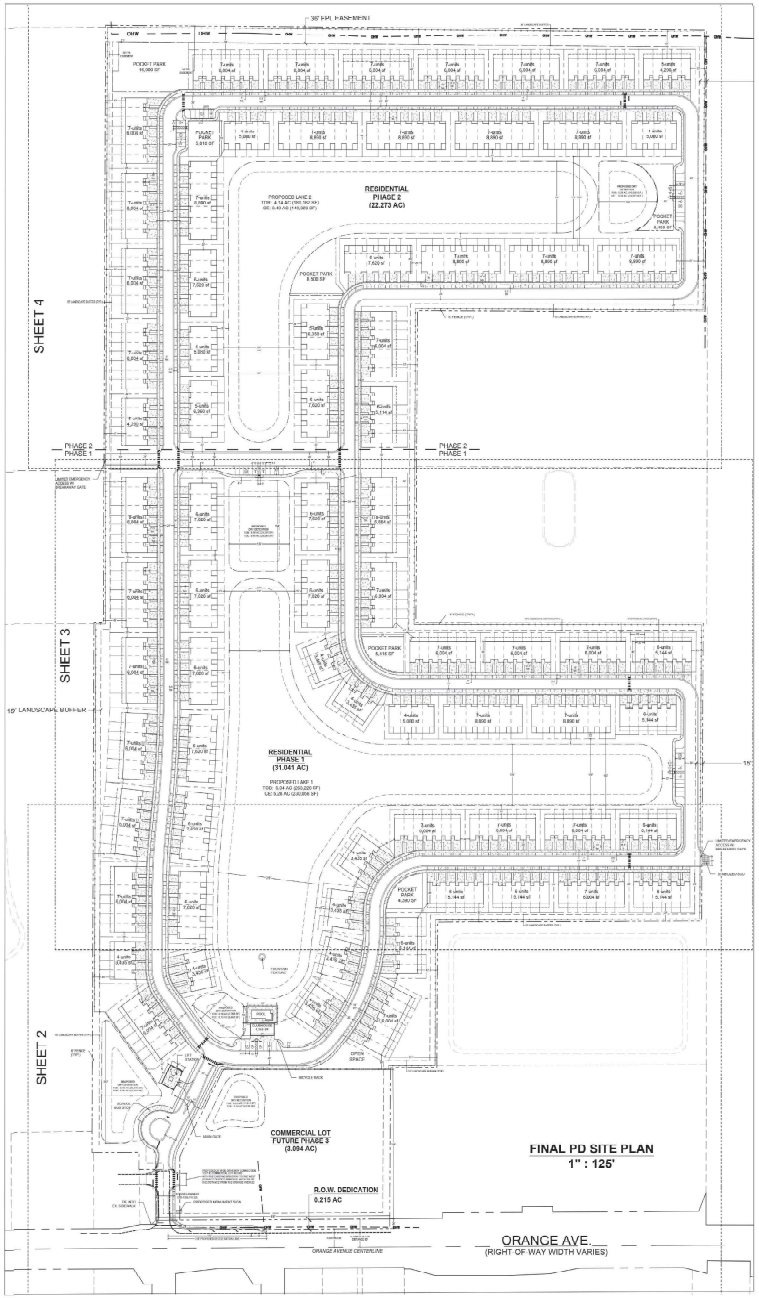
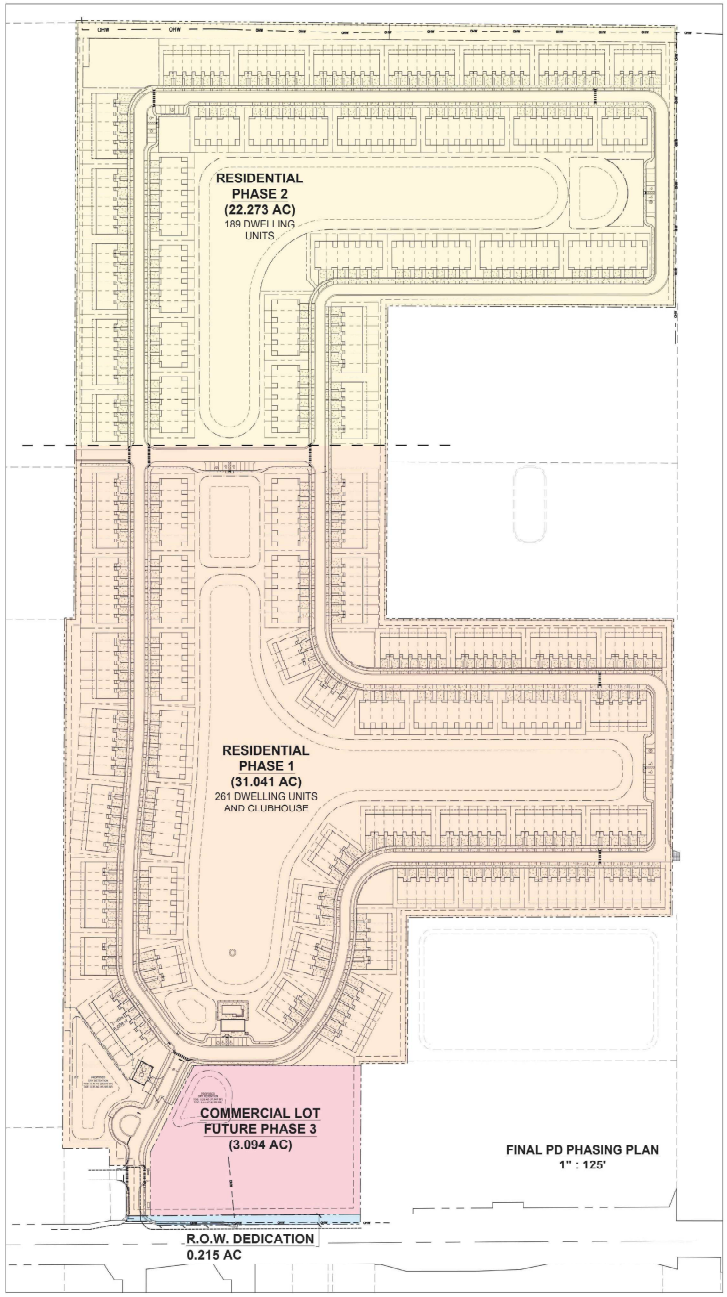






