JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4623280 OR BOOK 4327 PAGE 333, Recorded 10/01/2019 12:37:51 PM Doc Tax: $3150.00

Prepared by and return to:
James H. Ryan
Attorney at Law
Gary, Dytrych & Ryan, P.A.
701 U. S. Highway One Suite 402
North Palm Beach, FL 33408
561-844-3700
File Number: **84101**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **30th** day of **September, 2019** between **Cypress Trust Company, a Florida corporation**, as Trustee under Special Purpose Revocable Trust Agreement dated November 22, 2013, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated May 18, 2004, as modified; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 8, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated June 2, 2004; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated October 17, 2003; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated March 23, 2005; Cypress Trust Company, as Trustee under Special Purpose Revocable Trust Agreement dated February 21, 2006; and Cypress Trust Company, as Trustee under IRA Self-directed Trust Agreement dated February 13, 2005, whose post office address is **251 Royal Palm Way, Suite 500, Palm Beach, FL 33480**, grantor, and **Arrow Investment Group LLC, a Florida limited liability company**, whose post office address is **4512 North Flagler Dr., #2056, West Palm Beach, FL 33407**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

Block "D", Less rights-of-way, COLLIER'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida, being more particularly described as follows:
Commence at a railroad spike at the Southwest corner of the Northeast 1/4 of Section 17, Township 35 South, Range 40 East, St, Lucie County, Florida; thence run N 88°42'30"E, along the South line of the said Northeast 1/4, a distance of 661.40 feet to the West line of Block "D" of Collier's Subdivision, as recorded in Plat Book 4, Page 63, Public Records of St. Lucie County, Florida; thence run N 00°00'18" W, along the West line of said Block D, a distance of 27.01 feet, to the POINT OF BEGINNING; thence continue N 00°00'18" W, a distance of 796.62 feet, to the Northwest corner of said Block D; thence run N 88°43'25" E, along the North line of said Block D, a distance of 460.00 feet; thence run S 00°04'02" W, a distance of 470.52 Feet, to the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence run S 49°35'30" W, along the said Northerly right-of-way line, a distance of 516.56 feet; thence run S 88°42'30" W, a distance of 65.96 feet, to the POINT OF BEGINNING, all lying and being in Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida.
Less and excepting the following:
A portion of Block "D", COLLIER'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 4, Page 63, of the Public Records of St. Lucie County, Florida.
Being more particularly described as follows:

Begin at the Southeast corner of said Block "D", said corner being situated on the Northerly right-of-way line of Okeechobee Road [State Road 70]; thence, North 28°00'23" W, a distance of 167.87 feet; thence, North 89°51'15" E, a distance of 79.00 feet to the East line of said Block D; thence,
South 00°04'02" W, along said East line, a distance of 148.41 feet to the Point of Beginning of the herein described parcel of land.
Said lands situate, lying and being in Section 17, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie County, Florida.

Parcel Identification Number: 2417-504-0020-001-6

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor is an institutional lender and is acting solely in a fiduciary capacity.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Donna Pfister

Witness Name: Jamie Reid

Cypress Trust Company, a Florida corporation, as Trustee

By: _____
Roxanne Ertle, Vice President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Roxanne Ertle, Vice President of Cypress Trust Company, a Florida corporation, as Trustee, on behalf of the corporation. He/she [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

JAMIE REID
Notary Public - State of Florida
Commission # FF 936732
My Comm. Expires Jan 21, 2020
Bonded through National Notary Assn.

Notary Public

Printed Name: Jamie Reid

My Commission Expires: 01/21/2020

DoubleTime®

LEGAL DESCRIPTION (ORB 3204, PAGE 743):

BLOCK "D", LESS RIGHTS-OF-WAY, COLLIER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA;

THENCE RUN N 88°42'30"E, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 661.40 FEET TO THE WEST LINE OF BLOCK "D" OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE RUN N 00°00'18" W, ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 27.01 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE N 00°00'18" W, A DISTANCE OF 796.62 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK D; THENCE RUN N 88°43'25" E, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 460.00 FEET;

THENCE RUN S 00°04'02" W, A DISTANCE OF 470.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];

THENCE RUN S 49°35'30" W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.56 FEET;

THENCE RUN S 88°42'30" W, A DISTANCE OF 65.96 FEET, TO THE POINT OF BEGINNING,
ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

A PORTION OF BLOCK "D", COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "D", SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];

THENCE, NORTH 28°001/23" W, A DISTANCE OF 167.87 FEET;

THENCE, NORTH 89°51'15" E, A DISTANCE OF 79.00 FEET TO THE EAST LINE OF SAID BLOCK D;

THENCE, SOUTH 00°04'02" W, ALONG SAID EAST LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 12/23/2024, 5:04 PM

Property Identification

Site Address: 3000 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-504-0020-001-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 26668
Map ID: 24/17N
Zoning: General Co

Ownership

Arrow Investment Group LLC
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407-3900



Legal Description

COLLIER`S S/D BLK D ALL BLK D-LESS S 27 FT AND SELY 7 FT FOR RD R/W AND LESS THAT PART MPDAF: BEG INT OF SE COR OF BLK D AND NLY RD R/W LI OF OKEEC RD RUN N 28 00 23 W 167.87 FT,TH N 89 51 15 E 79 FT TO E LI OF BLK D,TH S 00 04 02 W ALG E LI 148.41 FT TO NLY RD R/W LI OF OKEEC RD AND POB- (6.86 AC)

Current Values

Just/Market Value:	$785,000
Assessed Value:	$528,273
Exemptions:	$0
Taxable Value:	$528,273

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.87
Land Size (SF):	299,058

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LEGAL DESCRIPTION (ORB 3204, PAGE 743):

BLOCK "D", LESS RIGHTS-OF-WAY, COLLIER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST, LUCIE COUNTY, FLORIDA;
THENCE RUN N 88°42'30"E, ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, A DISTANCE OF 661.40 FEET
TO THE WEST LINE OF BLOCK "D" OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 63,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
THENCE RUN N 00°00'18" W, ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 27.01 FEET,
TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°00'18" W, A DISTANCE OF 796.62 FEET, TO THE NORTHWEST CORNER OF SAID BLOCK D; THENCE RUN N 88°43'25" E, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 460.00 FEET;
THENCE RUN S 00°04'02" W, A DISTANCE OF 470.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF
OKEECHOBEE ROAD [STATE ROAD 70];
THENCE RUN S 49°35'30" W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.56 FEET;
THENCE RUN S 88°42'30" W, A DISTANCE OF 65.96 FEET, TO THE POINT OF BEGINNING,
ALL LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING:

A PORTION OF BLOCK "D", COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4,
PAGE 63, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "D", SAID CORNER BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD [STATE ROAD 70];
THENCE, NORTH 28°00'23" W, A DISTANCE OF 167.87 FEET;
THENCE, NORTH 89°51'15" E, A DISTANCE OF 79.00 FEET TO THE EAST LINE OF SAID BLOCK D;
THENCE, SOUTH 00°04'02" W, ALONG SAID EAST LINE, A DISTANCE OF 148.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

TITLE COMMITMENT REVIEW:

BROWN & PHILLIPS, INC. (B-P), HAS REVIEWED SCHEDULE B-II OF THE FURNISHED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT, FILE NO: 1054-5782967, DATED AUGUST 7, 2024, AND OFFER THE FOLLOWING COMMENTS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
-ABOVE GROUND, VISIBLE ENCROACHMENTS, IF ANY, ARE SHOWN ON THE SURVEY.
-THE REMAINING ITEMS CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
- LIENS ARE NOT A SURVEY ISSUE.

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
-THIS ITEM CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

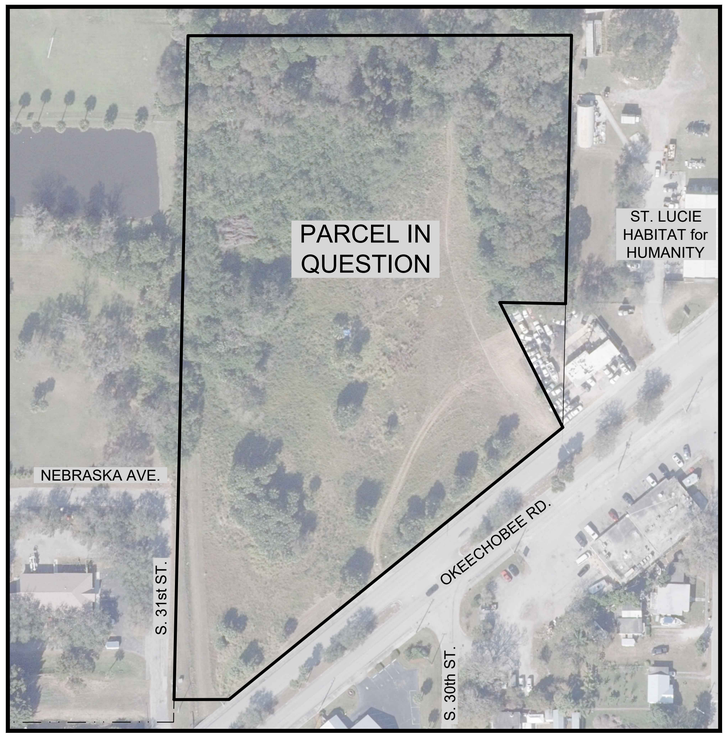
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
-TAXES ARE NOT A SURVEY ISSUE.

7. INTENTIONALLY DELETED

8. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
-TAXES ARE NOT A SURVEY ISSUE.

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF COLLIER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE(S) 63, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
-AFFECTS, MATTERS PER THE PLAT ARE SHOWN ON THE SURVEY.
-THE REMAINING ITEMS CANNOT BE ADDRESSED ON THE SURVEY UNLESS SPECIFIC INFORMATION IS FURNISHED TO B-P.

10. INTENTIONALLY DELETED





VICINITY MAP
NOT TO SCALE

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
   THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2024.
2. THE SURVEY WAS BASED ON INSTRUCTIONS FROM CLIENT, AND ST. LUCIE COUNTY SURVEY DEPARTMENT INFORMATION.
3. BEARINGS ARE BASED ON S49°35'30"W (DEED) ALONG THE NORTH RIGHT-OF-WAY OF OKEECHOBEE ROAD.
4. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 3204 PAGE 743.
5. AREA = 6.796 ACRES, MORE OR LESS.
6. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD ARE SHOWN ARE PER AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY; FILE NO: 1054-5782967; COMMITMENT DATE: AUGUST 7, 2024 AT 8:00 AM.
   THIS OFFICE HAS FOUND NO GORES, GAPS OR HIATUSES WITH REFERENCE TO THE SUBJECT PROPERTY.
   THE SUBJECT PROPERTY ABUTS OKEECHOBEE ROAD, A PUBLIC ROADWAY.
   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.
   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.
   ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1:7,500.
9. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   1) BOUNDARY LINES – 0.10'
   2) TOPOGRAPHIC FEATURES – 0.20'
   3) ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) – 0.05'
   4) ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) – 0.10'
10. THE CURRENT USE OF THE SUBJECT PROPERTY IS VACANT.
11. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PURCHASE OF THE PROPERTY.
    THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    -BLUE SKY COMMUNITIES, LLC
    -NELSON MULLINS RILEY & SCARBOROUGH LLP
    -FIRST AMERICAN TITLE INSURANCE COMPANY
14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50', ON A 24"x 36" SHEET 1.
    SCALE OF 1"=20', ON A 24"x 36" SHEET 2-4.
15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
16. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
17. ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "VIR 3-10", ELEVATION=17.47.
18. +15.0 DENOTES SPOT ELEVATION, REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
19. STATE PLANE COORDINATES
    A. COORDINATES SHOWN ARE GRID
    B. DATUM – NAD 83, 2011 ADJUSTMENT
    C. ZONE – FLORIDA EAST
    D. LINEAR UNIT – US SURVEY FOOT
    E. COORDINATE SYSTEM 1983/2011 STATE PLANE
    F. TRANSVERSE MERCATOR PROJECTION
    G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
20. © COPYRIGHT 2024 BY BROWN & PHILLIPS, INC.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

ABBREVIATIONS:

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
R – RADIUS
Δ – CENTRAL ANGLE
A – ARC LENGTH
U.E. – UTILITY EASEMENT
D.E. – DRAINAGE EASEMENT
(P) – PLAT DIMENSION
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
℄ – CENTERLINE
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
C.M. – 4"x4" CONCRETE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
PCP – PERMANENT CONTROL POINT
N/D – NAIL & DISK
PK – PARKER KALON
NAD – NORTH AMERICAN DATUM
NAVD – NORTH AMERICAN VERTICAL DATUM
LB – LICENSED BUSINESS
WM – WATER MAIN
TOW – TOP OF WALL
INV – INVERT
DIP – DUCTILE IRON PIPE
PVC – POLYVINYL CHLORIDE PIPE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
MON – MONUMENT
RCP – REINFORCED CONCRETE PIPE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
EL. – ELEVATION
FND. – FOUND

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#
1/13/25	ADDED TITLE INFORMATION	1

SKETCH OF BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=NA
DATE: NOV. 2024
SHEET 1 of 6

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

JOHN E. PHILLIPS, III License Number 4826 STATE OF FLORIDA Professional Surveyor and Mapper

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg 1/14/2025 5:26:37 AM AutoCAD PDF (High Quality Print).pc3



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

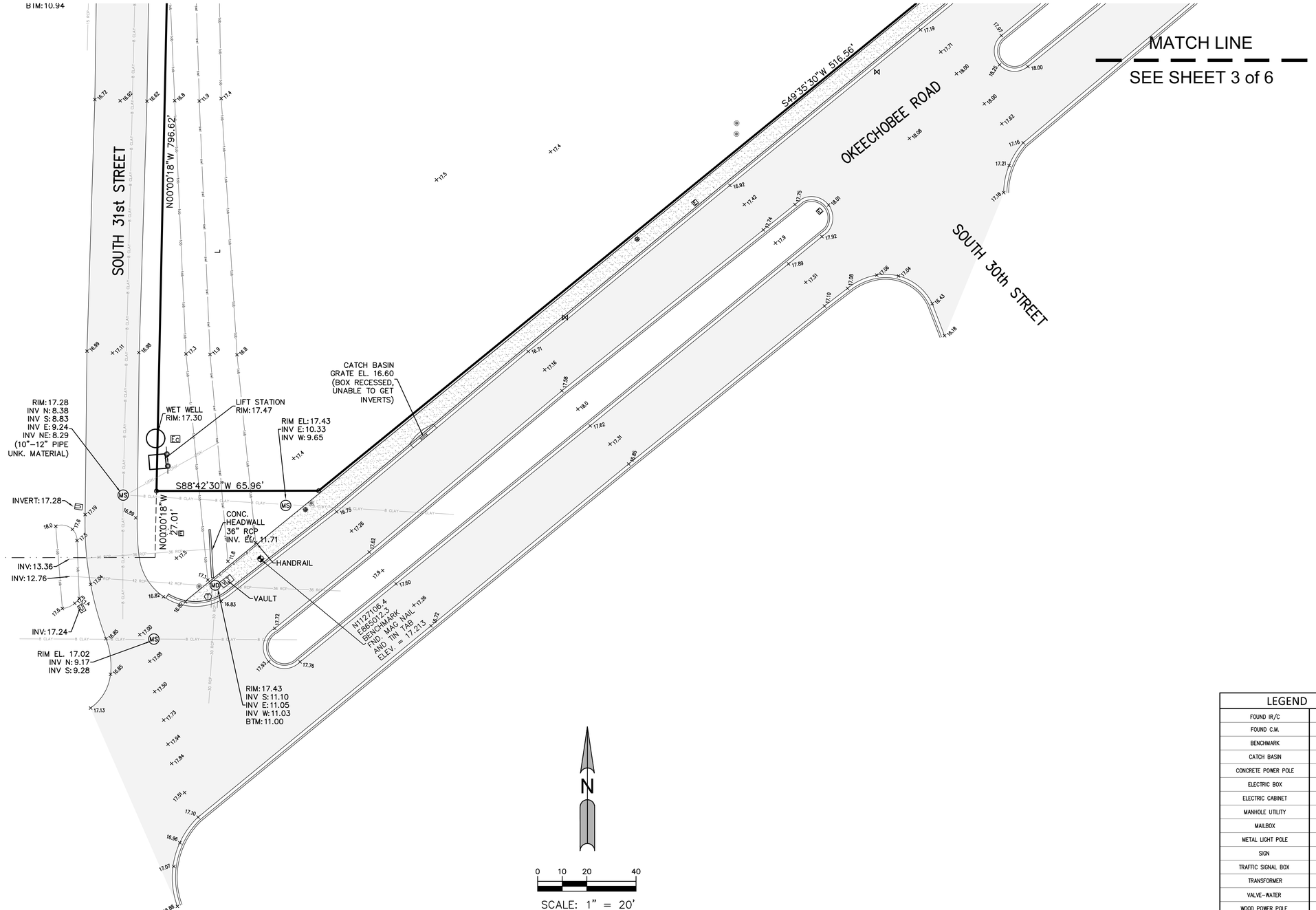
SKETCH OF
BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=50'
DATE: NOV. 2024
SHEET 2 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:39 AM, AutoCAD PDF (High Quality Print).pc3



LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	⊞
CONCRETE POWER POLE	⊕
ELECTRIC BOX	E
ELECTRIC CABINET	E
MANHOLE UTILITY	MH
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	T
TRANSFORMER	⊡
VALVE–WATER	⋔
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561–615–3988

DATE	REVISIONS	#

SKETCH OF BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB	PROJ. #24–121
CHECKED: JEP	SCALE: 1"=20'
F.B. ST LUCIE CO	DATE: NOV. 2024
PAGES: 29–54	SHEET 3 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Update).dwg, 1/14/2025 9:26:42 AM, AutoCAD PDF (High Quality Print).pc3

MATCH LINE

SEE SHEET 4 of 6

11/27/19

N00°00'18"W 796.62'

RIM: 16.26
INV S: 12.01
(STRUCTURE
FULL OF MUD)

RIM: 16.91
INV S: 9.13
INV W: 9.21

NEBRASKA AVENUE

RIM: 16.38
INV N: 11.66
INV S: 11.53
INV E: 11.47
BTM: 10.94

N89°51'15"E 79.00'

S00°04'02"W 470.52'

148.41'

N28°00'23"W 167.87'

6' HIGH CHAIN
LINK FENCE

12"± WALKING TRAIL

SINGLE STORY
CBS BUILDING
FF=18.61

N1127439.6
E865414.4
BENCHMARK
FND. MAG NAIL
AND TIN TAB
ELEV. = 17.955

CATCH BASIN
GRATE EL. 17.27
(BOX RECESSED,
UNABLE TO GET INVERTS)

OKEECHOBEE ROAD

TAG18

N

0 10 20 40

SCALE: 1" = 20'

MATCH LINE

SEE SHEET 2 of 6

LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	▦
CONCRETE POWER POLE	⊡
ELECTRIC BOX	▣
ELECTRIC CABINET	▣
MANHOLE UTILITY	Ⓜ
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	ⓣ
TRANSFORMER	⊠
VALVE-WATER	⋔
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

SKETCH OF
BOUNDARY SURVEY

SUNRISE VILLAGE
FORT PIERCE PROPERTY
OKEECHOBEE RD.
FORT PIERCE, FL

DRAWN: AB
CHECKED: JEP
F.B. ST LUCIE CO
PAGES: 29-54

PROJ. #24-121
SCALE: 1"=20'
DATE: NOV. 2024
SHEET 4 of 6

5.3\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:43 AM, AutoCAD PDF (High Quality Print).pc3

N88°43'25"E 460.00'

N00°00'18"W 796.62'

℄ WALKING TRAIL

12"± FOOT PATH

S00°04'02"W 322.11'

S00°04'02"W 470.52'

TOP OF WATER
EL=14.6 ON
11/27/19

WETLAND
AREA=0.186ACRES
(WITHIN PROPOERTY)

TOP OF WATER
EL=13.7 ON
11/27/19

MATCH LINE

SEE SHEET 3 of 6

N

0 10 20 40

SCALE: 1" = 20'

LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	⊞
CONCRETE POWER POLE	⊕
ELECTRIC BOX	▣
ELECTRIC CABINET	▣
MANHOLE UTILITY	Ⓜ
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	ⓣ
TRANSFORMER	⊡
VALVE-WATER	⋈
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)	x
UNKNOWN TREE (X=TAG #)	x
ASPHALT	
BUILDING	
CONCRETE	
WATER	
WETLANDS	

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PROJ. #24-121
SCALE: 1"=20'
DATE: NOV. 2024
SHEET 5 of 6

S:\2024 drawing files\24-121\24-121 Ford Pierce North Property Boundary Survey (Updated).dwg, 1/14/2025 9:26:43 AM, AutoCAD PDF (High Quality Print).pc3

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
2	PALM	16	17'
4	PALM	14	22'
6	PALM	16	14'
8	PALM	20	18'
10	PALM	24	15'
12	PALM	16	19'
14	PALM	24	15'
16	PALM	16	14'
18	BANYAN	48	
20	PALM	14	18'
22	PALM	16	10'
24	PALM	18	15'
26	PALM	16	15'
28	PALM	16	17'
30	PALM	18	14'
32	PALM	16	7'
34	PALM	16	17'
36	PALM	18	18'
38	PALM	16	21'
40	PALM	20	18'
42	PALM	16	19'
44	PALM	16	21'
46	PALM	20	22'
48	PALM	16	18'
50	PALM	16	20'
52	PALM	10	18'
54	PALM	18	18'
56	PALM	14	19'
58	PALM	14	19'
60	PALM	16	16'
62	PALM	16	23'
64	PALM	20	18'
66	PALM	18	21'
68	OAKK	5	
70	PALM	22	20'
72	PALM	16	18'
75	PALM	14	9'
77	PALM	18	18'
79	PALM	14	13'
81	PALM	24	19'
83	PALM	16	15'
85	PALM	16	20'
87	PALM	16	20'
89	PALM	16	16'
91	PALM	18	22'
93	PALM	18	21'
95	PALM	16	20'

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
98	PALM	18	19'
100	PALM	18	17'
102	PALM	18	19'
104	PALM	16	18'
106	PALM	14	15'
108	PALM	18	19'
110	PALM	14	20'
112	PALM	18	18'
114	PALM	14	13'
116	PALM	20	20'
118	UNKNOWN	12	
120	PALM	14	18'
122	OAK	12	
124	PALM	18	16'
126	PALM	18	29'
128	PALM	16	32'
130	PINE	28	
132	UNKNOWN	24	
134	OAK	28	
136	OAK	40	
138	PINE	10	
140	OAK	36	
142	PALM	14	25'
144	OAK	20	
146	PALM	16	21'
148	OAK	16	
150	PALM	22	18'
152	PALM	22	22'
154	PALM	22	18'
156	PALM	18	16'
158	PALM	12	10'
160	OAK	16	
162	PALM	18	24'
164	OAK	36	
166	UNKNOWN	10	
168	OAKK	12	
170	OAKK	18	
172	PALM	18	13'
174	UNKNOWN	16	
176	UNKNOWN	20	
178	PALM	8	8'
180	PALM	12	6'
182	PALM	18	16'
184	OAKK	26	
186	PALM	14	23'
188	PALM	16	18'
190	UNKNOWN	24	
192	OAKK	36	

TAG NUMBER	SPECIES	DBH (INCHES)	CLEAR TRUNK HEIGHT
195	PALM	18	26'
197	UNKNOWN	8	
199	UNKNOWN	8	
201	OAK	6	
203	OAK	4	
205	OAK	8	
207	OAK	8	
209	OAK	6	
211	PALM	16	18'
213	PALM	14	
215	OAK	26	
217	UNKNOWN	10	
219	PALM	20	19'
221	UNKNOWN	8	
223	UNKNOWN	8	
225	UNKNOWN	6	
227	UNKNOWN	4	
229	OAK	6	
231	PALM	22	18'
233	PALM	22	17'
235	OAK	10	
237	UNKNOWN	6	
239	OAK	16	
241	UNKNOWN	14	
243	UNKNOWN	8	
245	PINE	10	
247	OAK	10	
249	PALM	18	23'
251	PINE	10	
253	OAK	26	
255	OAK	14	
257	OAK	14	
259	UNKNOWN	8	
261	PALM	14	10'
263	PINE	14	
265	PALM	16	21'
267	PALM	20	18'
269	OAK	20	
271	PALM	16	13'
273	PALM	16	14'
275	UNKNOWN	6	
277	PALM	12	11'
279	OAK	18	
281	PALM	18	22'
283	PALM	16	10'
285	PINE	12	
287	PALM	18	19'
289	PALM	18	19'

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PAGES: 29-54

PROJ. #24-121
SCALE: NA
DATE: NOV. 2024
SHEET 6 of 6

S:\2024 drawing files\24-121\24-121 Fort Pierce North Property Boundary Survey (Update).dwg, 1/14/2025 9:26:44 AM, AutoCAD PDF (High Quality Print).pc3



BLUE SKY - SUNRISE VILLAGE

LOCATION MAP

FEBRUARY 2024

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DESIGN NARRATIVE
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

REQUEST

The following document serves as the Design Narrative for the proposed project known as Sunrise Village. This report outlines compliance with Section 125-314 – Design Review of the Land Development Code, and includes details of the proposed design and intent.

SITE CHARACTERISTICS

The subject property is identified by Parcel Number 241750400200016 and address 3000 Okeechobee Road, Fort Pierce, FL 34947. The 6.80-acre site is zoned Medium Density Residential (RM) and has a Medium Density Residential (R-4) Future Land Use Designation. 106 affordable multifamily dwelling units are proposed on the site, with a clubhouse, 0.14-acre recreation area, and 1.03-acre lake tract. The site aerial and parcel information are shown in Figure 1 and Table 1 below:

Figure 1 – Site Aerial

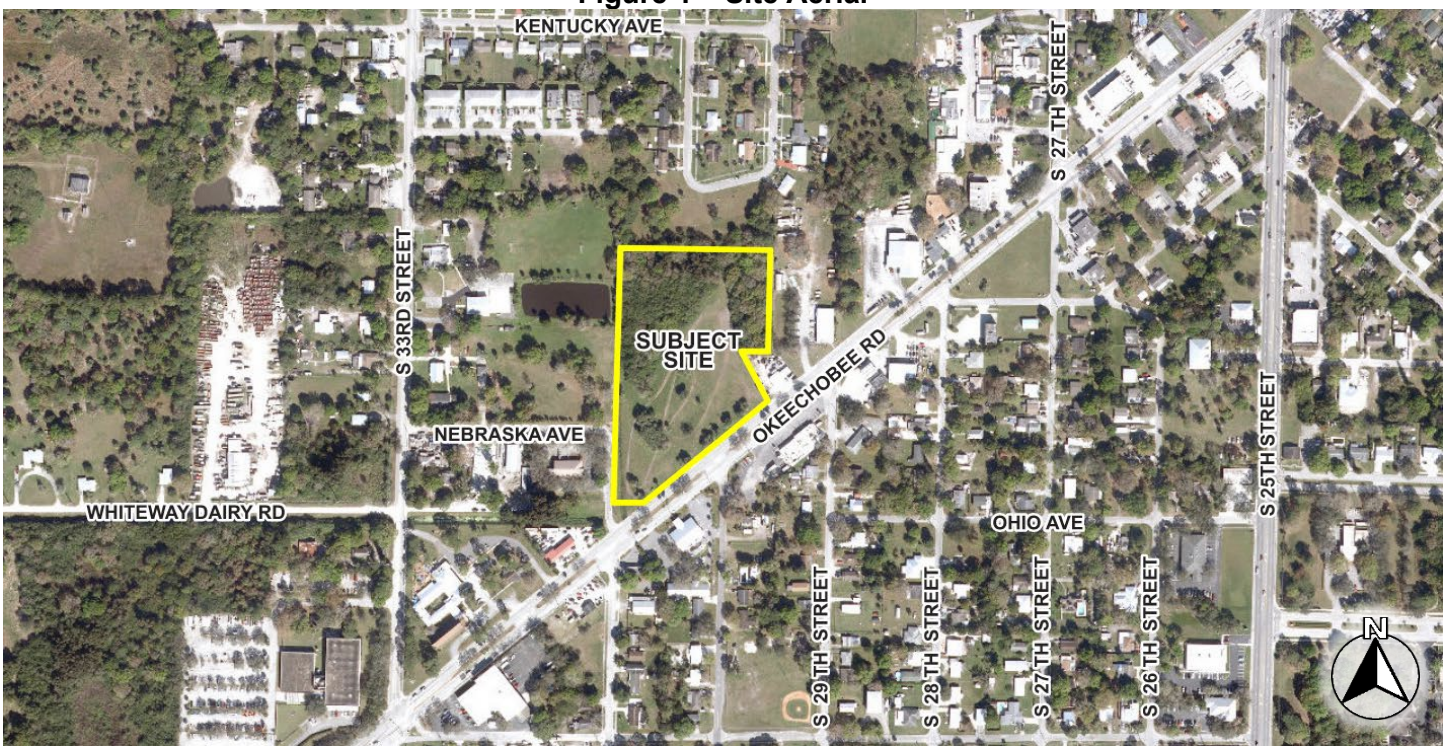


Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative Community Development due to unique architecture, much needed affordable housing, enhanced landscaping,

preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

The Applicant is requesting approval of a Conditional Use to allow for an Innovative Community Development. Details of the conditional use request are detailed further in the provided justification statement.

ARCHITECTURAL STANDARDS

The Design Review Process requires that the development proposal complies with the Architectural standards approved by Resolution 24-R57 in December 2024 and reflected in Section 125-314 of the code.

The proposed architecture complies with the standards, providing an Anglo-Caribbean architecture style, which is deemed appropriate for the city based on historical precedence and building scale. The buildings are designed as Anglo-Caribbean and are three stories in height. Building A includes 46 units, Building B includes 30 units, and Building C includes 30 units. Each building is a garden style apartment with open stairwells and breezeways. Proposed buildings are three stories in height and incorporate a variety of materials in the design. Undulating facades and changes in roof height emphasize the vertical, breaking up the horizontal. Brackets are visible at the roof on the taller facades. Construction materials consist of exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Building A includes the clubhouse amenity space comprised of a great room, activity room, offices, and fitness room for use by residents. Within this building there are taller ceilings between level one and two. There is a mix of 1 bedroom, 2 bedroom, and 3 bedroom units in each building to meet FHA and UFAS compliance as required.

APPROVAL STANDARDS – DESIGN REVIEW

Per Section 125-314(e)(1), the following standards are considered by the design review board when reviewing the application.

a. *The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;*
The proposed architectural style is Anglo-Caribbean which is consistent with the City's architectural standards based on historical precedence. A variety of construction materials and unique façade design is proposed as well. Refer to the architectural plans provided. Architectural design is paired with enhanced landscape design. Enhanced landscaping is provided in the right of way buffer, along Okeechobee Road, and within the buffers adjacent to neighboring properties. Proposed landscaping material and height are strategically designed to provide a sustainable barrier that fosters both visual and environmental harmony between properties.

