



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*



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**TO:** Richard Chess, MBA, City Manager

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Major Site Plan: Innovative  
Community Development  
3000 Okeechobee Road**

**BOARD DATE:** September 2, 2025

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**STAFF REPORT**

**Owner:** Mustafa E Altinok  
Arrow Investment Group,  
LLC.

**Applicant:** WGI, Inc.  
2035 Vista Parkway  
West Palm Beach, FL 33411

**Applicant's Request:** Approval of Major Site Plan: ICD

**Location(s):** 3000 Okeechobee Road

**Parcel ID:** 2417-504-0020-001-6

**Future Land Use:** Medium Density Residential (RM)

**Current Zoning:** Medium Density Residential (R-4)

**Surrounding FLU:**

North	East	South	West
RL	GC	GC	GC

**Surrounding Zoning:**

North	East	South	West
R-2	C-3	C-3	C-3

**Utilities:** FPUA



**Site Location:** 3000 Okeechobee Road

**Site Area:** 6.87 acres

**Staff Analysis:**

**Request**

In accordance with Article V Sections 125-235 of the City Code, the applicant is requesting the review and approval of Conditional Use (Innovative Community Development) with New Construction to develop 106

apartment units.

### ***Future Land Use & Zoning***

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

The subject site has a zoning district classification of the Medium Density Residential (R-4) district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three or more dwelling units. Maximum gross densities should generally not exceed ten units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain non-residential uses are permitted under the parameters and safeguards set forth in this section.

### ***Innovative Community Development***

According to Article V, Sec. 125-243, the purpose of the Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping. Reductions in required on-site parking, adoption of reduced and zero setbacks, expedited planning review and reductions in various building siting requirements are used to encourage these developments.

### ***Design Review***

The architectural style incorporates a blend of modern and traditional elements, and an Anglo Caribbean architectural style with varied rooflines, open stairwells and breezeways, and quality façade treatments. This avoids repetition and enhances neighborhood character. High-performance, sustainable materials including masonry walls and low-VOC interior finishes are incorporated into the design. These enhance durability, lower long-term maintenance and attenuates environmental noise.

The light blue and white exterior buildings colors trimmed with bronze metal shingles provide depth and accentuates the architectural aesthetics. Units are located on one quadrant of the site, ensuring that all units are close to the street to accommodate pedestrian and bike accessibility. This allows for preservation of the site that has semi-natural state. Concrete building material will be utilized to reduce traffic and noise impact outside.

Lower roof overhangs will be added to rear-end of buildings B and C as well as over the mail kiosk located at building A. In addition, metal corbels will be added to exterior of buildings for decorative and overhang

support. Wall mounted light and lantern fixtures will be installed on each side of all stair entries and at the columns of the clubhouse.

Further enhancing the street-facing elevations, Bahama shutters (awnings) will be installed, particularly along Okeechobee Road. All buildings will feature hipped roofs with slopes and roofing is asphalt shingles. Facades include stucco surrounds and banding to articulate different sections and stucco trim window trim is provided.

### ***Parking***

Per city code Sec. 125-243, Innovative Community Development code allows for a reduction in on-site parking. Acting on this code, the proposed development has a requirement of 159 parking stalls. The applicant will provide 106 parking stalls. The reduced parking is justified because the property is located within ¼ mile of ART route 3 and there will be 24 bike covered kiosks (1 station with 8 stalls per building) and 1 bike rack.

The reduced parking spaces on site will result in less impervious areas and a reduction to the urban heat island effect.

### ***Landscaping***

Enhanced landscape that includes drought-tolerant, native species, and shade trees is provided throughout the site and exceeds code requirements in several areas. Landscape buffers will soften the building edges and define outdoor gathering areas, contributing to a strong sense of place. Approximately 226 trees will be relocated and preserved throughout the property. According to the landscape details, the maximum height of a tree that will be located on site is 36 feet in height. 34 trees with continuous hedging will be planted within the buffer located on south right-of-way. In addition to the landscape buffer that will provide privacy for buildings B and C, there will be a 4ft. height black aluminum decorative fence. Installing the fence will increase privacy and prevent pedestrian trespassing along Okeechobee Road.

### ***Traffic Impact Statement***

Truckin Traffic, LLC conducted the traffic study to determine the developments impact. According to the submitted impact statement, Okeechobee Road is operating below 110 percent of the maximum volume. Sunrise Village affordable jousting project meets the de minimis impact thresholds. Simply put, the traffic study conducted indicates that the traffic impact would not affect more than 1 percent of the maximum volume at the adopted level of service of the transportation facility as determined by the local government.

### ***Lighting***

The applicant provided a luminaire schedule for the development. A total of 23 single foot candles will be placed throughout the property, providing ample lighting.

### ***Technical Review Committee***

All affected departments have reviewed the proposed Major Site Plan: Innovative Community Development with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

***Neighbor Property Owner Response Summary***

A total of 62 notifications of the proposal were mailed to the owners of property located within 500 feet of the subject property. As of August 20, 2025, there has been one (1) response by adjacent property owners regarding the request. An update will be provided to the City Commissioners at the public hearing.

***Planning Board Recommendation***

The Planning Board, at their August 11, 2025 meeting, voted 6-0 to recommend approval of the request with conditions as excepted from Sec. 125-325:

***Staff Recommendation:***

The proposed application meets the minimum standards of the City's Code Section 125-235. Therefore, Staff recommends that the City Commission **APPROVE** the subject: Major Site Plan with innovation with the seven (7) noted two Conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
  - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
    - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
    - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
2. A 5-foot sidewalk along S. 31<sup>st</sup> Street to provide site connectivity to the existing Okeechobee Road sidewalk
3. A 12.5 ft. right-of-way donation on S. 31<sup>st</sup> Street
4. Prior to the CO, a maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same
5. Sign permits shall be filed separately during the permit process
6. An updated Environmental Assessment shall be required prior to land clearing and development

7. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity