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	6	0.65%	3%
	Graham Rd	Peterson Rd	NB	IN	NO	630	2	0.32%	3%
	Graham Rd	Peterson Rd	SB	OUT	NO	630	6	0.95%	3%
	Peterson Rd	Orange Ave	NB	IN	NO	920	3	0.33%	5%
	Peterson Rd	Orange Ave	SB	OUT	NO	920	9	0.98%	5%
Okeechobee Rd	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	3	0.15%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	9	0.45%	5%
	Kings Hwy	Crossroads Pkwy	EB	OUT	NO	4170	9	0.22%	5%
	Kings Hwy	Crossroads Pkwy	WB	IN	NO	4170	3	0.07%	5%
	Crossroads Pkwy	I - 95	EB	OUT	NO	4170	9	0.22%	5%
	Crossroads Pkwy	I - 95	WB	IN	NO	4170	3	0.07%	5%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	9	0.21%	5%
	I - 95	Jenkins Rd	WB	IN	NO	4240	3	0.07%	5%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	4580	14	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	4580	37	0.81%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	47	0.64%	25%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	17	0.23%	25%

(1) St. Lucie TPO 2019/2020 LOS Report

(2) According to the Guidelines prepared by the TPO and modified by the City and County

(3) FDOT 2018 Generalized Service Volume Tables

Two-Way:	254
Net In:	68
Net Out:	186

LISTING OF COMMITTED PROJECTS WITHIN SOUTH FLORIDA LOGISTICS TRAFFIC REPORT

AM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete City of Fort Pierce			44 Celebration Pointe @25% Complete City of Fort Pierce			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	3%	6	2	5%	7	21	2%	1	4	30%	9	29	70%	117	32	2%	2	0	0%	0	0	0%	0	0	30%	42	9	0%	0	0	15%	2	5	134	52	85	17	-10	176	-3	98		
	Peterson	Okeechobee	3%	6	2	5%	7	21	2%	1	4	50%	48	15	12%	20	5	5%	4	1	0%	0	0	0%	0	0	30%	42	9	0%	0	0	20%	2	7	77	54	45	19	-11	120	-4	60		
	Okeechobee	Edwards	3%	6	2	5%	7	21	0%	0	0	5%	5	2	5%	8	2	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	20	6	25	2	-1	25	0	26		
Orange Ave	Rock Rd	Kings Hwy	2%	1	4	0%	0	0	0%	0	0	5%	5	2	5%	8	2	3%	1	1	55.0%	23	23	4%	14	14	90%	127	28	0%	0	0	5%	2	1	13	167	4	70	-3	177	-1	73		
	Kings Hwy	I-95	30%	17	59	0%	0	0	5%	3	9	10%	10	3	10%	17	5	40%	7	30	55.0%	23	23	26%	89	89	50%	71	16	0%	0	0	10%	1	4	29	207	17	221	-7	229	-4	233		
	I-95	Jenkins Rd	20%	11	39	0%	0	0	20%	12	37	25%	24	8	60%	100	27	20%	3	15	20.0%	8	8	3%	10	10	10%	14	3	0%	0	0	0%	0	0	137	47	72	76	-9	174	-15	133		
	Jenkins Rd	Hartman Rd	25%	14	49	0%	0	0	25%	16	47	5%	5	2	10%	17	5	18%	3	14	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	37	40	53	84	-8	69	-13	124		
	Hartman	Angle Rd	20%	11	39	0%	0	0	35%	65	22	15%	5	14	20%	33	9	18%	3	14	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	103	37	45	74	-7	133	-11	108		
	Angle	25th St	15%	8	30	0%	0	0	33%	61	20	10%	3	10	13%	22	6	0%	0	0	10.0%	4	4	3%	10	10	5%	7	2	0%	0	0	15%	2	5	86	32	36	51	-6	111	-9	78		
Kings Hwy	Okeechobee Rd	Picos Rd	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	50%	38	9	20.0%	8	8	52%	177	178	0%	0	0	30%	2	2	15%	2	5	32	316	11	227	-8	340	-3	235		
	Picos Rd	Orange Ave	45%	89	25	5%	21	7	3%	6	2	2%	2	1	2%	3	1	43%	33	7	20.0%	8	8	48%	164	164	30%	9	42	30%	2	2	15%	2	5	32	306	11	254	-8	330	-3	262		
	Orange Ave	Angle Rd (CR603)	0%	0	0	0%	0	0	2%	4	1	3%	3	1	3%	5	1	0%	0	0	20.0%	8	8	18%	61	62	10%	3	14	0%	0	0	0%	0	0	12	73	3	84	-3	82	-1	87		
Edwards Rd.	US 1	Oleander	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0%	0	0	0%	0	0	0%	0	0	5%	2	5	5%	8	2	0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	10	0	7	0	0	10	0	7		
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	10	3	90%	379	129	0%	0	0	5%	2	5	5%	8	2	5%	4 1	1	5.0%	2	2	4%	14	14	0%	0	0	5%	0	0	5%	2	1	389	29	136	20	-6	412	-4	152		
	Kings Hwy	Crossroads Pkwy	35%	69	19	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	23 5	5.0%	2	2	11%	38	38	0%	0	0	5%	0	0	0%	0	0	347	114	121	64	-23	438	-13	173		
	Crossroads Pkwy	I95	40%	79	22	80%	337	114	0%	0	0	5%	2	5	5%	8	2	30%	5	23 5	5.0%	2	2	11%	38	38	0%	0	0	45%	2	3	55%	7	20	347	132	121	90	-26	453	-18	193		
	I95	Jenkins Rd	20%	39	11	40%	168	57	0%	0	0	5%	2	5	5%	8	2	10%	2	8 2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	178	66	64	48	-13	231	-10	102		
	Jenkins Rd	McNeil Rd	20%	39	11	30%	126	43	0%	0	0	5%	2	5	2%	3	1	11%	2	8 2	0.0%	0	0	6%	20	20	0%	0	0	0%	0	0	40%	5	14	131	67	49	48	-13	184	-10	87		
	McNeil Rd	Virginia Ave	20%	39	11	30%	126	43	0%	0	0	0%	0	0	2%	3	1	9%	2	7 2	0.0%	0	0	3%	10	10	0%	0	0	0%	0	0	40%	5	14	130	56	44	37	-11	174	-7	74		
Peters Road	Crossroads Pkwy	White Road																													0%	0	0	65%	23	8	0	23	0	8	0	23	0	8		
	White Road	Graham Rd																													0%	0	0	35%	4	13	0	4	0	13	0	4	0	13		
				In	197		In	143		In	62		In	30		In	45		In	76		In	42		In	342		In	141		In	7		In	36									
				Out	55		Out	421		Out	186		Out	96		Out	167		Out	17		Out	42		Out	341		Out	31		Out	5		Out	12									

LISTING OF COMMITTED PROJECTS WITHIN SOUTH FLORIDA LOGISTICS TRAFFIC REPORT

Included Included Built out Included Expired Included Built Included Included insignificant Insignificant

PM APPROVED PROJECTS			Kings Highway Commerce			Creekside			43 Bent Creek @ 50% Complete			44 Celebration Pointe @25% Complete			37 Whispering Oaks			Project Hunt			Wawa Kings Highway			Kings Highway Warehouse			St. Lucie Commerce Center @25% Complete			Walsh Crossroads			Project Hurricane			SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	%	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net
25th St.	Virginia Ave.	Cortez Blvd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Cortez Blvd.	Edwards Rd.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0
	Edwards Rd.	Bell Ave.	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0													0%	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0
Jenkins Rd	Orange	Peterson	3.0%	2	6	5.0%	25	16	2.0%	4	2	30.0%	30	17	70.0%	117	120	2.0%	0	1	10.0%	5	5	0.0%	0	0	30.0%	16	59	0%	0	0	15%	2	2	176	25	155	72	-5	195	-14	213		
	Peterson	Okeechobee	3.0%	2	6	5.0%	25	16	2.0%	4	2	50.0%	29	50	12.0%	20	21	5.0%	1	3	8.0%	4	4	0.0%	0	0	30.0%	16	59	0%	0	0	20%	2	2	77	25	88	73	-5	97	-15	147		
	Okeechobee	Edwards	3.0%	2	6	5.0%	25	16	0.0%	0	0	5.0%	3	5	5.0%	8	9	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0%	0	0	0%	0	0	36	2	29	6	0	38	-1	34		
Orange Ave	Rock Rd	Kings Hwy	2.0%	1	4	0.0%	0	0	0.0%	0	0	5.0%	3	5	5.0%	8	9	3.0%	2	2	55.0%	28	29	4.0%	9	9	90.0%	47	176	0%	0	0	5%	1	1	11	87	14	220	-3	95	-3	230		
	Kings Hwy	I-95	30.0%	56	20	0.0%	0	0	5.0%	10	6	10.0%	6	10	10.0%	17	17	40.0%	23	8	55.0%	29	28	58.0%	125	266	50.0%	26	98	0%	0	0	10%	1	1	32	260	33	421	-8	284	-8	445		
	I-95	Jenkins Rd	20.0%	37	14	0.0%	0	0	20.0%	39	23	25.0%	14	25	60.0%	100	103	20.0%	11	4	20.0%	10	10	13.0%	28	60	10.0%	5	20	0%	0	0	0%	0	0	153	92	151	107	-18	227	-21	236		
	Jenkins Rd	Hartman Rd	25.0%	47	17	0.0%	0	0	25.0%	48	28	5.0%	3	5	10.0%	17	17	18.0%	10	3	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	68	83	50	73	-17	134	-13	111		
	Hartman	Angle Rd	20.0%	37	14	0.0%	0	0	35.0%	40	67	15.0%	15	9	20.0%	33	34	18.0%	10	3	10.0%	5	5	8.0%	17	37	5.0%	3	10	0%	0	0	15%	2	2	88	74	110	70	-15	147	-14	166		
	Angle	25th St	15.0%	28	10	0.0%	0	0	33.0%	37	64	10.0%	10	6	13.0%	22	22	0.0%	0	0	10.0%	5	5	0.0%	0	0	5.0%	3	10	0%	0	0	15%	2	2	69	37	92	27	-7	99	-5	113		
Kings Hwy	Okeechobee Rd	Picos Rd	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	50.0%	10	29	20.0%	10	10	52.0%	112	238	0.0%	0	0	30.0%	6	4	15.0%	2	2	26	171	34	366	-6	190	-8	391		
	Picos Rd	Orange Ave	45.0%	31	84	5.0%	16	25	3.0%	6	3	2.0%	1	2	2.0%	3	3	43.0%	8	25	20.0%	10	10	48.0%	104	220	30.0%	59	16	30.0%	6	4	15.0%	2	2	26	219	34	359	-6	239	-8	384		
	Orange Ave	Angle Rd (CR603)	0.0%	0	0	0.0%	0	0	2.0%	2	4	3.0%	2	3	3.0%	5	5	0.0%	0	0	20.0%	10	10	18.0%	39	82	10.0%	20	5	0.0%	0	0	0.0%	0	0	9	69	12	98	-2	75	-3	107		
Edwards Rd.	US 1	Oleander	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
	Oleander	25th	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0	0	0	0	0	0	0	0	0
	25th	Jenkins Rd	0.0%	0	0	0.0%	0	0	0.0%	0	0	5.0%	5	3	5.0%	8	9	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	13	0	11	0	0	13	0	11		
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5.0%	3	9	90.0%	280	448	0.0%	0	0	5.0%	5	3	5.0%	8	9	5.0%	1 3	3	5.0%	3	3	4.0%	18 9	9	0.0%	0	0	5%	1	1	5%	1	1	293	19	460	25	-4	308	-5	479		
	Kings Hwy	Crossroads Pkwy	35.0%	24	65	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	6 17	5.0%	3	3	11.0%	24	50 24	0.0%	0	0	5%	1	1	0%	0	0	262	68	410	109	-14	317	-22	497		
	Crossroads Pkwy	I95	40.0%	27	74	80.0%	249	398	0.0%	0	0	5.0%	5	3	5.0%	8	9	30.0%	17	6 17	5.0%	3	3	11.0%	24	50 24	0.0%	0	0	45%	9	5	55%	6	6	262	86	410	129	-17	331	-26	513		
	I95	Jenkins Rd	20.0%	14	37	40.0%	124	199	0.0%	0	0	5.0%	5	3	5.0%	8	9	10.0%	6	2 6	0.0%	0	0	6.0%	13	27 13	0.0%	0	0	0%	0	0	40%	4	4	138	37	211	60	-7	167	-12	259		
	Jenkins Rd	McNeil Rd	20.0%	14	37	30.0%	93	149	0.0%	0	0	5.0%	5	3	2.0%	3	3	11.0%	6	2 6	0.0%	0	0	6.0%	13	27 13	0.0%	0	0	0%	0	0	40%	4	4	102	37	156	60	-7	131	-12	204		
	McNeil Rd	Virginia Ave	20.0%	14	37	30.0%	93	149	0.0%	0	0	0.0%	0	0	2.0%	3	3	9.0%	5	2 5	0.0%	0	0	3.0%	6	14 6	0.0%	0	0	0%	0	0	40%	4	4	97	30	153	53	-6	120	-11	195		
Peters Road	Crossroads Pkwy	White Road																											50.0%	11	6	65.0%	7	7	0	17	0	13	0	17	0	13		
	White Road	Graham Rd																											30.0%	6	4	35.0%	4	4	0	10	0	7	0	10	0	7		
				In	68		In	498		In	193		In	100		In	172		In	19		In	51		In	458		In	52		In	12		In	10									
				Out	186		Out	311		Out	113		Out	57		Out	167		Out	57		Out	52		Out	216		Out	196		Out	21		Out	11									

BROADREACH STORAGE

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse/Self-Storage	151	124,200	Sft	T = 1.45(X)	50%	50%	90	90	180
TOTALS							**90**	**90**	**180**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse/Self-Storage	151	124,200	Sft	T = 0.09(X)	59%	41%	6	5	11
TOTALS							**6**	**5**	**11**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Mini-Warehouse/Self-Storage	151	124,200	Sft	T = 0.15(X)	47%	53%	9	10	19
TOTALS							**9**	**10**	**19**

Source: ITE 11th Edition Trip Generation Rates

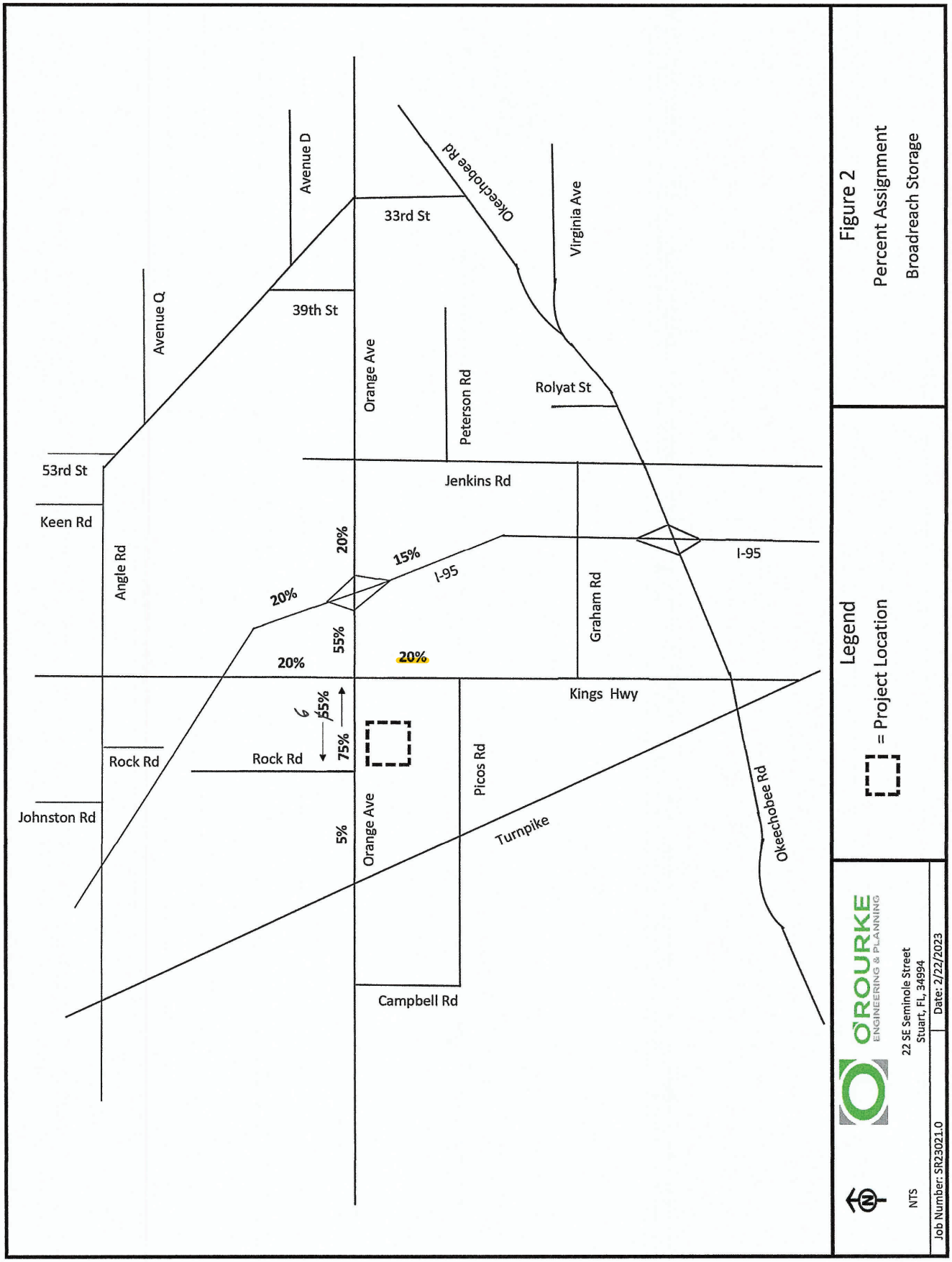


Figure 2
Percent Assignment
Broadreach Storage
Legend
= Project Location
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, FL, 34994
NTS
Job Number: SR23021.0
Date: 2/22/2023
Avenue D
Avenue Q
33rd St
39th St
Okeechobee Rd
Virginia Ave
Orange Ave
Peterson Rd
Rolyat St
53rd St
Keen Rd
Angle Rd
Jenkins Rd
20%
15%
I-95
20%
55%
20%
20%
Graham Rd
Kings Hwy
55%
75%
Rock Rd
Rock Rd
Johnston Rd
5%
Orange Ave
Picos Rd
Turnpike
Okeechobee Rd
Campbell Rd

BROADREACH STORAGE

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Picos Rd	Orange Ave	NB	IN	NO	1800	1	0.06%	20%
	Picos Rd	Orange Ave	SB	OUT	NO	1800	3	0.17%	55%
	Orange Ave	Angle Rd	NB	OUT	NO	1800	1	0.06%	20%
	Orange Ave	Angle Rd	SB	IN	NO	1800	1	0.06%	20%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	1	0.05%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	1	0.05%	10%
	I-95	Jenkins Rd	EB	IN	NO	2100	1	0.05%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2100	1	0.05%	20%
	Kings Hwy	I-95	EB	OUT	NO	2100	3	0.14%	55%
	Kings Hwy	I-95	WB	IN	NO	2100	3	0.14%	55%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	5	0.47%	75%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	3	0.28%	55%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 11
Net In: 6
Net Out: 5

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Kings Hwy	Picos Rd	Orange Ave	NB	IN	NO	1800	2	0.11%	20%
	Picos Rd	Orange Ave	SB	OUT	NO	1800	6	0.33%	55%
	Orange Ave	Angle Rd	NB	OUT	NO	1800	2	0.11%	20%
	Orange Ave	Angle Rd	SB	IN	NO	1800	2	0.11%	20%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2100	1	0.05%	10%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2100	1	0.05%	10%
	I-95	Jenkins Rd	EB	IN	NO	2100	2	0.10%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2100	2	0.10%	20%
	Kings Hwy	I-95	EB	OUT	NO	2100	6	0.29%	55%
	Kings Hwy	I-95	WB	IN	NO	2100	5	0.24%	55%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	7	0.65%	75%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	6	0.56%	55%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 19
Net In: 9
Net Out: 10

DRAWDY

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	1,823	1,823	3,646
TOTALS							**1,823**	**1,823**	**3,646**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.91Ln(X) + 0.12	26%	74%	69	196	265
TOTALS							**69**	**196**	**265**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	404	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	232	137	369
TOTALS							**232**	**137**	**369**

Source: ITE 11th Edition Trip Generation Rates

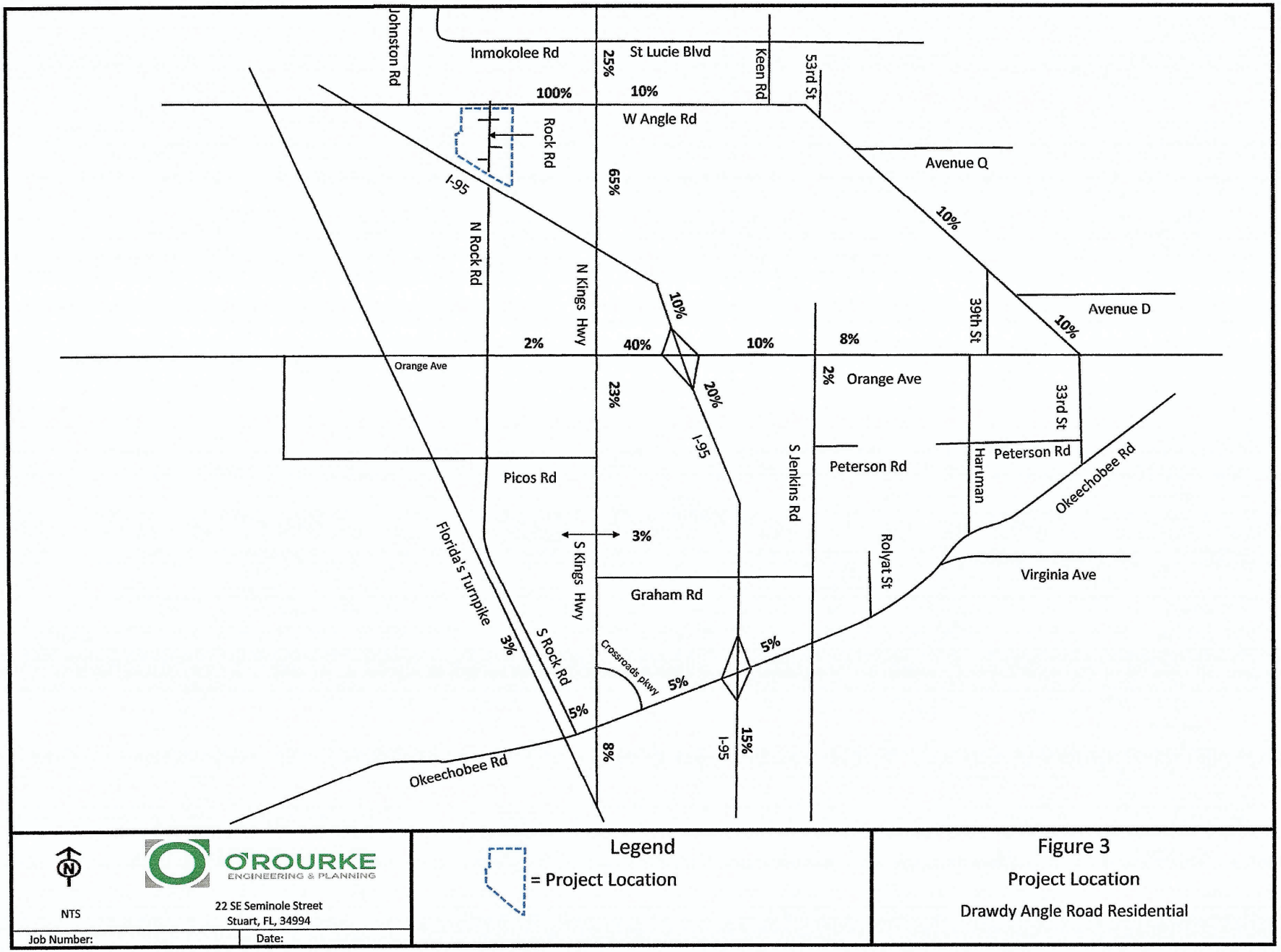

Johnston Rd
Inmokolee Rd
St Lucie Blvd
Keen Rd
53rd St
25%
100%
10%
W Angle Rd
Rock Rd
I-95
65%
Avenue Q
10%
N Rock Rd
N Kings Hwy
10%
39th St
Avenue D
10%
2%
40%
10%
8%
Orange Ave
2%
Orange Ave
23%
20%
I-95
33rd St
S Jenkins Rd
Peterson Rd
Peterson Rd
Hartman
Okeechobee Rd
Picos Rd
3%
Florida's Turnpike
S Kings Hwy
Rolyat St
Virginia Ave
Graham Rd
3%
S Rock Rd
Crossroads pkwy
5%
5%
5%
8%
I-95
15%
Okeechobee Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, FL, 34994
Job Number:
Date:
Legend
= Project Location
Figure 3
Project Location
Drawdy Angle Road Residential

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	IN	NO	920	5	0.54%	2%
	Orangen Ave	Peterson Rd	2L	SB	OUT	NO	920	3	0.33%	2%
	Peterson Rd	Okeechobee Rd	2L	NB	IN	NO	630	5	0.79%	2%
	Peterson Rd	Okeechobee Rd	2L	SB	OUT	NO	630	3	0.48%	2%
Orange Ave	Rock Rd	Kings Hwy	2L	EB	IN	NO	1,070	5	0.47%	2%
	Rock Rd	Kings Hwy	2L	WB	OUT	NO	1,070	3	0.28%	2%
	Kings Hwy	I-95	4LD	EB	OUT	NO	2,100	55	2.62%	40%
	Kings Hwy	I-95	4LD	WB	IN	YES	2,100	93	4.43%	40%
	I-95	Jenkins Rd	4LD	EB	OUT	NO	2,100	14	0.67%	10%
	I-95	Jenkins Rd	4LD	WB	IN	NO	2,100	23	1.10%	10%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	11	0.52%	8%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	19	0.90%	8%
Kings Hwy	Okeechobee Rd	Picos Rd	4LD	NB	IN	NO	2,000	42	2.10%	18%
	Okeechobee Rd	Picos Rd	4LD	SB	OUT	NO	2,000	25	1.25%	18%
	Picos Rd	Orange Ave	4LD	NB	IN	NO	2,000	53	2.65%	23%
	Picos Rd	Orange Ave	4LD	SB	OUT	NO	2,000	32	1.60%	23%
	Orange Ave	I-95 Overpass	4LD	NB	IN	YES	2,000	151	7.55%	65%
	Orange Ave	I-95 Overpass	4LD	SB	OUT	YES	2,000	89	4.45%	65%
	I-95 Overpass	Angle Rd	4LD	NB	IN	YES	2,000	151	7.55%	65%
	I-95 Overpass	Angle Rd	4LD	SB	OUT	YES	2,000	89	4.45%	65%
	Angle Rd	St. Lucie Blvd	2L	NB	OUT	YES	880	34	3.86%	25%
	Angle Rd	St. Lucie Blvd	2L	SB	IN	YES	880	58	6.59%	25%
	St. Lucie	Indrio Rd	2L	NB	OUT	NO	880	21	2.39%	15%
	St. Lucie	Indrio Rd	2L	SB	IN	YES	880	35	3.98%	15%
St. Lucie Blvd	Kings Hwy	Keen Rd	2L	EB	OUT	NO	880	20	2.27%	10%
	Kings Hwy	Keen Rd	2L	WB	IN	NO	880	7	0.80%	10%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	12	0.57%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	7	0.33%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	7	0.17%	5%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	12	0.28%	5%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	7	0.17%	5%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	12	0.28%	5%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	7	0.17%	5%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	12	0.28%	5%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	7	0.17%	5%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	12	0.30%	5%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	7	0.22%	5%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	12	0.38%	5%
Angle Rd	Orange Ave	Avenue D	2L	NB	IN	NO	790	23	2.91%	10%
	Orange Ave	Avenue D	2L	SB	OUT	NO	790	14	1.77%	10%
	Avenue D	Avenue Q	2L	NB	IN	YES	540	23	4.26%	10%
	Avenue D	Avenue Q	2L	SB	OUT	NO	540	14	2.59%	10%
	Avenue Q	53rd St	2L	NB	IN	YES	600	23	3.83%	10%
	Avenue Q	53rd St	2L	SB	OUT	NO	600	14	2.33%	10%
	53rd St	Keen Rd	2L	EB	OUT	NO	630	14	2.22%	10%
	53rd St	Keen Rd	2L	WB	IN	YES	630	23	3.65%	10%
	Keen Rd	Kings Hwy	2L	EB	OUT	NO	880	14	1.59%	10%
	Keen Rd	Kings Hwy	2L	WB	IN	NO	880	23	2.61%	10%
	Kings Hwy	Rock Rd	2L	EB	OUT	YES	1,070	137	12.80%	100%
	Kings Hwy	Rock Rd	2L	WB	IN	YES	1,070	232	21.68%	100%

IN: 232
OUT: 137

INVENTORY AND PLANNING DATA

Data were acquired relative to the most current information available from the following sources:

- *Trip Generation, 12th Edition* (ITE report)
- St. Lucie County Traffic Counts and Level of Service Report (2025)
- FDOT Motor Vehicle Highway Generalized Service Volume Tables

PROJECT TRAFFIC

Traffic Generation

The study uses trip generation rates for Single Family Detached Housing (ITE Land Use 210) published in the Institute of Transportation Engineering's (ITE) manual, *Trip Generation Manual (12th Edition).*

Proposed Use

- 96 Single Family DUs (ITE Land Use 210)

The proposed project is expected to generate the following net external trips and driveway trips:

- 1,040 daily, 70 AM peak hour (19 in/51 out), and 93 PM peak hour (58 in/35 out) trips.

Table 1 presents the proposed project's trip generation.

Table 1. Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	96 DU	1,040	70	19	51	93	58	35
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**1,040**	**70**	**19**	**51**	**93**	**58**	**35**
NET CHANGE IN DRIVEWAY VOLUMES		**1,040**	**70**	**19**	**51**	**93**	**58**	**35**

Note: Trip generation was calculated using the following data:

				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation
Single Family Detached	210	DU	T = 8.07 (X) + 265.45	0%	27/73	T = 0.67 (X) + 5.59	62/38	Ln(T) = 0.92 Ln(X) + 0.33

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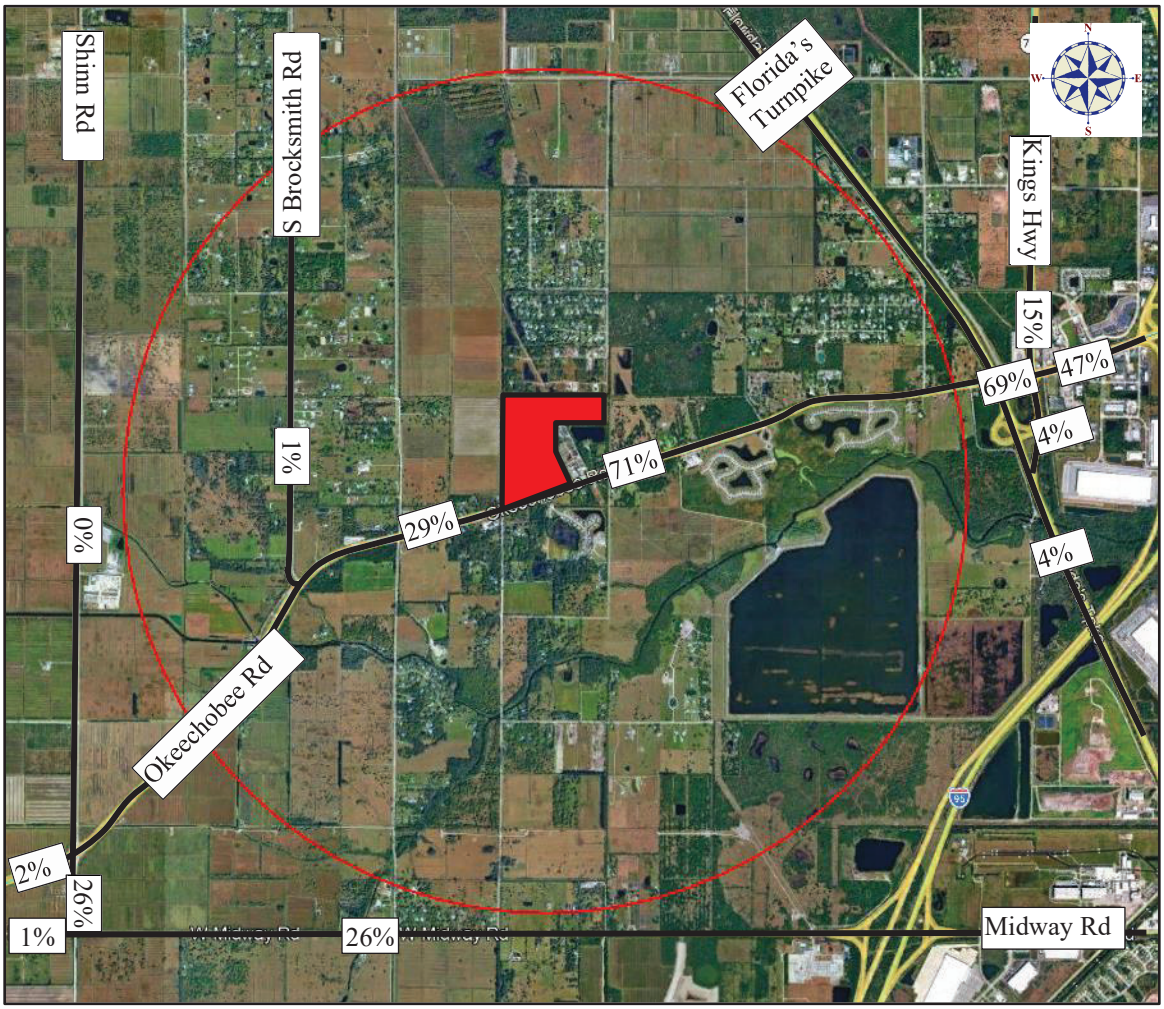
TRAFFIC ASSIGNMENT

Traffic distribution and assignment was developed based upon a select zone assignment for the project using the Tresure Coast Regional Planning Model (TCRPM) 5.1. Traffic distribution and assignment was adjusted based on the roadway network. There is no traffic on Shinn Road, McCarty Road, and 11-mile road due to their non-existence or substandard condition. The project traffic assignment is illustrated in Figure 3. The overall distribution is summarized by general directions and is depicted below:

West – 29%

East – 71%

Figure 3. Traffic Assignment



2.0 PROJECT TRAFFIC

2.1 Trip Generation

The trips generated by the proposed development were projected using data published in the ITE *Trip Generation Manual, 12th Edition*. Trip generation rates and/or equations published for the land use were applied to the proposed development program to determine the total trips generated by the project.

The trip generation calculations are summarized in **Table 2.** A truck trip generation was also conducted to determine the heavy vehicle percentage of the project. **Table 3** summarizes the truck trip generation. Detailed information of the trip generations are included in **Appendix B.**

Table 2
Trip Generation Summary

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
157	High-Cube Cold Storage Warehouse	1,600.31 KSF	2.64 (E)	4,223	0.11 (R)	176	111	65	0.14 (E)	227	102	125
150	Warehouse	182.95 KSF	1.38 (R)	252	0.12 (R)	22	17	5	0.15 (R)	27	8	19
	Total Trip Generation			**4,475**		**198**	**128**	**70**		**254**	**110**	**144**

Trip generation analysis based on ITE Trip Generation Manual, 12th Edition
ITE equations used with r^2 > 0.75
(E) = Equation; (R) = Rate

Table 3
Truck Trip Generation

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
157	High-Cube Cold Storage Warehouse	1,600.31 KSF	0.94 (E)	1,509	0.03 (R)	48	30	18	0.03 (E)	44	20	24
150	Warehouse	182.95 KSF	0.60 (R)	110	0.02 (R)	4	2	2	0.03 (R)	5	3	2
	Total Trip Generation (Trucks)			**1,619**		**52**	**32**	**20**		**49**	**23**	**26**

Trip generation analysis based on ITE Trip Generation Manual, 12th Edition
ITE equations used with r^2 > 0.75
(E) = Equation; (R) = Rate

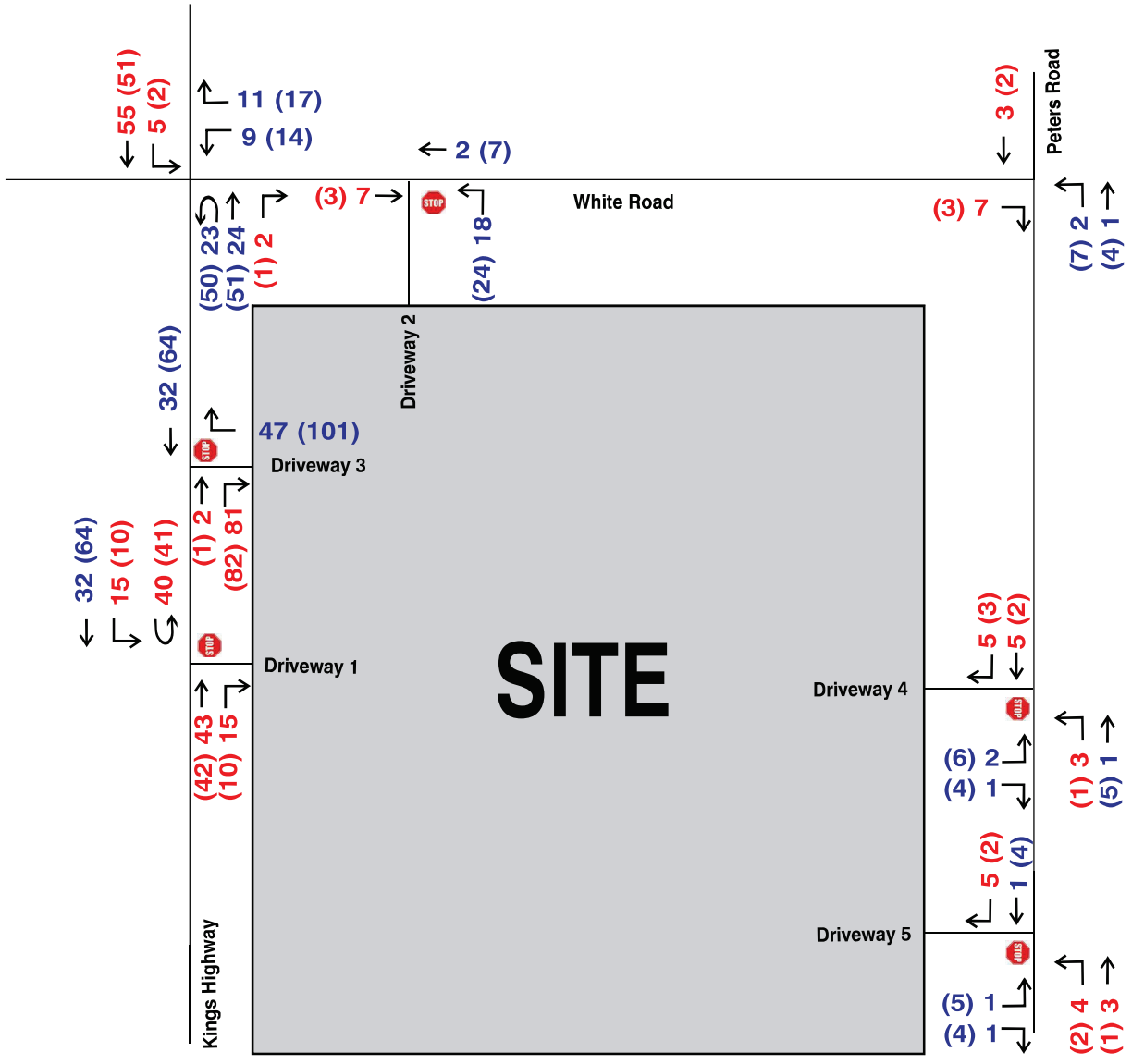
3.0 STUDY AREA

3.1 Study Roadways

The study area was established in accordance with the requirements of St. Lucie County. The impact area includes roadway segments within the project's 2-mile influence area and where project trips are equivalent to 5% or more of the roadway segment's capacity. The project's study area determination is provided in **Table 4.** The roadway segment information and characteristics were obtained from St. Lucie County and the Florida Department of Transportation (FDOT) which are included in **Appendix C.**

Table 4
Study Segments

Segment Information			Exist	LOS	Exiting Peak	Proj	Peak Project Trips				
							Enter	PM Peak			In
Roadway	From	To	Lns	Std	Cap	Dist	Dir	NB/EB	SB/WB	Signif	Study?
Kings Highway	Okeechobee Road	Crossroads Parkway	4	D	2,910	45%	NB/EB	50	65	2%	Y
Kings Highway	Crossroads Parkway	White Road	4	D	2,910	45%	NB/EB	50	65	2%	Y
Kings Highway	White Road	Graham Road	4	D	2,910	40%	SB/WB	58	44	2%	Y
Kings Highway	Graham Road	Picos Road	4	D	2,910	30%	SB/WB	43	33	1%	Y
Kings Highway	Picos Road	Orange Avenue	4	D	2,910	25%	SB/WB	36	28	1%	Y
Kings Highway	Orange Avenue	Angle Rd	4	D	2,910	15%	SB/WB	22	17	1%	Y
Peters Road	Crossroads Parkway	Project Driveway	2	D	1,070	5%	NB/EB	6	7	1%	Y
Peters Road	Project Driveway	White Road	2	D	1,070	10%	SB/WB	14	11	1%	Y
Peters Road	White Road	Graham Road	2	D	1,070	10%	SB/WB	14	11	1%	Y
Okeechobee Road	McCarty Road	Florida's Turnpike	4	D	1,810	5%	NB/EB	6	7	0%	Y
Okeechobee Road	Florida's Turnpike	Kings Highway	4	D	1,810	5%	NB/EB	6	7	0%	Y
Okeechobee Road	Kings Highway	Crossroads Parkway	6	D	2,680	35%	SB/WB	50	39	2%	Y
Okeechobee Road	Crossroads Parkway	I-95	6	D	2,680	40%	SB/WB	58	44	2%	Y
Okeechobee Road	I-95	Jenkins Road	8	D	3,180	30%	SB/WB	43	33	1%	Y
Okeechobee Road	Jenkins Road	McNeil Road	6	D	2,680	20%	SB/WB	29	22	1%	Y
Okeechobee Road	McNeil Road	Virginia Avenue	6	D	2,680	20%	SB/WB	29	22	1%	Y
Okeechobee Road	Virginia Avenue	Hartman Road	4	D	2,100	8%	SB/WB	12	9	1%	Y
Okeechobee Road	Hartman Road	35th St	4	D	1,630	8%	SB/WB	12	9	1%	Y
Orange Avenue	Campbell Road	Kings Highway	2	D	1,070	2%	NB/EB	2	3	0%	Y
Orange Avenue	Kings Highway	I-95	6	D	2,680	5%	SB/WB	7	6	0%	Y
Orange Avenue	I-95	Jenkins Road	4	D	1,810	0%	SB/WB	0	0	0%	Y
Orange Avenue	Jenkins Road	Hartman Road	4	D	1,810	10%	SB/WB	14	11	1%	Y
Jenkins Road	Edwards Road	Okeechobee Road	2	D	880	10%	NB/EB	11	14	2%	Y
Jenkins Road	Okeechobee Road	Graham Road	2	D	920	5%	NB/EB	6	7	1%	Y
Jenkins Road	Graham Road	Peterson Road	2	D	630	15%	SB/WB	22	17	3%	Y
Jenkins Road	Peterson Road	Orange Avenue	2	D	920	10%	SB/WB	14	11	2%	Y
Crossroads Parkway	Okeechobee Road	Kings Highway	2	0	790	5%	NB/EB	6	7	1%	Y
Graham Road	Kings Highway	Jenkins Road	2	0	630	20%	SB/WB	29	22	5%	Y
Virginia Avenue	Okeechobee Road	Hartman Road	6	0	2,810	10%	SB/WB	14	11	0%	Y
Virginia Avenue	Hartman Road	35th St	6	0	2,810	10%	SB/WB	14	11	0%	Y
Edwards Road	Jenkins Road	McNeil Road	2	0	630	5%	SB/WB	7	6	1%	Y



Legend:
xx (xx) = AM (PM) Net New Ingress Traffic Volumes
yy (xx) = AM (PM) Net New Egress Traffic Volumes

2025 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2025 - 01/04/2025	0.98	1.07
2	01/05/2025 - 01/11/2025	0.99	1.08
3	01/12/2025 - 01/18/2025	0.99	1.08
* 4	01/19/2025 - 01/25/2025	0.97	1.05
* 5	01/26/2025 - 02/01/2025	0.94	1.02
* 6	02/02/2025 - 02/08/2025	0.91	0.99
* 7	02/09/2025 - 02/15/2025	0.88	0.96
* 8	02/16/2025 - 02/22/2025	0.89	0.97
* 9	02/23/2025 - 03/01/2025	0.89	0.97
*10	03/02/2025 - 03/08/2025	0.90	0.98
*11	03/09/2025 - 03/15/2025	0.91	0.99
*12	03/16/2025 - 03/22/2025	0.92	1.00
*13	03/23/2025 - 03/29/2025	0.93	1.01
*14	03/30/2025 - 04/05/2025	0.94	1.02
*15	04/06/2025 - 04/12/2025	0.95	1.03
*16	04/13/2025 - 04/19/2025	0.97	1.05
17	04/20/2025 - 04/26/2025	0.99	1.08
18	04/27/2025 - 05/03/2025	1.00	1.09
19	05/04/2025 - 05/10/2025	1.02	1.11
20	05/11/2025 - 05/17/2025	1.04	1.13
21	05/18/2025 - 05/24/2025	1.05	1.14
22	05/25/2025 - 05/31/2025	1.06	1.15
23	06/01/2025 - 06/07/2025	1.07	1.16
24	06/08/2025 - 06/14/2025	1.08	1.17
25	06/15/2025 - 06/21/2025	1.09	1.18
26	06/22/2025 - 06/28/2025	1.10	1.20
27	06/29/2025 - 07/05/2025	1.11	1.21
28	07/06/2025 - 07/12/2025	1.11	1.21
29	07/13/2025 - 07/19/2025	1.12	1.22
30	07/20/2025 - 07/26/2025	1.11	1.21
31	07/27/2025 - 08/02/2025	1.10	1.20
32	08/03/2025 - 08/09/2025	1.09	1.18
33	08/10/2025 - 08/16/2025	1.08	1.17
34	08/17/2025 - 08/23/2025	1.07	1.16
35	08/24/2025 - 08/30/2025	1.07	1.16
36	08/31/2025 - 09/06/2025	1.07	1.16
37	09/07/2025 - 09/13/2025	1.06	1.15
38	09/14/2025 - 09/20/2025	1.06	1.15
39	09/21/2025 - 09/27/2025	1.06	1.15
40	09/28/2025 - 10/04/2025	1.06	1.15
41	10/05/2025 - 10/11/2025	1.05	1.14
42	10/12/2025 - 10/18/2025	1.05	1.14
43	10/19/2025 - 10/25/2025	1.04	1.13
44	10/26/2025 - 11/01/2025	1.03	1.12
45	11/02/2025 - 11/08/2025	1.01	1.10
46	11/09/2025 - 11/15/2025	1.00	1.09
47	11/16/2025 - 11/22/2025	1.00	1.09
48	11/23/2025 - 11/29/2025	0.99	1.08
49	11/30/2025 - 12/06/2025	0.99	1.08
50	12/07/2025 - 12/13/2025	0.98	1.07
51	12/14/2025 - 12/20/2025	0.98	1.07
52	12/21/2025 - 12/27/2025	0.99	1.08
53	12/28/2025 - 12/31/2025	0.99	1.08

* PEAK SEASON

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

TABLE 6
AM PEAK HOUR - LINK ANALYSIS

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 2.50%
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 42
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 139

ROADWAY	FROM	TO	Traffic Count Year	AM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	AM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2020	1058	40%	56	139	140	279	1337	1393	6D	4240	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2020	1282	40%	56	168	144	312	1594	1650	6D	4240	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2020	2082	25%	35	274	111	385	2467	2502	6D	4040	YES
OKEECHOBEE ROAD	MCNEIL ROAD	VIRGINIA AVENUE	2020	1550	15%	21	204	237	441	1991	2012	4D	3170	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	2020	436	60%	83	57	355	412	848	931	4D	2100	YES
KINGS HIGHWAY	SITE	ORANGE AVENUE	2020	395	40%	56	52	355	407	802	858	4D	2100	YES
ORANGE AVENUE	KINGS HWY	I-95	2020	902	30%	42	119	302	421	1323	1365	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2020	827	20%	28	109	99	208	1035	1063	4D	2100	YES

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TABLE 7
PM PEAK HOUR - LINK ANALYSIS

2025 BUILD OUT
2 MILE RADIUS OF DEVELOPMENT INFLUENCE
AREA WIDE GROWTH RATE = 2.50%
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 116
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 74

ROADWAY	FROM	TO	Traffic Count Year	PM PEAK HOUR TRAFFIC	PROJECT DISTRIBUTION	PM PEAK HOUR PROJECT TRIPS	AREA WIDE GROWTH	COMMITTED PROJECTS	TOTAL BACKGROUNI TRAFFIC USED	2025 TRAFFIC WITHOUT PROJECT	2025 TOTAL TRAFFIC	ASSURED LANES	LOS D	MEETS LOS STD.
OKEECHOBEE ROAD	KINGS HIGHWAY	CROSSROADS PARKWAY	2020	1116	40%	46	244	117	361	1477	1523	6D	4240	YES
OKEECHOBEE ROAD	CROSSROADS PARKWAY	I-95	2020	1310	40%	46	286	135	421	1731	1777	6D	4240	YES
OKEECHOBEE ROAD	I-95	MCNEIL ROAD	2020	1713	25%	29	374	112	486	2199	2228	6D	4040	YES
KINGS HIGHWAY	OKEECHOBEE ROAD	SITE	2020	446	60%	70	97	291	388	834	904	4D	2000	YES
KINGS HIGHWAY	SITE	ORANGE AVENUE	2020	379	40%	46	83	481	564	943	989	4D	2000	YES
ORANGE AVENUE	KINGS HWY	I-95	2020	909	30%	22	199	328	527	1436	1458	4D	2100	YES
ORANGE AVENUE	I-95	JENKINS ROAD	2020	778	20%	15	170	252	422	1200	1215	4D	2100	YES

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ALTA/NSPS LAND TITLE SURVEY

2535 S KINGS HIGHWAY, FORT PIERCE - ST LUCIE COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 12943395, REVISION 5 (8/13/2026 das), COMMITMENT DATE: 08/07/2026 @ 5:00 P.M.