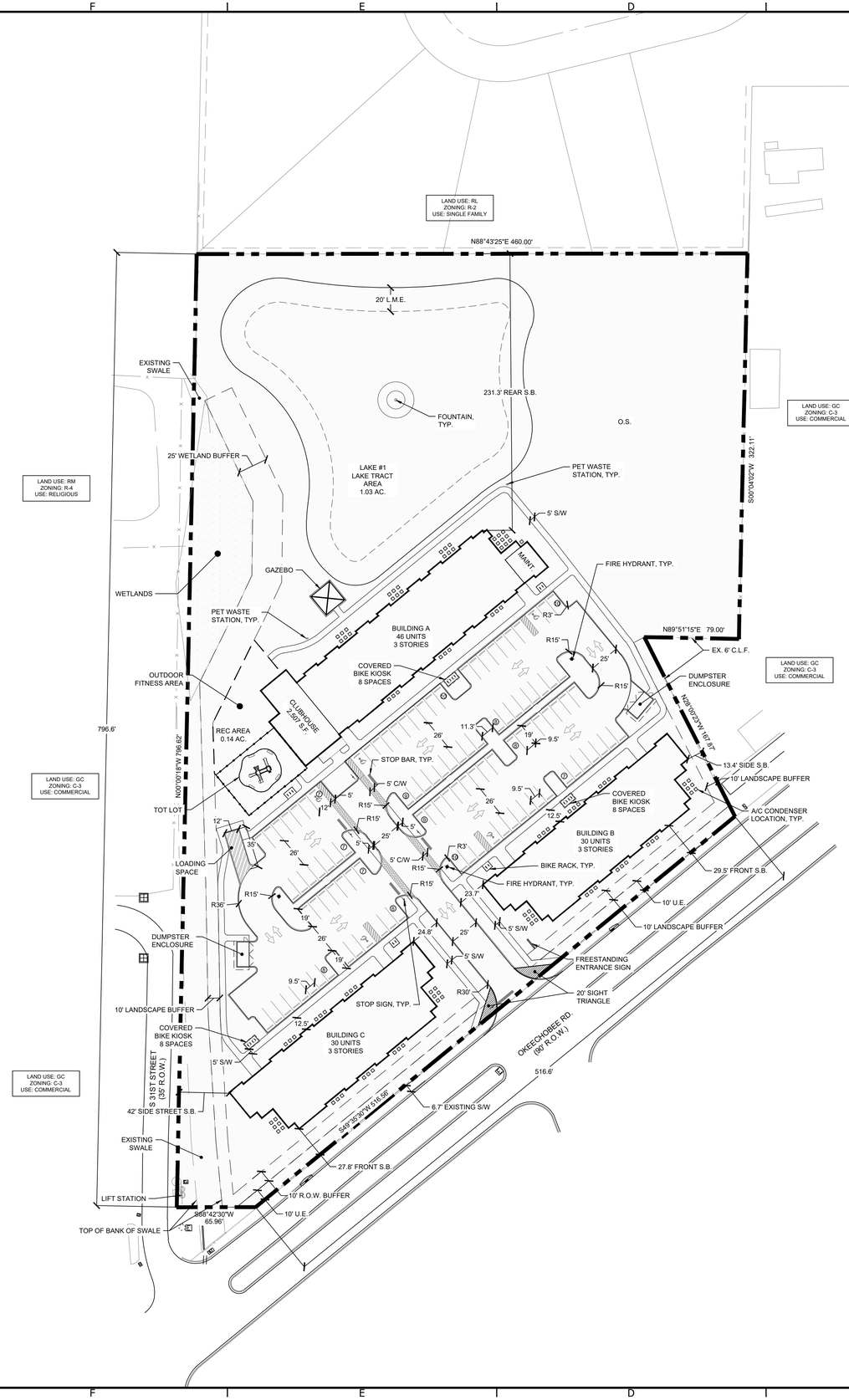
b. *If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;*
This criterion is not applicable. The site is not located within a historic preservation district.

c. *The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;*
The proposed development will enhance and preserve the quality of the surrounding area. The immediate area has been analyzed and the proposed design intends to bring both aesthetic value and support the surrounding uses and businesses by providing affordable housing units.

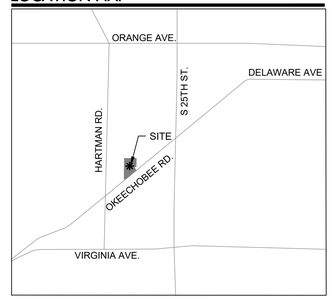
d. *The design avoids undue monotony in structural design features.*
The proposed architectural design avoids undue monotony in structural design features. A variety of materials and decorative design elements are provided, described in the Architectural Standards section of this narrative. Please refer to the architectural plans provided for further visuals.

CONCLUSION

On behalf of the Applicant, WGI respectfully requests approval of a 106-unit multifamily affordable housing development. This document serves as a project conformance narrative to demonstrate compliance with the design review guidelines established in the land development code.



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17 TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)	2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 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.

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'	42'	13.4'	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
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

No.	DATE	REVISION	BY

CERT NO: 6991
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-02-21

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

SAVED: 2/21/2025 11:52:11 AM
PLOTTED: 2/21/2025 11:53:11 AM
PLOTTED BY: ISABELLA ENRIQUEZ
PATHNAME: G:\11038\Engineering\Site Plan\Sunrise Ft Pierce\PLAN\CAD\11038DR-PL SITE.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Single Family Homes	Low Density Residential (RL)	Single-family intermediate density (R-2)
South	Commercial	General Commercial (GC)	General Commercial (C-3)
East	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)	General Commercial (GC)	General Commercial (C-3)
West	Residential Vacant Commercial	Medium Density Residential (RM) General Commercial (GC)	Medium density residential (R-4) General Commercial (C-3)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	RM	R-4	6 du/ac	6.80	x
****Proposed**	RM (No Change)	R-4 (No Change)	15.6 du/ac (bonus density requested)	6.80	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 27,560
**Change in Demand	Total gallons per day + 27,560

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 27,560
**Change in Demand	Total gallons per day + 27,560

C. Parks and Recreation (Residential Classifications Only): 275.6 persons + 44,227 = 44,502.6
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	884.54	890.4	+ 5.5
Urban District	5 acres per 1,000 people	221.14	222.513	+ 1.37
Community	2.5 acres per 1,000 people	110.57	111.26	+ 0.69
Neighborhood	1.36 acres per 1,000 people	60.15	60.52	+ 0.37

D. Public Schools (Residential Classifications Only): Not Applicable.
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 6.81 K-8

	K-8	High
School Name	, St Lucie, Lakewood Park, Lawnwood, Chester A Moore, White City, Fairlawn	Fort Pierce Central High
City	Fort Pierce	Fort Pierce
Distance	Varies (Multiple schools assigned within zone)	3.7 miles
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	31.35	73.14
****Change in Demand**	+ 31.35	+ 73.14

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	R-4 Zoning, RM FLU
****Proposed Zoning/FLU**	R-4 Zoning, RM FLU (No change)
***Change in Demand**	106 units (+795 yard)

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The proposed stormwater improvements improve the drainage condition of the proposed site compared to the unmodified property. A large wet detention area will attenuate the required storm events where the existing property has no formal drainage system. While more runoff is generated in the proposed condition, the drainage system will hold the water quality and quantity needed prior to discharge into our on-site wetland with ultimate discharge to the City of Fort Pierce Canal No. 6.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	N/A - Applicant is requesting exemption per Sec. 105.6(b)(2) in the code.	N/A - Applicant is requesting exemption per Sec. 105.6(b)(2) in the code.
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips N/A	Trips N/A
Impact to Capacity	N/A	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 106 Single Family: 0 Multifamily: 106
Non-residential (square footage): Not applicable.
Mixed-use (describe use): Not applicable.
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	Phase I - Total	106	6.80	TBD	TBD
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

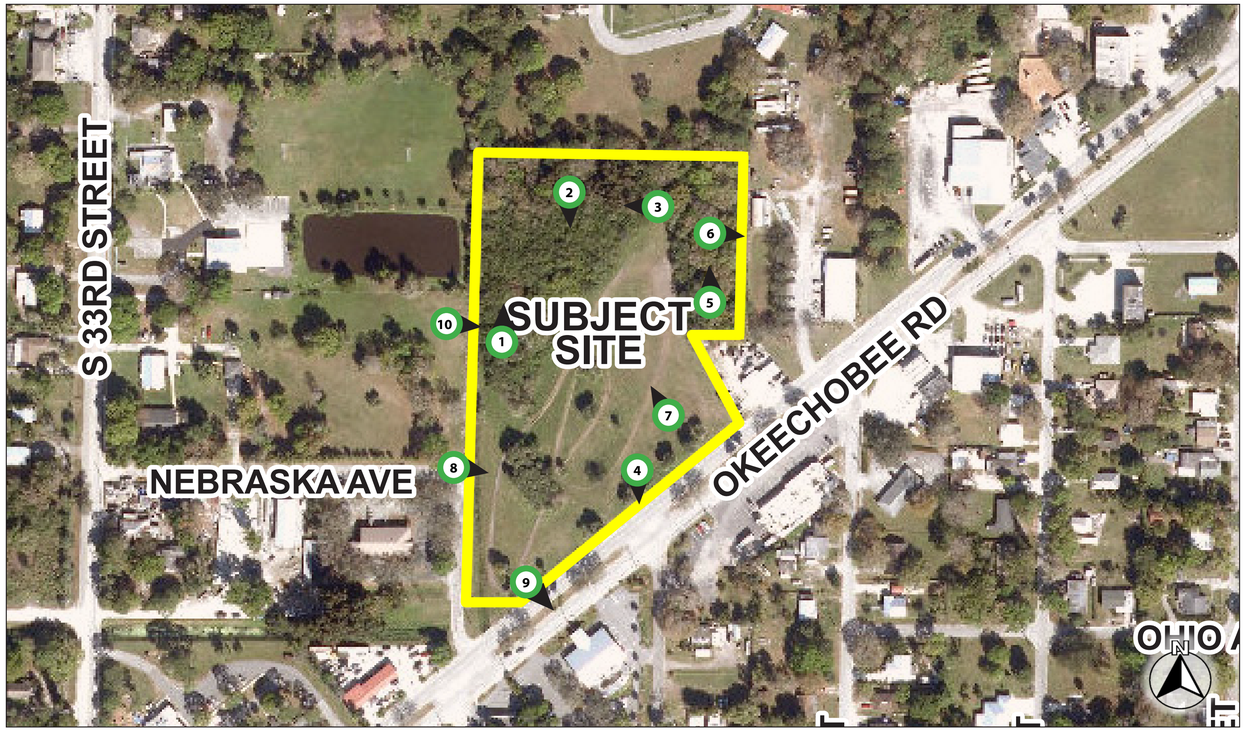
B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? Not applicable.

2. What is the current use of the structure to be demolished or re-used? Not applicable.

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

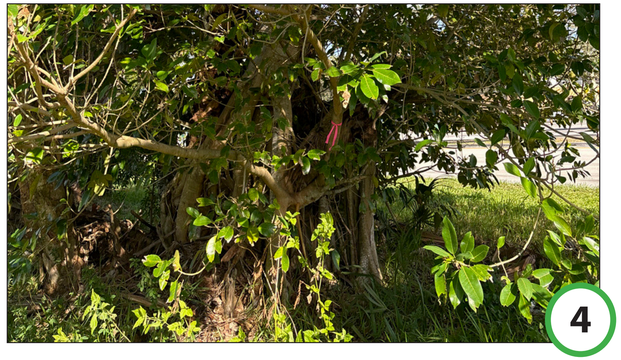
C. Exemptions Requested: Applicant is requesting exemption from traffic study per Sec. 105.6(b)(2).

** Complete section if requesting a change in zoning, future land use, or expanding























BLUE SKY - SUNRISE VILLAGE

FEBRUARY 2024

CONTEXTUAL PHOTOS - PROPERTY

WGI























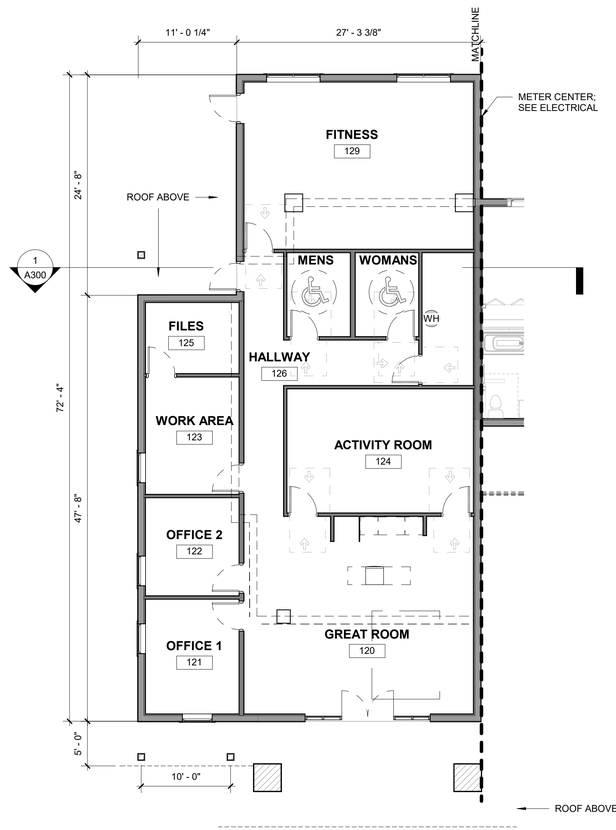




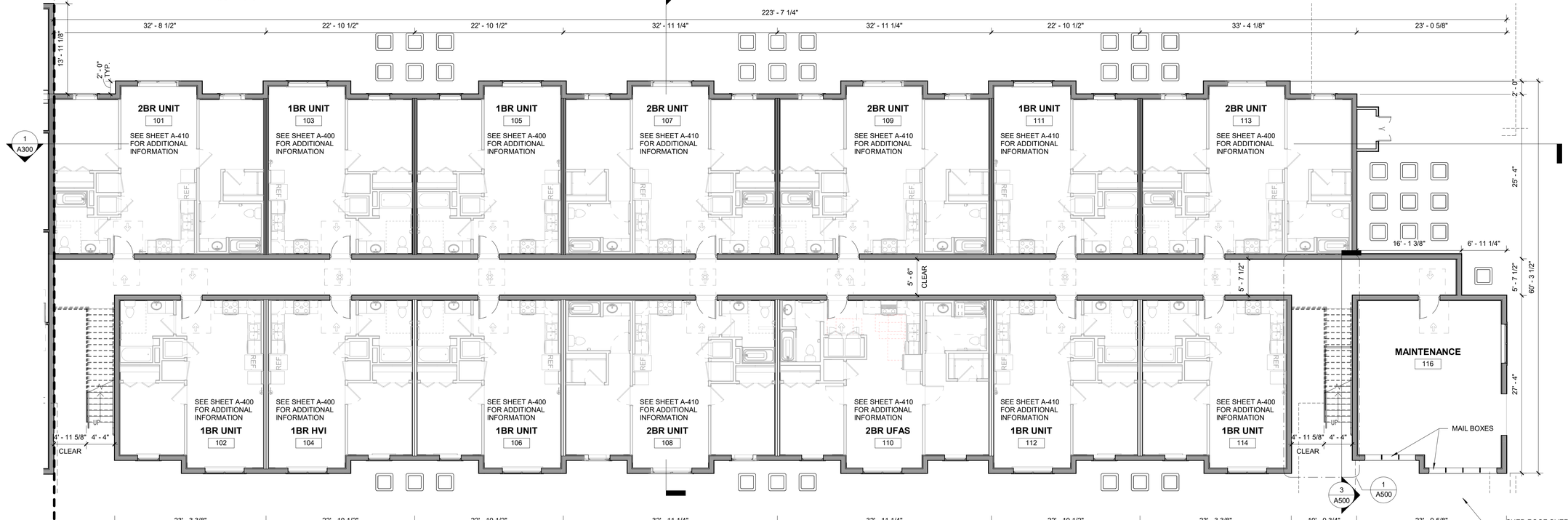
BLUE SKY - SUNRISE VILLAGE

FEBRUARY 2024

CONTEXTUAL PHOTOS - NEIGHBORHOOD



2 BLDG A OVERALL LEVEL 1 PART A
1/8" = 1'-0"



1 BLDG A OVERALL LEVEL 1 PART B
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

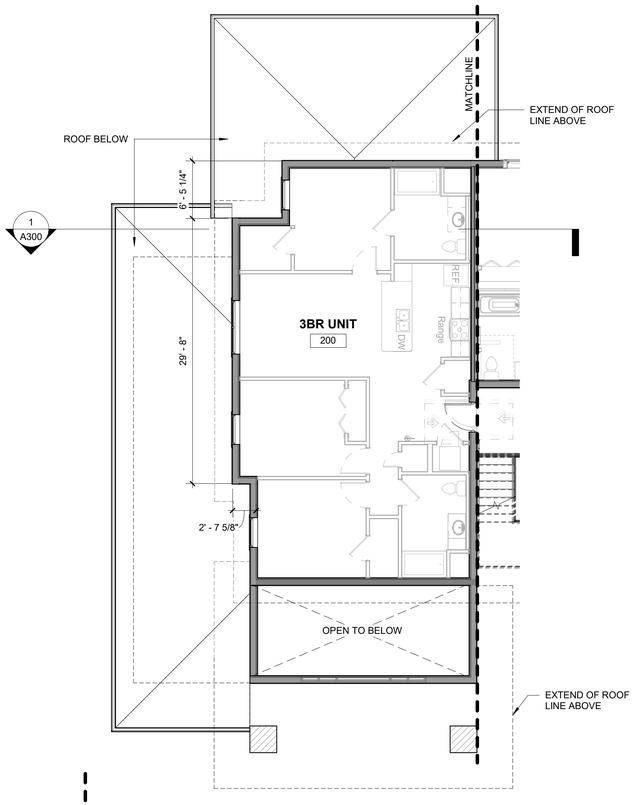
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DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

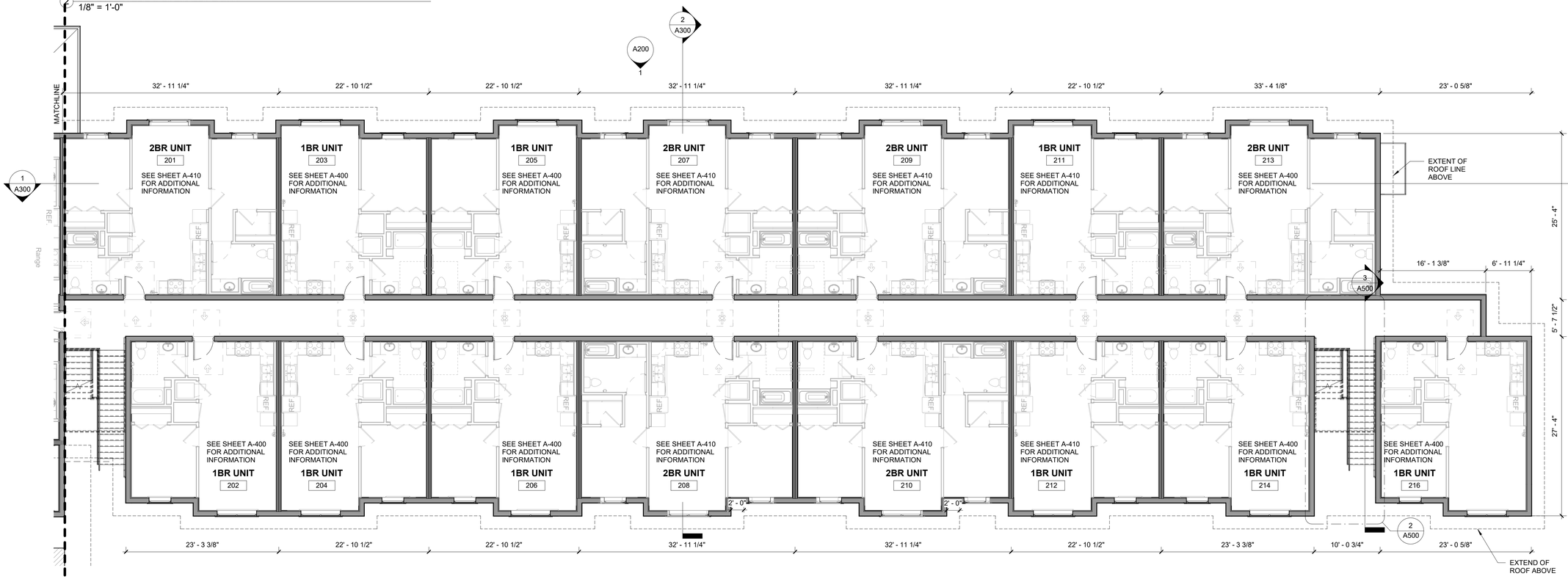
BUILDING A LEVEL 1 OVERALL PLAN

SHEET NUMBER

A110



2 BLDG A LEVEL 2-3 OVERALL PLAN A
1/8" = 1'-0"



1 BLDG A LEVEL 2-3 OVERALL PLAN B
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
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SEAL

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PROJECT INFORMATION BLOCK

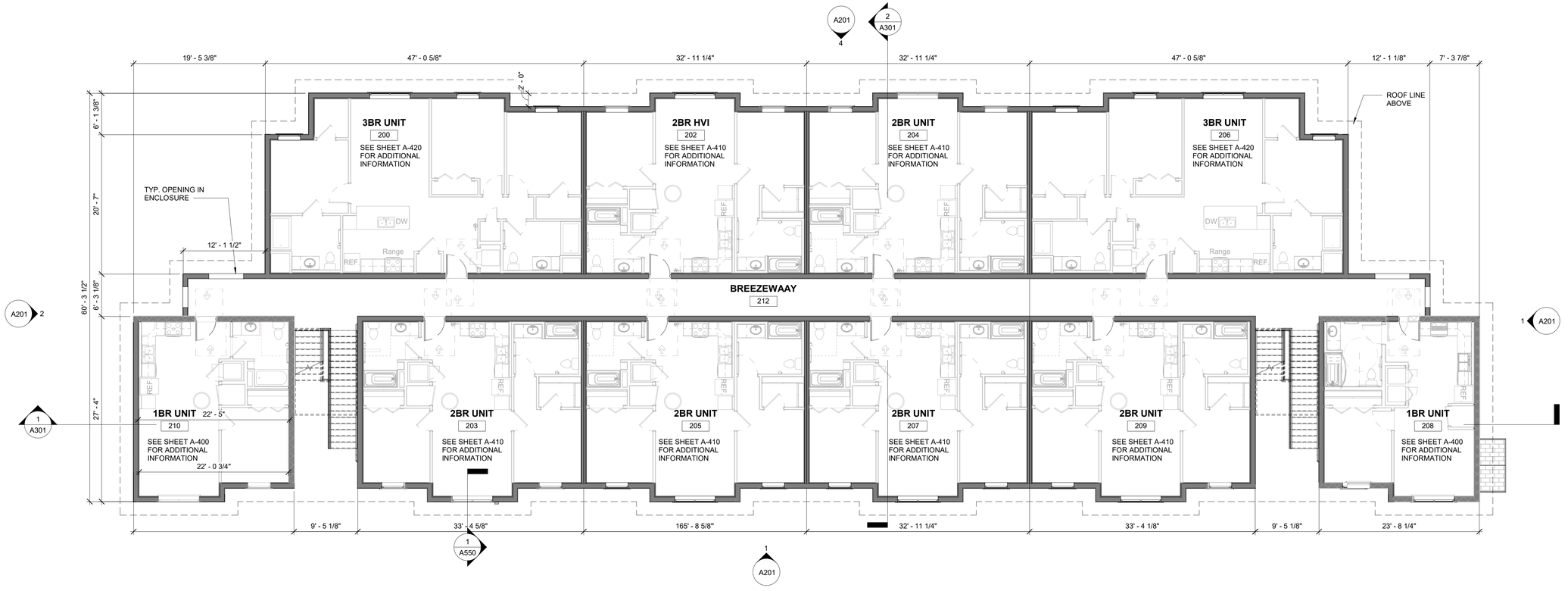
JOB #	240052
DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

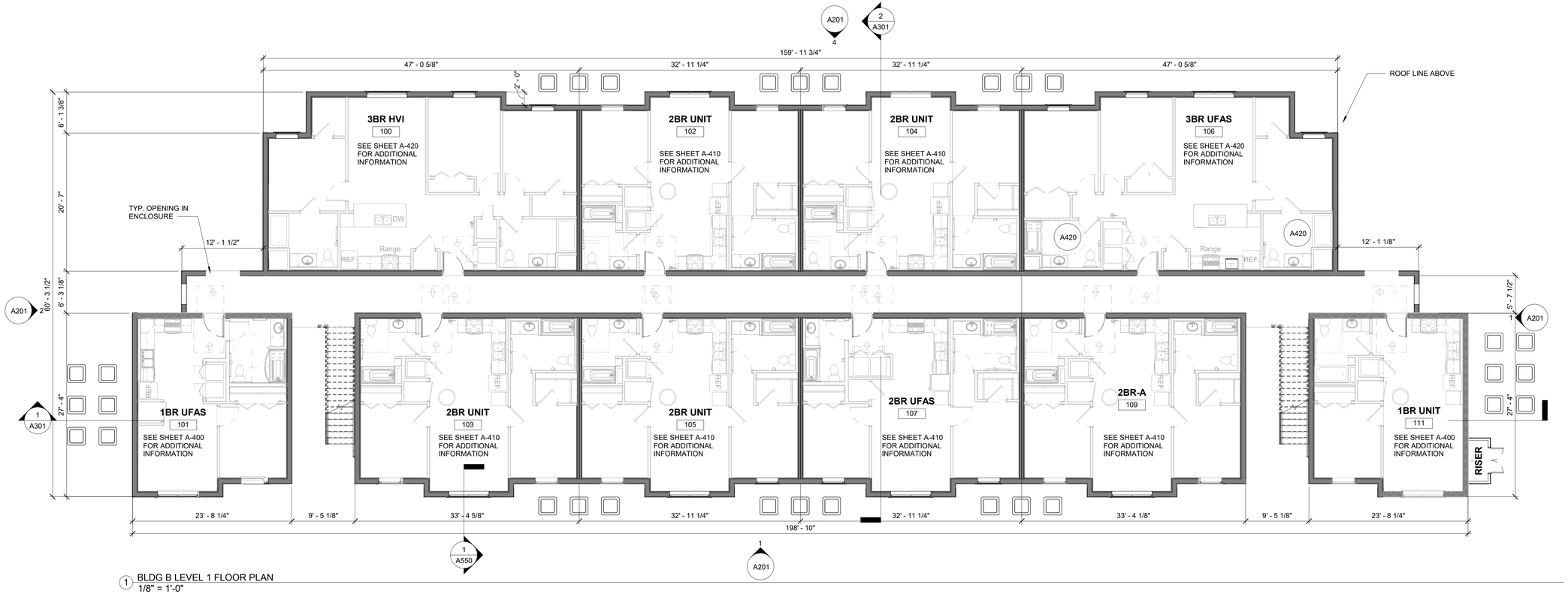
BUILDING A LEVEL 2 OVERALL PLANS

SHEET NUMBER

A111



2 BLDG B LEVEL 2 OVERALL PLAN (LEVEL 3 SIM)
1/8" = 1'-0"



1 BLDG B LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
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SHEET TITLE

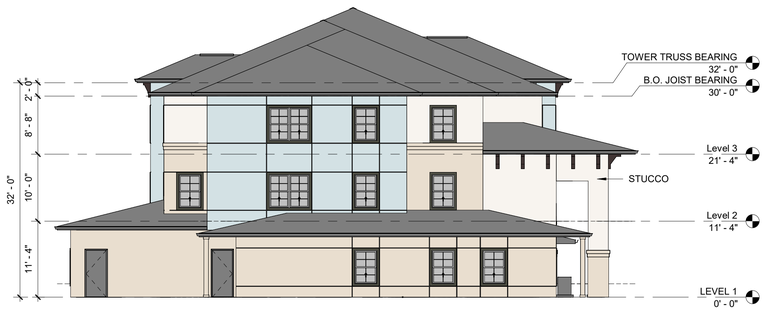
BUILDING B OVERALL PLAN

SHEET NUMBER

A120



1 BLDG A NORTH ELEVATION
3/32" = 1'-0"



3 BLDG A EAST ELEVATION
3/32" = 1'-0"



4 BLDG A WEST ELEVATION
3/32" = 1'-0"



2 BLDG A SOUTH ELEVATION
3/32" = 1'-0"

bdg
architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

JOB #	**240052**
DATE:	**1/29/2025**
DRAWN BY:	**Author**
CHECKED BY:	**Checker**

SHEET TITLE

BUILDING A EXTERIOR ELEVATIONS

SHEET NUMBER

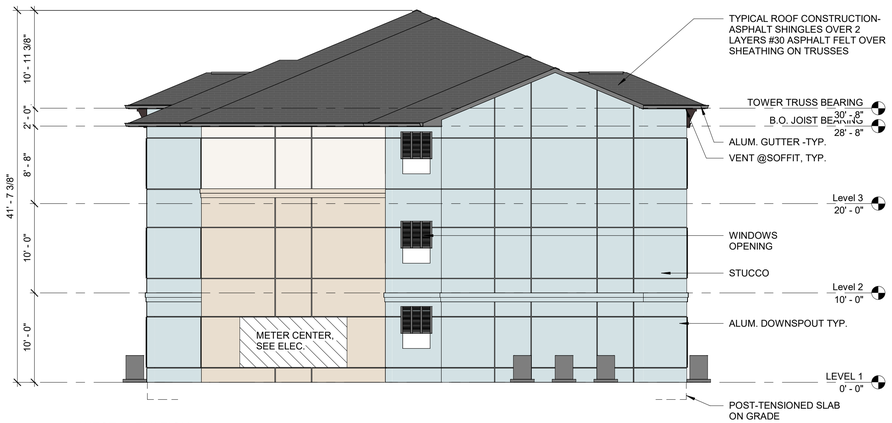
A200



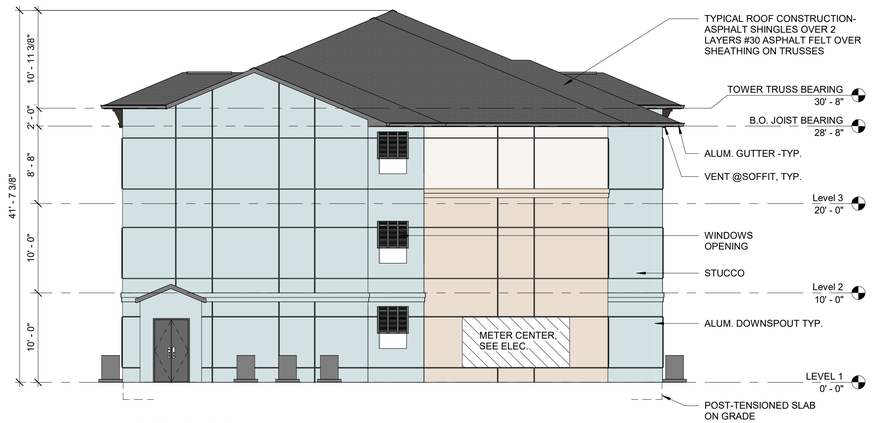
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
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JOB #	**240052**
DATE:	**1/29/2025**
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CHECKED BY:	**Checker**

SHEET TITLE

BUILDING B EXTERIOR ELEVATIONS

SHEET NUMBER

A201



3 BUILDING A 3D VIEW 1



4 BUILDING A 3D VIEW 2



1 BUILDING B 3D VIEW 1



5 BUILDING B 3D VIEW 2

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400 N Ashley Drive
Suite 600
Tampa, FL 33602

