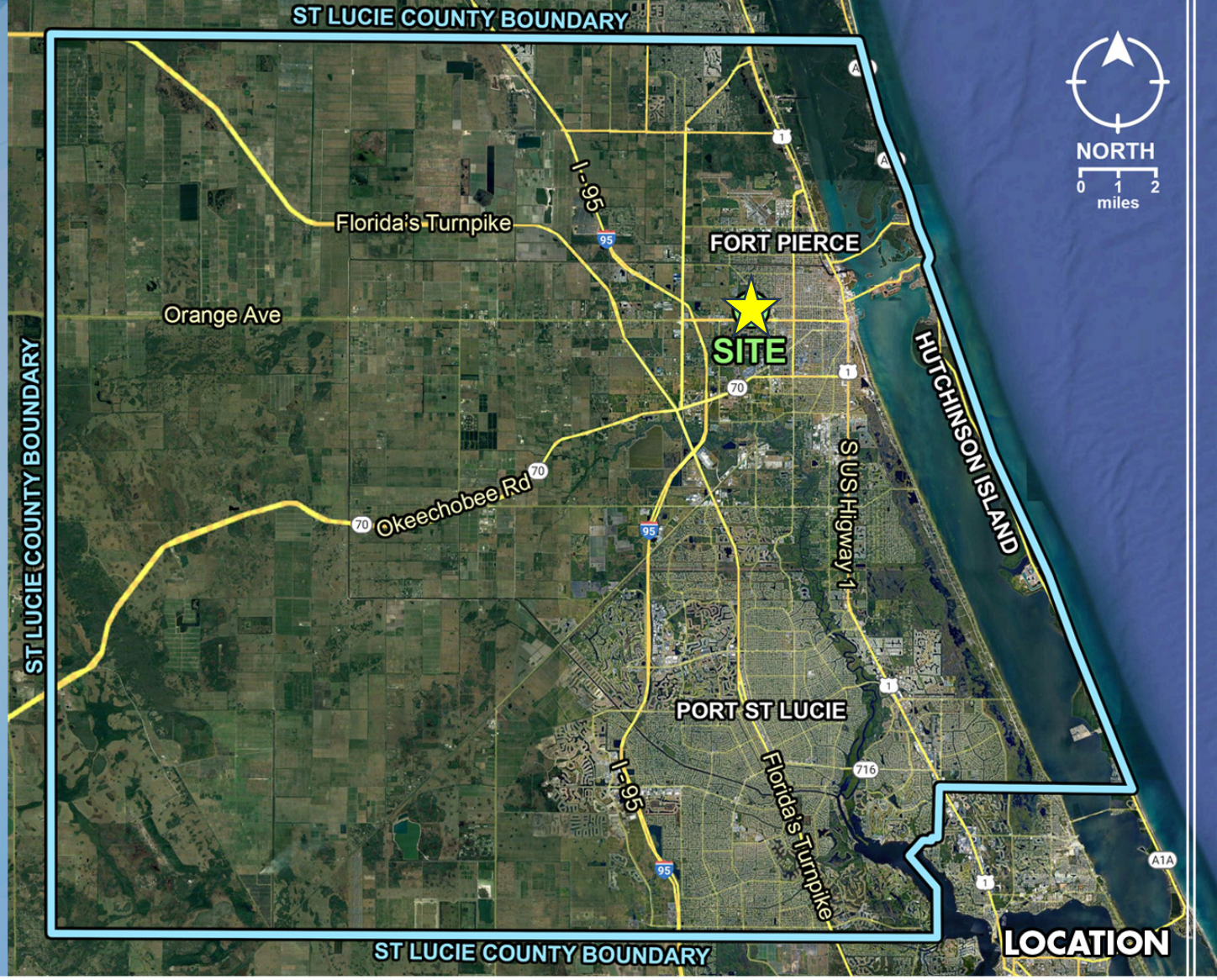
WEST ORANGE

PD2025-00006

Final Planned Development