LOCATION MAP
NTS

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 AND EXCEPT RIGHTS OF WAY FOR ORANGE AVENUE, AS THE SAME EXISTS ON THE DATE HEREOF, IN FORT PIERCE, 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 10 ACRES 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 4:

THE NORTH 10 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF THAT PORTION THEREOF CONVEYED TO CANALS LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THE WEST 50 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,270.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE WEST 50 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,270.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE WEST 50 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1,320.00 FEET TO A POINT ON A FOUND BAR BEING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1,270.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 50.00 FEET TO A POINT ON A FOUND BAR BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, A DISTANCE OF 1,270.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

THE SE1/4 OF THE NE1/4 OF THE SW1/4 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 9:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND RUN NORTH ON THE WEST LINE THEREOF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ON SAID WEST LINE 1,270 FEET; THENCE EAST 660 FEET; THENCE SOUTH 1,270 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND RUN NORTH ON THE WEST LINE THEREOF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ON SAID WEST LINE 1,270 FEET; THENCE EAST 660 FEET; THENCE SOUTH 1,270 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND RUN NORTH ON THE WEST LINE THEREOF 1,320 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ON SAID WEST LINE 50 FEET; THENCE EAST 660 FEET; THENCE SOUTH 50 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 AND RUN NORTH ON THE WEST LINE THEREOF 1,320 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ON SAID WEST LINE 50 FEET; THENCE EAST 660 FEET; THENCE SOUTH 50 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING.