SCHEDULE "BII" EXCEPTIONS

ITEMS 1-3 STANDARD EXCEPTION, NOT A SURVEY MATTER, NOTHING TO PLOT.

4. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **(AFFECTS AS SHOWN)**

5. INTENTIONALLY DELETED

6. INTENTIONALLY DELETED

7. INTENTIONALLY DELETED

8. RESOLUTION RELATING TO LEGAL ACCESS OVER FACILITIES WITHIN DISTRICT RIGHTS OF WAY, RECORDED DECEMBER 21, 1989 IN OFFICIAL RECORDS BOOK 669, PAGE 699. **(AFFECTS, NOT A SURVEY MATTER, NOTHING PLOT)**

9. INTENTIONALLY DELETED

10. UNRECORDED UNDATED CATTLE LEASE ON THE PROPERTY BETWEEN FARRELL COMMUNITIES FORT PIERCE, LLC AND MIDNIGHT CATTLE COMPANY, LLC. **(AFFECTS, NOT A SURVEY MATTER, NOTHING TO PLOT)**

11. Matters as shown on that certain survey dated April 3, 2026 prepared by Caulfield & Wheeler, Inc. as Job No. 9874 as follows:
    a) fence encroachments along southerly boundary line.

NOTE: A: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED NOVEMBER 7, 2023, IN OFFICIAL RECORDS BOOK 5066, PAGE 1233. **(AFFECTS, NOT A SURVEY MATTER, NOTHING TO PLOT)**

SURVEYOR NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 23-35-39 A BEARING OF N00°07'03"W AS SHOWN ON THE FDOT RIGHT-OF-WAY MAP OF S.R. 713 KINGS HIGHWAY SECTION NO. 94003-2510 ITEM/SEGMENT NO. 230256-6.

5. ALL PLOTTABLE ITEMS CONTAINED IN SCHEDULE B SECTION II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A COMMITMENT NUMBER: 12943395, REVISION 5 (8/13/2026 das), COMMITMENT DATE: 08/07/2026 @ 5:00 P.M.

6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. SUBJECT PROPERTY FALLS WITHIN ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY NO. 120286 PANEL NO. 0167 MAP NO. 12111C0167J; DATED FEBRUARY 16, 2012.

9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.

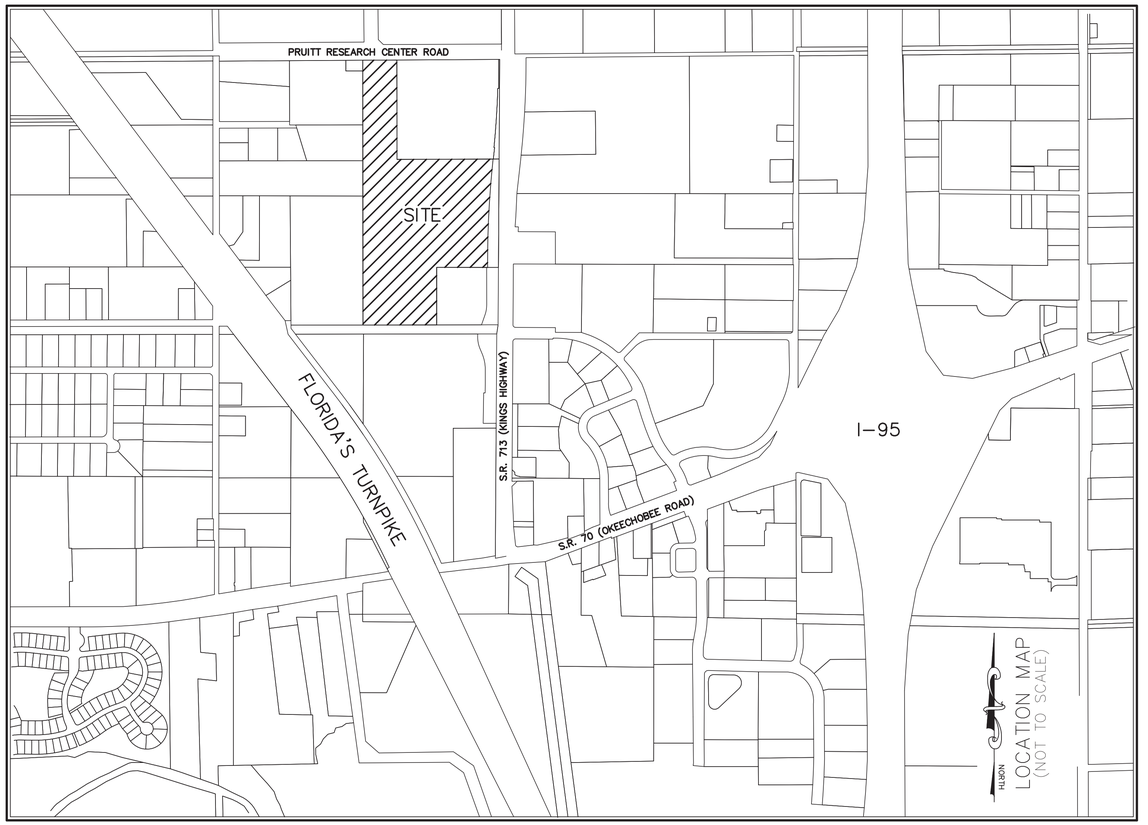
10. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY FDOT'S PROJECT NETWORK CONTROL POINT "A26" HAVING A PUBLISHED ELEVATION OF 18.67' (NAVD88) AND CLOSED TO PROJECT NETWORK CONTROL POINT "A64" HAVING A PUBLISHED ELEVATION OF 18.04' (NAVD88).

11. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING LIDAR WITH REAL TIME KINEMATIC (RTK) GPS 0.1'. HARD SHOTS ON ROADWAYS AND WALKS OBTAINED BY FIELD CREW BY CONVENTIONAL SURVEY METHODS.

12. THE POTENTIAL ENCROACHMENTS AND RELATED MATTERS SUMMARIZED IN TABLE A OPTION 20 ARE BASED ON A COMPARISON OF OBSERVED FIELD CONDITIONS WITH THE SURVEYED BOUNDARIES AND AVAILABLE RECORD INFORMATION. THESE ITEMS REPRESENT APPARENT CONDITIONS ONLY. NO OPINION IS EXPRESSED REGARDING OWNERSHIP, PRESCRIPTIVE RIGHTS, EASEMENT RIGHTS, OR OTHER LEGAL INTERESTS THAT MAY AFFECT THE USE OR OCCUPANCY OF THE SUBJECT OR ADJOINING PROPERTIES. THE POTENTIAL ENCROACHMENTS TABLE SHOWN HEREON MAY NOT BE A COMPREHENSIVE LIST OF ALL CONCERNS SHOWN ON THE SURVEY SKETCH HEREON.

13. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT TIME OF FIELD WORK.

14. 15' STRIP OF LAND RESERVED AROUND EACH 40 ACRES OF ROAD PER NOTE ON BOTTOM OF PLAT "MODEL LAND CO.", PLAT BOOK 2 PAGE 10D, DATED SEPT 1911. (AT THE TIME THE SURVEY WAS PERFORMED, NO EVIDENCE THAT ANY OF THE STRIP OF LANDS THAT ARE RESERVED PER PLAT ON THE SUBJECT PROPERTY ARE BEING USED FOR ROAD/ROADS).



LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. SAME BEING OTHERWISE DESCRIBED AS; LOTS 2, 7, 10, AND 15 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION, IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 1, 8 AND 9 OF BLOCK 1, MODEL LAND COMPANY'S SUBDIVISION IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
BEING ALL OF LOT 1 AND PORTIONS OF LOTS 2, 7, AND 8, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS ROAD AND CANAL RIGHTS-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SECTION 23, THENCE S.89°46'47" W., ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 113.00 FEET TO THE WEST RIGHT-OF WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40; THENCE S.00°07'31" E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°07'31"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.18 FEET; THENCE S.89°46'47"W., A DISTANCE OF 944.72 FEET; THENCE N.00°07'31"W., A DISTANCE OF 922.18 FEET TO THE SOUTHERLY LINE OF N.S.L.R.D.D. CANAL NO. 48; THENCE N.89°46'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 944.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.S.L.R.W.M.D. CANAL NO. 40 AND THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL NO. 109 AS DEPICTED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3886, PAGE 606, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
PARCEL NO. 109 STATE ROAD 713 ST. LUCIE COUNTY DESCRIPTION A PORTION OF LOTS 8 AND 9, BLOCK 1, MODEL LAND CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2302566, SECTION 94003- 2510 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A RAILROAD SPIKE, FOUND MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 00°07'03" WEST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23 AND THE BASELINE OF SURVEY OF STATE ROAD NO. 713 (KINGS HIGHWAY), A DISTANCE OF 647.53 FEET; THENCE SOUTH 89°52'57" WEST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 113.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 40 AND THE SOUTH LINE OF SAID LOT 9, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 89°31'59" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 105.00 FEET; THENCE NORTH 00°07'03" WEST, A DISTANCE OF 39.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 03°01'05" EAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 06°16'14", AN ARC DISTANCE OF 936.50 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 53.80 FEET TO A POINT ON SAID WESTERLY EXISTING RIGHT OF WAY LINE; THENCE SOUTH 00°07'03" EAST ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 973.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.777 ACRES, MORE OR LESS.

OVERALL LEGAL DESCRIPTION: (PROVIDED BY SURVEYOR)

BEING A PORTIONS OF LOTS 2, 7 - 10 AND 15, BLOCK 1, ACCORDING TO THE PLAT OF MODEL LAND COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 10D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89°47'18" WEST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 1057.80 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°12'42" EAST, A DISTANCE OF 49.50 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 922.18 FEET; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 890.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING SOUTH 03°01'05" WEST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS 8,557.00 FEET, THROUGH A CENTRAL ANGLE OF 06°16'14", AN ARC DISTANCE OF 936.50 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°07'03" EAST, A DISTANCE OF 39.40 FEET; THENCE SOUTH 89°31'59" WEST, A DISTANCE OF 460.11 FEET; THENCE SOUTH 00°08'02" EAST, A DISTANCE OF 548.22 FEET; THENCE SOUTH 89°26'52" WEST, A DISTANCE OF 677.87 FEET; THENCE NORTH 00°10'06" WEST, A DISTANCE OF 2,450.43 FEET; THENCE NORTH 89°47'18" EAST, A DISTANCE OF 300.16 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,776,234.22 SQUARE FEET / 40.777 ACRES MORE OR LESS

CERTIFICATION:

TO: THE MAHAFFEY APARTMENT COMPANY, A FLORIDA CORPORATION, TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEIL & MULLIS, P.A., FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AN NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5 (TOPO UP TO THE ADJACENT EOP), 13, 16, 17, 19 (2,000,000) & 20. THE FIELD WORK WAS COMPLETED 03/26/2026.

DATE OF MAP: SEPTEMBER 03, 2026.

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

REVISIONS	DATE	BY
FILE NAME: 9874-3 alta-survey V7.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)392-1991/FAX (561)750-1452

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	04/03/2026
DRAWN BY	TWG
F.B./ PG.	ELECT
SCALE	AS SHOWN

Digitally signed by Thomas W. Gritton
Date: 2026.09.03 11:26:09 -04'00'

THOMAS W. GRITTON
REGISTERED LAND SURVEYOR NO. 7347
STATE OF FLORIDA
L.B. 3591

JOB # 9874-3

SHT.NO. 1

OF 2 SHEETS

POTENTIAL ENCROACHMENTS TABLE	
REFERENCE#(R#)	OBSERVED CONDITION
R1	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R2	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R3	BARBED WIRE FENCE CROSSES THROUGH INTERIOR PLATTED ROAD EASEMENT
R4	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING CANAL RIGHT OF WAY
R5	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING RIGHT OF WAY
R6	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING PROPERTY
R7	BARBED WIRE FENCE CROSSES BOUNDARY LINE INTO ADJOINING PROPERTY

ALTA/NSPS LAND TITLE SURVEY

2535 S KINGS HIGHWAY, FORT PIERCE - ST LUCIE COUNTY, FLORIDA.

LEGEND/ABBREVIATIONS

- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- C – CALCULATED
- CB – CHORD BEARING
- CCM – CIRCUIT COURT MINUTE BOOK
- CD – CHORD DISTANCE
- D – DEED BOOK
- DE – DRAINAGE EASEMENT
- L – ARC LENGTH
- LB – LICENSED BUSINESS
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- FGTC – FLORIDA GAS TRANSMISSION COMPANY
- F.P.L. – FLORIDA POWER AND LIGHT COMPANY
- M – MEASURED
- NGS – NATIONAL GEODETIC SURVEY
- O.R.B. – OFFICIAL RECORD BOOK
- P.B. – PLAT BOOK
- PG. – PAGE
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING
- Q.C.D. – QUIT CLAIM DEED
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- TAE – TEMPORARY ACCESS EASEMENT

- □ – DENOTES CONCRETE MONUMENT
- ○ – DENOTES IRON ROD
- ● – DENOTES NAIL & DISC OR RAIL ROAD SPIKE
- △ – DENOTES VERTICAL CONTROL POINT
- – INDICATES SECTION CORNER
- – INDICATES 1/4 SECTION CORNER
- – FOUND GEODETIC CONTROL POINT

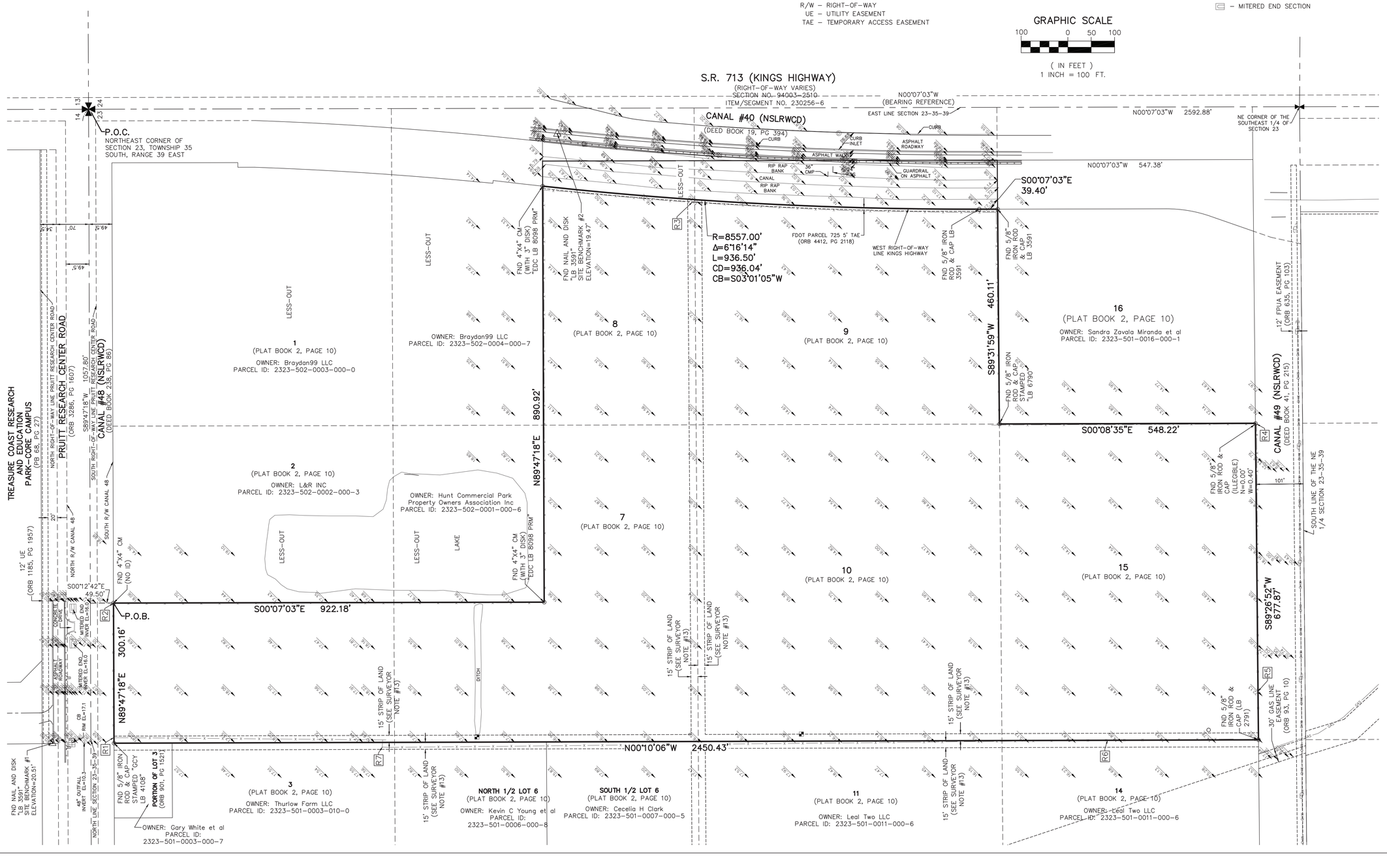
- – GUARDRAIL
- – BARBED WIRE FENCE
- – FIRE HYDRANT
- – WOOD POWER POLE (UNLESS NOTED)
- – ANCHOR/GUY
- OHW – ELECTRICAL WIRES OVERHEAD
- GAS – GAS LINE MARKED ON GROUND
- – LIGHT ON CONCRETE BASE
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- – LIGHT POLE
- – WELL
- – CATCH BASIN
- – MITERED END SECTION

NORTH

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 INCH = 100 FT.



REVISIONS	DATE	BY
FILE NAME: 9874-3 alta-survey V7.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING · SURVEYING
LANDSCAPE ARCHITECTURE · SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)392-1991/FAX (561)750-1452

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

DATE	04/03/2026
DRAWN BY	TWG
F.B./ PG.	ELECT
SCALE	AS SHOWN

JOB # 9874-3

SHT.NO. 2 OF 2 SHEETS

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\FL\26\13284-MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 9-15-26.DWG, 2026.09.16, 9:39 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

SP-102

SP-104

SP-103

LEGAL DESCRIPTION:

MODEL LAND CO`S S/D 23 35 39 ALL LOTS 9, 10, AND 15, AND THAT PART OF LOTS 2, 7 AND 8 MPDAF: FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40,TH S 00 07 31 E ALG W R/W LI 971.68 FT TO POB,TH CONT S 00 07 31 E ALG W R/W LI 673.34 FT TO N LI OF LOT 16,TH S 89 31 38 W ALG N LI 565.17 FT TO NW COR OF LOT 16,TH S 00 09 16 E ALG W LI 548.17 FT TO N LI OF NSLRWMD CANAL NO. 49,TH S 89 26 35 W ALG N LI 677.89 FT TO SE COR OF LOT 15,TH N 00 11 02 W ALG W LI 2450.15 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 46 47 E ALG S LI 300.54 FT,TH S 00 07 31 E 922.18 FT,TH N 89 46 47 E 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB- LESS RD R/W AS IN OR 3886-606- (41.009 AC - 1,786,352 SF)

ZONING CODE FOR: R-4					
	YARD SETBACKS FRONT	SIDE	REAR	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25'	10'	20'	40%	45'
PROPOSED	54'	30'	30'	15.67%	41'

VERTICAL DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

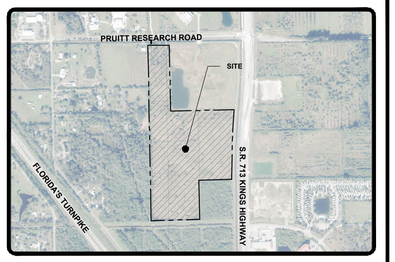
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LAND USE BREAKDOWN

TOTAL PARCEL SIZE	1,776,234 S.F.	40.77 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDNG FOOTPRINT	242,780 S.F.	5.57 AC.	13.67%
PAVED AREA	434,290 S.F.	9.97 AC.	24.45%
CONCRETE AREA	92,211 S.F.	2.12 AC.	5.20%
TOTAL IMPERVIOUS	769,270 S.F.	17.66 AC.	43.32%
PERVIOUS:			
PERVIOUS/OPEN SPACE	1,006,964 S.F.	23.12 AC.	56.70%
TOTAL DRAINAGE	401,187 S.F.	9.21 AC.	22.59%
OPEN SPACE LESS DRAINAGE	605,77 S.F.	13.91 AC.	34.11%

PHASING TABLE	
BUILDING 1	PHASE 1
BUILDING 2	PHASE 2
BUILDING 3	PHASE 3
BUILDING 4	PHASE 4
BUILDING 5	PHASE 5
BUILDING 6	PHASE 6
BUILDING 7	PHASE 7
BUILDING 8	PHASE 8
BUILDING 9	PHASE 9
BUILDING 10	PHASE 10
BUILDING 11	PHASE 11
BUILDING 12	PHASE 12
BUILDING 13	PHASE 13
BUILDING 14	PHASE 14
BUILDING 15	PHASE 15

*ALL SITE WORK WILL BE CONSTRUCTED IN PHASE 1.



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.

PARKING DATA

TOTAL PARKING REQUIRED:	732 SPACES (1.5 SPACES PER UNIT)
TOTAL ADA PARKING REQUIRED:	20 SPACES(2% OF ASPHALT PARKING)
TOTAL PARKING PROVIDED:	1,023 SPACES (2.0 SPACES PER UNIT)
CLUBHOUSE PARKING:	92 SPACES
PARKING STALLS:	579 SPACES
TANDEM PARKING:	146 SPACES
GARAGE PARKING:	146 SPACES
ADA PARKING:	38 SPACES
ELECTRIC VEHICLE PARKING:	23 SPACES

BUILDING DATA:

MAX. BLDG. HEIGHT ALLOWED:	4 STORIES, 45' MAX. ALLOWED
BLDG. HEIGHT PROVIDED:	3 STORIES, 41' (MAX. HEIGHT)
MAX. BLDG. COVERAGE:	40% (710,376 S.F.) (16.31 AC.)

SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	54'
SIDE:	10'	30'
REAR:	20'	30'

UNIT TYPE	COUNT
(1) BEDROOM	174
(2) BEDROOM	254
(3) BEDROOM	60
TOTAL	488

DRAINAGE STATEMENT:

ONSITE STORMWATER WILL BE COLLECTED VIA A WET RETENTION SYSTEM AND FIVE PROPOSED LAKES, WHERE THE REQUIRED WATER TREATMENT AND ATTENUATION WILL BE PROVIDED. STORM WATER DISCHARGE WILL BE LIMITED TO THE MORE STRINGENT CRITERIA OF 6.80 ACRE-FEET FOR ANY GIVEN 24-HOUR PERIOD OR THE 25-YEAR PRE-DEVELOPMENT DISCHARGE RATE. STORMWATER WILL THEN BE RELEASED THROUGH A CONTROL STRUCTURE TO THE ULTIMATE OUTFALL LOCATION IN THE NSLRWCD CANAL NO. 40. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET CITY OF FORT PIERCE AND THE AMERICAN DISABILITY ACT.

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
SCALE: 1" = 100'

UNIT SQUARE FOOTAGE TABLE

CARLTON SELECT			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT
A1	1 BED/ 1 BATH	989	81
A1 W/O BALCONY & SOLARIUM	1 BED/ 1 BATH	897	81
B1	2 BED/ 2 BATH	1280	81
B1 W/O BALCONY & SOLARIUM	2 BED/ 2 BATH	1181	81
C2	3 BED/ 3 BATH	1570	81

CARLTON ESSENTIALS			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT(OPTIONAL)
S1E	1 BED/ 1 BATH	609	51
A1E	1 BED/ 1 BATH	823	51
B1E	2 BED/ 2 BATH	1150	51
C1E	3 BED/ 2 BATH	1370	51
D1E	2 BED/ 1 BATH	978	51

BUILDING TYPE	FOOTPRINT
UNIT 6E (2)	15,300 S.F.
UNIT 6S (3)	17,580 S.F.
UNIT 8E (4)	14,580 S.F.
UNIT 8S (4)	16,380 S.F.
UNIT 30E (2)	11,765 S.F.
CLUBHOUSE	10,997 S.F.
MAINTENANCE	1,093 S.F.
TOTAL:	242,780 S.F.

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120286
ZONE X

811 Know what's below. Call before you dig. www.callsunshine.com
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LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED LITTORALS		EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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
SITE PLAN

DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: SP-101	REV.

ZONING: CP-1 - COMMERCIAL PARKWAY
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

S.R. 713 (KINGS HIGHWAY)
(RIGHT-OF-WAY VARIES)

CANAL #40 (NSLRWCD)

PROPOSED TURNLANE

PROPOSED 8" WATER MAIN CONNECTION TO EXISTING 12" WATER MAIN VIA DIRECTIONAL DRILL

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS PROPOSED STOP BAR & STOP SIGN

PROPOSED CONTROL STRUCTURE & DRAINAGE OUTFALL

PROPOSED MONUMENTS SIGNAGE BY OTHERS

PROPOSED STORM PIPES & CULVERTS

N0° 07' 03.00"W 39.404'

20' LANDSCAPE BUFFER

PROPOSED STORMWATER LAKE (1.12 ACRES)

PROPOSED STORMWATER LAKE (1.69 ACRES)

PROPOSED 8" WATER MAIN

PROPOSED WATER FEATURE(TYP.)

PROPOSED ALUMINUM PICKET FENCE

PROPOSED FLAG POLE

PROPOSED GATED ENTRY

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS

PROPOSED STOP BAR & STOP SIGN

15' LANDSCAPE BUFFER

PROPOSED TRASH COMPACTOR

PROPOSED SANITARY MANHOLE(TYP.)

PROPOSED PICKLEBALL COURTS

PROPOSED BUS STOP

PROPOSED BICYCLE RACK

PROPOSED MAIL KIOSK

PROPOSED CATCH BASIN(TYP.)

PROPOSED PLAYGROUND

PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BUILDING

PROPOSED EV CHARGING STATION(TYP.)

PROPOSED COVERED VACUUMS

PROPOSED 8" GRAVITY SEWER

PROPOSED OUTDOOR GYM

PROPOSED FDC

PROPOSED FIRE HYDRANT ASSEMBLY #1

PROPOSED GRILL STATION

PROPOSED CLUBHOUSE 10,997 S.F.

PROPOSED PAVERS/STAMPED CONCRETE

PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING

PROPOSED CAR WASH

PROPOSED MAINTENANCE BUILDING

PROPOSED BENCH

PROPOSED POOL EQUIPMENT AREA

PROPOSED FIRE PIT

PROPOSED SPLASH PAD

PROPOSED LITTORALS

PROPOSED POOL

PROPOSED WATER FEATURE(TYP.)

PROPOSED 8' WIDE LAKE SIDEWALK

PROPOSED BUILDING 1 TYPE 8S PHASE 1

PROPOSED BUILDING 3 TYPE 8S PHASE 3

PROPOSED BUILDING 6 TYPE 6S PHASE 6

PROPOSED 8" HIGH PRIVACY WALL

PROPOSED FIRE HYDRANT ASSEMBLY #2

PROPOSED STORM PIPE

PROPOSED 8" WATER MAIN

PROPOSED GRILL STATION

S89° 47' 18.00"W 890.922'

N89° 47' 18.00"E 460.00'

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

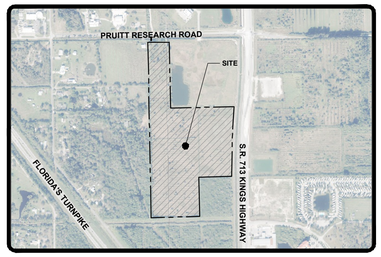
MATCHLINE SEE SHEET C-104

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-103

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
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PROJECT
THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN

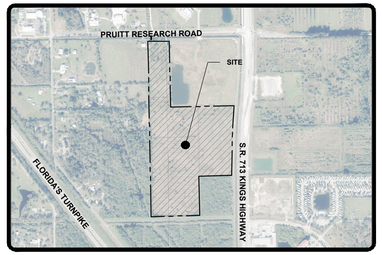
DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: **SP-102**	REV:

FILE LOCATION: \\CS1\LOCAL\FILES\PROJECTS\P\L\301284.MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284.MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWG\26-146 SP 9-15-26.DWG, 2026.09.15, 9:35 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

FILE LOCATION: \\CES-LOCAL\FILES\PROJECTS\FL\26\13284.MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284.MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 9-15-26.DWG, 2026 09 18, 9:35 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-104

CANAL #49 (NSLRWCD)
(DEED BOOK 41, PG 215)

PROPOSED STORMWATER LAKE (3.58 ACRES)
PROPOSED WATER FEATURE
PROPOSED LITTORALS
PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS
PROPOSED STOP BAR & STOP SIGN
PROPOSED BUILDING 5 TYPE 6E PHASE 5
PROPOSED BUILDING 11 TYPE 6E PHASE 11
PROPOSED BUILDING 4 TYPE 6S PHASE 4
PROPOSED BUILDING 10 TYPE 8E PHASE 10
SMALL BREED DOG PARK
LARGE BREED DOG PARK
PROPOSED STORMWATER LAKE (0.92 ACRES)
PROPOSED 8' WIDE LAKE SIDEWALK
PROPOSED BENCH
PROPOSED BUILDING 8 TYPE 6S PHASE 8
PROPOSED BUILDING 9 TYPE 8E PHASE 9
PROPOSED BUILDING 7 TYPE 8S PHASE 7
PROPOSED STORM PIPE(TYP.)
PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING
PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BULDING
PROPOSED FDC
PROPOSED FIRE HYDRANT ASSEMBLY #4
PROPOSED FIRE HYDRANT ASSEMBLY #3
PROPOSED 8" GRAVITY SEWER
PROPOSED GRILL STATION
PROPOSED 8" WATER MAIN
PROPOSED 8' HIGH PRIVACY WALL
20' LANDSCAPE BUFFER
PROPOSED BLACK VINYL COATED CHAIN LINK FENCE
PROPOSED SANITARY MANHOLE(TYP.)
PROPOSED STORMWATER LAKE (0.55 ACRES)
PROPOSED WATER FEATURE(TYP.)
PROPOSED CATCH BASIN(TYP.)
N0° 08' 35.00"W 548.218'
S0° 10' 06.00"E 2450.429'
S89° 52' 54"E 1318.80'

ZONING (COUNTY): AR-1 - AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU - RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120286
ZONE X

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

TITLE
SITE PLAN

DATE: 9/18/2026	SCALE: AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: **SP-103**	REV.

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\FL\26\15284-MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2015284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 9-15-26.DWG, 2026 09 18, 9:39 AM
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CANAL #48 (NSLRWCD)

PRUITT RESEARCH CENTER ROAD

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-103

PROPOSED DRY DETENTION
(1.35 ACRES)

PROPOSED BUILDING 15
TYPE 30E
PHASE 15

PROPOSED BUILDING 14
TYPE 8E
PHASE 14

PROPOSED BUILDING 13
TYPE 30E
PHASE 13

PROPOSED BUILDING 2
TYPE 8S
PHASE 2

PROPOSED BUILDING 12
TYPE 8E
PHASE 12

PROPOSED 8' HIGH PRIVACY WALL

10' LANDSCAPE BUFFER

N0° 07' 02.97"W 922.180'

20' LANDSCAPE BUFFER

PROPOSED BLACK VINYL COATED CHAIN LINK

S89° 47' 18.00"W 300.160'

PROPOSED CROSSWALK W/ ADA RAMP & WARNINGS

PROPOSED MONUMENT SIGN

PROPOSED STOP BAR & STOP SIGN

PROPOSED FDC

PROPOSED CATCH BASIN(TYP.)

PROPOSED 8" WATER MAIN

PROPOSED 4" FORCE MAIN

PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BULDING

PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING

PROPOSED 30' X 45' LIFT STATION

PROPOSED GRILL STATION

PROPOSED FIRE HYDRANT ASSEMBLY #5

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS

PROPOSED 8' WIDE LAKE SIDEWALK

PROPOSED CULVERTS AND STORM PIPES

8" WATER MAIN CONNECTION TO EXISTING 12" WATER MAIN VIA DIRECTIONAL DRILL

4" FORCE MAIN CONNECTION TO EXISTING FORCE MAIN VIA DIRECTIONAL DRILL

PROPOSED SECONDARY GATED ENTRY

PROPOSED CROSSWALK W/ ADA RAMP & WARNINGS

PROPOSED STANDARD 12' X 19' HANDICAP STALL(TYP.)

PROPOSED STANDARD 9.5' X 19' PARKING STALL(TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY #6

FUTURE EV CHARGING STATIONS(TYP.)

PROPOSED STORM PIPE

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS
PROPOSED STOP BAR & STOP SIGN

PROPOSED 8" GRAVITY SEWER

PROPOSED SANITARY MANHOLE(TYP.)

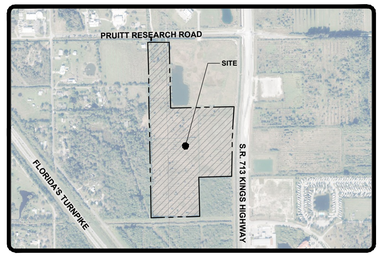
PROPOSED BLACK VINYL COATED CHAIN LINK

PROPOSED CATCH BASIN(TYP.)

ZONING (COUNTY): AR-1 - AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU - RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

F.I.R.M. PANEL:
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PROJECT

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

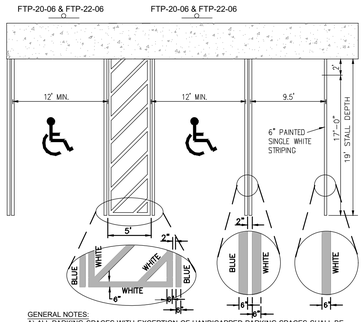
TITLE

SITE PLAN

DATE	SCALE
9/18/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	---

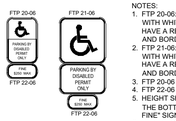
PROJECT No. 26-146 SP 9-15-26.DWG
CERTIFICATE OF AUTHORIZATION No.
DRAWING No. **SP-104**
REV.



GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2026 SECTION 711-011.

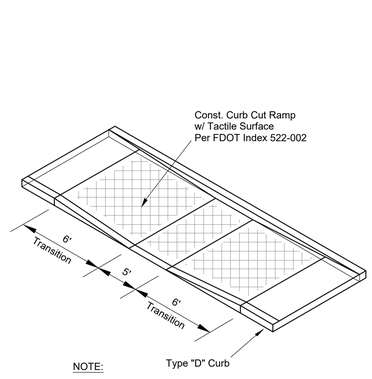
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-011, FY 2026-27.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.



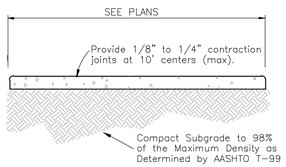
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAP AND TYPICAL PARKING DETAIL
NTS



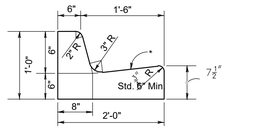
NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP
N.T.S.



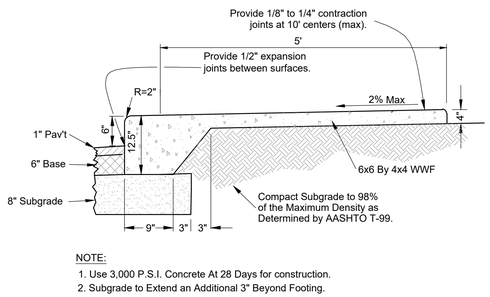
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.
5. ALL SIDEWALK THAT IS CONSTRUCTED ACROSS A DRIVEWAY SHALL BE A MINIMUM OF 6'.

4" THICK SIDEWALK DETAIL
NOT TO SCALE



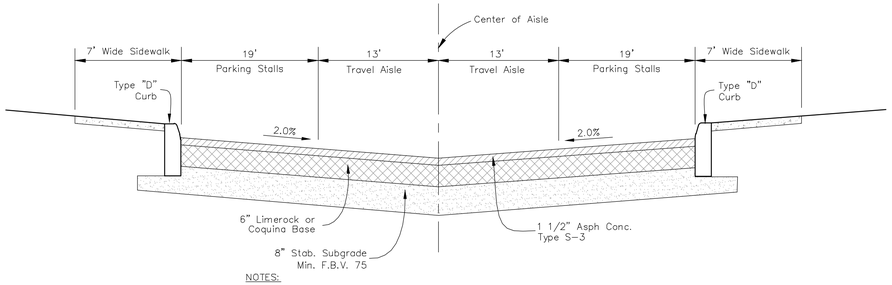
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB
N.T.S.



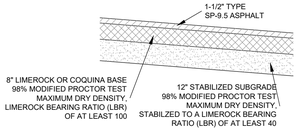
NOTE:
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
2. Subgrade to Extend an Additional 3" Beyond Footing.

COMBINATION CURB AND SIDEWALK
N.T.S.

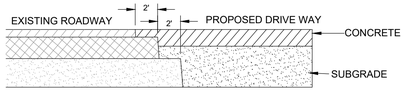


NOTES:
1. Typical pavement to be applied to entire parking lot and entrance driveway.
2. Use 3,000 P.S.I. concrete at 28 days for construction.
3. Subgrade to extend beyond the Type "D" Curb as shown on detail.
4. Type "D" Curb to be constructed in accordance with FDOT Index 520-001.
5. Type "D" Curb shown oversized in detail for clearity.

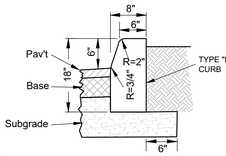
TYPICAL PARKING LOT SECTION W/ TYPE "D" CURB
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



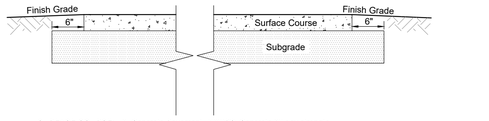
MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)
N.T.S.



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index 520-001.

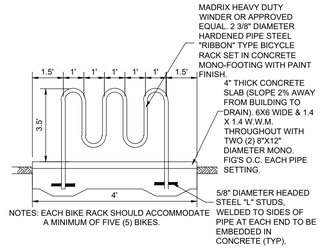
TYPE "D" CURB
N.T.S.



SURFACE COURSE: 6" Concrete Pavement, 4000PSI Concrete 28 day strength
Control joints placed no more than 15' apart

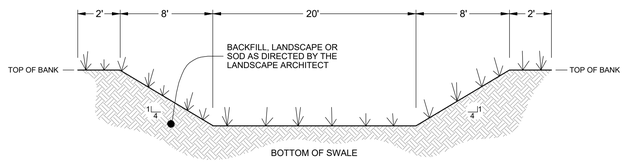
SUBGRADE: The subbase material to a depth of 12" should have a minimum Limerock Bearing Ration (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98% of its modified Proctor (ASTM D1557 or AASHTO-180) maximum dry density. The surficial fine sand (SP) on this site does not appear to have the required LBR value and may require mixing. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing the concrete.

TYPICAL 6" CONCRETE SECTION
N.T.S.

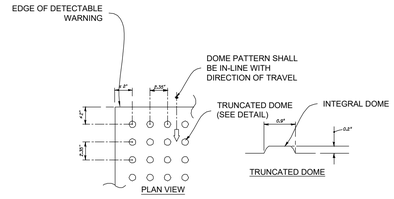


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL
N.T.S.



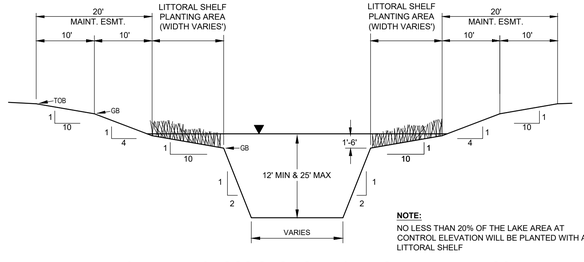
TYPICAL DRY DETENTION CROSS SECTION
N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

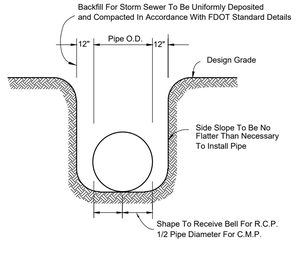
NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING
N.T.S.



NOTE:
NO LESS THAN 20% OF THE LAKE AREA AT CONTROL ELEVATION WILL BE PLANTED WITH A LITTORAL SHELF

TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS
N.T.S.



STORM PIPE BEDDING DETAIL
N.T.S.