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SHEET TITLE

3D REPRESENTATION

SHEET NUMBER

A900

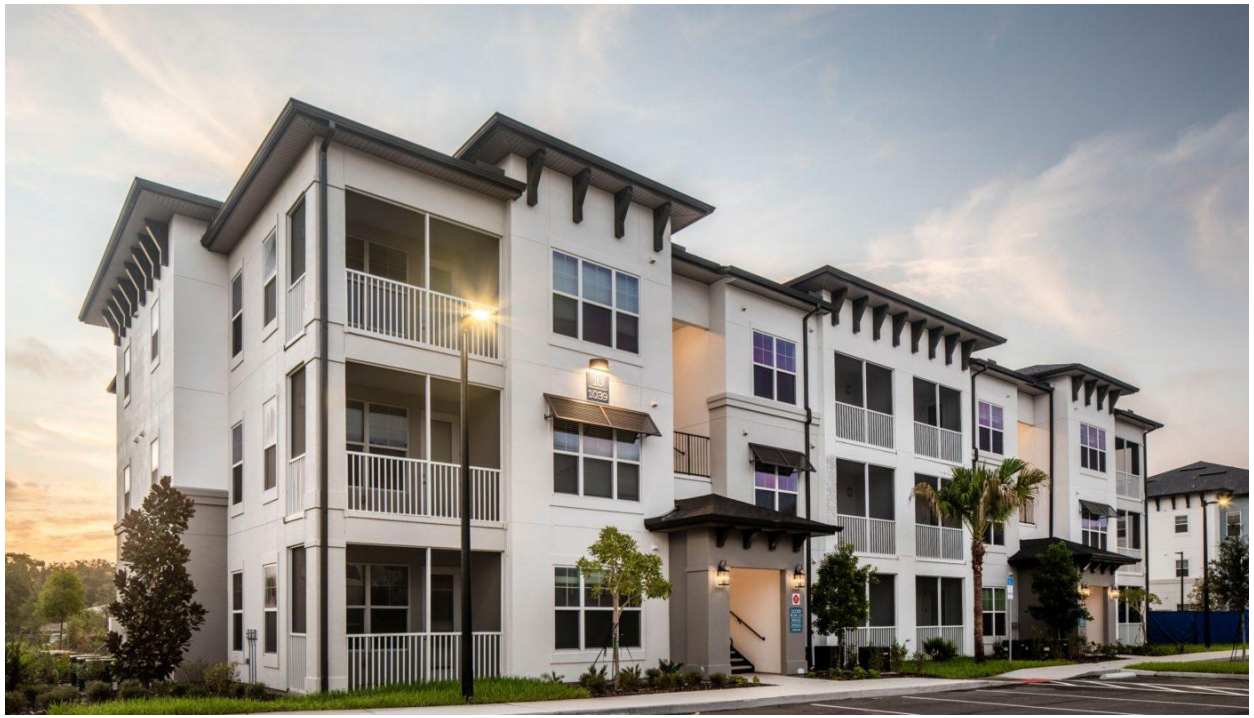
Sunrise Village

Blue Sky Communities

Exterior Design/ February 18th, 2025

BLUE SKY COMMUNITIES





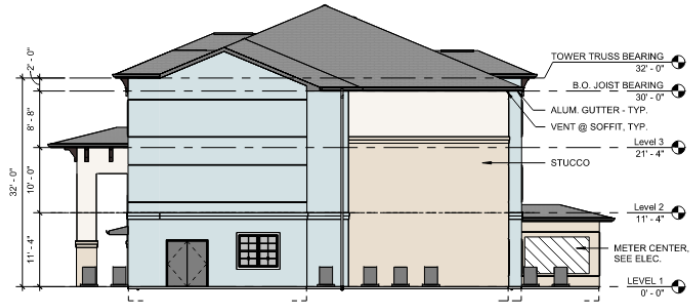
Inspiration Images

bdg architects

BLUE SKY COMMUNITIES



East



West



North

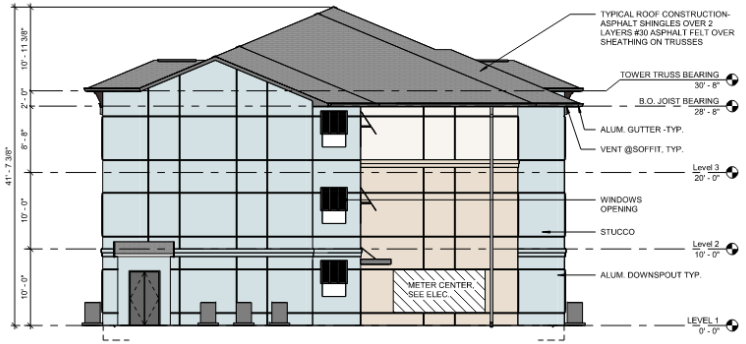


South

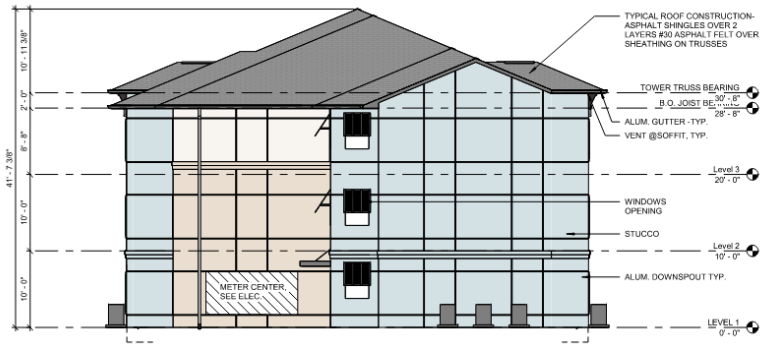
Exterior Elevations-Bldg A

bdg architects

BLUE SKY COMMUNITIES



East



West



North



South

bdg architects

Exterior Elevations-Bldg B

BLUE SKY COMMUNITIES

Sherwin Williams
Pure White
SW 7005

Sherwin Williams
Westinghouse White
SW 7566

Sherwin Williams
Krypton
SW 6247

Sherwin Williams
Colonnade Gray
SW 7641



Exterior Lighting



Metal
Dark Bronze



Shingles
Timberline HD – Oyster Gray

bdg architects

Exterior Material Finish Board

BLOCK "B" COLLIER'S SUBDIVISION
PLAT BOOK 4 PAGE 63-A
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)

LAND USE: RM
ZONING: R-4
USE: RELIGIOUS

THE SOUTH 86' OF BLOCK "B"
ORB 2968 PAGE 1398

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

BLOCK "E"
COLLIER'S SUBDIVISION
PLAT BOOK 4 PAGE 63-A
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)
ORB 1414 PAGE 2565

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

(PLAT BOOK 4 PAGE 63)
(NOTE: NO COPY OF PLAT WAS FURNISHED FOR REVIEW)

LAND USE: GC
ZONING: C-3
USE: COMMERCIAL

CITY OF FORT PIECE PROPERTY
2417-806-0001-010-0
NORTH LINE OF BLOCK 1 PALMER TERRACE

LAKE #1
LAKE TRACT
AREA
1.03 AC.

TOP OF BANK
BOTTOM OF BANK
CONTROL STRUCTURE
MES (TYP)
25' WETLAND BUFFER
GAZEBO
EX WETLAND TO REMAIN
MAINT.
WATER METER AND BACKFLOW PREVENTER (TYP)
ADA PARKING (TYP)
DRAINAGE MAIN (TYP)
FIRE HYDRANT (TYP)
BUILDING A
+/- 42,052 SF.
46 UNITS
FFE: 19.00
DRAINAGE INLET (TYP)
CONC S/W (TYP)
DUMPSTER (TYP)
CLUBHOUSE
REC AREA
0.1 AC.
DCDV (TYP)
WM (TYP)
10' U.E.
5' CONC S/W
COVERED BIKE KIOSK (TYP)
BUILDING B
+/- 32,720 SF.
30 UNITS
FFE: 19.00
TYPE "D" CURB (TYP)
8" PVC SANITARY SEWER (TYP)
WASTEWATER LATERAL (TYP)
EX SANITARY MANHOLE
EX 15" RCP DRAINAGE MAIN
CONNECT TO EX WM
EX DRAINAGE INLET
CURB INLET (TYP)
HIGH POINT (TYP)
SANITARY SEWER MH (TYP)
CONNECT TO EX STUB OUT
GV (TYP)
CONNECT TO EX 6" CIP WM
EX 15" RCP DRAINAGE MAIN TO REMAIN
PROPERTY LINE
WHEEL STOPS (TYP)
FDC (TYP)
EX 8" VCP SANITARY SEWER
BUILDING C
+/- 32,720 SF.
30 UNITS
FFE: 19.00
EX DITCH TOP OF BANK
10' CONC S/W
WATER SERVICE (TYP)
10' LANDSCAPE BUFFER
10' ROW BUFFER
EX LIFT STATION
S 31ST STREET
(35' R.O.W.)
OKEECHOBEE RD.
(90' R.O.W.)

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — DRAINAGE LINE
- FLOW ARROW
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- DRAINAGE MANHOLE
- FIRE HYDRANT
- DRAIN INLET
- CONCRETE
- ASPHALT

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO. 6991
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF
ADAM SCHILDMEIER
P.E. #69218
ON 2025-02-21

INITIAL SUBMITTAL
JANUARY XX, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL
PRELIMINARY ENGINEERING PLAN

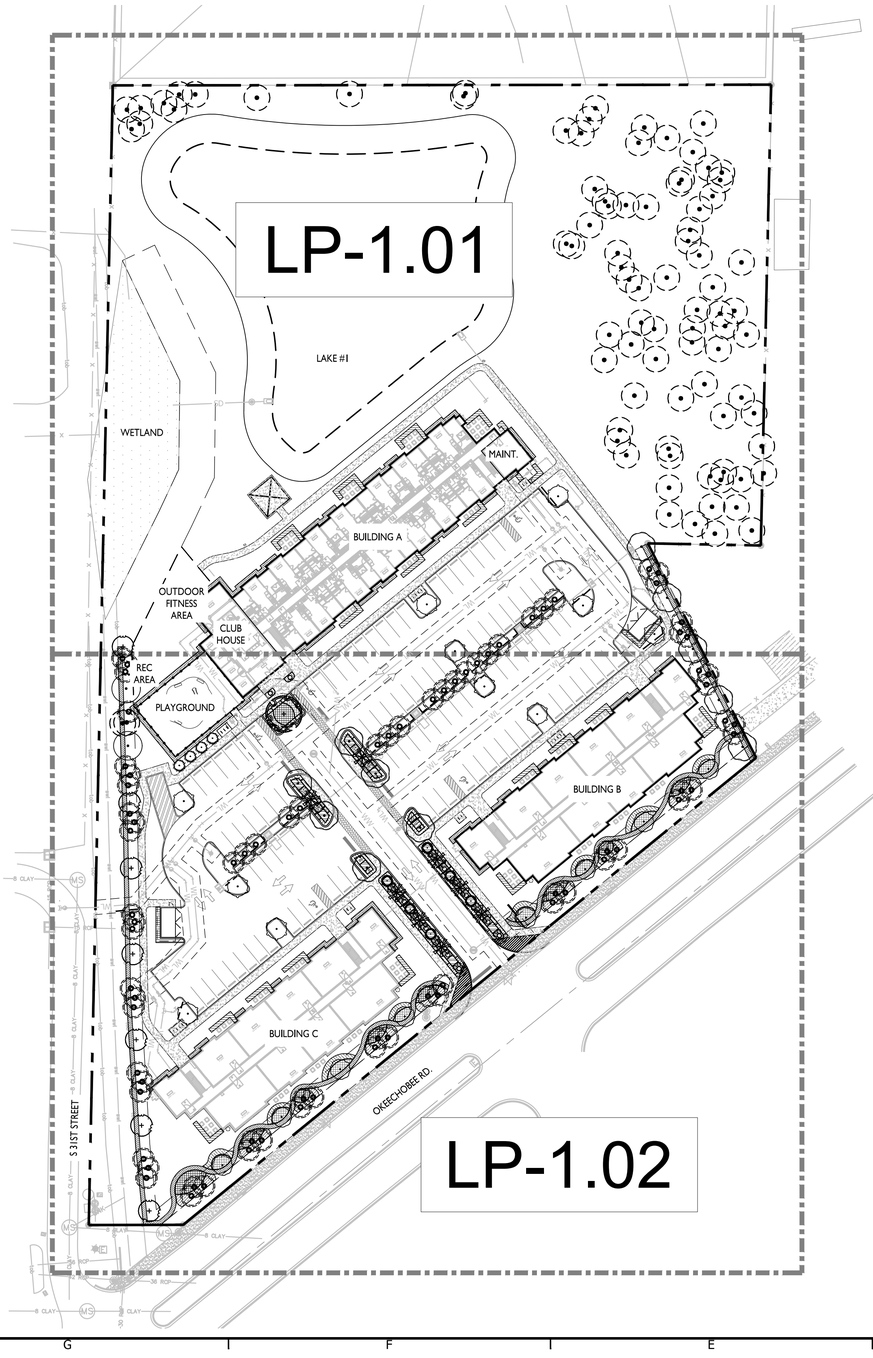
SHEET
EXH-1
1 OF 1
11038.00

SAVED: 2/21/2025 10:23 AM
PLOTTED: 2/21/2025 10:24 AM
PLOTTED BY: GARRETT REISS
DRAWING: G:\11038\11038\04 Site Dev\Sunrise Ft Pierce\CIVIL\10-CAD\2D-Sheets\11038 ENGINEERING PLAN.dwg

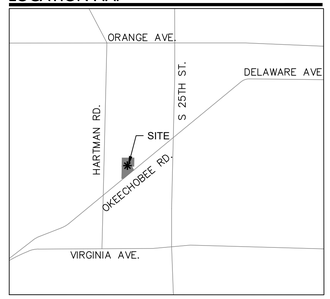
SUNRISE VILLAGE

LANDSCAPE PLAN

CITY OF FORT PIECE, ST. LUCIE COUNTY, FL



LOCATION MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
LP-1.00	OVERALL LANDSCAPE PLAN
LP-1.01	LANDSCAPE PLAN
LP-1.02	LANDSCAPE PLAN
LP-2.01	CODE CHART & PLANT SCHEDULE & TREE DISPOSITIONS
LP-3.01	LANDSCAPE DETAILS
LP-3.02	LANDSCAPE SPECIFICATIONS

N

0 25 50 100

SCALE: 1" = 50'

Know what's BELOW. CALL before you dig

Call 811 two business days before digging

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD

SIYANG WEN, PLA

FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL

FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

OVERALL LANDSCAPE PLAN

SHEET

LP-1.00

PROJECT# 11038.00



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6691
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE PLAN

SHEET
LP-1.01

PROJECT# 11038.00

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

MATCHLINE LP-1.01

MATCHLINE LP-1.02

LEGEND

- ROOT BARRIER
- TREE/PALM TO BE PRESERVED
- RELOCATED PALM

REC AREA

CLUBHOUSE

DCDV, TYP.

PLAYGROUND

METER & BACKFLOW PREVENTER, TYP.

10'-0" LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY

BIKE RACK

FDC. TYP.

LOADING SPACE

FIRE HYDRANT, TYP.

10'-0" U.E.

20'-0" U.E.

DUMPSTER ENCLOSURE

10'-0" R.O.W. BUFFER

EX. DITCH TOP OF BANK

5' S.W.

COVERED BIKE KIOSK

BUILDING B
30 UNITS

BUILDING C
30 UNITS

AC UNITS (TYP.)

PROPERTY LINE

10'-0" POTENTIAL U.E.

20' SIGHT TRIANGLE

OKEECHOBEE RD. (90' R.O.W.)

S 31ST STREET

SOD

N

0 10 20 40

SCALE: 1" = 20'

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INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE PLAN

SHEET

LP-1.02

PROJECT# 11038.00

LANDSCAPE REQUIREMENTS

FORT PIERCE, FLORIDA

LANDSCAPING	REQUIRED	PROVIDED
10' LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY		
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)	WEST BUFFER 130 LF X 10 LF = 1,300 SF REQUIRED LANDSCAPE AREA 1,300 SF / 200 = 7 TREES EAST BUFFER 168LF X 10 LF = 1,680 SF REQUIRED LANDSCAPE AREA 1,680 SF / 200 = 9 TREES	WEST BUFFER 4 PROPOSED TREES + (10 RELOCATED PALM + 2 PRESERVED PALMS) @ 3:1 = 8 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED EAST BUFFER 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
10' R.O.W. LANDSCAPE BUFFER		
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)	SOUTH R.O.W. BUFFER: (231 LF + 186 LF) X 10 LF = 2,502 SF REQUIRED LANDSCAPE AREA 2,502 SF / 300 = 14 TREES WEST R.O.W. BUFFER: 266 LF X 10 LF = 2,660 SF REQUIRED LANDSCAPE AREA 2,660 SF / 300 = 9 TREES	SOUTH R.O.W. BUFFER: 8 PROPOSED TREES + 24 RELOCATED PALMS @ 3:1 = 16 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED WEST R.O.W. BUFFER: 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
INTERIOR VUA LANDSCAPE		
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

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
TREES					
+	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
PALMS					
	SP	4	Cabbage Palm	Sabal palmetto	14`-16` HT., 10` C.T.
RELOCATED TREES					
	PA-R	76	Relocated Cabbage Palm	Relocated Sabal Palmetto	SEE TABULAR TREE LIST ON TREE INVENTORY PLAN FOR DETAILS
PALM TREES					
	RE	8	Florida Royal Palm	Roystonea elata	10' GW., WITH TROY BELT, FULL INTACT FRONDS.
SHRUBS					
	AO	26	Giant Silver Bromeliad	Alcantarea odorata	30" O.A. HT., SPECIMEN
	SR2	22	Orange Bird of Paradise	Strelitzia reginae 'dwarf'	42" HT. X 42" SPRD. FULL.
SHRUB AREAS					
	AD	80	Myers Asparagus Fern	Asparagus densiflorus 'Myers'	18" HT x 18" SPRD @ 18" O.C., MAINTAINED AT 24" HT.
	CI	703	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	459	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	66	Coontie	Zamia pumila	12" HT. X 12" SPRD. @ 18" O.C.
GROUND COVERS					
	AG	360	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" OC
	MS	38	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.
	OJ	227	Mondo Grass	Ophiopogon japonicus	6" HT x 6" SPRD @ 12" O.C.

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

TREE DISPOSITION LIST

Tag #	Common Name	Scientific Name	BH (inc	Mitigat	Credit	Dispositi	Notes
1	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
2	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
3	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
4	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
5	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
6	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
8	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
9	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
10	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
11	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
12	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
13	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
14	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
15	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
16	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
17	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
19	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
20	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
21	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
22	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
23	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
24	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
25	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
26	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
27	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
28	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
29	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
30	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
31	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
32	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
33	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
34	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
35	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
36	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
37	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
38	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
39	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
40	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
41	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
42	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
43	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
44	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
45	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
46	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
47	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
48	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
49	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
50	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
51	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
52	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
53	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
54	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
55	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
56	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
57	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
58	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
59	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
60	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
61	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
62	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
63	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
64	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
65	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
66	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
67	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
91	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
92	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
93	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
107	Sabal Palm	*Sabal palmetto*	12'	N/A	N/A	N/A	Dead
116	Sabal Palm	*Sabal palmetto*	14'			Preserve	Used for Landscape Plan
117	Sabal Palm	*Sabal palmetto*	11'			Preserve	Used for Landscape Plan
119	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
122	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
123	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
124	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
129	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
131	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
132	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
133	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
134	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
135	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
138	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
140	Sabal Palm	*Sabal palmetto*	17'			Relocate	Used for Landscape Plan
144	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
145	Slash Pine	*Pinus elliottii*	17		34	Preserve	
146	Sabal Palm	*Sabal palmetto*	8'		1	Preserve	
147	Slash Pine	*Pinus elliottii*	14		28	Preserve	
148	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
149	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
150	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
151	Laurel Oak	*Quercus laurifolia*	32		64	Preserve	Codominant (17" and 15" leaders)
152	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
159	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
160	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
161	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	Vine intrusion
162	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
163	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
164	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
165	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
166	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
167	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
168	Laurel Oak	*Quercus laurifolia*	22		44	Preserve	
169	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
170	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
171	Laurel Oak	*Quercus laurifolia*	41		82	Preserve	Codominant (21" and 20" leaders)
172	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
174	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
175	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
176	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
177	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
178	Laurel Oak	*Quercus laurifolia*	17		34	Preserve	
179	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
180	Laurel Oak	*Quercus laurifolia*	19		38	Preserve	
181	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
182	Laurel Oak	*Quercus laurifolia*	31		62	Preserve	
183	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
184	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
185	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
186	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
187	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
188	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
189	Sabal Palm	*Sabal palmetto*	18		1	Preserve	
190	Sabal Palm	*Sabal palmetto*	21'		1	Preserve	
191	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
192	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
193	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
194	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
195	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
196	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
197	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
198	Laurel Oak	*Quercus laurifolia*	23		46	Preserve	Codominant (13" and 10" leaders)
199	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
200	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
201	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
202	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
203	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
204	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
205	Laurel Oak	*Quercus laurifolia*	36		72	Preserve	
206	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
207	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
208	Laurel Oak	*Quercus laurifolia*	29		58	Preserve	
209	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
210	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
211	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	
212	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
213	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
214	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
215	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
216	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
217	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
218	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
219	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
220	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
221	Sabal Palm	*Sabal palmetto*	17'		1	Preserve	
222	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
223	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
224	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
226	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
227	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
201a	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
		Required Tree Mitigation (Replacement Inches):		426			
		Required Palm Mitigation (Replacement Palms):		55			
		Trees Relocated:		0	0		
		Palms Relocated:		76	0		76 to be used for landscape code
		Trees Preserved:		27	1310		Tree Mitigation Credits
		Palms Preserved:		59	57		Palm Credits; 2 to be used for landscape code
		*All palms are measured in feet to clear trunk					

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

CODE CHART & PLANT SCHEDULE & TREE DISPOSITION

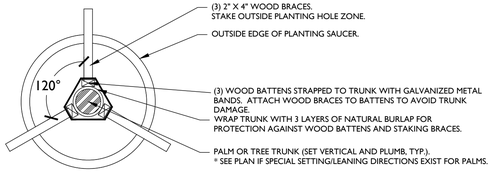
SHEET
LP-2.01

PROJECT# 11038.00

SMALL PALM STAKING PLAN

NTS.

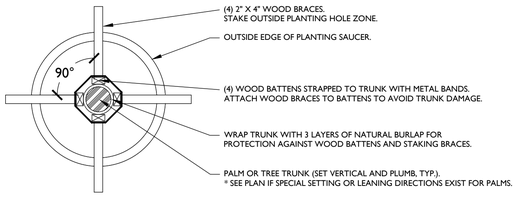
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

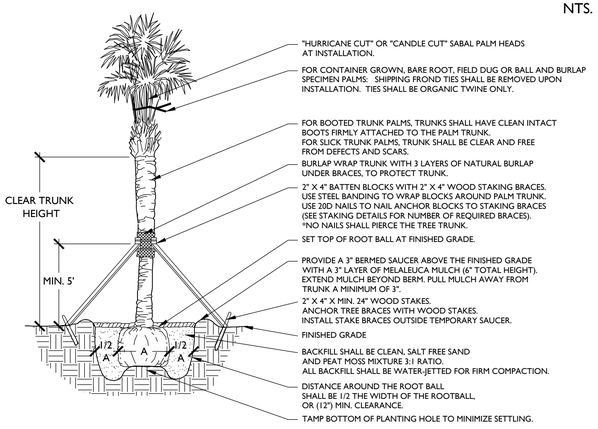
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

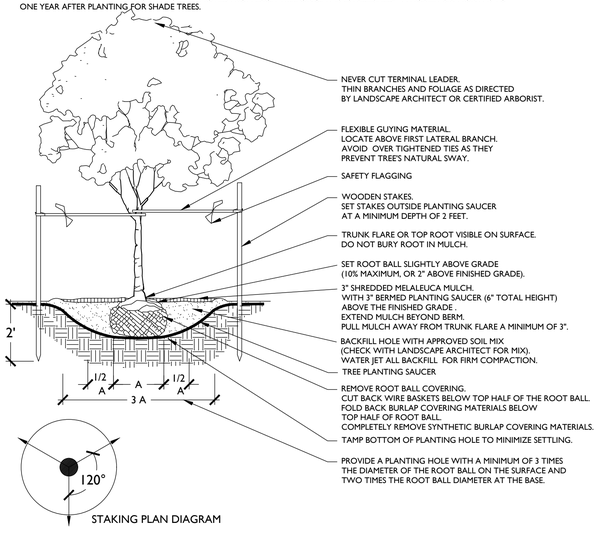
NTS.



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

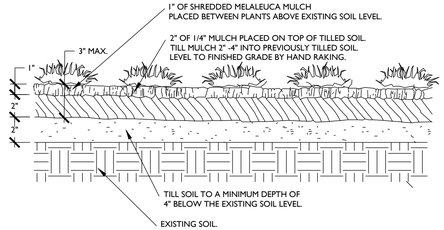
NTS.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.



PLANT SPACING DETAIL

NTS.

SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART

SHRUB PLANTING DETAIL

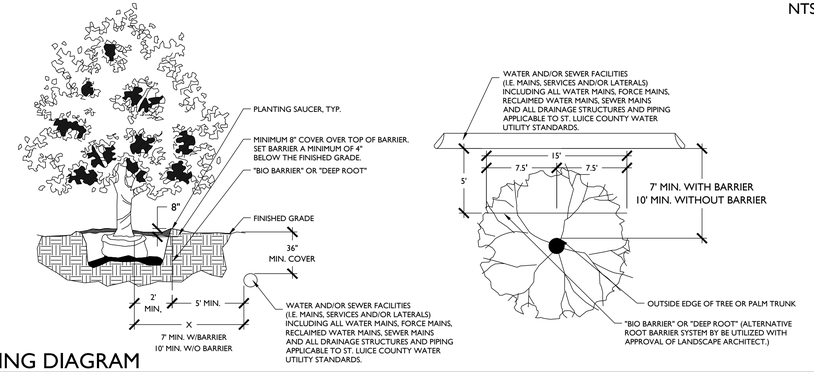
NTS.

ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

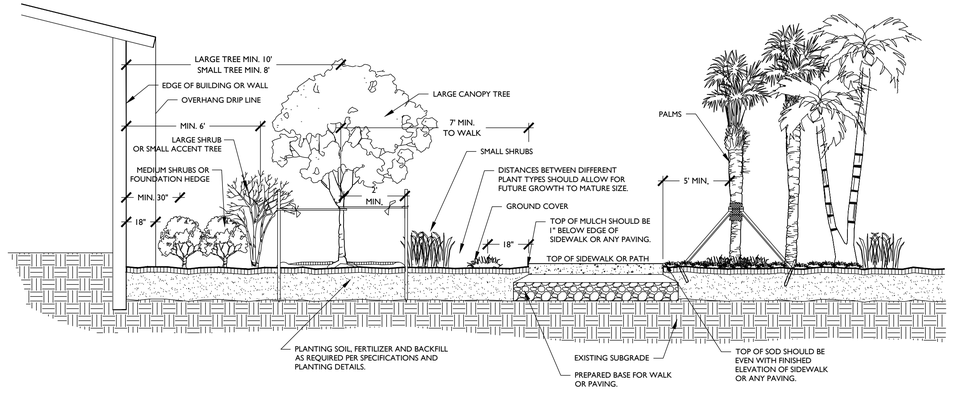
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.



TYPICAL PLANTING DIAGRAM

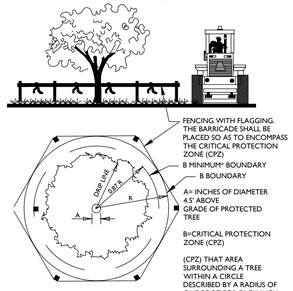
NTS.



TREE PROTECTION DETAIL

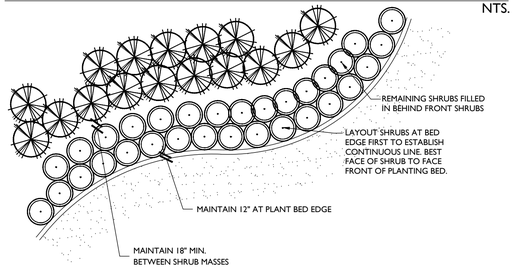
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.
13. TO SUPPORT LONG-TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL.

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE DETAILS

SHEET
LP-3.01

PROJECT# 11038.00

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium, 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the
Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall
be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a
workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the
hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for
any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete,
metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rotoriller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL
INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE SPECIFICATIONS

SHEET
LP-4.01

PROJECT# 11038.00



Tag #	Common Name	Scientific Name	DBH (inches)	Mitigation	Credit	Disposition	Notes
1	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
2	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
3	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
4	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
5	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
6	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
7	Laurel Oak	*Quercus laurifolia*	14	28		Remove	
8	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
9	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
10	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
11	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
12	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
13	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
14	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
15	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
16	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
17	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
18	Laurel Oak	*Quercus laurifolia*	13	26		Remove	
19	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
20	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
21	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
22	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
23	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
24	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
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36	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
37	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
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42	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
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52	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
53	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
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58	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
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60	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
61	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
62	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
63	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
64	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
65	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
66	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
67	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
68	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
69	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
70	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
71	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
72	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
73	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
74	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
75	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
76	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
77	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
78	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
79	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
80	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
81	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
82	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
83	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
84	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
85	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
86	Strangler Fig	*Ficus aurea*	32	64		Remove	Strangler wrapped around sabal
87	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
88	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
89	Strangler Fig	*Ficus aurea*	35	70		Remove	Wrapped around a sabal palm
90	Sabal Palm	*Sabal palmetto*	13'	1		Remove	

BY | REVISION | NO. | DATE

CERT NO: 6091
WGI.
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

SUNRISE VILLAGE
3000 OKEECHOBEE RD
FORT PIERCE, FLORIDA

TREE INVENTORY PLAN

SHEET
TI.01
01 OF 02
PROJECT # 11038.00

Tag #	Common Name	Scientific Name	DBH (inches)	Mitigation	Credit	Disposition	Notes
91	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
92	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
93	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
94	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
95	Sabal Palm	*Sabal palmetto*	11'	1		Remove	Covered in strangler fig
96	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
97	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
98	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
99	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
100	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
101	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
102	Sabal Palm	*Sabal palmetto*	14'	1		Remove	In strangler fig
103	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
104	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
105	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
106	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
107	Sabal Palm	*Sabal palmetto*	12'	N/A	N/A	N/A	Dead
108	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
109	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
110	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
111	Washington Palm	*Washingtonia robusta*	45'	N/A		Remove	Exotic
112	Sabal Palm	*Sabal palmetto*	10'	1		Remove	
113	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
114	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
115	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
116	Sabal Palm	*Sabal palmetto*	14'			Preserve	Used for Landscape Plan
117	Sabal Palm	*Sabal palmetto*	11'			Preserve	Used for Landscape Plan
118	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
119	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
120	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
121	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
122	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
123	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
124	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
125	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
126	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
127	Sabal Palm	*Sabal palmetto*	12'	1		Remove	
128	Sabal Palm	*Sabal palmetto*	14'	1		Remove	
129	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
130	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
131	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
132	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
133	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
134	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
135	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
137	Laurel Oak	*Quercus laurifolia*	26	52		Remove	
138	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
139	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
140	Sabal Palm	*Sabal palmetto*	17'			Relocate	Used for Landscape Plan
141	Laurel Oak	*Quercus laurifolia*	28	56		Remove	Codom above dbh
142	Laurel Oak	*Quercus laurifolia*	17	34		Remove	
143	Sabal Palm	*Sabal palmetto*	17'	1		Remove	
144	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
145	Slash Pine	*Pinus elliottii*	17		34	Preserve	
146	Sabal Palm	*Sabal palmetto*	8'		1	Preserve	
147	Slash Pine	*Pinus elliottii*	14		28	Preserve	
148	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
149	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
150	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
151	Laurel Oak	*Quercus laurifolia*	32		64	Preserve	Codominant (17" and 15" leaders)
152	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
153	Sabal Palm	*Sabal palmetto*	13'	1		Remove	
154	Laurel Oak	*Quercus laurifolia*	23	46		Remove	
155	Laurel Oak	*Quercus laurifolia*	25	50		Remove	
156	Sabal Palm	*Sabal palmetto*	15'	1		Remove	
157	Sabal Palm	*Sabal palmetto*	16'	1		Remove	
158	Sabal Palm	*Sabal palmetto*	11'	1		Remove	
159	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
160	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
161	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	Vine intrusion
162	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
163	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
164	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
165	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
166	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
167	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
168	Laurel Oak	*Quercus laurifolia*	22		44	Preserve	
169	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
170	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
171	Laurel Oak	*Quercus laurifolia*	41		82	Preserve	Codominant (21" and 20" leaders)
172	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
174	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
175	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
176	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
177	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
178	Laurel Oak	*Quercus laurifolia*	17		34	Preserve	
179	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
180	Laurel Oak	*Quercus laurifolia*	19		38	Preserve	
181	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
182	Laurel Oak	*Quercus laurifolia*	31		62	Preserve	
183	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
184	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
185	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
186	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
187	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
188	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
189	Sabal Palm	*Sabal palmetto*	18		1	Preserve	
190	Sabal Palm	*Sabal palmetto*	21'		1	Preserve	
191	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
192	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
193	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
194	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
195	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
196	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
197	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
198	Laurel Oak	*Quercus laurifolia*	23		46	Preserve	Codominant (13" and 10" leaders)
199	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
200	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
201	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
202	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
203	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
204	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
205	Laurel Oak	*Quercus laurifolia*	36		72	Preserve	
206	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
207	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
208	Laurel Oak	*Quercus laurifolia*	29		58	Preserve	
209	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
210	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
211	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	
212	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
213	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
214	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
215	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
216	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
217	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
218	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
219	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
220	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
221	Sabal Palm	*Sabal palmetto*	17'		1	Preserve	
222	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
223	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
224	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
226	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
227	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
201a	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
		Required Tree Mitigation (Replacment Inches):		426			
		Required Palm Mitigation (Replacement Palms):		55			
		Trees Relocated:		0	0		
		Palms Relocated:		76	0		76 to be used for landscape code
		Trees Preserved:		27	1310		Tree Mitigation Credits
		Palms Preserved:		59	57		Palm Credits; 2 to be used for landscape code
*All palms are measured in feet to clear trunk							

NO.	DATE	REVISION	BY

WGI
CERT NO: 6991
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

SUNRISE VILLAGE
3000 OKEECHOBEE RD
FORT PIERCE, FLORIDA

TREE INVENTORY PLAN

SHEET
TI.02
02 OF 02

PROJECT # 11038.00



1 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 40'-0"

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

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

Joseph, Lawrence & Co Consulting Engineers
1180 HAYWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4466 WWW.JLCENG.COM
CA NO. 28730

SUNRISE VILLAGE

FT. PIERCE, FL

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A STATEMENT ON "ALL" SIGNED AND SEALED PLANS THAT TO THE BEST OF THE ARCHITECTS KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

SEAL



ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB #	**JLC25.0019.00**
DATE:	**02/19/2025**
DRAWN BY:	**CHL**
CHECKED BY:	**BLS**

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E0.12

SITE ANALYSIS STUDY
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

The following document serves as the required Site Analysis Study for the proposed project known as Sunrise Village required by section 125-314(c)(1)b. in the code.