PARCEL 10:

FOR EAST POINT TO THE POINT OF BEGINNING, THENCE WEST 1320 FEET; THENCE NORTH 1320 FEET; THENCE EAST 1320 FEET TO A POINT IN RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE SOUTH 1320 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

SITE DATA

ZONING: PLANNED URBAN DEVELOPMENT (PUD)
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 (9.273 AC)
EXISTING USE: VACANT
OWNER: ORANGE AVENUE DEVEL II LLC
28175 HAPPO RD
ROSEVILLE, MI 48066 2316
AGENT: REDTAIL DG
1003 N. 2ND STREET
FORT PIERCE, FL 34950

SITE AREAS

RESIDENTIAL	2,272,122SF	52.161 AC	92.12%
COMMERCIAL(FUTURE)	195,035 SF	4.248 AC	7.50%
ROW DEDICATION	9,386 SF	0.215 AC	0.36%
TOTAL SITE AREA	2,466,643 SF	56.624 AC	100.00%
STORMWATER POND (water level)	315,065 SF	7.254 AC	82%
DRY RETENTION	66,572 SF	1.528 AC	18%
STORMWATER AREA	382,237 SF	8.782 AC	100%

BUILDING DATA

RESIDENTIAL
CLUBHOUSE: 1,400 SF
TOTAL TOWNHOME UNITS: 450 100%
PIERCE MODEL (22' wide): 288 64%
NASSAU BAY MODEL (24' wide): 162 36%
TOTAL DENSITY: 450/52.161 = 8.63 Du/ AC
LOT COVCTVAGE 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	

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GRAPHIC SCALE
0 125 250
1" = 125'

REVISION COMMENTS
DATE

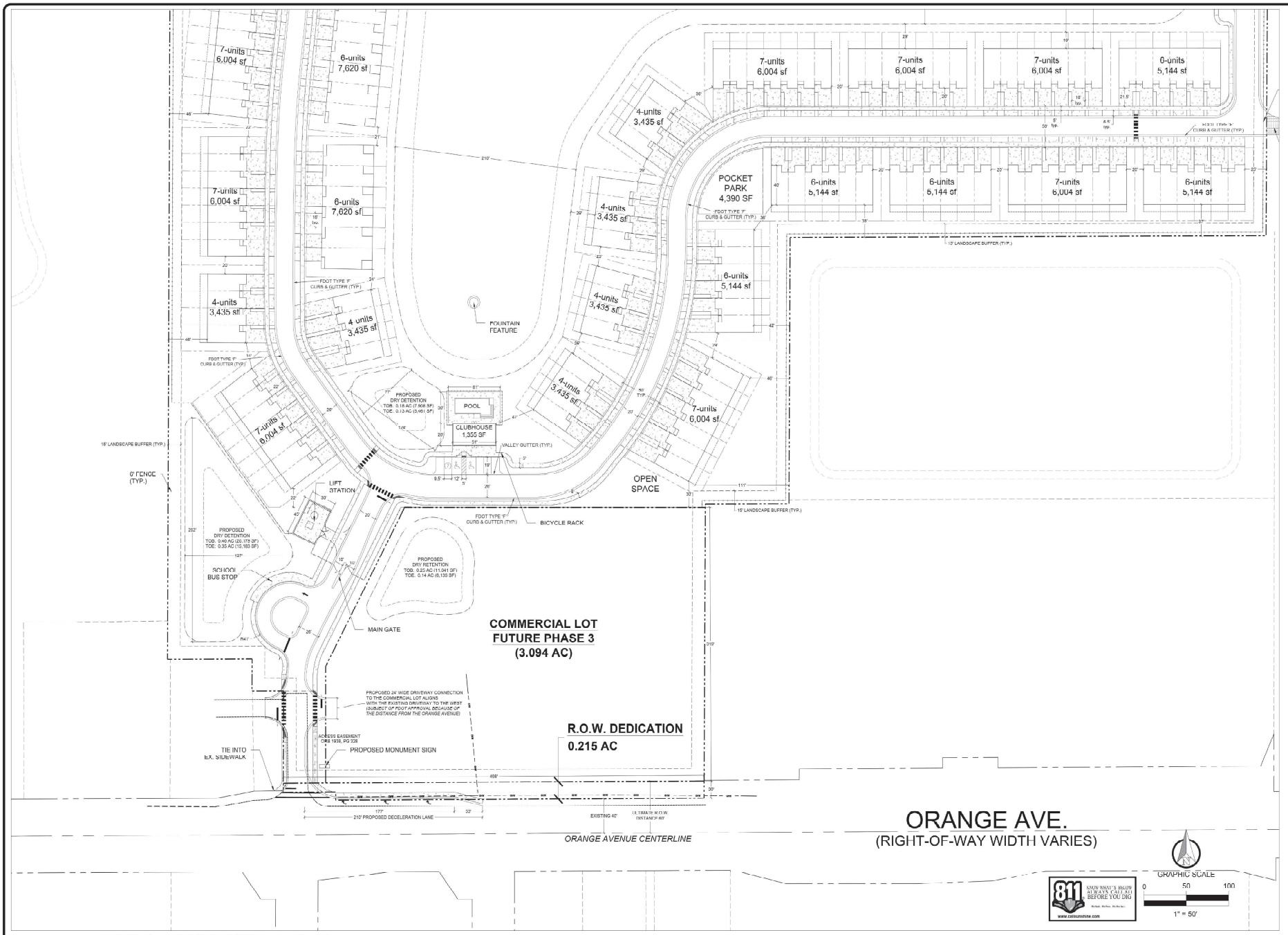
TM DESIGNED BY
AR DRAWN BY
ET LAYOUT
1" = 125' SCALE
7/9/2025 DATE

