



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.

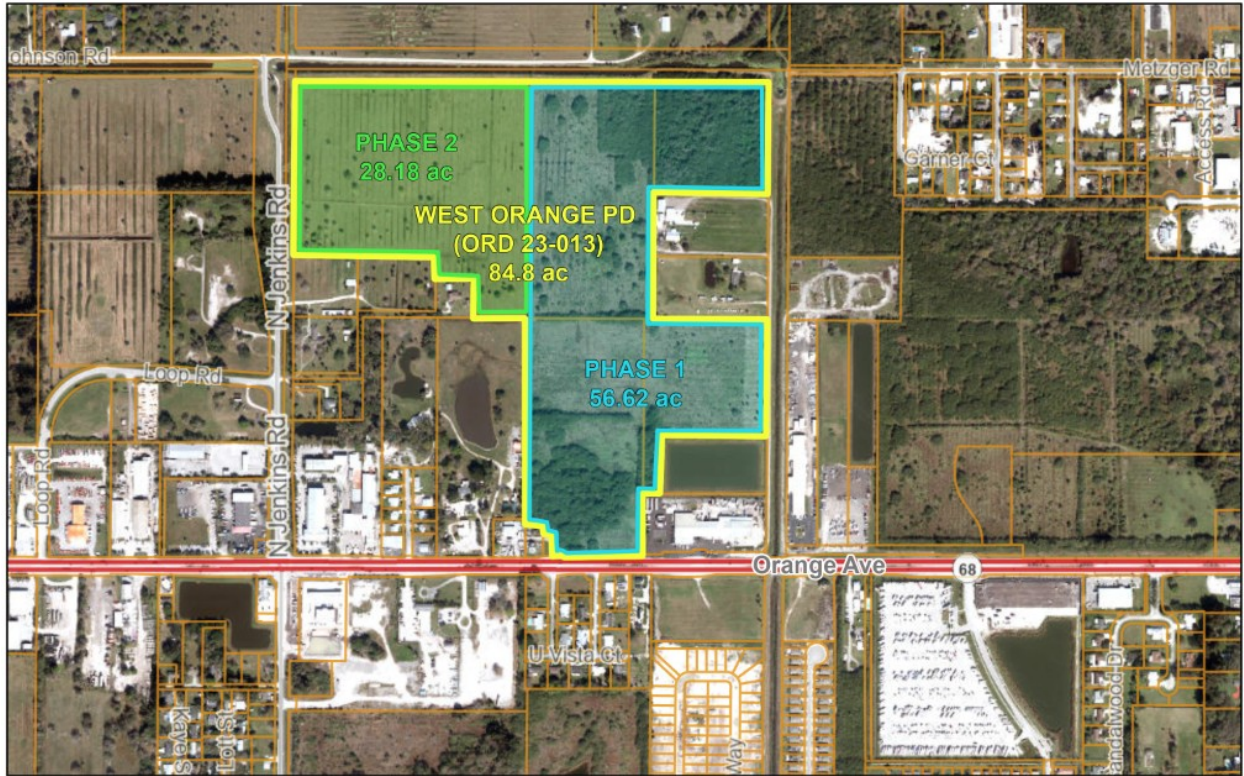


Image 1 – Location

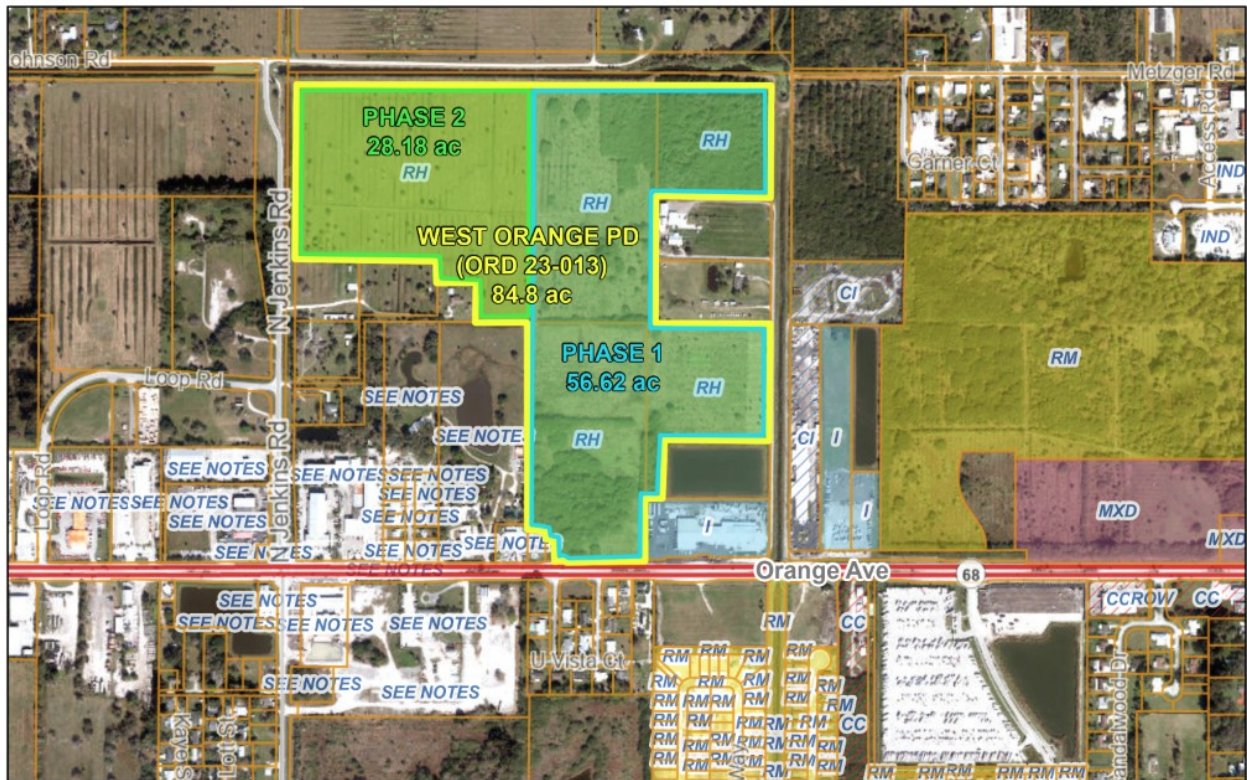


Image 2 – Future Land Use Map

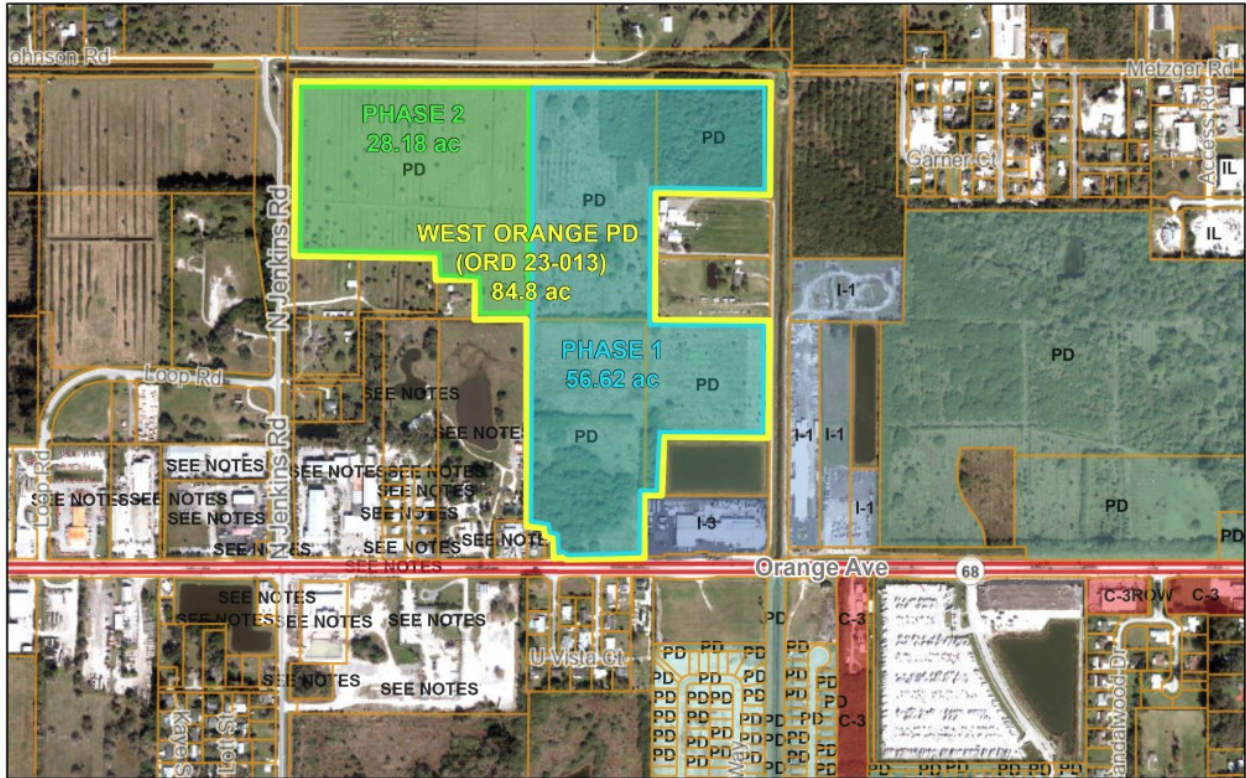


Image 3 – Zoning Map

