

Site Address: ORANGE AVE  
Sec/Town/Range: 07/35S/40E  
Parcel ID: 2407-124-0001-000-3  
Jurisdiction: Saint Lucie County

Use Type: 6000  
Account #: 19834  
Map ID: [24/07N](#)  
Zoning: Planned Un

Site Address: ORANGE AVE  
Sec/Town/Range: 07/35S/40E  
Parcel ID: 2407-134-0001-000-4  
Jurisdiction: Saint Lucie County

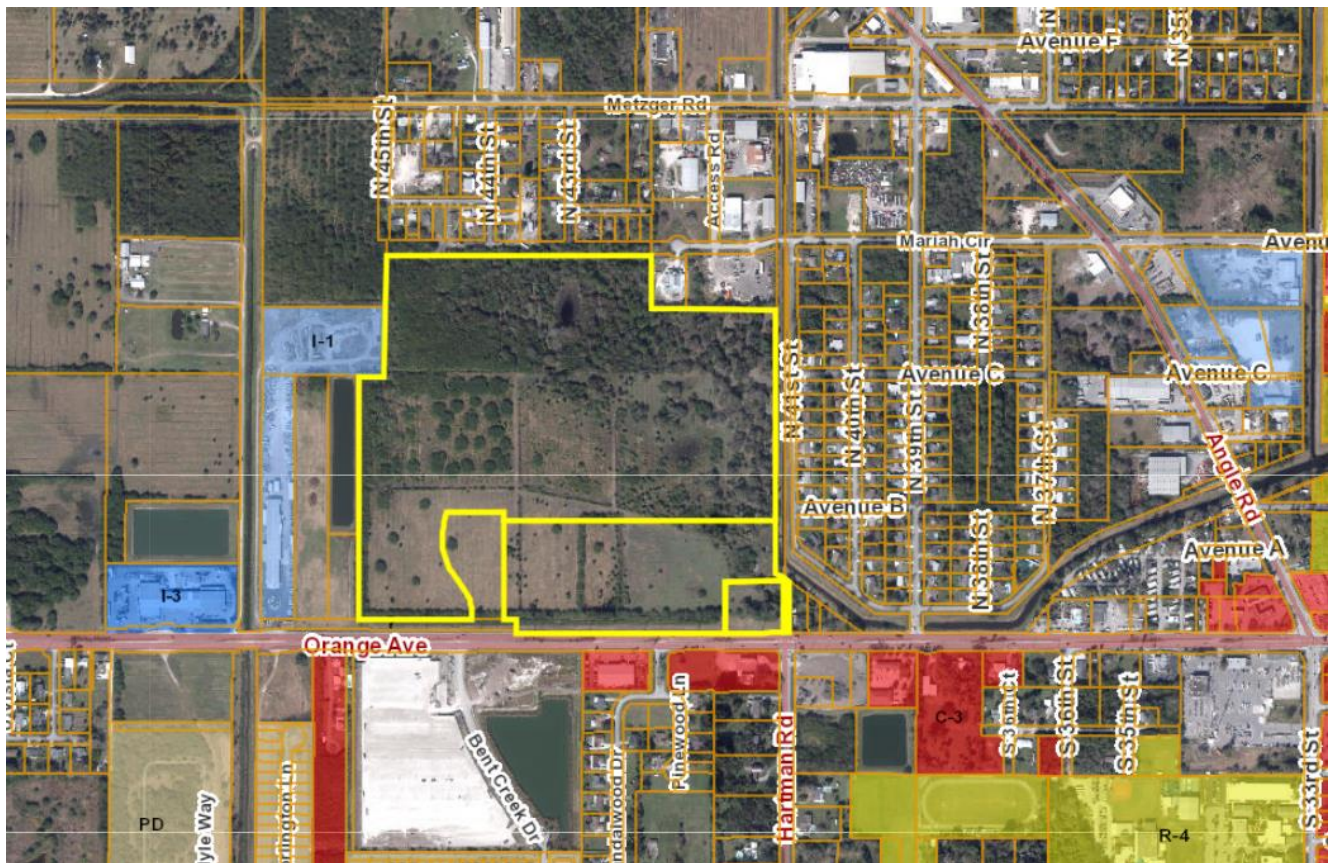
Use Type: 1000  
Account #: 166706  
Map ID: [24/07N](#)  
Zoning: Comm Genra