SITE CHARACTERISTICS

The 6.08-acre subject property is identified by Parcel Number 241750400200016 and is located at 3000 Okeechobee Road, Fort Pierce, FL 34947. The site is zoned Medium Density Residential (RM), has a Medium Density Residential (R-4) Future Land Use Designation, is located in Flood Zone X, and is located within the Community Redevelopment Area (CRA). **Figure 1** and **Table 1** below reference the general location of the site and ownership information.

Figure 1 – Site Aerial

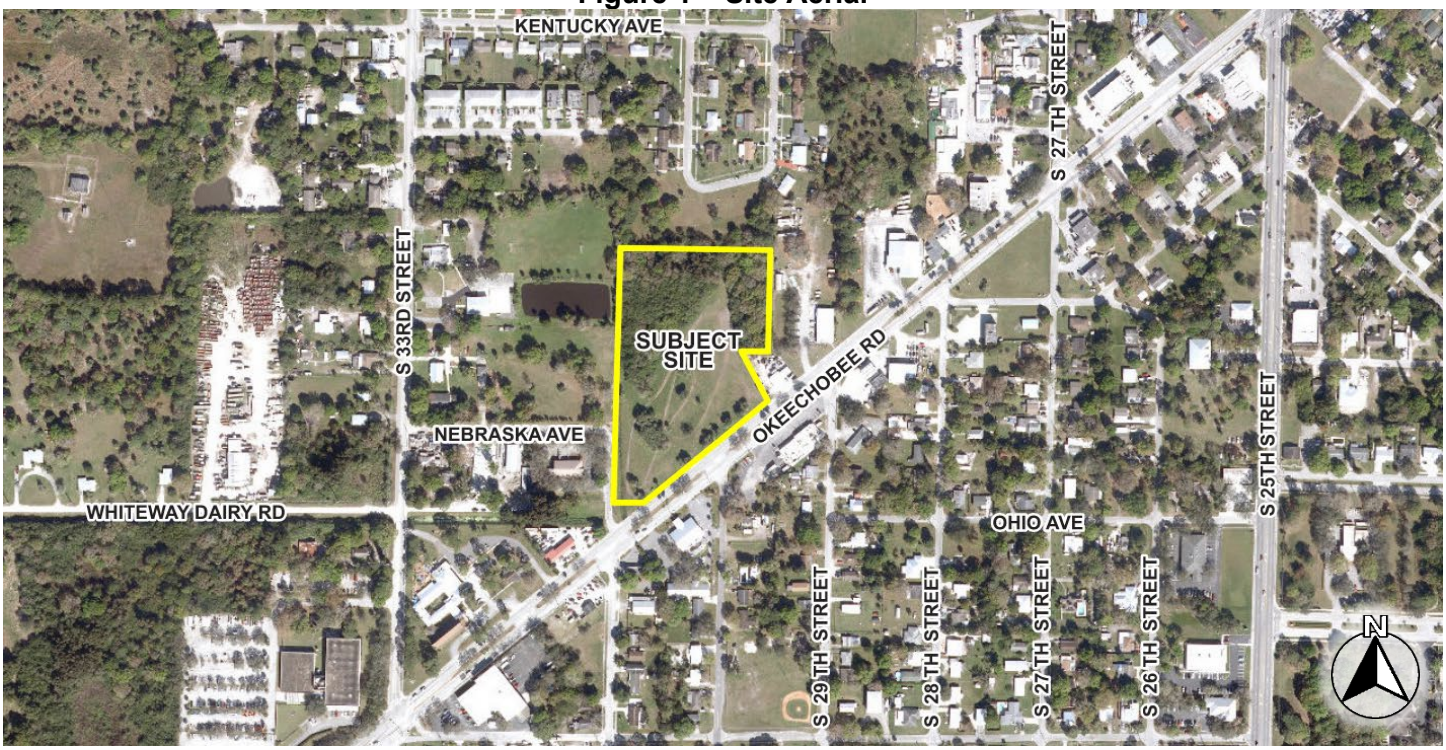


Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

SITE ANALYSIS STUDY CRITERIA

Per Section 125-3149(c)(1)b, a site analysis study is required for design review, and shall include analysis of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements. The sections below provide an analysis of the site.

Specimen Trees and Vegetation

Please refer to the Environmental Impact Report provided.

Wetlands
Please refer to the Environmental Impact Report provided.

Access
Legal access to the site is currently on Okeechobee Road and will remain. The proposed development will have one access point along Okeechobee Road for both ingress and egress with a drive aisle that is 25 feet wide. No other access points are proposed for the site.

Significant Topography
The subject property does not appear to have significant topography.

Setbacks
The proposed setbacks are in accordance with the R-4 zoning district regulations. The side street, side, and rear setbacks exceed the requirements. Refer to the table below:

Table 2 – Minimum Building Setbacks

	Front	Side Corner	Side	Rear
Required	25 feet	15 feet	10 feet	20 feet
Provided	25 feet	42 feet	13.4 feet	231.8 feet

Buffers
Adequate landscape buffers are provided in accordance with the Land Development Code. A 10-foot landscape buffer is provided on the western property line and will include landscaping material and screening between the adjacent property. A 10-foot right-of-way buffer is provided on the southeast property line along Okeechobee Road. A 25-foot wetland buffer is provided between the wetlands on the west property line and the proposed lake and recreation area.

Orientation and Views
The three proposed residential buildings are organized in a way to maximize development potential of the site and maintain adequate internal circulation. All 106 units are dispersed between three 3-story apartment buildings. Buildings B and C front Okeechobee Rd, which runs southwest to northeast. The buildings are oriented at the same angle as the road, which minimizes visual impact to the surrounding properties, specifically the single family residential lots to the north and west. The angle of the proposed buildings minimizes direct views between residents of the single-family homes and proposed development, as they are not directly facing one another. In addition, there is a 1.03-acre lake tract on the northwest corner of the site, adjacent to wetlands that border a portion of the west property line.

Surrounding Built Environment
The surrounding uses of residential and institutional appear compatible with the proposed development. The site is predominately surrounded by low-density residential and low-intensity commercial uses.

Table 3 – Surrounding Properties

	FLU Designation	Zoning District	Existing Use
North	Low Density Residential (RL)	Single-family intermediate density (R-2)	Single Family Homes
South	General Commercial (GC)	General Commercial (C-3)	Commercial
East	General Commercial (GC)	General Commercial (C-3)	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)
West	Medium Density Residential (RM)	Medium density residential (R-4)	Residential Vacant Commercial
	General Commercial (GC)	General Commercial (C-3)	

North: Immediately to the north of the site are primarily single family residential homes. This area is zoned R-2, with a Future Land Use Designation of RL.

South: Immediately to the south of the site is Okeechobee Road. Just south of Okeechobee Road is additional commercial development zoned C-3 with a future land use designation of GC.

East: Immediately to the east of the site is commercial development, including an auto body shop and a retail Habitat for Humanity Restore. This land is zoned C-3 and has a future land use designation of GC.

West: Immediately to the west of the site has a mix of uses. There is vacant land, a single family lot, and a commercial building. The northern parcels are zoned R-4 with a future land use of RM, and the southern parcels are zoned C-3 and have a future land use designation of GC.

The proposed affordable multifamily housing development is consistent with intent of the R-4 zoning district and general area. Located along Okeechobee Road, a major corridor with access to multiple modes of transit, the proposed development will introduce much needed multifamily affordable housing to the area.

CONCLUSION

On behalf of the Applicant, WGI respectfully requests approval of the 106-unit affordable multifamily development.

ENVIRONMENTAL IMPACT REPORT
BLUE SKY – SUNRISE VILLAGE
FT. PIERCE, FLORIDA

PREPARED FOR:
BLUE SKY ST. LUCIE, LLC
5300 W CYPRESS ST., SUITE 200
TAMPA, FL 33607

PREPARED BY:
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

FEBRUARY 20, 2025

WGI Project No.: 11038.00

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SOILS MAP	EXHIBIT B
EXISTING LAND USE MAP	EXHIBIT C
WETLAND MAP	EXHIBIT D
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ENVIRONMENTAL IMPACT REPORT
BLUE SKY – SUNRISE VILLAGE
Ft. Pierce
February 20, 2025

INTRODUCTION

The intent of this report is to document potential environmental impacts within the below identified property including wetlands, uplands, and the potential for threatened and endangered species. This report has been prepared in accordance with the City of Fort Pierce Land Development Code.

The subject property consists of one parcel totaling approximately 6.87 acres 3000 Okeechobee Road in Ft. Pierce Florida (Parcel Control Numbers: 2417-504-0020-001-6). Please refer to **Exhibit A** (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie, Florida, 2023;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (USFWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (Matrix Unit ID 66175 and 66176)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- USFWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- USFWS Critical habitat for threatened and endangered species mapper
- USFWS IPac Planning Tool
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- Code of Ordinances Fort Pierce
- St. Lucie County Property Appraiser's Website
- South Florida Water Management District

FIELD REVIEW

WGI scientists familiar with Florida natural communities conducted a field review on November 5, 2024. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the potential for occurrence of threatened and endangered species.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, two soil types are mapped within the Subject Property. A soil map is included as Exhibit B Soil Survey. Listed below are each of the soil types found within the Subject Property and a general description of the characteristics of each soil type and commonly associated vegetation.

(25) Nettles and Oldsmar Sands – This poorly drained, nearly level soil is on broad flatwood areas. The water table is within a depth of 10 inches for 2 to 4 months during wet seasons and between depths of 10 to 40 inches for 6 months or longer in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida three awn, and pineland three awn.

(44) Tantile and Pomona Sands – This poorly drained soil is found in low-lying depressions and wet flatwoods. The water table is within a depth of 6 inches for most of the year. Natural vegetation consists of bald cypress, slash pine, wax myrtle, fetterbush, maiden cane, sawgrass, chalky bluestem, Florida three-awn, and pineland three-awn.

WGI biologists referred to the *Hydric Soils of Florida Handbook, 4th Edition (2007)* to determine the hydric rating of each soil identified on site. The following soils have been determined to be considered hydric: Nettles and Oldsmar sands (MU 25), and Tantile and Pomona sands (MU 44).

EXISTING LAND USE

Existing land uses and natural habitats within the subject property were classified using the FLUCFCS (1999). Four land use/cover types were determined to be present within the project area. A map depicting the existing land use/cover types encountered within the property is attached as Exhibit C (Existing Land Use Map) general descriptions of the land use/cover types are provided below.

UPLAND COMMUNITIES

The upland habitat in the northeast and northwest regions is somewhat disturbed by Brazilian pepper and melaleuca. In contrast, the central and southern regions of the property have sparser vegetation, with widely spaced cabbage palms and fewer invasive species.

The following descriptions of upland habitats on the property are below.

428 – Cabbage Palm (6.17 AC)
This forest community is pure or predominantly cabbage palm and is found on sandy type soils. Associates include a wide variety of large and small hardwoods. In South Florida, cabbage palm may be strongly associated with slash and/or longleaf pine.

The following is a list of the dominant native and non-native plant species identified in the uplands on the property during the field review:

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Laurel Oak	*Quercus laurifolia*	Native
Strangler fig	*Ficus aurea*	Native
Brazilian Pepper	*Schinus terebinthifolia*	Invasive

WETLANDS AND OTHER SURFACE WATERS
WGI scientists familiar with Florida wetland communities conducted a field review of the subject property. The purpose of the field review was to delineate the limits of, and gather pertinent information about, any wetlands that may exist onsite. Delineation of wetlands regulated by South Florida Water Management (SFWMD) and by FDEP under the State 404 Program is done according to Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al., 1995) serves as a guide to Chapter 62-340. In this evaluation, WGI used the intent and methodology of the manual to form the opinion that there is one wetland within the boundaries of the subject property.

Below is the description of the wetland and the habitat type, FLUCFCS classifications, dominant vegetation, and approximate acreage. A map depicting these wetlands and surface waters is attached as Exhibit D (Wetland and Surface Water Map).

Surface Water 01 (0.12 acres)
FLUCFCS: 510 Canal/ditch
Surface water 01 is a drainage ditch/canal that is connected to offsite canals via culverts.

Wetland 01 (0.39 acres)
FLUCFCS: 619 Exotic Wetland Hardwoods
Wetland 01 is a highly disturbed forested wetland dominated by Brazilian pepper (Schinus terebinthifolia) and melaleuca. Additional vegetation, comprising approximately 10% or less of the coverage, includes laurel oak (Quercus laurifolia), red maple (Acer rubrum), and sabal palm (Sabal palmetto).

Wetland 02 (0.19 acres)
FLUCFCS: 640 Vegetated Non-Forested Wetlands
Wetland 02 is vegetated not forested and located in a drainage swale on the western boundary of the subject property. Dominant vegetation includes pickerelweed, switchgrass, dogfennel, and Brazilian pepper.

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available online data was collected and evaluated. In addition, a field review was conducted by WGI scientists on November 5, 2025. The purpose of the field review was to assess the potential for the occurrence of protected species within the property, and to identify any critical habitat that might be located within or adjacent to the property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls. This was a field review level assessment; many species have specific protocols to determine their presence or absence and such surveys have not been conducted at this time. Therefore, WGI can provide an opinion on the presence or absence of protected species, but not an absolute determination.

Based on the information collected, as well as a site-specific field review, federal or state listed protected plant and animal species were identified as occurring or having the potential to occur within the project area. The potential of occurrence for each species was ranked as Low, Moderate, High, or Observed based on the habitat requirements for each species, the presence and quality of the habitat within the project area, the surrounding land use, and documented occurrences of the species within or in the vicinity of the project area. A Low ranking indicates that there is no suitable habitat present within the project area and that the potential for listed species is highly unlikely. A Moderate ranking indicates that suitable habitat is present within the project area, but that the potential for listed species is unlikely. A High ranking indicates that suitable habitat is present within the project area and that listed species are likely. An Observed ranking indicates that a listed species was directly observed within the project area.

The following table lists the protected species based on FNAI's Biodiversity Matrix that in WGI's opinion have a reasonable likelihood of occurrence in the project area. The table lists their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property.

Species	Designated Status			Habitat Preference	Potential for Occurrence Onsite
	USFWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake *(Drymarchon corais couperi)*	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise (*Gopherus polyphemus)*		T		Upland habitats with relatively well- drained, sandy soils. Usually inhabits longleaf pine and xeric oak sandhills, scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, mixed hardwood-pine communities, and a variety of disturbed habitats.	Low
AVIAN					
Florida burrowing owl (*Athene cunicularia floridana)*		T		Open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low
Snail kite *(Rostrhamus sociabilis)*	E			Inhabits shallow freshwater marshes and shallow grassy shorelines of lakes.	Low
Wood stork *Mycteria americana*	T			Fresh and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Moderate
Bald eagle (*Haliaeetus leucocephalus*)	N/A	N/A	N/A	Nesting and roosting habitat consists of forested habitats with mature canopy trees. Preferred foraging habitat consists of expanses of shallow fresh or salt water that includes a diversity and abundance of prey and access to shallow water and tall trees/structures for perching.	Low
MAMMALS					
Florida panther (*Puma concolor coryi*)	E			Habitat selection is related to prey availability and suitable habitat includes dense understory vegetation for stalking/feeding, resting, and denning. Preferred habitat is typically forested habitat types interspersed with other habitat types. The species requires large, contiguous areas.	Habitat not onsite

Legend:
USFWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission DOACS = Florida Department of Agriculture & Consumer Services E = Endangered
T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
N/A = Not Applicable
Low = Suitable habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.

MAN-MADE FEATURES

The surface water that borders the subject property to the west is a manmade drainage ditch that is connected to canals offsite via culverts. There are no barns, houses, or any other man-made structures present on the property.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the property that are regulated by federal, state, and local agencies.

Wetlands and Other Surface Waters

The wetland boundaries in this report were delineated by a Professional Wetland Scientist (PWS) and will be reviewed by SFWMD during the ERP application process. It was determined that there are 0.58 acres of isolated wetlands located on the property as well as 0.12 acres of surface waters. No existing state or federal environmental resource permits were found for the subject property during research.

Threatened and Endangered Species

The subject property is located within the USFWS Consultation Area for the wood stork (*Mycteria americana*). Surface waters and wetlands with a seasonal high-water depth between 2 inches and 15 inches with 25 percent aquatic vegetation coverage or less are considered suitable foraging habitat (SFH) for the wood stork. SFH for the wood stork may be present on the subject property. The USFWS will require consultation during the review process to ensure that there is no net loss of SFH. This no net loss of SFH is usually accomplished through the development of stormwater retention ponds and the required planted littoral zones. All impacts to wood stork SFH will be offset during wetland permitting.

The Subject Property is located within the USFWS Consultation Area for the Federally threatened eastern indigo snake (*Drymarchon corais couperi*). Suitable nesting habitat consists of pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats. Based on August 1, 2017 guidance from the USFWS regarding consultation measures for the eastern indigo snake, it is anticipated any proposed development project will "key out" for a determination of "Not Likely to Adversely Affect" (NLAA) to eastern indigo habitat because the Subject Property impacts would be less than 25 acres in size and the Standard Protection Guidelines for the Eastern Indigo Snake will be used during construction. According to the 2017 programmatic key, this project would follow a path of A → B → C → D → E → NLAA. If an eastern indigo snake is encountered, the snake must be allowed to vacate prior to the commencement of proposed work in the area.

The subject property is located within the USFWS Consultation Area for the federally threatened Audubon's crested caracara (*Caracara cheriway*), which is protected under the federal MBTA. Caracara habitat includes wet prairies, wooded areas with saw palmetto, cypress, scrub oaks, and pastures. No observations of nests or physical sightings of the species were observed during field review.

The subject property is located within the USFWS Consultation Area for the federally threatened Everglades snail kite (*Rostrhamus sociabilis plumbeus*), also protected under the MBTA. Everglades snail kites prefer to inhabit shallow freshwater marshes and shallow grassy shorelines of lakes without mature canopy coverage. No observations of nests or physical observations of the species were made during the field review.

Due to the density of the vegetation on the majority of the site suitable habitat for the Florida burrowing owl (*Athene cunicularia floridana*) is not present on the subject property. During the field review on November 5, 2024, no apparent evidence of burrowing owls or their burrows was observed on the subject property.

The subject property is located within the USFWS Consultation Area for the red-cockaded woodpecker (*Picoides borealis*). The red-cockaded woodpecker lives and forages in mature pine forests, specifically those with longleaf pines averaging 80 to 120 years old and loblolly pines averaging 70 to 100 years old. Red-cockaded woodpeckers live in groups with a breeding pair and as many as four helpers, usually male offspring from the previous year. Each group needs about 200 acres of old pine forest to support its foraging and nesting needs. The project site does not contain suitable foraging or nesting habitat for the species. No observations of nests or physical observations of the species were made during the field review. Use of the consultation key resulted in the following sequential determination: Ab > Bb, "no effect" on the red-cockaded woodpecker.

During the field review on November 5, 2025, no apparent evidence of gopher tortoises, burrowing owls or their burrows were observed on the property.

<u>Uplands and Trees</u>

The Subject Property consists of approximately 6.17 acres of upland cabbage palm dominant forest. Proposed onsite impacts include impacts to native trees, exotic vegetation, and native upland habitat. Approximately 6.17 acres of upland habitat is proposed to be impacted by the development of the subject property. A tree permit will be required, and all impacted trees will be mitigated as required.

CONCLUSION

- Uplands/Trees: Protected trees exist on the subject property and a tree removal permit will be required prior to their removal.

- Wetlands and Other Surface Waters: At least one of the wetlands on the subject property likely fall under the jurisdiction of the USACE, requiring an Approved Jurisdictional Determination (AJD) to confirm. Additionally, the project will necessitate an Individual Environmental Resource Permit (ERP) from the SFWMD and possibly an Individual Permit from USACE.

- Listed Species: The subject property is located within the USFWS Consultation Areas for the red-cockaded woodpecker, Everglades snail kite, Eastern indigo snake, Audubon's crested caracara, and wood stork. Additionally, the subject property is within the ranges of state-listed species Florida sandhill crane, Florida burrowing owl, and gopher tortoise. Habitat for the wood stork and possibly the snail kite was observed on the property. Impacts to species are not anticipated and will be reviewed by FWC and USFWS during the ERP application review.



SOURCE: GOOGLE EARTH PRO

PROJECT NAME: BLUE SKY SUNRISE PROJECT #: 11038.00 DATE: 02/13/25 CREATED BY: AMS CHECKED BY: RMH	LOCATION MAP EXHIBIT A	PHONE NO. 561.687.2220 CERT NO. 33574 LB NO. 7055 WGI. 2035 VISTA PARKWAY WEST PALM BEACH, FL 33411



LEGEND
25- NETTLES AND OLDSMAR SANDS (2.9 AC)
44-TANTILE AND POMONA SANDS (3.9 AC)

SOURCE: USDA WEB SOIL SURVEY

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	12/16/24
CREATED BY:	AMS
CHECKED BY:	RMH

SOIL SURVEY MAP
EXHIBIT B

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND
428 - CABBAGE PALM (6.17 AC)
510- CANAL/DITCH (0.12 AC)
619 - EXOTIC WETLAND HARDWOODS (0.39 AC)
640 - VEGETATED NON-FORESTED WETLANDS (0.19 AC)

SOURCE: FDOT AERIALS GIS

0 100 200 Feet

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	12/16/24
CREATED BY:	AMS
CHECKED BY:	RMH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND

WTL 1 =	0.39 AC.
WTL 2 =	0.19 AC.
SW 1 =	0.12 AC.
TOTAL =	0.7 AC.

0 100 200 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	BLUE SKY SUNRISE
PROJECT #:	11038.00
DATE:	02/17/25
CREATED BY:	AMS
CHECKED BY:	RMH

WETLAND BOUNDARY MAP
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E - Site Photographs



Photo 1: View of open area on southern side of Subject Property along with groups of sabal palms scattered throughout.



Photo 2: View of wetland 01 which is the exotic hardwood wetland located in the northern region of the subject property.



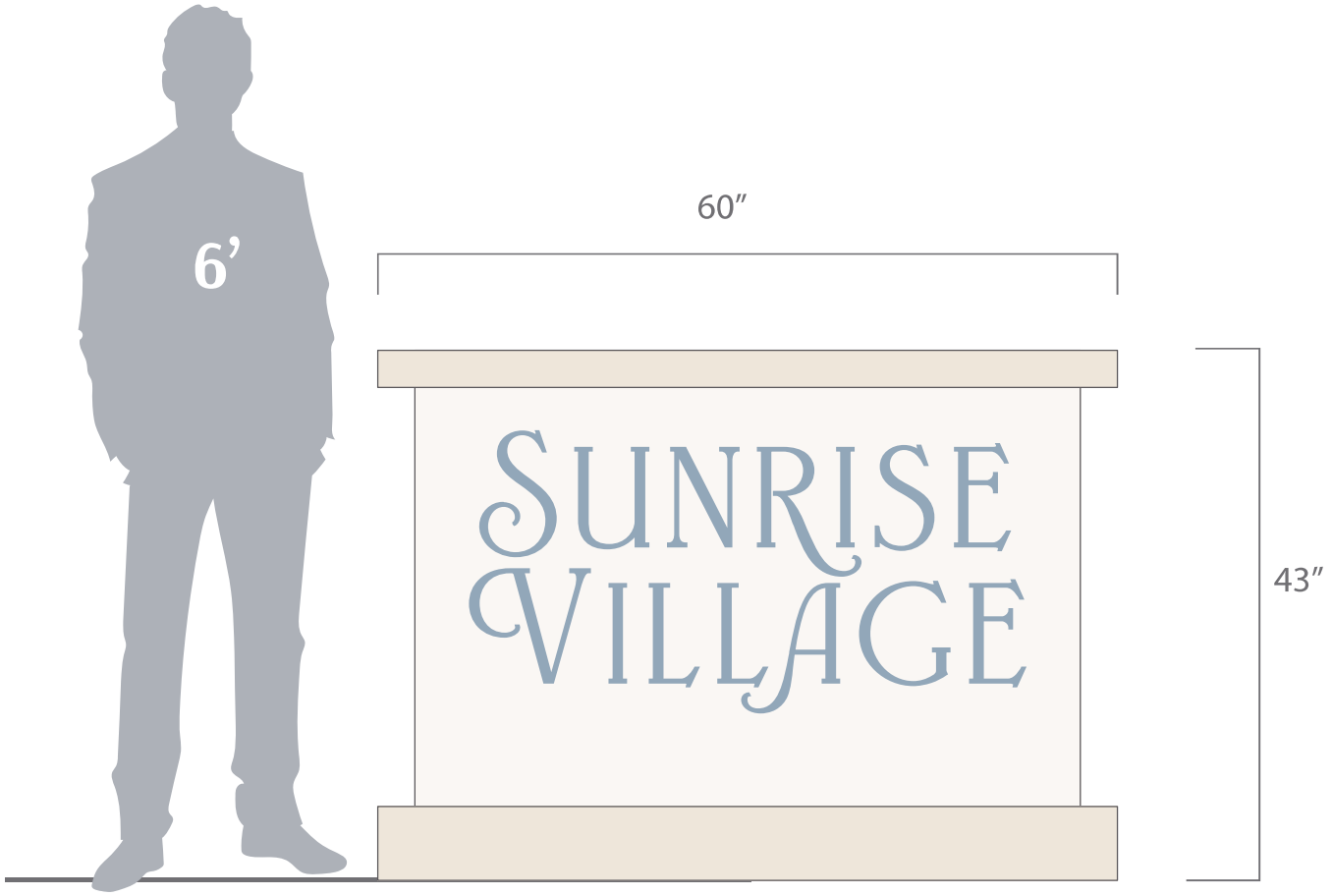
Photo 3: View of wetland 2 which is the herbaceous wetland located centrally on the western border of the subject property.



Photo 4: View of surface water 1 which is the culverted drainage ditch that connects to offsite canals.

SIGNAGE PACKAGE DESIGN SHEET

Option 4



REVIEWED
By David Grimes at 3:14 pm, Feb 12, 2025

SIGN Source
YOUR COMPLETE SIGN SOLUTION

Approved By:

Date:

Project:
Sunrise Village
3000 Okeechobee Rd
Fort pierce FL 34947

Colors:

Font(s):

Sign Code:
one (1) ground sign per entrance that cannot exceed 6 ft. in height and 18 sq. ft. in sign areat

Actual Square Footage:

Notes / Alerts for Client Review:

Client Rep: Stacey Friello
email: Staceyfsigns@aol.com

Note: Before finalizing your sign package, it is important to thoroughly review it for any errors or discrepancies. This includes checking for misspelled words, ensuring the design concepts are accurate, and verifying that all necessary information is included on the signs. It is also essential to confirm that the colors and fonts align with your preferences. Please note that Signsource cannot be held responsible for any misspellings, incorrect design concepts, inaccurate information, or discrepancies related to colors and fonts once the package has been approved by the client and production finalized. In the event that any signs require fabrication once more, a change order will be submitted for the necessary adjustments.

All ideas, designs, arrangements, and plans indicated by these drawings are property of Sign Source and or Complete Sign Solutions and are created for rendering, example and approval use only. The designs, and plans are not to be used nor disclosed to any person ,designer, or sign company for any purpose without the written consent by Sign Source / Complete Sign Solutions. Contractors shall verify and be responsible for all dimensions and conditions of the job. All shop details and deviations from the shown dimensions and conditions must be approved by Sign Source/ Complete Sign Solution before proceeding with fabrication. All written dimensions shall take precedence over scaled dimensions.

Sign Source
2045 Lawson Road
Clearwater, FL 33763

727-736-3555 Office
www.SIGNSOURCEFLA.com
Rene@signsourcefla.com

JUSTIFICATION STATEMENT
Sunrise Village
Application No. TBD
Initial Submittal: February 21, 2025

REQUEST

On behalf of the Applicant, WGI is requesting approval of the following:

1) **Major Site Plan** for 106-unit affordable housing multifamily development.
2) **Design Review** for 106-unit affordable housing multifamily development.
3) **Conditional Use** for an Innovative Community Development.
4) **Density Bonus** of 5 units per acre per section 125-326(b)(2) in the land development code.

SITE CHARACTERISTICS

The 6.80-acre subject property is identified by Parcel Number 241750400200016 and is located at 3000 Okeechobee Road, Fort Pierce, FL 34947. The site is zoned Medium Density Residential (RM), has a Medium Density Residential (R-4) Future Land Use Designation, is located in Flood Zone X and within the Community Redevelopment Area (CRA). **Figure 1** and **Table 1** below reference the general location of the site and ownership information.

Figure 1 – Site Aerial



Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

DEVELOPMENT HISTORY

The subject site was previously approved by the City Commission in 2023 for a 112-unit multi-family development known as Aria Apartments. The approved development included 112 multi-family units, a 2,168 square foot clubhouse with a pool, and additional amenities and improvements to the site.

Table 2 – Previous Approvals

Application	Request(s)	Resolution/Approval Date
Aria Apartments	Approval of a Site Plan (Development Review and Design Review) and Conditional Use to construct a 112-unit multi-family innovative residential development with a 2,168 square foot clubhouse with a swimming pool, and associated site improvements.	01/17/2023

SURROUNDING PROPERTIES

The surrounding uses of residential and institutional are compatible with the proposed development. The site is predominately surrounded by low and mediumdensity residential and low-intensity commercial uses.

Table 3 – Surrounding Properties

	FLU Designation	Zoning District	Existing Use
North	Low Density Residential (RL)	Single-family intermediate density (R-2)	Single Family Homes
South	General Commercial (GC)	General Commercial (C-3)	Commercial
East	General Commercial (GC)	General Commercial (C-3)	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)
West	Medium Density Residential (RM)	Medium density residential (R-4)	Residential Vacant Commercial
	General Commercial (GC)	General Commercial (C-3)	

North: Immediately to the north of the site are primarily single-family residential homes. This area is zoned R-2, with a Future Land Use Designation of RL.

South: Immediately to the south of the site is Okeechobee Road. Just south of Okeechobee Road is additional commercial development zoned C-3 with a future land use designation of GC.

East: Immediately to the east of the site is commercial development, including an auto body shop and a retail Habitat for Humanity Restore. This land is zoned C-3 and has a future land use designation of GC.

West: Immediately to the west of the site are a mix of uses. There is vacant land, a single-family lot, and a commercial building. The northern parcels are zoned R-4 with a future land use of RM, and the southern parcels are zoned C-3 and have a future land use designation of GC.