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
MAHAFFEY
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN DETAILS

DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL	CHECKED BY: ---
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: SP-105	REV:

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\P-L\26\1328A\MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWG\26-146 SP 9-15-26.DWG, 2026.09.18, 9:35 AM
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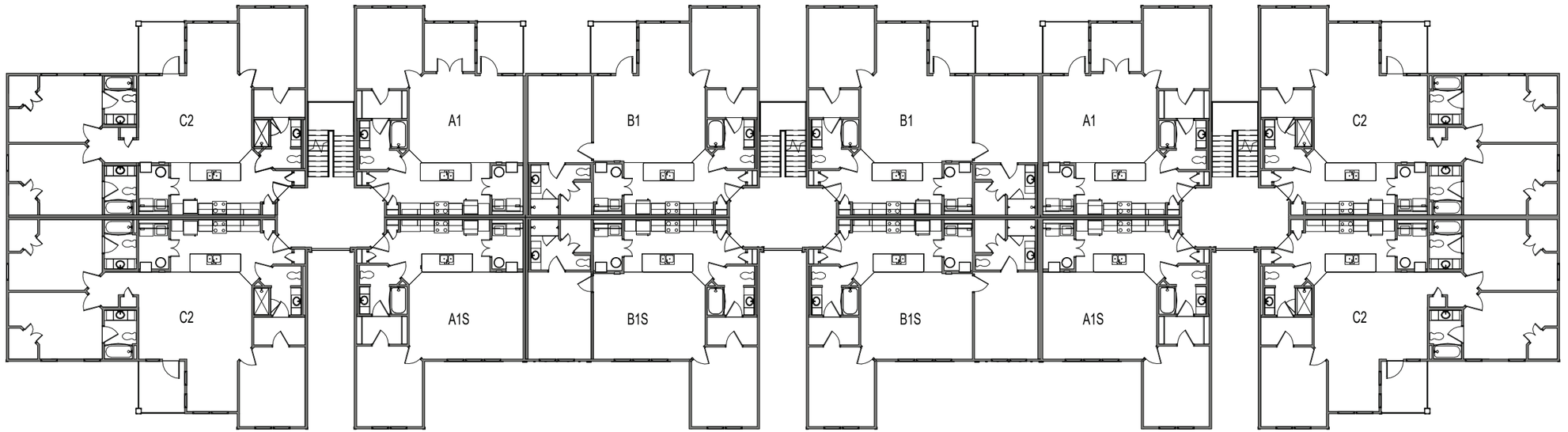
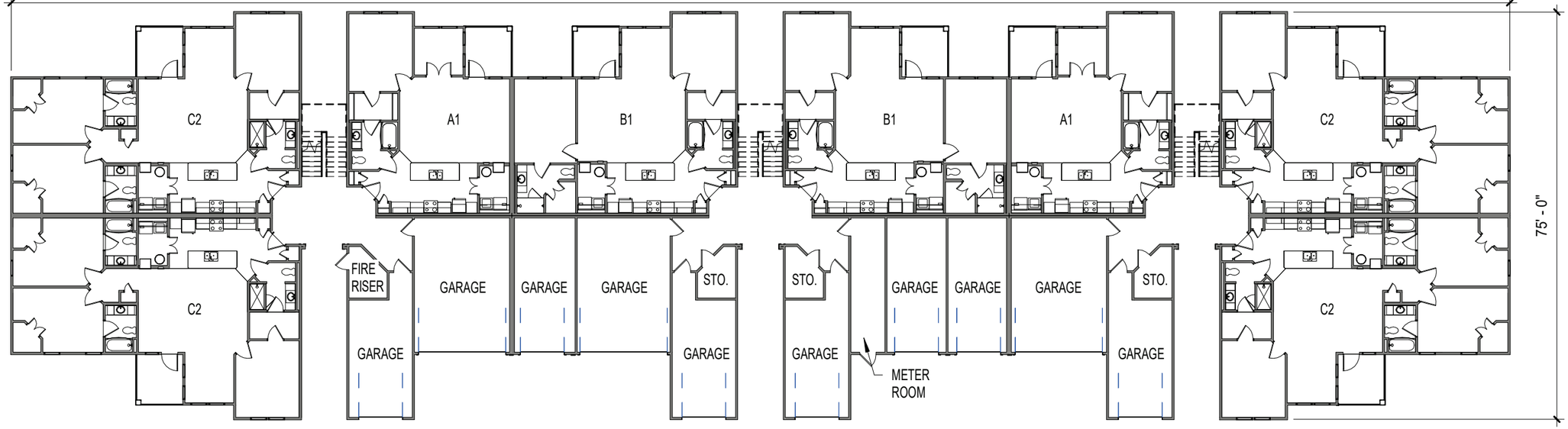


2 BLDG TYPE 6S- LEVEL 2 FLOOR PLAN

3/64" = 1'-0"



1 BLDG TYPE 6S- GROUND FLOOR

3/64" = 1'-0"

BLDG TYPE 6S FLOOR PLANS

07.20.2026

THE CARLTON OF FORT PIERCE

DRAGONFLY ARCHITECTURE

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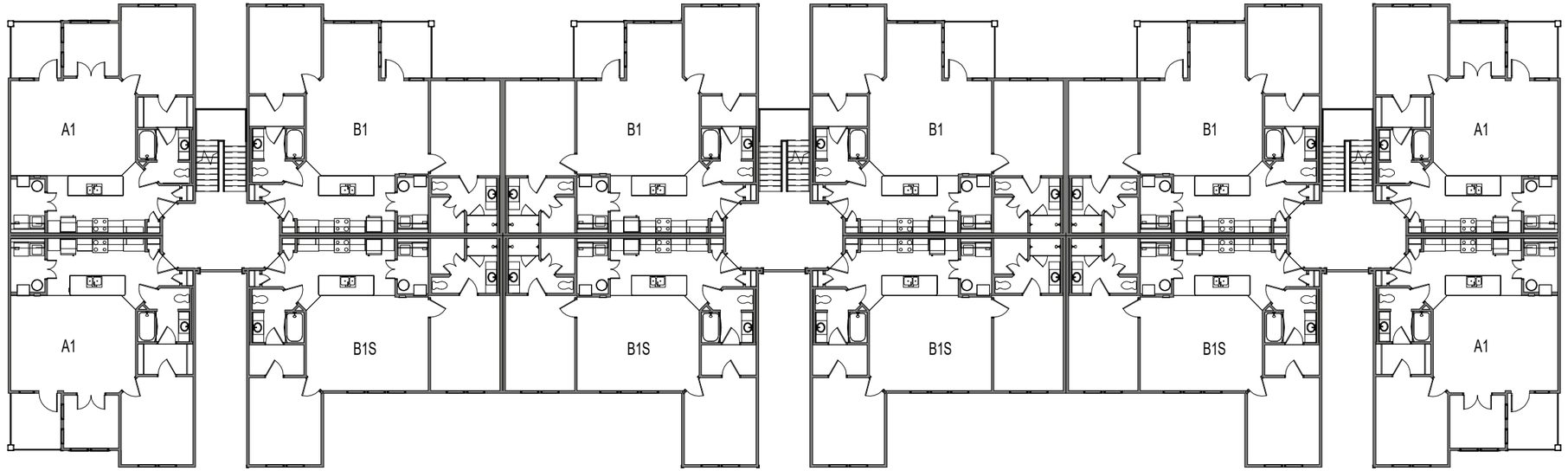
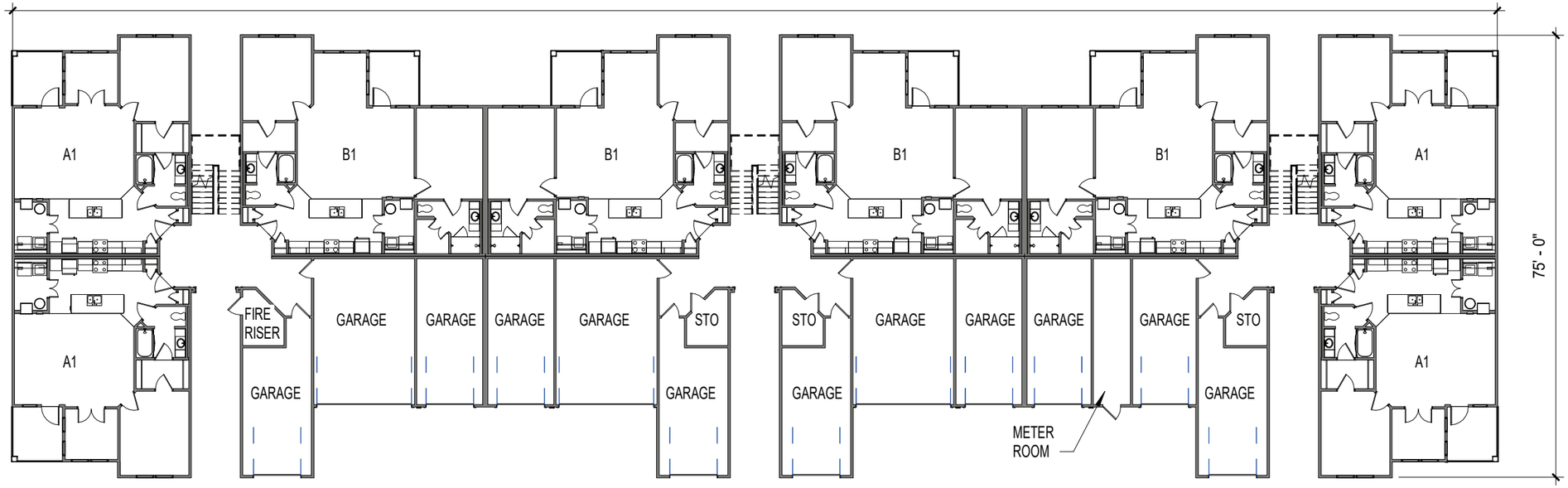
7/20/2026 10:30:15 PM



2 BLDG TYPE 8S - LEVEL 2 FLOOR PLAN
3/64" = 1'-0"



1 BLDG TYPE 8S- GROUND FLOOR
3/64" = 1'-0"

BLDG TYPE 8S FLOOR PLANS

07.20.2026

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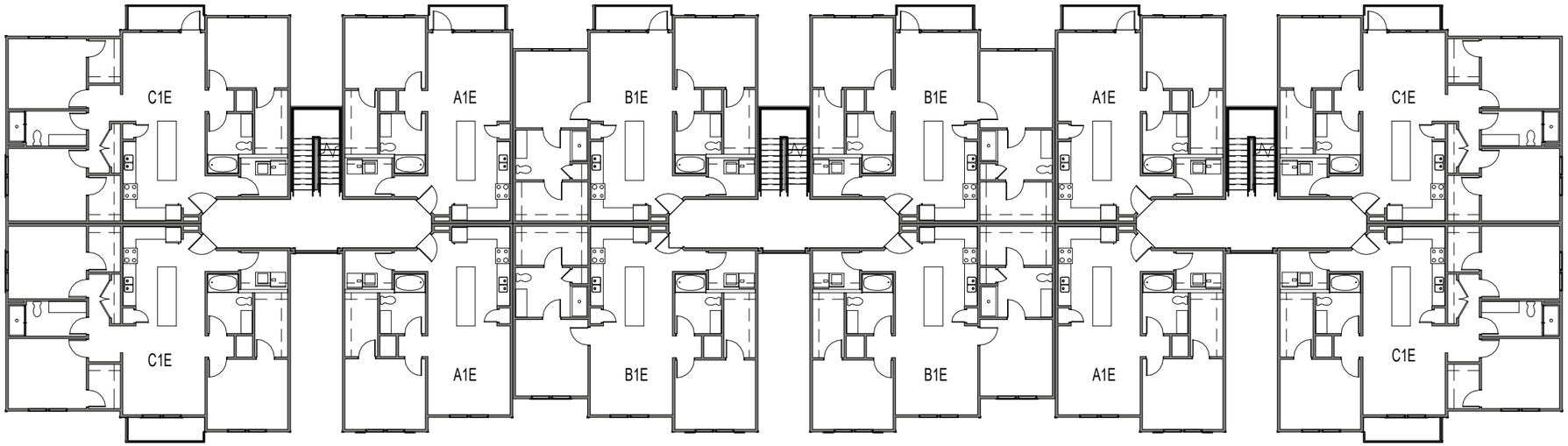
DRAGONFLY ARCHITECTURE

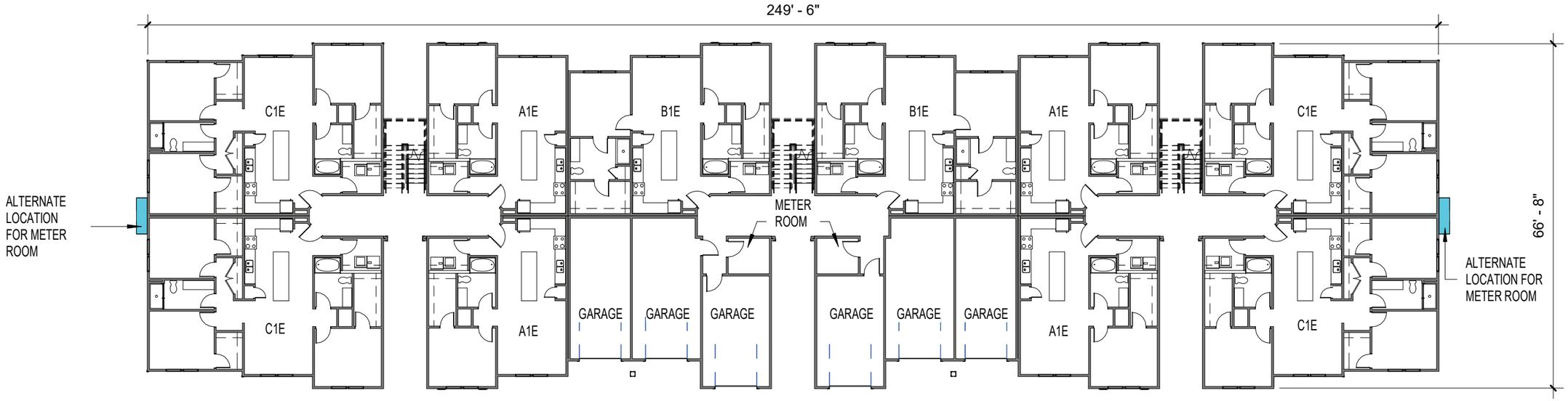
7/20/2026 10:30:17 PM

UNIT MIX	
UNIT TYPE	TOTAL UNITS
A1E	10
B1E	10
C1E	12
D1E	0
S1E	0
TOTAL	32

GARAGES	10



2 BLDG TYPE 6E OPTION A - LEVEL 2-3 FLOOR PLAN
3/64" = 1'-0"



1 BLDG TYPE 6E OPTION A - GROUND LEVEL FLOOR PLAN
3/64" = 1'-0"

BLDG TYPE 6E - FLOOR PLANS

07.20.206

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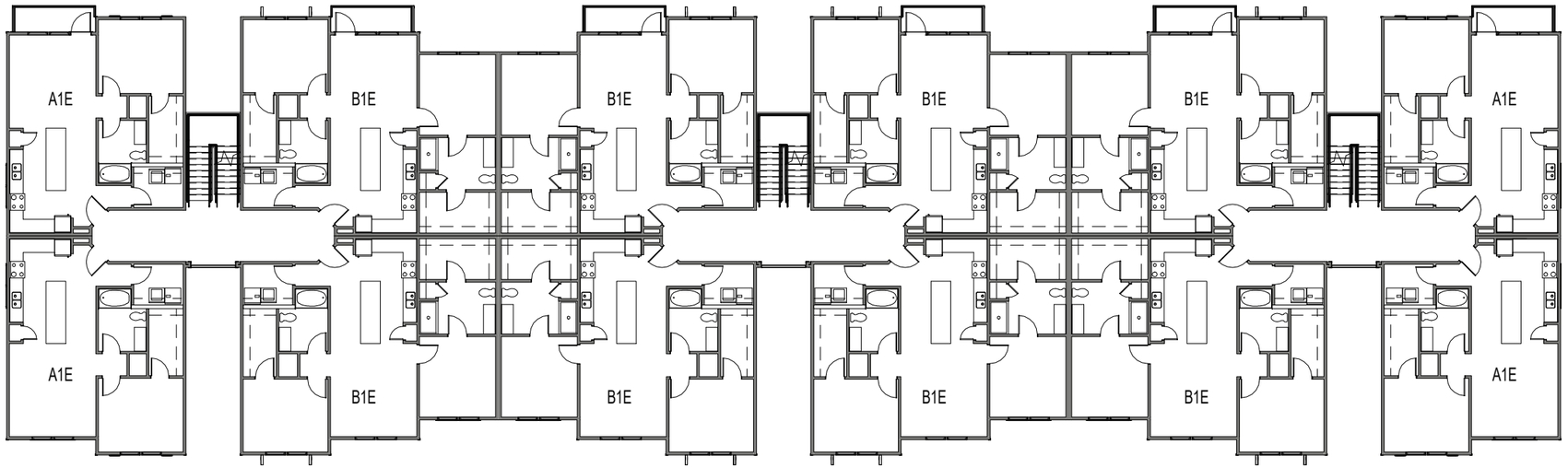
DRAGONFLY ARCHITECTURE

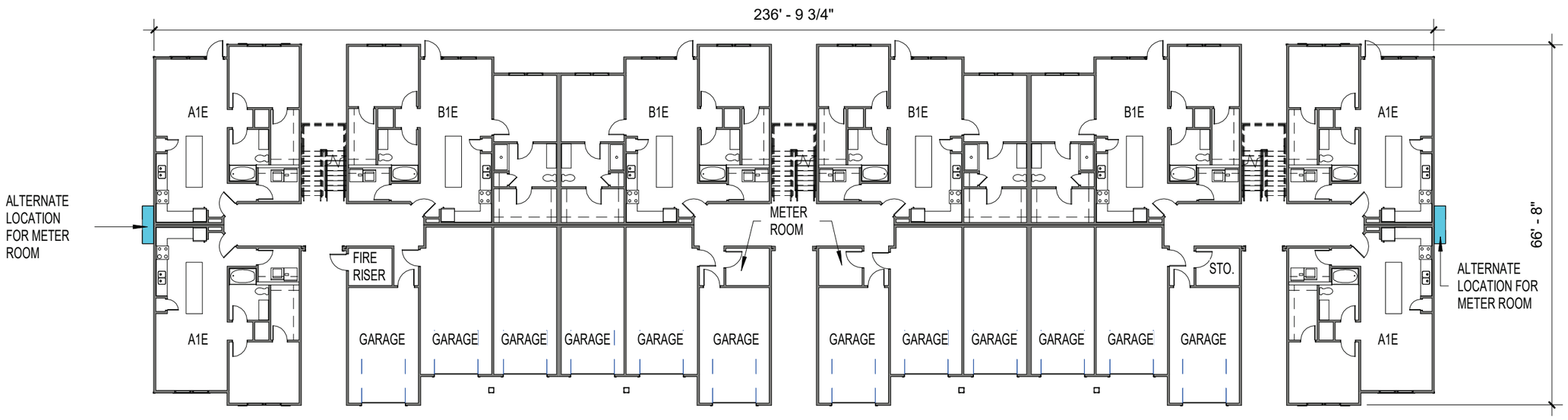
7/20/2026 10:27:31 PM

UNIT MIX	
UNIT TYPE	TOTAL UNITS
A1E	12
B1E	20
C1E	0
D1E	0
S1E	0
TOTAL	32

GARAGES	10



2 BLDG TYPE 8E OPTION A - LEVEL 2-3 FLOOR PLAN
3/64" = 1'-0"



1 BLDG TYPE 8E OPTION A - GROUND LEVEL FLOOR PLAN
3/64" = 1'-0"

BLDG TYPE 8E - FLOOR PLANS

07.20.206

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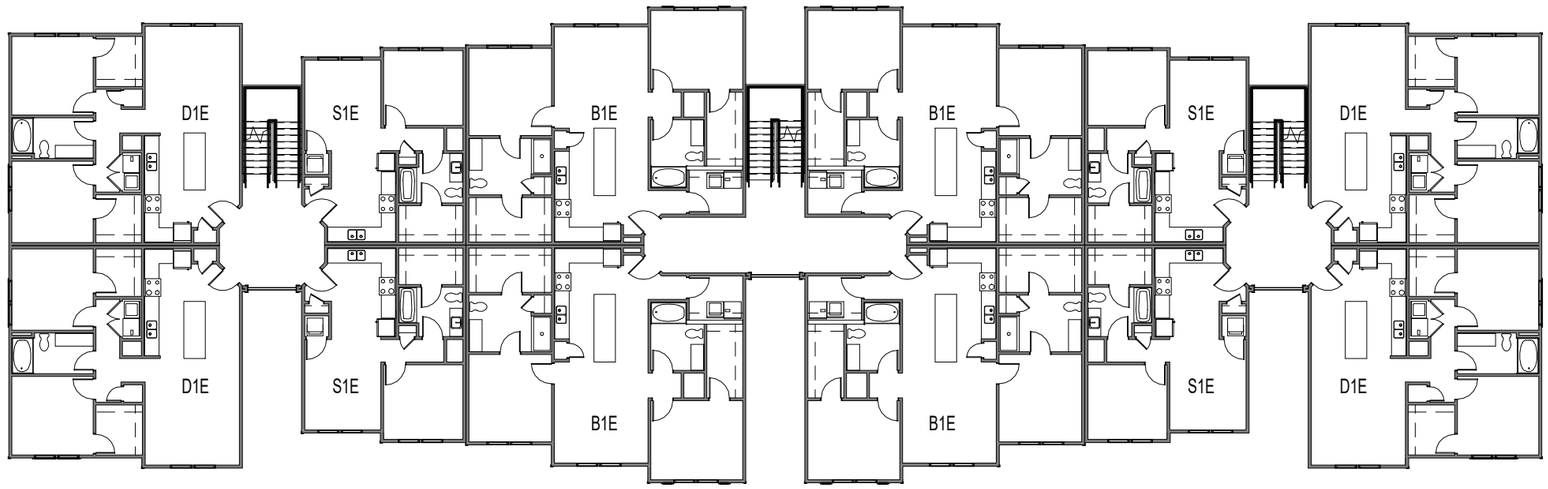
DRAGONFLY ARCHITECTURE

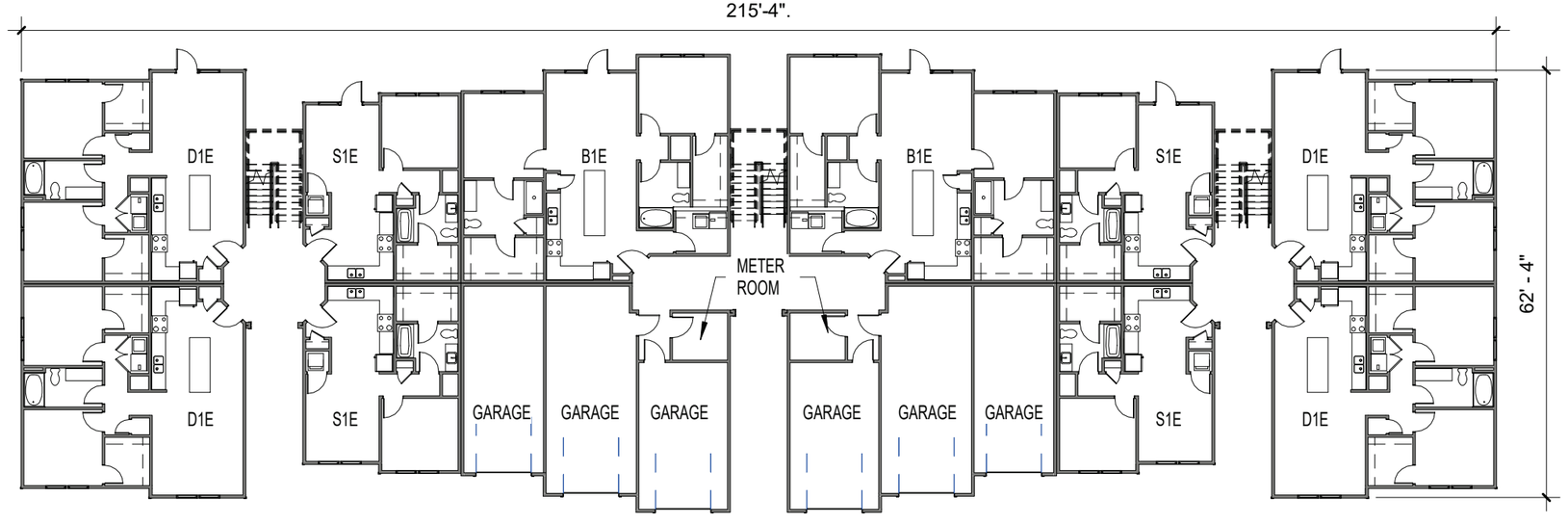
7/20/2026 10:27:33 PM

UNIT MIX	
UNIT TYPE	TOTAL UNITS
A1E	0
B1E	10
C1E	0
D1E	12
S1E	12
TOTAL	34

GARAGES	6



2 BLDG TYPE 30E - LEVEL 2-3 FLOOR PLAN
3/64" = 1'-0"



1 BLDG TYPE 30E - GROUND LEVEL FLOOR PLAN
3/64" = 1'-0"

BLDG TYPE 30E - FLOOR PLANS

07.20.206

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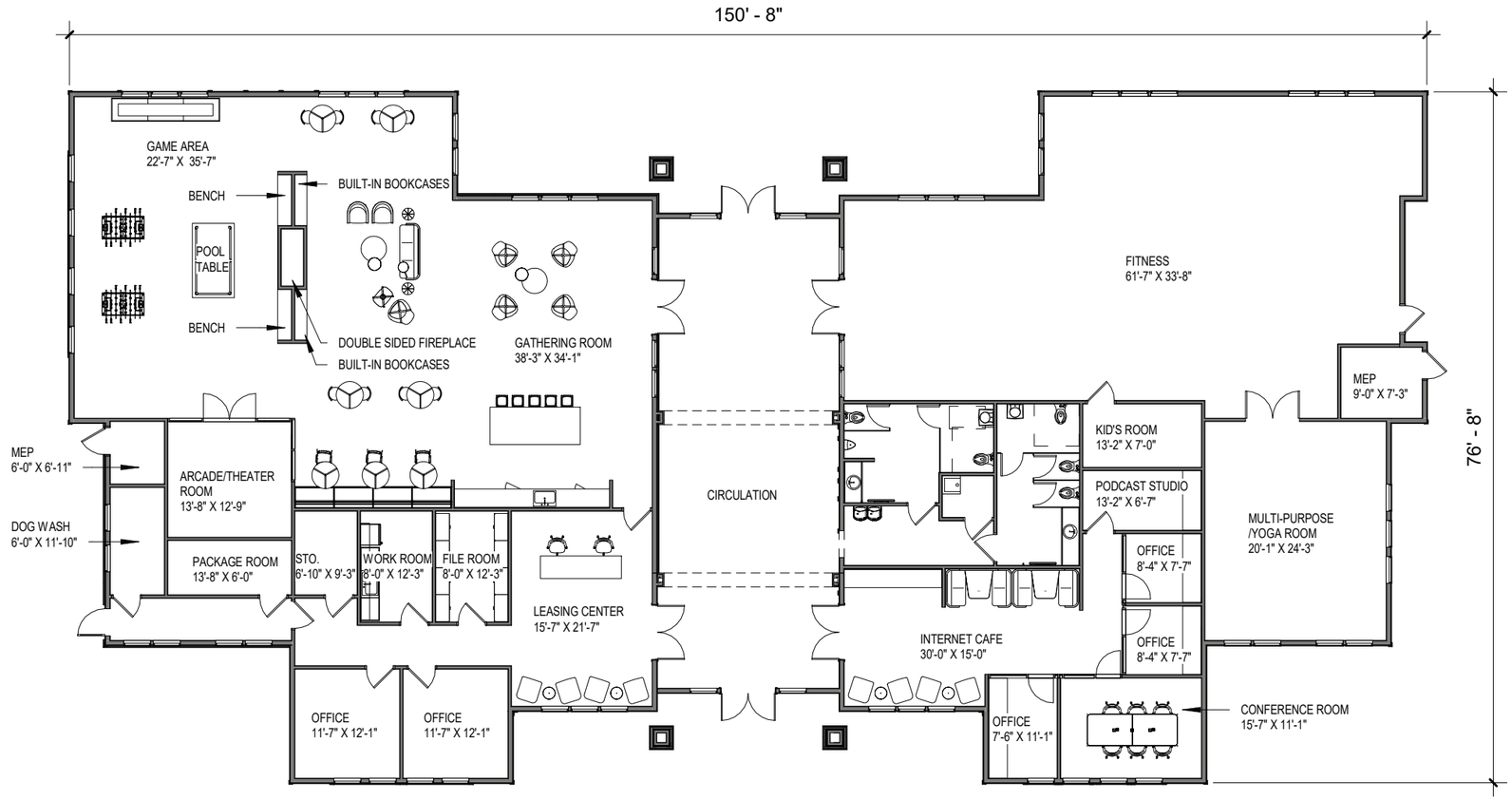

1 CLUBHOUSE - GROUND LEVEL FLOOR PLAN OPTION A

1/16" = 1'-0"

AREA= 9,315 SQ FT

CLUBHOUSE - FLOOR PLAN OPTION A

07.20.2016

THE CARLTON OF FORT PIERCE

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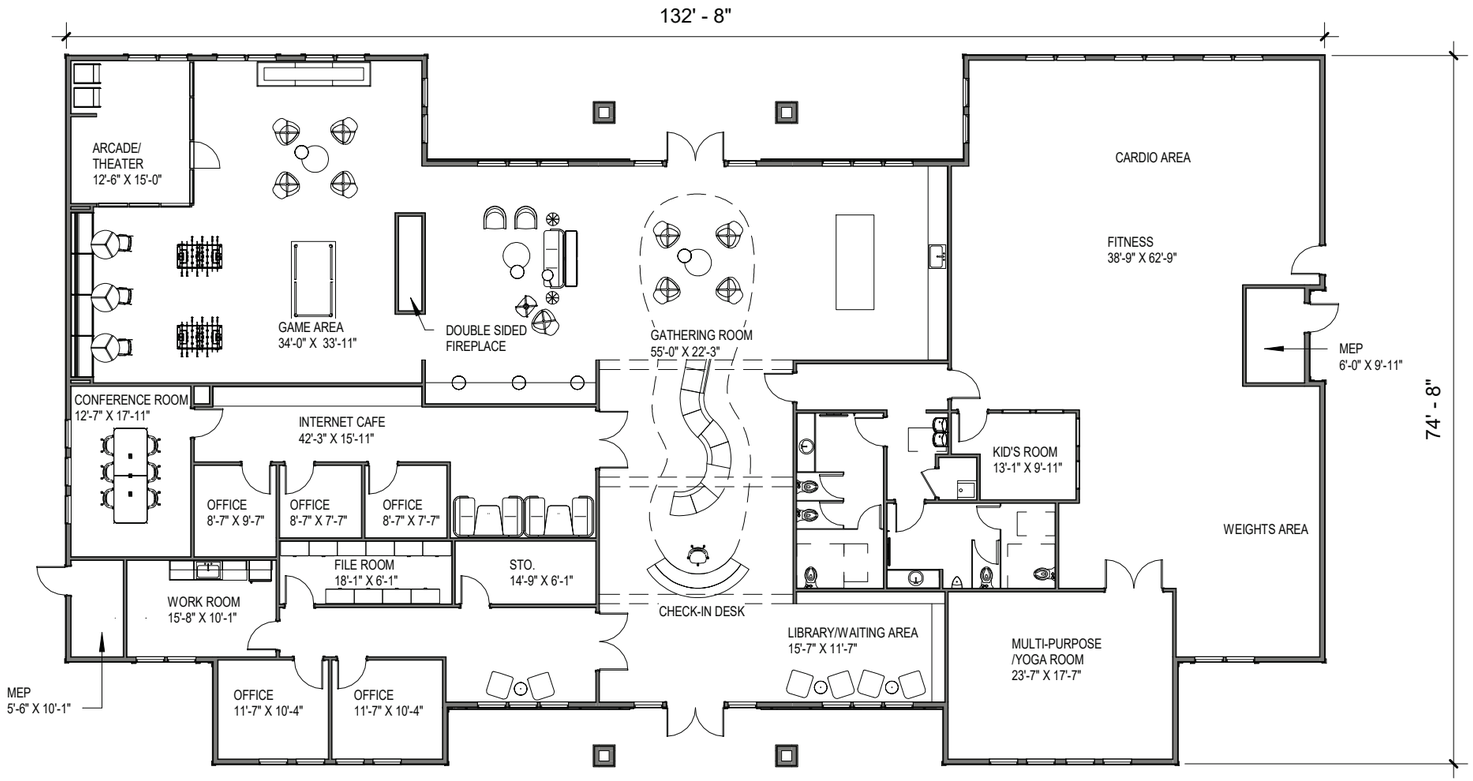

1 CLUBHOUSE - GROUND LEVEL FLOOR PLAN OPTION B

1/16" = 1'-0"

AREA= 8,606 SQ FT

CLUBHOUSE - FLOOR PLAN OPTION B

07.20.2016

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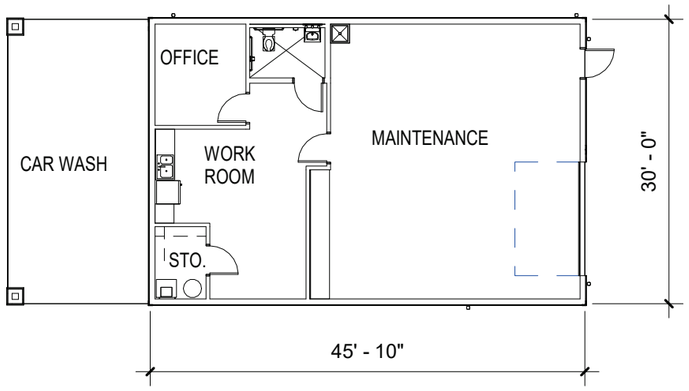
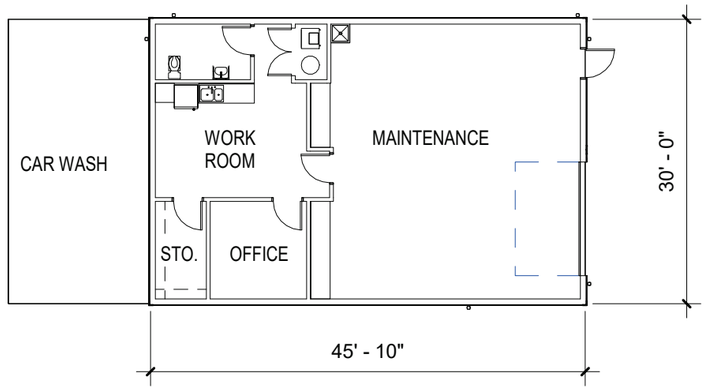


OPTION 1



OPTION 2

1 MAINTENANCE BUILDING - GROUND LEVEL
1/16" = 1'-0"

MAINTENANCE BUILDING - FLOOR PLANS

07.20.2026

THE CARLTON OF FORT PIERCE

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DRAGONFLY ARCHITECTURE

7/20/2026 10:20:28 PM

LEGAL DESCRIPTION:

MODEL LAND CO`S S/D 23 35 39 ALL LOTS 9, 10, AND 15, AND THAT PART OF LOTS 2, 7 AND 8 MPDAF: FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO.40,TH S 00 07 31 E ALG W R/W LI 971.68 FT TO POB,TH CONT S 00 07 31 E ALG W R/W LI 973.34 FT TO N LI OF LOT 16,TH S 89 31 38 W ALG N LI 565.17 FT TO NW COR OF LOT 16,TH S 00 09 16 E ALG W LI 546.17 FT TO N LI OF NSLRWMD CANAL NO. 49,TH S 89 29 35 W ALG N LI 677.89 FT TO SE COR OF LOT 15,TH N 00 11 02 W ALG W LI 2450.15 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 48 47 E ALG S LI 300.54 FT,TH S 00 07 31 E 922.18 FT,TH N 89 46 47 E 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 46 AND POB- LESS RD R/W AS IN OR 3886-606- (41.009 AC - 1,786,352 SF)

ZONING CODE FOR: R-4					
	YARD SETBACKS FRONT	SIDE	REAR	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25'	10'	20'	40%	45'
PROPOSED	54'	30'	30'	15.67%	41'

ENVIRONMENTAL SITE ASSESSMENT STATEMENT				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			
NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY HALEY WARD ON 05-26-26.				

VERTICAL DATUM NOTE:

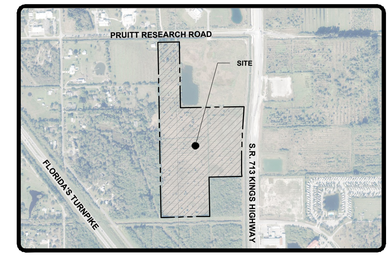
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LAND USE BREAKDOWN

TOTAL PARCEL SIZE	1,776,234 S.F.	40.77 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDNG FOOTPRINT	242,799 S.F.	5.57 AC.	13.67%
PAVED AREA	450,227 S.F.	10.34 AC.	25.35%
CONCRETE AREA	82,764 S.F.	1.90 AC.	4.66%
TOTAL IMPERVIOUS	775,790 S.F.	17.81 AC.	43.68%
PERVIOUS:			
PERVIOUS/OPEN SPACE	1,000,444 S.F.	22.97 AC.	56.33%
TOTAL DRAINAGE	401,522 S.F.	9.22 AC.	22.61%
OPEN SPACE WITHOUT DRAINAGE	598,922 S.F.	13.75 AC.	33.72%



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:	*11.96 DU/AC.
TOTAL UNITS:	488 UNITS

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

PARKING DATA

TOTAL PARKING REQUIRED:	732 SPACES (1.5 SPACES PER UNIT)
TOTAL PARKING PROVIDED:	1,019 SPACES (2.0 SPACES PER UNIT)
CLUBHOUSE PARKING:	92 SPACES
PARKING STALLS:	635 SPACES
TANDEM PARKING:	146 SPACES
GARAGE PARKING:	146 SPACES
TOTAL HANDICAP PARKING REQUIRED:	15 SPACES (2% OF TOTAL PROVIDED)
TOTAL HANDICAP PARKING PROPOSED:	37 SPACES

BUILDING DATA:

MAX. BLDG. HEIGHT ALLOWED:	4 STORIES, 45' MAX. ALLOWED
BLDG. HEIGHT PROVIDED:	3 STORIES, 41' (MAX. HEIGHT)
MAX. BLDG. COVERAGE:	50% (888,117.1 S.F. (20.39 AC.)

SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	54'
SIDE:	10'	30'
REAR:	20'	30'

DRAINAGE STATEMENT:

STORMWATER WILL BE COLLECTED IN A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES. STORMWATER WILL BE CONVEYED TO THE ON-SITE LAKES FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGING OFF-SITE TO THE NSLRWCD CANAL NO. 33.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET CITY OF FORT PIERCE AND THE AMERICAN DISABILITY ACT.

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
SCALE: 1" = 100'

F.I.R.M. PANEL:
189
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120286
ZONE X

811 Know what's **below.** **Call** before you dig. www.callsunshine.com
It's fast. It's free. It's the law.

LEGEND

M E	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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
PRELIMINARY ENGINEERING PLAN

DATE	5/27/2026
SCALE	AS SHOWN
DRAWN BY	VER
DESIGNED BY	MDL
CHECKED BY	---
PROJECT No.	26-146 SP 5-21-26.DWG
CERTIFICATE OF AUTHORIZATION No.	
DRAWING No.	PEP-101
REV.	

FILE LOCATION: \\CES-LOCAL\FILES\PROJECTS\FL\2013\3944 MAHAFFEY_APARTMENT_COMPANY\DB 146 - MOVED 2013\3944 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 5-21-26.DWG, 2026.05.27, 11:54 AM
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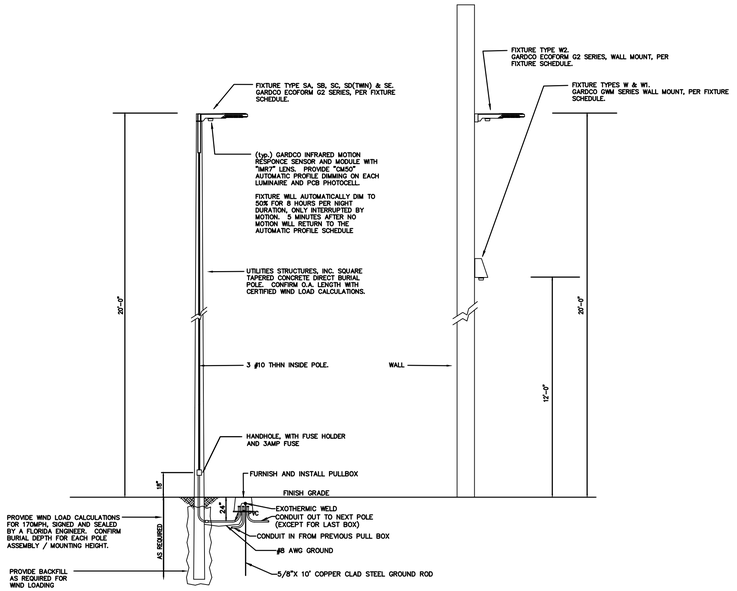
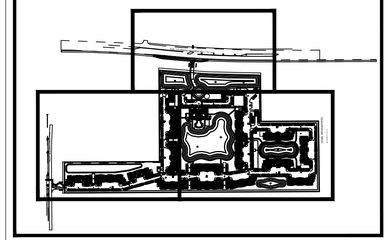
LIGHT POLE DETAIL



KEY PLAN



PARTIAL SITE PHOTOMETRIC PLAN

NORTH

PRECISION TECHNICAL

MECHANICAL ELECTRICAL PLUMBING

P.O. BOX 12823
FORT PIERCE, FL 34979

772.528.0416
JohnMayrLLC@gmail.com

PROJECT

NAME

MAHAFFEY RESIDENTIAL THE CARLTON OF FORT PIERCE

ADDRESS

KINGS HIGHWAY FT PIERCE, FL

OWNER

-

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT NO. **2026-0026**

SCALE **AS NOTED**

DATE **5.27.26**

DRAWN BY **PT**

SHEET TITLE

PARTIAL PHOTOMETRIC PLAN

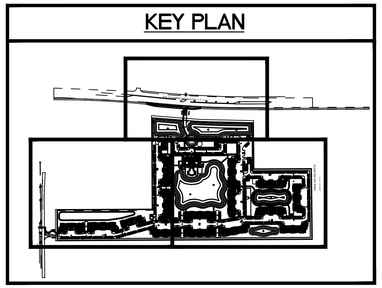
SHEET NUMBER

E1.1

PARTIAL SITE PHOTOMETRIC PLAN

NORTH

KEY PLAN



PRECISION TECHNICAL

MECHANICAL ELECTRICAL PLUMBING

P.O. BOX 12823
FORT PIERCE, FL 34979

772.528.0416
JohnMayrLLC@gmail.com

PROJECT

NAME
MAHAFFEY RESIDENTIAL THE CARLTON OF FORT PIERCE

ADDRESS
KINGS HIGHWAY FT PIERCE, FL

OWNER
-

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT NO.
2026-0026

SCALE
AS NOTED

DATE
5.27.26

DRAWN BY
PT

SHEET TITLE
PARTIAL PHOTOMETRIC PLAN

SHEET NUMBER
E1.2

©ANVIL #49 (NSLRWCD)

GARDCO — Site and Area — EcoForm — ECF-S small area light

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S						
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules) **48L** 48 LEDs (3 modules) **64L** 64 LEDs (4 modules)	(32L) **365** 365mA, **530** 530mA, **700** 700mA, **1A** 1050mA, **1.2A** 1200mA (48L) **900** 900mA, **1A** 1050mA, **1.2A**[19] 1200mA (64L) **900** 900mA, **1A**[19] 1050mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[2] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2 3/8" O.D. tenon) **WS** Wall mount with surface conduit rear entry permitted **RAM**[2] Retrofit arm mount kit	**Type 2**: **2** Type 2, **2-90** Rotated left 90°, **2-270** Rotated right 270° **Type 3**: **3** Type 3, **3-90** Rotated left 90°, **3-270** Rotated right 270° **Type 4**: **4** Type 4, **4-90** Rotated left 90°, **4-270** Rotated right 270° **Type 5**: **5** Type 5, **5W** Type 5W **AFR** Auto Front Row, **AFR-90** Auto Front Row, Rotated left 90°, **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control, **BLC-90** Back Light Control rotated at 90°, **BLC-270** Back Light Control rotated at 270° **LCL**[19] LEED Corner Optic Left, **RCL**[19] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD[4,18] 0-10V External dimming (for controls by others) **DCC**[4,5,6,18] Dual Circuit Control **FAWS**[4,5,18] Field Adjustable Wattage Selector **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS50**[4,8] Safety 50% Dimming, 7 hours **CM50**[4,8] Median 50% Dimming, 8 hours **CS30**[4,8] Safety 30% Dimming, 7 hours **CM30**[4,8] Median 30% Dimming, 8 hours **BL**[1,4,7,18] Bi-level functionality **WIAP**[4,6,16] Wireless Interact (includes SR driver and SR receptacle - do NOT select SRDR)	**IMRI3**[15] Integral with #3 lens **IMRI7**[15] Integral with #7 lens **LB** Low (7'-15' mounting height) sensor, Black color housing Wireless Interact, integral **LW** Low (7'-15' mounting height) sensor, White color housing **HB** High (15'-40' mounting height) sensor, Black color housing **HW** High (15'-40' mounting height) sensor, White color housing	**PCB**[8,9] Photocontrol Button **TLRD5**[10,17] Twist Lock Receptacle 5 Pin **TLRD7**[10,17] Twist Lock Receptacle 7 Pin **TLRPC**[9,10,11,17] Twist Lock Receptacle w/Photocell	**Fusing** **F1**[9] Single (120, 277, 347VAC) **F2**[9] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[9] Single (120, 277, 347VAC) **FP2**[9] Double (208, 240, 480VAC) **FP3**[9] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA **BAC**[20,21] Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product **TB**[12] Terminal Block **RPA**[13] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[14] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRD5, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRD5/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, FAWS, SRDR, or WIAP dimming control options.
16. WIAP must be combined with Motion sensing lens LB or LW or HB or HW.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD5 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.
20. Extended lead times apply. Contact factory for details
21. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

interact — DARKSKY APPROVED Reduces light pollution Certified by DarkSky.org — DLC LISTED PREMIUM — DLC LISTED — c UL us

GARDCO by Signify — Wall Mount — GeoForm — GWM LED wall sconce

Gardco GeoForm wedge medium LED wall sconce features a geometric wedge shape that will complement a range of architectural styles. GeoForm wedge medium features specialized, highly efficient precision plus optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available. Emergency battery backup option provides path-of-egress illumination, and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GWM-A07-840-T3M-UNV-FAWS-DG

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls[2]	Options (electrical, mechanical, etc)	Emergency	Finish
GWM								
GWM GeoForm Wedge Medium	**A06** 2,500 lumens **A07** 4,000 lumens **A08** 5,000 lumens **A09** 6,000 lumens **A10**[1] 7,500 lumens **A11**[1] 8,500 lumens **A12**[1] 9,500 lumens **A13**[1] 11,000 lumens **A14**[1] 12,500 lumens	**830** 80CRI 3000K **840** 80CRI 4000K **740** 70CRI 4000K **750** 70CRI 5000K	**T2M** Type 2 **T3M** Type 3 **T4M** Type 4	**120** 120V **208** 208V **240** 240V **277** 277V **UNV** 120-277V (50/60Hz) **347** 347V **480** 480V **HVU** 347-480V (50/60Hz)	**none** Leave blank (10kV kA dimming driver standard) **DLEA** Dimming Leads Externally Accessible (controls by others) **DUCC**[1,7] Dual Circuit Control **FAWS** Field Adjustable Wattage Selector **MW30**[1,3] Microwave motion sensor factory set at 30% dimming **DynaDimmer: Automatic Profile Dimming** Only offered with A08-A13 **CS50**[1,4] Safety 50% dimming, 7 hours **CM50**[1,4] Median 50% dimming, 8 hours **CS30**[1,4] Safety 30% dimming, 7 hours **CM30**[1,4] Median 30% dimming, 8 hours	**none** Leave blank (10kV/kA standard) **SP2** Surge protector 20kV/10kA (option) **FS1** Single fuse (120, 277, or 347VAC) **FS2** Double fuse (208V, 240V, or 480V) **FS3** Double fuse Canadian double pull (208V, 240V, or 480V) **PCB**[5] Photocontrol Button	**none** Leave blank **EC**[8] Emergency battery pack, cold rated (-20°C to 40°C). 120 or 277V only.	**Textured** **BK** Black **WH** White **BZ** Bronze **DG** Dark Gray **MG** Medium Gray **Customer specified** **RAL** Specify optional color or RAL, (ex: OC-LGP or OC-RAL7024) **CC** Custom Color (must supply color chip, requires factory quote)

1. Emergency Battery Pack not available.
2. Only one option can be selected from Dimming Controls column.
3. Not available in 480V.
4. Only available in 120- 277V or UNV.
5. Only available in 120-277, must specify voltage.
6. 120-277V only. Luminaire must be ordered with DLEA option if using WIAP.
7. DUCC only available with A06, A07, A08, A09.
8. Available with 120V or 277V only.