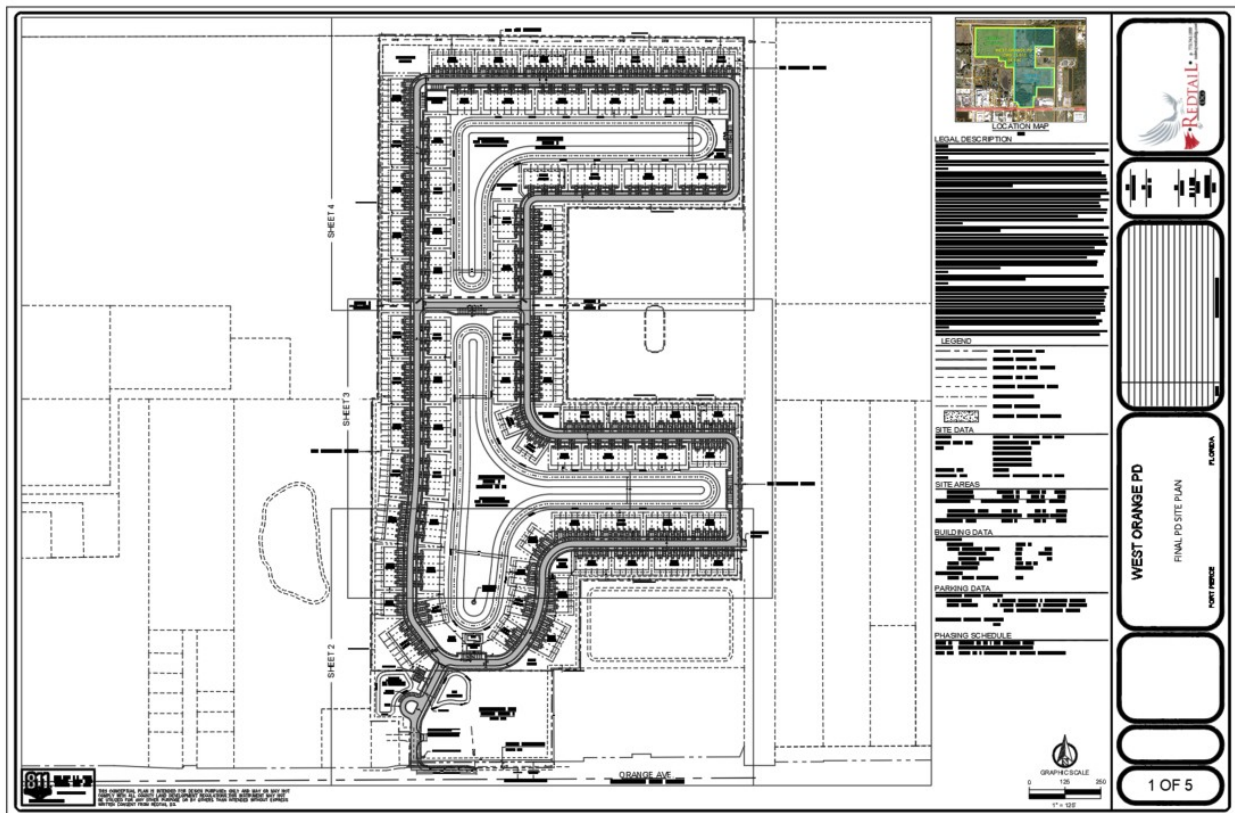


Image 4 – Final PD phase 1 site plan

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 property 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 property, so a 20' wide strip of the property adjacent to Orange Avenue will be dedicated to its 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 development area has an improved **15-foot wide landscape buffer** along the property 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



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