Site Address: TBD  
Sec/Town/Range: 07/35S/40E  
Parcel ID: 2407-144-0001-000-5  
Jurisdiction: Saint Lucie County

Use Type: 1000  
Account #: 19838  
Map ID: [24/07N](#)  
Zoning: Comm Genra

Site Address: TBD  
Sec/Town/Range: 08/35S/40E  
Parcel ID: 2408-233-0001-000-1  
Jurisdiction: Saint Lucie County

Use Type: 1000  
Account #: 20038  
Map ID: [24/08N](#)  
Zoning: Comm Genra





### Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **\$300** (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a “no show”. To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning\_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Detailed Project Narrative	<input type="checkbox"/> Floor Plan	<input type="checkbox"/> Survey
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**Proposed Use of the Property:** Planned Development - Residential and Commercial Usage

**Property address or location**

Orange Ave (West of N 41st Street)

**Parcel ID(s)**

2407-124-0001-000-3, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1

**Property Owner(s) Name**

FM Millcreek Holdings, LLC / Orange Avenue Development II, LLC

**Applicant/Representative, Company**

Redtail DG - Tod Mowery, AICP

**Street Address**

1698 West Hibiscus Boulevard, Suite A / 28178 Hayes Road

**Street Address**

100 S. 2nd Street

**City                      State      Zip**

Melbourne / Roseville   FL / MI    32901 / 48066

**City                      State      Zip**

Fort Pierce            FL        34950

**Phone Number**

NA / (586) 776-8180

**Phone Number**

772-742-1555

**Email Address**

NA / rsmith@wolverinebronze.com

**Email Address**

todm@redtaildg.com

The property owner is aware that a Pre-Application meeting has been requested.

**Property Owner's Signature** \_\_\_\_\_

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

February 18, 2022



The Fort Pierce Planning Department

**RE: Pre-application Meeting Request – MILLCREEK AND DICK SMITH**

Dear Planning Department,

We are pleased to propose an annexation of four parcels to the City of Fort Pierce, that would include rezoning of one of the parcels from a PUD (Planned Unit Development) to PD (Planned Development ) and three parcels from the current CG (Commercial General) to a PD as well. The Future Land use would also change for latter three parcels from COM (Commercial) to MXD (Mixed Use). The Future Land use for the first parcel would remain the same, being a mix of RM (Residential Medium) and RH (Residential High ). The requested Land Use and Zoning changes are consistent with the surrounding land use and president already established in the area.

Orange Ave , west of Hartman to I-95 (West Orange) is due for a transformation. This is a Gateway Corridor into the City of Fort Pierce and should be elevated and upgraded into the corridor Fort Pierce is worthy of and a corridor that reflects the vision of the future.

These are infill properties and should have greater densities to discourage urban sprawl and to allow for more cohesive & walk-able developments. Proposed Build to Rent (BTR) and mixed use developments are the darling product types sweeping the country and they will offer alternative and diversified housing options for a growing population and community.

Along with this letter, we are sending you the following documents and drawings:

- pre-application meeting request
- site plan
- warranty deeds
- zoning (existing and proposed map)
- future land use (existing and proposed map)
- vicinity map
- location map
- transmittal letter

Please let me know what questions you may have regarding the submittal.

Thank you very much,  
Sincerely,

Tod

Tod Mowery, AICP  
President, Redtail DG  
772.742.1555

Prepared by and Return to:

Richard W. Hawthorne, Esq.  
Foley & Lardner LLP  
One Independent Drive, Suite 1300  
Jacksonville, FL 32202  
061784/0102

Tax Parcel # 2407-144-0001-000-5  
2407-124-0001-000-3  
2408-233-0001-000-1

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31<sup>st</sup> day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

### WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

**CLERK'S NOTE:** This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of \$4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of \$34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

PREPARED BY AND RETURN TO:  
Robert S. Raynes, Jr., Esquire  
Gunster, Yoakley & Stewart, P.A.  
800 S.E. Monterey Commons Boulevard  
Suite 200  
Stuart, FL 34996