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative Community Development due to unique architecture, much needed affordable housing, enhanced landscaping, preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

PROPERTY DEVELOPMENT STANDARDS (R-4 ZONING DISTRICT)

The subject site is zoned Medium Density Residential (R-4), which has a set of required property development regulations established in Sec. 125-194. The proposed development is designed as an innovative community development, which allows for more flexible regulations that may supersede the R-4 district. However, the development is designed to comply with the R-4 district and standard zoning regulations with exception to a reduction to the proposed vehicular parking. The sections below outline the standard and proposed regulations.

Density

Per Section 125-194 (a), the R-4 district allows for a maximum of ten dwelling units per acre for conventional developments, and twelve units per acre for innovative residential developments. The Applicant is proposing an innovative community development, outlined later in this report, which allows for a total base density of twelve dwelling units per acre.

The Applicant is requesting an additional 5 dwelling units per acre density bonus outlined in Section 125-326(b)(2), allowing for a maximum density of 17 dwelling units per acre. The site is located within a one-fourth mile radius of a transit stop, which allows up to a five dwelling unit per acre density bonus.

The Code further restricts the density bonus to a maximum of five (5) additional units per acre pursuant to City Code 125-326 (c)(2) as the project is inside of the boundary of the Community Redevelopment Agency (CRA). Therefore, the maximum density permitted is seventeen (17) dwelling units per acre. Please note that the proposed development is consistent with the previously approved 17 dwelling unit per acre development.

Uses

The proposed development will include 106 multifamily residential units, with accessory uses including a clubhouse and recreation area. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses.

Property Development Regulations

The table below details standard property development regulations required by Section 125-194.

Table 4 – Property Development Regulations

Standard	Required	Provided
Minimum Lot Area	0.1 acre	6.80 acres
Minimum Lot Width	75 feet	516.6’
Minimum Lot Depth	70 feet	796.6’
Maximum Lot Coverage	50 percent	12.5 percent
Minimum Yards		
Front Yard Depth	25 feet	27.8 feet
Side Corner	15 feet	42 feet
Side Yard Depth	10 feet	13.4 feet
Rear Yard Depth	20 feet	231.8 feet
Maximum Building Height	45 feet	45 feet (3 stories)

Parking

A parking study prepared by High Point Engineering, Inc. is provided to support the proposed reduction in vehicular parking from the standards outlined in Section 125-315 of the code. Section 125-243(a) of the code states that reductions in required on-site parking may be utilized for innovative community developments, for which the Applicant is requesting conditional use approval.

Section 125-315 of the land development code requires 1.5 spaces per multifamily unit, or 159 spaces. The proposed development is providing 106 vehicular parking spaces based on anticipated demand and design of the development. Per the parking demand study, a future resident of this development will possess, on average,

less than one vehicle per bedroom. The study also reviews an existing affordable housing development in the City of Fort Pierce named Blue Sky Landing as a case study for comparison. The findings of the study determined that the peak parking demand ratio versus bedrooms measured during the day of observations was less than the proposed onsite parking spaces per bedroom. As Blue Sky Landing and the proposed Sunrise Village development are located within the same geographic area, have a similar anticipated demographic group, close proximity to public transit and comparable design features, the peak parking demand ratios collected at Blue Sky Landing support the estimated future peak parking demand of Sunrise Village. Refer to the parking demand study and supporting narrative for further details, data, and analysis. In addition, the design of the proposed development to promote bicycle use and pedestrian connectivity further supports the reduction in vehicular parking provided.

INNOVATIVE COMMUNITY DEVELOPMENT

The Applicant is requesting Conditional Use approval of the proposed development as an Innovative Community Development. Per section 125-243 in the code, “Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development.” The proposed development meets this intent through the unique design elements outlined below.

Multifamily developments are considered an appropriate use for an innovative community development if the use is permitted in the zoning district. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses. The development will be comprised of one hundred percent affordable units which will bring much needed affordable housing to the area. Buildings are oriented with the intent of working around the existing natural features on the site, including an existing wetland in the northwest corner to be preserved and natural open space in the northeast corner. The majority of existing vegetation on site is located on the northeast and northwest portions of the site, therefore buildings are located on the southern portion of the site closest to Okeechobee Road.

Pedestrian circulation with looped access is provided on site, forming internal connections between the residential buildings and amenities as well as external connections to Okeechobee Rd. The design encourages the use of multiple modes of transportation by providing covered bike kiosks and a surplus of bicycle parking. The site is also located within one quarter of a mile from the Okeechobee and 33rd Street bus stop which can be safely reached by residents utilizing the proposed internal sidewalk that connects to the existing sidewalk on Okeechobee Road.

The proposed development features an Anglo Caribbean architectural style with three story garden apartments containing open stairwells and breezeways. A variation of materials are proposed, including exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Refer to the provided architectural floor plans, elevations and color board.

Enhanced landscaping is provided throughout the site as well, exceeding code requirements in several areas throughout the site. The 10-foot right of way buffer along Okeechobee Road exceeds the minimum code requirements, showcasing a commitment to enhanced environmental integration. Along Okeechobee Rd, an upgraded streetscape is incorporated into the buffer, utilizing a mix of relocated palms and proposed trees to meet buffer requirements and serve as vertical elements within the streetscape. The strategic layering of shrubs and groundcover not only enhances aesthetic appeal but also supports ecological sustainability by promoting biodiversity and soil health within the buffer zone.

Within the east and west buffers, the height of proposed trees either meet or exceed code requirements, emphasizing an effort to create a green, sustainable barrier that fosters both visual and environmental harmony between properties.

The entrance design for the development exceeds code requirements with enhanced landscaping to elevate the overall aesthetic and experience. A combination of vertical elements, such as Royal Palms and Japanese

Blueberry trees, are alternated to create a distinguished sense of arrival. Beneath the trees, carefully selected shrubs and groundcovers are layered to support local ecosystems while ensuring year-round visual interest. The entrance area and landscaping islands along the entrance drive utilize the same plant species to establish a cohesive and consistent experience. This design approach balances both beauty and ecological health, reflecting a commitment to sustainable landscaping practices.

At the terminal island near the clubhouse, a specimen Royal Poinciana tree is thoughtfully placed as a focal point, visible from the entry drive for the development. Surrounding it, a layered composition of shrubs and groundcover provides a sustainable and attractive environment that enhances the overall landscape design, encouraging biodiversity while offering visual interest year-round.

The development meets the intent of an Innovative Community Development by proposing unique architectural design, enhanced landscaping, and overall creative design practices.

DENSITY BONUS – PROXIMITY TO TRANSIT STOP

The Applicant is requesting approval of an additional density bonus in accordance with Sec. 125-326(b)(2). This section allows for a density bonus of up to five dwelling units per acre for development located within one-fourth mile radius of a rail station, multimodal transit center, or transit stop. The subject site is located within a one-fourth mile radius of the Okeechobee Road and S 33rd Street bus stop. Figure 2 below shows the subject property, bus stop location, and ¼ mile radius. The criteria are as follows:

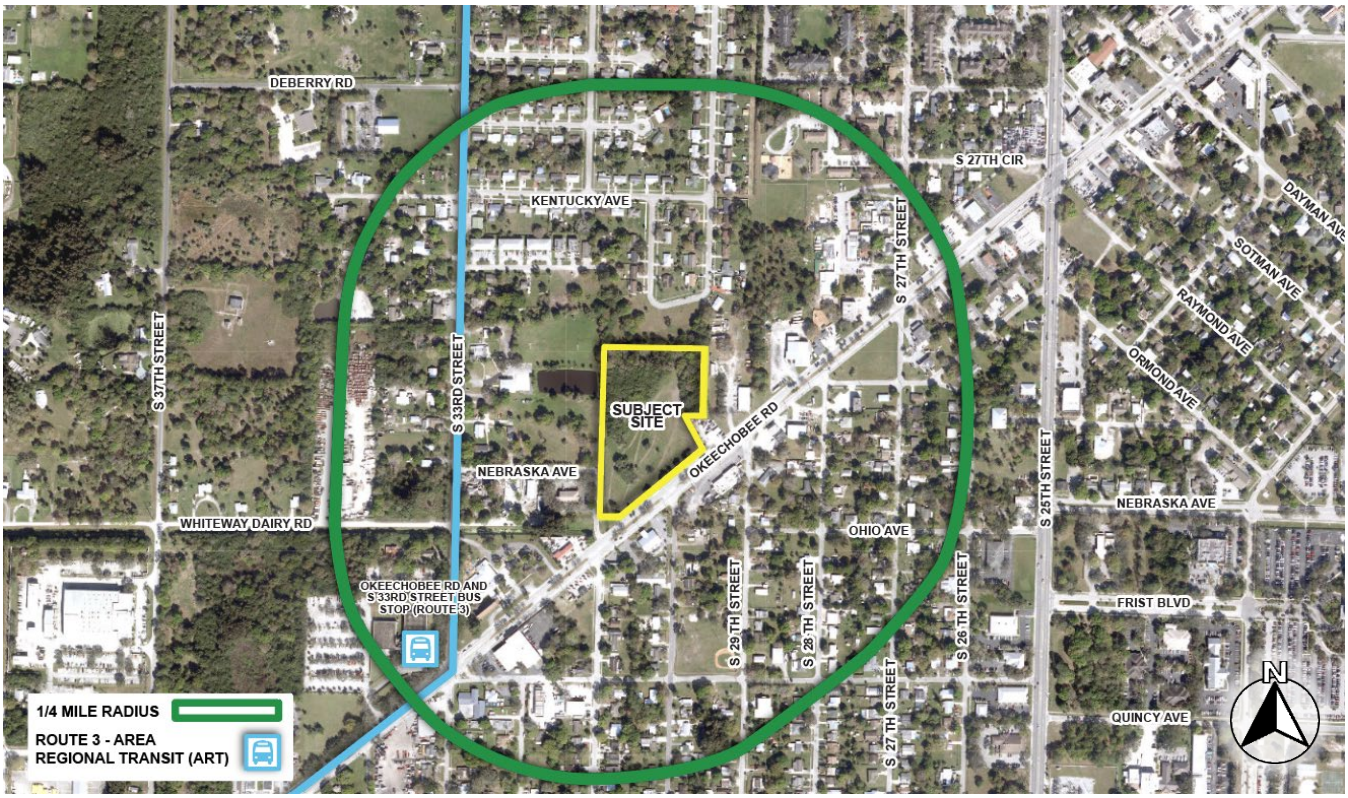
1) *Property located within the coastal high hazard area (CHHA), as defined by the adopted city comprehensive plan and the state statutes, is not eligible for density bonus provisions;*
   The subject site is not located within the CHHA, therefore it is eligible for density bonus provisions.

2) *A maximum of five dwelling units per acre density bonus is permitted for development located within one-fourth mile radius of a rail station, multimodal transit center or transit stop;*
   The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system.*

3) *The rail station, multimodal transit center or transit stop must be serviced by the regulating transit authority of the particular transportation facility at the time that the density bonus is awarded;*
   Stated above, the Okeechobee Rd and S 33rd Street Bus Stop is services by the Area Regional Transit (ART) system.

4) *Development is eligible for density bonus provisions if it is located within the one-fourth-mile radius by any measure; and;*
   The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system*.

(Intentionally left blank)



5) *The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth-mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.*
This criteria is not applicable, as the site is located within the one-fourth mile radius of a transit stop.

CONCLUSION

On behalf of the Applicant, WGI, Inc. is requesting approval of a Major Site Plan for a 106-unit affordable housing multifamily development, Conditional Use to allow an Innovative Community Development, Density Bonus of 5 units per acre per section 125-326(b)(2) in the land development code, and Design Review Approval for the 106-unit affordable housing multifamily development.

Parking Reduction Narrative

For

Sunrise Village

3000 Okeechobee Rd
Fort Pierce, FL 34947

Prepared for:
City of Fort Pierce
Planning Department

Prepared by:
Blue Sky Communities, LLC
180 Fountain Parkway N, Suite 100
St. Petersburg, Florida 33716

INTRODUCTION

The present narrative is a supplement to the Parking Demand Study for Sunrise Village completed on 01/24/2025 by High Point Engineering, Inc. This parking demand study has been prepared as technical support for a parking reduction request to approve a total of 106 on-site surface parking spaces, for the proposed 106-dwelling unit multi-family affordable housing project. This narrative's intent is to substantiate the fact that vehicular ownership and usage for demographics like that of the subject property, as evidenced in fully operational affordable housing communities developed by Blue Sky, is much lower than required per code.

THE TEAM

Sunrise Village is in the heart of an evolving urban/suburban landscape. With direct access to the Okeechobee Rd corridor, Sunrise Village emerges as a transformative initiative, set to redefine the living experience for families that earn at or lower than 60% of the area median income (AMI). In the collaborative venture that is Sunrise Village, Blue Sky Communities has found a steadfast partner in Carteret Management. Blue Sky Communities serves as the Developer, while Carteret Management undertakes the responsibility of administering property management and resident programs services. Blue Sky Communities, as the Developer, brings its unique expertise and philosophy to the table, aligning seamlessly with the City of Fort Pierce's own vision for developing communities that not only provide a higher quality lifestyle but also make a lasting impact on society in general. This shared commitment to creating spaces that go beyond mere structures is evident in the unified approach the parties involved bring to the endeavor. Carteret Management, in its role as the provider of property management services, adds a layer of expertise to ensure the flawless functioning and maintenance of Sunrise Village as well as facilitating a complex array of resident services. Their partnership with Blue Sky evidences a shared dedication to excellence in managing the property, contributing to the overall success and sustainability of this transformative initiative.

Blue Sky Communities:

Since 2012, Blue Sky has been inspiring positive change in communities across Florida through high-quality workforce housing development.

As a developer and owner of multifamily affordable housing using the Federal Housing Credits program, Blue Sky is a leading advocate for helping nonprofit groups and local governments reach their affordable housing goals by developing state of the art, environmentally sound affordable housing units. Through partnerships, Blue Sky helps these groups by developing neighborhood assets that stakeholders can be proud of for decades.

Carteret Management

Formed in 1971, Carteret has multi-generational knowledge of how to properly manage workforce housing. Carteret's first four decades were focused on developing expertise in various HUD programs, including Sections 202, 236 and 8 of the National Housing Act. To this resume, Carteret has added extensive work in the Low-Income Housing Tax Credit (LIHTC) program and other often-related programs such as SAIL, HOME, SHIP, state and local Bond programs, and NHTF.

Carteret's property management services include the oversight of all day-to-day duties and responsibilities necessary for the professional management of a property, including, but not limited to, 24-hour response, building systems maintenance, marketing and leasing, comprehensive accounting services, staff management and training, building and grounds maintenance, and supervision of renovations and repairs to buildings. Their commitment to physical maintenance, curb appeal and resident satisfaction is unparalleled in the affordable housing world. Carteret takes an active approach to achieving strong resident relations, strict programmatic compliance, and excellent physical asset management. From initial contact with applicants through the move in process, management works with tenants to understand property rules and establish parameters for being a good neighbor. On-site staff works hand-in hand with regional teams and a third-party compliance company to ensure that tenant qualifications are handled in a thorough and proper manner. Ongoing interaction with the residents allows management to address any concerns, mediate conflicts, and encourage positive community spirit. Carteret also places emphasis on regular site inspections and proactive maintenance plans to ensure that the physical asset is maintained at the highest standard.

Carteret is an Accredited Management Organization through the Institute of Real Estate Management (IREM), with Laurel Macdonald, President of Carteret, as its executive CPM, and is also certified as a Woman Business Enterprise ("WBE") through National Women Business Owners Corporation ("NWBOC") and the City of Tampa through the Minority and Small Business Development certification program. Carteret's leadership team and on site staff hold various designations including BOS, COS, C3P, HCCP, TCS, CAMT, CPO and EPA certifications.

Carteret's comprehensive approach to management services has contributed to five decades of success in the oversight of affordable housing properties. We invite you to drive by Carteret's managed communities, we think you will be impressed with the cleanliness and state of repair, as well as overall curb appeal of these properties.

OUR RESIDENTS AND PROGRAMS

Sunrise Village will serve families earning at or below 60% of the area median income (AMI). The primary focus of the community is to offer, through our management staff, at no cost to the resident, the following programs to support our residents and their families:

Health and Wellness programs:

Staff will provide on-site health and wellness services which include, but not be limited to, clinical health care needs such as blood pressure monitoring, pulse, temperature, cholesterol, glucose and other wellness screenings, as well as health education and nutrition. We will partner with community health care providers and provide the space for services to be delivered, including offices for a service coordinator, nurse and other health or social services providers as well as group health education.

Employment Assistance Programs:

Staff will provide workshops/meetings offering employment counseling by a knowledgeable employment counselor. Such a program includes employability skills workshops providing

instruction in the basic skills necessary for getting, keeping, and doing well in a job. Relevant areas of instruction include:

• Evaluation of current job skills.

• Assistance in setting job goals.

• Assistance in development of and regular review/update of an individualized plan for each participating resident.

• Resume assistance.

• Interview preparation.

• Placement and follow-up services.

Financial Management Programs:

Staff will provide a series of classes to provide residents training in various aspects of personal financial management:

• Financial budgeting and bill-paying including training in the use of technologies and web-based applications.

• Tax preparation including do's and don'ts, common tips, and how and where to file, including electronically.

• Fraud prevention including how to prevent credit card and banking fraud, identity theft, computer hacking and avoiding common consumer scams.

• Retirement planning & savings options including preparing a will and estate planning.

• Homebuyer education including how to prepare to buy a home, and how to access to first-time homebuyer programs in the county in which the development is located.

Our ultimate purpose is to ensure that our residents, and their families are supported and in route to thriving as individuals and as members of the community. Blue Sky and our management partner Carteret Management Corporation will always strive to improve not just the physical aspects of the development but also the social and human interactions of our residents to positively impact the community as a whole enhancing life in the City of Ft. Pierce for years to come.

PARKING PROPOSAL

We believe, based on physical observation and data from our fully operational developments of similar demographic, that the amount of parking required per code will be excessive. As illustrated in the parking study utilizing the actual observations at Blue Sky Landing -which caters to a similar demographic-, the amount of parking spaces required to service the needs of Sunrise Village is 98 spaces. We are presently proposing 106 units (1 space per unit) which exceeds the number of spaces called for in the study. We believe our current proposition ensures ample parking for our residents and visitors while achieving the City's Innovative Design objective of reducing the amount of impervious area promoting enhanced landscaping and green areas with pedestrian access creating a relaxing and community friendly environment. Our proximity transit and the likely option of adding a bus stop close to our location will enhance walkability, "bikability" and a lesser dependency on automobile usage.

CONCLUSION

The average Peak Parking Demand ratio per bedroom for Blue Sky Landing, a similar demographic and less than 2 miles away, observed is 0.52 (316 bedrooms). Applying this percentage to the 106 units proposed at Sunrise Village (188 bedrooms X 0.52) results in 98 parking spaces required. The proposed 106 spaces provided should be sufficient to accommodate the parking needs of our future residents.

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

TRAFFIC IMPACT STATEMENT

TO: City of Fort Pierce

FROM: Jane A. Caldera, P.E.

COPY TO: Ash Leyva – Blue Skey Communities
Jerrod Purser - WGI

DATE: February 19, 2025

SUBJECT: De Minimis Impact Request
3000 Okeechobee Rd - Sunrise Village
Property Control Number: 2417-504-0020-001-6

This Traffic Impact Statement has been prepared to provide the City of Fort Pierce with the pertinent traffic data needed to review and approved an application for exemption to City Code Chapter 150 - CONCURRENCY MANAGEMENT - Sec. 105-6. - Concurrency assessment, based on meeting the De-Minimis impact criteria per Sec. 105.6(b)(2) for the Sunrise Village Affordable Housing development project.

The Sunrise Village major site plan application is for a 106 unit affordable housing development planned on a 6.8 acre parcel location on the northeast quadrant of Okeechobee Road and S 31st Street in the City of Fort Pierce. The site location and area roadways are shown in Figure 1 below.

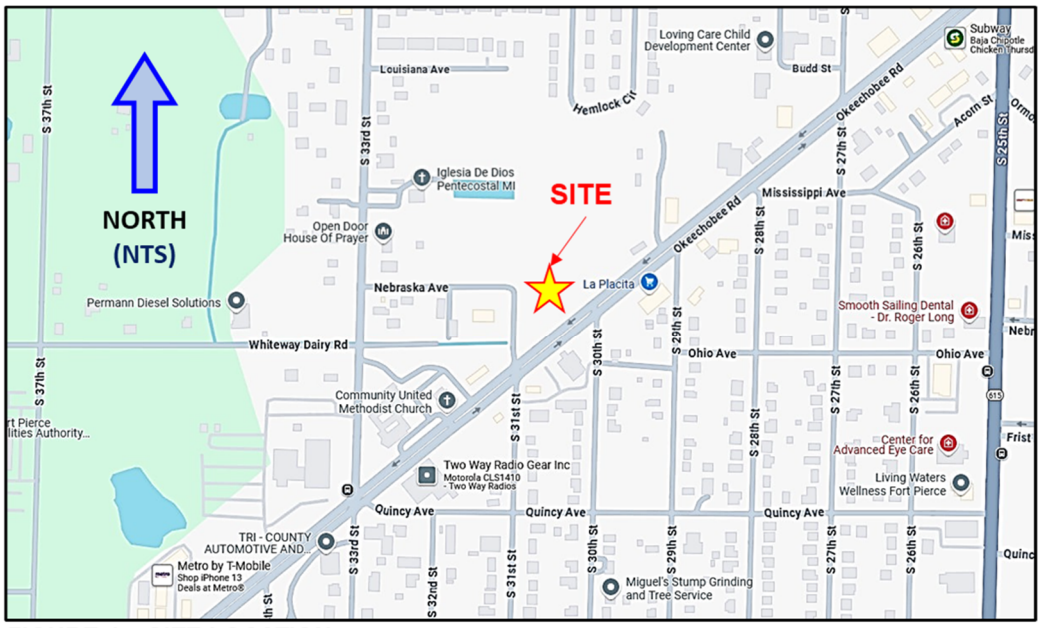


FIGURE 1 – SITE LOCATION

TRIP GENERATION:

The trip generation estimates for the proposed affordable housing development were based on the trip rates contained in the 11th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual. Tables 1, 2 and 3 below contain the trip generation calculations associated with the 106 unit affordable housing development.

TABLE 1 - DAILY TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	4.81	106	510	255	255

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 2 - AM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.36	106	38	11	27

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 3 - PM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.46	106	49	29	20

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

SITE TRAFFIC DISTRIBUTION:

The site traffic distribution for this development was determined based on the area demographics and the area roadway network. Figure 2 below displays the traffic distribution.



FIGURE 2 – SITE TRAFFIC DISTRIBUTION

DETERMINATION OF DE MINIMIS IMPACT:

Florida law defines de minimis impact as "an impact that 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." (§163.3180(6), F.S.)

Fort Pierce City Code Sec.105.6(b)(2) defines 'De minimis impacts" as follows:

a. *An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.*

b. *An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.*

c. *An impact that would not exceed the adopted of service standard of any affected designated hurricane evaluation routes.*

Table 4 below contains the relevant traffic data used to calculate the site traffic as a percentage of maximum service volume.

TABLE 4
DETERMINATION OF DE MINIMIS IMPACT TEST

Road Name	Limits	Functional Class (1)	Context Class (1)	No. of Lanes	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	Site Traffic Dist.	PM Net New Trips (2-way)	Site Traffic as % of MSV at LOS STD	De minimis Impact Threshold	De minimis Impact
Okeechobee Road	33rd ST to Site Access Driveway/30th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	45%	22.1	0.7%	<= 1%	YES
Okeechobee Road	Site Access Driveway/ 30th ST to 25th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	55%	27.0	0.8%	<= 1%	YES
						PM PEAK-HOUR SITE TRAFFIC (2-WAY)		***49***			

(1) FDOT GIS Maps

(2) City of Fort Pierce Code Sec. 105-6.(e) Level of service standards and review criteria. Table B. Level of Service Standards.

(3) FDOT 2023 Multimodal Quality/Level of Service Handbook, Appendix B: Florida's Generalized Service Volume Tables

As indicated in the table above, the minimal amount of peak hour traffic estimated to be generated by this site falls below the one percent threshold, therefore criteria (a) is satisfied.

According to the Traffic Counts and Level of Service Report 2024, prepared by the St Lucie Transportation Planning Organization (TPO), the adjacent transportation facility, Okeechobee Road Station ID 689), is operating well below the 110 percent of the maximum volume; therefore criteria (b) and (c) are satisfied. A copy of the relevant page from the St Lucie TPO report is attached to this statement.

As indicated in this Traffic Impact Statement, the Sunrise Village affordable housing project meets the de minimis impact thresholds requirements and can be granted an exemption to City Code Chapter 105 - CONCURRENCY MANAGEMENT.

Please contact me if you have any questions or need additional information to deem this project as having de minimis impact on the adjacent roadway.

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

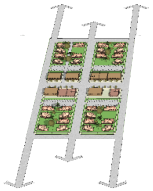
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

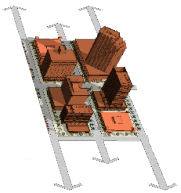


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

CONSENT FORM

Project Name: Blue Sky - Sunrise Village

I hereby give consent to Jerrod Purser (WGI, Inc.) (Agent/Representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above.

APPLICANT

Shawn Wilson - Manager, Blue St. Lucie, LLC
Name – printed)

(Signature)

180 Fountain Parkway N Suite 100
(Address)

St. Petersburg, FL 33716
(City, State, Zip)

OWNER Arrow Investment Group,LLC

Mustafa E Altinok-Authorized Member
Name – printed)

(Signature)

212 Lone Pine Dr
(Address)

Palm Beach Gardens ,Florida ,33410
(City, State, Zip)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 18 day of February, 2025 by Mustafa E Altinok (name of person acknowledging). He/she is personally known to me or has produced FL Driver License (type of identification) as identification and did/did not take an oath (circle correct response).

Moses Louis-Charles
(Name - type, stamp or print clearly)

Signature

My Commission Expires on: October 28, 2028

MOSES LOUIS-CHARLES
MY COMMISSION # HH 607106
EXPIRES: October 28, 2028

PARKING DEMAND STUDY

For

SUNRISE VILLAGE

3000 Okeechobee Road
Fort Pierce, Florida 34947

Prepared for:

BLUE SKY COMMUNITIES, LLC
180 Fountain Parkway N, Suite 100
St. Petersburg, Florida 33716

Prepared by:

HIGH POINT ENGINEERING, INC
5005 W. Laurel Street, Suite 201
Tampa, Florida 33607

Date: January 24, 2025

PARKING DEMAND STUDY

INTRODUCTION

This report summarizes the results of a parking demand study for Sunrise Village. The proposed affordable housing development for working families is planned to be constructed on the property located at 3000 Okeechobee Road in Fort Pierce, St. Lucie County, Florida. Based on the analysis provided herein, on average, a future resident of this development will possess less than one vehicle per bedroom. This parking demand study has been prepared as technical support for a parking waiver request to approve a total of 106 on-site surface parking spaces, for the proposed 106-dwelling unit multi-family affordable housing project. The referenced property will have full access to and from Okeechobee Road.

BACKGROUND

The project site is located on the north side of Okeechobee Road, north of Virginia Avenue (State Road 70) in Section 17, Township 35 South, Range 40 East within the incorporated area of the City of Fort Pierce. The property is identified by the St. Lucie County Property Appraiser's Office with parcel identification number 2417-504-0020-001-6. The total site area is approximately 6.57 acres and is bounded by Okeechobee Road to the south, commercial, institutional, and office properties to the east and west, and a residential subdivision to the north. The property is currently vacant and undeveloped.

The proposed Sunrise Village development will consist of three (3) 3-story low-rise buildings, including 106 dwelling units containing 38 units of 1 bedroom, 54 units of 2 bedrooms, and 14 units of 3 bedrooms for a total of 188 bedrooms (i.e., average unit mix of 1.77 bedrooms per dwelling unit), 106 surface parking spaces (i.e., 0.56 spaces per bedroom), a stormwater collection system that will discharge stormwater run-off generated within the property to the onsite detention pond, sanitary sewer system, potable water service for domestic consumption and fire protection, and Florida native drought tolerant landscape. The proposed development is planned in a single phase. The setbacks, drainage, parking, and landscaping are designed to support the proposed development of the property.

The City of Fort Pierce Land Development Code (LDC) Section 125-315 requires 1.5 spaces for each dwelling unit parking ratio for triplexes, quadraplexes and multifamily housing developments. The City of Fort Pierce LDC minimum required vehicle parking for the proposed apartment complex is 159 parking spaces. Further, City of Fort Pierce LDC requires one short-term bicycle parking space per 10 dwelling units, 2 bicycle parking spaces minimum. The proposed site layout and parking plan prepared by WGI shows a total of 106 vehicle parking spaces on-site including 5 accessible parking spaces plus 42 parking spaces including 24 covered and secured bicycle parking spaces and 18 exterior bicycle parking spaces. Off-street motor vehicle parking space requirements may be reduced by one vehicular parking space for every ten long-term bicycle parking spaces provided up to a total maximum reduction of five motor vehicle parking spaces. Consequently, when considering both vehicular and long-term bicycle parking, the total parking supply ratio provided by the proposed Sunrise Village Apartments is 1.0 parking spaces per dwelling unit, representing a deficit from the Code requirements of 48 parking spaces.

Parking ratios per dwelling unit may not accurately reflect the actual parking demand generated by a residential development. This is attributed to the fact that the relation between the number of drivers and the various dwelling unit sizes in any apartment complex cannot be adequately captured by measuring parking ratios per unit. For example, a one-bedroom dwelling might be associated with a single resident driver or a couple of drivers. In contrast, a two-bedroom dwelling or three-bedroom dwelling considers the likelihood of a larger household with one adult driver or multiple drivers and with or without teenage drivers. Therefore, a parking study aligned with the number of bedrooms provides a more accurate representation of the parking demand within a multifamily apartment development.

According to ITE Parking Generation Manual 6th Edition, it is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The City of Fort Pierce LDC currently does not specify parking ratios per bedroom for multi-family land use. Thus, the focus of this parking study was to determine the Peak Period Parking Demand per bedroom for affordable housing developments for families that can be used in the City of Fort Pierce in support of a request for a reduction in parking. The City of Fort Pierce LDC Sec. 125-243. Innovative Community Development - Ordinance No. 24-032 allows for reductions in required on-site parking to create community-oriented developments. Per Ordinance No. 24-032, innovation can be 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. The use of parking estimates derived from studies by ULI, ITE, or the Traffic Institute, along with data collected from uses or combinations of uses similar to the proposed use, is a valid alternative to support a reduction in the required on-site parking as part of an innovative community development approach. Density, scale, bulk, area, type of activity, and location shall determine comparability.

There is an affordable housing project in the City of Fort Pierce with similar demographics near the project site. This project was selected due to their geographic location and similarity to the proposed development to estimate future parking demand for the proposed Sunrise Village development.

See Attached:

- *Site Location (Exhibit A)*
- *Proposed Parking Layout (Exhibit B)*

DATA COLLECTION AND EXISTING CONDITIONS

Parking observations were conducted at a nearby affordable housing apartment complex, Blue Sky Landing, located at 100 Blue Sky Circle in Fort Pierce. This existing development was selected for the parking demand study due to its similarities in geographic location, land use, number of units, and number of bedrooms.

Data Collection at Blue Sky Landing

Blue Sky Landing is an affordable housing community located on the north side of Okeechobee Road (State Road 70) on the west side of McNeil Road, within the incorporated area of the City of Fort Pierce. The Blue Sky Landing development is located approximately 1.9 miles south of the proposed Sunrise Village development. Blue Sky Landing is comprised of four (4) 4-story low-rise buildings including 164 dwelling units distributed in 4 studios, 36 units of 1 bedroom, 96 units of 2 bedrooms, 28 units of 3 bedrooms, for a total of 316 bedrooms (i.e., average unit mix of 1.93 bedrooms per dwelling unit). At the time of this study, the apartment complex had an occupancy level of 100%. Blue Sky Landing has a surface parking lot with a total of 246 spaces (i.e., 0.78 parking space per bedroom). Parking observations at this location took place on Monday November 18, 2024, from 4:00 am to 8:00 am and from 8:00 pm to 12:00 am. The observations consisted of identifying the number of parking spaces occupied at 5-minute intervals. The weather conditions during the observations were cloudy with temperatures around 70°F.