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

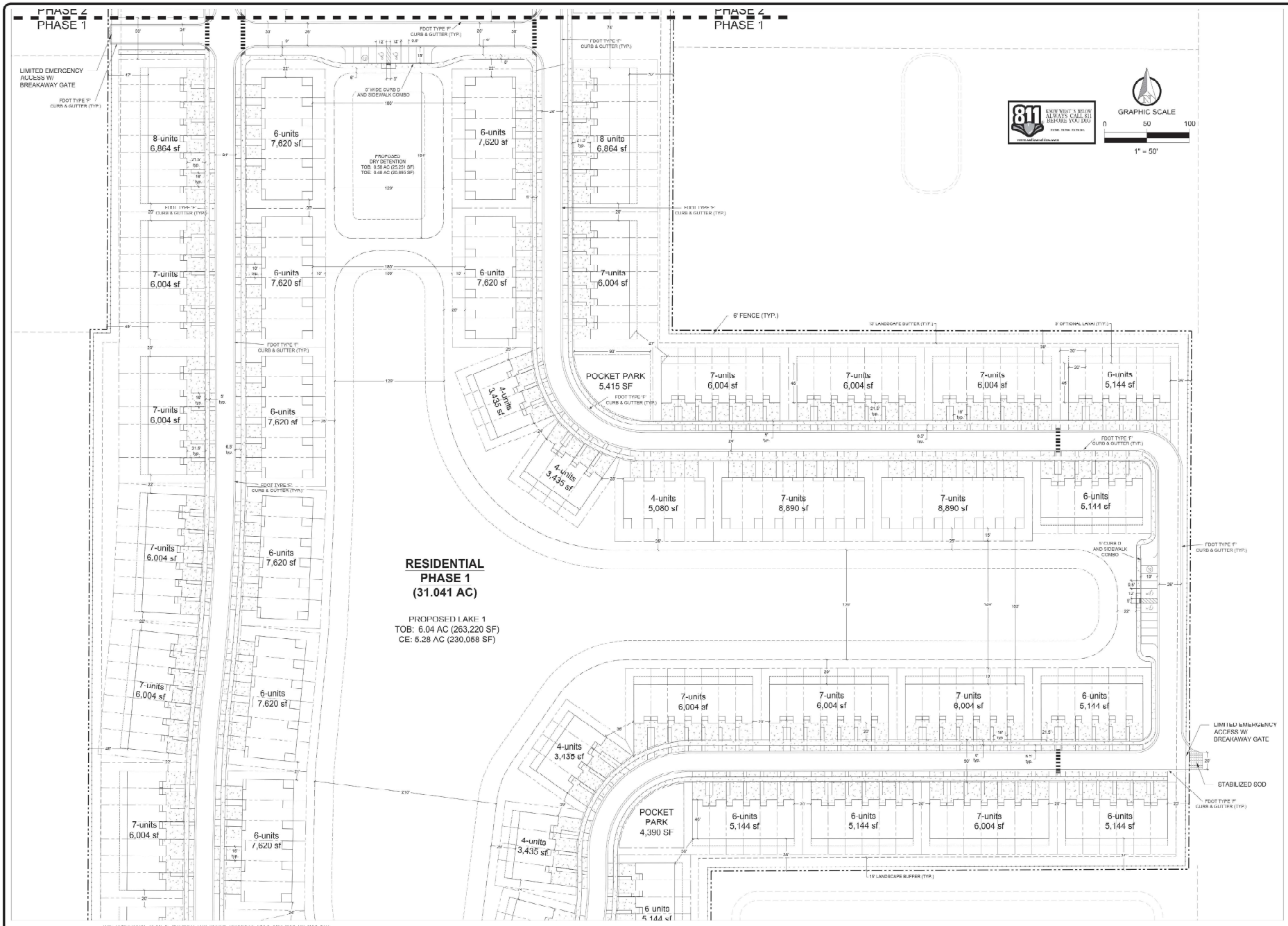
772-742-1355

TV
DESIGNED BY
AH
DRAWN BY

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE, FLORIDA

25-137

2 OF 5



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.