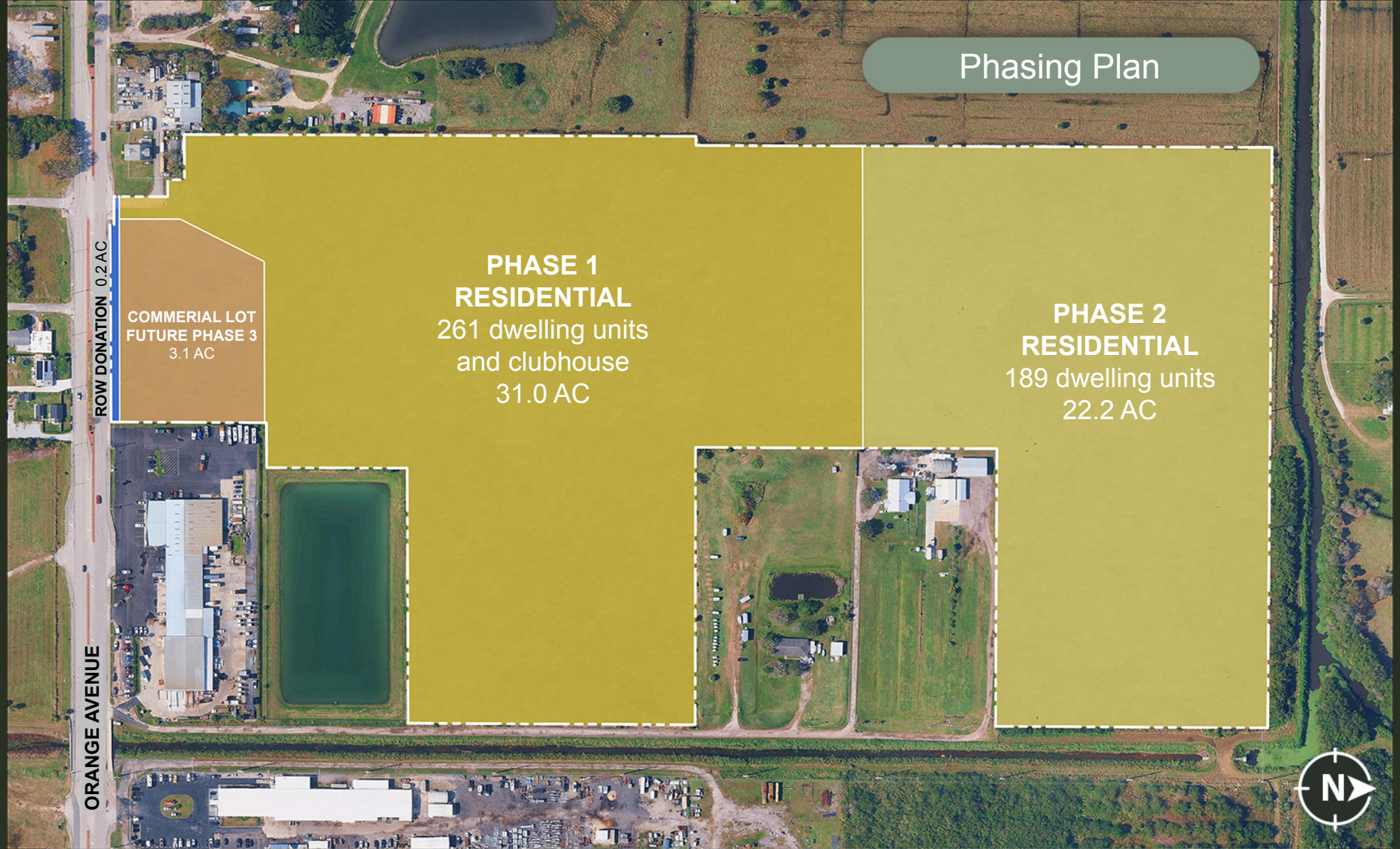
City of Fort Pierce
City Commission
November 16, 2026


ST LUCIE COUNTY BOUNDARY
NORTH
0 1 2
miles
I-95
Florida's Turnpike
FORT PIERCE
Orange Ave
SITE
HUTCHINSON ISLAND
ST LUCIE COUNTY BOUNDARY
70
Okeechobee Rd
S US Higway 1
PORT ST LUCIE
716
Florida's Turnpike
A1A
LOCATION
ST LUCIE COUNTY BOUNDARY

WEST ORANGE

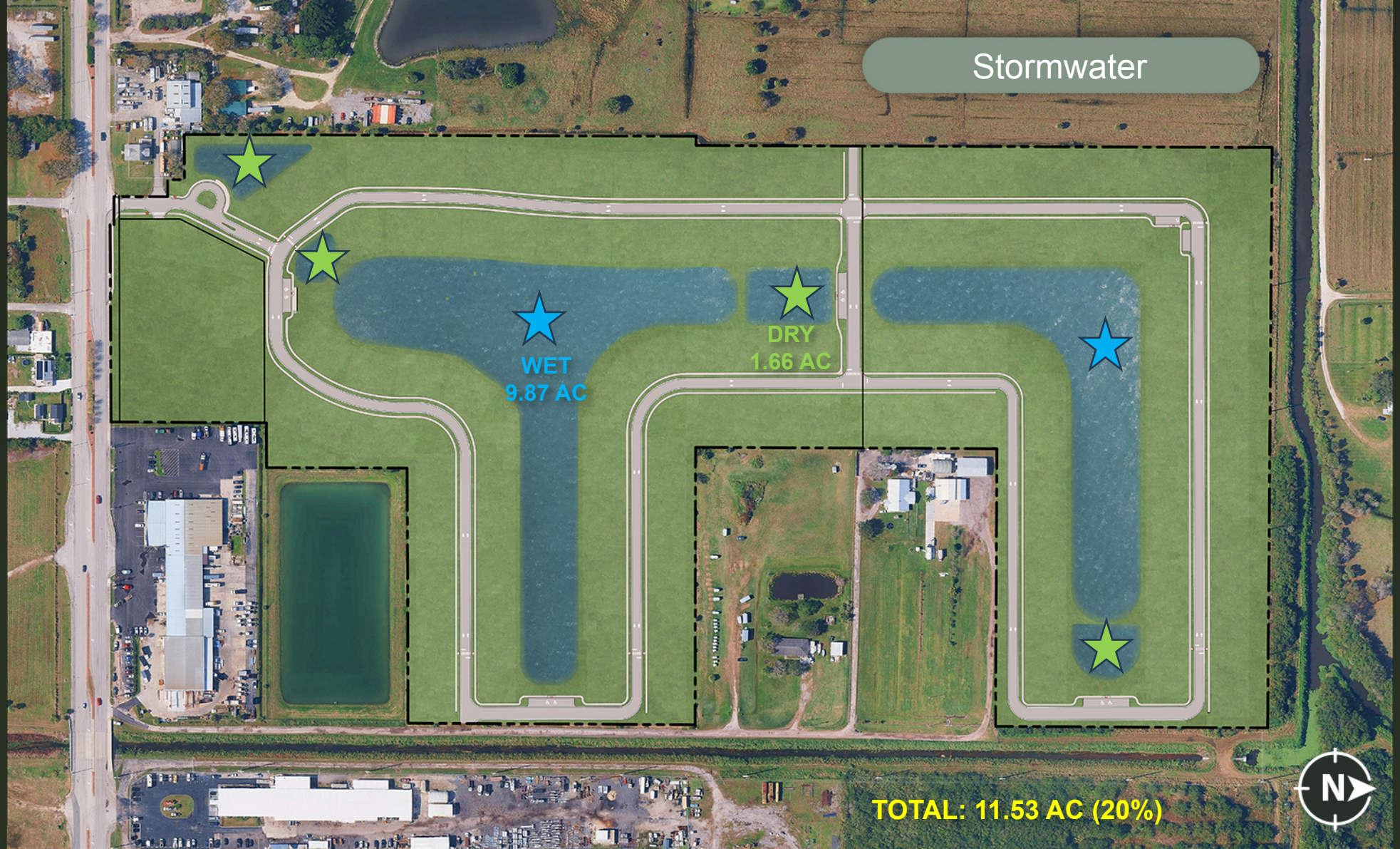

PARCELS
2407-231-0000-000-5
19.4 AC
2407-212-0001-000-3
19.4 AC
56.6 AC
2407-241-0001-000-3
9.3 AC
2407-211-0001-000-0
8.5 AC
ORANGE AVENUE
N


