



# CITY OF FORT PIERCE

## City Commission

September 2<sup>nd</sup> 2025

PZSITE2025-00009

Sunrise Village Apartments – Major Site Plan

(Innovative Community Development/Affordable Units)

3000 Okeechobee Rd.

## **APPLICANT**

Arianna Hillard

WGI, Inc.

## **PROPERTY OWNER(S)**

Arrow Investment Group, LLC

## **PARCEL ID #(S):**

**2417-504-0020-001-6**

(3000 Okeechobee Rd.)

## **SUMMARY**

The applicant is requesting the review and approval of a Major Site Plan (Innovative Community Development) to develop 106 apartment units at 3000 Okeechobee Rd. The three (3) multi-level, multi-family buildings proposes to offer community amenities and resources, unique architectural designs, enhanced landscaping and transit-oriented design features.



# SITE LOCATION

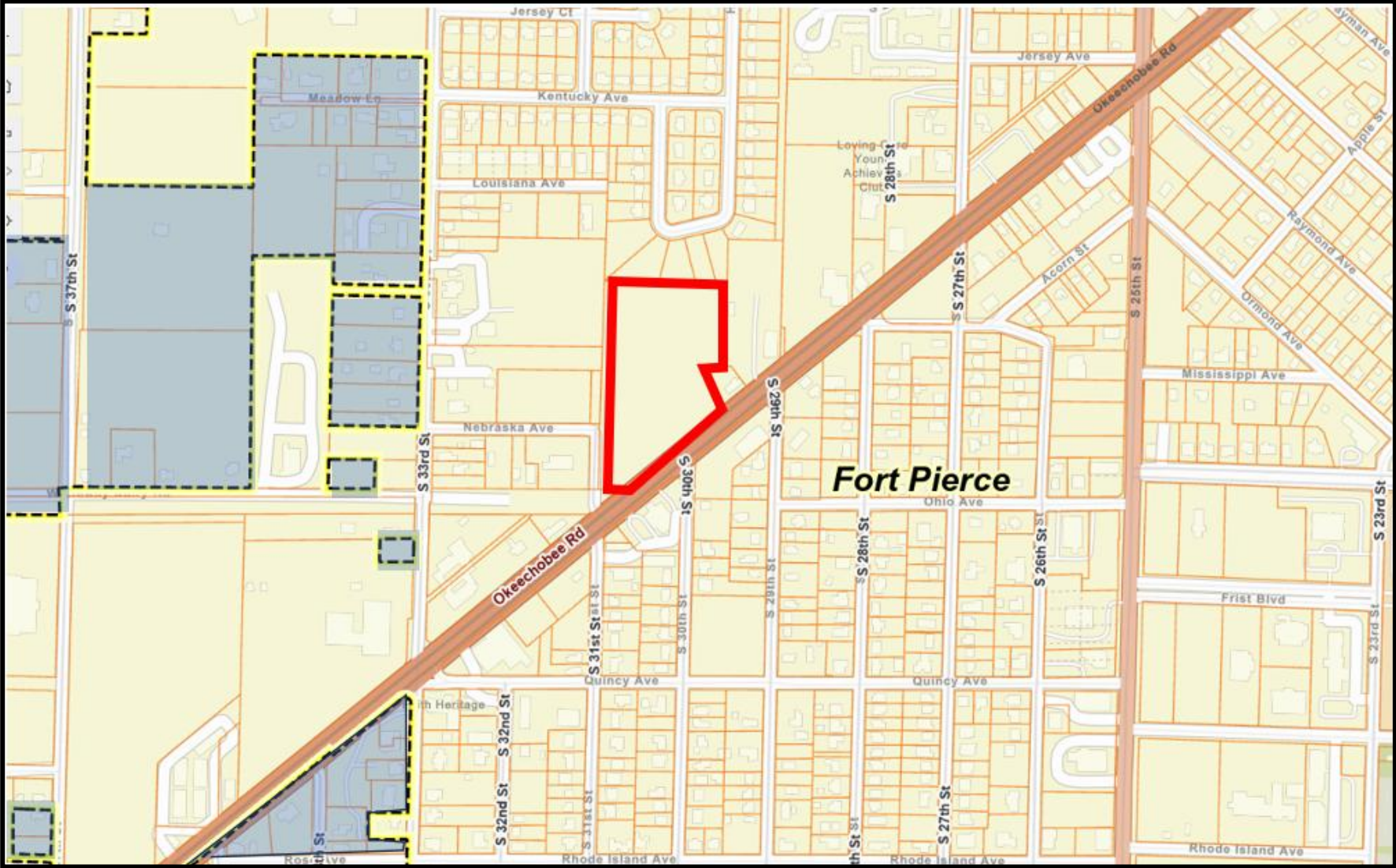
SITE AREA= 6.87 +/- Acres



Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# SITE LOCATION



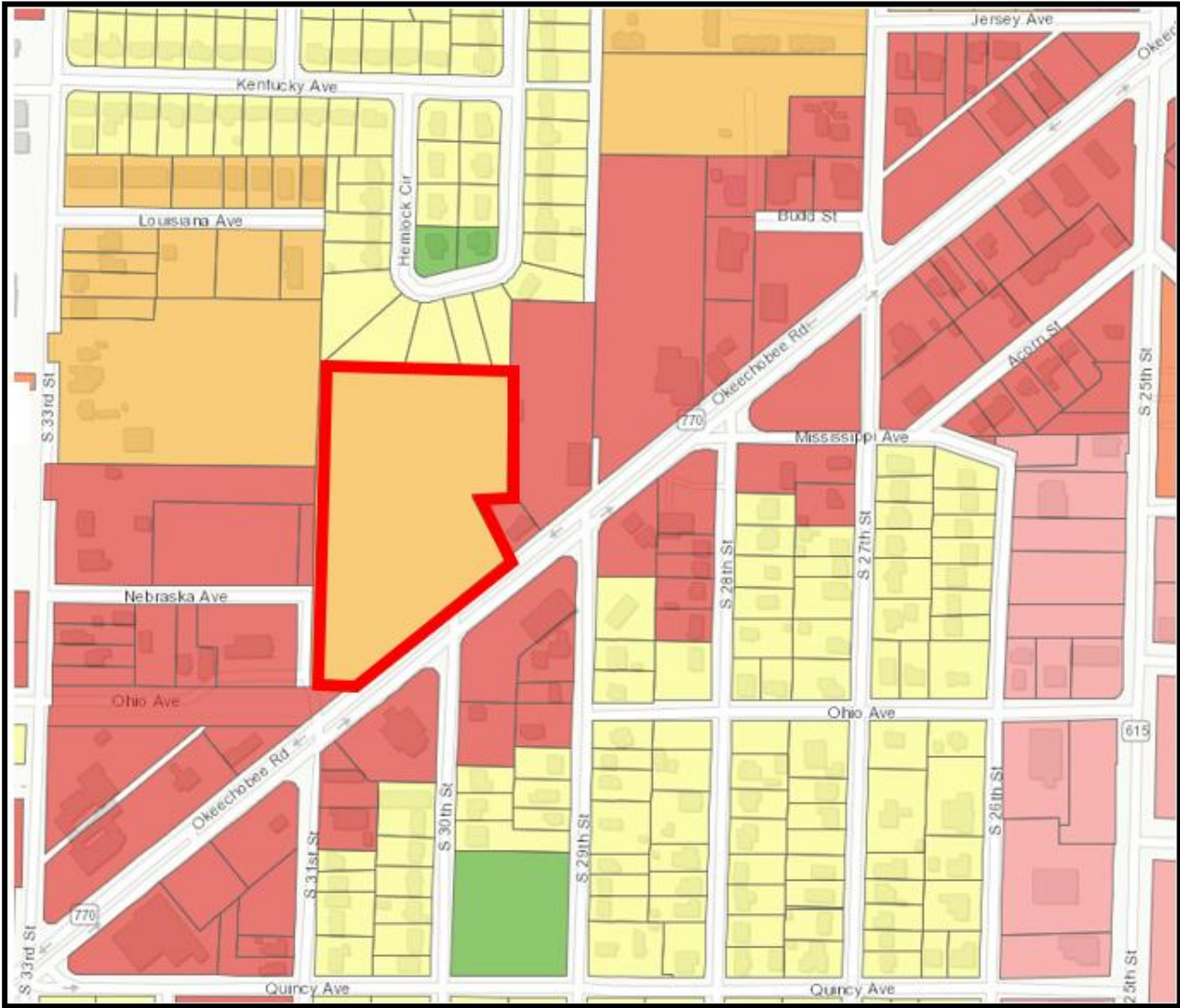
Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# FUTURE LAND USE

FLU: RM (Medium Density Residential)

-  COS, Conservation & Open Space
-  GC, General Commercial
-  OP, Office-Professional & Business Services
-  RL, Low Density Residential
-  RM, Medium Density Residential











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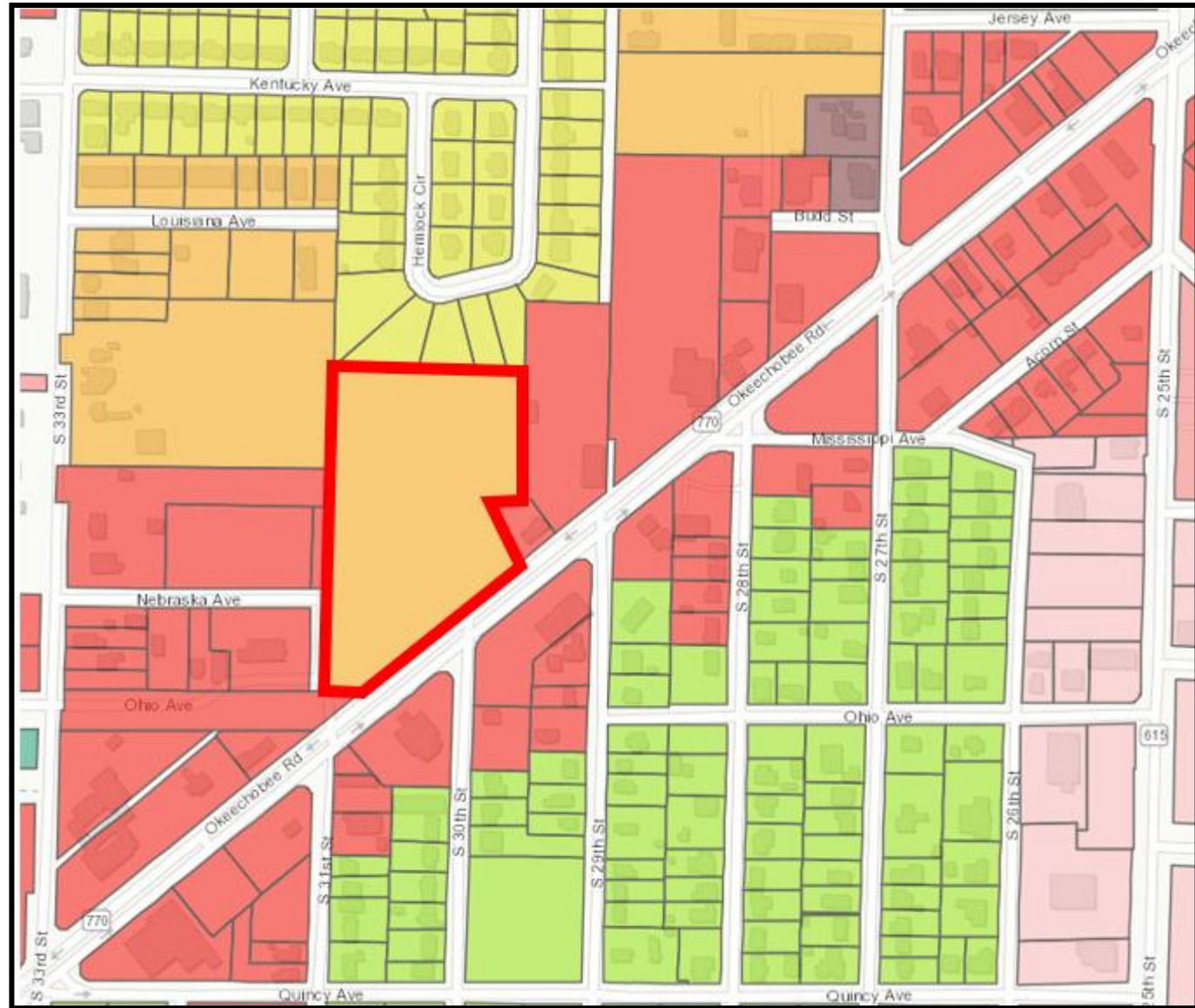