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

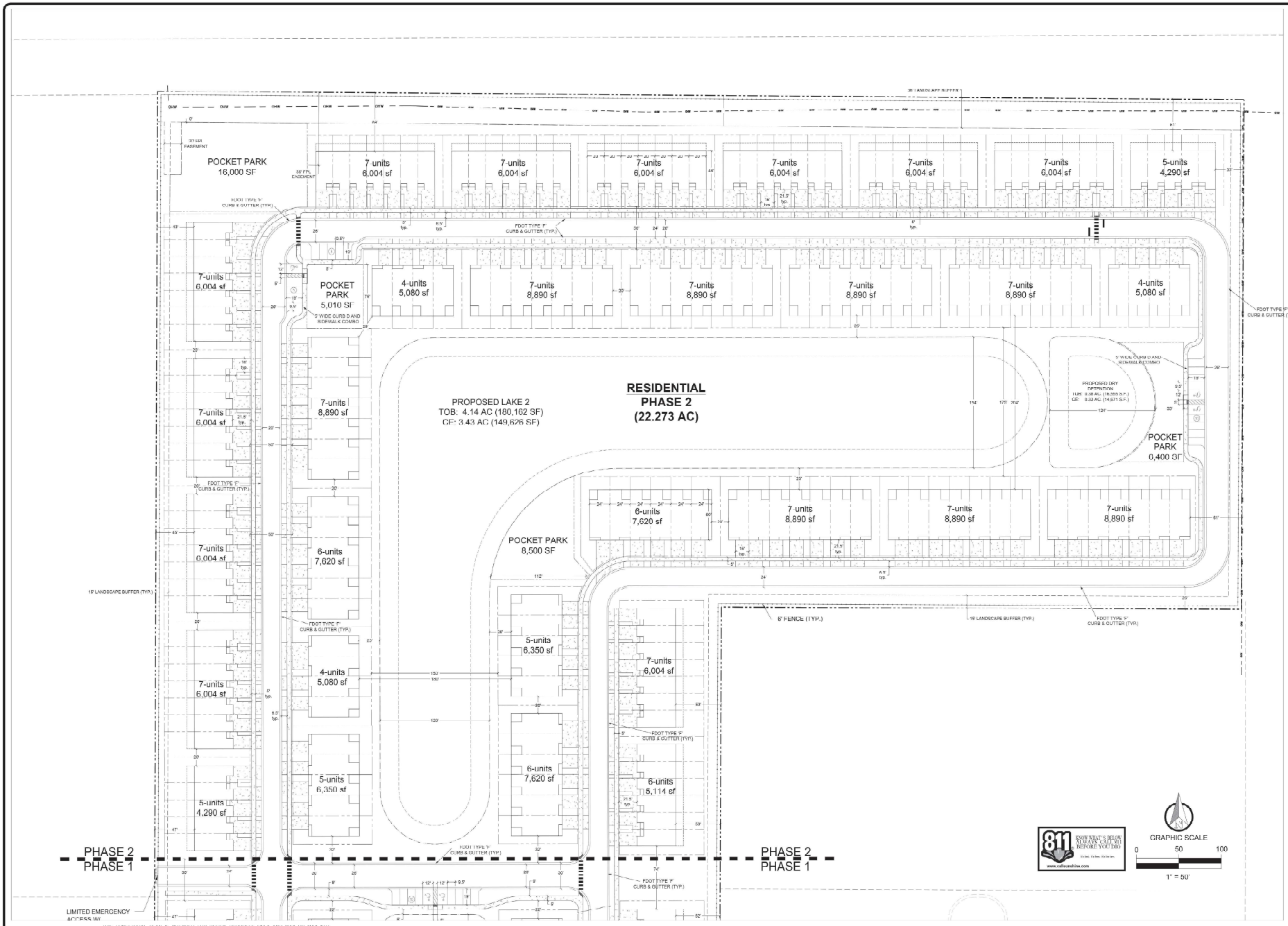
WEST ORANGE PD

FINAL PD SITE PLAN

FORT PIERCE FLORIDA

25-137

3 OF 5



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.

REDTAIL LC

772-242-1355

DRG DIRECTORY

BY

SCALE