Planned Development
WEST ORANGE
Zoning: PD
56.6 AC
ORANGE AVENUE
N

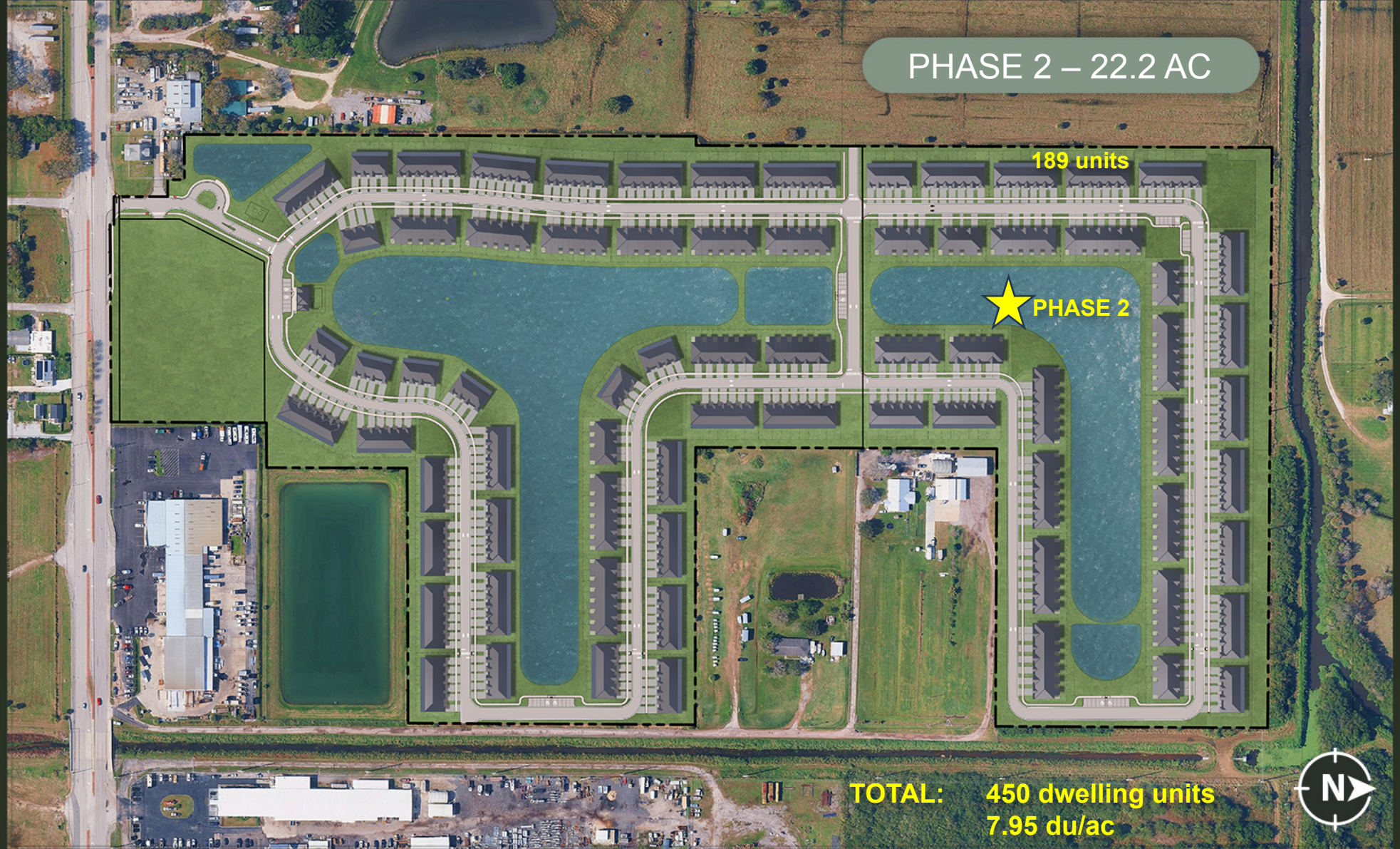

Phasing Plan
COMMERIAL LOT
FUTURE PHASE 3
3.1 AC
ROW DONATION 0.2 AC
PHASE 1
RESIDENTIAL
261 dwelling units
and clubhouse
31.0 AC
PHASE 2
RESIDENTIAL
189 dwelling units
22.2 AC
ORANGE AVENUE
N


Roadways
Main Access
School Bus Stop
Gated Entrance
Deceleration lane
Future Vehicular Connection to Jenkins Rd.
Emergency Access
N


Sidewalks
Future Pedestrian
Connection to Jenkins Rd.
Pedestrian
connection
To Orange Avenue
N


Stormwater
WET
9.87 AC