# ZONING

Zoning: R-4, Medium  
Density Residential

-  C-1, Office Commercial
-  C-2, - Neighborhood Commercial
-  C-3, General Commercial
-  C-4, Central Commercial
-  CP-1, - Commercial Parkway
-  R-2, Single Family Intermediate Density
-  R-3, Single Family Moderate Density
-  R-4, Medium Density Residential

\* rezoning ordinance 20-023/20-024 from C-3



Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



## Article V: Sec. 125-243

### Innovative Community Development

**Purpose.** 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.**

**Potential uses.** The following uses are allowed in an innovative community development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed:

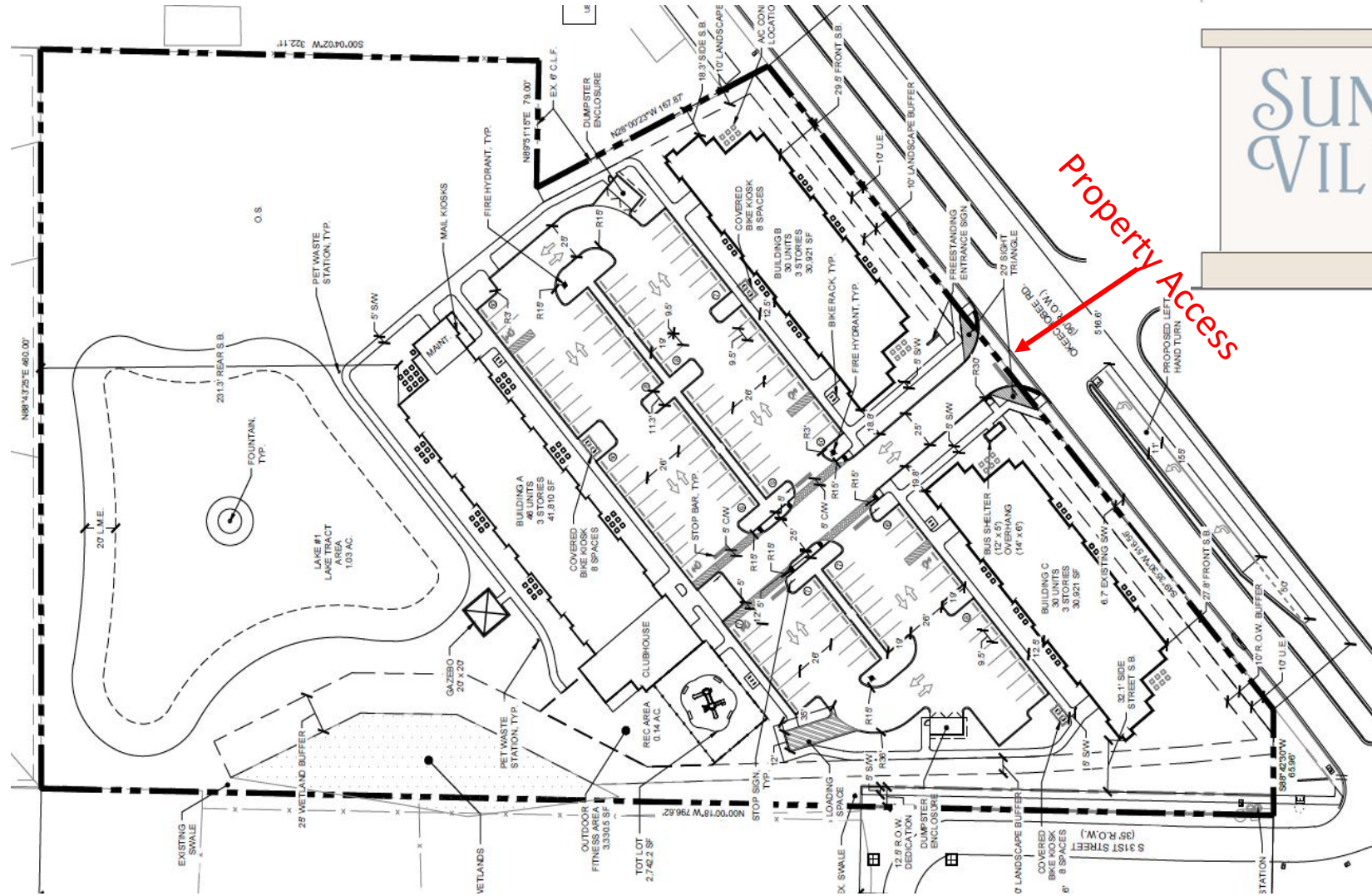
- (2) Duplexes, quadplexes, triplexes, and multifamily housing developments, when permitted in the zone.

#### **1.1.7 Policy:**

The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.



# SITE PLAN



Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# SITE PLAN details

## SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17	TOWN 35S
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 D.U./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.

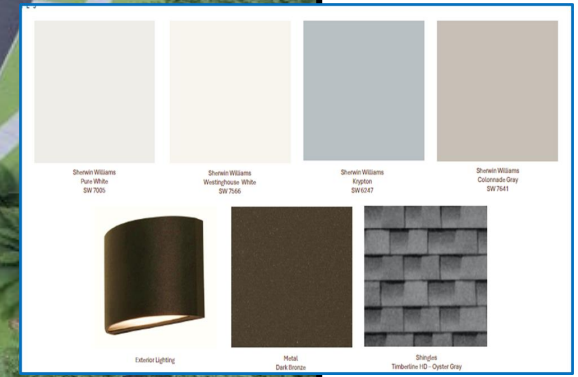
Proposed Units	106
Floor Plan	3-story 3 buildings
Bedrooms	1–3-bedroom units
Community	<ul style="list-style-type: none"> <li>• 1.03-acre lake w/ fountain</li> <li>• 2 pet waste stations</li> <li>• 20x20 gazebo</li> <li>• Indoor &amp; Outdoor fitness area</li> <li>• Tot Lot and Recreation area</li> <li>• Activity room</li> <li>• Great room</li> <li>• Covered bus shelter</li> <li>• 3 8-space covered bike kiosks, 1 bike rack</li> <li>• ¼ mile ART route 3 (corner of Okeechobee Rd. &amp; S. 33<sup>rd</sup> St.)</li> <li>• 100% affordable housing</li> </ul>

Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# INITIAL DESIGN RENDERINGS

At the **August 11<sup>th</sup>** Planning Board meeting, the application received an unanimous vote of approval



buffer

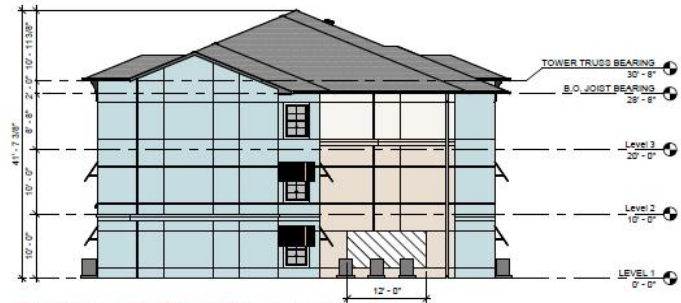
Pedestrian  
privacy

Building  
articulations

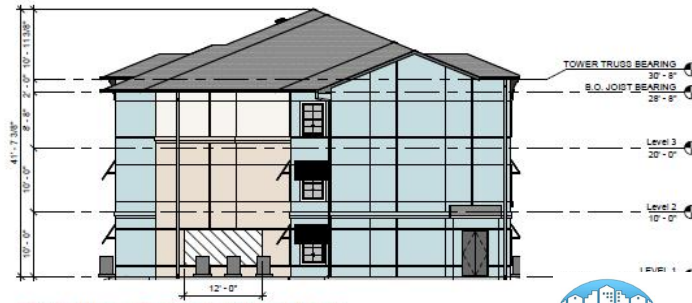
Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# ELEVATION DETAILS



*Building B End Elevation*



*Building B End Elevation*



*Building B Elevation - Facing Parking*



*Building B Elevation - Facing Okeechobee*

Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# MODIFIED DESIGN RENDERINGS



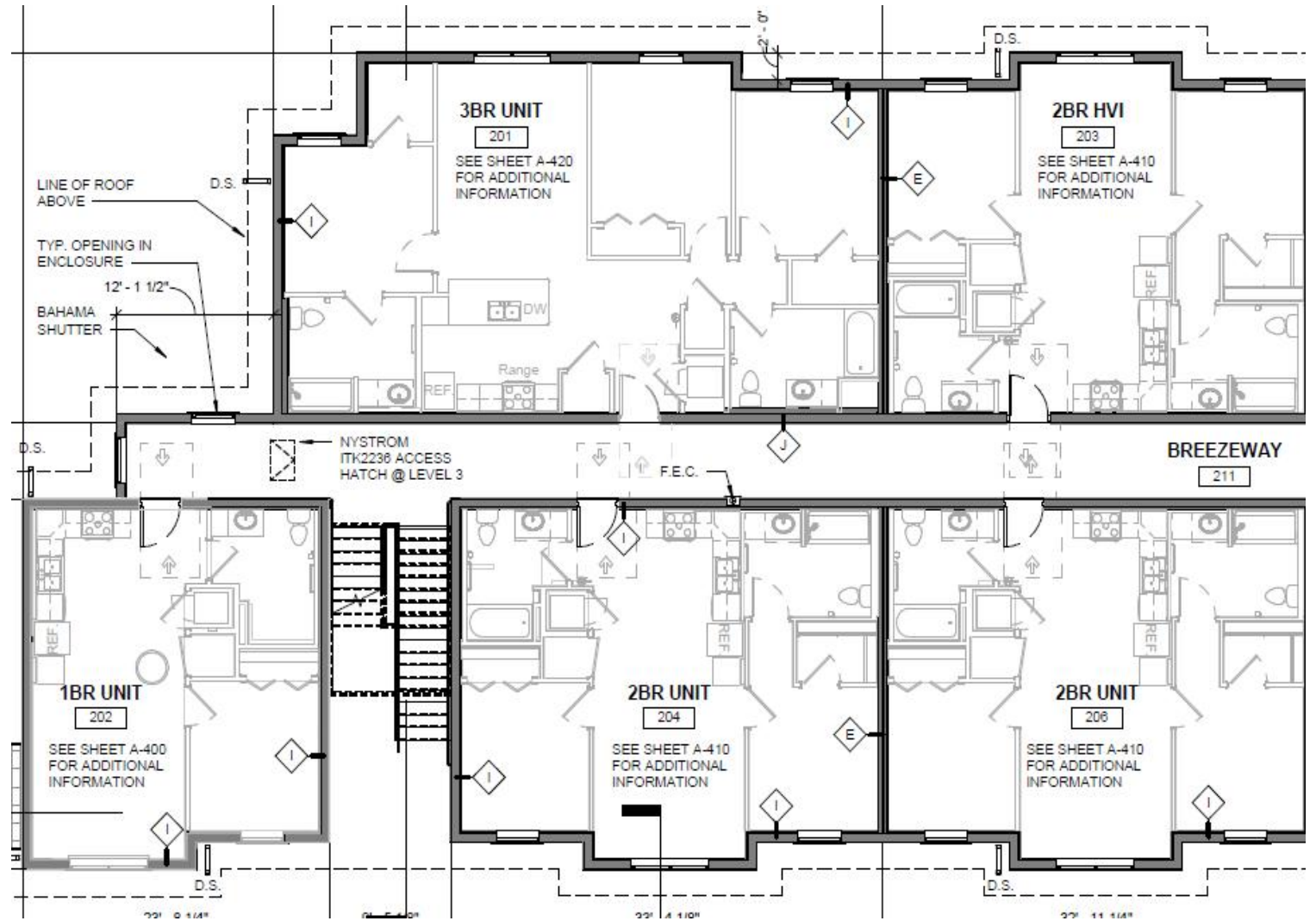
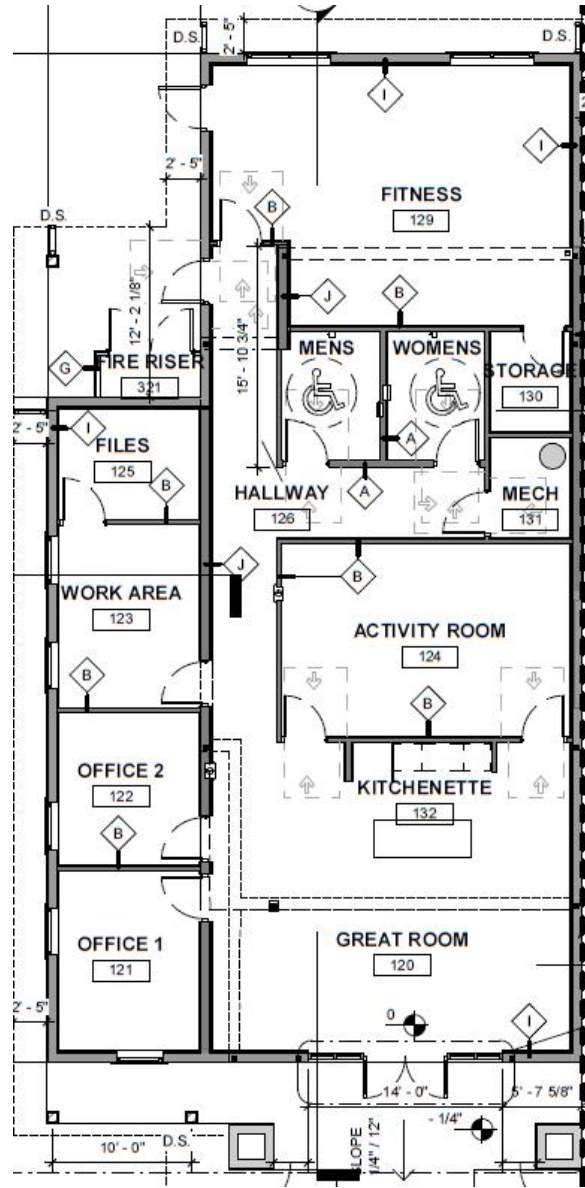
- \*awnings
- \*Stucco banding
- \*Hipped roof w/ slope
- \*Varied roof heights (low roofs)
- \*Decorative fixtures at pedestrian entrances