DATE

REVISIONS

DATE

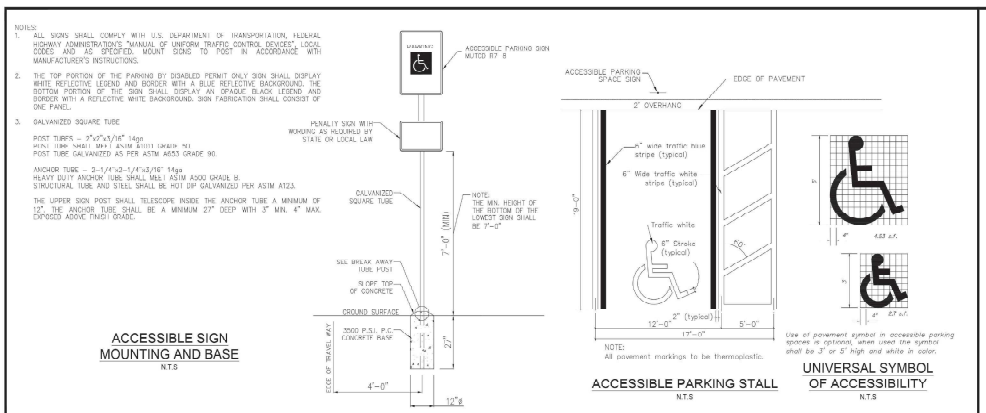
WEST ORANGE PD

FINAL PD SITE PLAN

FORT PIERCE FLORIDA

25-137

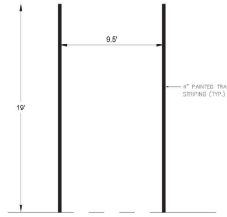
4 OF 5



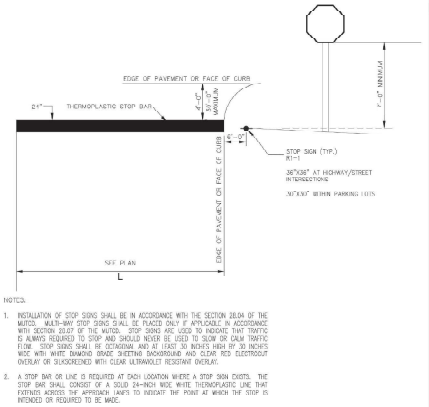
ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