Luminaire Accessories (order separately)

GF-WS-BK Wall Mounted Box for surface conduit, painted black

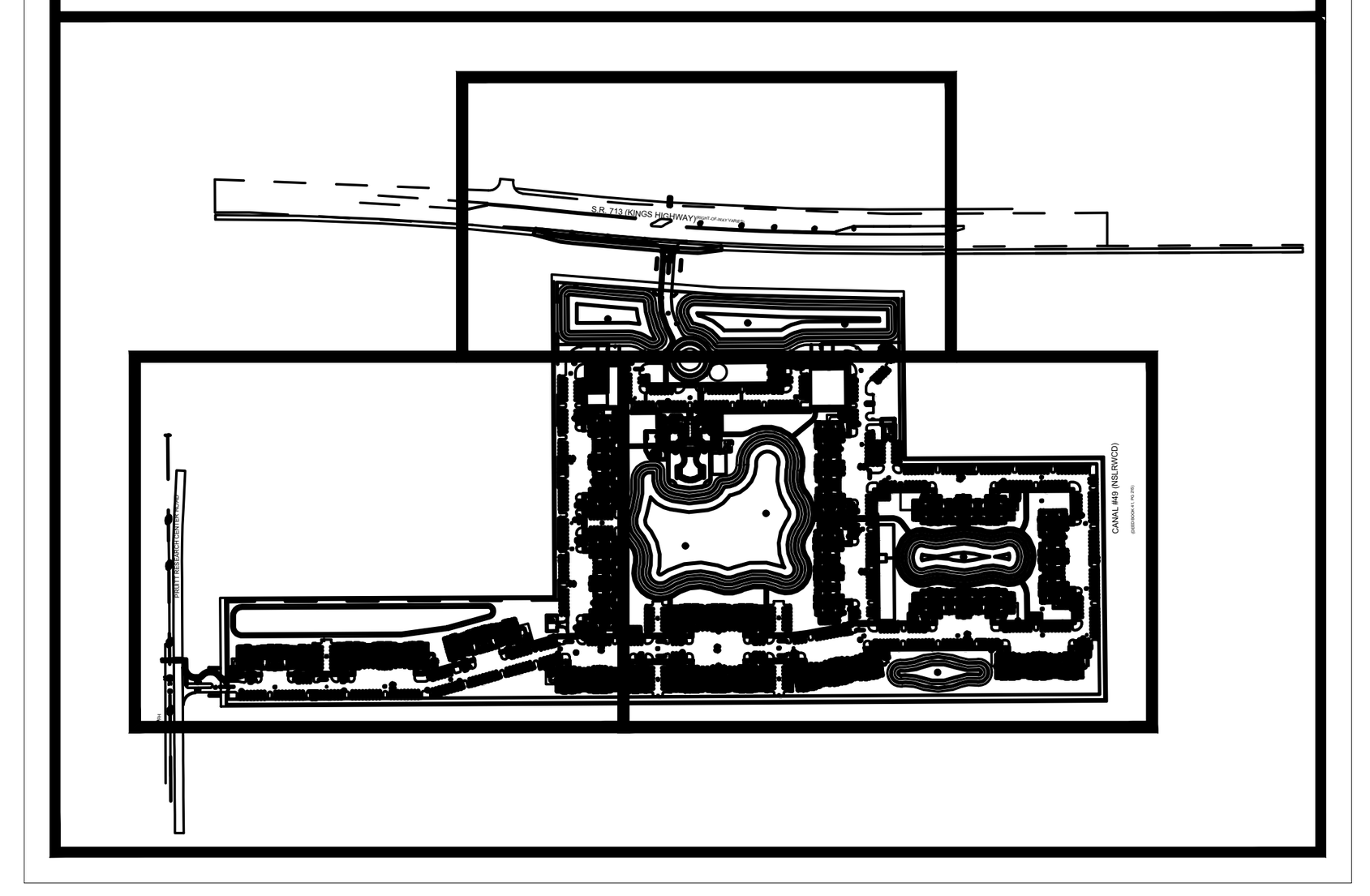
Luminaire Schedule

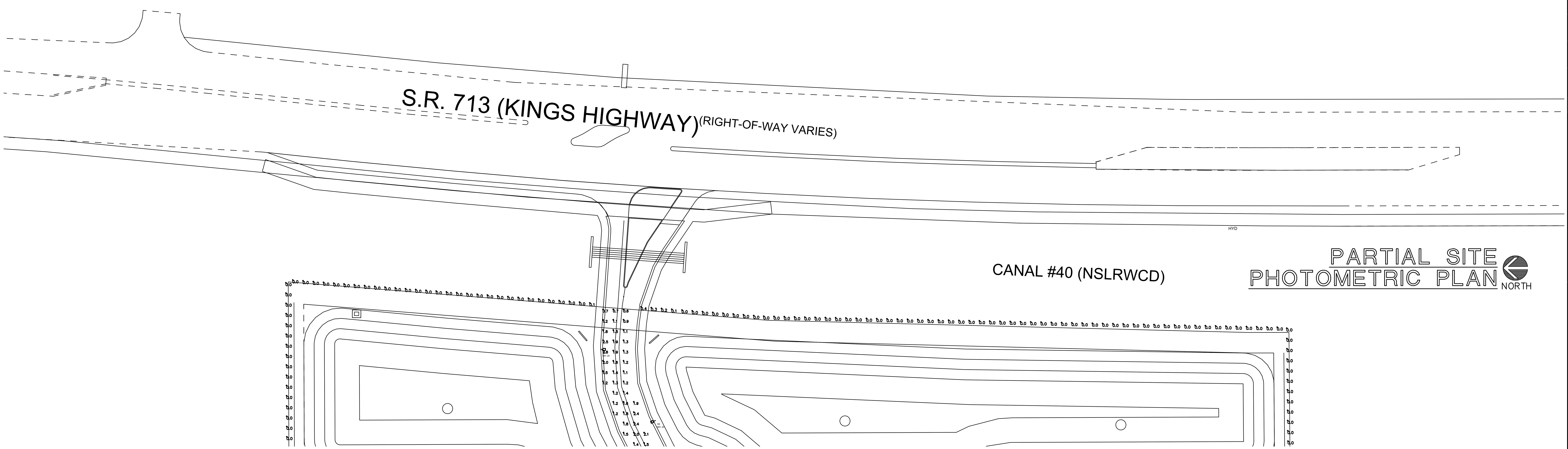
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	75	SA	GARDCO	ECF-S-32L-1A-NW-G2-4-HIS POLE MOUNT 20' AFG	10983	0.900	105.6	7920
	33	SB	GARDCO	ECF-S-32L-1A-NW-G2-3-HIS POLE MOUNT 20' AFG	10665	0.900	105.6	3484.8
	3	SC	GARDCO	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 20' AFG	20755	0.900	158.7	476.1
	2	SD	GARDCO	(2)ECF-S-32L-1A-NW-G2-4-HIS POLE MOUNT 20' AFG	21966	0.900	105.6	422.4
	3	SE	GARDCO	ECF-S-32L-530-NW-G2-4 POLE MOUNT 20' AFG	7713	0.900	55.7	167.1
	13	W	GARDCO	GWM-A07-740-T3M WALL MOUNT 12' AFG	4171	0.900	23	299
	56	W1	GARDCO	GWM-A07-740-T4M WALL MOUNT 12' AFG	4072	0.900	23	1288
	2	W2	GARDCO	ECF-S-32L-530-NW-G2-4 WALL MOUNT 20' AFG	7713	0.900	55.7	111.4

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.
SITE & PARKING_Planar	Illuminance	Fc	2.28	5.8	0.6	3.80	9.67

KEY PLAN





PARTIAL SITE PHOTOMETRIC PLAN

PRECISION TECHNICAL
MECHANICAL ELECTRICAL PLUMBING
P.O. BOX 12823
FORT PIERCE, FL 34979
772.528.0416
JohnMayrLLC@gmail.com

PROJECT
NAME
MAHAFFEY RESIDENTIAL THE CARLTON OF FORT PIERCE
ADDRESS
KINGS HIGHWAY
FT PIERCE, FL
OWNER
-

ISSUES

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT NO. 2026-0026
SCALE AS NOTED
DATE 5.27.26
DRAWN BY PT
SHEET TITLE
PARTIAL PHOTOMETRIC PLAN
SHEET NUMBER
E1.3

HALEY WARD

May 15, 2026

Chris Piazza, P.E.
Development
Mahaffey Apartment Complex
147 2nd Avenue South, Ste 300
St. Petersburg, FL 33701
email: cpiazza@mahaffeycompany.com

Re: Kings Highway – 40.77ac. - Tree Assessment & Inventory

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance:
I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Haley Ward, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith, and all rights are reserved by Haley Ward, Inc. It is for use by the client named only.

Signature: _____ Date: 05/15/2026

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

I. Introduction

This Report is written for Mr. Chris Piazza. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property.

II. Property Involved

The Subject Property evaluated as part of this Tree Inventory consists of an estimated 41.01 acres located within PCN # 2323-501-0002-000-0. The Subject Property is located within the Medium Density Residential Zone (R-4) Zoning District.

I. Data Collection

The property/trees were evaluated by site visits to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full Tree Data.

II. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

III. Discussion

There is a total of one hundred and thirty-one (131) native trees on the subject located on the Subject Property that meet the local mitigation requirements. A detailed breakdown of the tree data can be found within the table below.

TREES

TYPE	COUNT	TOTAL DBH
Laurel Oak (*Quercus laurifolia)*	11	207
Live Oak (*Quercus virginiana*)	1	26
Cabbage Palm (*Sabal palmetto)*	119	
TOTAL	131	233

IV. Conclusions and Recommendations

Values are calculated for trees per local code (City of Fort Pierce) and/or fee schedule.

TREES

(Total D.B.H. Inches) x ($250) = Mitigation Costs - Tree Removal

PALMS

(Total # of Palms) x ($250) = Mitigation Costs - Palms

Trees =	(233in. DBH)	x $250	=	$58,250.00
Palms =	(119)	x $250	=	$29,750.00
		***Max. Mitigation Cost**	**=**	**$88,000.00***

The calculated fee of $88,000.00 is the **maximum** tree mitigation fee that is possible – if every tree on the Subject Property was to be cleared.

A site planner can use the information in this report to avoid impacts to high-value trees and preserve other trees to reduce mitigation costs to zero, if desired.

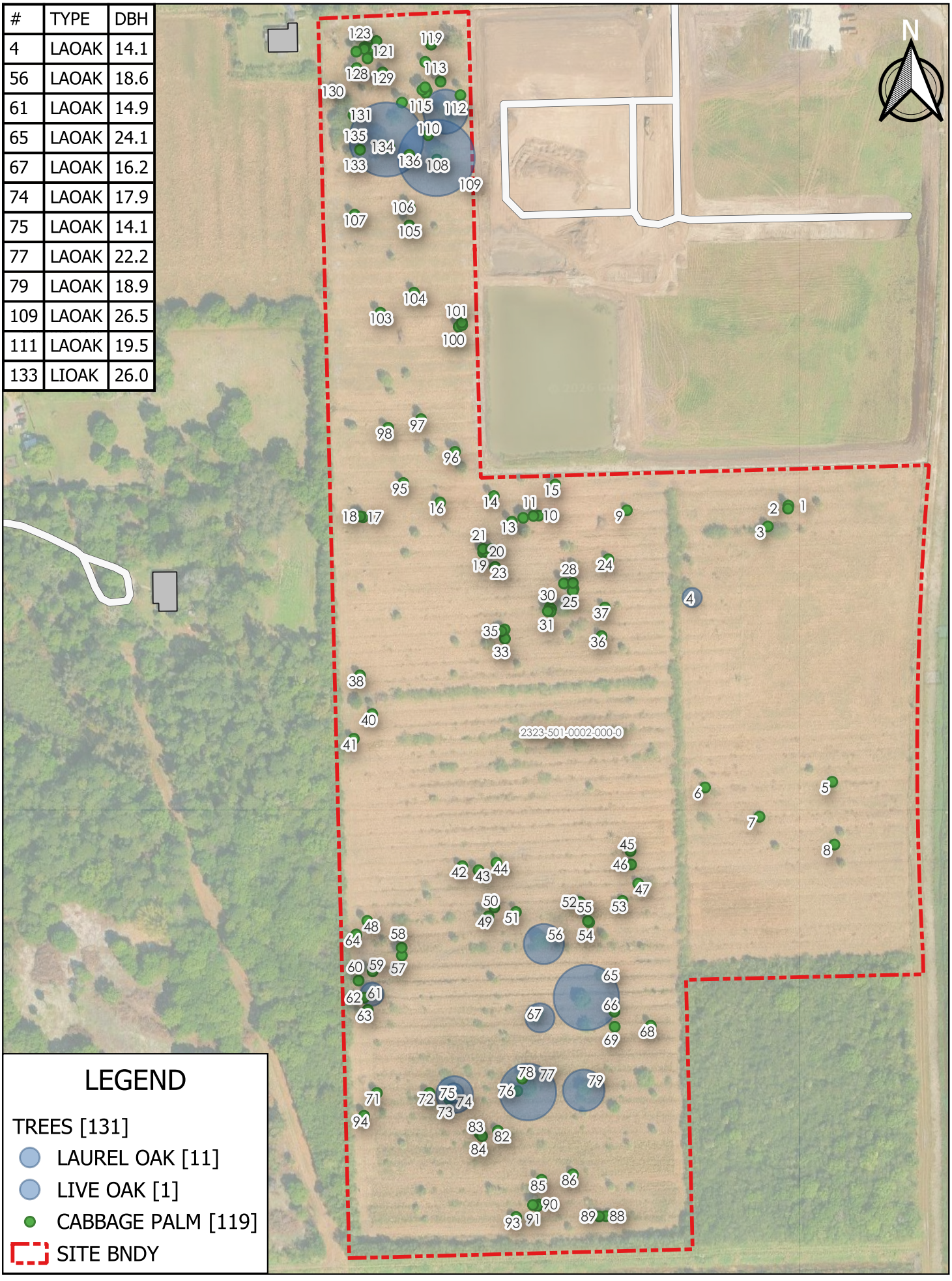
Please see the attached Tree Table(s) and Tree Location Map(s).

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Haley Ward. It is for use by the client named only.

Mahaffey - Kings Hwy - Tree Location Map

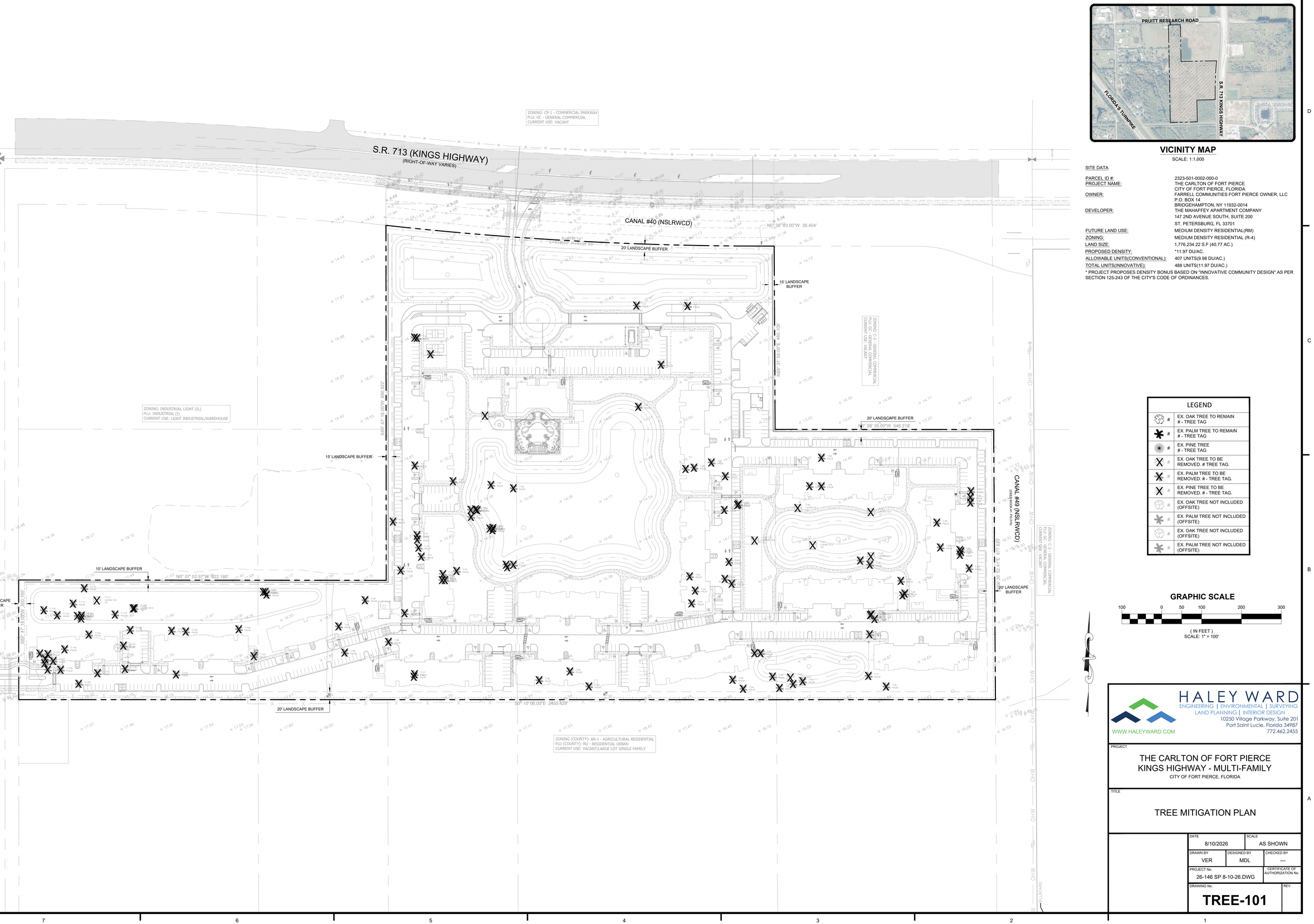
#	TYPE	DBH
4	LAOAK	14.1
56	LAOAK	18.6
61	LAOAK	14.9
65	LAOAK	24.1
67	LAOAK	16.2
74	LAOAK	17.9
75	LAOAK	14.1
77	LAOAK	22.2
79	LAOAK	18.9
109	LAOAK	26.5
111	LAOAK	19.5
133	LIOAK	26.0



Project# 26-146
18 May 2026

0 200 400 600 ft

HALEY WARD



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
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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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ZONING: CP-1 - COMMERCIAL PARKWAY
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

S.R. 713 (KINGS HIGHWAY)
(RIGHT-OF-WAY VARIES)

CANAL #40 (NSLRWCD)

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

PRUITT RESEARCH CENTER ROAD

CANAL #48 (NSLRWCD)

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

CANAL #49 (NSLRWCD)
DEED BOOK 41, PG 213

ZONING: C-3 - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING (COUNTY): AR-1 – AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU – RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

Sheet L-2

Sheet L-3

Sheet L-4

Sheet L-5

Sheet L-6

PROPOSED STORMWATER LAKE (1.12 ACRES)
PROPOSED STORMWATER LAKE (1.69 ACRES)
PROPOSED STORMWATER LAKE (3.59 ACRES)
PROPOSED STORMWATER LAKE (0.00 ACRES)
PROPOSED RAIN GARDEN (1.35 ACRES)
PROPOSED CLUBHOUSE 9,462 S.F.
PROPOSED PLAYGROUND
SMALL BREED DOG PARK
LARGE BREED DOG PARK
PROPOSED MULTI-FAMILY TYPE 6S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 30E
PROPOSED MULTI-FAMILY TYPE 30SE
PROPOSED MULTI-FAMILY TYPE 6E
PROPOSED MULTI-FAMILY TYPE 8S
PROPOSED MULTI-FAMILY TYPE 6S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8S
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8E
PROPOSED MULTI-FAMILY TYPE 8E

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PRUITT RESEARCH CENTER ROAD

CANAL #48 (NSLRWCD)

S89° 47' 18.00"W 300.160'

N0° 07' 02.97"W 922.180'

10' Landscape Buffer with 8' Wall

PROPOSED RAIN GARDEN
(1.35 ACRES)

Use (3) SER & (30) CHI per each of the (9) planting masses along this landscape buffer

CHI 270	SPB 2,000		
SER 27	POC 3,000	SAS 3,000	
PO 1	QL 6		
MYR 36			
MYR 145			

QV 50	MYR 400		
MYR 36	VIS 150		
SP 36	QV 9		
LAM 80	MYR 400		
PE 48	LAM 75		
ILV 80	VIS 20		
LAM 200			

PROPOSED MULTI-FAMILY TYPE 30E

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED MULTI-FAMILY TYPE 30E

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

Charging Station

EV EV

Entrance Gate

20' Landscape Buffer

FH

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026		SCALE As Noted
DRAWN BY JS	FIELD CREW	CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)		
SHEET No. Sheet L-2 of 13		REV.

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City Project Number:

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This area is the lower right corner of this sheet (1).

This area is the upper right corner of this sheet.

This area is shown above on this sheet (1).

15' Landscape Buffer with 8' Wall

20' Landscape Buffer

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED MULTI-FAMILY TYPE 6E

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED STORMWATER LAKE (3.58 ACRES)

Lake 3

Water Feature

Littoral Plantings

Lift Station

Grill Station

Charging Station

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

EV

MYR-75 · TD 2 · AR 3 · SP 49 · QL 15 · QV 54 · QV-A 26 · MYR 215 · PE 45 · MYR-A 70 · PQ 5 · MYR 500 · CHI 30 · SER 3 · MYR-36 · MYR-36 · MYR-11 · MYR-30 · MYR-30 · MYR-175 · MYR-11 · MYR-11 · MYR-10 · MYR-30

S0° 10' 06.00"E 2450.429'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

North

Scale: 1" = 30'

0 15' 30' 60'

DATE	8-7-2026
SCALE	As Noted
DRAWN BY	JS
FIELD CREW	
CHECKED BY	JWS
PROJECT No.	26-146 (CDG 26-0503)
SHEET No.	Sheet L-3 of 13
REV.	

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CANAL #49 (NSLRWCD)

(DEED BOOK 41, PG 215)

N89° 26' 52.41"E 677.87'

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED MULTI-FAMILY TYPE 6S

PROPOSED MULTI-FAMILY TYPE 8E

PROPOSED STORMWATER LAKE (0.92 ACRES)

Lake 4

Lake 5

Water Feature

Littoral Plantings

Grill Station

Small Breed Dog Park

SMALL BREED DOG PARK

Large Breed Dog Park

LARGE BREED DOG PARK

Charging Station

EV

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

20' Landscape Buffer

MYR-36
QV-13
PE-56
MYR-650
QV-56
PO-6
SP-26
AR-6
TD-9
QL-4
MYR-36
MYR-36
MYR-265
MYR-40
MYR-36

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-4 of 13

REV.

City Project Number:

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CANAL #40 (NSLRWCD)

CANAL #40 (NSLRWCD

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20' Landscape Buffer

L=936.50' R=8557.00'
Δ=6°16'14"

20' Landscape Buffer

N0° 07' 03.00"W 39.404'

QV 76
VIS 250
PE 12
MYR 300
LAM 125
LAM 100
MG 4
FGI 60
QL 2
QV 29
IE 6
PO 3
MYR 11
MYR 30
MYR 113

PROPOSED STORMWATER LAKE (1.12 ACRES)

Lake 1

Water Feature

Littoral Plantings

ZAF 60
FGI 60
MUC 125

Lake 2

PROPOSED STORMWATER LAKE (1.69 ACRES)

Water Feature

Littoral Plantings

VIS 365
FGI 60
ZAF 60
FGI 75
ZAF 60
ANN 250
TRJ 800
CYR 8
MUC 75

Use (200) TRJ per each of the (4) planting masses within the center island

Water Feature

Entrance Gate

Pavers/Stamped Concrete

MYR 75
LAM 75
POM 28
TRJ 200
VIS 14

Flag Pole

Pavers/Stamped Concrete

Bus Stop

Bike Rack

Mail

Pavers/Stamped Concrete

LAM 75
POM 28
TRJ 200
VIS 14

Entrance Gate

ILV 30
LAM 75
POM 150

Pickleball Courts

Outdoor Gym

Pavers/Stamped Concrete

ILV 30
LAM 75

PROPOSED PLAYGROUND

S89° 47' 18.00"W 890.922'

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

TRJ 200
TRJ 200
FGI 40
ILV 35
PT 4
ILV 5
IXO 60
STN 4
STR 6
FGI 30
IXO 15
CYR 6
COT 2
FGI 4
TRJ 230
IXO 15

PROPOSED MULTI-FAMILY TYPE 8S

PROPOSED CLUBHOUSE 9,462 S.F.

BN 10
WB 5
TRJ 75
MG 6
FGI 35
POM 200

ILV 25
IXO 50

POM 150
ILV 150

Use (50) ILV per island

Grill Station

Fire Pit

Pool

Splash Pad

Pool Equipment

MYR 55
AR 4
SP 9
TD 4
PLB 120
BOD 120
RAI 160

Littoral Plantings

Lake 3

Littoral Plantings

Lake 3

EV
EV
Charging Station

15' Landscape Buffer with 8' Wall

North
Scale: 1" = 30'
0 15' 30' 60'

REV.	DATE	DESCRIPTION	BY	CHK.
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

DATE 8-7-2026
SCALE As Noted
DRAWN BY JS
FIELD CREW
CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-5 of 13
REV.
City Project Number:

Match Line - This Sheet

Littoral Plantings

15' Landscape Buffer with 8' Wall

Water Feature

Future Guarded Gate

Entrance Gate

LAM 75
POM 28
TRJ 200
VIS 14

Trash Compactor

ILV 30
LAM 75

Charging Station

MYR-3 65
MYR 550
PO 3
PE 34
QL 3
QV 45
MYR 550
VIS 65
MYR-3 216
QV-1 5

N89° 31' 59.00"E 460.109'

PROPOSED PLAYGROUND

Car Wash

Maintenance Building

A1
B1
B1-HC
GARAGE
GARAGE-STO
GARAGE-LAUNDRY
METER ROOM

PROPOSED MULTI-FAMILY TYPE 8S

Charging Station
EV EV

N0° 08' 35.00"W 548.218'

20' Landscape Buffer with 8' Wall

EV EV
Charging Station

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

N0° 07' 03.00"W 39.404'

20' Landscape Buffer

VIS 70
MRY-3 11

Lake 2

15' Landscape Buffer with 8' Wall

Match Line - This Sheet

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

North
Scale: 1" = 30'
0 15' 30' 60'

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REV.	DATE	DESCRIPTION	BY	CHK.
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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-6 of 13

REV.

City Project Number:

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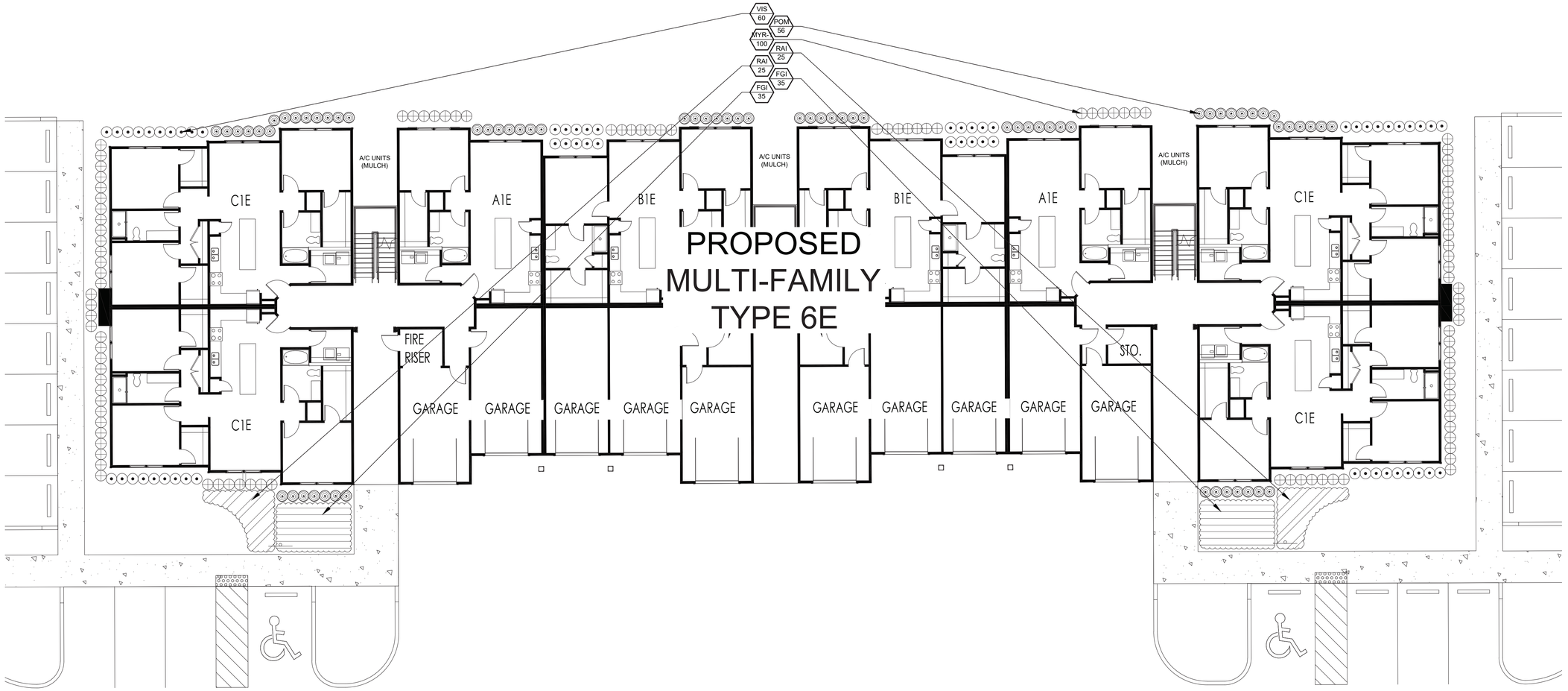

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
56	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
100	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
60	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
70	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK

* = Florida Native

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026 | SCALE As Noted

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PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-7 of 13 | REV.

CITY PROJECT NUMBER:

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Florida Registration Number:
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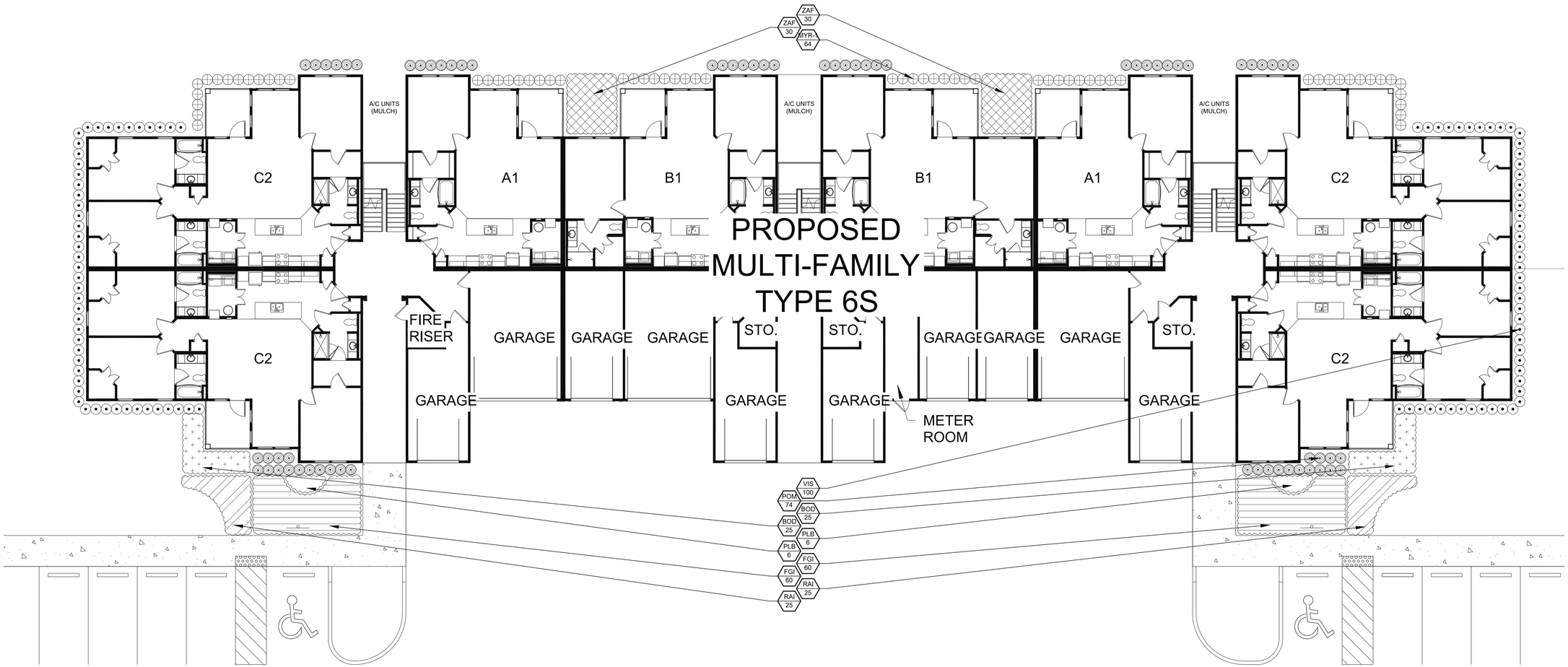

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
74	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
64	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
100	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
12	PLB	PLUMBAGO AURICULATA 'ALBA'	WHITE PLUMBAGO	2' x 2'	2' O.C.	FULL & THICK
50	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
120	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK
60	ZAF*	ZAMIA FLORIDANA -COONTIE	FLORIDA ZAMIA	12" x 12"	2' O.C.	FULL & THICK

Scale: 1" = 10'
0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT
The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE
Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-8 of 13 | REV.
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
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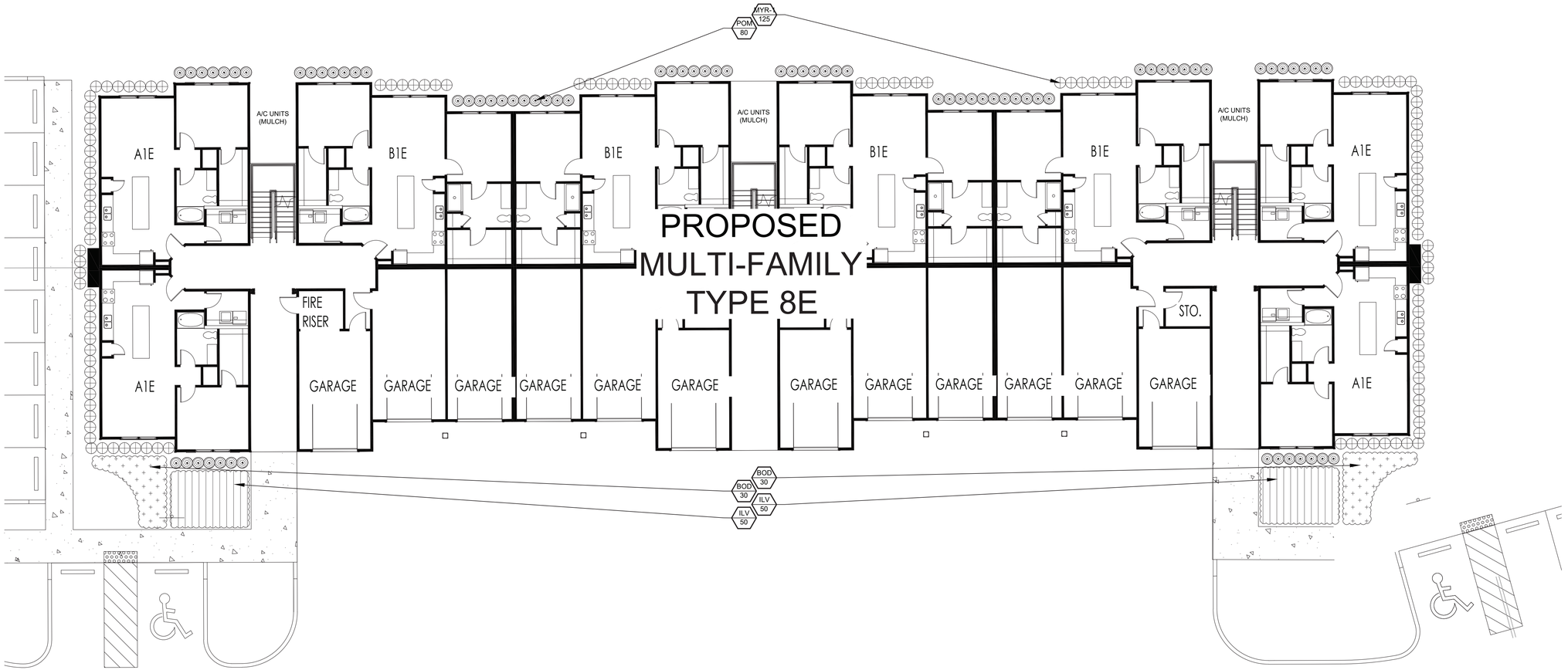

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
80	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
125	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
60	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
100	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	12" x 12"	2' O.C.	FULL & THICK

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family

City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE: 8-7-2026	SCALE: As Noted
DRAWN BY: JS	FIELD CREW:
CHECKED BY: JWS	
PROJECT No.: 26-146 (CDG 26-0503)	
SHEET No.: Sheet L-9 of 13	REV.
City Project Number:	

Jeffrey W. Smith, RLA
Florida Registration Number:
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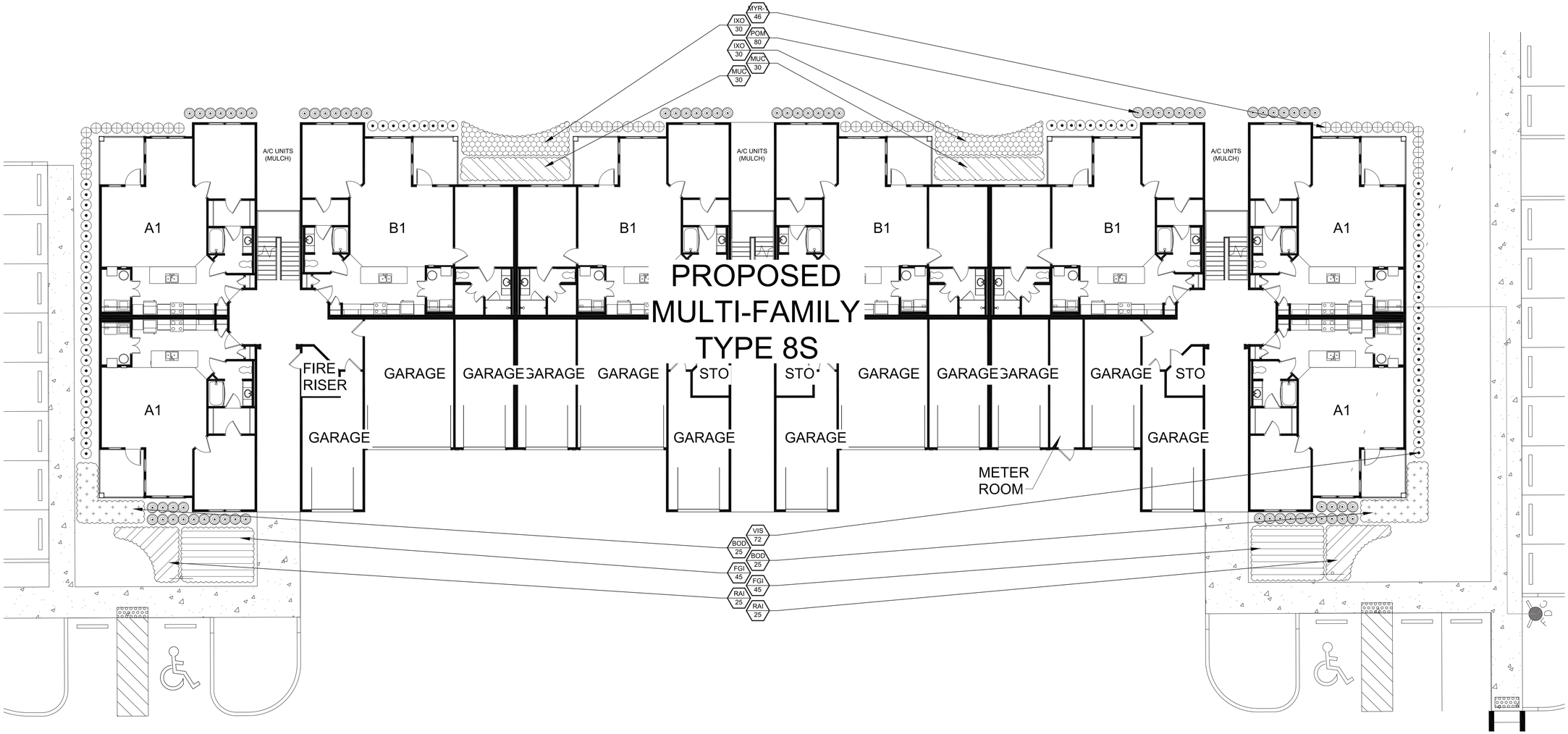

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
80	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
46	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
72	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
60	IXO	IXORA 'NORA GRANT'	PINK IXORA	2' x 2'	2.5' O.C.	FULL & THICK
60	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	2' x 2'	2' O.C.	FULL & THICK
50	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
90	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
50	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK

North
Scale: 1" = 100'
0 50' 100' 200'

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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ENGINEERING | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE
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F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10486 S.W. Village Center Drive
Port Saint Lucie, Florida 34987
772.462.2455
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PROJECT
The Carlton of Fort Pierce
Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE
Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-10 of 13 | REV.
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

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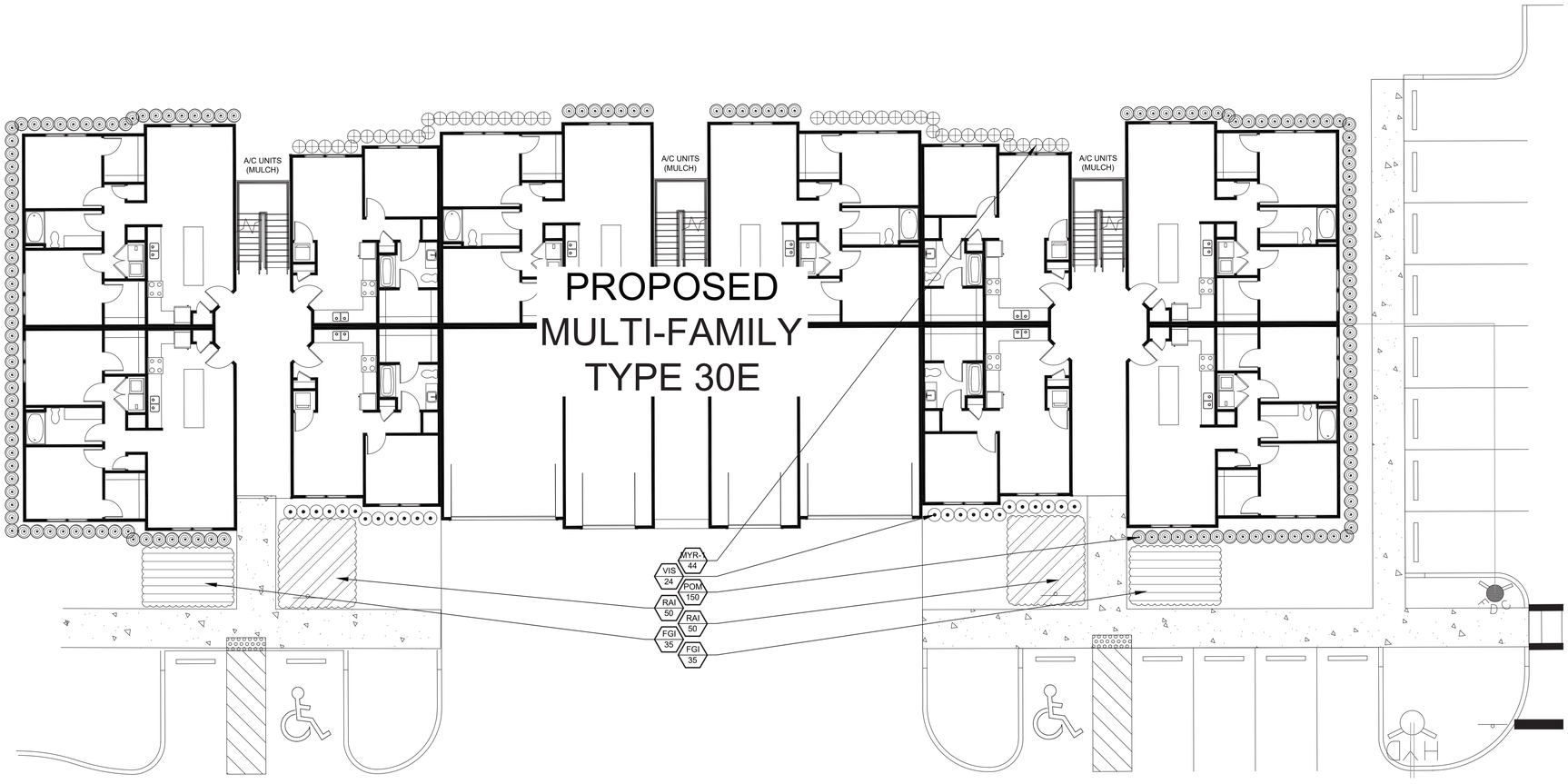

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
SHRUBS / GROUNDCOVERS						
150	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
44	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
24	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
70	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
100	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	#3, 2' x 2'	2' O.C.	FULL & THICK

Scale: 1" = 10'

0 5' 10' 20'

REV.	DATE	DESCRIPTION	BY	CHK
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TITLE

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

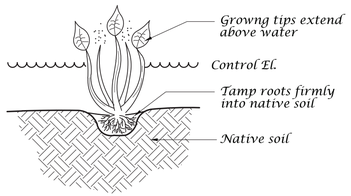
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

SHEET No. *Sheet* L-11 *of* 13

REV.

City Project Number:

Littoral Planting Detail

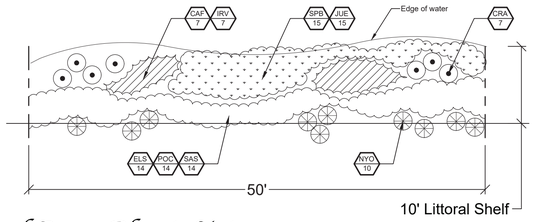


Lake Shoreline General Notes

1. All plant materials shall be planted and maintained in a natural arrangement.
2. The littoral zone shall consist of native vegetation only and shall be maintained permanently as part of the surface water management system.
3. Lake management plans shall comply with the City of Fort Pierce & South Florida Water Management District rules and shall be subject to approval by the City & SFWMD.
4. Lake Littoral plans shown are for all lakes on site.

Typical 50' Section - Lake Littoral Plan

Not to scale



Littoral Zone Plant List

Total Sections Required = 93

LAKE 1	LAKE 2	LAKE 3	LAKE 4	LAKE 5	TOTAL QTY	QTY/SECTION	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
4	18	40	23	8	93							
28	126	280	161	56	651	7	CAF*	CANNA FLACCIDA	GOLDEN CANNA	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
28	126	280	161	56	651	7	CRA*	CRINUM AMERICANUM	SWAMP LILY	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
56	252	560	322	112	1,302	14	ELS*	ELEOCARIS INTERSTINCTA	SPIKERUSH	BARE ROOT	3' O.C.	6-18" DEPTH, CLEAN, WEED FREE
28	126	280	161	56	651	7	IRV*	IRIS VIRGINICA	SOUTHERN BLUE FLAG IRIS	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
60	270	600	345	120	1,395	15	JUE*	JUNCUS EFFUSUS	SOFTRUSH	BARE ROOT	3' O.C.	SHORELINE - 3" DEPTH
40	180	400	230	80	930	10	NYO*	NYMPHAEA ODORATA	FRAGRANT WATERLILY	BARE ROOT	7' O.C.	24" ROOT, 2-3' DEPTH, CLEAN, WEED FREE
56	252	560	322	112	1,302	14	SAS*	SAGITTARIA SPP.	ARROWHEAD	BARE ROOT	3' O.C.	24" HT, 6"-2' DEPTH, CLEAN, WEED FREE
60	270	600	345	120	1,395	15	SPB*	SPARTINA BAKERI	SAND CORDGRASS	4" LINER	2' O.C.	SHORELINE - 6" DEPTH
56	252	560	322	112	1,302	14	POC*	PONTEDERIA CORDATA	PICKEREL WEED	BARE ROOT	3' O.C.	24" HT, 6"-2' DEPTH, CLEAN, WEED FREE

*** = FLORIDA NATIVE**
100% Native Plantings

Littoral Requirement Table

LAKE	CONTROL ELEVATION LENGTH	CONTROL ELEVATION SQUARE FEET	REQUIRED SQUARE FEET	PROPOSED SQUARE FEET	SECTIONS REQUIRED
LAKE 1:	731 L.F.	27,892 S.F.	5,578 S.F.	2,156S.F.	4
LAKE 2:	1,254 L.F.	47,393 S.F.	9,479 S.F.	9,105 S.F.	18
LAKE 3:	1,666 L.F.	121,288 S.F.	24,258 S.F.	19,960 S.F.	40
LAKE 4:	740 L.F.	24,054 S.F.	4,811 S.F.	11,375 S.F.	23
LAKE 5:	547 L.F.	10,944 S.F.	2,189 S.F.	3,834 S.F.	8
TOTAL	4,938 L.F.	231,571 S.F.	46,315 S.F.	46,430 S.F.	93

Rain Garden Slopes

INSTALL PER MANUFACTURE'S SPECIFICATIONS "COIR MAT 900" COCONUT MAT ("OR EQUAL") TO STABILIZE THE SLOPES AND BOTTOM OF THE RAIN GARDEN AREA TO PREVENT EROSION. ALL SLOPES SHALL BE PLANTED WITH SPARTINA BAKERI. MAT SHALL BE ON THE BOTTOM AND SIDE SLOPES 3' PAST THE TOP OF BANK (UNDER THE ADJACENT PLANTINGS OR SOD).