Property Tax Folio #: 2407-134-0001-000-4  
2407-144-0001-000-5  
2408-233-0001-000-1

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** is effective as of the 5th day of October 2007, by ORANGE AVENUE DEVELOPMENT LLC, a Michigan limited liability company, whose address is 40440 Grand River Avenue, Suite E, Novi, Michigan 48375 ("Grantor"), to ORANGE AVENUE MART FLA LLC, a Florida limited liability company, whose address is 11555 Heron Bay Boulevard, Suite 200, Coral Springs, Florida 33076 ("Grantee").

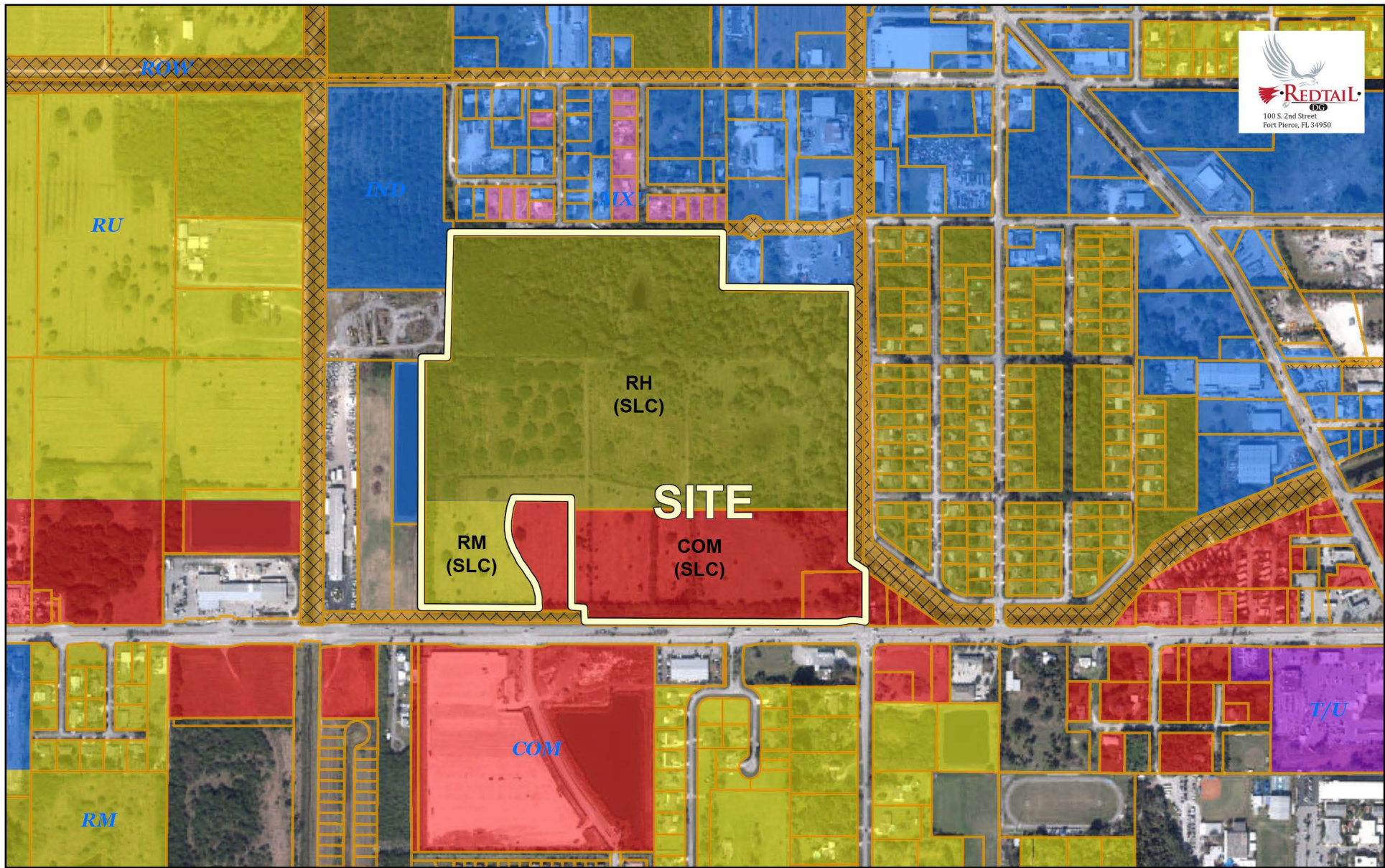
**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, all of that certain real property, situate in St. Lucie County, Florida which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
("Property")