- \*decorative 4ft fence
- \* Mature tree placement for privacy

Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



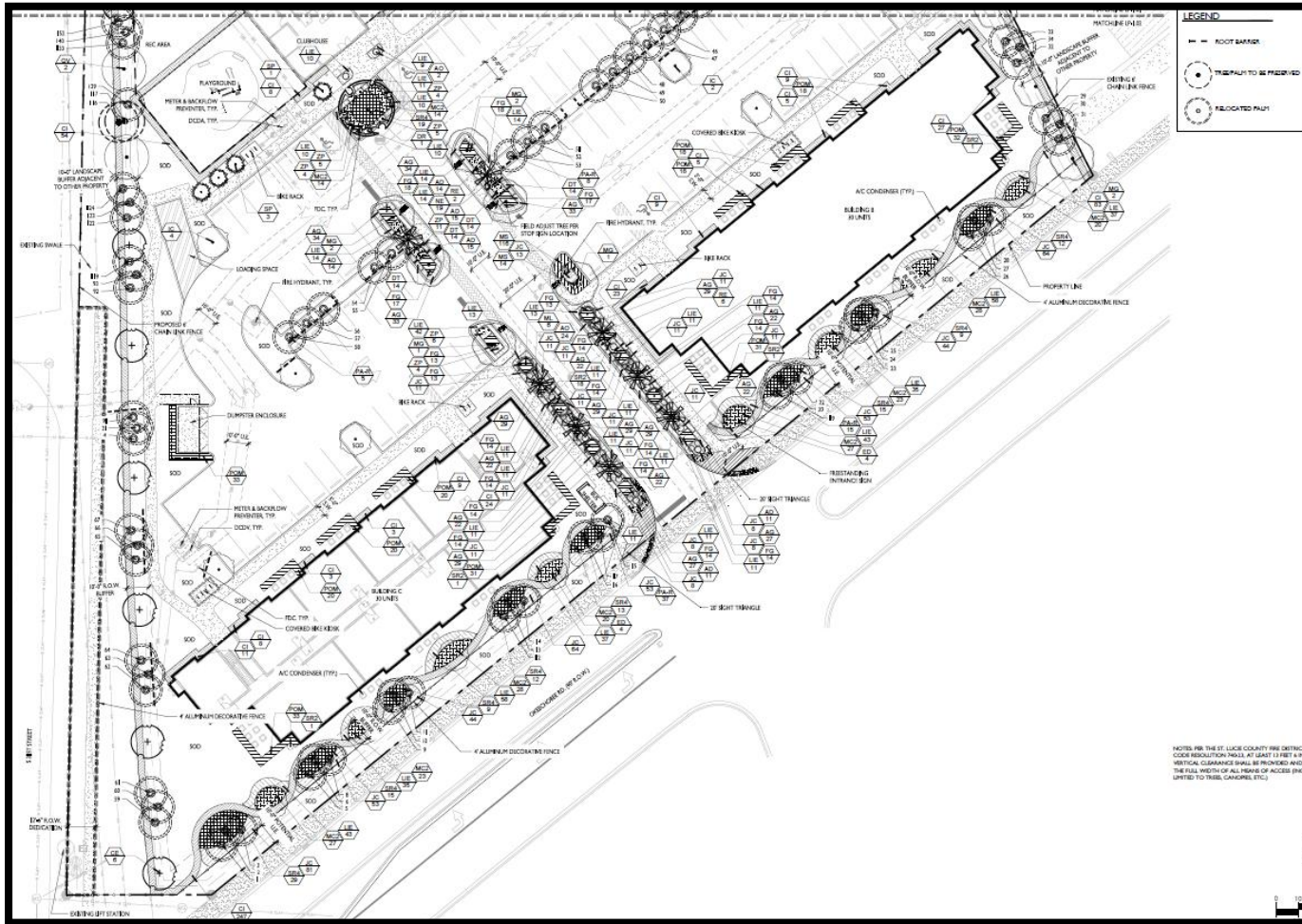
# FLOOR PLAN



Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# LANDSCAPE PLAN



- \*226 relocated and preserved trees on property
- \*34 trees w/ continuous hedge along south property line
  - Max height 36'
  - 4ft height decorative fence along Okeechobee Rd. and 6ft height fence along east-end of property

	Required	Provided
West Buffer	7 trees	8 trees w/ 36" hedge
East Buffer	9 trees	9 trees w/ 36" hedge
South R.O.W. Buffer	14 trees	34 trees w/ 36" hedge
West R.O.W. Buffer	9 trees	9 trees w/ 36" hedge
Interior Landscape	33 trees	34 trees
		10' landscape buffer adjacent to other properties
		10' R.O.W. landscape buffer
Preserved Trees		27
Preserved Palms		59

Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



## RECOMMENDATIONS

Staff has confirmed that the enhanced architectural design features and community amenities align with the city's expectations, as referred to the Sec. 125-143, Innovative Community Design.

Staff's recommendation is **APPROVAL** of the site plan with the following seven (7) 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