Plant List - Rain Garden

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
3,000	POC*	PONTEDERIA CORDATA	PICKEREL WEED	BARE ROOT	3' O.C.	FULL & THICK	HIGH
3,000	SAS*	SAGITTARIA SPP	ARROWHEAD	BARE ROOT	3' O.C.	FULL & THICK	HIGH
12,000	SPB*	SPARTINA BAKERI	SAND CORDGRASS	LINER	12" O.C.	SEE RAIN GARDEN NOTES	HIGH

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
78	QV-1*	QUERCUS VIRGINIANA	LIVE OAK	14' x 5', 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN. - MITIGATION
120	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS - MITIGATION
10	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	MG*	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
4	MG-1*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
18	PO*	PLATANUS OCCIDENTAILS	AMERICAN SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
195	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
283	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
10	BN	BISMARCKIA NOBILIS	SILVER SELECT BISMARCK PALM	12' C.T.	A.S.	THICK TRUNKS, MATCHED
4	PT	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	12' O.A.	A.S.	FULL, DOUBLE TRUNKS, SYMMETRICAL
5	WB	WODYETIA BIFURCATA	FOXTAIL PALM	12' C.T.	A.S.	THICK TRUNKS, MATCHED
PERIMETER HEDGE (LANDSCAPE BUFFERS)						
3,115	MYR*	USE EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
		FORESTIERA SEGREGATA	FLORIDA PRIVET	2' x 2'	2' O.C.	FULL & THICK
		ILLICIUM PARVIFLORUM	FLORIDA ANISE	2' x 2'	2' O.C.	FULL & THICK
		MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
1,000	MYR-5*	USE EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 250' LENGTH WITH 50 SHRUBS IN EACH 250' LENGTH				
		FORESTIERA SEGREGATA	FLORIDA PRIVET	1.5' x 1.5'	5' O.C.	FULL & THICK
		ILLICIUM PARVIFLORUM	FLORIDA ANISE	1.5' x 1.5'	5' O.C.	FULL & THICK
		MYRICANTHES FRAGRANS	SIMPSON STOPPER	1.5' x 1.5'	5' O.C.	FULL & THICK
		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1.5' x 1.5'	5' O.C.	FULL & THICK
ACCENT SHRUBS						
2	COT	CORDYLINE TERMINALIS 'BLACK MAGIC'	BLACK MAGIC TI PLANT	3.5' O.A.	A.S.	FULL, SPECIMEN
14	CYR	CYCAS REVOLUTA	KING SAGO	3' x 3'	A.S.	FULL, SPECIMEN
4	STN	STRELITZIA NICOLAI	WHITE BIRD OF PARADISE	8' O.A.	A.S.	FULL, SPECIMEN
6	STR	STRELITZIA REGINEA	ORANGE BIRD OF PARADISE	3' x 3'	A.S.	FULL, SPECIMEN
SHRUBS						
300	CHI*	CHRYSOBALANUS ICACO	COCOPLUM	2' x 2'	2' O.C.	FULL & THICK
140	IXO	IXORA `NORA GRANT'	PINK IXORA	2' x 2'	2.5' O.C.	FULL & THICK
200	MUC*	MUHLENBERGIA CAPILARIS	MUHLY GRASS	2' x 2'	2' O.C.	FULL & THICK
662	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	2' x 2'	2' O.C.	FULL & THICK
135	MYR-2*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	4' x 2'	2' O.C.	FULL & THICK
120	PLB	PLUMBAGO AURICULATA 'ALBA'	WHITE PLUMBAGO	2' x 2'	2' O.C.	FULL & THICK
556	POM	PODOCARPUS MAKII	PODOCARPUS	2' x 2'	2' O.C.	FULL & THICK
30	SER*	SERENOA REPENS	SAW PALMETTO	2' x 2'	2' O.C.	FULL & THICK
948	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	2' x 2'	2' O.C.	FULL & THICK
LOW SHRUBS / GROUNDCOVERS						
120	BOD	BOUGAINVILLEA 'DWARF HELEN JOHNSON'	DWARF BOUGAINVILLEA	12" x 12"	2' O.C.	FULL & THICK
364	FGI	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12" x 12"	2' O.C.	FULL & THICK
355	ILV*	ILEX VOMITORIA	DWARF YAUPON HOLLY	12" x 12"	2' O.C.	FULL & THICK
800	LAM	LANTANA MONTEVIDENSIS	PURPLE LANTANA	12" x 12"	2' O.C.	FULL & THICK
160	RAI	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	12" x 12"	2' O.C.	FULL & THICK
180	ZAF*	ZAMIA FLORIDANA -COONTIE	FLORIDA ZAMIA	12" x 12"	2' O.C.	FULL & THICK
1,905	TRJ	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	8" x 12"	1' O.C.	FULL & THICK
FLOWERS						
250	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	9" O.C.	IMPATIENS-WINTER, BEGONIAS-SUMMER
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

*** = Florida Native**

NOTES:
1. D.B.H.IS MEASURED 4.5' ABOVE GRADE
2. ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Landscape Data

41.009 Acres / 1,786,352 s.f.

Landscaping Adjacent to R.O.W. (1)
Tree Requirement = Length of Landscape Strip x Width = Total sf. / 1 Tree/300 s.f.

Landscaping to Adjacent Property (2)
Tree Requirement = Length of Landscape Strip x Width = Total sf. / 1 Tree/200 s.f.

Buffer (Side)	Length (L.F.)	Required Width	Provided Width	Required Area (S.F.)	Required Buffer Type	Trees Required	Trees Provided
North	276.16'	10'	20'	2,761.60	(1) 300 s.f.	10	10
East (North)	922.18'	10'	10'	9,221.8	(2) 200 s.f.	47	45
North (East)	890.92'	10'	15'	8,909.2	(2) 200 s.f.	45	46
East (SR 713)	951.9'	10'	20'	9,519.00	(1) 300 s.f.	32	36
South (East)	460.11'	10'	15'	4,601.1	(2) 200 s.f.	24	24
East (South)	548.22'	10'	20'	5,482.2	(2) 200 s.f.	28	29
South (West)	677.87'	10'	20'	6,778.7	(2) 200 s.f.	34	34
West	2,450.43'	10'	20'	24,504.3	(2) 200 s.f.	123	147
					Totals:	343	371

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (434,290.00 s.f./15 = 28,953.00 s.f.)
Landscape Area Provided = 32,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
434,290.00 s.f./15 = 28,953.00 s.f. / 100 = 290 Trees
Trees Provided = 290

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 633 Trees
Maximum Palms Allowed = 316 (633 / 2 = 316)
Total Palms Provided = 0 (0%)

Total Trees Required = 633 Trees
Total Trees Provided = 633 Trees

Total Trees Required = 633 Trees
Total Native Trees Provided = 633 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Mitigation Data

Total Mitigation Trees Required = 78 Trees
Total Native Mitigation Trees Provided = 78
233 Mitigation Credits Required = 78 Trees 3" D.B.H.
78 QV-1 (Live Oaks) provided at main entrance, major intersections, & at building driveway islands

Total Mitigation Palms Required = 120
Total Native Mitigation Palms Provided = 120
(Minimum 10' C.T. Provided)

Note: Mitigation Trees & Palms are in addition to required Trees & Palms

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REV.	DATE	DESCRIPTION	BY	CHK.
1.	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

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PROJECT

The Carlton of Fort Pierce

Kings Highway - Multi-Family
City of Fort Pierce, Florida

TITLE

Landscape Plan

DATE 8-7-2026 | SCALE As Noted
DRAWN BY JS | FIELD CREW | CHECKED BY JWS
PROJECT No. 26-146 (CDG 26-0503)
SHEET No. Sheet L-12 of 13 | REV.
CITY PROJECT NUMBER:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

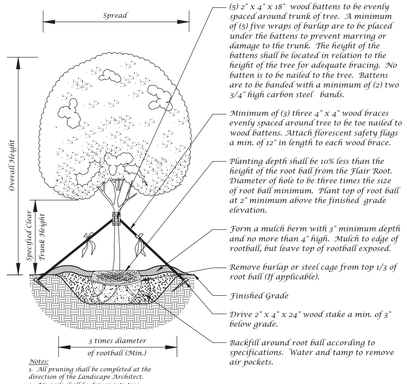
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

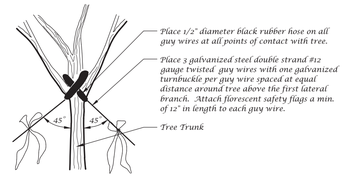
NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance. If the City does not have an ordinance, follow St. Lucie County's ordinance.

Landscape Details



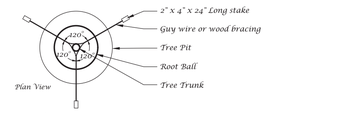
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



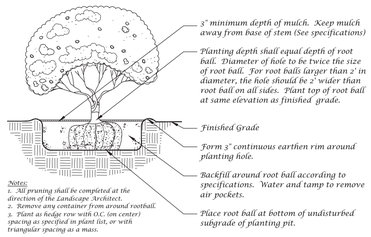
Guy Wire Attachment Detail

Not to Scale



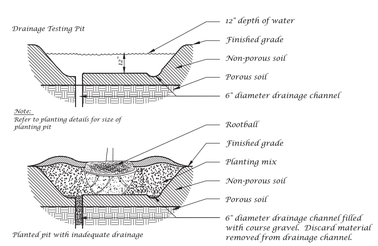
Staking Detail

Not to Scale



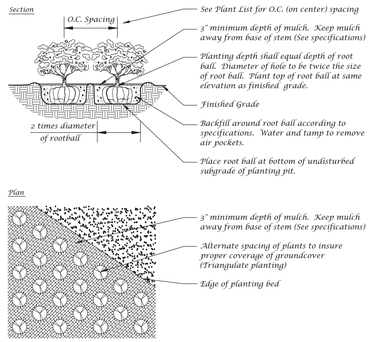
Shrub Detail

Not to Scale



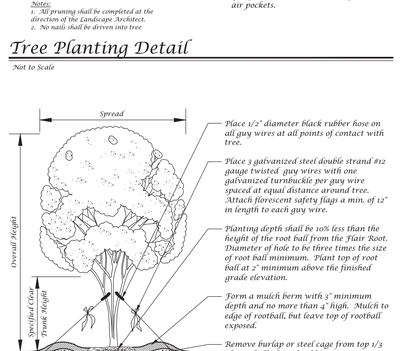
Drainage Testing Detail

Not to Scale



Ground Cover Detail

Not to Scale

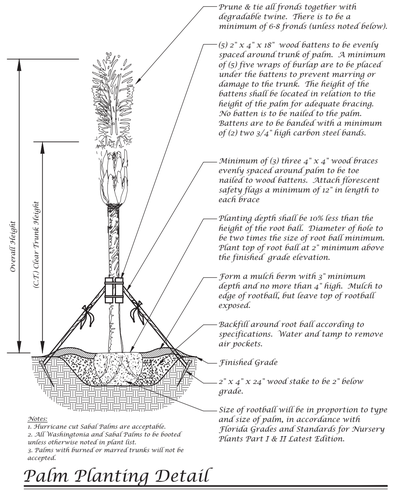


Tree Planting Detail

Not to Scale

Multi-Trunk Tree Planting Detail

Not to Scale



Palm Planting Detail

Not to Scale

REV.	DATE	DESCRIPTION	BY	CHK
1	9-17-2026	NEW BASE / CITY COMMENTS	JS	JWS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE
SURVEYING | LAND PLANNING | INTERIOR DESIGN
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10486 S.W. Village Center Drive
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

Landscape Plan

DATE	SCALE
8-7-2026	As Noted

DRAWN BY	FIELD CREW	CHECKED BY
JS		JWS

PROJECT No. 26-146 (CDG 26-0503)

SHEET No. Sheet L-13 of 13

REV.

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

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THE CARLTON OF FORT PIERCE

DESIGN NARRATIVE
June 4, 2026

REQUEST SUMMARY

A request by Farrell Communities Fort Pierce Owner LLC (the "Applicant") for approval of the following applications to allow the construction of a 488-unit multifamily residential apartment project (the "Project") on a 40.77-acre property located on the west side of Kings Highway approximately 0.6 miles north of Okeechobee Road (the "Property"):

- Design Review

PROPOSED IMPROVEMENTS

A summary of proposed Project improvements depicted in the development plans provided with this submittal is contained below:

General Project Improvements

- Development Program: The Project comprises 15 multifamily apartment buildings of three (3) stories in height, each containing between 32-34 dwelling units, for a total of 488-units. Also proposed are a clubhouse and pool, a maintenance building including a car wash and car detailing area, and a hybrid mail kiosk including a parcel delivery center and a designated school bus stop. Additionally included would be all related site, landscape, utility and stormwater improvements. Details regarding the buildings and architecture are contained in the "Architecture" section of this narrative.
- Density: The residential density proposed is 11.96 units/acre. The R-4 zoning allows 10 units/acre, and the Applicant is requesting two (2) additional units/acre allowed by way of Innovative Residential Development as further described and justified in this narrative.
- Amenities: The Applicant has proposed several site amenities to create a first-class apartment project and to further the intent of an Innovative Residential Development as summarized below:
  - An expansive accessible single story clubhouse containing approximately 8,982 square feet which includes a cyber lounge/business center including co-work spaces and a conference room, event/party room, game room, fitness center with a kids lounge, yoga/stretching room, leasing office space

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including employee break room, adjacent mail kiosk including a monitored parcel delivery center as well indoor/outdoor gathering spaces areas.
    - An expansive heated pool and pool deck with an adjacent splash pad area and a fire pit area overlooking the water feature.
    - 2 – Pickleball courts which are lit at night.
    - An outdoor fitness park.
    - A Tot Lot playground area
    - Bike racks are located throughout the project
    - This site includes five (5) lakes totaling roughly 8.16 acres, the largest of which is 3.63 acres. All lakes will include lighted fountain water features. Three (3) of the lakes will be in proximity to many of the buildings to allow residents to enjoy the beauty and benefits of waterfront living. The other two (2) lakes will be at the front of the property to beautify the community.
    - Multiple grill stations and picnic areas are conveniently located throughout the site.
    - A large, segmented dog park for small and large breeds including water stations, wash areas and seating areas.
    - A meandering 8-foot-wide multi-use walking path that encompasses both lakes for pedestrian and biking activity lined with shade trees. Other sidewalks within the proposed project have been increased to six (6) feet (code requires 5 feet) and are also lined with shade trees.
    - Numerous opportunities for seating on benches strategically located throughout the site.
- ❖ Access: Access will be provided via a new right-in/right-out/left-in driveway access from Kings Highway and a resident-only entrance along Pruitt Research Center Drive. The Project will be gated, and the Applicant has provided ample space for to allow for stacking before the gates. The Applicant has also provided a refusal turn as means to turn around prior to entering the gates. The proposed project includes a multiuse shelter for school buses with a flow through traffic route that limits congestion and delays for residents while providing a centralized space for waiting close to the property entrance to minimize access issues as requested by the School District.
- ❖ Pedestrian and Vehicular Circulation: Vehicular circulation has been carefully designed to allow sufficient area for maneuvering by emergency and service vehicles including a roundabout at the front of the property to facilitate internal traffic flow. A substantial pedestrian sidewalk system is provided throughout the proposed project with a minimum 6-foot sidewalks, connections to all parking areas and buildings and trees placed adjacent to walkways wherever possible. The above-referenced

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8-foot multi-use path creates a wonderful opportunity for pedestrian and bike activity.

- ❖ Parking: The proposed Project provides 1,019 parking spaces including parking at the Clubhouse, where the City Code requires 732 spaces based on a parking ratio of 1.5 spaces/unit. The additional parking is provided to accommodate the fact that this site is not located in an urban setting with services within walking distance. Garage parking and tandem spaces are provided within the bottom floor of the residential buildings. EV charging spaces are distributed throughout the site and garages will be pre-wired for future EV charging stations.
- ❖ Compactors: Two (2) trash compactors are provided at front end of the project. The proposed project will provide valet trash service to the residents so as to minimize any inconvenience to residents in regard to the disposal of trash.
- ❖ Bus Stop: The Applicant has provided an internal school bus stop close to the project entrance. Regarding the transit stop, the Applicant has been working with the County's Community Services Department to plan for a future stop for the County's Area Regional Transit System since the Applicant anticipates that a future mass transit connection to the employment-generating businesses coming to the Kings Highway corridor and nearby areas would benefit the Project residents. The Applicant has committed to providing a bus shelter and related facilities at the planned transit stop. The planning process for the future transit stop is still in early stages but in process.

Architecture

Five (5) building types are proposed for the residential buildings:

- ❖ Type 6S: 32 units; 10 garage spaces; 10 tandem parking spaces
- ❖ Type 8S: 32 units: 12 garage spaces; 12 tandem parking spaces
- ❖ Type 6E: 34 units; six (6) garage spaces; six (6) tandem parking spaces
- ❖ Type 8E: 32 units; 12 garage spaces; 12 tandem parking spaces
- ❖ Type 30E: 34 units; six (6) garage spaces; six (6) tandem parking spaces

Unit sizes and mixes for the residential apartment units are noted below:

- ❖ 1-bedroom/1-bath: 609 square feet
- ❖ 1-bedroom/1-bath: 823 square feet
- ❖ 1-bedroom/1-bath: 897 square feet
- ❖ 1-bedroom/1-bath: 989 square feet
- ❖ 2-bedroom/1-bath: 978 square feet
- ❖ 2-bedroom/2-bath: 1159 square feet
- ❖ 2-bedroom/2-bath: 1181 square feet

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- 2-bedroom/2-bath: 1280 square feet
- 3-bedroom/2-bath: 1370 square feet
- 3-bedroom/3-bath: 1587 square feet

The architectural character is a refined transitional design that bridges traditional residential massing with a clean, contemporary material palette. The building elevations feature a rhythmic interplay of horizontal fiber cement lap siding, board & batten siding, and panel siding, creating a structured and textured façade. This versatile exterior cladding is grounded by stone veneer and highlighted by functional accents including powder coated aluminum railings at balconies and stairs, fiber cement trim, and intentionally placed window awnings for additional visual interest. The aesthetic is complimented with a durable standing seam metal roof. The building plans and elevations are articulated with changes in roof lines and massing to give the appeal of individual buildings within the overall context. The color palette provides a fresh, attractive identity that remains consistent across all building typologies.

The proposed residential buildings will be three (3) stories in height with an overall maximum height of 41'-0". The maximum height allowed within the R-4 zoning district is 45'-0", where the proposed buildings fall below this requirement.

The clubhouse is a single-story structure with a maximum roof heigh of 31'-1". This building is the grand statement to the community presenting heavy timber craftmanship, versatile fiber cement siding, stone veneer accents, a standing seam metal roof, and an attractive color palette akin to the residential buildings. The scale and massing provide a visual anchor while the open breezeway draws the eye to the resort style amenities beyond.

Conceptual floor plans and 2D colored elevations of the residential buildings and clubhouse are provided with this submittal.

ARCHITECTURAL DESIGN REVIEW STANDARDS

The primary goal of the development is to establish a high-quality, walkable multi-family neighborhood that addresses the regional demand for housing while seamlessly integrating into the context of Fort Pierce. The 15 residential buildings, clubhouse, and ancillary structures are designed to comply directly with the City of Fort Pierce Architectural Design Standards (November 2024), specifically adhering to the standards governing Commercial, Multi-Family and Mixed-Use building design. The general architectural style of the project is characteristic of a South Florida vernacular. To ensure these goals align with the standards, careful consideration was given to the building designs, site context, and use.

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A. Facade Articulation, Materials, and Scale Mitigation

To reduce the mass, scale, and uniform monolithic appearance associated with standard large-scale multifamily plain walls, we have incorporated thoughtful articulation:

• Dynamic Visual Rhythm: Building facades are broken into distinct massing elements both in elevation (varying height datums from 31'-1" up to 42'-9") and in plan (recessed and projecting volumes).

• Surface Treatments: Long facade lengths are transitioned by using a combination of fiber cement panel siding with reveals, fiber cement lap siding, fiber cement vertical batten boards, and alternating panel patterns. The use of the material palette and pattern is purposeful in establishing a dynamic pedestrian scale.

• Proportional Ratios: The layout patterns and window configurations are carefully balanced to ensure individual facade compositions maintain harmonious width-to-height
parameters that avoid stark vertical or horizontal imbalances.

B. Pedestrian Environment and Open Space Focus

• Active Interface: The community design centers around pedestrian walkability. Paved sidewalks directly link residential building entrances to the central loop, anchoring the focal clubhouse, open space courts, pool area, and the surrounding environment.

• Awnings, Balconies, & Canopies: The use of structural overhang balconies provides an opportunity for the buildings to interact with both the street façade and pedestrian scale. Awnings are also incorporated to compliment the aesthetic and provide relief to the façade.

• Tactile Ground Elements: At the ground level, vertical walls are anchored with a heavy base layer featuring thin stone veneer. This introduces high-quality texture and natural materials within the pedestrian touch zone.

• Aesthetics and Protection: Recessed entries provide an opportunity for deep shadow lines and functions to invite pedestrians as a protected entryway from the elements. These portals also allow relief in the elevation allowing the façade to blend unique building masses through a varied use of material and color. The addition of architectural faux shutters and architectural trim elements provide additional depth and active dimensional relief to the building faces.

C. Service Areas, Parking, and Rooftops

• Screened Ancillary Spaces: All ground-floor garages are cleanly integrated within the footprints of the buildings. Lush landscaping and articulating building placement prevent expansive visual swaths of surface asphalt that could dominate frontages.

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• Equipment Concealment: In accordance with the standards, all building utility components, trash enclosures, and mechanical systems are heavily screened with landscaping or integrated structures, masking unsightly elements from public rights-of-way and adjacent spaces. In addition, trash areas are positioned for ease of use and access but are shielded from the main street and pedestrian areas. High quality materials are used to seamlessly blend the utility function within the context of the community.

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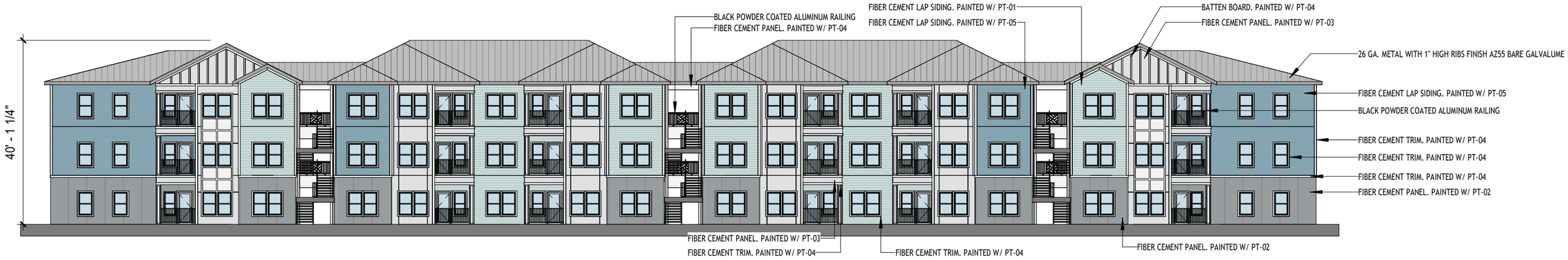
PAINT SCHEDULE	
TAG	FINISH
PT-01	SW9137 - NIEBLA AZUL
PT-02	SW9163 - TIN LIZZIE
PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY



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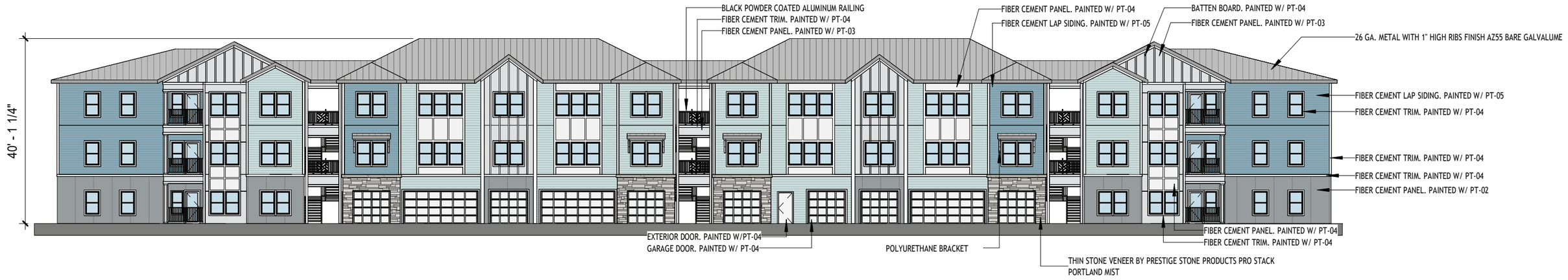

1 BLDG TYPE 6S - FRONT VIEW
3/64" = 1'-0"

BLDG TYPE 6S- ELEVATION

07.20.2026

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PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY



1 BLDG TYPE 6S - SIDE VIEW A
3/64" = 1'-0"



2 BLDG TYPE 6S - SIDE VIEW B
3/64" = 1'-0"

BLDG TYPE 6S- ELEVATION

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PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY



2 BLDG TYPE 8S- REAR VIEW
3/64" = 1'-0"



1 BLDG TYPE 8S - FRONT VIEW
3/64" = 1'-0"

BLDG TYPE 8S- ELEVATION

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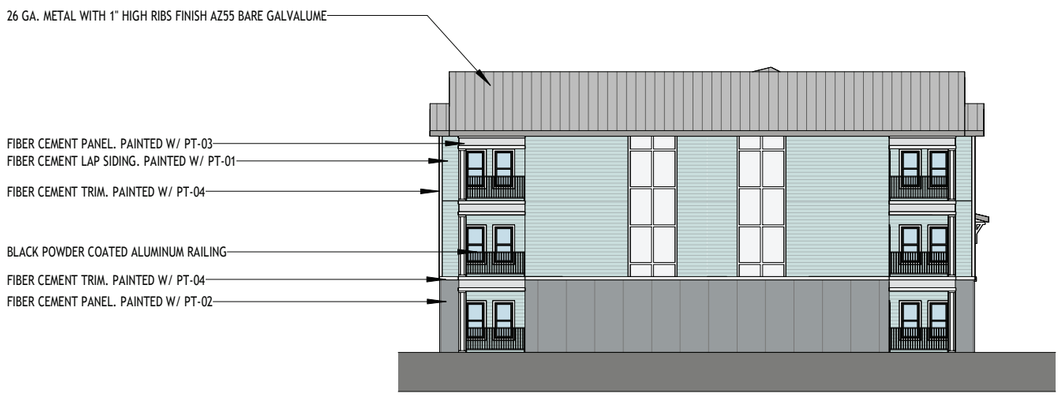
PT-05	SW9140 - BLUSTERY SKY



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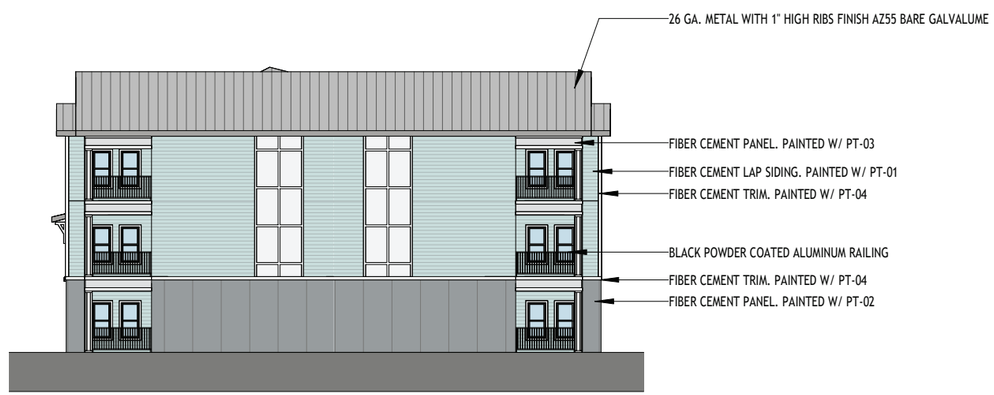

2 BLDG TYPE 8S - SIDE VIEW B
3/64" = 1'-0"

BLDG TYPE 8S- ELEVATION

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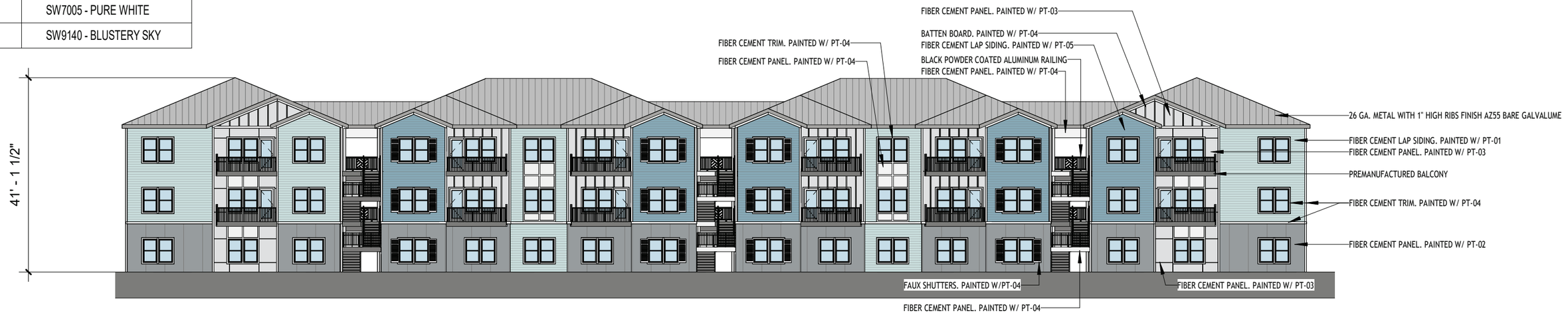

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1 BLDG TYPE 6E OPTION A - FRONT VIEW
3/64" = 1'-0"

BLDG TYPE 6E - ELEVATIONS

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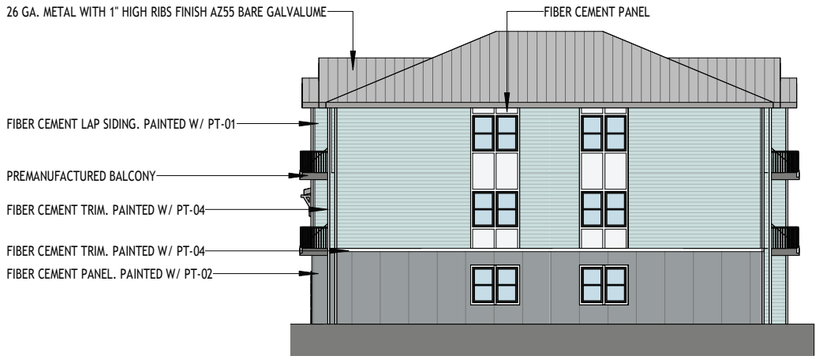

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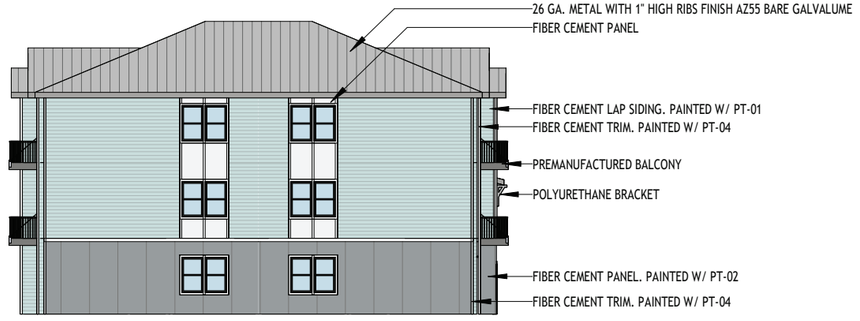

2 BLDG TYPE 6E SIDE VIEW B
3/64" = 1'-0"

BLDG TYPE 6E - ELEVATIONS

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PT-05	SW9140 - BLUSTERY SKY



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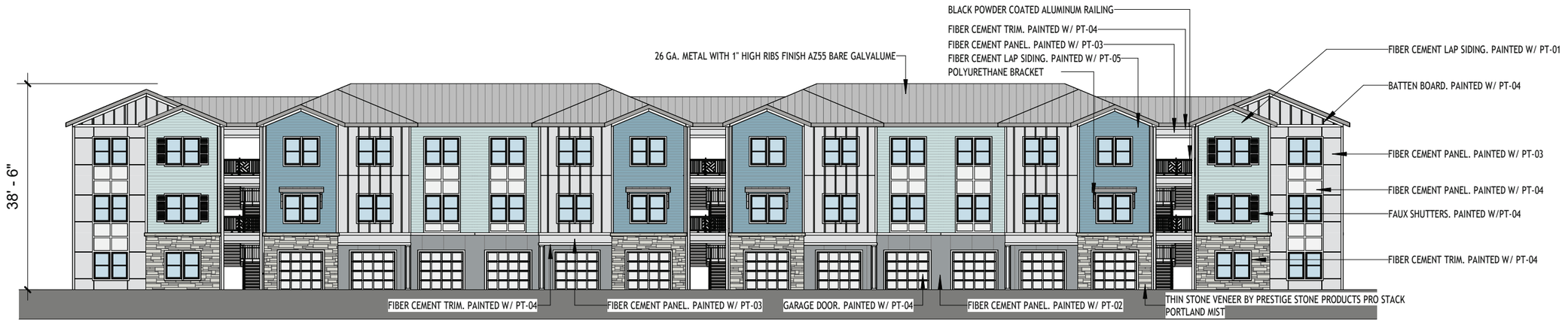

1 BLDG TYPE 8E OPTION A - FRONT VIEW
3/64" = 1'-0"

BLDG TYPE 8E - ELEVATIONS

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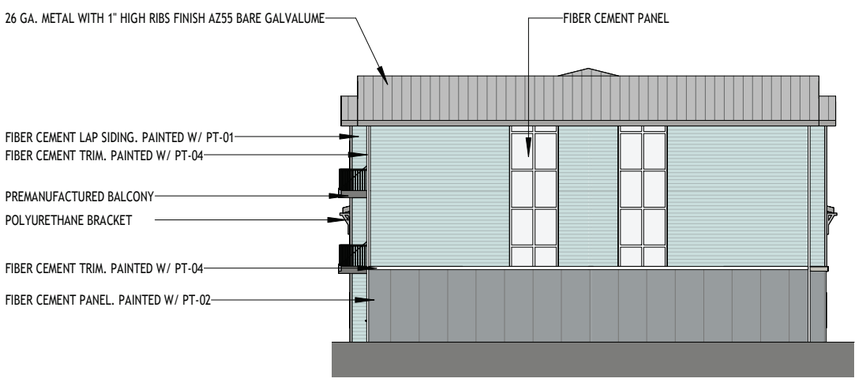

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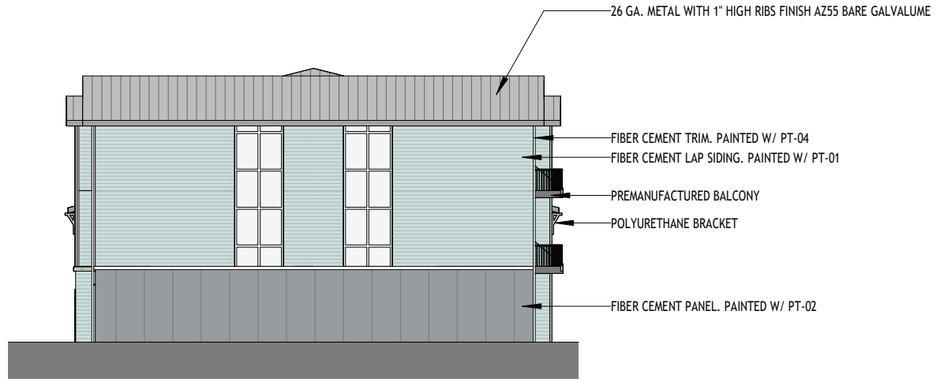

2 BLDG TYPE 8E SIDE VIEW B
3/64" = 1'-0"

BLDG TYPE 8E - ELEVATIONS

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PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY



2 BLDG TYPE 30E - REAR VIEW
3/64" = 1'-0"



1 BLDG TYPE 30E - FRONT ELEVATION
3/64" = 1'-0"

BLDG TYPE 30E - ELEVATIONS

07.20.206

THE CARLTON OF FORT PIERCE

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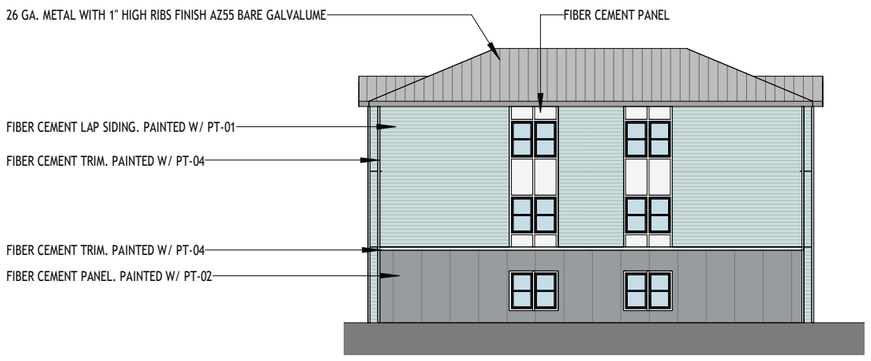
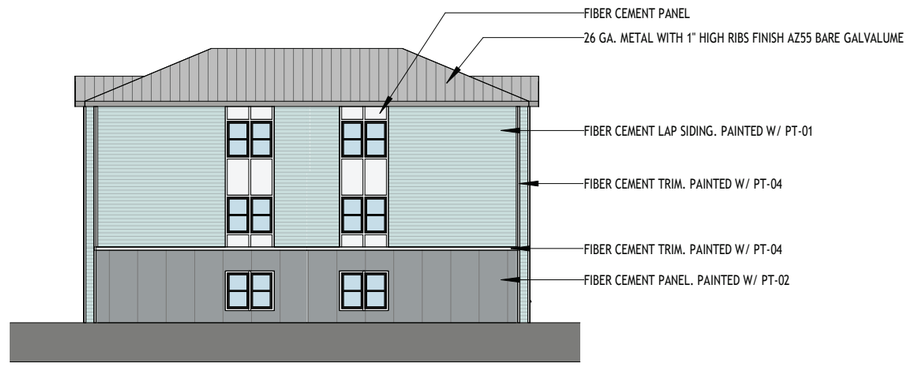
DRAGONFLY ARCHITECTURE

7/20/2026 10:27:51 PM

PAINT SCHEDULE	
TAG	FINISH
PT-01	SW9137 - NIEBLA AZUL
PT-02	SW9163 - TIN LIZZIE
PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY



1 BLDG TYPE 30E SIDE VIEW A
3/64" = 1'-0"



2 BLDG TYPE 30E SIDE VIEW B
3/64" = 1'-0"

BLDG TYPE 30E - ELEVATIONS

07.20.206

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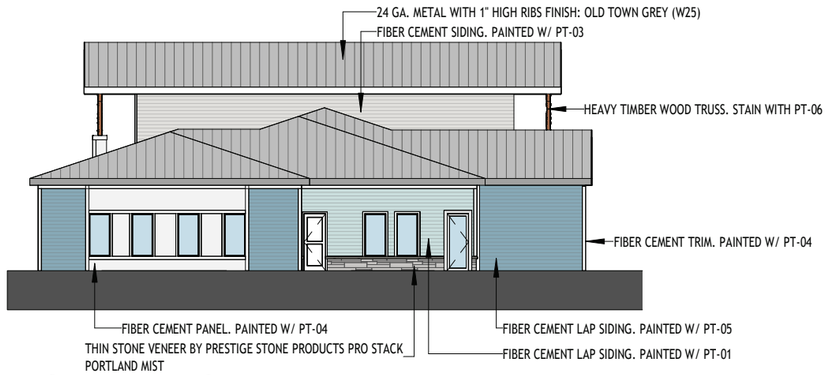
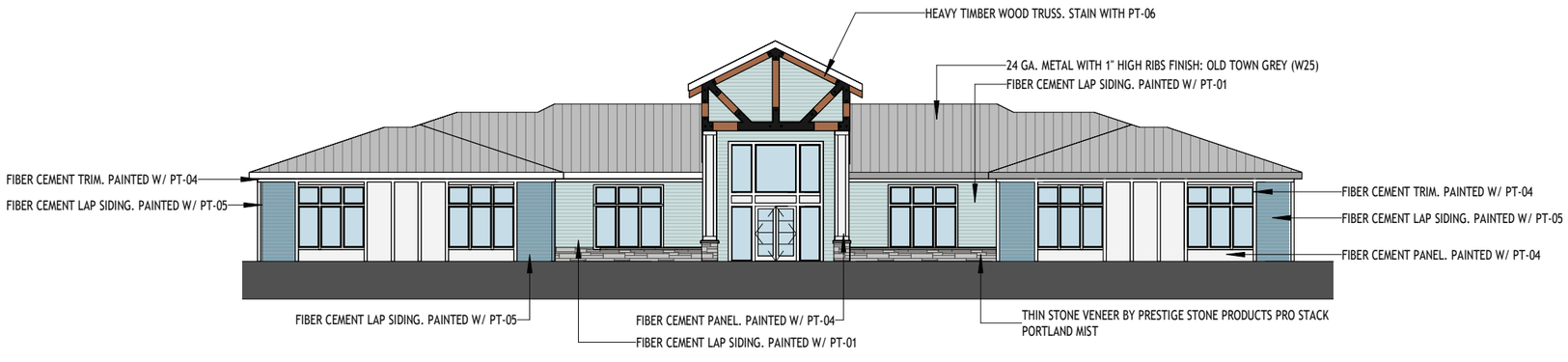
DRAGONFLY ARCHITECTURE

7/20/2026 10:27:53 PM

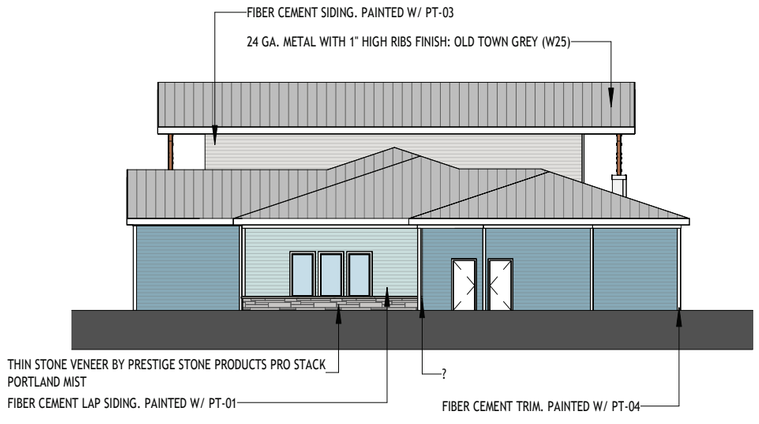
PAINT SCHEDULE	
TAG	FINISH
PT-01	SW9137 - NIEBLA AZUL
PT-02	SW9163 - TIN LIZZIE
PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY
PT-06	SW3531- BLUE SHADOW



4 SIDE ELEVATION B
3/64" = 1'-0"



2 CLUBHOUSE - REAR VIEW
3/64" = 1'-0"



3 SIDE ELEVATION A
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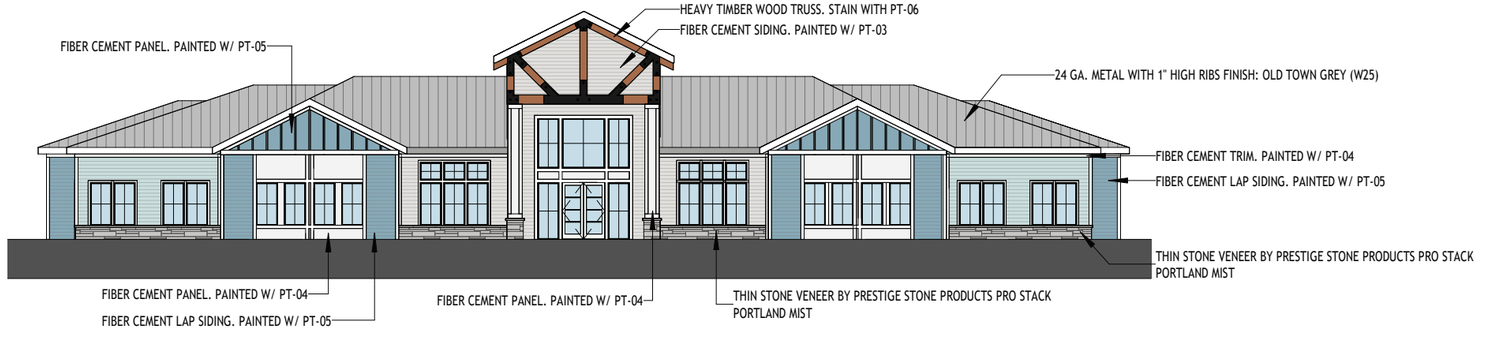

1 CLUBHOUSE - FRONT VIEW
3/64" = 1'-0"

CLUBHOUSE ELEVATIONS

07.20.2016

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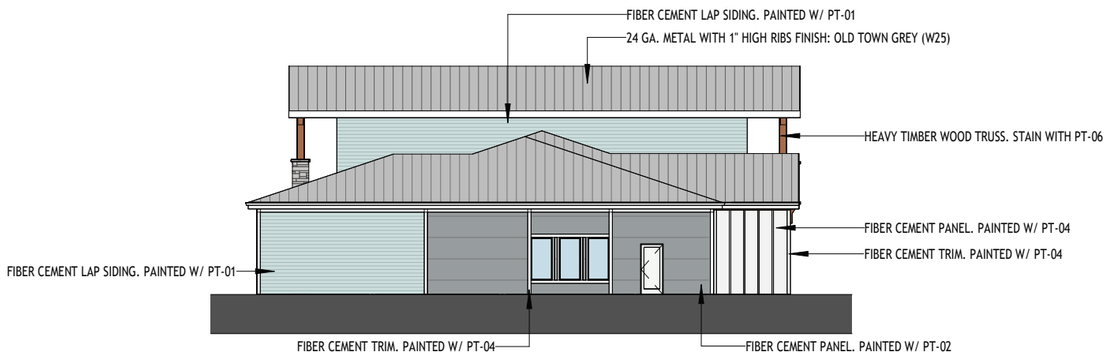
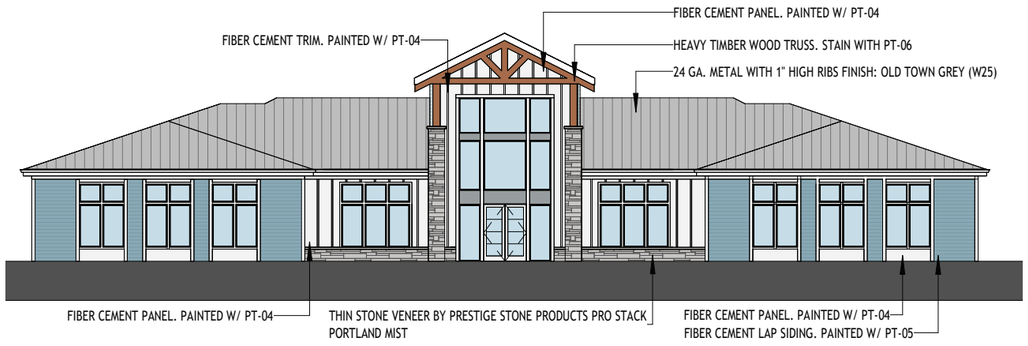
DRAGONFLY ARCHITECTURE

7/21/2026 12:14:17 PM

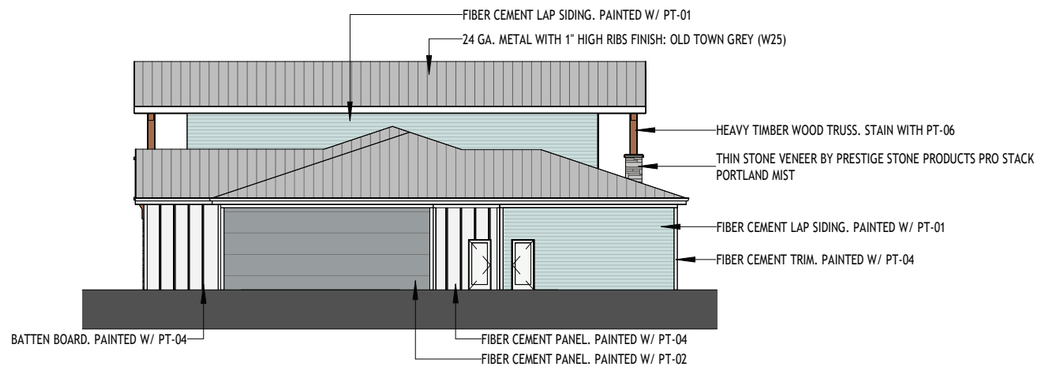
PAINT SCHEDULE	
TAG	FINISH
PT-01	SW9137 - NIEBLA AZUL
PT-02	SW9163 - TIN LIZZIE
PT-03	SW7064 - PASSIVE
PT-04	SW7005 - PURE WHITE
PT-05	SW9140 - BLUSTERY SKY
PT-06	SW3531- BLUE SHADOW



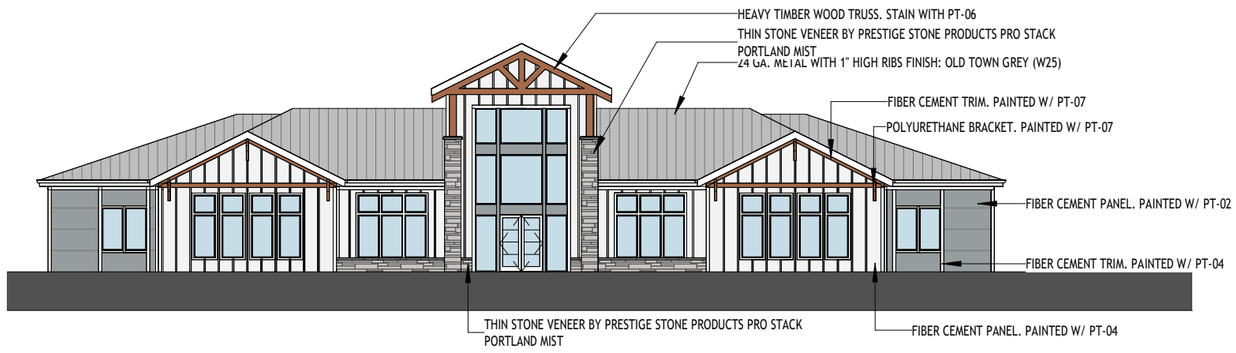
4 OPTION 2 - SIDE VIEW B
3/64" = 1'-0"



2 OPTION 2 - REAR VIEW
3/64" = 1'-0"



3 OPTION 2- SIDE VIEW A
3/64" = 1'-0"



1 OPTION 2- FRONT VIEW
3/64" = 1'-0"

CLUBHOUSE ELEVATIONS

07.20.2016

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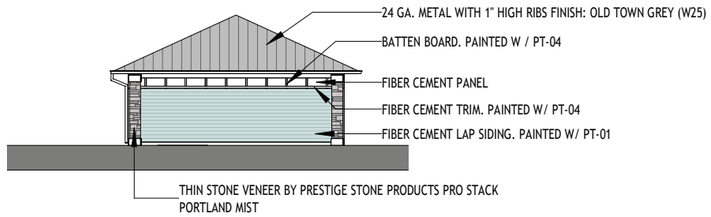
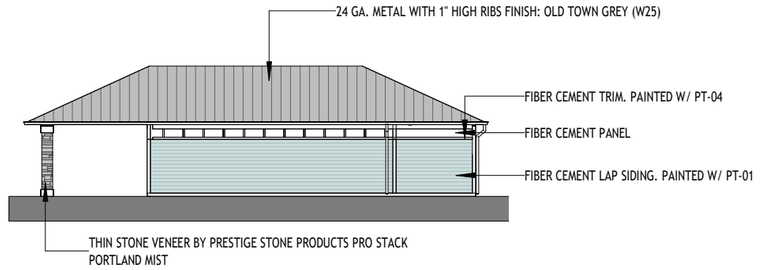
DRAGONFLY ARCHITECTURE

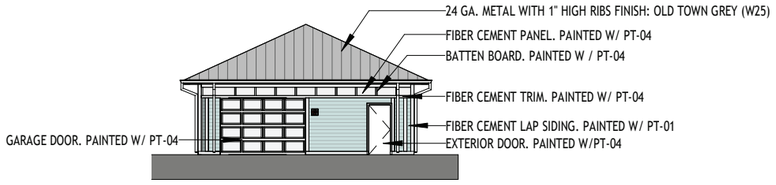
7/21/2026 12:14:18 PM



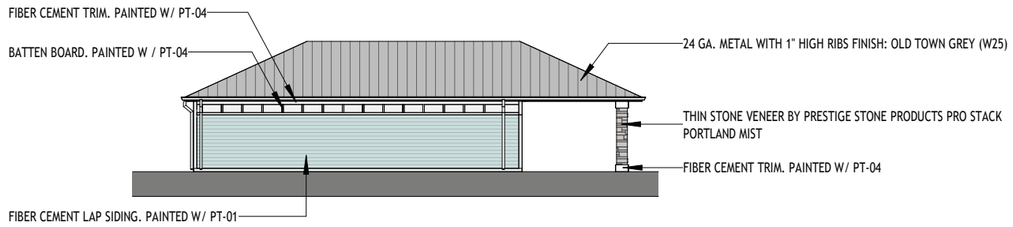
1 REAR ELEVATION
3/64" = 1'-0"



4 SIDE ELEVATION B
3/64" = 1'-0"



3 FRONT ELEVATION
3/64" = 1'-0"



2 SIDE ELEVATION A
3/64" = 1'-0"

MAINTENANCE BUILDING - ELEVATIONS

07.20.2026

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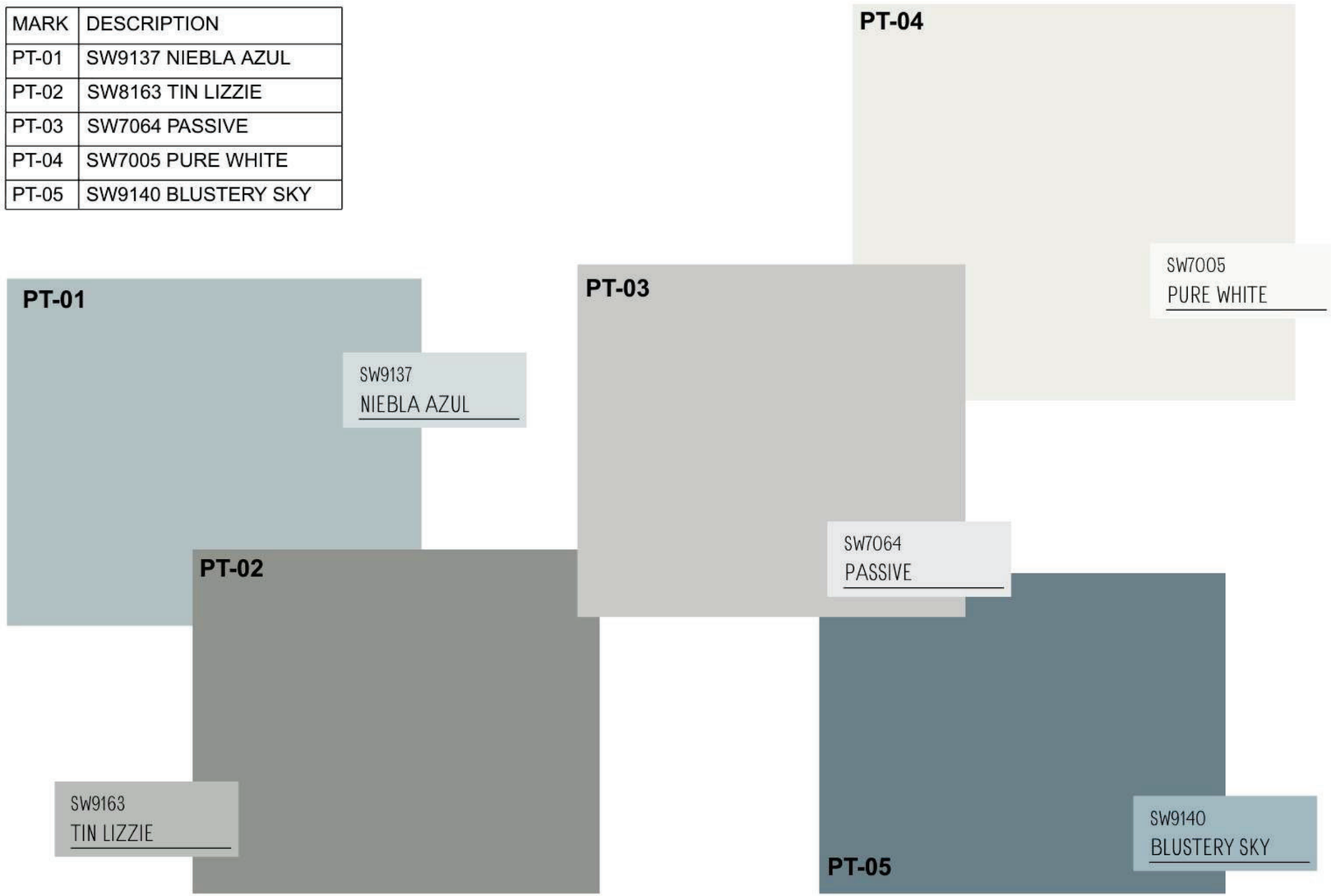
DRAGONFLY ARCHITECTURE

7/20/2026 10:20:29 PM

EXTERIOR PAINT

MARK	DESCRIPTION
PT-01	SW9137 NIEBLA AZUL
PT-02	SW8163 TIN LIZZIE
PT-03	SW7064 PASSIVE
PT-04	SW7005 PURE WHITE
PT-05	SW9140 BLUSTERY SKY



COLOR BOARD

07.20.2026

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5/4/2026 2:06:20 PM

LIFESTYLE RENDERING

CARLTON OF FT PIERCE

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DRAGONFLY
ARCHITECTURE



LIFESTYLE RENDERING

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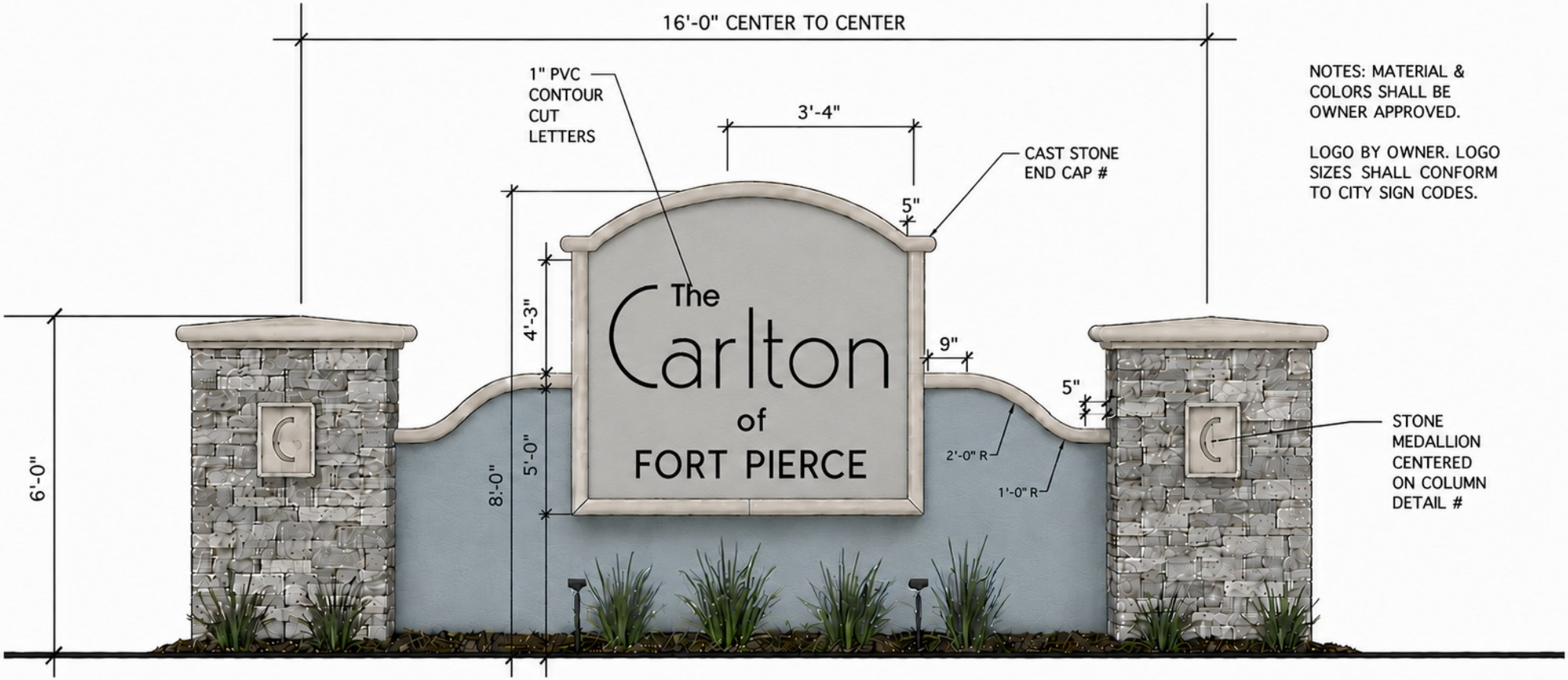
DRAGONFLY
ARCHITECTURE



STONE VENEER FINISH

PRESTIGE STONE PRODUCTS
PRO STACK
PORTLAND MIST

STUCCO FINISH (WALL)

SW 9140
Bluestery Sky

STUCCO FINISH (LETTER PANEL)

SW 7064
Passive

LETTER COLOR

SW 6258
Tricorn Black

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME:	The Carlton PZSITE2026-00020 2535 S. Kings Highway Parcel ID:
NOTICES PROVIDED PURSUANT TO:	City Code Section 125-37
NOTICE BY NEWSPAPER:	November 1, 2026
NOTICE BY MAIL:	October 27, 2026
NOTICE BY SIGNS:	October 5, 2026

VERIFIED BY:	Chris Suneson	**TITLE:**	Assistant Planning Director
SIGNATURE:		**DATE:**	10/27/26

Braydan99 LLC, ,
3800 Anacostia PL
Fort Pierce, FL 34949-9203

Cecelia H Clark (LF EST), E Marie Sayles,
2356 S Rock RD
Fort Pierce, FL 34945-3139

Charles L Lafevers Jr, B Adam Berlin (TR),
Susan Berlin Green (TR)
6155 33rd ST
Vero Beach, FL 32966-6445

FARRELL COMMUNITIES FORT PIERCE
OWNER LLC, ,
PO Box 14
Bridgehampton, NY 11932-0014

Gary White, Lisa White,
1250 Shinn RD
Fort Pierce, FL 34945-4504

Hunt Commercial Park Property Owners
Association Inc, ,
1890 Kingsley AVE, Unit Ste 102
Orange Park, FL 32073-4455

Kevin C Young, Dianne T Young,
7850 Hoeffner Ln
Fort Pierce, FL 34945-3139

L & R Inc, ,
1890 Kingsley AVE, Unit Ste 102
Orange Park, FL 32073-4455

Leal Two LLC, ,
2217 W Ocean Oaks CIR
Vero Beach, FL 32963-3170

NSLRWCD, ,
14666 Orange AVE
Fort Pierce, FL 34945-4511

Prime Now LLC, ,
c/o Amazon Property Tax
PO Box 80416
Seattle, WA 98108-0416

QUEEN OF KINGS HIGHWAY LLC, ,
8602 SE Driftwood ST
Hobe Sound, FL 33455-2921

Sandra Zavala Miranda, Marco Antonio Miranda
Blancas,
610 SE Karrigan TER
Port St Lucie, FL 34983-3238

St Lucie County, ,
2300 Virginia Ave
Fort Pierce, FL 34982-5632

St Lucie County Fire District, ,
5160 NW Milner DR
Port St Lucie, FL 34983-3392

State of Florida Department of Transportation, ,
3400 W Commercial BLVD
Fort Lauderdale, FL 33309-3421

Thurlow Farm LLC, ,
18 Banyan Rd
Stuart, FL 34996-6617

Tr Int Imp Trust Fund, Univ of Fl-Agri Exper
Station,
c/o Dept of Environmental Protection
3900 Commonwealth Blvd
Tallahassee, FL 32399-6575

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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SCN tcpalm.com 11/01/2026

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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, November 16, 2026, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of an application for Major Site Plan (Development and Design Review) with Conditional Use to allow Innovative Community Development by owner, Farrell Communities of Fort Pierce Owner, LLC, represented by Haley Ward, Inc., to construct a 488-unit multifamily residential apartment community with associate site improvements and amenities on 40.77 acres locate at 2535 S. Kings Highway. The property is zoned R-4, Medium Density Residential. Parcel ID: 2323-501-0002-000-0.

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
November 1 2026
LSAR0615109

USA TODAY CO.

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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Linda Cox
Not specified
100 N Us Highway 1
Fort Pierce FL 34950-4205

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SCN tcpalm.com 11/01/2026

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/01/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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VICKY FELTY
Notary Public
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/s/ Linda W. Cox, City Clerk
November 1 2026
LSAR0615109

HALEY WARD®

The Carlton of Fort Pierce

City Commission Meeting

November 16, 2026

Project Team

Planning

Brad Currie / Patricia Sesta

Traffic Engineering

Shaun MacKenzie

Dragonfly Architecture

Survey

Thomas Gritton

Landscape Architect

Jeffrey Smith

Environmental

Anthony Adams

Civil Engineering

Mark Landsman

Owner

FARRELL COMMUNITIES FORT PIERCE OWNER LLC

Mahaffey Apartment Company

Chris Piazza

Request

- Site Plan Approval
- Conditional Use Approval for Innovative Community Design
- 488-unit multifamily community

Previous Approval

- January 18, 2024 - Approval of a 488-unit apartment development
- Conditional use approval for an innovative residential development
- Expiration date March 23, 2028

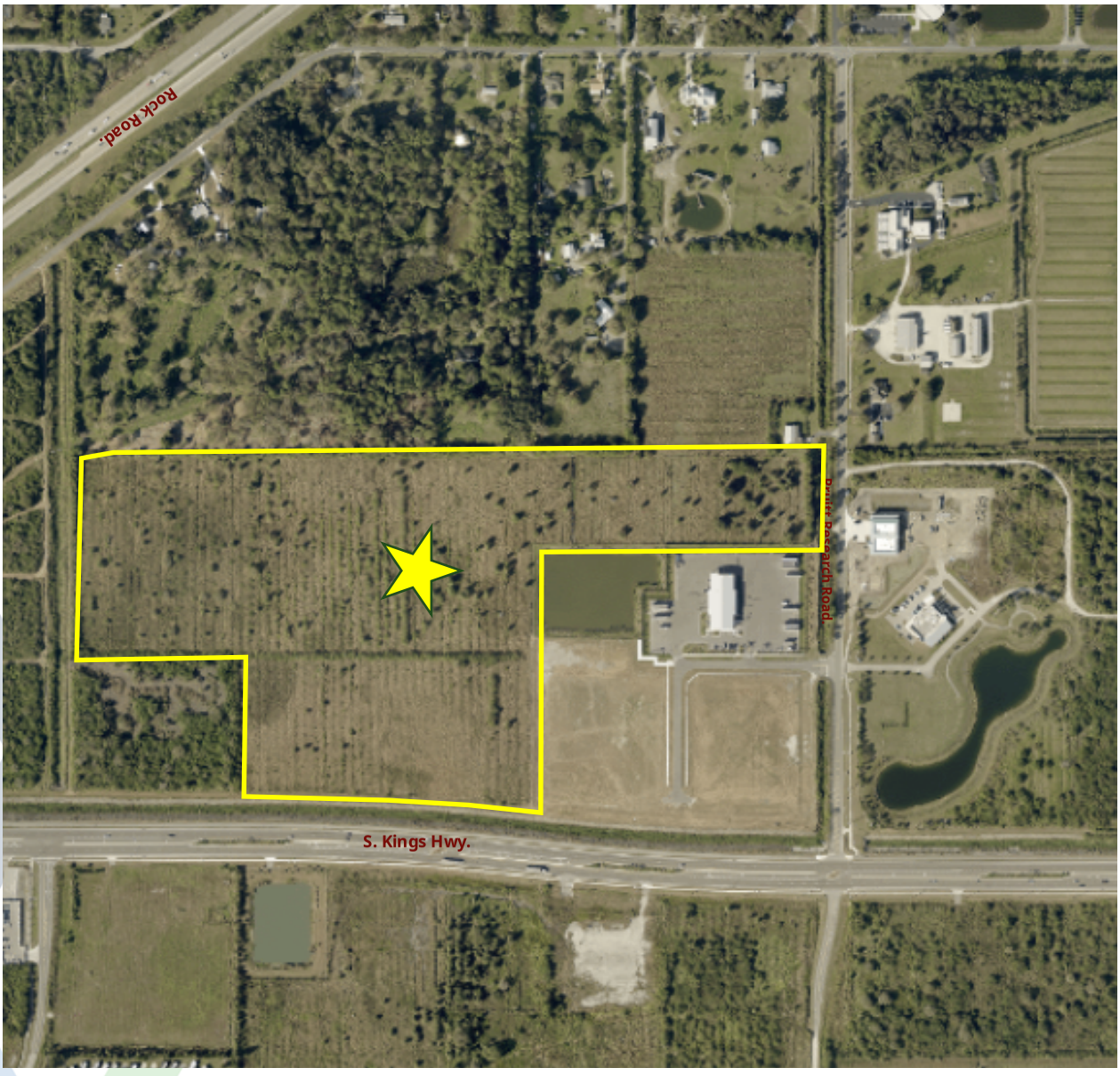
Aerial Map

(Zoomed Out)



Aerial Map

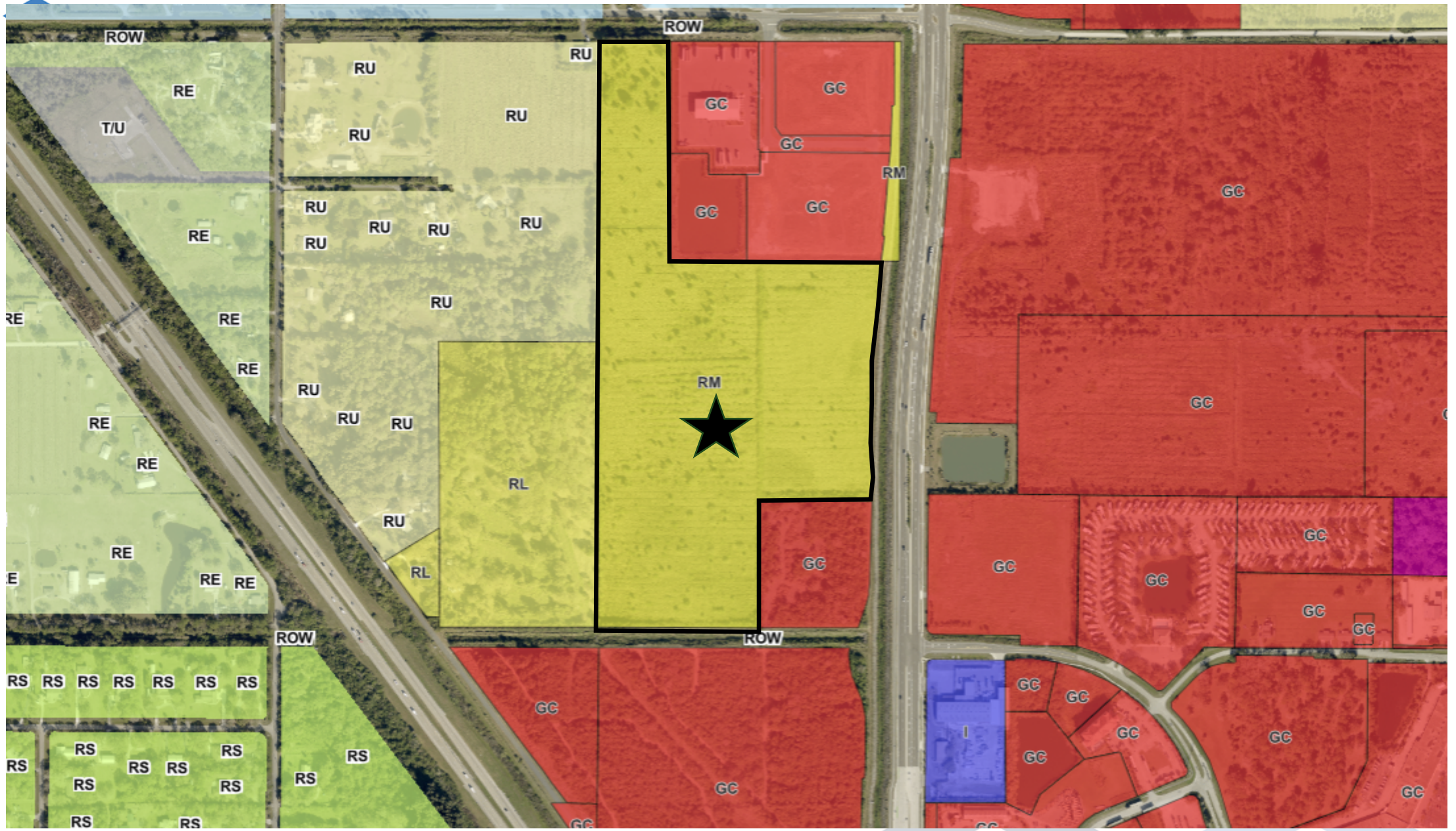
(Zoomed In)



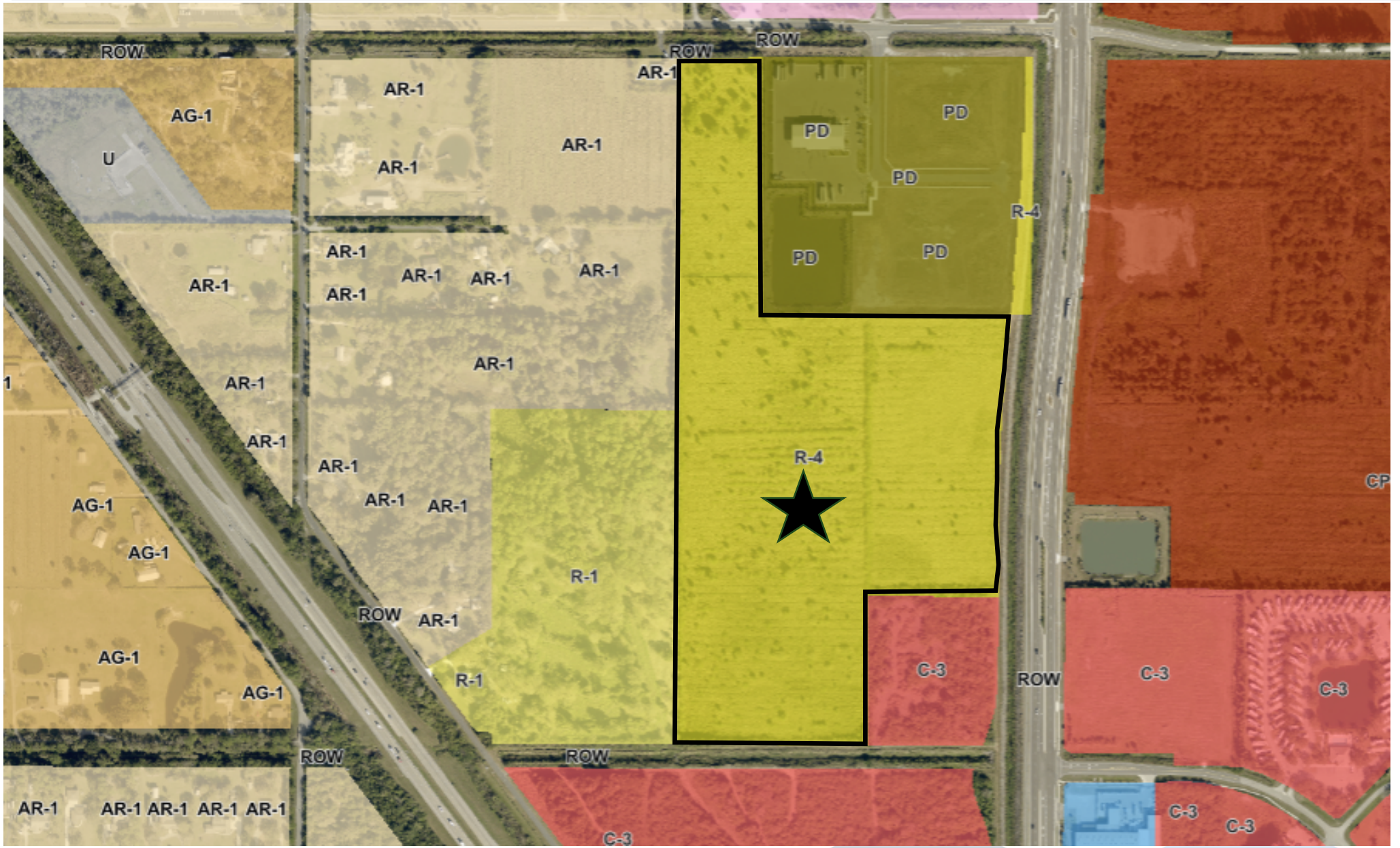
Proposed Development

Site Plan Details	
Future Land Use	Residential Medium
Current Zoning	R-4 (10 DU / Acre)
Proposed Density:	488 Units (Innovative Design)

Existing Land Use

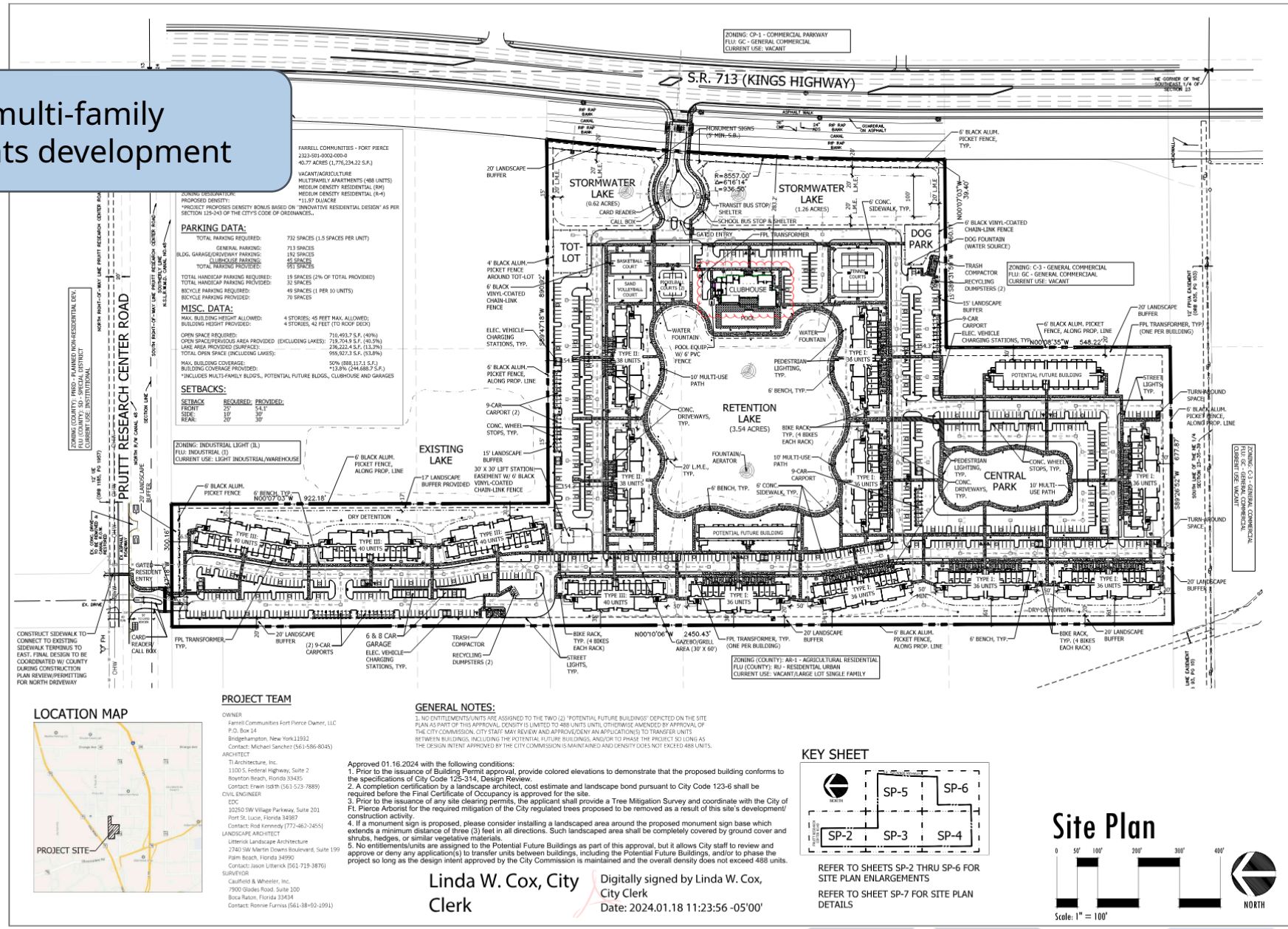


Existing Zoning



Previous Approval

- 488-unit multi-family apartments development



Previous Approval

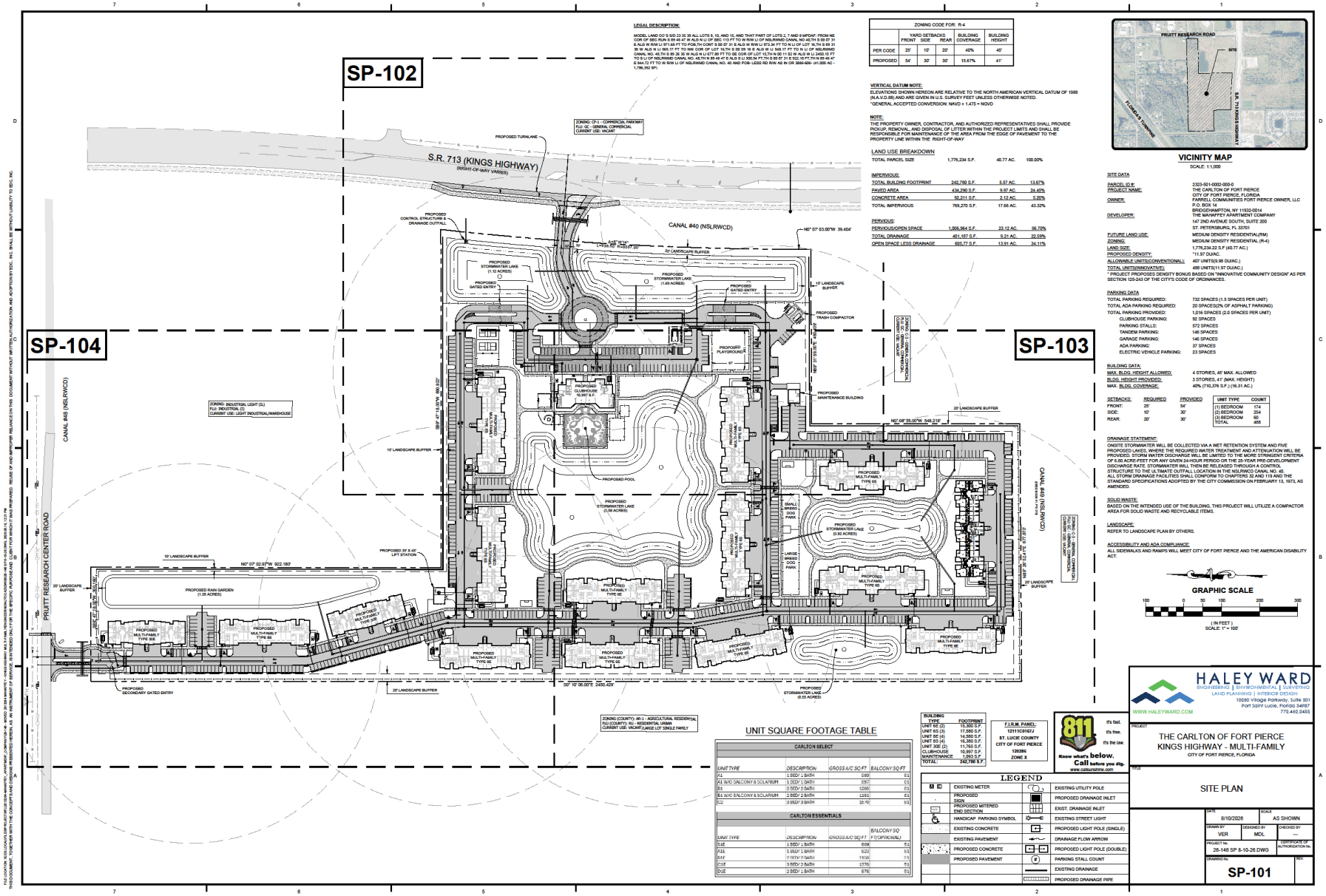


Previous Approval Elevation



Proposed Site Plan





LEGAL DESCRIPTION:

MODEL LAND CO 5 SEC 23 SZ 39 ALL LOTS 5, 10, AND 12, AND THAT PART OF LOTS 2, 7 AND 8 MYDAD: FROM NE CORN OF SWD RUN S 89 49 57 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40 N 00 07 31 E ALG W R/W LI 971.64 FT TO POB N 00 07 31 E ALG W R/W LI 913.34 FT TO N LI OF LOT 1LTH S 89 31 36 W ALG N LI 995.77 FT TO NW COR OF LOT 1LTH S 00 09 16 E ALG W LI 548.17 FT TO N LI OF NSLRWMD CANAL NO. 49 TH S 89 26 30 W ALG N LI 677.89 FT TO SE COR OF LOT 15 TH N 00 11 52 W ALG W LI 2402.10 FT TO S LI OF NSLRWMD CANAL NO. 48 TH N 89 46 47 E ALG S LI 330.54 FT TH S 00 07 31 E 522.16 FT TH N 89 46 47 E 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB -LESS RD R/W AS IN OR 3886-606- (41.000 AC - 1,786,352 SF)

ZONING CODE FOR: R-4	YARD SETBACKS FRONT	SIDE	REAR	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25'	10'	20'	40%	45'
PROPOSED	54'	30'	30'	15.67%	41'

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LAND USE BREAKDOWN

TOTAL PARCEL SIZE	1,776,234 S.F.	40.77 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDING FOOTPRINT	242,780 S.F.	5.57 AC.	13.67%
PAVED AREA	434,290 S.F.	9.97 AC.	24.45%
CONCRETE AREA	92,211 S.F.	2.12 AC.	5.20%
TOTAL IMPERVIOUS	769,270 S.F.	17.66 AC.	43.32%
PERVIOUS:			
PERVIOUS/OPEN SPACE	1,006,964 S.F.	23.12 AC.	56.70%
TOTAL DRAINAGE	401,187 S.F.	9.21 AC.	22.59%
OPEN SPACE LESS DRAINAGE	605,77 S.F.	13.91 AC.	34.11%

VICINITY MAP
SCALE: 1:1,000

SITE DATA

PARCEL ID #:	2323-501-0002-000-0
PROJECT NAME:	THE CARLTON OF FORT PIERCE
OWNER:	CITY OF FORT PIERCE, FLORIDA 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.

PARKING DATA

TOTAL PARKING REQUIRED:	732 SPACES (1.5 SPACES PER UNIT)
TOTAL ADA PARKING REQUIRED:	20 SPACES(2% OF ASPHALT PARKING)
TOTAL PARKING PROVIDED:	1,016 SPACES (2.0 SPACES PER UNIT)
CLUBHOUSE PARKING:	92 SPACES
PARKING STALLS:	572 SPACES
TANDEM PARKING:	146 SPACES
GARAGE PARKING:	146 SPACES
ADA PARKING:	37 SPACES
ELECTRIC VEHICLE PARKING:	23 SPACES

BUILDING DATA:

MAX. BLDG. HEIGHT ALLOWED:	4 STORIES, 45' MAX. ALLOWED
BLDG. HEIGHT PROVIDED:	3 STORIES, 41' (MAX. HEIGHT)
MAX. BLDG. COVERAGE:	40% (710,376 S.F.) (16.31 AC.)

SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	54'
SIDE:	10'	30'
REAR:	20'	30'

UNIT TYPE	COUNT
(1) BEDROOM	174
(2) BEDROOM	254
(3) BEDROOM	60
TOTAL	488

DRAINAGE STATEMENT:
ONSITE STORMWATER WILL BE COLLECTED VIA A WET RETENTION SYSTEM AND FIVE PROPOSED LAKES, WHERE THE REQUIRED WATER TREATMENT AND ATTENUATION WILL BE PROVIDED. STORM WATER DISCHARGE WILL BE LIMITED TO THE MORE STRINGENT CRITERIA OF 6.50 ACRE-FEET FOR ANY GIVEN 24-HOUR PERIOD OR THE 25-YEAR PRE-DEVELOPMENT DISCHARGE RATE. STORMWATER WILL THEN BE RELEASED THROUGH A CONTROL STRUCTURE TO THE ULTIMATE OUTFALL LOCATION IN THE NSLRWCD CANAL NO. 40. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 110 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET CITY OF FORT PIERCE AND THE AMERICAN DISABILITY ACT.

GRAPHIC SCALE
100 0 50 100 200 300
(IN FEET)
SCALE: 1" = 100'

UNIT SQUARE FOOTAGE TABLE

CARLTON SELECT			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT
A1	1 BED/ 1 BATH	680	61
A1 W/O BALCONY & SOLARIUM	1 BED/ 1 BATH	657	61
B1	2 BED/ 2 BATH	1,096	61
B1 W/O BALCONY & SOLARIUM	2 BED/ 2 BATH	1,035	61
C2	3 BED/ 2 BATH	1,270	61

CARLTON ESSENTIALS			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT (OPTIONAL)
S1E	1 BED/ 1 BATH	606	61
A1E	1 BED/ 1 BATH	622	61
B1E	2 BED/ 2 BATH	1,154	61
C1E	3 BED/ 2 BATH	1,276	61
D1E	3 BED/ 2 BATH	676	61

BUILDING TYPE	FOOTPRINT
UNIT 6E (2)	15,300 S.F.
UNIT 6S (3)	17,580 S.F.
UNIT 8E (4)	14,550 S.F.
UNIT 8S (4)	16,380 S.F.
UNIT 30E (2)	11,760 S.F.
CLUBHOUSE	10,997 S.F.
MAINTENANCE	1,053 S.F.
TOTAL:	242,780 S.F.

F.I.R.M. PANEL: 12211C0312J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120280
ZONE X

811 Know what's below. Call before you dig. www.callsunshine.com
It's fast. It's free. It's the law.

LEGEND

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10280 Village Parkway, Suite 201
Fort 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

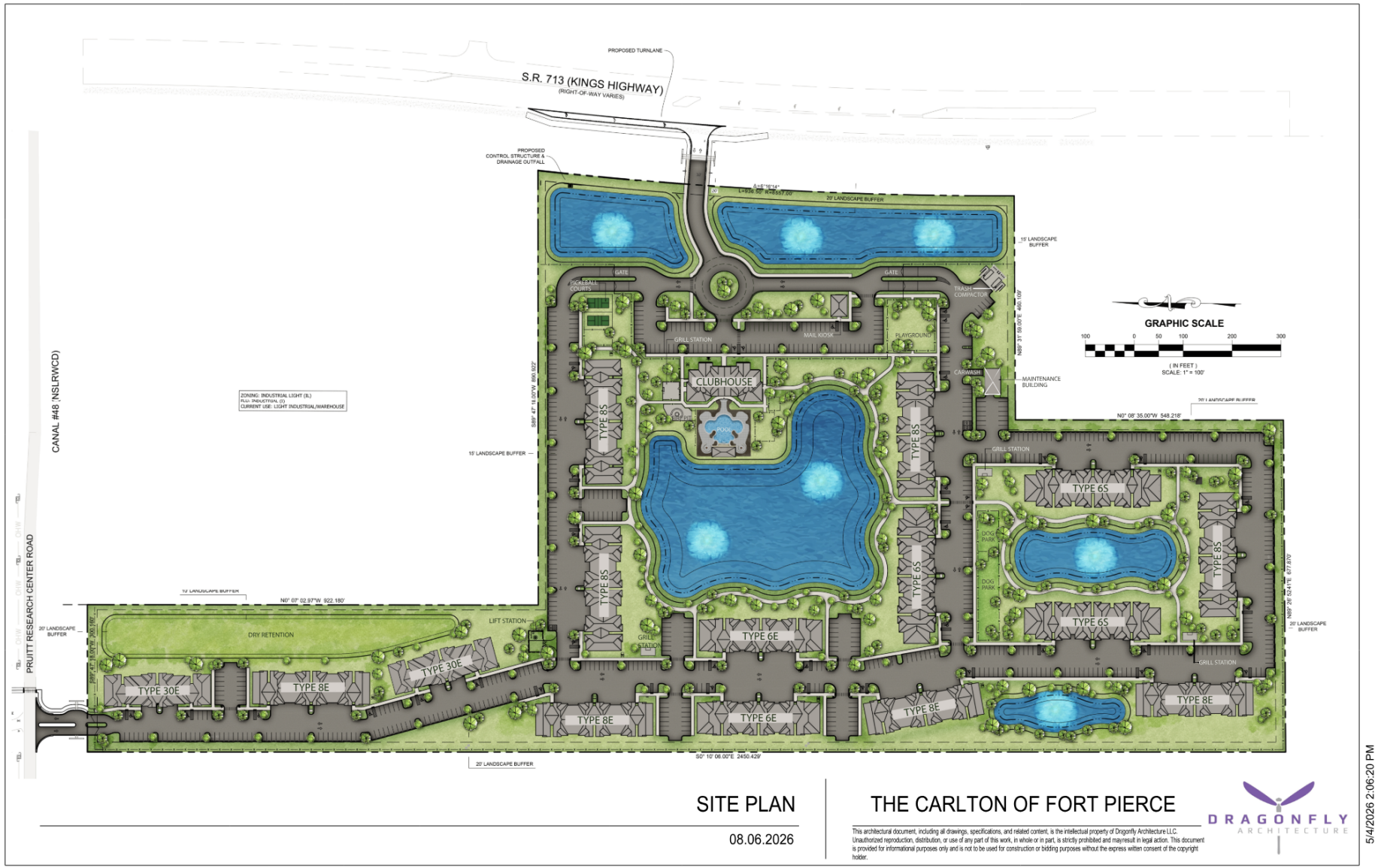
TITLE
SITE PLAN

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. SP-101
REV.