The observations indicate the highest peak period parking demand ratio occurred between 10:00 pm and 11:00 pm. At 10:25 pm, 163 parking spaces of the 246 parking spaces were occupied and 83 parking spaces were available. The computed Peak Parking Demand Ratio vs Bedrooms was 0.52 spaces per bedroom. At 4:00 am, the apartment complex exhibited a parking demand ratio of 0.48 spaces per bedroom and at 8:00 pm a ratio of 0.42 spaces per bedroom. Furthermore, the observation taken at midnight showed that Blue Sky Landing had a parking demand ratio of 0.51 spaces per bedroom.

See Attached:

- *Peak Period Parking Demand Summary Tables for Observation Taken on* Monday November 18, 2024 *(Exhibit C)*
- *Peak Period Parking Demand Ratio vs Bedrooms and Peak Period Parking Demand Ratio vs Dwelling Units Graphs for Observation Taken on* Monday November 18, 2024 *(Exhibit D)*

PARKING DEMAND ANALYSIS

According to Blue Sky Communities, LLC, the developer of Sunrise Village, the proposed development is an affordable housing community for families that will consist of 106 dwelling units distributed in three (3) 3-story low-rise buildings with a total of 188 bedrooms.

Exhibits C and D summarize the Peak Parking Demand Ratio vs Bedrooms measured at Blue Sky Landing. The Peak Parking Demand Ratio vs Bedrooms measured during the day of observations was less than the proposed onsite parking spaces per bedroom. The Peak Parking Demand Ratio vs Bedrooms measured at Blue Sky Landing is 0.52 spaces per bedroom.

Blue Sky Landing serves the same geographic area (i.e., urban setting) as Sunrise Village. The land use, number of units, mix of units, number of bedrooms, and demographic group (i.e., families) for the existing Blue Sky Landing is comparable with the same features as the proposed Sunrise Village. Blue Sky Landing is surrounded by the same collector/arterial road (i.e., State Road 70) and in proximity to bus transit and public transportation routes. Because of these similarities, the Peak Parking Demand Ratios observed at Blue Sky Landing is considered adequate technical support to estimate the future peak parking demand of Sunrise Village.

Further, the proposed residential unit mix for Sunrise Village is 36% of 1 bedroom, 51% of 2 bedrooms, and 13% of 3 bedrooms. Blue Sky Landing has a unit mix of 24% of studio and 1 bedroom, 58% of 2 bedrooms, and 17% of 3 bedrooms. Accordingly, Sunrise Village's unit mix of two-bedroom and three-bedroom units will align closely with the unit mix at Blue Sky Landing.

In terms of average dwelling unit size, Sunrise Village is projected to have 1.77 bedrooms per unit (i.e., 188 bedrooms / 106 dwelling units). The average unit size is 92% of 1.93 bedrooms per unit (i.e., 316 bedrooms / 164 dwelling units) for Blue Sky Landing.

Site Name	**Blue Sky Landing**
Project Size	**164 Dwelling Units**
Occupancy	**100%**
Average Unit Mix	**1.93 Bedrooms per Unit**
Parking Facility	**246 Spaces**
Parking Supply	**0.78 Spaces per Bedroom**
Observation Day	**Monday (11/18/24)**
4:00 am - 5:00 am	0.48
5:00 am - 6:00 am	0.47
6:00 am - 7:00 am	0.44
7:00 am - 8:00 am	0.34
8:00 pm - 9:00 pm	0.47
9:00 pm - 10:00 pm	0.49
10:00 pm - 11:00 pm	**0.52**
11:00 pm - 12:00 pm	0.51
Peak	**0.52**
Mean	**0.44**
Median	**0.47**
Mode	**0.51**
Range	**0.34 – 0.52**

Notes: Ratios rounded to two decimals.
Source: High Point Engineering, November 2024

The table above shows a statistical analysis of the parking demand observations at Blue Sky Landing in Fort Pierce based on vehicles per bedroom.

The observed Peak Parking Demand Ratio vs Bedroom in Blue Sky Landing, can be effectively extrapolated to forecast the future peak parking demand for Sunrise Village.

Applying Blue Sky Landing Peak Parking Demand Ratio to Sunrise Village yields:

0.52 spaces per bedroom x 188 bedrooms = 97.8 spaces.

Rounding to the nearest integer, the estimated parking demand for Sunrise Village is 98 spaces.

The above computed peak parking demand using the extrapolated Peak Parking Demand Ratio from Blue Sky Landing is less than the proposed parking supply. The likelihood that the expected peak parking demand for Sunrise Village can be accommodated by 106 parking spaces is acceptable.

Furthermore, Average Peak Period Parking Demand data from Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition was also used to estimate the future parking demand for Sunrise Village as well as to compare the ITE published ratios with the results obtained from the observations taken at Blue Sky Landing.

The Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition, offers a land use for affordable housing which is defined as all multifamily housing that is rented at below market rate to households that includes at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age (i.e., senior housing). For most of the study sites in the ITE Parking Generation, 6th Edition, 100 percent of the dwelling units are considered affordable. The ITE Parking Generation, 6th Edition does not provide information for Average Peak Period Parking Demand vs. Dwelling Unit Size (i.e., number of units by number of bedrooms per site) or separate parking rates for percentage of visitor parking.

The Average Peak Period Parking Demand Ratio to Bedrooms suggested by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits subset, for estimating the off-street parking per bedroom required for workforce housing are as follows:

Weekday (Monday - Friday) in General Urban / Suburban Location:

Peak Period Parking Demand vs Bedrooms: 0.55 parked vehicles
Range of Rates: 0.29 – 0.85
Standard Deviation: 0.14
Number of Studies: 10
Average number of bedrooms: 101

Saturday in General Urban / Suburban Areas:

Peak Period Parking Demand vs Bedrooms: 0.27 parked vehicles
Range of Rates: 0.27 – 0.27
Standard Deviation: N/A
Number of Studies: 1
Average number of bedrooms: 44

Applying the Average Peak Period Parking Demand Ratio to Bedrooms recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

0.55 spaces per bedroom x 188 bedrooms = 103.4 spaces.

Rounding up, the estimated parking demand for Sunrise Village is 104 spaces.

The above ITE Parking Generation, 6th Edition Peak Period Parking Demand vs Bedrooms is less than the proposed parking supply rate of 0.56 spaces per dwelling unit. Particularly, the sites included the ITE Parking Generation Manual, 6th Edition spanned locations in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon, encompassing survey periods in the 1990s and the 2010s. It's important to highlight that the study in ITE Parking Generation Manual, 6th Edition did not include sites in Florida. Additionally, the ITE Parking Generation Manual, 6th Edition, for Land Use 223 - Affordable

Housing – Income Limits, does not provide a 95% Confidence Interval due to the limited number of studies available for inclusion.

Likewise, the Average Peak Period Parking Demand Ratios to Dwelling Units suggested by the ITE Parking Generation, 6th Edition for estimating the minimum off-street parking required for Affordable Housing – Income Limits are as follows:

Weekday (Monday - Friday) in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 1.00 parked vehicles
Range of Rates: 0.32 – 1.66
Standard Deviation: 0.28
Peak Period of Parking Demand: 10:00 pm – 5:00 am
Number of Studies: 30
Average number of Dwelling Units: 156

Saturday in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 0.86 parked vehicles
Range of Rates: 0.61 – 1.28
Standard Deviation: 0.27
Peak Period of Parking Demand: 11:00 pm – 7:00 am
Number of Studies: 7
Average number of Dwelling Units: 176

Sunday in Urban / Suburban Areas:

Peak Period Parking Demand per Dwelling Unit: 0.96 parked vehicles
Range of Rates: 0.75 – 1.17
Standard Deviation: 0.23
Peak Period of Parking Demand: 11:00 pm – 7:00 am
Number of Studies: 3
Average number of Dwelling Units: 240

Applying the Average Peak Period Parking Demand Ratio to Dwelling Units in a Weekday recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

1.00 space per Dwelling Unit x 106 Units = 106 spaces.

Applying the Average Peak Period Parking Demand Ratio to Dwelling Units in a Sunday recommended by the ITE Parking Generation, 6th Edition, Affordable Housing – Income Limits to Sunrise Village yields:

0.96 space per Dwelling Unit x 106 Units = 101.8 spaces.

Rounding up, the estimated parking demand for Sunrise Village is 102 spaces.

The following table taken from ITE Parking Generation Manual, 6th Edition, presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for income limits land use category:

Percent of Weekday Peak Parking Demand	
Hour Beginning	**Income Limits**
4:00 a.m.	-
5:00 a.m.	100%
6:00 a.m.	94%
7:00 a.m.	85%
8:00 a.m.	77%
9:00 a.m.	73%
10:00 a.m.	71%
11:00 a.m.	-
5:00 p.m.	-
6:00 p.m.	79%
7:00 p.m.	83%
8:00 p.m.	90%
9:00 p.m.	93%
10:00 p.m.	97%
11:00 p.m.	-

See Attached:

- *Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition Data Summary for Land Use: 223 Affordable Housing – Income Limits (Exhibit E)*

In addition, the following unique circumstances apply to the Sunrise Village site:

- The project is being developed with unassigned parking. The entire parking facility will be accessible to all future residents based on the order of their arrival.

- Future residents will have the opportunity to use public transit as an alternative method of transportation. Area Regional Transit Route 3 runs along Okeechobee Road (County Road 770) and South 33rd Street, with a convenient bus stop located at the corner of Okeechobee Road and South 33rd Street approximately a 5-minute walk to the southwest of the project site. Area Regional Transit Route 8 runs north-south along South 25th Street, with two convenient bus stops located at the corner of Ohio Avenue and South 25th Street and First Boulevard and South 25th Street approximately a 10-minute walk to the west of the project site.

CONCLUSION

The Peak Parking Demand Ratio per bedroom on a weekday for Affordable Housing – Limited Income in a general urban/suburban setting, as suggested by the ITE Parking Generation, 6th Edition (i.e., 0.55), is slightly higher than the Peak Parking Demand Ratio per bedroom measured at Blue Sky Landing (i.e., 0.52).

However, the Peak Parking Demand Ratio per bedroom observed at Blue Sky Landing in the City of Fort Pierce is considered better suited for projecting the Peak Parking Demand for Sunrise Village compared to the ratios suggested by the ITE Parking Generation, 6th Edition, due to the proximity to the project site, dwelling unit size, and demographic characteristics.

Therefore, the planned 106 parking spaces, equivalent to 0.56 spaces per bedroom for the proposed 106 dwelling units, are anticipated to meet the future parking demand for Sunrise Village during all periods.

If you have any questions regarding the information contained herein, please do not hesitate to contact me.

Sincerely,
HIGH POINT ENGINEERING, INC.



Braulio Grajales, P.E.
Principal Engineer

EXHIBITS

Exhibit A **Site Location**

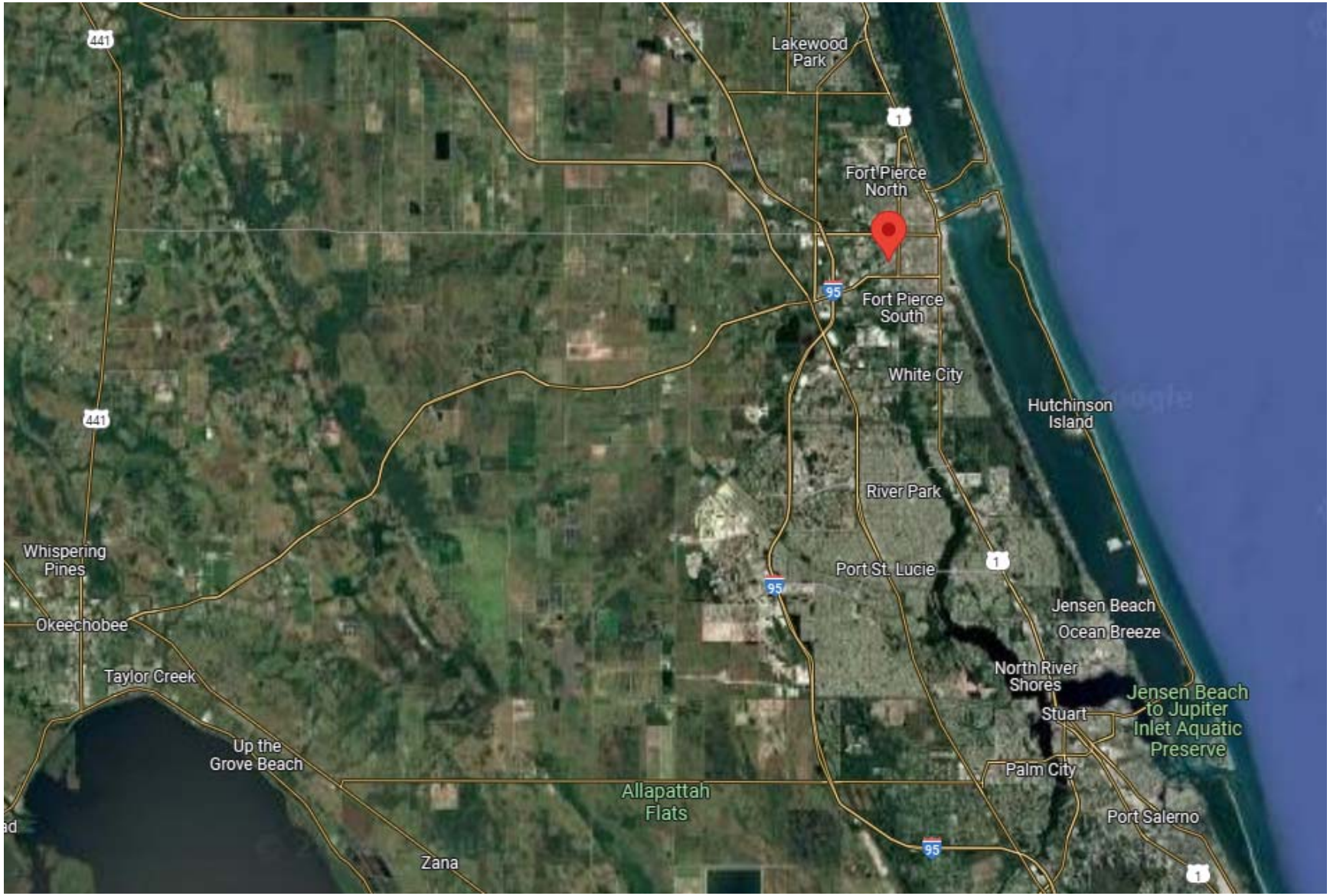
Exhibit B **Proposed Sunrise Village Site Layout & Parking Plan**

Exhibit C **Peak Period Parking Demand Summary Tables for Blue Sky Landing, Observations on Monday, November 18, 2024**

Exhibit D **Peak Period Parking Demand Ratio vs Bedrooms and Peak Period Parking Demand Ratio vs Dwelling Units Graphs for Blue Sky Landing, Observations on Monday, November 18, 2024**

Exhibit E **Institute of Transportation Engineers (ITE) Parking Generation, 6th Edition Data Summary for Land Use: 223 Affordable Housing – Income Limits**

EXHIBIT A

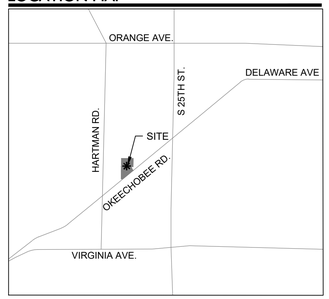


Sunrise Village
3000 Okeechobee Road
Fort Pierce, Florida 34947

EXHIBIT B



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	TBD
ACCOUNT NUMBER	26668
EXISTING LAND USE DESIGNATION	RM
EXISTING ZONING DISTRICT	R-4
SEC 17 TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)	2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 AC.
PROPOSED GROSS DENSITY	15.6 DU/AC.
TOTAL UNITS PROPOSED	106 DU
TOTAL PARKING REQUIRED	159 SPACES
ACCESSIBLE PARKING REQUIRED	6 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	0.1 AC.
LAKE/DRY DETENTION AREA	(15%) 1.02 AC.
LAKE PROPOSED	(15.2%) 1.03 AC.
MAX BUILDING LOT COVERAGE	(50%) 3.4 AC.
PROPOSED BUILDING LOT COVERAGE	(12.5%) 0.85 AC.

NOTES
1. PARKING REDUCTION REQUEST TO BE CONFIRMED

PROPERTY DEVELOPMENT REGULATION CHART

R-4 MF	MIN. LOT SIZE	MAX.LOT COVERAGE	MIN. BUILDING SETBACKS				MAX. BLDG. HEIGHT
			FRONT	SIDE STREET	SIDE	REAR	
REQUIRED	0.1 AC.	50%	25'	15'	10'	20'	45'
PROPOSED	6.80 AC.	50%	25'	42'	13.4'	231.8'	45' (3 STORIES)

DRAFT STAMP
2025-01-17
FOR INTERNAL DISCUSSION ONLY

LEGEND

AC. = ACRES
ADT = AVERAGE DAILY TRIPS
C.L. = CENTER LINE
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
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
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220
CERT. NO. 6991

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-01-17

INITIAL SUBMITTAL
JANUARY 00, 2023

BLUE SKY-SUNRISE
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL

CONCEPTUAL SITE PLAN

SHEET
CSP-1
1 OF 1

11038.00

SAVED: 12/7/2023 11:27 AM
PLOTTED: 12/7/2023 11:27 AM
PLOTTED BY: ISABELLA ENRIQUEZ
PATHNAME: G:\11038\Engr\Site Plan\Blue Sky-Sunrise-Ft Pierce\PLAN\CAD\11038DI-PL SITE.dwg

EXHIBIT C

PEAK PERIOD PARKING DEMAND SUMMARY

BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947

TOTAL DWELLING UNITS = 164, NUMBER OF BEDROOMS = 316, AVERGE SIZE OF DWELLING UNITS = 1.93 BEDROOMS

TOTAL PARKING SPACES AVAILABLE = 246 (NO VISITOR SPACES), PARKING SUPPLY = 0.78 PER BEDROOM

Observations Taken on Monday, November 18, 2024

Time Period	Peak Period Parking Spaces Used	Peak Period Unused Parking Spaces	Peak Period Parking Lot Occupancy (%)	Percent of Peak Period (%)	Peak Period Parking Demand (Per Bedroom)
4:00-5:00 AM	**153**	93	62%	94%	0.48
5:00-6:00 AM	**150**	96	61%	92%	0.47
6:00-7:00 AM	**138**	108	56%	85%	0.44
7:00-8:00 AM	**108**	138	44%	66%	0.34
	-	-	-	-	-
8:00-9:00 PM	**148**	98	60%	91%	0.47
9:00-10:00 PM	**155**	91	63%	95%	0.49
10:00-11:00 PM	**163**	83	66%	100%	0.52
11:00-12:00 PM	**162**	84	66%	99%	0.51

PEAK PERIOD PARKING DEMAND SUMMARY

BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947

TOTAL DWELLING UNITS = 164, OCCUPANCY = 164 DWELLING UNITS, PERCENTAGE OF OCCUPANCY = 100%

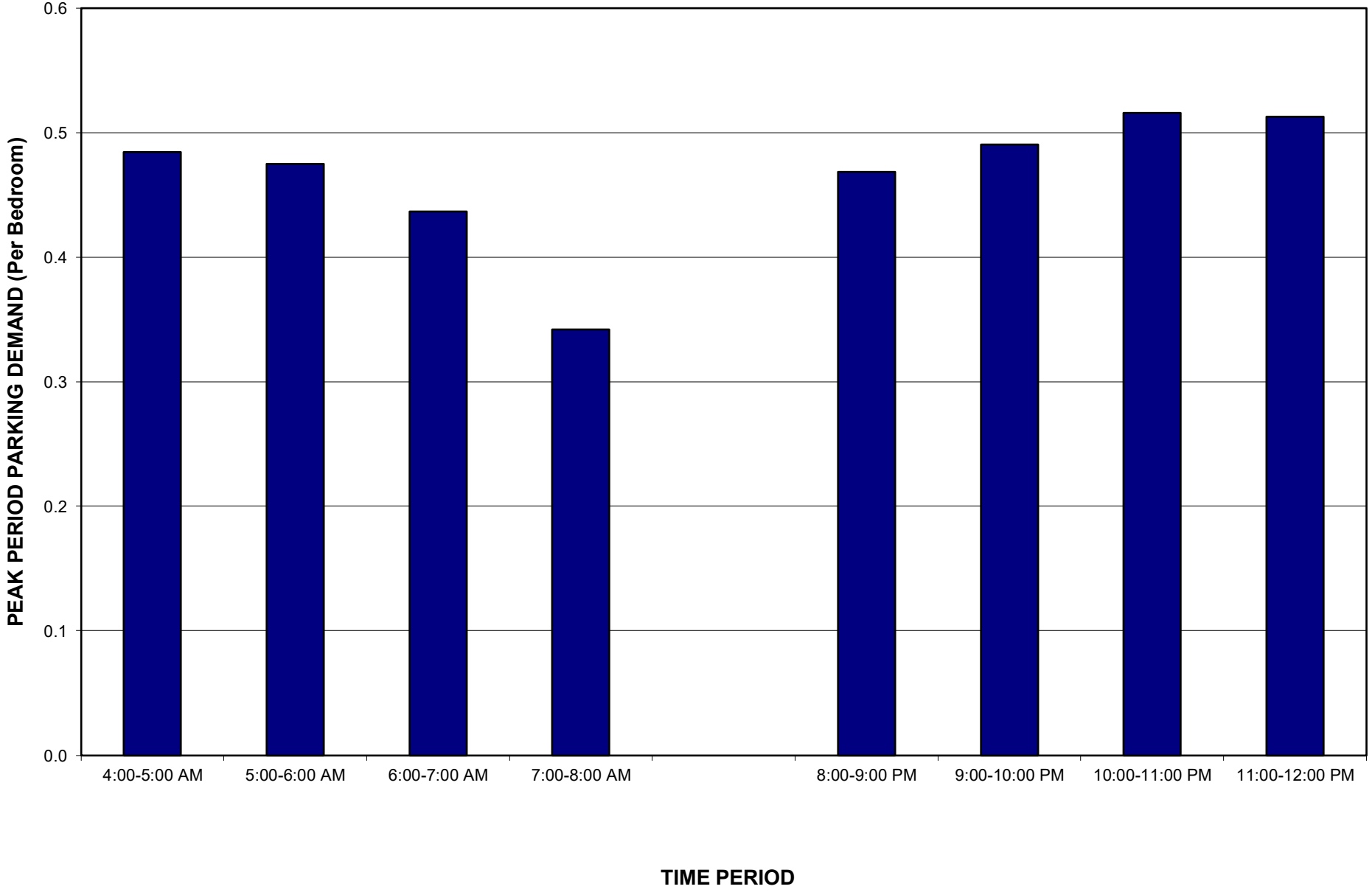
TOTAL PARKING SPACES AVAILABLE = 246 (NO VISITOR SPACES), PARKING SUPPLY = 1.50 PER DWELLING UNIT

Observations Taken on Monday, November 18, 2024

Time Period	Peak Period Parking Spaces Used	Peak Period Unused Parking Spaces	Peak Period Parking Lot Occupancy (%)	Percent of Peak Period (%)	Peak Period Parking Demand (Per Dwelling Unit)
4:00-5:00 AM	**153**	93	62%	94%	0.93
5:00-6:00 AM	**150**	96	61%	92%	0.91
6:00-7:00 AM	**138**	108	56%	85%	0.84
7:00-8:00 AM	**108**	138	44%	66%	0.66
	-	-	-	-	-
8:00-9:00 PM	**148**	98	60%	91%	0.90
9:00-10:00 PM	**155**	91	63%	95%	0.95
10:00-11:00 PM	**163**	83	66%	100%	0.99
11:00-12:00 PM	**162**	84	66%	99%	0.99

EXHIBIT D

PEAK PERIOD PARKING DEMAND RATIO VS BEDROOMS
BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947
DATA TAKEN: MONDAY, NOVEMBER 18, 2024



PEAK PERIOD PARKING DEMAND RATIO VS DWELLING UNITS
BLUE SKY LANDING - 100 BLUE SKY CIRCLE, FORT PIERCE, FLORIDA 34947
DATA TAKEN: MONDAY, NOVEMBER 18, 2024

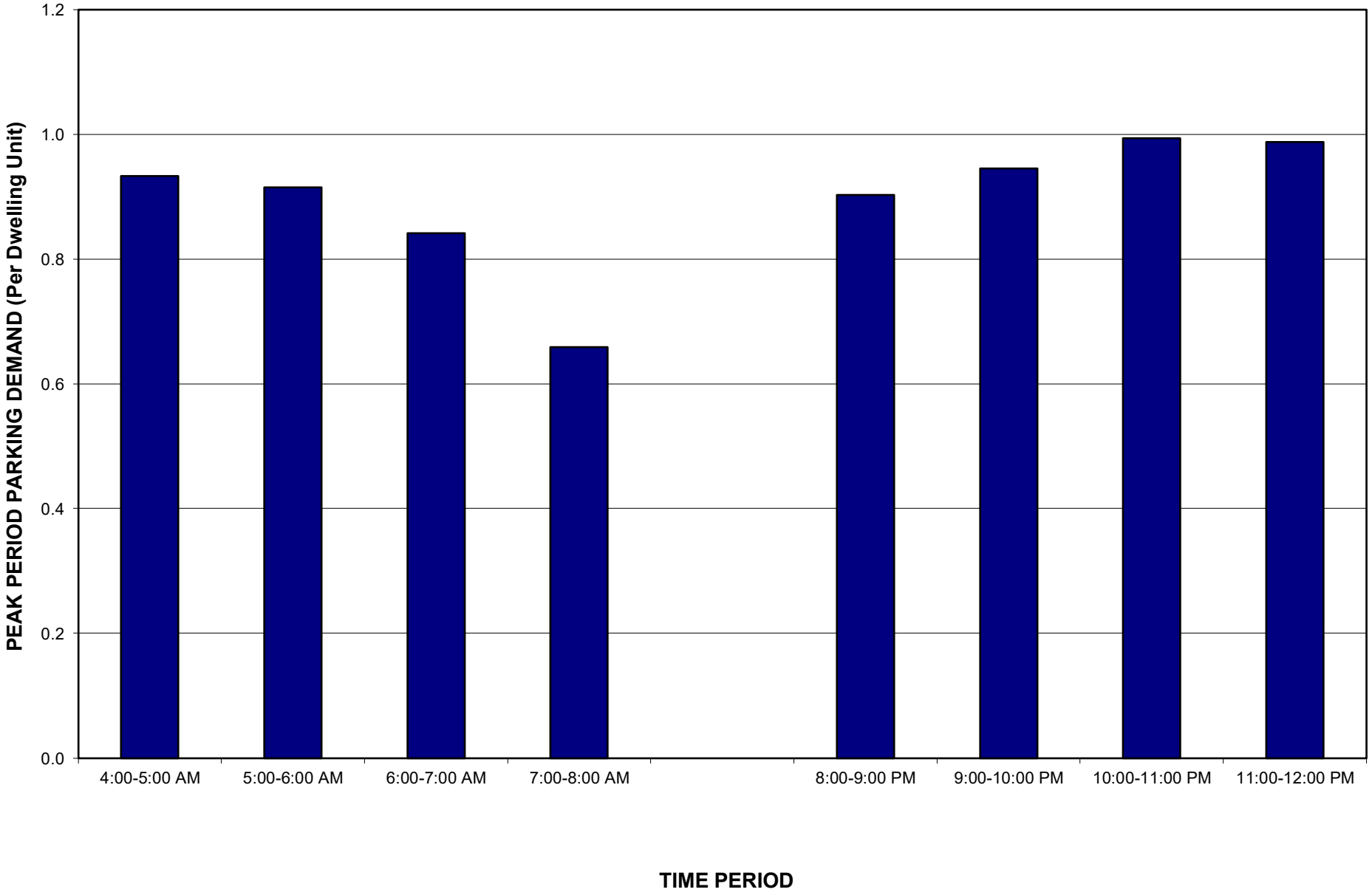


EXHIBIT E

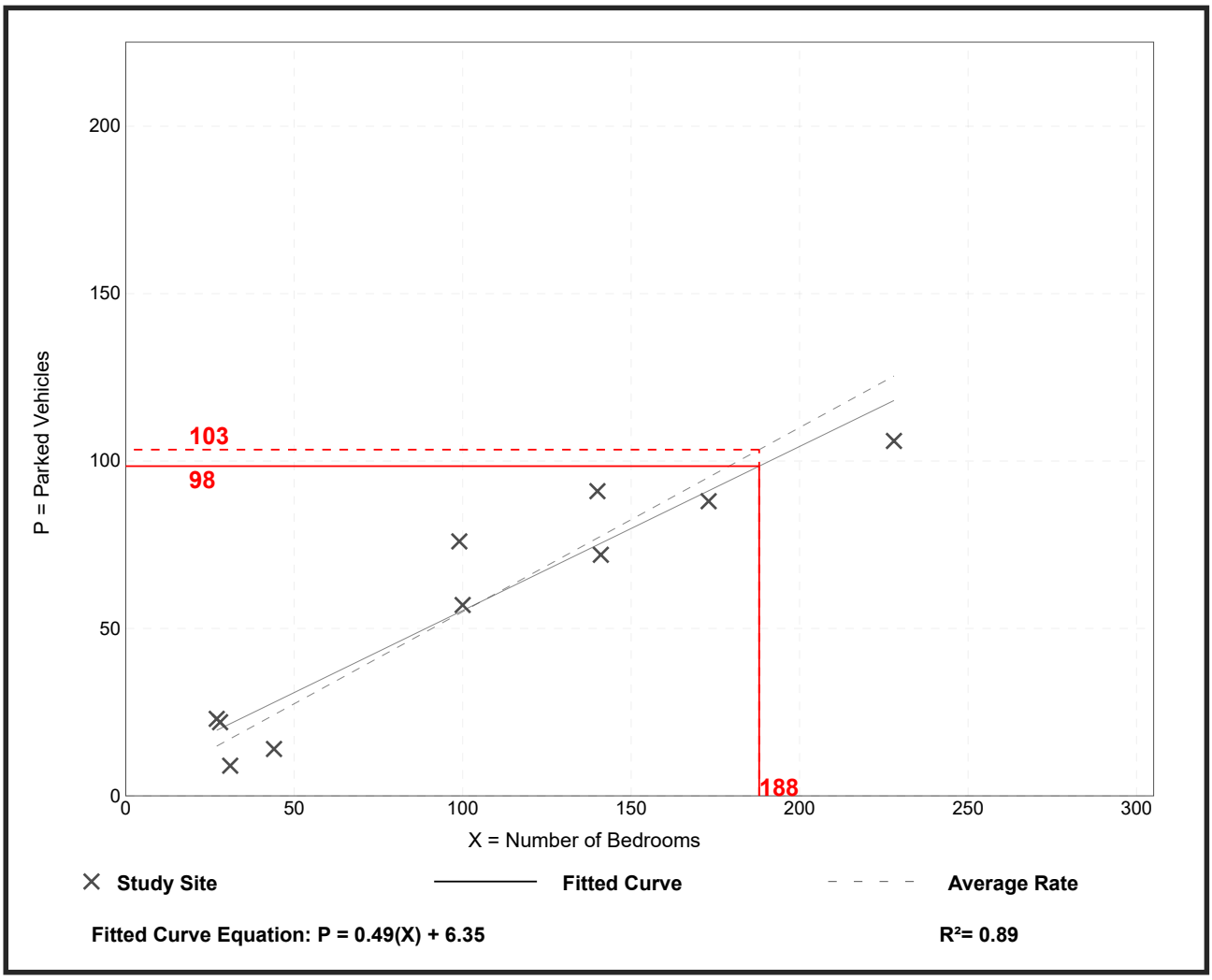
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Bedrooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Bedrooms: 101

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.55	0.29 - 0.85	0.49 / 0.81	***	0.14 (25%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