## RECOMMENDATIONS cont'd

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

## ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional/modified conditions.
2. Recommend Disapproval.





# CITY OF FORT PIERCE

## City Commission

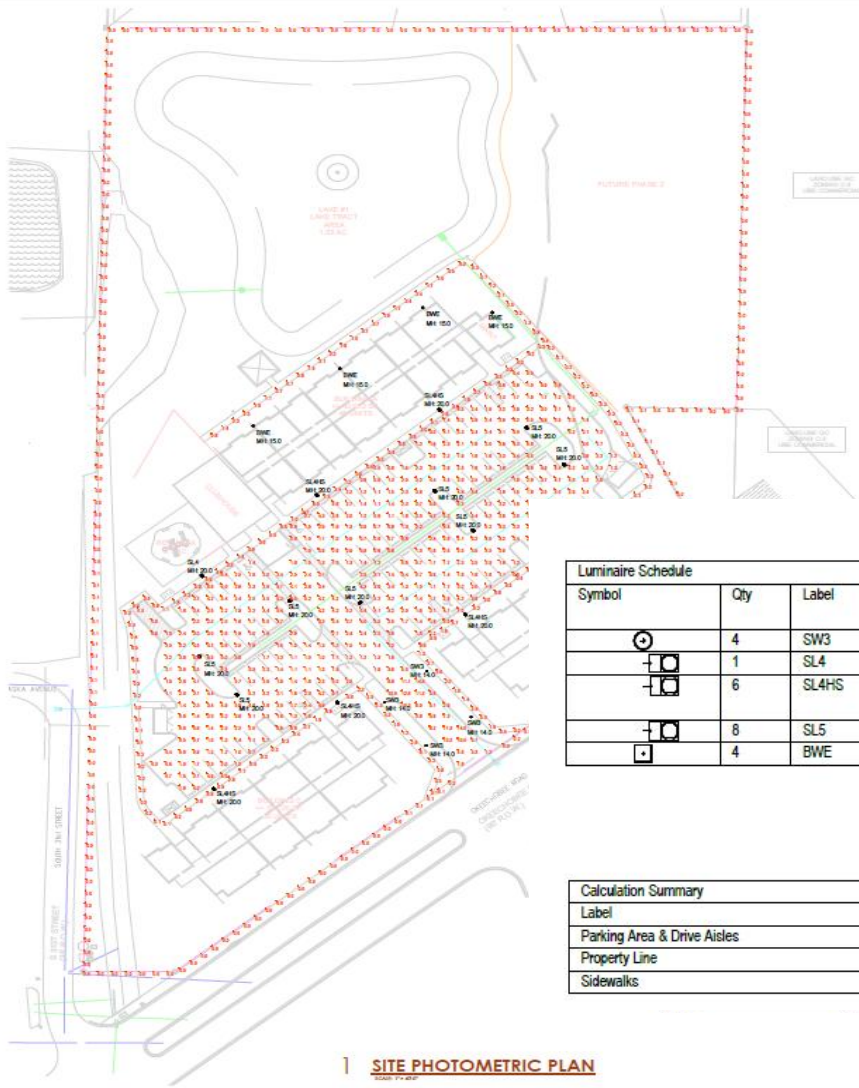
September 2<sup>nd</sup>, 2025

**Sunrise Village Apartments – Major Site Plan**

(Innovative Community Development/Affordable Units)

**3000 Okeechobee Rd.**

# LIGHTING PLAN



1 SITE PHOTOMETRIC PLAN  
SCALE: 1/8" = 1'-0"

**bdg**  
architects

800 W. Ashley Drive  
Suite 400  
Tampa, FL 33602

P: 813-320-7233  
Lic # AA-000395  
MO: www.bdgarch.com

**J. Joseph L. Linneman & Co.**  
Civil Engineers  
10000 N. Dale Mabry Hwy  
Suite 100  
Tampa, FL 33618

**SUNRISE VILLAGE**  
FT. PIERCE, FL

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	
⊕	4	SW3	Single	GPX-22-75W-MCTP-5070-Type III 4000K	SW3	1.000	9932	75	300	
⊖	1	SL4	Single	AR2-100P-40-T4 @120V 100W 4000K	SL4	0.900	14778	100.6	100.6	
⊖	6	SL4HS	Single	AR2-100P-40-T4 @120V 100W 4000K with Visor	SL4HS	0.900	8896	100.474	602.844	
⊖	8	SL5	Single	AR2-100P-40-T5 @120V 100W 4000K	SL5	0.900	15101	101.67	813.36	
⊖	4	BWE	Single	101L-32L-530-NW-G1-4	BWE	0.900	5316	19.0904	76.362	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area & Drive Aisles	Illuminance	Fc	2.75	14.6	0.3	9.17	48.67
Property Line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Sidewalks	Illuminance	Fc	1.7	7.9	0.1	16.9	79.0

PLAN  
SHEET NUMBER  
EO.12

Sunrise Village Apartments – Major Site Plan -3000 Okeechobee Rd.



# LANDSCAPE PLAN details

LANDSCAPE REQUIREMENTS		
FORT PIERCE, FLORIDA		
LANDSCAPING	REQUIRED	PROVIDED
<b>10' LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY</b>		
1 TREE PER 200SF OF REQUIRED LANDSCAPE AREA CONTINUOUS HEDGE AT 36" HT (3 PALM = 1 TREE @ NO MORE THAN 50% OF TOTAL REQUIRED TREES)	<b>WEST BUFFER</b> 130 LF X 10 LF = 1,300 SF REQUIRED LANDSCAPE AREA 1,300 SF / 200 = 7 TREES  <b>EAST BUFFER</b> 1,680 LF X 10 LF = 1,680 SF REQUIRED LANDSCAPE AREA 1,680 SF / 200 = 9 TREES	<b>WEST BUFFER</b> 4 PROPOSED TREES + (10 RELOCATED PALM + 2 PRESERVED PALMS) @ 3:1 = 8 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED  <b>EAST BUFFER</b> 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
<b>10' R.O.W. LANDSCAPE BUFFER</b>		
1 TREE PER 300SF OF REQUIRED LANDSCAPE AREA CONTINUOUS HEDGE AT 36" HT (3 PALM = 1 TREE @ NO MORE THAN 50% OF TOTAL REQUIRED TREES)	<b>SOUTH R.O.W. BUFFER:</b> (231 LF + 186 LF) X 10 LF = 2,502 SF REQUIRED LANDSCAPE AREA 2,502 SF / 300 = 14 TREES  <b>WEST R.O.W. BUFFER:</b> 266 LF X 10 LF = 2,660 SF REQUIRED LANDSCAPE AREA 2,660 SF / 300 = 9 TREES	<b>SOUTH R.O.W. BUFFER:</b> 8 PROPOSED TREES + 24 RELOCATED PALMS @ 3:1 = 16 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED  <b>WEST R.O.W. BUFFER:</b> 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
<b>INTERIOR VUA LANDSCAPE</b>		
1 SF OF INTERIOR LANDSCAPING PER 15 SF OF VEHICULAR USE AREA  1 TREE PER 100SF OF REQUIRED INTERIOR LANDSCAPE AREA  EACH SEPARATE LANDSCAPE AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS, OR ONE OR MORE HEDGES, AND GROUND COVER.	48,634 SF / 15 SF = 3,243 SF INTERIOR LANDSCAPE AREA  3,243 SF / 100 = 33 REQUIRED TREES	26 PROPOSED TREES + (8 PROPOSED PALMS + 18 RELOCATED PALMS) @ 3:1 = 34 TREES PROVIDED

