



SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17	TOWN 355
PROPERTY CONTROL NUMBER(S)	RANGE 40E 2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 AC.
ROW DEDICATION	0.08 AC.
NET SITE AREA	6.72 AC.
TOTAL UNITS PROPOSED	106 DU
PROPOSED GROSS DENSITY	15.6 DU/AC.
STANDARD PARKING REQUIREMENT	159 SPACES
TOTAL PARKING PROVIDED	106 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
BICYCLE SPACES REQUIRED	11 SPACES
BICYCLE SPACES PROPOSED	42 SPACES
COVERED BIKE SPACES	24 SPACES
EXTERIOR BIKE SPACES	18 SPACES
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	3 STORIES (45')
REC PROVIDED	0.14 AC.
PROPOSED LAKE TRACT AREA	(15.2%) 1.03 AC.
MAX. BUILDING LOT COVERAGE	(50%) 3.4 AC.
PROPOSED BUILDING LOT COVERAGE	(12.5%) 0.85 AC.
MIN. OPEN SPACE REQUIREMENT	(25%) 1.7 AC.
PROPOSED OPEN SPACE	(62.1%) 4.23 AC.

PROPERTY DEVELOPMENT REGULATION CHART

R-4 MF	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX LOT COVERAGE	MIN. BUILDING YARDS				MAX. BLDG. HEIGHT
					FRONT	SIDE CORNER	SIDE	REAR	
REQUIRED	0.1 AC.	75'	90'	50%	25'	15'	10'	20'	45'
PROPOSED	6.80 AC.	516.6'	796.6'	12.5%	27.8'	32.1'	18.3'	231.3'	45' (3 STORIES)

- LEGEND**
- AC. = ACRES
 - ADT = AVERAGE DAILY TRIPS
 - C.L. = CENTER LINE
 - C.L.F. = CHAIN LINK FENCE
 - C/W = CROSSWALK
 - D.E. = DRAINAGE EASEMENT
 - D.U. = DWELLING UNITS
 - EX. = EXISTING
 - FLU = FUTURE LAND USE
 - INC. = INCOMPATIBILITY
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
 - L.S.E. = LIFT STATION EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - O.S. = OPEN SPACE
 - P.B. = PLAT BOOK
 - PDR = PROPERTY DEVELOPMENT REGULATIONS
 - PG. = PAGE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - R/W = RIGHT-OF-WAY
 - S.B. = SETBACK
 - S.F. = SQUARE FEET
 - S/W = SIDEWALK
 - T.B.A. = TO BE ABANDONED
 - TYP = TYPICAL
 - U.E. = UTILITY EASEMENT
 - ULDC = UNIFIED LAND DEVELOPMENT CODE
 - WU = WORKFORCE HOUSING UNIT
 - WHU = WORKFORCE HOUSING
 - T.B.R. = TO BE RELEASED

NO.	DATE	REVISION
1	2025-05-15	RESUBMITTAL

CERT NO. 6091

WGI INC.
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-07-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

DWG: 7/11/2025 2:28 PM
 PLOTTED BY: RAJUL SAMRAO
 DRAWING: P11038.00 Site Plan.dwg