DRY
1.66 AC
TOTAL: 11.53 AC (20%)
N


PHASE 1 – 31.0 AC
261 units
School bus stop
Lift station
Clubhouse
and fountain
PHASE 1
N


PHASE 2 – 22.2 AC
189 units
PHASE 2
TOTAL: 450 dwelling units
7.95 du/ac
N

WEST ORANGE AMENITY RENDERINGS

Fort Pierce, Florida

Clubhouse



VIEW 1:

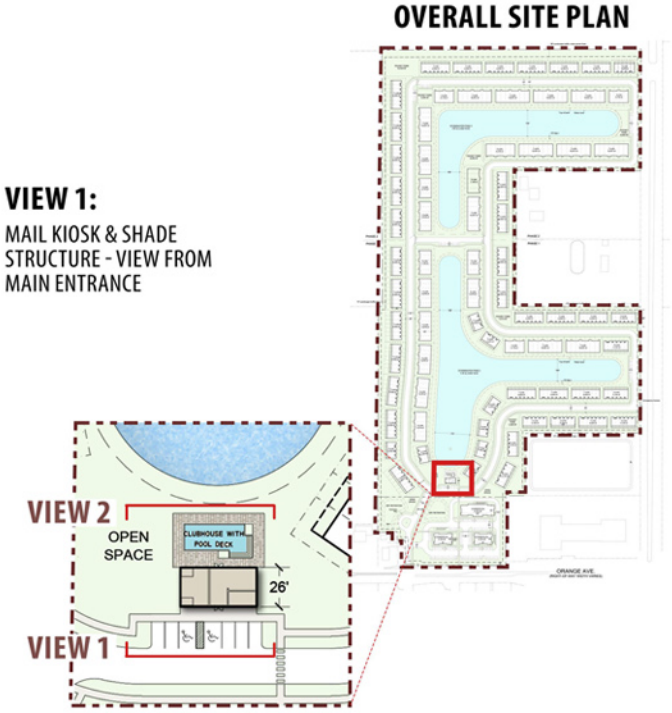
MAIL KIOSK & SHADE STRUCTURE - VIEW FROM MAIN ENTRANCE



VIEW 2:

POOL & SHADE STRUCTURE - VIEW FACING SOUTH

OVERALL SITE PLAN



Cotleur & Hearing

CONCEPTUAL RENDERINGS

North



THANK YOU

Questions ?

Approved Preliminary PD