## SHRUB AREAS

	AD	80	Myers Asparagus Fern	Asparagus densiflorus 'Myers'	18" HT x 18" SPRD @ 18" O.C., MAINTAINED AT 24" HT.
	CI	725	Green Cocoplum	Chrysobalanus icaco	36" HT. X 36" SPRD. @ 36" O.C.
	FG	277	Green Island Ficus	Ficus microcarpa 'Green Island'	12" HT x 12" SPRD @ 18" O.C.
	MC2	224	Pink Muhly	Muhlenbergia capillaris	30" HT X 24" SPRD @ 24" O.C.
	POM	484	Podocarpus	Podocarpus macrophyllus 'Maki'	48" HT x 24" SPRD. @ 24" O.C. FULL TO BASE
	SR4	133	Saw Palmetto	Serenoa repens	36" HT. X 36" SPRD. FULL TO BASE. @ 36" O.C.
	ZP	39	Coontie	Zamia pumila	12" HT. X 12" SPRD. @ 24" O.C.

## GROUND COVERS

	AG	494	Perennial Peanut	Arachis glabrata	6" HT X 12" SPRD @ 12" O.C.
	DT	56	Variegated Flax Lily	Dianella tasmanica 'Variegata'	12" HT X 12" SPRD @ 18" O.C.
	JC	638	Shore Juniper	Juniperus conferta 'Compacta'	6" HT. SPREADING @ 18" O.C.
	LIE	662	Liriope	Liriope muscari 'Evergreen Giant'	12" HT. X 12" SPRD. @ 18" O.C.
	MS	130	Powderpuff Mimosa	Mimosa strigillosa	6" HT X 12" SPRD @ 12" O.C.
	NE	19	Boston Fern	Nephrolepis exaltata	12" HT X 12" SPRD @ 18" O.C.

## PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
<b>TREES</b>					
	CE	7	Green Buttonwood	Conocarpus erectus	12' HT MIN., 5' SPRD MIN., 3" CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
	DR	1	Royal Poinciana	Delonix regia	20' - 30' HT., x 15' SPRD., 6" CAL. MIN., SPECIMEN, FIELD GROWN, TO BE MAINTAINED FOR 5' MIN CLEARWOOD
	ED	8	Japanese Blueberry Tree	Elaeocarpus decipiens	14' HT. X 5' SPRD., 2.5" MIN. CAL. TO BE MAINTAINED AT 5' CLEARWOOD.
	IC	11	Dahoon Holly	Ilex cassine	12' HT. X 5' SPRD., 2.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
	MG	11	Southern Magnolia	Magnolia grandiflora	12' HT. X 5' SPRD., 3.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
	ML	6	Little Gem Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	12' HT. x 6' SPRD., 3" CAL. MIN.
	QV	2	Live Oak	Quercus virginiana	15' HT. X 8' SPRD., 3.5" MIN. CAL. TO BE MAINTAINED FOR 5' MIN CLEARWOOD
<b>PALMS</b>					
	SP	4	Cabbage Palm	Sabal palmetto	14'-16' HT., 10' C.T.
<b>RELOCATED TREES</b>					
	PA-R	76	Relocated Cabbage Palm	Relocated Sabal Palmetto	SEE TABULAR TREE LIST ON TREE INVENTORY PLAN FOR DETAILS
<b>PALM TREES</b>					
	RE	8	Florida Royal Palm	Roystonea elata	10' GW., WITH TROY BELT, FULL INTACT FRONDS.

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# STraCAT (Sound Transmission Classification Assessment Tool)

## Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

## How to Use This Tool

### Location, Noise Level and Wall Configuration to Be Analyzed

STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e. from both walls).

Wall Construction Detail	Area	STC
8x8x16" concrete block (28 lbs/block)	<input type="text" value="4326"/>	45
<input type="button" value="Add new wall"/>		
<b>4,326 Sq. Feet</b>		<b>45</b>

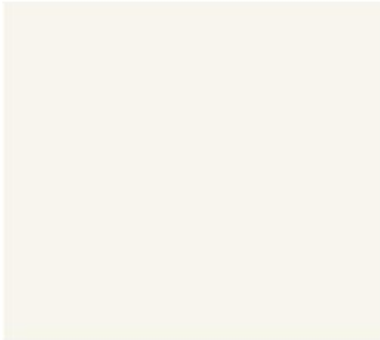
Window Construction Detail	Quantity	Sq Ft/Unit	STC
	<input type="text" value="0"/>	0	
Vinyl Window 3x5	<input type="text" value="30"/>	<input type="text" value="15"/>	<input type="text" value="52"/>
Vinyl Window 6x5	<input type="text" value="12"/>	<input type="text" value="30"/>	<input type="text" value="52"/>

Criteria	Value
Does wall assembly meet requirements?	<input type="button" value="Yes"/>



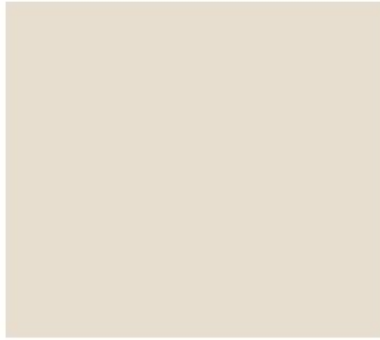
# COLOR PALETTE



Sherwin Williams  
Westhighland White  
SW 7566



Sherwin Williams  
Byte Blue  
SW 6498



Sherwin Williams  
Moderate White  
SW 6140



Sherwin Williams  
Sealskin  
SW 7675



awnings



Exterior Lighting

27" installed at all stair entries and on clubhouse columns



Exterior Lighting



Metal  
Dark Bronze



Shingles  
Timberline HD - Oyster Gray

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# SISTER SITE (BLUE SKY LANDING)



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