Proposed Site Plan



SITE PLAN

08.06.2026

THE CARLTON OF FORT PIERCE

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DRAGONFLY ARCHITECTURE

5/4/2026 2:06:20 PM

Proposed Elevations



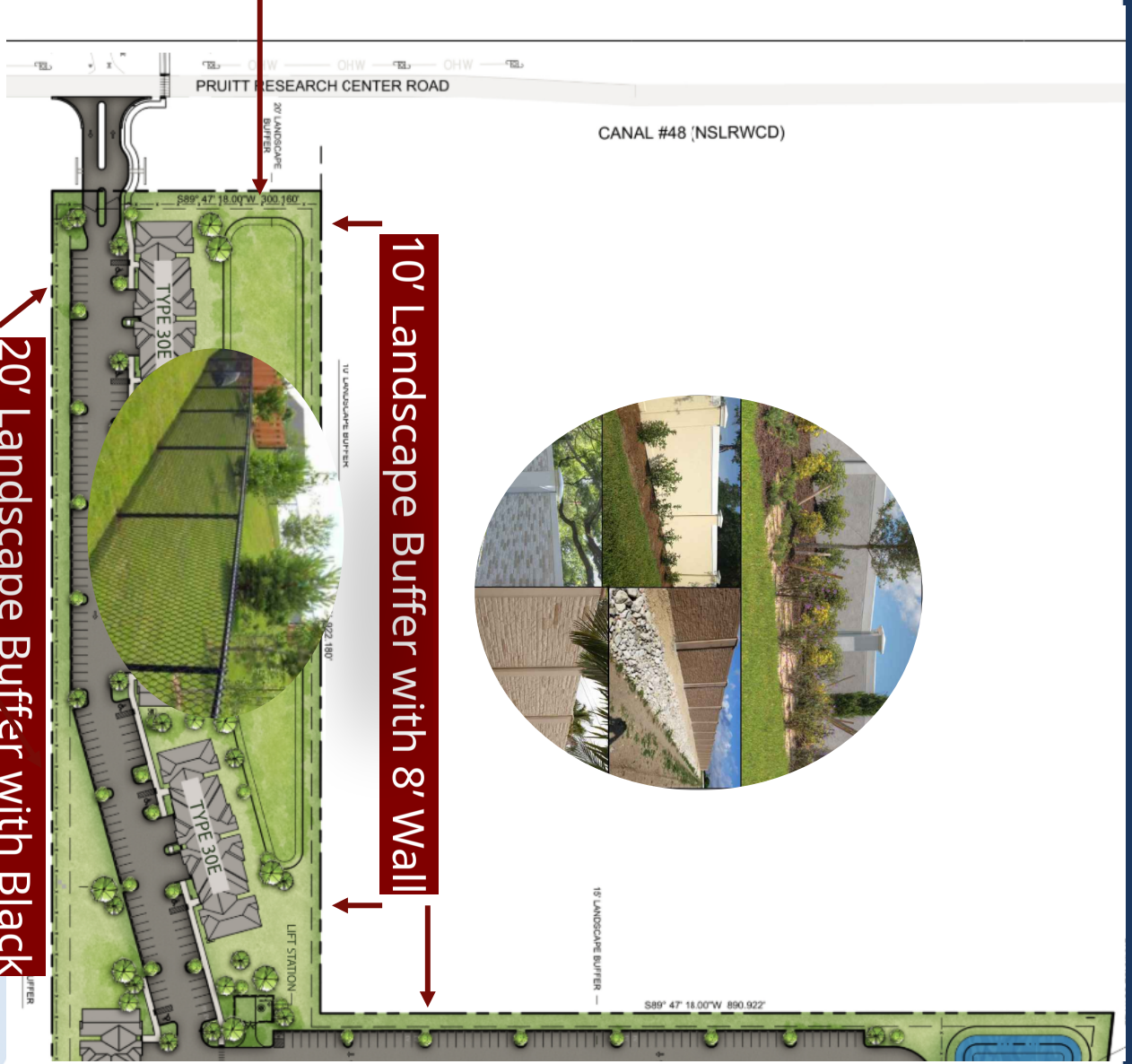
Proposed Site Plan- Clubhouse/ Pool



Landscape Buffer (Northeast)



20’ Landscape Buffer With Aluminum Picket Fence



10’ Landscape Buffer with 8’ Wall

20’ Landscape Buffer with Black Vinyl Chain Link Fence

Landscape Buffer (East)



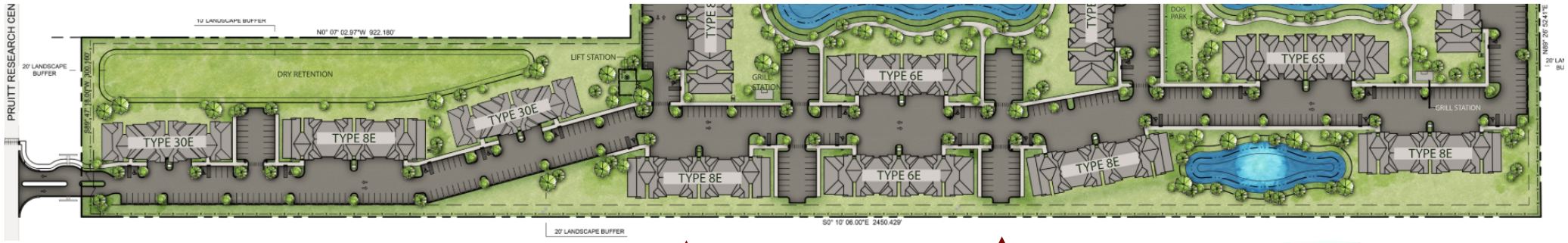
10’ Landscape Buffer With 8’ Wall



Landscape Buffer (SouthEast)

15’ Landscape Buffer with 8’ Wall

Landscape Buffer (West)



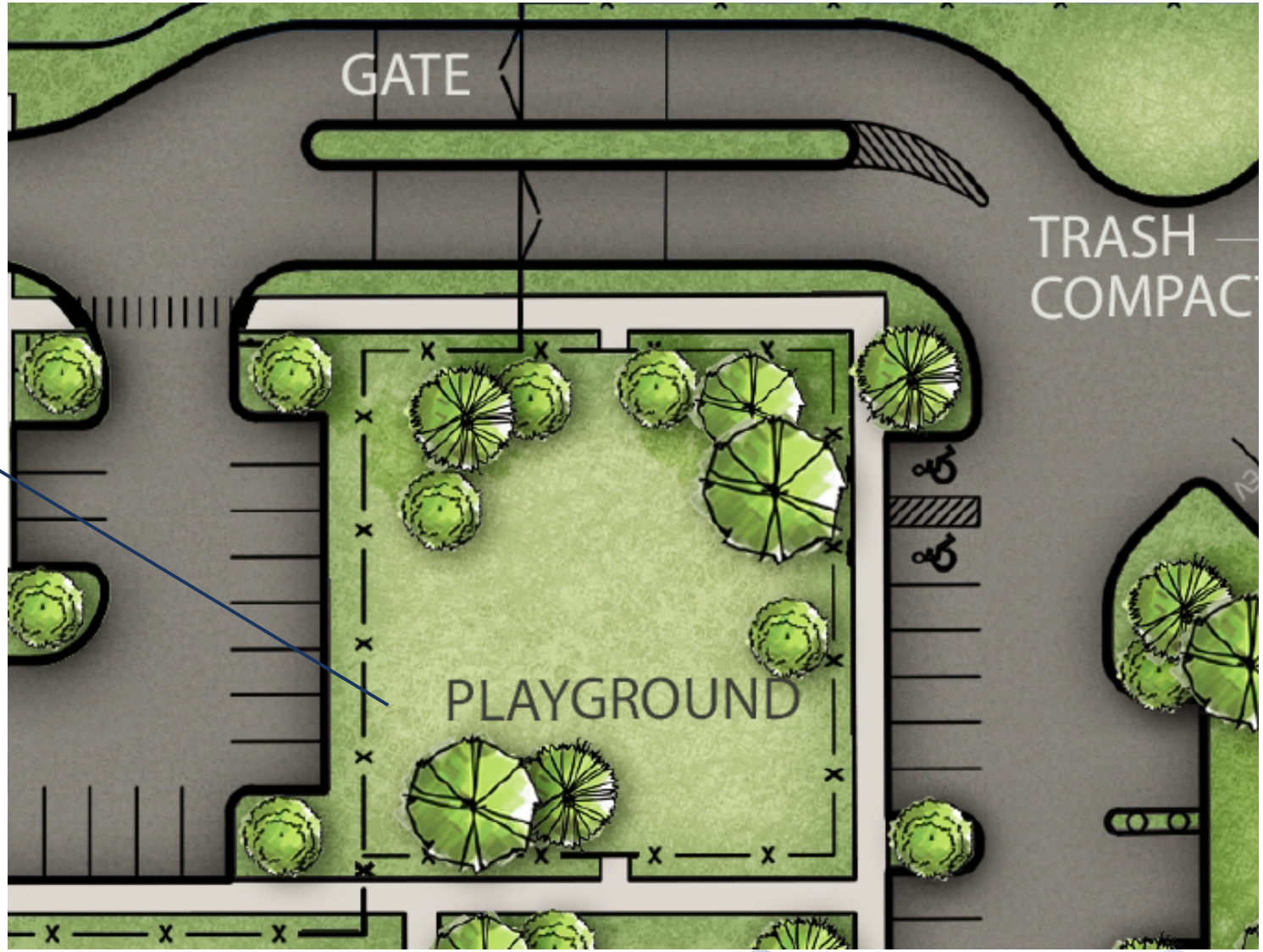
20’ Landscape Buffer with 8’ Black Vinyl Chain Link Fence





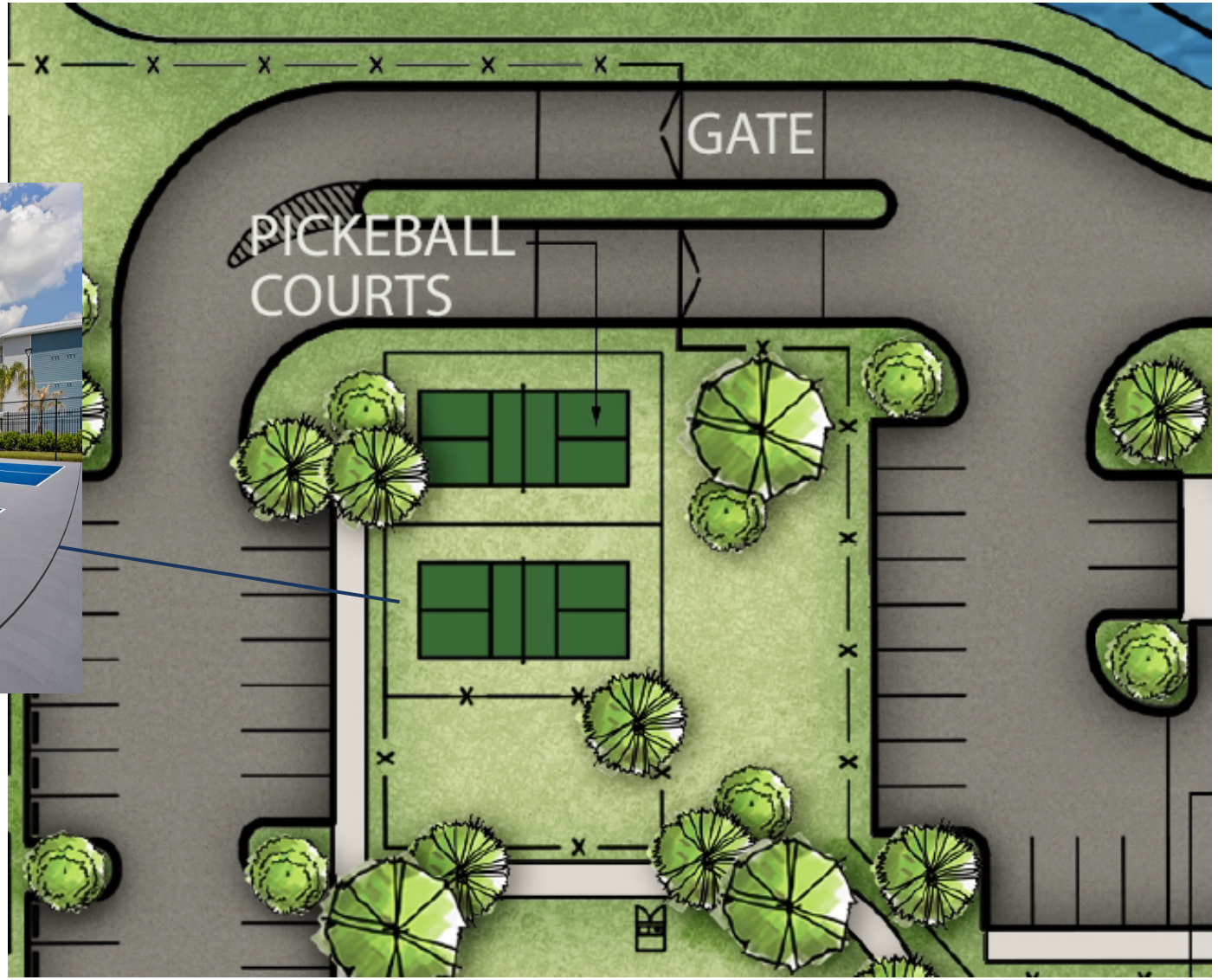
Proposed Site Plan- Playground





Proposed Site Plan- Sport Courts





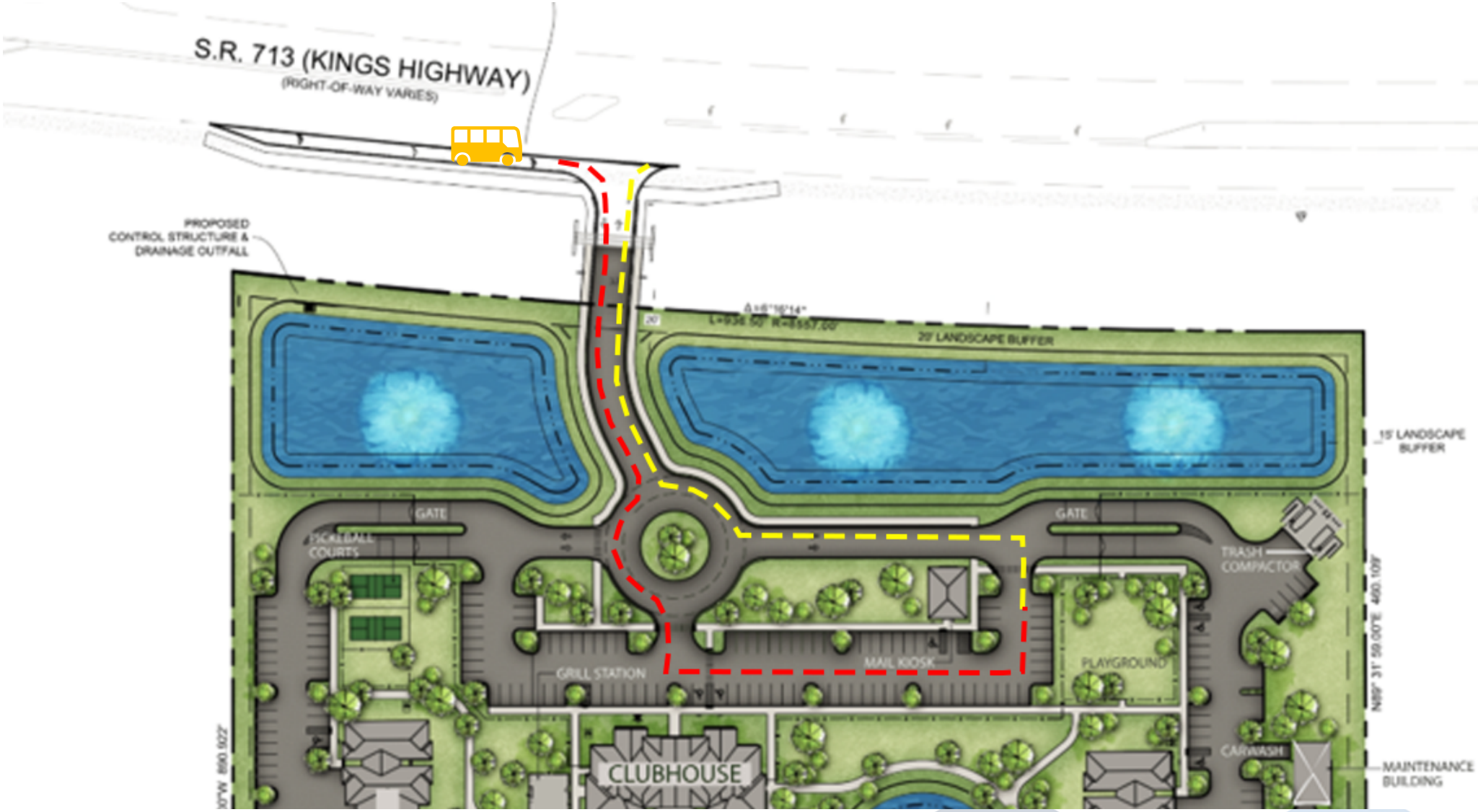
Proposed Site Plan-
Dog Park







School Bus Circulation



Proposed Parking

- Total Parking Required: 732 spaces (1.5 spaces per unit)
- Total Parking Provided: 1,023 spaces (2 spaces per unit)

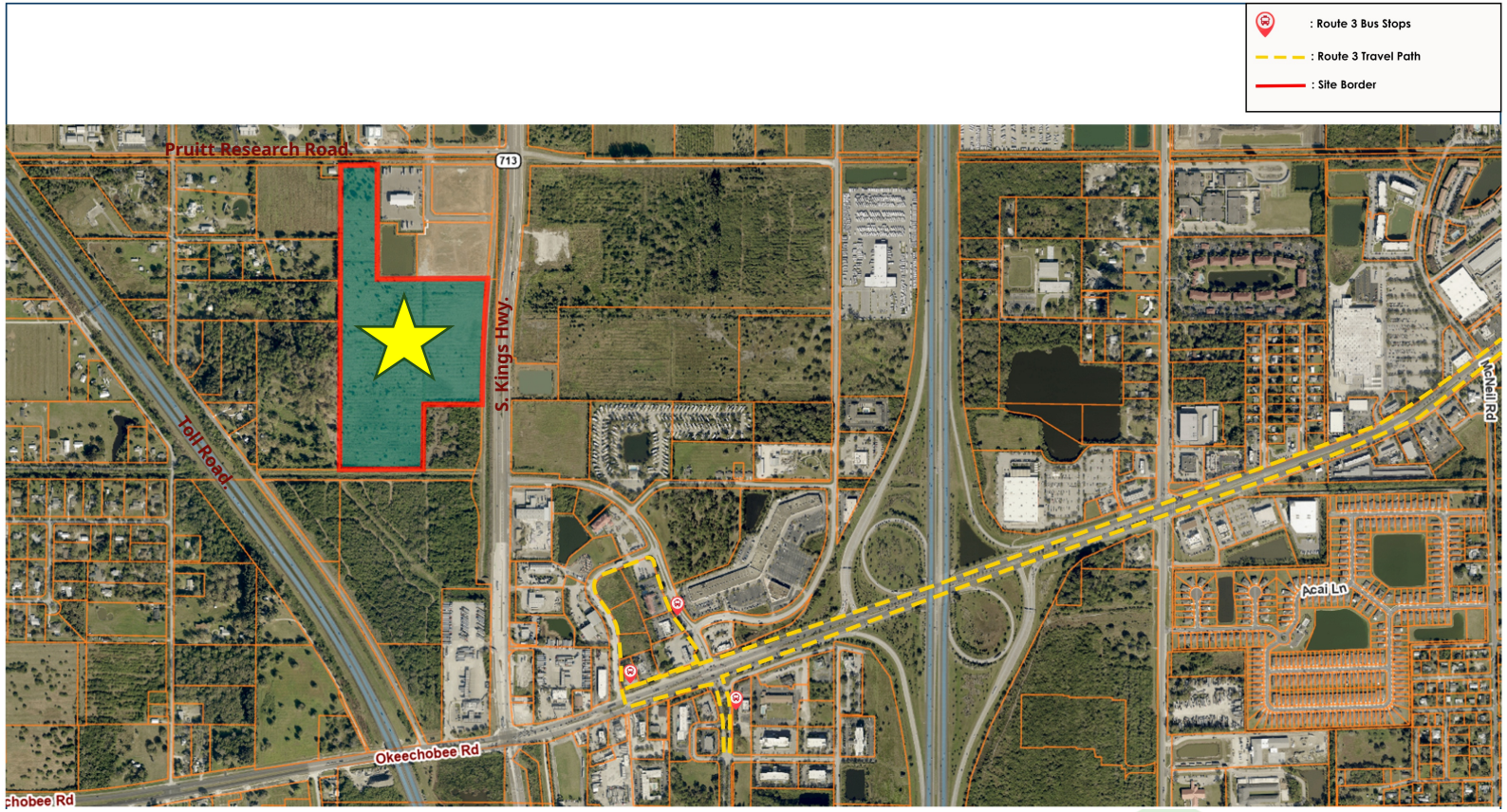
  - Clubhouse Parking: 92 spaces
  - Parking Stalls: 578 spaces
  - Tandem Parking: 146 spaces
  - Garage Spaces 146 spaces
  - ADA parking 38 spaces
  - Electric Vehicle Parking 23 spaces





Public Transit

- **Route**: Bus Route 3
- **Nearest Stops**:
  - Okeechobee Rd & Darter Ct
  - Wheeler Ter & Okeechobee Rd
  - Okeechobee Rd & Peters Rd



N
W E
S

Drainage

- Stormwater runoff will be collected, treated, and attenuated through a wet retention system and five proposed lakes before being discharged at a controlled rate to NSLRWCD Canal No. 40 in accordance with City standards.

Traffic:

- The applicant received approval for access from Kings Hwy which includes the construction of a right turn lane.
- A traffic study was submitted and approved by St. Lucie County Engineering Division on October 1st, 2026.

Community Amenities

- Clubhouse
- Pool
- Fitness center
- Pickleball courts
- Playground
- Dog parks
- Walking trails
- Lakes



















Mahaffey Apartment Company

The Carlton COMMUNITIES

EQUAL HOUSING OPPORTUNITY

A PROVEN FLORIDA DEVELOPER

- **Family-Operated, Three-Generations**
- Specializes in large-scale apartment communities
- Develop, build, and manage long-term investments
- Resident-focused management practices
- High-value living at best in-market competitive rents

Mahaffey Apartment Company





TIMELESS PRINCIPLES THAT GUIDE US

- Long-term ownership & stewardship of every community
- Focus on waterfront and natural settings
- Every property is built and managed by Mahaffey
- Communities remain attractive & well-tended for decades

Mahaffey Apartment Company

"Building communities that last generations"

EQUAL HOUSING OPPORTUNITY

MAHAFFEY COMMUNITIES STAND THE TEST OF TIME

“Our legacy is proven in the communities we’ve built, managed, and cared for across Florida for over 60 years.”

1960'S

Still own & operate
Carlton Arms Winter Park
Carlton Arms St. Pete



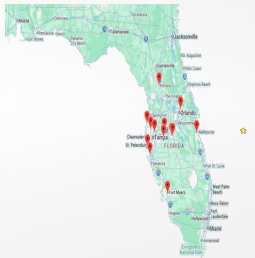
25

Apartment communities developed



9661

Mahaffey existing apartment portfolio



Mahaffey Apartment Company

EQUAL HOUSING OPPORTUNITY

PROVEN SUCCESS ACROSS FLORIDA



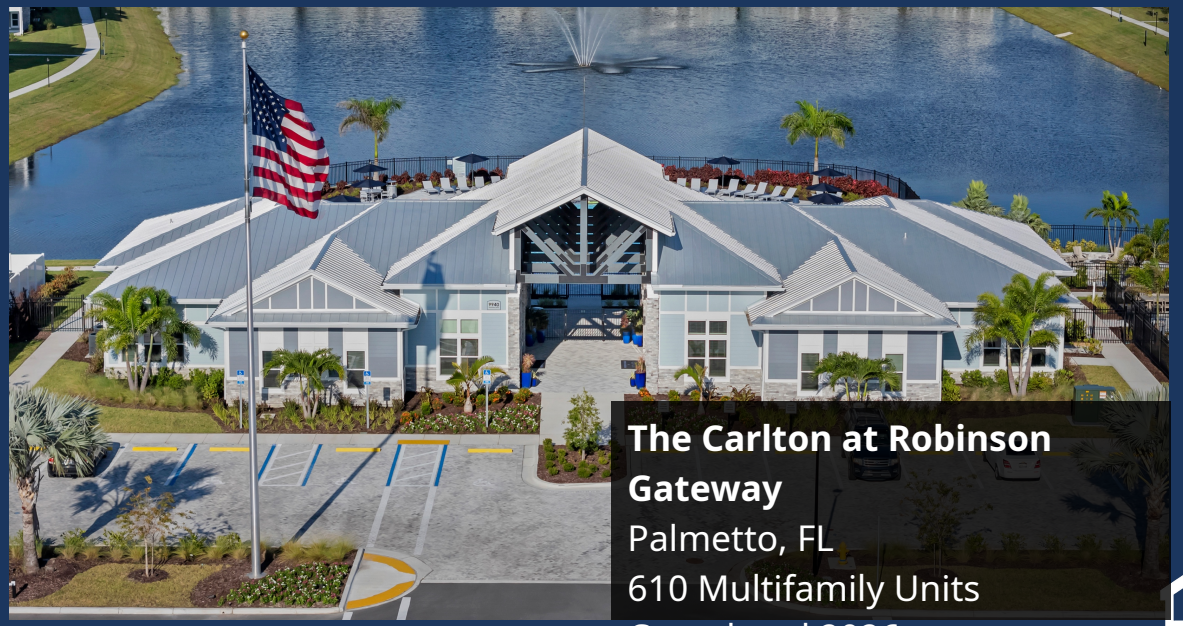
The Carlton of Fort Myers
Ft. Myers, FL
442 Multifamily Units
Completed 2022



The Carlton of West Melbourne
West Melbourne, FL
382 Multifamily Units
Completed 2020



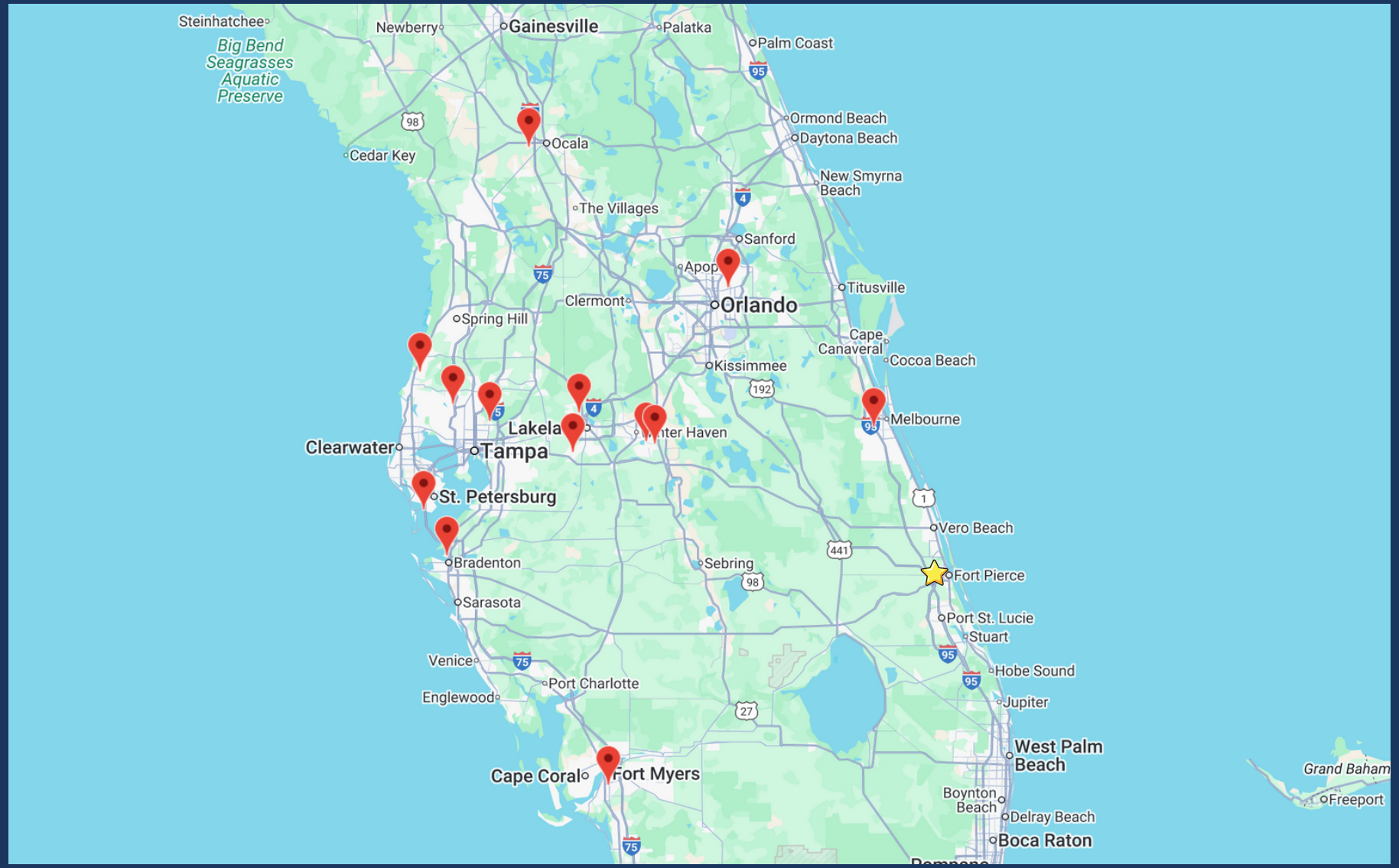
The Carlton at Lake Dexter
Winter Haven, FL
561 Multifamily Units
Completed 2024



The Carlton at Robinson Gateway
Palmetto, FL
610 Multifamily Units
Completed 2026

EQUAL HOUSING OPPORTUNITY

MAHAFFEY APARTMENT COMMUNITIES



Mahaffey Apartment Company

EQUAL HOUSING OPPORTUNITY

EVOLVING THE CARLTON BRAND

RICH HISTORY → TODAY





Carlton Arms - Legacy

- Classic Williamsburg-style communities
- Built in the 1960s–2010s
- Still owned & operated today

The Carlton - Signature

- Amenity-rich, waterfront communities
- Built 2014–Present
- Designed for today's lifestyle

Mahaffey Apartment Company

EQUAL HOUSING OPPORTUNITY

ECONOMIC IMPACT & COMMUNITY BENEFITS

1. Construction Phase (Short-Term Impact)

- **Direct investing:** ~$100 million (construction contracts, materials, services)
- **Employment:** ~1,000 direct and indirect jobs during construction
- **Wages generated:** ~$8 million in labor income for local and regional workers
- **Tax revenue:** ~$10+ million in sales/use taxes, permitting, and construction-related local fees

2. Ongoing Operations (Long-Term Impact)

- **Annual resident spending power:** Tens of millions circulating into the local economy (restaurants, retail, groceries, services)
- **Permanent onsite jobs:** ~20 property management + maintenance staff members
- **Local tax base increase:** Substantial increase in tangible property and utility revenue

3. Community-Level Benefits

- **Attainable housing for workforce:** Teachers, first responders, healthcare staff, and service industry gain stable housing options
- **Infrastructure investment:** Development improves utilities, roads, and landscaped buffers
- **Commitment:** Mahaffey's long-term ownership model results in continuous reinvestment





Mahaffey Apartment Company

EQUAL HOUSING OPPORTUNITY

Request

- Approval a 488-unit multifamily residential apartment community on a 40.77-acre property located on the west side of Kings Highway approximately 0.6 miles north of Okeechobee Road.
  - Site Plan approval
  - Conditional Use approval to allow for Innovative Community Development

Result

- This amendment does not propose any increase or decrease in previously approved density. Reduces building height from 4 to 3 floors

Q & A

HALEY WARD®

The Carlton of Fort Pierce

City Commission Meeting

November 16, 2026

City Commission Regular Meeting - 5:05 PM **13. A.**

Meeting Date: 11/16/2026

Re: Resolution 26-R69 appointing members to serve on the Communitywide Council

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 26-R69 appointing members to serve on the Communitywide Council

SUMMARY:

Two at-large positions and two target-area positions have expired. Sandy Nedd, a target-area appointee, and Wesley Sands and Betty Jo Starke, at-large appointees, wish to be reappointed.

RECOMMENDATION:

Appoint members.

ALTERNATIVES:

Seek applicants.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Grants Department

Attachments

Resolution
Carswell
Galinis
Hills
Jermaine
Joseph
Nedd
Sands
Starke
Ballot

RESOLUTION NO. 26-R69

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **CERTIFYING THE APPOINTMENT OF MEMBERS TO THE COMMUNITYWIDE COUNCIL;** PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the following be and are hereby appointed and/or reappointed by the City Commission to serve as members of the Communitywide Council in accordance with the Citizens Participation Plan adopted by Resolution No. 88-84 and as amended; said terms to commence upon adoption of this resolution and to expire as indicated below, or when a successor has been duly appointed.

Name	Represents	Term Expires
	Target Area	11/9/2028
	Target Area	11/9/2028
	At-Large	11/9/2028
	At-Large	11/9/2028

BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 9th day of November 2026.

_____
LINDA HUDSON, MAYOR COMMISSIONER

ATTEST:

_____
LINDA W. COX, CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
CAMILLE WALLACE, INTERIM CITY ATTORNEY

Print

Application For Appointment/Reappointment - Submission #25428

Date Submitted: 10/8/2026

Name of Board or Boards for which you are applying:*

Communitywide Council

Name:*

Marquell Carswell

Home Address:*

771 bent creek dr

City:*

Fort Pierce

State:*

FL

Zip:*

34947

How long at this address?*

12 years

Telephone Number*

772-240-0705

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Teacher

Employer:*

St.Lucie county school board

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ]

Yes

☑

No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

☑

Yes

☐

No

If yes, state the business and location:

School board

Do you have special training or knowledge in the area of:

Engineering:*

☐

Yes

☑

No

Architecture:*

☐

Yes

☑

No

Real Estate Brokering:*

☐

Yes

☑

Finanace/Accounting:

☑

Yes

☐

No

No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I bring over 15 years of progressive leadership experience spanning public service, education, child welfare, and community advocacy. I hold a Master of Business Administration, a Bachelor's degree in Criminal Justice, and am currently pursuing a Doctor of Psychology in Behavioral Health Leadership. My professional expertise encompasses organizational leadership, strategic decision-making, policy implementation, and community engagement. I am committed to leveraging my education, professional experience, and collaborative leadership approach to advance responsible governance, economic development, and sustainable growth while enhancing the quality of life for residents of the City of Fort Pierce.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

N/a

Applicant Email Address:*

Carswellml@gmail.com

Date:*

10/8/2006

Applicant's Signature:*

Marquell Carswell

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN

AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #25429

Date Submitted: 10/8/2026

Name of Board or Boards for which you are applying:*

Communitywide Council

Name:*

Jaimebeth Galinis

Home Address:*

1710 Plover Ave

City:*

Fort Pierce

State:*

FL

Zip:*

34949-3423

How long at this address?*

1710 Plover Ave

Telephone Number*

5617156317

If less than two years, provide prior address:

1710 Plover Ave

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Operational Excellence

Employer:*

Dentsply Sirona

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

725 S 7th Street, property management

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes

Yes

☑ No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

☐ Yes

☑ No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

☐ Yes

☑ No

Architecture:*

☐ Yes

☑ No

Real Estate Brokering:*

☐ Yes

☑

Finanace/Accounting:

☑ Yes

☐ No

No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [x] Yes
- [ ] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

https://www.linkedin.com/in/jaimebeth-galinis

Are you currently a member of a Commission-appointed board/committee?*

- [x] Yes
- [ ] No

If yes, please specify:

Adjustment Board

Have you ever been convicted of a felony?*

- [ ]

Yes

☑

No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

☑

Yes

☐

No

Referred by:*

M Broderick

Applicant Email Address:*

jaimegalinis@gmail.com

Date:*

10/8/2026

Applicant's Signature:*

FL

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #25431

Date Submitted: 10/10/2026

Name of Board or Boards for which you are applying:*

CWC

Name:*

Crystal Hills

Home Address:*

1201 Ave m

City:*

Fort pierce

State:*

FL

Zip:*

34950

How long at this address?*

30 years

Telephone Number*

7728286496

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Entrepreneur / Student

Employer:*

Non-profit community advocate / Building Construction Technology

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [x]

Yes

No

If yes, in which organization and in what capacity?

Greater Miracles of Faith Ministries – Nonprofit community outreach and development, with potential future partnerships involving neighborhood revitalization, housing assistance, and community improvement initiatives.

Are you employed by a business that is located within the City of Fort Pierce?*

Yes

No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

Yes

Architecture:*

Yes

Real Estate Brokering:*

Yes

Finanace/Accounting:

Yes

No

No

No

No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [x] Yes
- [ ] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

I have a strong interest in community development, neighborhood revitalization, and creating opportunities for the residents of Fort Pierce. I am currently pursuing my education in Building Construction Technology at Indian River State College, where I am developing my understanding of construction, building codes, planning, and development. I am also involved in nonprofit community outreach, which has strengthened my commitment to helping families and underserved communities. I believe that rebuilding a community involves more than improving buildings. It also means improving housing conditions, supporting small businesses, creating opportunities for families, and making sure residents have a voice in decisions that affect their neighborhoods. As a member of the Communitywide Council, I would bring a resident's perspective, a willingness to learn, and a commitment to reviewing projects and funding requests fairly. My goal is to contribute to the long-term growth of Fort Pierce while making sure community improvements benefit the people who live here.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Kaitlyn Ballard

Applicant Email Address:*

Hills_crystal@yahoo.com

Date:*

10/10/2026

Applicant's Signature:*

Crystal Hills

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #25434

Date Submitted: 10/16/2026

Name of Board or Boards for which you are applying:*

Commuity Wide Council

Name:*

George A. Jerman

Home Address:*

2815-A Stoneway Lane

City:*

Fort Pierce

State:*

FL

Zip:*

34982

How long at this address?*

30 years

Telephone Number*

772-332-9037

If less than two years, provide prior address:

n/a

Are you a citizen of the United States? *

☑ Yes

☐ No

Occupation: *

Retired psychologist and state employee

Employer:*

n/a

Do you own a business that operates within the City of Fort Pierce?*

☐ Yes

☑ No

If yes, list the address and nature of said business:

n/a

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

☐ Yes

Yes

☑ No

If yes, in which organization and in what capacity?

n/a

Are you employed by a business that is located within the City of Fort Pierce?*

☐ Yes

☑ No

If yes, state the business and location:

n/a

Do you have special training or knowledge in the area of:

Engineering:*

☐ Yes

☑ No

Architecture:*

☐ Yes

☑ No

Real Estate Brokering:*

☐ Yes

☑ No

Finanace/Accounting:

☑ Yes

☐ No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Forty years as a certified psychologist and children's advocate. Fifteen years with FL DC&F, have additional college degrees and certification in educational management and supervision, statistics and research, training and management, and personnel services. Thirty years as community resident and citizen with over 15 years on the Association Board holding elected office including Treasurer and President. Hold ministerial certification and promote active participation by family and friends in mail and private home services. Complete Resume provided upon request.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

n/a

Have you ever been convicted of a felony?*

☐ Yes

☑ No

If yes, what was the nature of the crime(s) you were convicted of:

n/a

If appointed, are you willing to attend a training session which could last several hours?*

☑ Yes

☐ No

Referred by:*

self

Applicant Email Address:*

Jermang72@gmail.com

Date:*

October 15, 2026

Applicant's Signature:*

George Jerman

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #25427

Date Submitted: 10/8/2026

Name of Board or Boards for which you are applying:*

Council advisory

Name:*

Quinata Joseph

Home Address:*

5636 Imagination dr

City:*

Fort Pierce

State:*

FL

Zip:*

34947

How long at this address?*

2 year

Telephone Number*

3058505359

If less than two years, provide prior address:

1203 n 31st St fort pierce fl 34947

Are you a citizen of the United States? *

☑ Yes

☐ No

Occupation: *

Office support specialist

Employer:*

Agricultural and Labor program inc

Do you own a business that operates within the City of Fort Pierce?*

☐ Yes

☑ No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

☐ Y

Yes

☑

No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

☐

Yes

☑

No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

☐

Yes

☑

No

Architecture:*

☐

Yes

☑

No

Real Estate Brokering:*

☐

Yes

☑

Finanace/Accounting:

☑

Yes

☐

No

No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Health and human services

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ]

Yes

☑

No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

☑

Yes

☐

No

Referred by:*

City of Fort Pierce

Applicant Email Address:*

Queeny2006@hotmail.com

Date:*

10/08/2025

Applicant's Signature:*

Quinata Joseph

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #22598

Date Submitted: 7/28/2024

Name of Board or Boards for which you are applying:*

Communitywide Council

Name:*

Sandy Nedd

Home Address:*

1908 Easter Ave

City:*

Ft. Pierce

State:*

Florida

Zip:*

34950

How long at this address?*

3 years

Telephone Number*

8137841044

If less than two years, provide prior address:

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Psychiatric Specialist

Employer:*

Cleveland Clinic Hospital

Do you own a business that operates within the City of Fort Pierce?*

- [x] Yes
- [ ] No

If yes, list the address and nature of said business:

1500 Orange Ave Ft. Pierce Fl Trucking Business

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [ ] Yes
- [x] No

Contracting:*

- [ ] Yes
- [x] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [x] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Professional background include a combined 30 years of experience in the Mental Health and Correction field. Began my career as a Probation Officer in Ft. Pierce Fl. Transitioned to Tampa Fl and became the Clinical Director of a ReEntry Program and a Substance Abuse program. In addition, had a private practice in Mental Health Counseling. Returned to Ft. Pierce and now own a Trucking business, as well as, working as a Psychiatric Specialist with Cleveland Clinic in Vero Beach Fl.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

N/A

Applicant Email Address:*

Sandynedd@aol.com

Date:*

July 28, 2024

Applicant's Signature:*

Sandy Nedd

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

Print

Application For Appointment/Reappointment - Submission #23205

Date Submitted: 10/4/2024

Name of Board or Boards for which you are applying:*

Wesley Sands Jr.

Name:*

Wesley Sands Jr.

Home Address:*

309 South 23rd Street

City:*

Fort Pierce

State:*

FL

Zip:*

34950

How long at this address?*

4 years

Telephone Number*

3102108313

If less than two years, provide prior address:

309 South 23rd Street

Are you a citizen of the United States? *

- [x] Yes
- [ ] No

Occupation: *

Retired Army Major of 31 years

Employer:*

Retired

Do you own a business that operates within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce or the Fort Pierce Utilities Authority(FPUA)?*

- [ ] Yes
- [x] No

If yes, in which organization and in what capacity?

Are you employed by a business that is located within the City of Fort Pierce?*

- [ ] Yes
- [x] No

If yes, state the business and location:

Do you have special training or knowledge in the area of:

Engineering:*

- [ ] Yes
- [x] No

Architecture:*

- [ ] Yes
- [x] No

Real Estate Brokering:*

- [ ] Yes
- [x] No

Finanace/Accounting:

- [x] Yes
- [ ] No

Contracting:*

- [x] Yes
- [ ] No

Land Development:*

- [ ] Yes
- [x] No

Utilities:

- [ ] Yes
- [ ] No

Management:*

- [x] Yes
- [ ] No

Describe your professional background and what expertise you will bring to this Board. (Attach your resume or other applicable information below if desired) *

Completed 31 honorable years in the US Army. Last assigned as a Planner for the Senegalese Army to plan, train, and execute their Army's training with NATO, European Countries, 16 other Western African Countries, and US Forces in preparation for guerrilla forces in the country of Mali. Served 5 terms in Southwest Asia (Iraq, Kuwait and Afghanistan). Two time Bronze Star recipient. Served as Human Resources Manager, Operations Director and Executive Officer of a Battalion.

Are you currently a member of a Commission-appointed board/committee?*

- [ ] Yes
- [x] No

If yes, please specify:

Have you ever been convicted of a felony?*

- [ ] Yes
- [x] No

If yes, what was the nature of the crime(s) you were convicted of:

If appointed, are you willing to attend a training session which could last several hours?*

- [x] Yes
- [ ] No

Referred by:*

Commissioner Curtis Johnson

Applicant Email Address:*

Wessands@gmail.com

Date:*

10/04/2024

Applicant's Signature:*

WESLEY A SANDS JR

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

For additional information, please contact the City Clerk's Office at 772.467.3065 or email lcox@cityoffortpierce.com.

Upload Resume (Optional)

Choose File No file chosen

CITY OF FORT PIERCE

100 NORTH US HWY 1
FORT PIERCE, FLORIDA 34950
(772) 467-3065 FAX (772) 467-3841

APPLICATION FOR APPOINTMENT/REAPPOINTMENT

Name of Board or Boards for which you are applying: Community wide Council

Name: BETTY JO STARKE	Phone: 772 466 4717 332 5437
Home Address: 2510 South 15th Street City/Zip Code: Fort Pierce, FL 34982	How long at this address? 21 years

Are you a citizen of the United States? ☒ Yes ☐ No

Occupation: MOSQUITO ENTOMOLOGY INSPECTOR

Do you own a business that operates within the City of Fort Pierce? ☐ Yes ☒ No

If yes, list the address and nature of said business:

Do you now or in the future plan to do business with the City of Fort Pierce? ☒ Yes ☐ No

If yes, in what capacity?

I shop at stores downtown, Go to Restaurants, in different parts of city as well. Support Local.