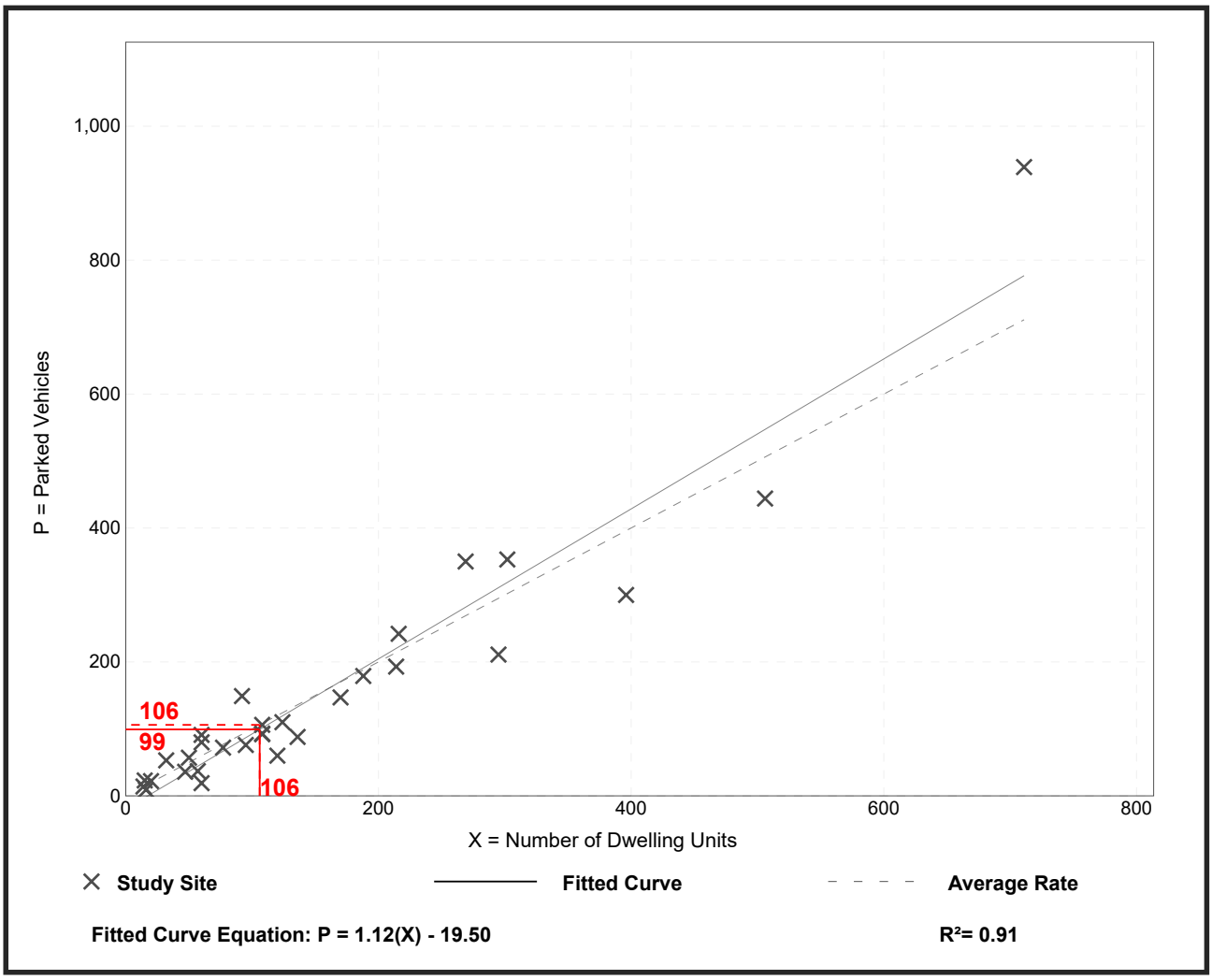
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 30
Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.00	0.32 - 1.66	0.85 / 1.40	0.9 - 1.1	0.28 (28%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

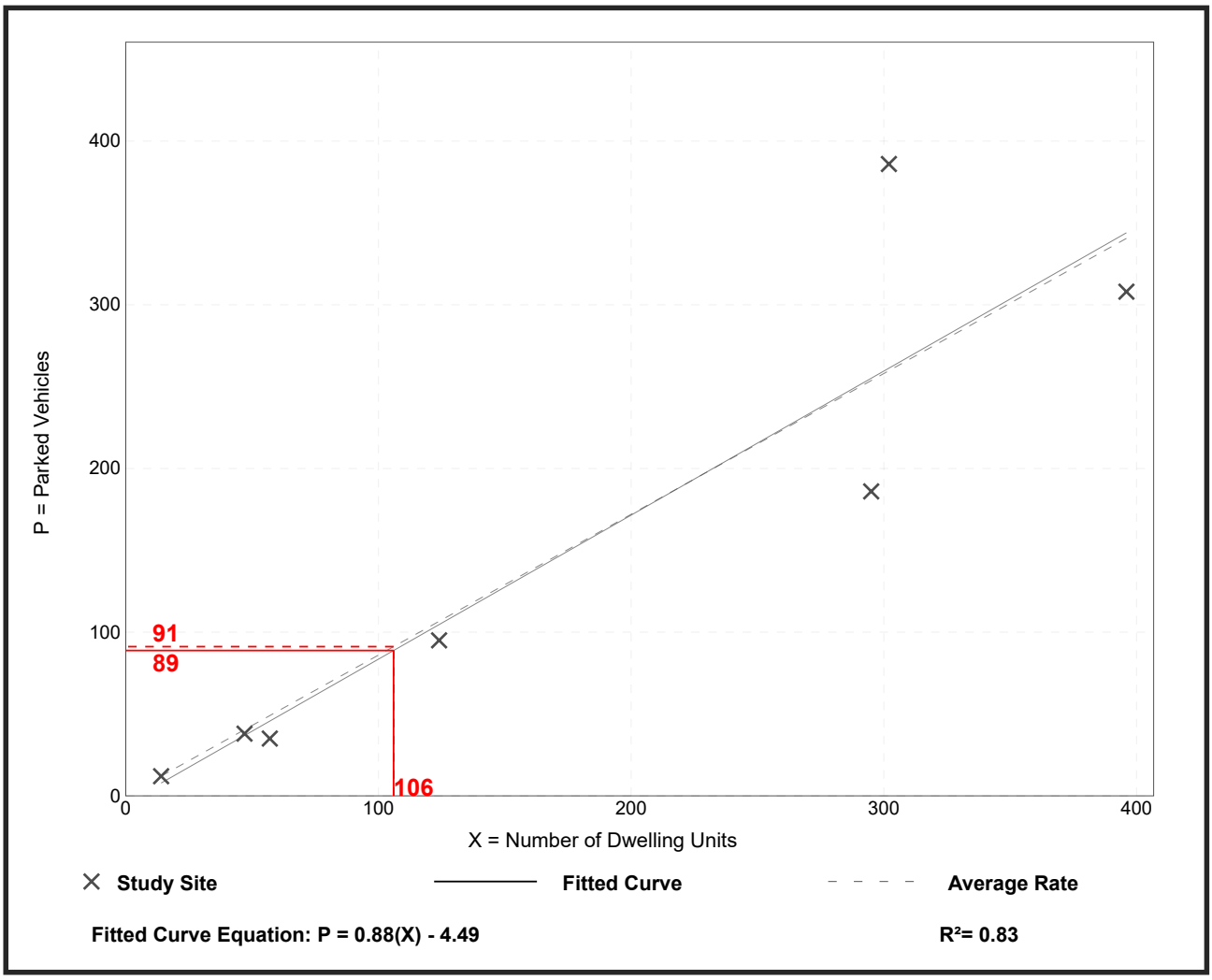
Affordable Housing - Income Limits
(223)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Dwelling Units: 176

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.86	0.61 - 1.28	0.72 / 1.19	***	0.27 (31%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Affordable Housing - Income Limits
(223)

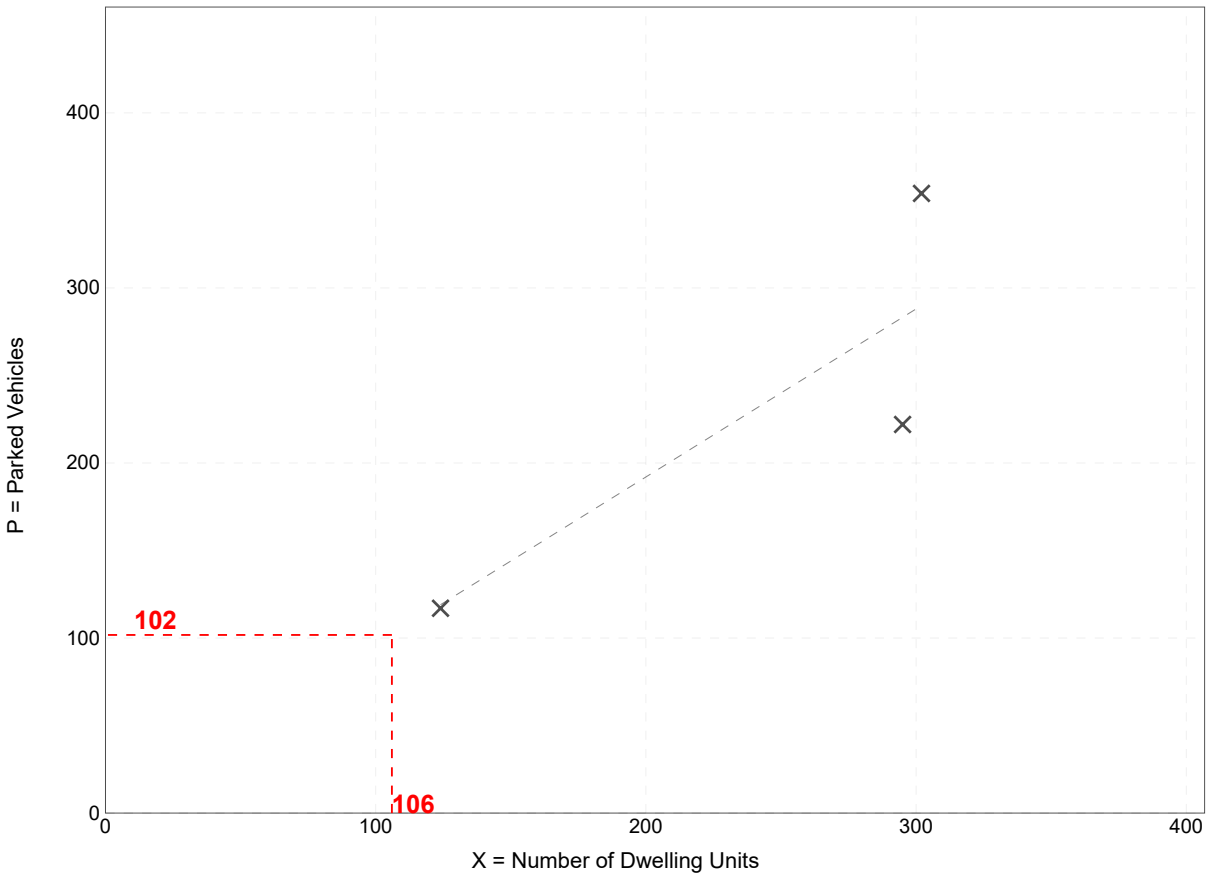
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 240

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.96	0.75 - 1.17	0.81 / 1.17	***	0.23 (24%)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Parking Demand Survey Form

Date	11/18/2024	**Land Use Code**	223	Income limits	
Weather	Cloudy	**Name of Site**	Blue Sky Landing		
Temperature	70°	**Address**	100 Blue Sky Circle, Fort Pierce		
		Brief description of Site			
Transit	Yes	Four 4-Story residential buildings and clubhouse with pool with a total gross floor			
Area	SUB	area of 167,420 SF.			
TMP	Yes	**City**	Fort Perice	**State**	Florida
Parking Price	0	**County**	St. Lucie	**Country**	USA
Daily Rate	$0				
Hourly Rate	$0				

Site Size	398,169 SF	**Total Units**	164	**Occupancy**	100%	**Land Use**	Residential
	9.14 AC						

Studio Size	505 SF	**Units**	4	**Occupancy**	100%	**35% AMI Units**	18
1 Bed Unit Size	688 SF	**Units**	36	**Occupancy**	100%	**60% AMI Units**	146
2 Bed Unit Size	992 SF	**Units**	96	**Occupancy**	100%	**80% AMI Units**	0
3 Bed Unit Size	1,197 SF	**Units**	28	**Occupancy**	100%	**100% AMI Units**	0

Number of parking Spaces Provided at Site 246

Observed Parking Demand for the following time of the day

Time Period	Parking Stalls Occupied	Time Period	Parking Stalls Occupied
Day	Monday	Day	Monday
4:00 AM	153	8:00 PM	133
4:05 AM	152	8:05 PM	133
4:10 AM	152	8:10 PM	134
4:15 AM	150	8:15 PM	135
4:20 AM	151	8:20 PM	136
4:25 AM	152	8:25 PM	138
4:30 AM	151	8:30 PM	137
4:35 AM	151	8:35 PM	141
4:40 AM	148	8:40 PM	148
4:45 AM	148	8:45 PM	144
4:50 AM	148	8:50 PM	147
4:55 AM	147	8:55 PM	147
5:00 AM	147	9:00 PM	145
5:05 AM	148	9:05 PM	146
5:10 AM	150	9:10 PM	143
5:15 AM	148	9:15 PM	145
5:20 AM	147	9:20 PM	149
5:25 AM	144	9:25 PM	153
5:30 AM	145	9:30 PM	154
5:35 AM	142	9:35 PM	152
5:40 AM	139	9:40 PM	153
5:45 AM	139	9:45 PM	152
5:50 AM	139	9:50 PM	153
5:55 AM	140	9:55 PM	155
6:00 AM	138	10:00 PM	153
6:05 AM	138	10:05 PM	156
6:10 AM	138	10:10 PM	154
6:15 AM	137	10:15 PM	156
6:20 AM	134	10:20 PM	160
6:25 AM	132	10:25 PM	163
6:30 AM	128	10:30 PM	160
6:35 AM	121	10:35 PM	161

6:40 AM	116	10:40 PM	161
6:45 AM	112	10:45 PM	161
6:50 AM	110	10:50 PM	162
6:55 AM	107	10:55 PM	161
7:00 AM	108	11:00 PM	161
7:05 AM	102	11:05 PM	159
7:10 AM	102	11:10 PM	160
7:15 AM	102	11:15 PM	161
7:20 AM	99	11:20 PM	161
7:25 AM	99	11:25 PM	162
7:30 AM	98	11:30 PM	161
7:35 AM	94	11:35 PM	161
7:40 AM	93	11:40 PM	159
7:45 AM	92	11:45 PM	160
7:50 AM	89	11:50 PM	160
7:55 AM	84	11:55 PM	160
8:00 AM	82	12:00 AM	161

Person	Ryan Taylor	Company	High Point Engineering, Inc.
Phone	(813) 644-8333		
Email	rtaylor@hpe-fl.com		
Notes	Parking study was preformed on both Phase 1 and Phase 2 together.		

Blue Sky Landing – Precedent Design
100 Blue Sky Circle, Fort Pierce, FL






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Detail by Entity Name

Florida Limited Liability Company
BLUE ST. LUCIE M, LLC

Filing Information

Document Number	L21000495479
FEI/EIN Number	APPLIED FOR
Date Filed	11/17/2021
Effective Date	11/17/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/24/2024

Principal Address

180 Fountain Parkway N
SUITE 100
St. Petersburg, FL 33716

Changed: 06/24/2024

Mailing Address

180 Fountain Parkway N
SUITE 100
TAMPA, FL 33716

Changed: 11/15/2022

Registered Agent Name & Address

WILSON, SHAWN
180 Fountain Parkway N
SUITE 100
St. Petersburg, FL 33716

Name Changed: 06/24/2024

Address Changed: 06/24/2024

Authorized Person(s) Detail

Name & Address

Title MGR

WILSON, SHAWN
180 FOUNTAIN PARKWAY N SUITE 100
ST PETERSBURG, FL 33716

Title MGR

MACDONALD, SCOTT
180 FOUNTAIN PARKWAY N SUITE 100
ST. PETERSBURG, FL 33716

Annual Reports

Report Year	Filed Date
2022	01/14/2022
2023	06/24/2024
2024	06/24/2024

Document Images

06/24/2024 -- REINSTATEMENT	View image in PDF format
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11/17/2021 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
ARROW INVESTMENT GROUP LLC

Filing Information

Document Number	L15000034172
FEI/EIN Number	61-1767075
Date Filed	02/24/2015
Effective Date	02/19/2015
State	FL
Status	ACTIVE

Principal Address

4512 N Flagler drive
ste 206
206
WEST PALM BEACH, FL 33407

Changed: 04/23/2023

Mailing Address

4512 N Flagler drive
SUITE 206
206
WEST PALM BEACH, FL 33407

Changed: 04/26/2021

Registered Agent Name & Address

altinok, mustafa e
212 Lone Pine Drive
Palm beach Gardens, FL 33410

Name Changed: 04/28/2016

Address Changed: 04/28/2016

Authorized Person(s) Detail

Name & Address

Title Authorized Member

ALTINOK, MUSTAFA E
212 LINE PINE DRIVE
PALM BEACH GARDENS, FL 33410

Title Authorized Member

isbasar, hilmi a
2425 presidential way
apt 2006
west palm beach, FL 33401

Annual Reports

Report Year	Filed Date
2022	04/25/2022
2023	04/23/2023
2024	04/24/2024

Document Images

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04/19/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
02/24/2015 -- Florida Limited Liability	View image in PDF format

Detail by Entity Name

Florida Limited Liability Company
BLUE ST. LUCIE, LLC

Filing Information

Document Number	L22000481077
FEI/EIN Number	APPLIED FOR
Date Filed	11/09/2022
Effective Date	11/09/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/24/2024

Principal Address

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Mailing Address

180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Registered Agent Name & Address

WILSON, SHAWN
180 FOUNTAIN PARKWAY N
SUITE 100
ST. PETERSBURG, FL 33716

Name Changed: 06/24/2024

Authorized Person(s) Detail

Name & Address

Title MGR

BLUE ST. LUCIE M, LLC
180 FOUNTAIN PARKWAY N SUITE 100
ST. PETERSBURG, FL 33716

Annual Reports

Report Year	Filed Date
2023	06/24/2024
2024	06/24/2024

Document Images

06/24/2024 -- REINSTATEMENT	View image in PDF format
11/09/2022 -- Florida Limited Liability	View image in PDF format

May 15, 2025

Attention: Kerry Driver, Senior Planner
City of Fort Pierce
Planning Department
Technical review Committee Comments

RE: Sunrise Village - Major Site Plan: Innovative Development (PZSITE2025-00009)

Ms. Driver,

Please accept this letter in response to the Technical Review Committee (TRC) comments for the proposed Sunrise Village Development issued on April 16, 2025.

I. CITY OF FORT PIERCE PLANNING DEPARTMENT

1. The site plan should reflect the square footage of each building.

   Response: Acknowledged. The site plan shows the square footage for each building. Building type A is roughly 14,800 SF per level and 41,810 GSF total. Building type B is roughly 10,310 SF per level and 30,921 GSF total. Please note that both buildings B and C are Building 'Type B'.

2. The 106-unit apartment complex requires 159 regular parking spaces. The justification statement for parking reduction is not sufficient, therefore, Planning does not support the reduction. In lieu of reduced parking and aligning with the proposed innovative community design, consideration should be given to adding additional property amenities such as basketball or pickleball court, sand volleyball court, splash pad, etc.

   Response: Please refer to the justification statement with additional previous/impervious information, provided parking demand study and parking demand study narrative. Section 125-243(a) in the code states:

   a. *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. 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.*

   The proposed development meets this intent through the elements outlined below.

   - **Material** - High-performance, sustainable materials including block exterior walls and low-VOC interior finishes are incorporated into the design. These enhance durability, lower long-term maintenance, and reduce environmental impact.
   - **Solar Juxtaposition** - The site plan is oriented to maximize southern exposure for rooftops, ensuring optimal conditions for solar panel installation if the budget will allow. This improves energy efficiency and supports future renewable energy integration.
   - **Clustering** - All units are located in one quadrant of the site, ensuring that all units are close to the street to accommodate pedestrian and bike accessibility. This also preserves a substantial part of the site in its current semi-natural state.

- **Positive Environmental Impacts** - The project includes retention areas and native landscaping to enhance stormwater management, reduce runoff, and support pollinator habitats. We are also reusing portions of existing outfall swale to reduce redundancies. Additionally, the site is designed around existing wetland areas that will remain.
- **Energy Efficiency** - All units are designed to meet Energy Star standards, with high-efficiency HVAC systems, insulation, and appliances. Verdant systems allow management to monitor and manage humidity levels in the units. The project will achieve NGBS green certification.
- **Economic Sustainability** - A mix of unit types and income levels will be provided, all below 80% AMI. Therefore, this is a 100% attainable workforce (affordable) housing development, which supports economic diversity within the community.
- **Distinctiveness and Excellence in Siting** - The development is designed around a large pond and green space that serves as a communal focal point. Each building is carefully positioned to take advantage of views, sunlight, and connectivity to shared amenities. Amenities include a playground, outdoor fitness area, gazebo overlooking the pond, and clubhouse.
- **Design** - 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.
- **Pedestrian Accessibility** - A network of sidewalks connects all residential units to amenity spaces, transit stops, and offsite neighborhood areas. Onsite traffic calming measures will prioritize safety for pedestrians and cyclists.
- **Landscaping** - Enhanced landscaping that includes drought-tolerant, native species, and shade trees is provided throughout the site and exceeds code requirements in several areas. Landscaped buffers soften building edges and define outdoor gathering areas, contributing to a strong sense of place.

Several amenities are provided on site for residents including a tot lot/playground, outdoor exercise area, clubhouse, and gazebo. The clubhouse is comprised of a great room, activity room, offices, and fitness room, and the gazebo overlooks the lake and open space at the north end of the site.

Additionally, the design encourages the use of multiple modes of transportation by providing covered bike kiosks and a surplus of bicycle parking. The site is also located within one quarter of a mile from the Okeechobee and 33rd Street bus stop which can be safely reached by residents utilizing the proposed internal sidewalk that connects to the existing sidewalk on Okeechobee Road. Bio-retention is also proposed in the median area of the center parking for additional stormwater treatment. The overall site design will incorporate Crime Prevention Through Environmental Design (CPTED) elements and will be CPTED certified.

Advisory Comments

I. Sign permits shall be filed separately during the permit process.

Response: Acknowledged. Sign permits will be filed separately at the time of permitting.

II. CITY OF FORT PIERCE ENGINEERING DEPARTMENT (Letter dated April 16th, 2025)

Engineering comments:

1. Provide a 5-foot sidewalk along South 31st Street to provide site connectivity to the Existing Okeechobee Road Sidewalk.

   Response: An existing FPUA lift station occupies the right-of-way between the edge of pavement and the on-site ditch. There isn't room to place any sidewalk in the existing right-of-way or a future dedicated right of way with the existing improvements that were not anticipated to be modified. There are no users that a sidewalk along S 31st Street to Nebraska Avenue is served by.

2. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60-feet. South 31st Street has a substandard right-of-way width of 35-feet. Therefore, it is requested that the applicant provide a 12.5-feet right-of-way donation, which is half of the required 25-feet as a part of the site plan approval process.

   Response: A 12.5' dedication of the property frontage along S. 31st Street is equivalent to dedicating the existing on-site ditch and lift station to the City. The City previously identified that they do not want ownership of these elements. As noted previously, the applicant would be happy to dedicate or provide an easement for the entire ditch and lift station area for the City to utilize as they see fit, as long as legal positive outfall for the property can remain connected.

Advisory comments:

1. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Assessment Report indicates that wetlands are present on the site as well as possible threatened species.

   Response: Acknowledged.

2. Okeechobee Road is a St. Lucie County roadway, verification by the County of possible required roadway improvements shall be provided by the County.

   Response: Acknowledged.

3. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.

   Response: Acknowledged.

4. Prior to issuance of a Certificate of Occupancy, a final inspection shall be scheduled with this department and the following shall be submitted to the City Engineer:
   a. A certificate of completion signed and sealed by the engineer of record.
   b. Two copies of certified as-builts.
   c. Signed and sealed density test with location map of test areas.
   d. 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.

Response: Acknowledged.

III. CITY OF FORT PIERCE BUILDING DEPARTMENT

Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

1. Pre-construction meeting with the City's Building Department is requested.

   Response: This item was not checked off on the form, and is not applicable.

2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.

   Response: Acknowledged. This Project is New Construction and will meet the 2023 FBC 8th Edition.

3. Building Permit required.

   Response: Acknowledged. This Project is New Construction and will meet the 2023 FBC 8th Edition.

4. Signed and sealed construction drawings required.

   Response: Acknowledged.

5. Must meet the following Accessibility requirements:
   a. Accessible route
   b. Handicapped parking spaces
   c. Means of egress

   Response: An accessible route will be provided from all Level 1 FHA units to all amenities on site. Handicap parking spaces will be provided per Florida Building Code. Means of Egress will be provided and shown on life safety plan sheets.

6. Change of Use required
   a. Shall include a signed and sealed Life Safely Plan
   b. Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

      Response: This item was not checked off by the reviewer and is not applicable.

7. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

   Response: This item was not checked off by the reviewer and is not applicable.

8. Flood Development Permit required.

   Response: This item was not checked off by the reviewer and is not applicable.

9. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

   Response: This item was not checked off by the reviewer and is not applicable.

10. Open permits requiring attention exist.

    Response: This item was not checked off by the reviewer and is not applicable.

11. Shall meet the Fire Prevention Code:
    a. sprinkler system is required.
    b. Smoke alarm system is required.

    Response: An NFPA 13-R system will be provided at all residential units. An NFPA 13 system will be provided at the clubhouse. Smoke alarm systems will be provided.

12. Other

    Response: This item was not checked off by the reviewer and is not applicable.

IV. CITY OF FORT PIERCE POLICE DEPARTMENT

Comments: (Officer Damian Spotts)

1. Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 106. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

   Please also ensure the walking paths around the lake area are illuminated so that use at night is protected by proper illumination and undesired activities are discouraged. Consider options such as pedestrian scale lighting solutions to ensure the pathways are illuminated but light trespass is minimized to not disturb the surroundings. In addition, ensure the sightlines around the pathways are preserved to maximize natural surveillance. Proper selection and maintenance of landscaping around the area is key.

   Response: Acknowledged. Please note that no walking path is proposed around the lake. However, all pedestrian areas will be properly illuminated, sightlines will be preserved, and this project will be designed in accordance with CPTED requirements. Additionally, the development will have video surveillance and additional security methods.

V. FORT PIERCE UTILITIES AUTHORITY

a. **W/WW Engineering:** Approved as noted.
   Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 1701 S 37th Street, Fort Pierce, Florida.

   For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

   Response: Acknowledged.

b. **Electric Engineering:** FPUA Electric & Gas Engineering has reviewed the application. Approved.

   New Pad mount transformer lead time is 52 weeks.

Please contact Eric Meyer for electric customer requirements and project coordination before work begins.

Eric Meyer, P.E.
Supervising Engineer
Fort Pierce Utilities Authority
emeyer@fpua.com
(772) 466-1600 ext. 6305

Response: Acknowledged. The Applicant will reach out to Mr. Meyer.

c. **GAS**

Letter noting that Blue Sky can save utility cost by considering gas, and that FPUA can offer infrastructure to Sunrise (Gas mains and services) at no cost to the project.

Billy Dupre
Business Development Representative - Gas Operations - Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

Response: Acknowledged. The Applicant will consider.

d. **FPUAnet Fiber**

FPUAnet Approves. Fiber Internet Service – Available.
Contact Eric Peters at (772) 468-1697 or peters@fpua.com for Fiber Internet requirements

Response: Acknowledged. The Applicant will reach out to Mr. Peters.

VI. BUREAU OF FIRE PREVENTION SITE PLAN REVIEW

Site Plan Requires resubmittal. The Following Conditions/Revisions are necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.

   Response: An application for Development/Site Plan Review will be submitted concurrently with this application.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

   Response: Acknowledged.

3. Please provide an electronic revised copy of the site plan if applicable (pdf format).

   Response: Acknowledged. A copy of the site plan will be provided in the Development/Site Plan review application.

4. Please provide written acknowledgement of the conditions/revisions provided.

   Response: Acknowledged. This letter serves as written acknowledgement of the conditions/revisions needed.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

   Response: Acknowledged.

6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

   Response: Acknowledged.

7. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)

   Response: Acknowledged. Either an access control key switch or a knox box will be provided for Fire Department access.

8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)

   Response: Acknowledged. Clearance will comply with these requirements.

9. The Fire District reserves the right for future comments at the site plan & building construction phase.

   Response: Acknowledged.

10. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)

    Response: A sprinkler system in accordance with NFPA 13R will be provided. Distance will be increased to 450’.

11. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)

    Response: A sprinkler system in accordance with NFPA 13R will be provided. Distance will be increased to 450’.

12. Please provide a truck circulation detail.

    Response: A truck turning circulation detail is provided. Refer sheet RP-1.

13. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.(SLCFD Resolution 740-23)

    Response: Acknowledged.

14. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

    Response: Acknowledged.

15. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)

    Response: Acknowledged.

16. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)

    Response: Acknowledged.

17. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)

    Response: Acknowledged.

18. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)

    Response: An access road is within 50’ of an exterior entrance to the building. Please note that the proposed buildings have breezeways.

19. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)

    Response: Acknowledged.

20. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

    Response: Acknowledged. The maximum distance to the fire hydrant shall not exceed 400’.

21. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

    Response: Acknowledged. This is not applicable, as the proposed use is multi-family residential.

22. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.

    Response: Acknowledged. A flow test has been requested.

23. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

    Response: Acknowledged.

24. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

    Response: Acknowledged.

25. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

    Response: Acknowledged.

26. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

    Response: Acknowledged.

27. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

    Response: Acknowledged.

28. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

    Response: Acknowledged. This information has been added to the site plan.

VII. ST LUCIE COUNTY PUBLIC WORKS DEPARTMENT

Grant Chambers - The following comments are offered by SLC PW-Engineering

1. A traffic analysis including turn lane analysis is required at the cost of the applicant. The County and City have adopted the TPO's standard methodology for traffic analysis. Please coordinate with Kori Benton in the County's Planning department.

    Response: A Traffic Impact Statement (TIS), dated 2/19/2025, documenting that the Sunrise Village affordable housing project meets the de minimis impact thresholds requirements was submitted to the City of Fort Pierce with the original submittal package. After the 4/17/2025 City of Fort Pierce TRC meeting, the TIS was reviewed my St Lucie County and their Third-Party Traffic Consultants (Kimley Horn). Per the last email correspondence, from Alex Manning with Kimley Horn on 4/30/2025, the TIS was deemed sufficient and was under review.

    Attached to this submittal is a copy of the request Turn Lane Analysis report (dated 5/14/2025) requested by St Lucie County to review the turn lane needs at the project site access driveway. As indicated in the Turn Lane Analysis report, a left turn lane is warranted, and the right turn lane is not warranted. The site plan now reflects a 205-foot left turn lane to the site access driveway.

2. Additional Right-of-Way may be required if turn lanes are required.

    Response: As indicated in the Turn Lane Analysis report (dated 5/14/2025) at left turn lane is warranted and the right turn lane is not warranted. No additional right of way is required to construct the left turn lane to the site access driveway.