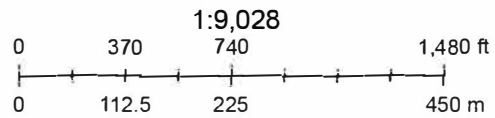
TO HAVE AND TO HOLD the same in fee simple forever, subject to restrictions, reservations, covenants and easements of record relating thereto provided that this instrument shall not reimpose same and taxes for the year 2007 and years subsequent thereto.

GRANTOR does hereby covenant with Grantee that, except as noted above and except that certain Continuing Collateral Mortgage dated April 17, 2006, as recorded in Official Records Book 2558, Page 164, of the Public Records of St. Lucie County, Florida, as modified by that certain Modification of Mortgage recorded of even date herewith, at the time of delivery of this Statutory Warranty Deed, the Property was free from all encumbrances and that Grantor will warrant and defend the same against the lawful claims of all persons whomsoever.



# EXISTING FLU MAP

## MILLCREEK & DICK SMITH PLANNED DEVELOPMENT

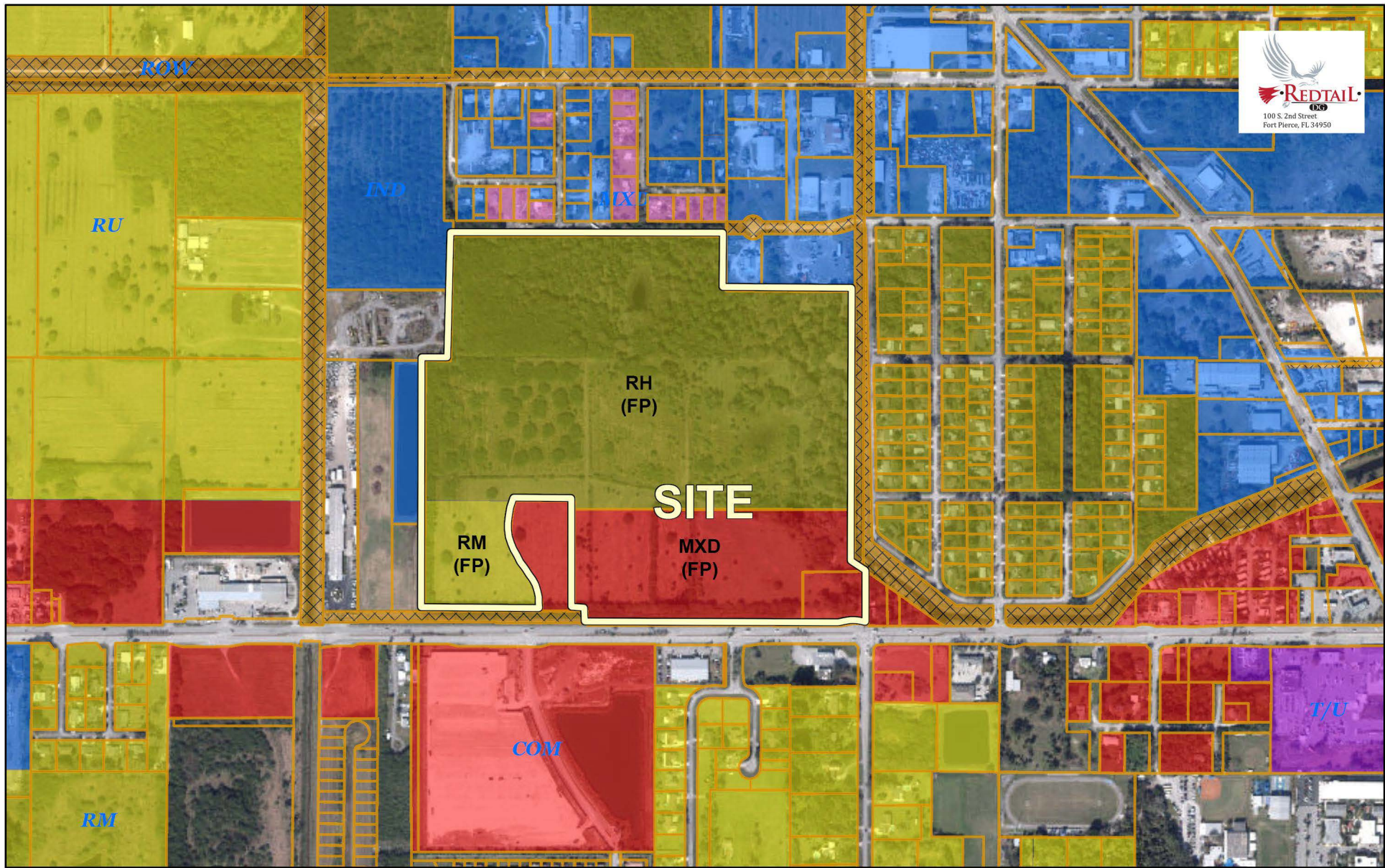


Feb 18 2022

- PARCELS
- SITE

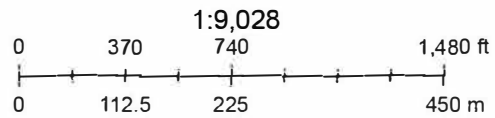
ADDRESS  
ORANGE AVE (TBD)

PARCEL ID  
2407-124-0001-000-3, 2407-134-0001-000-4  
2407-144-0001-000-5, 2408-233-0001-000-1



# PROPOSED FLU MAP

## MILLCREEK & DICK SMITH PLANNED DEVELOPMENT



Feb 18 2022

-  PARCELS
-  SITE

ADDRESS  
ORANGE AVE (TBD)

PARCEL ID  
2407-124-0001-000-3, 2407-134-0001-000-4  
2407-144-0001-000-5, 2408-233-0001-000-1



## LEGAL DESCRIPTION

**PARCEL ADDRESS:** ORANGE AVE

**PARCEL ID:** 2407-124-0001-000-3

**SOURCE:** Boundary Survey (Made by: CCL/IBI Consultants, dated: 04/08/05)

### ***LEGAL DESCRIPTION***

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

*PARCEL 1:*

*THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.*

*PARCEL 2:*

*THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.*

*PARCEL 3:*

*THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.*

*LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.*

*TOGETHER WITH:*

TRACT No. 1:

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

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

Parcel 1:

A parcel of land lying in Sections 7 and 8, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South 600.00 feet of the following described property:

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4; and the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4; and Southeast 1/4 of the Northwest 1/4 of Northeast 1/4; less the North 50 feet thereof; and Southeast 1/4 of the Northeast 1/4, less the North 254.5 feet of the South 294.5 feet of the East 300 feet of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4; and the East 791.25 feet of the Southwest 1/4 of the Northeast 1/4; less rights of way for public roads and drainage canals as to all of said parcels, all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