Are you employed by a business that is located within the City of Fort Pierce? ☒ Yes ☐ No

If yes, state the business and location:

STLUCIE COUNTY MOSQUITO CONTROL
3150 WILLFEE ROAD
FORT PIERCE, 34982

Do you have special training or knowledge in the area of:

Architecture: ☒ Yes ☐ No Engineering: ☒ Yes ☐ No Real Estate Brokering: ☐ Yes ☒ No

Contracting: ☒ Yes ☐ No Land Development: ☒ Yes ☐ No Other: Ecosystems

Describe your education, background, training and knowledge – (feel free to attach a resume):

NATIVE FLORIDIAN, FT PIERCE SINCE 1986. HISTORY, Geology, HISTOLOGY, WATER QUALITY - Knowledge of OUR HISTORY.

HISTORICAL Society

Are you currently a member of a Commission-appointed board/committee? ☒ Yes ☐ No

If yes, please specify: Fort Pierce Historic Preservation

STLUCIE COUNTY HISTORICAL COMMISSION

Have you ever been convicted of a felony? ☐ Yes ☒ No

If yes, what was the nature of the crime(s) you were convicted of:

Referred by: email mayorHudson Applicant Email Address: betsta4420@att.net

Date: Sept. 1, 2022 Applicant's Signature Betty Jo Starke

APPLICATIONS EXPIRE 6 MONTHS FROM THE DATE OF SUBMISSION. PLEASE REAPPLY AS OFTEN AS DESIRED.

Please return form to: City Clerk's Office – 100 North US Hwy 1, Fort Pierce, Florida 34950

fax (772) 467-3841 or via email at lcox@cityoffortpierce.com

Communitywide Council – November 2026

Please vote for two at-large individuals:

Marquell Carswell

Jaimebeth Galinis

Quinata Joseph

Wesley Sands (Current)

Betty Jo Starke (Current)

First Choice: _____ (2 pts)

Second Choice: _____ (1 pt

Please vote for two target area individuals:

Crystal Hills

George Jerman

Sandy Nedd (Current)

First Choice: _____ (2 pts)

Second Choice: _____ (1 pt)

THE SUNRISE CITY
FORT PIERCE
Florida
CITY CLERK'S OFFICE

Submitted by: _____

City Commission Regular Meeting - 5:05 PM **15. A.**

Meeting Date: 11/16/2026

Re: September 2026 PO Report

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

September 2026 PO Report

Attachments

September 2026 PO Report

Purchase Orders Between $10,000 to $50,000 Approved by the City Manager from September 1, 2026 to September 30, 2026

Vendor Name	Description	Total Amount	Budget Account Code	Fund Descrip.
ST. LUCIE COUNTY BOCC-FINANCE	ILA with SLC for Art Conservator Services	$36,487.50	(1001111-549875) OTHER CURRENT CHRG/ART IN PUB	CITY MANAGER
JOHNSON CONTROLS FIRE PROTECTION	EMERGENCY FIRE PANEL SERVICE CALL AT HDRC GYM	$16,056.00	(1049400-563200) IMPROVE OTHER/OTHER IMPROVE	PW - FACILITIES MAINTENANCE
ST. LUCIE COUNTY BOCC-SOLID WASTE	RECYCLE DISPOSAL FEES FY 26	$15,000.00	(4024200-534300) CONTRACTUAL SVC/LANDFILL FE	SOLID WASTE
PEN-LINK, LTD	Cell Phone Forensics, Pen Proxy, IP Search Warrant	$17,399.50	(0013002-546750) REPAIR & MAINTEN /SOFTWARE	POLICE - STAFF
CARAHSOFT TECHNOLOGY CORPORATION	Cellebrite & Guardian annual subscriptions	$44,759.66	(0013002-546750) REPAIR & MAINTEN /SOFTWARE	POLICE - STAFF
HIGH PERFORMANCE MOWCHINES	2 - DIXIE CHOPPER HP ZERO TURN MOWERS - CIP	$30,838.24	(0014005-564405) EQUIPMENT & MACHINERY/OTHER	PW - PARKS AND GROUNDS
LOU'S POLICE DISTRIBUTORS	Forty (40) Colt Enhanced Patrol Rifles for Armory	$44,872.00	(0013002-552510) OPERATING SUPPLIES/MILITARY	POLICE - STAFF
DEAN, RINGERS, MORGAN & LAWTON	OUTSIDE COUNSEL	$15,000.00	(0011400-531360) PROFESSIONAL SVC/ATTY/CON	CITY ATTORNEY
BCER ENGINEERING, INC	Buildings Condition Assessment (Percy Peek and Cob	$27,770.00	(1049400-563200) IMPROV OTHER/OTHER IMPROVE	COMMUMITY & ECONOMIC DEVELOP
REBEL ATHLETIC LLC	FIREHAWKS CHEER UNIFORMS	$14,420.00	(0014008-549920) OTHER CURRENT CHRG/YOUTH ACT	LEISURE SERVICES
DELL MARKETING, L.P.	Public Works Department System Refresh	$37,165.07	(0012502-564100) EQUIPMENT & MACHINERY/OFFICE	IT OPERATIONS
GRANICUS, LLC	24/7 Hotline & Address Identification & Monitoring	$22,780.36	(0012903-546750) REPAIR & MAINTEN/SOFTWARE	IT OPERATIONS
SUMMERLIN'S MARINE CONSTRUCTION	BOATLIFT FOR WATERWAY CODE AT THE MARINA	$25,860.00	(4014100-564405) EQUIPMENT & MACHINERY/OTHER	MARINA
FLAGLER TECHNOLOGIES LLC	PCARD Purchase: Adobe Annual Renewal	$14,668.23	(0012502-546750) REPAIR & MAINTEN/SOFTWARE	IT OPERATIONS
RICHMOND HYDRAULICS	HEAVY EQUIPMENT PARTS AND SERVICES	$25,000.00	(4024200-546510) REPAIR & MAINTEN/VEH PARTS	SOLID WASTE
KASEYA US LLC	Datto AV and Datto EDR Annual Renewal	$13,500.00	(0012502-546750) REPAIR & MAINTEN/SOFTWARE	IT OPERATIONS



10/29/2026

City Commission Regular Meeting - 5:05 PM **15. B.**

Meeting Date: 11/16/2026

Re: October 2026 City Managers Report

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

October 2026 City Managers Report

Attachments

October 2026 City Managers Report

CITY OF

FORT PIERCE CITY MANAGER'S REPORT

PEOPLE
PLACES
PROGRESS

OCTOBER 2026

REPORTING PERIOD: SEPTEMBER 1, 2026 – SEPTEMBER 30, 2026

A Season to Reflect, A Future to Build



FORT PIERCE, FL
THE SUNRISE CITY

SERVICE | COMMUNITY | RESILIENCE | OPPORTUNITY

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CITY MANAGER'S REPORT • OCTOBER 2026

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CITY OF

FORT PIERCE

CITY MANAGER'S MESSAGE

OCTOBER 2026



A Message from the CITY MANAGER

Dear Residents and Friends of Fort Pierce,

As we welcome the beautiful changes of the fall season, we look forward to the cooler weather, upcoming holidays, and the many opportunities to come together as a community. Just as the seasons bring change, the City of Fort Pierce continues to embrace positive progress and new opportunities for growth.

Our residents remain at the heart of everything we do. Across our departments, we are working together with a shared commitment to improving City services, strengthening our community, and creating a brighter future for Fort Pierce.

I am especially proud of the dedication and steady progress demonstrated by our City employees. Their hard work, collaboration, and commitment to service continue to move our City forward, one positive step at a time.

As we enter this season of reflection and gratitude, thank you for your continued trust and support. We look forward to all that we will accomplish together.

Warm regards,

Richard D. Chess

Richard D. Chess, MBA
City Manager
City of Fort Pierce



NEW BUSINESSES

New Beginnings. New Opportunities. A Growing Community.

WELCOME TO FORT PIERCE!

As we welcome the beauty and excitement of the fall season, the City of Fort Pierce is delighted to extend a warm welcome to the newest businesses joining our community!

What an exciting time to begin a new chapter! With the changing season, upcoming holidays, and renewed opportunities for connection and growth, we are especially pleased that you have chosen Fort Pierce as the place to establish your business.

Our local businesses are an essential part of what makes Fort Pierce a vibrant and thriving community. Each new business brings fresh ideas, valuable services, and opportunities that contribute to our City's continued progress.

On behalf of the City of Fort Pierce, we congratulate you on this exciting milestone. We look forward to watching your businesses flourish and to seeing our residents and visitors embrace, support, and celebrate your success.

Welcome to Fort Pierce, where new beginnings create lasting opportunities!



CITY OF FORT PIERCE • OCTOBER 2026

WELCOME TO OUR NEW BUSINESSES

Celebrating the newest members of our business community

01	Anthony lawn service	16	HOWL Security Group LLC
02	VIRTUEFUL PRODUCTS LLC	17	Batta-Walker Sales, LLC
03	HBTATTING LLC	18	Christopher De Filippis
04	Alex Handyman & Lawn Services	19	Paula Anderson
05	Soma Medical Center, P.A.	20	DIVINE MANE SOCIETY LLC
06	1 Express Snacks LLC	21	Synergystream Business Solutions, LLC
07	Career Crafters, LLC	22	481 Ohio Ave LLC
08	Rovers Pampered Paws Pet Groom	23	Magic Wingdom LLC
09	Halbo North Too Inc.	24	Sanderling Cleaning Company
10	Holy Family Veterinary Hospital	25	Carr Riggs and Ingram, LLC
11	David Lamos	26	HP-222042 Fort Pierce, LLC
12	TROPICAL SUPERMARKET OF FLORIDA II INC	27	Halbo North Too Incorporated
13	Jorgensen Contract Services, LLC	28	Jerrett Swaford
14	Seoul Garden	29	Delphi Health and Wellness INC
15	Capital Pro Services LLC	30	Native Design Architecture, L.L.C.

CITY OF

FORT PIERCE EVENTS & Highlights

OCTOBER 2026



REOCCURRING EVENTS

Every Saturday
Jazz Market – Marina Square
8:00 am – 1:00 pm

Every Saturday
Downtown Farmers Market – Marina Square
8:00 am – 12:00 pm

Every Wednesday
Wednesday Farmers Market – Marina Square
11:00 am – 7:00 pm

Every 1st Friday of the Month
Friday Fest – Marina Square
5:30 pm – 8:30 pm



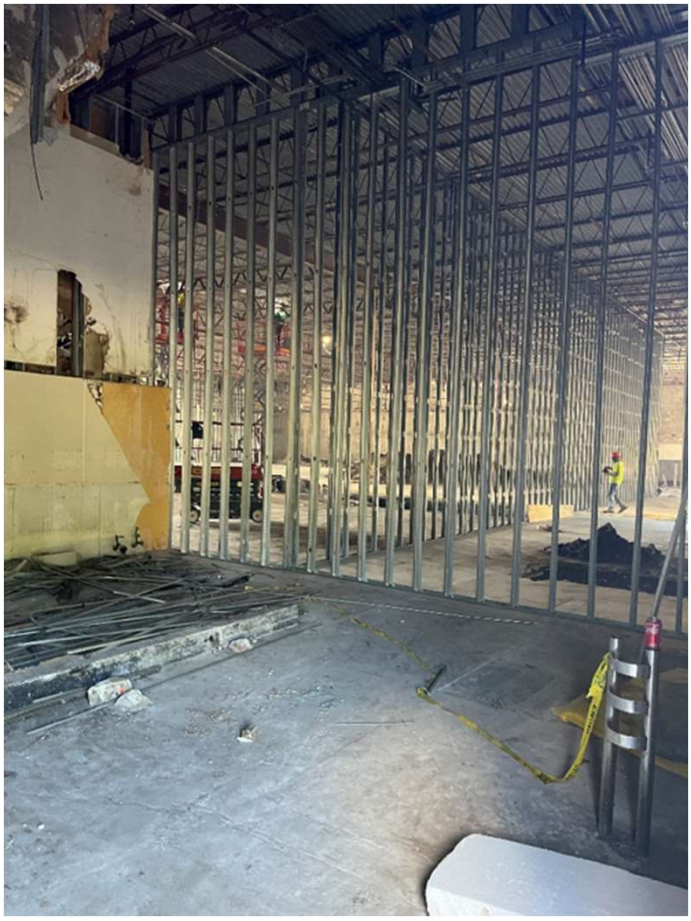
SPECIAL EVENTS

10/10	Feeding the Homeless	Moore's Creek Linear Park	9:00 AM - 1:00 PM
10/10	The Indian River Comes to Life	Jaycee Park	9:00 AM – 12:00 PM
10/17	Sunrise Kiwanis 100th Year Anniversary	Jaycee Park	10:00 AM - 2:00 PM
10/24	Night of the Thirsty Dead	N 2nd St	9:00 PM – 2:00 AM
10/30	Haunted Heroes Trunk or Treat	Police Department	6:00 PM - 8:00 PM
10/31	Trick or Treat on 2nd – Cowboys & Cobwebs	N 2nd St	5:00 PM - 7:00 PM

BUILDING DEPARTMENT

CONSTRUCTION HIGHLIGHTS • SEPTEMBER 2026

ALDI | 4967 S. US HWY 1





PROJECT UPDATE

Aldi located at 4967 S. US Hwy 1, is under construction. Recently, the footing steel and pre-pour slab inspections were approved. They are currently framing the walls and installing structural steel as needed.

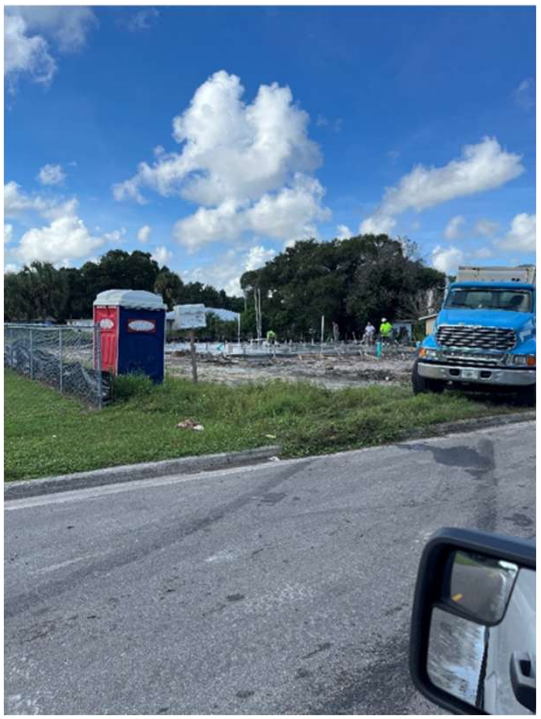
CITY OF FORT PIERCE

BUILDING DEPARTMENT

Construction in Progress

2707 AVENUE F | DUPLEX DEVELOPMENT





SITE WORK UNDERWAY

PROJECT UPDATE

Construction is underway on a new duplex located at **2707 Avenue F**. The project recently achieved an important milestone with the successful approval of the footing steel and pre-pour slab inspections. The accompanying photographs highlight the concrete pouring phase of construction. With this stage progressing, crews are preparing to begin block installation, marking the next step in the project's development.

CITY OF FORT PIERCE

BUILDING DEPARTMENT

CONSTRUCTION HIGHLIGHTS | SEPTEMBER 2026

DUPLEX CONSTRUCTION

527 N. 26TH STREET





PROJECT UPDATE

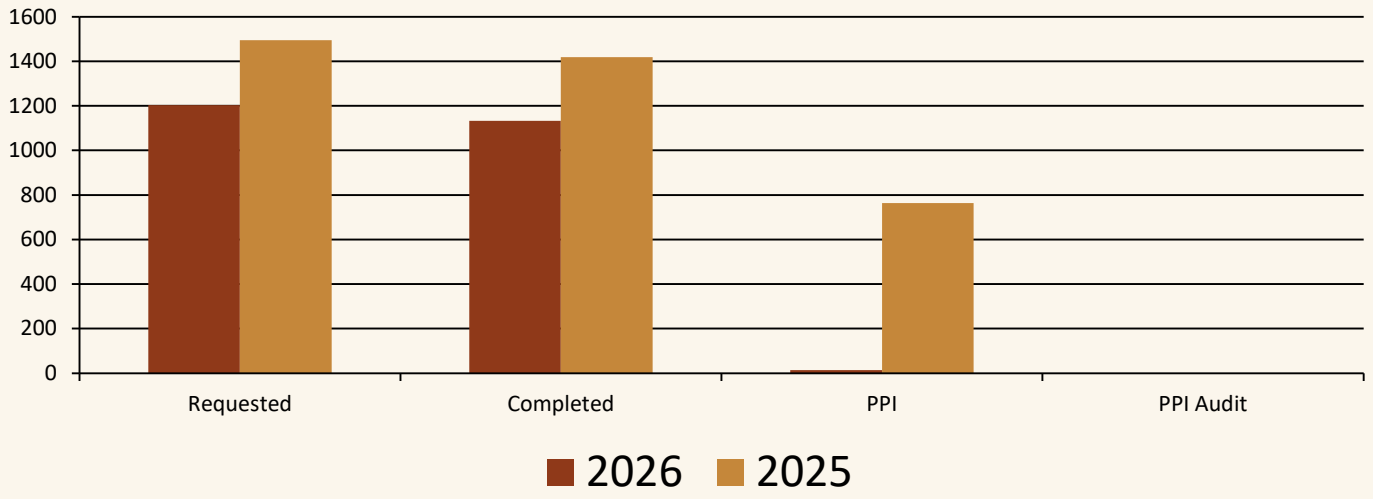
Construction continues to progress on a new duplex located at **527 N. 26th Street**. The project recently reached another important milestone with the successful approval of the roof dry-in and roof-in-progress inspections. With these phases completed, the project is moving forward to the next stage of construction, which will include electrical, mechanical, and plumbing inspections.

CITY OF FORT PIERCE

Building Department Activity Report

SEPTEMBER 2026 ACTIVITY • OCTOBER 2026 REPORT

INSPECTION ACTIVITY • YEAR COMPARISON

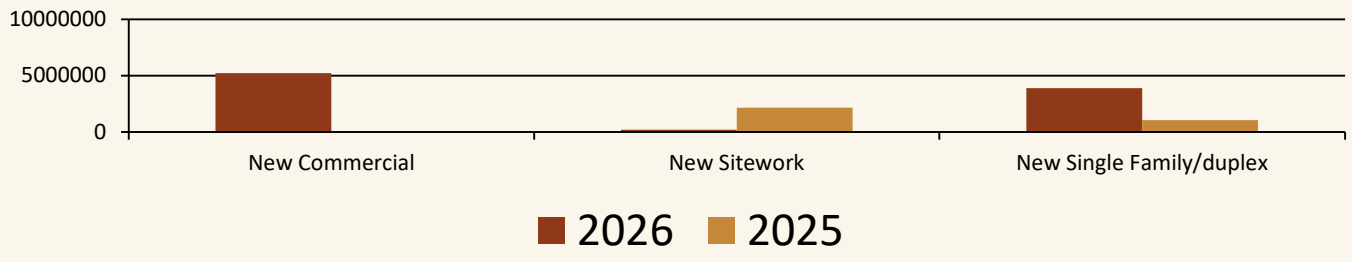


NEW CONSTRUCTION VALUES

These figures are based on permits issued this month for New Construction

Permit Type	Value 2026	Value 2025	# 2026	# 2025
New Commercial	$5,228,037	$0	2	0
New Sitework	$190,500	$2,130,000	1	2
New Single Family/duplex	$3,867,774	$1,037,765	12	4

CONSTRUCTION VALUE COMPARISON



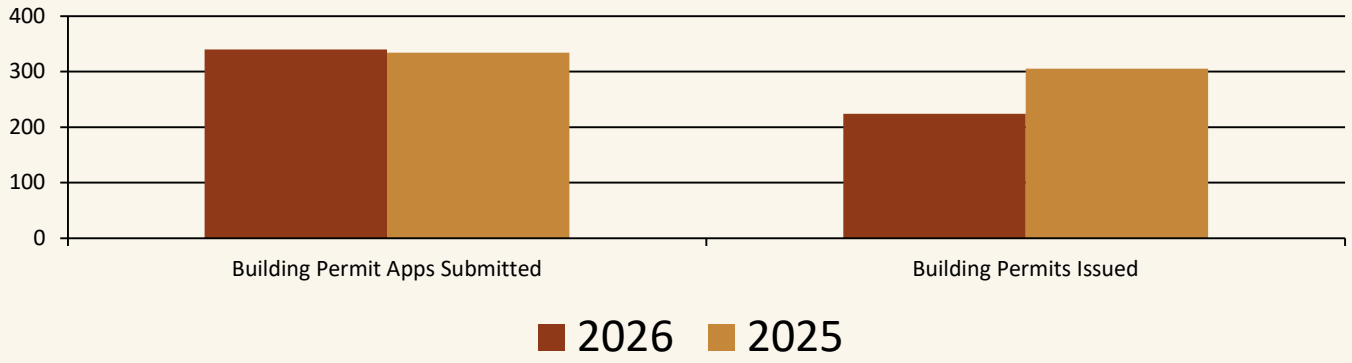
CITY OF FORT PIERCE

Building Department Activity Report

SEPTEMBER 2026 ACTIVITY • OCTOBER 2026 REPORT

PERMIT ACTIVITY

Activity	2026	2025
Building Permit Apps Submitted	340	334
Building Permits Issued	224	305



INSPECTION ACTIVITY

Activity	2026	2025
Requested	1203	1495
Completed	1133	1419
PPI	14	764
PPI Audit	0	0

Note: Private Provider Inspection (PPI)

2026 and 2025 figures reproduced from the supplied September report.

Priority tasks

September 1–30, 2026 • Construction and upcoming work





PROJECT UPDATES

JC Penney Parking Lot

Final punch list items continue.

Avenue B (13th Street to 8th Street) Reconstruction

The City has identified remaining work items with the contractor; coordination with the contractor to resume.

13th Street Phase II (Georgia Avenue to Orange Avenue)

The consultant continues to work on plan revisions; we will begin coordinating regularly scheduled updates.

Nebraska Avenue Sidewalk (Lawnwood Circle) Phase 1

Construction on the Nebraska Avenue sidewalk is scheduled to begin October 12, 2026.

Priority tasks

September 1–30, 2026 • Street resurfacing and trail connections

2026 Steet Resurfacing Program

The 2026 Street Resurfacing Program will begin October 8, 2026.

- Crossroads Parkway from Okeechobee Road to Andrews Avenue
- 16th Court from Avenue I to Avenue M
- 15th Street from South End to Avenue O
- Avenue L from 14th Street to 13th Street
- Avenue O from 13th Street to US 1
- Boston Avenue from 29th Street to 33rd Street
- Nebraska Avenue from 33rd Street to 31st Street
- 26th Street from Virginia Avenue to Rhode Island
- Quincy Avenue from Sunrise Blvd to the east end

SUN Trail Highwayman Trail Gap (Indian Hills Drive to Georgia Avenue)

The City has received fully executed Agreements for this work. Final coordination for changes to the alignment is being coordinated with FDOT before this project can be advertised for construction.

SUN Trail Historic Downtown Retrofit (Georgia Avenue to North A1A)

The City has received fully executed Agreement for this project. The Specific Authorization for the consultant has been approved, and a Purchase Order has been issued to begin the design services. Due to the limited Right-of-Way available, some changes to the scope of this project is currently in review.

Priority tasks

September 1–30, 2026 • Major infrastructure initiatives





SUN Trail Port Overpass

The City has been selected to serve as the Project Manager for the design and construction of this segment of the SUN Trail. A draft FDOT Agreement has been accepted and executed by the City Commission at the July 6, 2026 meeting. Staff have begun putting together the RFP documentation in coordination with the County, TPO, and FDOT.

Surfside Neighborhood Roadway Improvements Phase II

The roadway improvement project will include drainage improvements in the Surfside Park neighborhood. The streets identified for drainage improvements under this project are Melaleuca Drive, Plover Avenue, Pelican Drive, Walnut Court, Eucalyptus Avenue, Cypress Avenue and Sunset Isle Road. Improvements will include valley gutters constructed on both sides of the roadway, elimination of the remaining roadside swales by regrading, driveway replacement, milling and resurfacing. Additionally, FPUA will upgrade water mains and sanitary sewers on three roadways. Valley gutters were installed, driveway aprons restored and the first lift of asphalt completed on Melaleuca Drive, Pelican Drive, Sunset Isles Road and a portion of Plover Avenue (east of Pelican Drive). The remaining portion of Plover (west of Pelican Drive) required new drainage as areas of failures were discovered during sewer lateral replacement. The contractor is currently working on drainage installations along Eucalyptus Drive, final lift of asphalt along Plover Avenue, Pelican Drive and Melaleuca Drive.

Priority tasks

September 1–30, 2026 • Marina seawall reconstruction

Investing in the waterfront

MARINA SEAWALL RECONSTRUCTION

The City of Fort Pierce was announced as a recipient of the 2026-2027 Florida Inland Navigation District (FIND) Assistance Grant. At FIND's Final Tax Hearing, the FIND Board approved $200,000 in financial backing for the design and permitting of the seawall replacement. A continuing service provider for engineering services is preparing a proposal for all work associated with the construction and permitting of this seawall.

$200,000

FIND assistance grant financial backing for design and permitting

Engineering

DEPARTMENT PROJECT UPDATE

AVENUE D

29th Street to US 1



CONSTRUCTION PROGRESS

Construction continues on the sidewalk and driveways on the north side of Avenue D between 25th Street and 29th Street. Resurfacing Avenue D from US 1 to 25th Street is progressing and will be completed around mid-October, weather permitting.

Indian River Drive

Corridor Improvements Project

SEAWAY DRIVE → AVENUE A

PROJECT OVERVIEW

Full roadway and bridge reconstruction of Indian River Drive between Seaway Drive and Avenue A. The corridor improvements include the addition of on-street parking, curb and gutter roadway section complete with sidewalks, decorative streetlights, water/sewer/electric upgrades, bridge reconstruction over Moore's Creek, upgraded stormwater collection system, landscaping, and ADA upgrades complete with brick paver crosswalks.

CURRENT CONSTRUCTION ACTIVITIES

Current construction activities include storm drainage infrastructure, on-street parking pervious paver construction, potable water relocation, curb & gutter installation, sidewalk construction, brick paver crosswalk construction, and irrigation work. Final construction is slated for Spring 2027.

ANTICIPATED FINAL CONSTRUCTION **SPRING 2027**

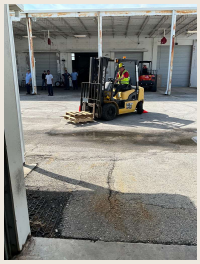
PUBLIC WORKS

Forklift Operator Training & Certification











TRAINING / PROFESSIONAL DEVELOPMENT

Public Works, in collaboration with Human Resources, successfully completed forklift operator training and certification for staff across multiple divisions, including Solid Waste, Streets & Drainage, Parks & Grounds, Facilities Maintenance, and Fleet Maintenance. This initiative provided an excellent opportunity for staff to strengthen their professional qualifications and enhance workplace safety through expanded training and professional development. Approximately 32 staff members participated in the training sessions, gaining valuable knowledge and skills to support safe and efficient operations. This accomplishment demonstrates Public Works' proactive commitment to employee safety, OSHA-aligned training standards, regulatory compliance, and maintaining a highly skilled and properly trained workforce.

FORT PIERCE

FIREHAWKS

YOUTH FOOTBALL & CHEER

Teamwork
Leadership
Confidence
Sportsmanship

GO FIREHAWKS!

The Fort Pierce Firehawks Youth Football & Cheer Program continued its 2026 season throughout September, providing young athletes with opportunities to strengthen their athletic skills while building confidence, teamwork, leadership, and sportsmanship. Throughout the season, our athletes proudly represent the City of Fort Pierce both on and off the field.



September concluded with the start of **Firehawks Homecoming Week**, held September 28–October 3. Cheerleaders participated in themed activities throughout the week, including Crazy Sock Day, Wacky Tacky Day, an Ice Cream Social, and Pajama Day.

Football players and cheerleaders came together for a **Homecoming Pep Rally** at the Recreation Center. The celebration included games, food, team activities, and the crowning of the 2026 Firehawks Homecoming Kings and Queens representing each team. Homecoming Week concluded with Saturday football games and Homecoming recognition.

HOMECOMING WEEK

The Firehawks will play their final regular-season game **on October 17, 2026**, with postseason play beginning shortly thereafter.

Families and community members are encouraged to support our athletes and follow **Fort Pierce FireHawks – Youth Football & Cheer** on Facebook for game schedules, program updates, photos, and highlights throughout the season.





Football schedules and additional league information are available online through **ACYAA**.

FORT PIERCE
FIREHAWKS

10U
ROYAL FLAMES

CRAZY SOCK DAY!

10U ROYAL FLAMES RECAP









FORT PIERCE
FIREHAWKS
100
ROYAL FLAMES

WACKY TACKY DAY
RECAP!















MARTIAL ARTS

DISCIPLINE • CONFIDENCE • FOCUS



BUILDING STRONGER YOUNG LEADERS

The Recreation Center Martial Arts Program continued throughout September, providing youth with opportunities to develop discipline, confidence, focus, leadership, and athletic skills through structured training and competitive experiences.

COMING THIS DECEMBER

MARTIAL ARTS COMMUNITY SHOWCASE

TUESDAY, DECEMBER 8, 2026

5:30–7:30 PM

FORT PIERCE RECREATION CENTER

903 S. 21st Street • Fort Pierce, Florida 34950

Leisure Services anticipates hosting a Martial Arts Community Showcase on Tuesday, December 8, 2026, from 5:30–7:30 PM at the Fort Pierce Recreation Center, 903 S. 21st Street, Fort Pierce, Florida 34950.

The showcase will provide participating athletes with an opportunity to demonstrate the skills they have developed through the program while celebrating their accomplishments with family, friends, and the community.

PROFESSIONAL DEVELOPMENT

2026 FLORIDA RECREATION AND PARK ASSOCIATION ANNUAL CONFERENCE



Leisure Services staff and fellow parks and recreation professionals at the FRPA conference.



Kayla Turner with 2027 Conference Committee Chair Jacob Baker

Leisure Services Division Manager Jabari Williams and Recreation Program Coordinator Kayla Turner attended the 2026 Florida Recreation and Park Association (FRPA) Annual Conference, held August 30–September 3, 2026, in Orlando, Florida.

The annual conference brought together parks and recreation professionals from across the state for educational sessions, professional development, networking, and the exchange of ideas and best practices. Participation provided Leisure Services staff with opportunities to gain new perspectives, resources, and strategies that can be applied to programs, operations, and recreational experiences within the Fort Pierce community.

Conference photos include Recreation Program Coordinator Kayla Turner with 2027 Conference Committee Chair Jacob Baker, as well as fellow parks and recreation professionals representing communities throughout Florida.

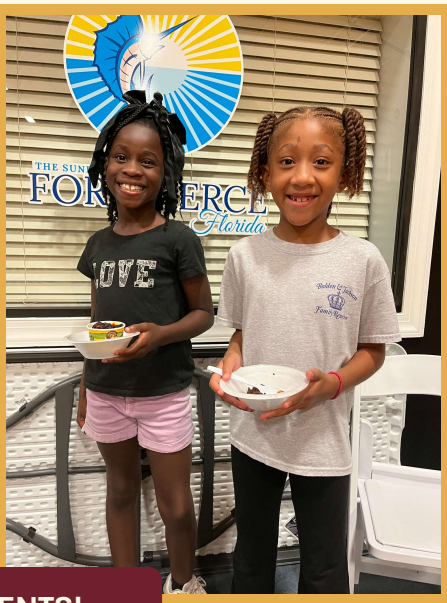
CITY OF FORT PIERCE • LEISURE SERVICES

RECREATION

PLAY • EXPLORE • CONNECT!

The City of Fort Pierce Recreation Center continues to provide safe, engaging, and enriching recreational opportunities for youth and families. Through athletics, enrichment programs, and community activities, Leisure Services remains committed to promoting wellness, personal development, teamwork, and positive experiences for Fort Pierce residents.





SWEET COMMUNITY MOMENTS!

ONLINE RECREATION REGISTRATION

Residents can conveniently explore and register for Recreation Center programs through the City's Tyler Parks & Recreation Online Portal. The portal allows families to view available programs, register for classes and activities, manage participant information, and make secure online payments.

Residents can visit the City of Fort Pierce Recreation webpage to access online registration and learn more about current and upcoming programs.

STAY CONNECTED

Residents are encouraged to stay connected with City of Fort Pierce Leisure Services and explore upcoming recreation programs, athletics, camps, and community activities.

For additional information, contact the Fort Pierce Recreation Center at 772-774-3792 or visit www.cityoffortpierce.com/recreation.

FORT PIERCE
POLICE DEPARTMENT



Every month, the men and women of the Fort Pierce Police Department work around the clock to keep our community safe, respond to calls for service, address traffic concerns, and proactively prevent crime throughout the city.

These numbers provide a snapshot of the work happening across Fort Pierce every day.

Behind every number is a dedicated member of our team working to serve our community. We're proud of the continued commitment of our officers, professional staff, and community partners who work together to keep Fort Pierce safe.

Serving Fort Pierce. Every day.

SEPTEMBER SNAPSHOT 2026

CALLS FOR SERVICE 6,065 TOTAL

CITIZEN INITIATED 3,055 OFFICER INITIATED 3,010

AVERAGE CALLS PER DAY 202

ARRESTS 227

TRAFFIC STOPS 808

TRAFFIC CRASHES 189







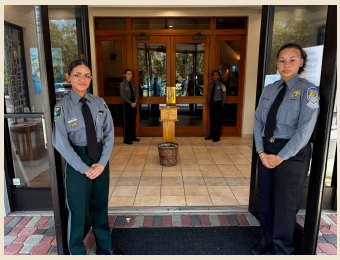
REMEMBERING 9/11

Holy Family 25th Anniversary Memorial Ceremony





HONOR GUARD • POLICE EXPLORERS • COMMUNITY REMEMBRANCE









HONORING SERVICE, SACRIFICE & UNITY

The Fort Pierce Police Department attended a 25th Anniversary September 11th Memorial ceremony, hosted by Holy Family Catholic Church of Port St. Lucie.

The ceremony started with Colors presented by a joint agency Honor Guard team, made up by the Fort Pierce Police Department, Port St. Lucie Police Department, St. Lucie County Sheriff's Office and the St. Lucie County Fire District.

A joint agency Police Explorer team was also present as door greeters for the attending guests and church members.

Thank you, Holy Family Catholic Church, for including us in your ceremony.

FORT PIERCE POLICE DEPARTMENT

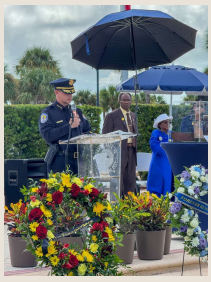
9/11 Memorial Service

AT RIVER WALK

25 YEARS LATER, WE REMEMBER.













Twenty-five years ago today, at approximately 8:46 a.m., American Airlines Flight 11 struck the North Tower of the World Trade Center, forever changing our nation. In the hours that followed, thousands of first responders ran toward danger to help others. Many never returned home.

Today, the Fort Pierce Police Department honored and remembered the police officers, firefighters, EMTs, and other first responders and citizens who made the ultimate sacrifice on September 11, 2001, as well as those who later lost their lives from the lasting effects of their service.

We remember the husbands, wives, fathers, mothers, sons, daughters, brothers, sisters, friends, coworkers and neighbors whose lives were forever changed.

We also remember and stand with the families and loved ones who continue to carry their loss.

Today, wherever you are, please take a moment to remember the lives lost, the heroes who responded, and the enduring strength of those left behind.

A LEGACY OF SERVICE



30 YEARS

OF DEDICATED SERVICE

Thank you for your leadership, mentorship, and commitment to Fort Pierce.

DEPUTY CHIEF BOB RIDLE

After 30 years of dedicated service to the Fort Pierce Police Department, we congratulate Deputy Chief Bob Ridle on his retirement.

DC Ridle's career with FPPD spans three decades of change, growth and countless moments that shaped both our department and the Fort Pierce community. Throughout those years, he continued to serve, lead, mentor, and invest in the people around him.

Most recently, Deputy Chief Ridle stepped into the role of Interim Chief of Police, guiding the department through a significant period of transition. He accepted that responsibility with the same dedication he demonstrated throughout his career, putting the department and the community first.

Thank you for giving your life to this department. You leave a legacy of service, leadership, and memories that will remain a part of FPPD long after today.

Congratulations on your retirement, Deputy Chief Ridle! We wish you and your family all the best.

FORT PIERCE POLICE DEPARTMENT

A NEW CHAPTER OF SERVICE

SWEARING-IN CEREMONY | SEPTEMBER 2026





The Fort Pierce Police Department welcomed 14 new officers during a swearing-in ceremony, a meaningful milestone as each begins a career dedicated to serving the Fort Pierce community.

The oath they took represents far more than a position. It symbolizes the trust, responsibility, integrity, and commitment that comes with wearing the FPPD badge and serving the people of our community.

As each badge was pinned, we officially welcomed these officers to the Fort Pierce Police Department and recognized the beginning of their journey in law enforcement.

WELCOME TO THE FPPD FAMILY

Officer Aleah Bell
Officer Katherine Brennan
Officer Ethan Degoede
Officer Jared DeHart
Officer Tyler Denton
Officer Steven Domashinski
Officer Isabella Francesco
Officer Alyssa Gagliardi
Officer Marcellus Jean
Officer G'Neesha Johnson
Officer Williams Loiseau
Officer Kristian Sexton
Officer Monika Sosa
Officer Cedrick Wilcox V

Welcome to FPPD. We're proud to have you on the team.

CELEBRATING
Excellence in Service

ST. LUCIE COUNTY CHAMBER OF COMMERCE
RECOGNITION



Congratulations to

Officer **Kenny Lawrence** and **Officer Vanessa Cruz,**

recognized this week at the St. Lucie County Chamber of Commerce networking breakfast.

Thank you both for your dedication and commitment to serving our community. We appreciate all that you do!

Coffee with a Cop

COMMUNITY CONNECTIONS • PHOTO HIGHLIGHTS

















INDIAN HILLS GOLF COURSE

COURSE UPDATE • COMMUNITY CONNECTIONS

A COURSE ON THE RISE



Things are definitely looking up at The Hills! With significantly improved playing conditions, a new fertilization and insecticide management program, and fantastic weather, the course is in its best shape in years!

We still have a lot of work to do in order to be back to 100%, but we have made great strides in the past year. The weeds have been significantly reduced, and we have approximately 90% turf grass coverage throughout.

THE SCIENCE OF FALL TURF

We have been having fantastic weather entering the end of October and hopefully we can continue this trend into late November. To grow Bermuda Grass, total temperatures must equal 140 degrees. This is the combined calculation of the daytime highs and the evening lows. For example, if the daytime high is 75* and the evening low is 55*, it may be a beautiful day, but we aren't growing grass! When you combine several days or weeks of this weather and you add in the golf cart traffic, it adds a lot of stress to the Turf Grass. The Fairways and Rough get matted down and become hard. The good news is that the ball will roll farther when you hit your driver. The bad news is that the lies become much tighter and more difficult to get the ball into the air. This is the reason that we look forward to even a few extra weeks of daytime highs in the low to mid 80's. The longer the weather is conducive to growing grass in the Fall, the better we will be in the Spring!

INDIAN HILLS GOLF COURSE

COURSE UPDATE • COMMUNITY CONNECTIONS

GROWING THE GAME, TOGETHER



From a community outreach standpoint, over the past three months we have again been the host site for the Boys & Girl's Fort Pierce Central Golf Teams. During that stretch, we have hosted numerous practices, as well as approximately 15 matches against local schools. We also host practice for the Independence Classical Academy on Monday and Wednesday afternoons, with approximately 12 children per day. Under the First Tee's Umbrella, we have hosted a FREE weekly Veterans clinic for the past three years and finally, beginning on Saturday October 10, we will begin hosting a First Tee Junior Golf Program.

THE ANNUAL TURKEY SHOOTOUT

The Sign-Up Sheet will be available shortly for our annual "Turkey Shootout" held on Thanksgiving morning which is always extremely well attended and a LOT of fun! You may register as a single, two-some or four-some, but make sure you register quickly because it is always SOLD OUT! The cost is $35 per player and includes continental breakfast, range balls, golf fees, prizes and we donate $2 per player to the Treasure Coast Food Bank out of every entry.

We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing summer maintenance projects.

INDIAN HILLS
GOLF COURSE
Revenue REPORTING

FOR A PERIOD OF
SEPTEMBER 1 - SEPTEMBER 30, 2026







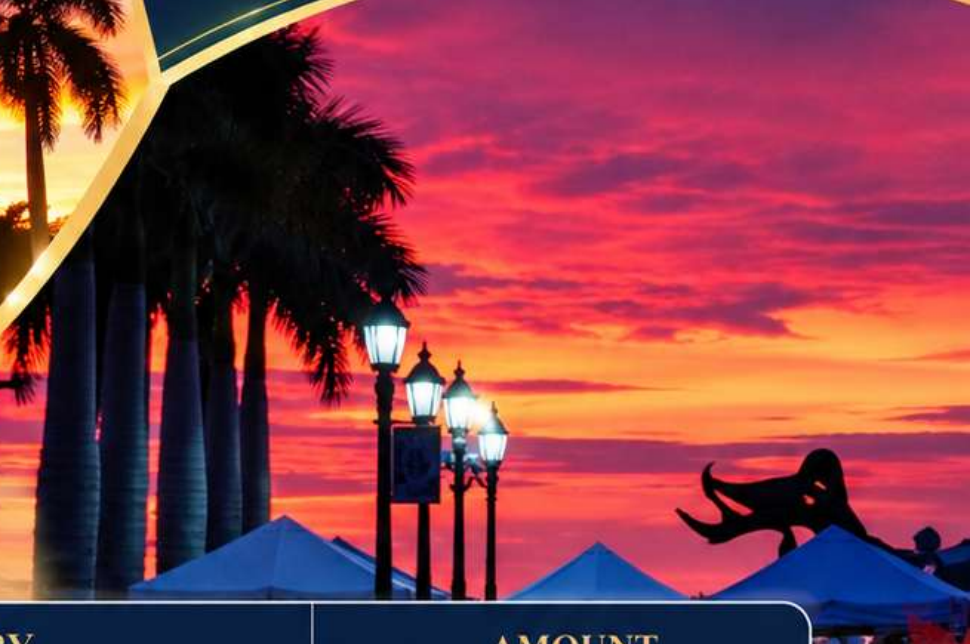
GOLF ROUNDS	2,487
GOLF REVENUE	$57,552
MERCHANDISE SALES	$2,143
RANGE TOKENS	$1,352
FOOD AND BEVERAGE	$6,105
MEMBERSHIP PASSES	$1,740

TOTAL REVENUE | $68,892



City Marina
Revenue Report

September 1, 2026 – September 30, 2026



Revenue Category	Amount
Gas	$56,775
Diesel	$29,573
Transient Dockage	$33,541
Retail	$11,784
Electricity	$2,997
Dockage	$192,954
Total Revenue	**$327,624**



RIVERWALK CENTER

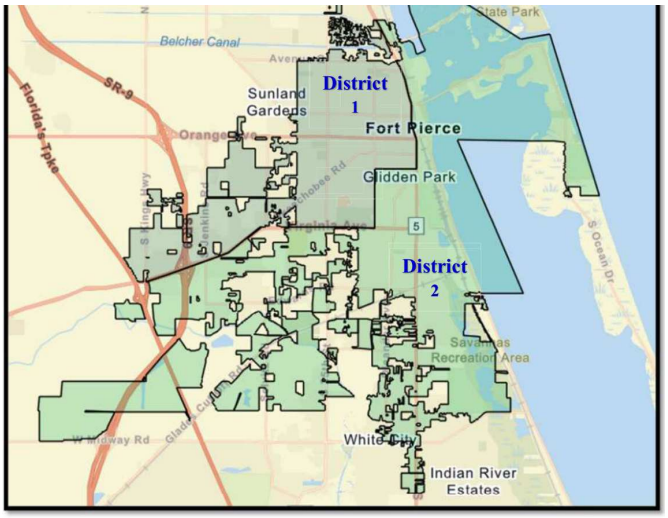
REVENUE REPORT

SEPTEMBER 1, 2026 – SEPTEMBER 30, 2026

REVENUE CATEGORY	AMOUNT
CLASSES	$558.00
PARK PERMITS	$2,000.00
SPECIAL EVENTS	$1,395.00
FACILITY	$5,925.00
TOTAL REVENUE	**$9,878.00**

SEECLICKFIX • SEPTEMBER 2026

Residents can conveniently report issues through SeeClickFix, helping City staff respond more efficiently. The September report summarizes citizen-submitted requests and activity across both districts.



106 ISSUES REPORTED

31 PREVIOUS ISSUES CLOSED

3 days AVERAGE ACKNOWLEDGMENT

DISTRICT 1 / SERVICE REQUESTS

SERVICE REQUEST CATEGORY	CREATED	CLOSED	DTA	DTC
Building: Rental Housing Complaint	2	0	1.5	0.0
Building: Unpermitted Construction Activity	1	1	0.0	1.0
Building: Unsafe Structure	1	0	5.1	0.0
Code: Animal Control	1	1	0.0	0.3
Code: Tall Grass / Overgrown Landscaping	3	0	5.6	0.0
Engineering: Traffic Signal	3	0	0.0	0.0
Police: Traffic Concern (Non-Emergency)	2	0	0.0	0.0
Public Works: Parks and Playgrounds	1	0	0.0	0.0
Public Works: Pothole	4	1	1.6	6.5
Public Works: Street Sign	12	10	0.8	5.2
Public Works: Trash and Recycling	18	0	0.0	0.0
DISTRICT 1 TOTAL	**48**	**13**	**0.7**	**4.6**

SEECLICKFIX • SEPTEMBER 2026

DISTRICT 2 / SERVICE REQUESTS

SERVICE REQUEST CATEGORY	CREATED	CLOSED	DTA	DTC
Building: Unpermitted Construction Activity	2	0	0.0	0.0
Code: General	5	1	5.0	8.0
Code: Outside Storage / Junk / Trash	1	0	0.0	0.0
Code: Tall Grass / Overgrown Landscaping	5	2	1.6	1.5
Engineering: Drainage Issues	3	0	0.0	0.0
Engineering: Erosion and Sediment Control Issues	1	1	0.0	2.4
Engineering: Roadway Construction	1	0	0.0	0.0
Public Works: Parks and Playgrounds	4	3	0.0	3.3
Public Works: Pothole	6	3	0.0	1.4
Public Works: Public Restrooms	1	1	4.8	5.2
Public Works: Street Light	5	3	1.0	0.7
Public Works: Street Sign	2	1	0.0	0.0
Public Works: Trash and Recycling	20	2	0.0	3.9
Public Works: Trees	2	1	0.2	3.5
DISTRICT 2 TOTAL	**58**	**18**	**0.7**	**2.6**

DTA = Days to Acknowledge • DTC = Days to Close



FORT PIERCE

CITY OF FORT PIERCE MISSION STATEMENT

To provide community leadership, quality public service, and a safe environment for all citizens by an empowered team of employees motivated by pride in themselves and work.

Thank you for staying connected with your City.

Facebook: facebook.com/ftpierce

Instagram: instagram.com/cityoffortpierce

X / Twitter: twitter.com/Ft_Pierce

YouTube: City of Fort Pierce YouTube channel