ACCESSIBLE PARKING STALL
N.T.S

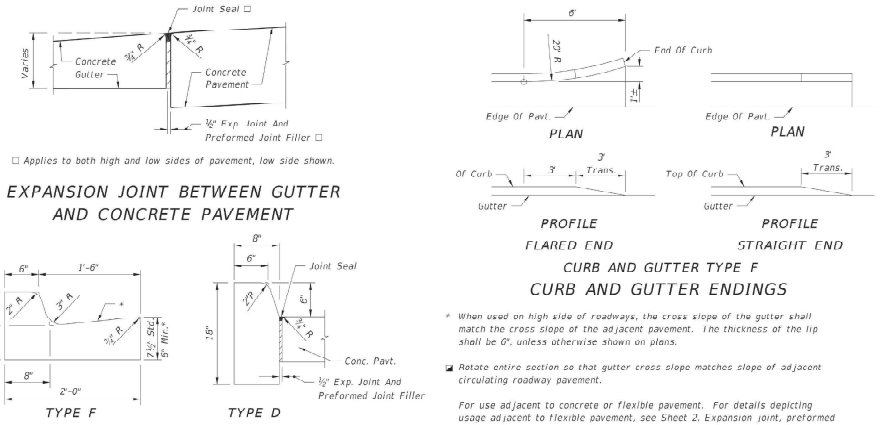
UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



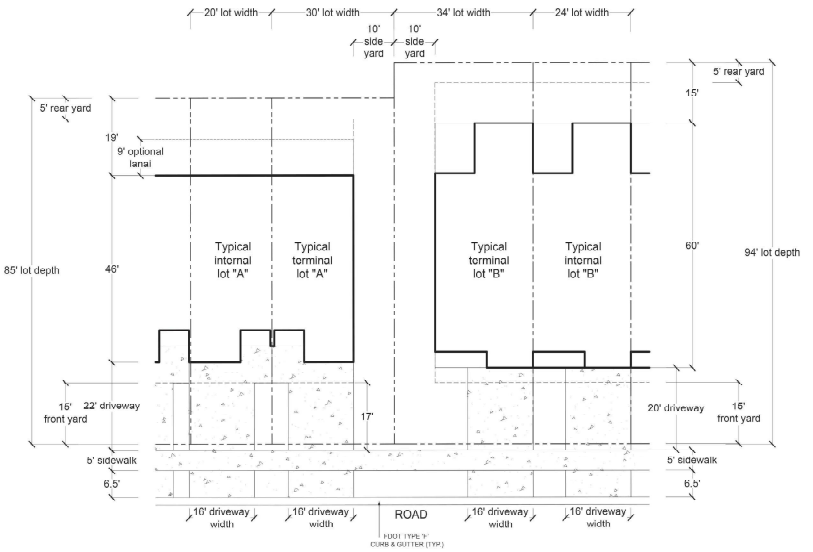
TYPICAL PARKING DETAIL
N.T.S



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



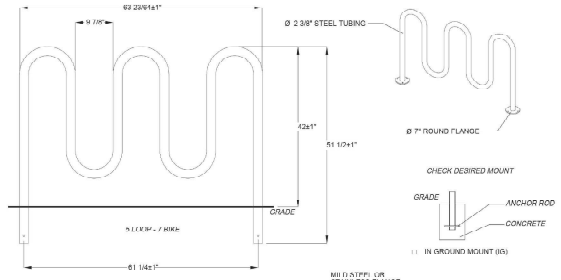
CONCRETE CURB AND GUTTER DETAILS
N.T.S



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