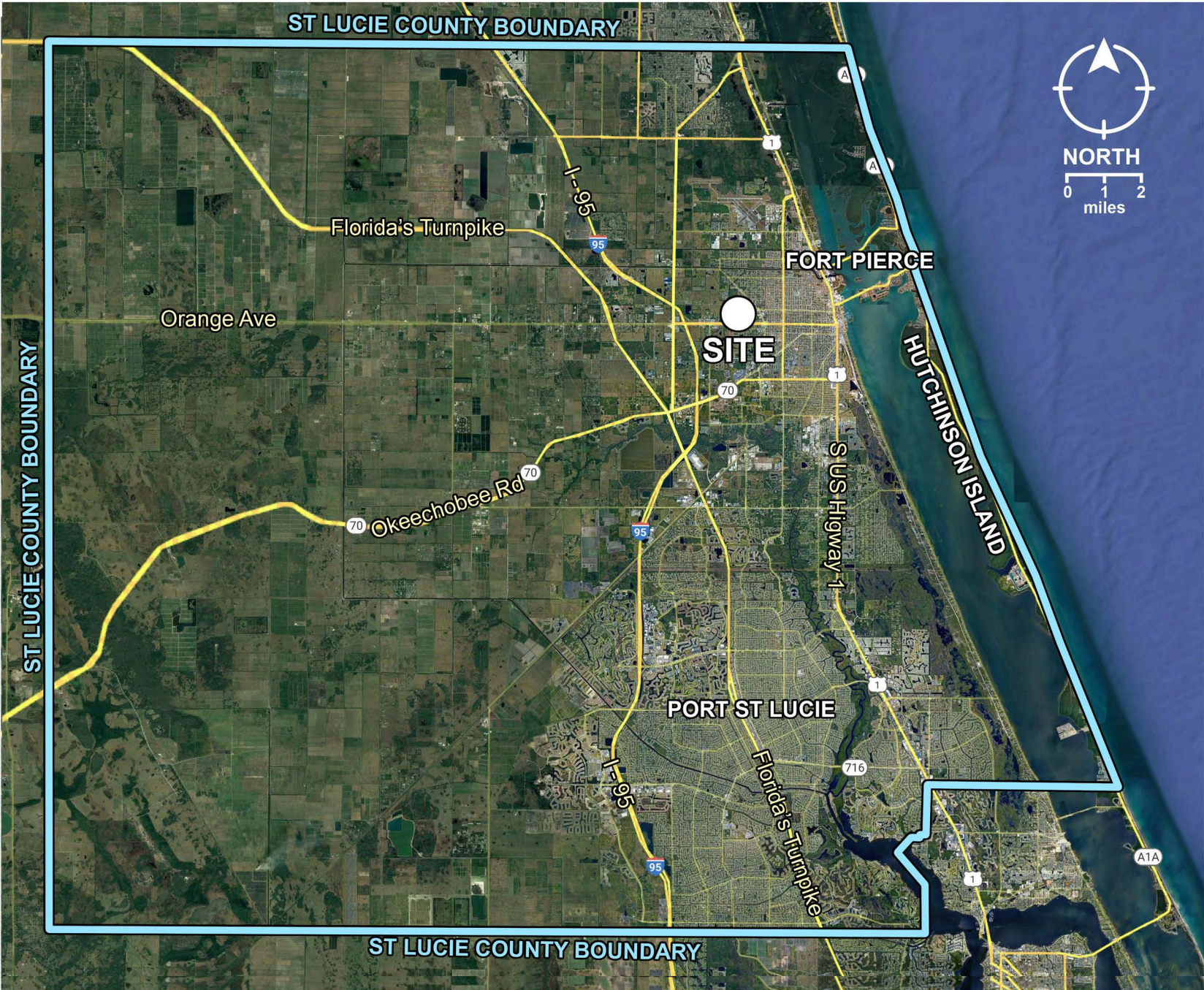
Parcel 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

That part of the West 25 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); less and except that portion taken for road right of way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

Less and except the West 725.27 feet of said South 600.00 feet thereof.



# MILLCREEK & DICK SMITH

**PLANNED DEVELOPMENT**

**ADDRESS**  
ORANGE AVE (TBD)

**PARCEL ID**  
 2407-124-0001-000-3  
 2407-134-0001-000-4  
 2407-144-0001-000-5  
 2408-233-0001-000-1

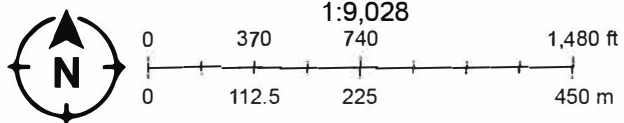
## LOCATION MAP



Feb 18 2022



# VICINITY MAP



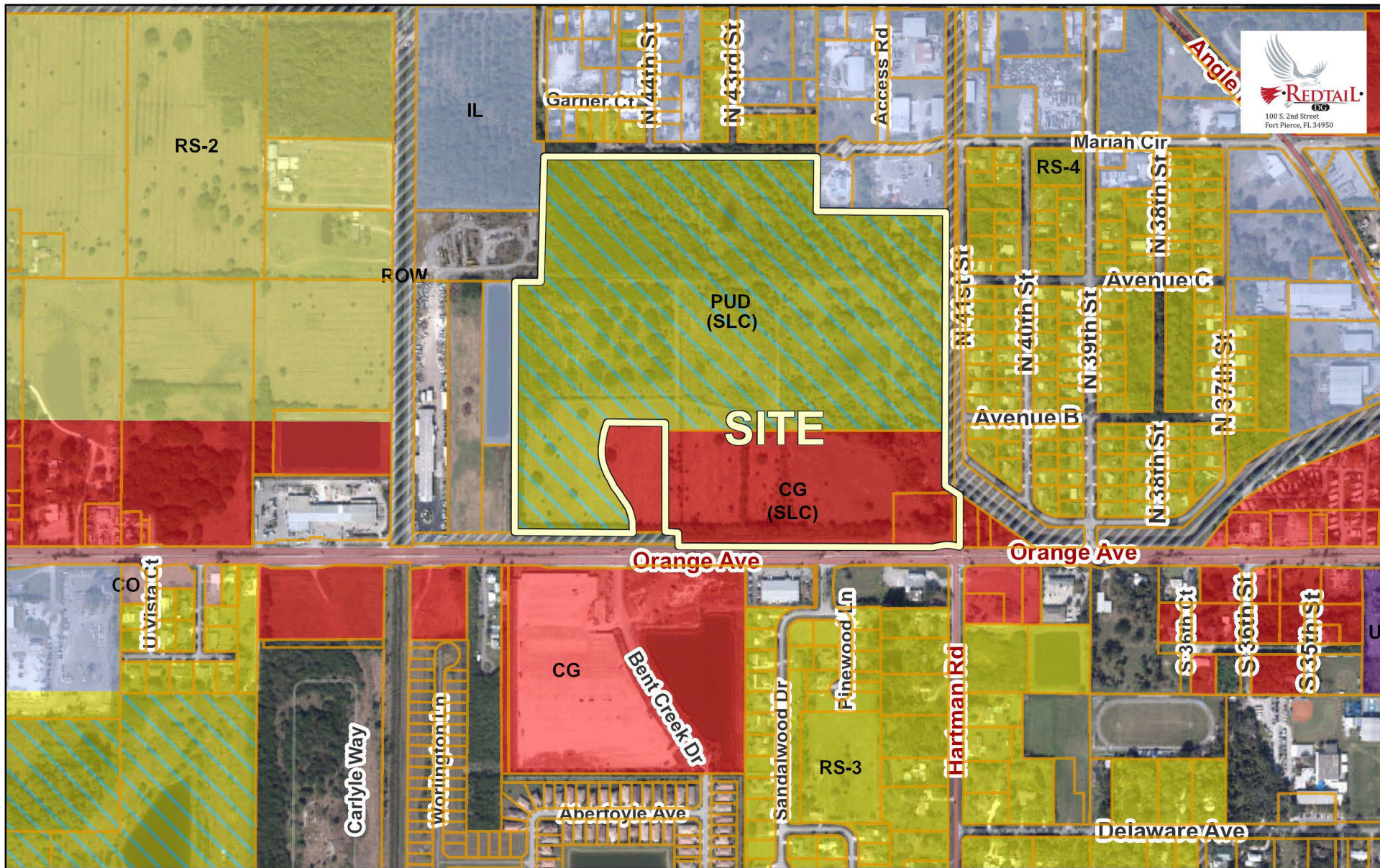
Feb 18 2022

- PARCELS
- SITE

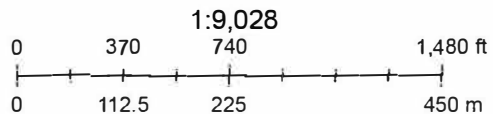
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# EXISTING ZONING MAP



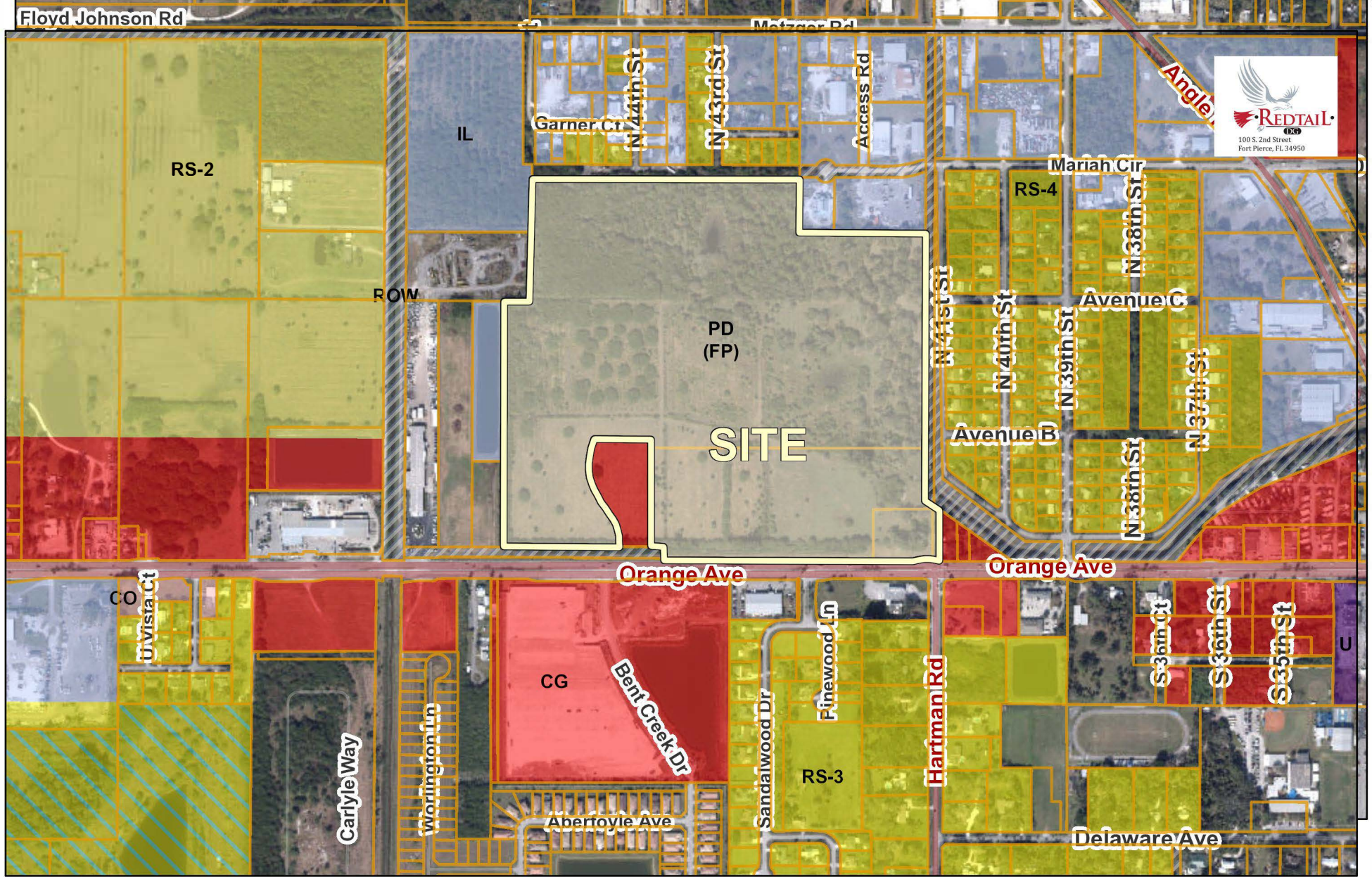
Feb 18 2022

- PARCELS
- SITE

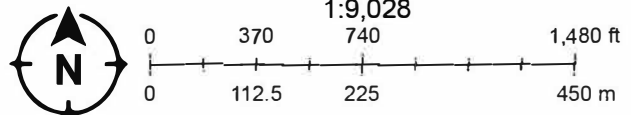
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# PROPOSED ZONING MAP



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