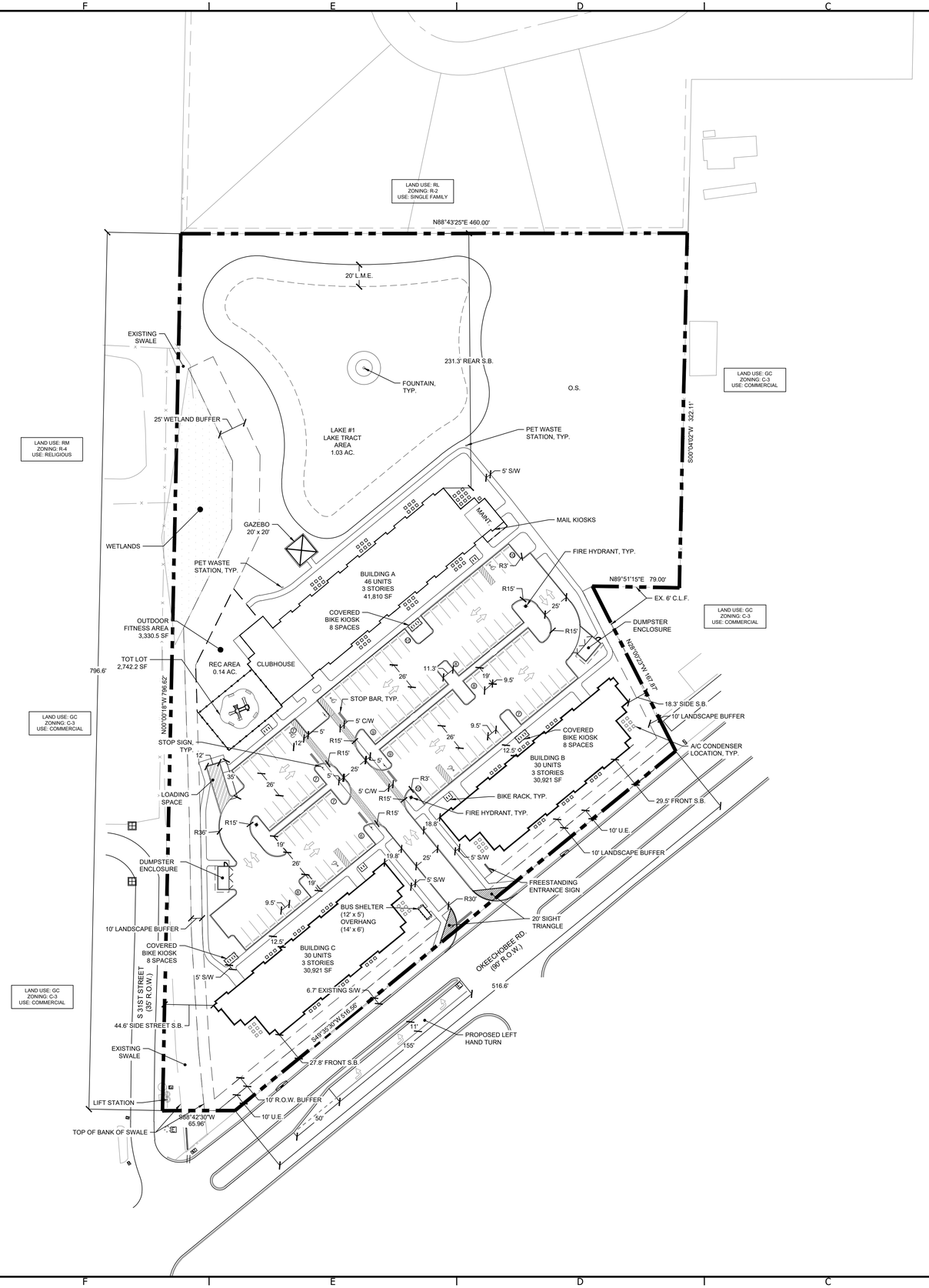
Thank you for your consideration. If you have any questions please reach out to me at 561-537-4533 or Jerrod.Purser@wginc.com.

Sincerely,

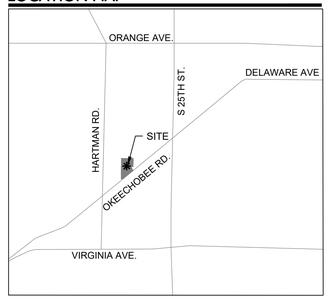
WGI, Inc.



Jerrod Purser, PLA
Senior Project Manager



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17 TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)	2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 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.

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'	44.6'	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
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

BY	REVISION	DATE	No.
IE	RESUBMITTAL	2025-05-15	1

CERT NO: 6991
561.687.2220
WGI.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-05-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

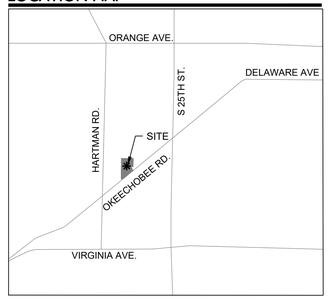
SITE PLAN

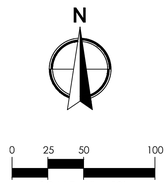
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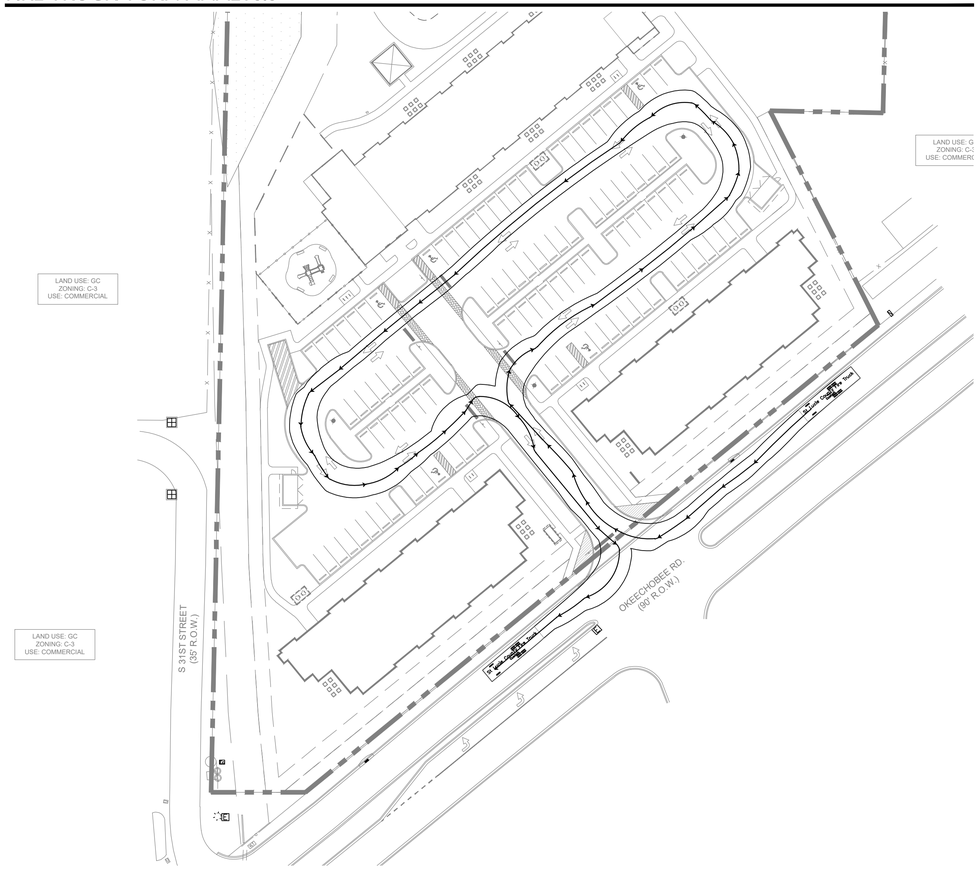
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LOCATION MAP



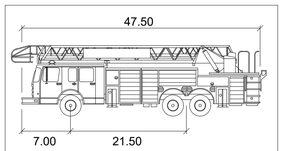


FIRE TRUCK TURN ANALYSIS



FIRE TRUCK TYPICAL

NTS.



St Lucie County Fire Truck

		feet
Width	:	10.50
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	41.5

LEGEND

AC. = ACRES
ADT = AVERAGE DAILY TRIPS
C.L. = CENTER LINE
C.L.F. = CHAIN LINK FENCE
C/W = CROSSWALK
D.E. = DRAINAGE EASEMENT
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PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-05-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, FL

REGULATING PLAN

SHEET
SP-1
1 OF 1

11038.00

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DESIGN NARRATIVE
Sunrise Village
Application No. PZSITE2025-00009
Initial Submittal: February 21, 2025
Resubmittal: May 15, 2025

REQUEST

The following document serves as the Design Narrative for the proposed project known as Sunrise Village. This report outlines compliance with Section 125-314 – Design Review of the Land Development Code, and includes details of the proposed design and intent.

SITE CHARACTERISTICS

The subject property is identified by Parcel Number 241750400200016 and address 3000 Okeechobee Road, Fort Pierce, FL 34947. The 6.80-acre site is zoned Medium Density Residential (R-4) and has a Medium Density Residential (RM) Future Land Use Designation. 106 affordable multifamily dwelling units are proposed on the site, with amenities including a clubhouse, outdoor fitness area, 0.14-acre recreation area, gazebo, and 1.03-acre lake tract. The site aerial and parcel information are shown in Figure 1 and Table 1 below:

Figure 1 – Site Aerial

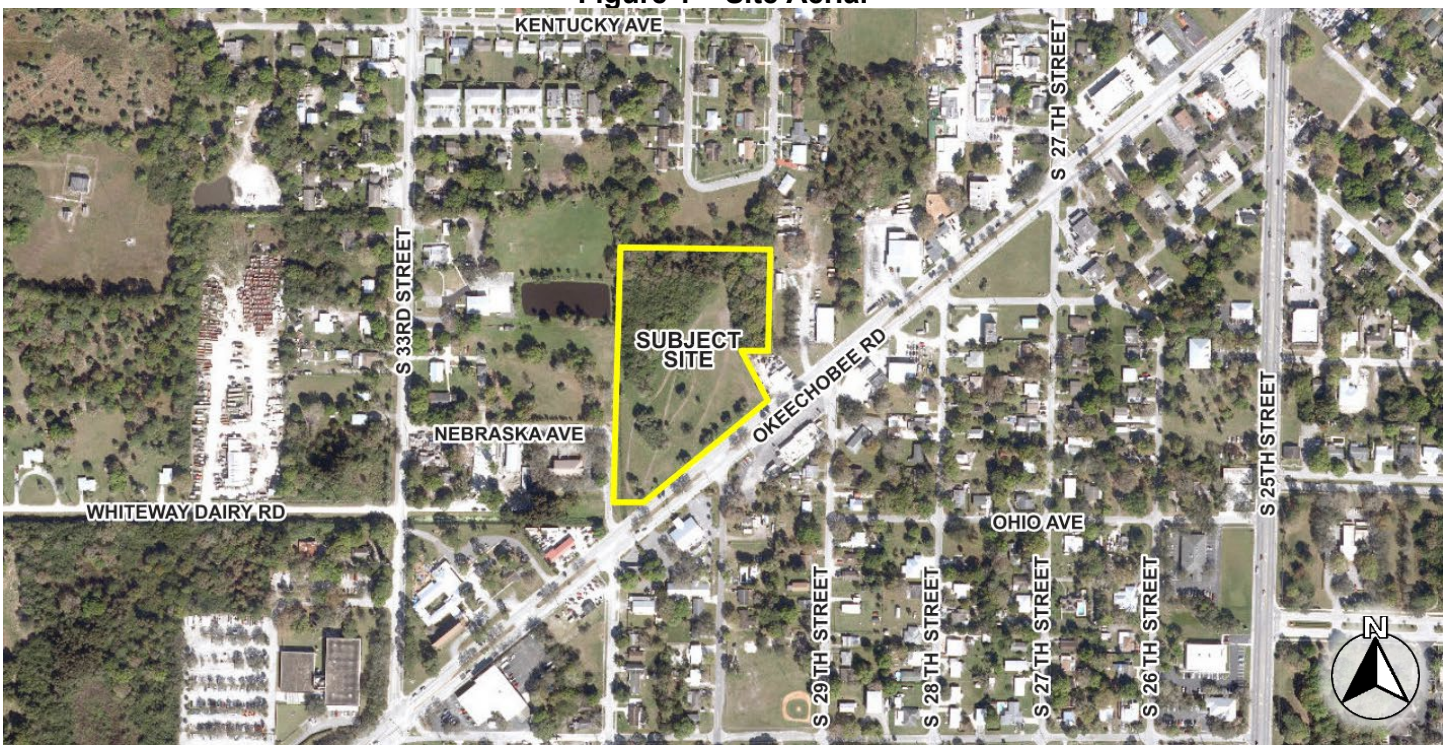


Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative

Community Development due to unique architecture, much needed affordable housing, on-site amenities, enhanced landscaping, preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

The Applicant is requesting approval of a Conditional Use to allow for an Innovative Community Development. Details of the conditional use request are detailed further in the provided justification statement.

ARCHITECTURAL STANDARDS

The Design Review Process requires that the development proposal complies with the Architectural standards approved by Resolution 24-R57 in December 2024 and reflected in Section 125-314 of the code.

The proposed architecture complies with the standards, providing an Anglo-Caribbean architecture style, which is deemed appropriate for the city based on historical precedence and building scale. The buildings are designed as Anglo-Caribbean and are three stories in height. Building A includes 46 units, Building B includes 30 units, and Building C includes 30 units. Each building is a garden style apartment with open stairwells and breezeways. Proposed buildings are three stories in height and incorporate a variety of materials in the design. Undulating facades and changes in roof height emphasize the vertical, breaking up the horizontal. Brackets are visible at the roof on the taller facades. Construction materials consist of exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Building A includes the clubhouse amenity space comprised of a great room, activity room, offices, and fitness room for use by residents. Within this building there are taller ceilings between level one and two. There is a mix of 1 bedroom, 2 bedroom, and 3 bedroom units in each building to meet FHA and UFAS compliance as required.

APPROVAL STANDARDS – DESIGN REVIEW

Per Section 125-314(e)(1), the following standards are considered by the design review board when reviewing the application.

a. *The design, including landscape features, is architecturally compatible with surrounding structures so as to be reasonably harmonious in landscaping, style, and color;*
The proposed architectural style is Anglo-Caribbean which is consistent with the City's architectural standards based on historical precedence. A variety of construction materials and unique façade design is proposed as well. Refer to the architectural plans provided. Architectural design is paired with enhanced landscape design. Enhanced landscaping is provided in the right of way buffer, along Okeechobee Road, and within the buffers adjacent to neighboring properties. Proposed landscaping material and height are strategically designed to provide a sustainable barrier that fosters both visual and environmental harmony between properties.

b. *If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;*
This criterion is not applicable. The site is not located within a historic preservation district.

c. *The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or impact adversely on existing scenic, natural, or historic beauty;*
The proposed development will enhance and preserve the quality of the surrounding area. The immediate area has been analyzed and the proposed design intends to bring both aesthetic value and support the surrounding uses and businesses by providing affordable housing units.

d. *The design avoids undue monotony in structural design features.*
The proposed architectural design avoids undue monotony in structural design features. A variety of materials and decorative design elements are provided, described in the Architectural Standards section of this narrative. Please refer to the architectural plans provided for further visuals.

CONCLUSION

On behalf of the Applicant, WGI respectfully requests approval of a 106-unit multifamily affordable housing development. This document serves as a project conformance narrative to demonstrate compliance with the design review guidelines established in the land development code.

JUSTIFICATION STATEMENT
Sunrise Village
Application No. PZSITE2025-00009
Initial Submittal: February 21, 2025
Resubmittal: May 15, 2025

REQUEST

On behalf of the Applicant, WGI is requesting approval of the following:

1) **Major Site Plan** for 106-unit affordable housing multifamily development.
2) **Design Review** for 106-unit affordable housing multifamily development.
3) **Conditional Use** for an Innovative Community Development.
4) **Density Bonus** of 5 units per acre per section 125-326(b)(2) in the land development code.

SITE CHARACTERISTICS

The 6.80-acre subject property is identified by Parcel Number 241750400200016 and is located at 3000 Okeechobee Road, Fort Pierce, FL 34947. The site is zoned Medium Density Residential (R-4), has a Medium Density Residential (RM) Future Land Use Designation, and is located in Flood Zone X. **Figure 1** and **Table 1** below reference the general location of the site and ownership information.

Figure 1 – Site Aerial



Table 1 – Parcels

Parcel Number	Owner	Acreage
2417-504-0020-001-6	Arrow Investment Group LLC	6.80 Acres

DEVELOPMENT HISTORY

The subject site was previously approved by the City Commission in 2023 for a 112-unit multi-family development known as Aria Apartments. The approved development included 112 multi-family units, a 2,168 square foot clubhouse with a pool, and additional amenities and improvements to the site.

Table 2 – Previous Approvals

Application	Request(s)	Resolution/Approval Date
Aria Apartments	Approval of a Site Plan (Development Review and Design Review) and Conditional Use to construct a 112-unit multi-family innovative residential development with a 2,168 square foot clubhouse with a swimming pool, and associated site improvements.	01/17/2023

SURROUNDING PROPERTIES

The surrounding uses of residential and institutional are compatible with the proposed development. The site is predominately surrounded by low and medium density residential and low-intensity commercial uses.

Table 3 – Surrounding Properties

	FLU Designation	Zoning District	Existing Use
North	Low Density Residential (RL)	Single-family intermediate density (R-2)	Single Family Homes
South	General Commercial (GC)	General Commercial (C-3)	Commercial
East	General Commercial (GC)	General Commercial (C-3)	Industrial (Auto Body Shop) Retail (Habitat for Humanity Restore)
West	Medium Density Residential (RM)	Medium density residential (R-4)	Residential Vacant Commercial
	General Commercial (GC)	General Commercial (C-3)	

North: Immediately to the north of the site are primarily single-family residential homes. This area is zoned R-2, with a Future Land Use Designation of RL.

South: Immediately to the south of the site is Okeechobee Road. Just south of Okeechobee Road is additional commercial development zoned C-3 with a future land use designation of GC.

East: Immediately to the east of the site is commercial development, including an auto body shop and a retail Habitat for Humanity Restore. This land is zoned C-3 and has a future land use designation of GC.

West: Immediately to the west of the site are a mix of uses. There is vacant land, a single-family lot, and a commercial building. The northern parcels are zoned R-4 with a future land use of RM, and the southern parcels are zoned C-3 and have a future land use designation of GC.

PROPOSED DEVELOPMENT

The proposed development includes 106 multifamily dwelling units dispersed throughout three buildings (A, B, and C). Building A includes 46 units, Building B includes 30 units and Building C includes 30 units. A 1.03-acre lake tract with a fountain is located on the northern portion of the site, bordered on the west by wetlands to be preserved. Existing vegetation on the northeast portion of the site is also preserved as development is concentrated closer to Okeechobee Road. The Applicant is requesting approval of the site as an Innovative Community Development due to unique architecture, much needed affordable housing, on-site amenities, enhanced landscaping, preservation of the existing environment and transit-oriented design featuring access to public transportation, bicycle parking improvements and pedestrian connectivity.

PROPERTY DEVELOPMENT STANDARDS (R-4 ZONING DISTRICT)

The subject site is zoned Medium Density Residential (R-4), which has a set of required property development regulations established in Sec. 125-194. The proposed development is designed as an innovative community development, which allows for more flexible regulations that may supersede the R-4 district. However, the development is designed to comply with the R-4 district and standard zoning regulations with exception to a reduction to the proposed vehicular parking. The sections below outline the standard and proposed regulations.

Density

Per Section 125-194 (a), the R-4 district allows for a maximum of ten dwelling units per acre for conventional developments, and twelve units per acre for innovative residential developments. The Applicant is proposing an innovative community development, outlined later in this report, which allows for a total base density of twelve dwelling units per acre.

The Applicant is requesting an additional 5 dwelling units per acre density bonus outlined in Section 125-326(b)(2), allowing for a maximum density of 17 dwelling units per acre. The site is located within a one-fourth mile radius of a transit stop, which allows up to a five dwelling unit per acre density bonus. Therefore, the maximum density permitted is seventeen (17) dwelling units per acre. Please note that the proposed development is consistent with the previously approved 17 dwelling unit per acre development.

Uses

The proposed development will include 106 multifamily residential units, with accessory uses including a clubhouse and recreation area. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses.

Property Development Regulations

The table below details standard property development regulations required by Section 125-194.

Table 4 – Property Development Regulations

Standard	Required	Provided
Minimum Lot Area	0.1 acre	6.80 acres
Minimum Lot Width	75 feet	516.6’
Minimum Lot Depth	70 feet	796.6’
Maximum Lot Coverage	50 percent	12.5 percent
Minimum Yards		
Front Yard Depth	25 feet	27.8 feet
Side Corner	15 feet	42 feet
Side Yard Depth	10 feet	13.4 feet
Rear Yard Depth	20 feet	231.8 feet
Maximum Building Height	45 feet	45 feet (3 stories)

Parking

A parking study prepared by High Point Engineering, Inc. is provided to support the proposed reduction in vehicular parking from the standards outlined in Section 125-315 of the code. Section 125-243(a) of the code states that reductions in required on-site parking may be utilized for innovative community developments, for which the Applicant is requesting conditional use approval.

Section 125-315 of the land development code requires 1.5 spaces per multifamily unit, or 159 spaces. The proposed development is providing 106 vehicular parking spaces based on anticipated demand and design of the development. Per the parking demand study, a future resident of this development will possess, on average, less than one vehicle per bedroom. The study also reviews an existing affordable housing development in the City of Fort Pierce named Blue Sky Landing as a case study for comparison. The findings of the study determined that the peak parking demand ratio versus bedrooms measured during the day of observations was less than

the proposed onsite parking spaces per bedroom. As Blue Sky Landing and the proposed Sunrise Village development are located within the same geographic area, have a similar anticipated demographic group, close proximity to public transit and comparable design features, the peak parking demand ratios collected at Blue Sky Landing support the estimated future peak parking demand of Sunrise Village. Refer to the parking demand study and supporting narrative for further details, data, and analysis. In addition, the design of the proposed development to promote bicycle use and pedestrian connectivity further supports the reduction in vehicular parking provided.

Reduced parking on site will result in less impervious area and a reduction to the urban heat island effect. The table below compares pervious and impervious calculations for the proposed 106 parking spaces versus 159 spaces by standard requirements. By reducing parking on-site, there is a 6.3 percent reduction of impervious area.

Table 5 – Pervious and Impervious Calculations

	Number of Spaces	Pervious Area	Impervious Area
Standard Parking	159	(60.5%) 179,142.57 SF	(39.5%) 116,870.40 SF
Proposed Parking	106	(66.8%) 197,692.57 SF	(33.2%) 98,320.40 SF

INNOVATIVE COMMUNITY DEVELOPMENT

The Applicant is requesting Conditional Use approval of the proposed development as an Innovative Community Development. Per section 125-243(a) in the code, “Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development.” Additionally, “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.” The proposed development meets this intent through the elements outlined below.

- **Material -** High-performance, sustainable materials including block exterior walls and low-VOC interior finishes are incorporated into the design. These enhance durability, lower long-term maintenance, and reduce environmental impact.
- **Solar Juxtaposition -** The site plan is oriented to maximize southern exposure for rooftops, ensuring optimal conditions for solar panel installation if the budget will allow. This improves energy efficiency and supports future renewable energy integration.
- **Clustering** - All units are located in one quadrant of the site, ensuring that all units are close to the street to accommodate pedestrian and bike accessibility. This also preserves a substantial part of the site in its current semi-natural state.
- **Positive Environmental Impacts** - The project includes retention areas and native landscaping to enhance stormwater management, reduce runoff, and support pollinator habitats. We are also reusing portions of existing outfall swale to reduce redundancies. Additionally, the site is designed around existing wetland areas that will remain.
- **Energy Efficiency** - All units are designed to meet Energy Star standards, with high-efficiency HVAC systems, insulation, and appliances. Verdant systems allow management to monitor and manage humidity levels in the units. The project will achieve NGBS green certification.
- **Economic Sustainability** - A mix of unit types and income levels will be provided, all below 80% AMI. Therefore, this is a 100% attainable workforce (affordable) housing, which supports economic diversity within the community.
- **Distinctiveness and Excellence in Siting** - The development is designed around a large pond and green space that serves as a communal focal point. Each building is carefully positioned to take

advantage of views, sunlight, and connectivity to shared amenities. Amenities include a playground, outdoor fitness area, gazebo overlooking the pond, and clubhouse.

- **Design -** 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.
- **Pedestrian Accessibility** - A network of sidewalks connects all residential units to amenity spaces, transit stops, and offsite neighborhood areas. Onsite traffic calming measures will prioritize safety for pedestrians and cyclists.
- **Landscaping** - Enhanced landscaping that includes drought-tolerant, native species, and shade trees is provided throughout the site and exceeds code requirements in several areas. Landscaped buffers soften building edges and define outdoor gathering areas, contributing to a strong sense of place.

Several amenities are provided on site for residents including a tot lot/playground, outdoor exercise area, clubhouse, and gazebo. The clubhouse is comprised of a great room, activity room, offices, and fitness room, and the gazebo overlooks the lake and open space at the north end of the site.

Additionally, the design encourages the use of multiple modes of transportation by providing covered bike kiosks and a surplus of bicycle parking. The site is also located within one quarter of a mile from the Okeechobee and 33rd Street bus stop which can be safely reached by residents utilizing the proposed internal sidewalk that connects to the existing sidewalk on Okeechobee Road. Bio-retention is also proposed in the median area of the center parking for additional stormwater treatment. The overall site design will incorporate Crime Prevention Through Environmental Design (CPTED) elements and will be CPTED certified.

Per section 125-243(c), multifamily developments are considered an appropriate use for an innovative community development if the use is permitted in the zoning district. Multi-Dwelling buildings are permitted in the R-4 zoning district per Section 125-187 - Allowed Uses. The development will be comprised of one hundred percent affordable units which will bring much needed affordable housing to the area. Buildings are oriented with the intent of working around the existing natural features on the site, including an existing wetland in the northwest corner to be preserved and natural open space in the northeast corner. The majority of existing vegetation on site is located on the northeast and northwest portions of the site, therefore buildings are located on the southern portion of the site closest to Okeechobee Road.

Pedestrian circulation with looped access is provided on site, forming internal connections between the residential buildings and amenities as well as external connections to Okeechobee Rd. The design encourages the use of multiple modes of transportation by providing covered bike kiosks and a surplus of bicycle parking. The site is also located within one quarter of a mile from the Okeechobee and 33rd Street bus stop which can be safely reached by residents utilizing the proposed internal sidewalk that connects to the existing sidewalk on Okeechobee Road.

The proposed development features an Anglo Caribbean architectural style with three story garden apartments containing open stairwells and breezeways. A variation of materials are proposed, including exterior CMU walls, wood interior partitions, and wood roof trusses. Typical building finishes are painted stucco, shingle roofing, and vinyl windows. Refer to the provided architectural floor plans, elevations and color board.

Enhanced landscaping is provided throughout the site as well, exceeding code requirements in several areas throughout the site. The 10-foot right of way buffer along Okeechobee Road exceeds the minimum code requirements, showcasing a commitment to enhanced environmental integration. Along Okeechobee Rd, an upgraded streetscape is incorporated into the buffer, utilizing a mix of relocated palms and proposed trees to meet buffer requirements and serve as vertical elements within the streetscape. The strategic layering of shrubs and groundcover not only enhances aesthetic appeal but also supports ecological sustainability by promoting biodiversity and soil health within the buffer zone.

Within the east and west buffers, the height of proposed trees either meet or exceed code requirements, emphasizing an effort to create a green, sustainable barrier that fosters both visual and environmental harmony between properties.

The entrance design for the development exceeds code requirements with enhanced landscaping to elevate the overall aesthetic and experience. A combination of vertical elements, such as Royal Palms and Japanese Blueberry trees, are alternated to create a distinguished sense of arrival. Beneath the trees, carefully selected shrubs and groundcovers are layered to support local ecosystems while ensuring year-round visual interest. The entrance area and landscaping islands along the entrance drive utilize the same plant species to establish a cohesive and consistent experience. This design approach balances both beauty and ecological health, reflecting a commitment to sustainable landscaping practices.

At the terminal island near the clubhouse, a specimen Royal Poinciana tree is thoughtfully placed as a focal point, visible from the entry drive for the development. Surrounding it, a layered composition of shrubs and groundcover provides a sustainable and attractive environment that enhances the overall landscape design, encouraging biodiversity while offering visual interest year-round.

The development meets the intent of an Innovative Community Development by proposing unique architectural design, enhanced landscaping, and overall creative design practices.

DENSITY BONUS – PROXIMITY TO TRANSIT STOP

The Applicant is requesting approval of an additional density bonus in accordance with Sec. 125-326(b)(2). This section allows for a density bonus of up to five dwelling units per acre for development located within one-fourth mile radius of a rail station, multimodal transit center, or transit stop. The subject site is located within a one-fourth mile radius of the Okeechobee Road and S 33rd Street bus stop. Figure 2 below shows the subject property, bus stop location, and ¼ mile radius. The criteria are as follows:

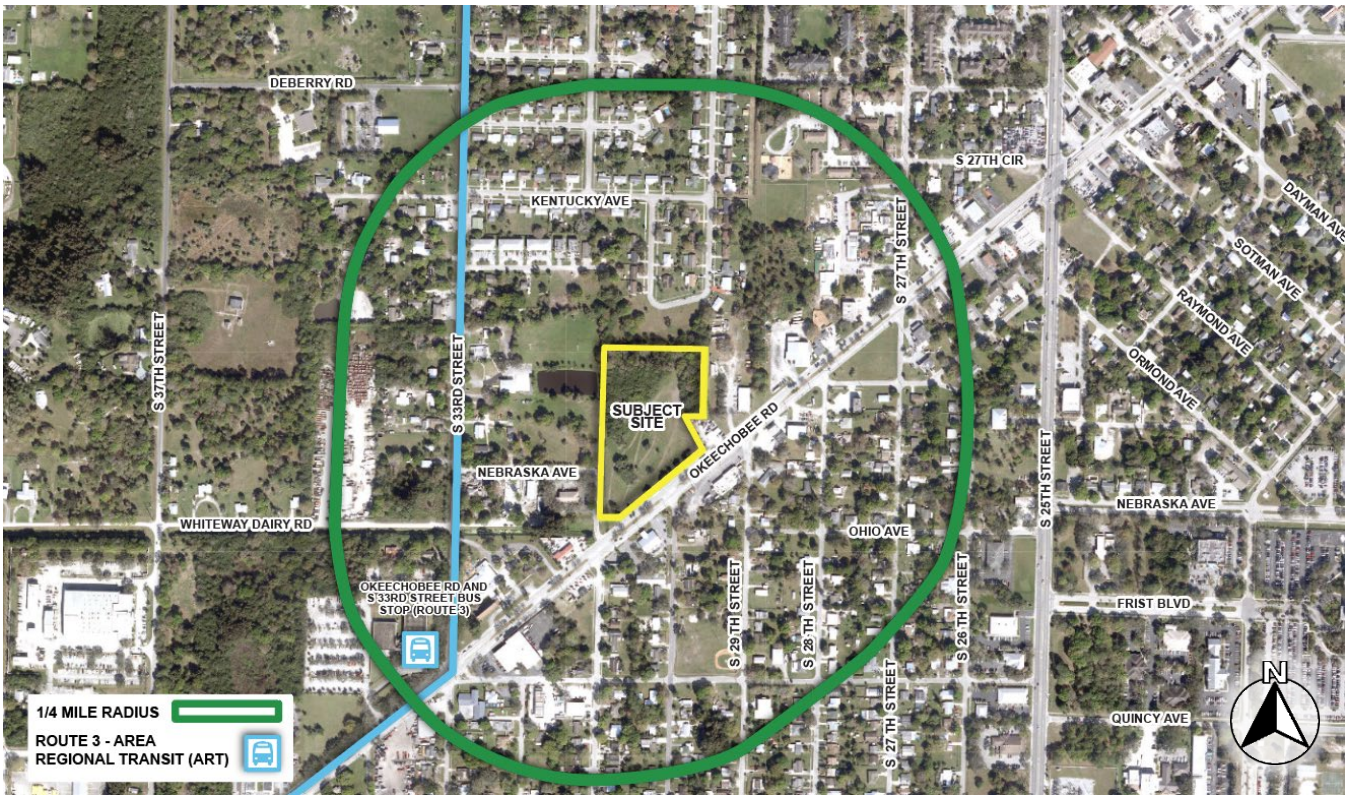
1) *Property located within the coastal high hazard area (CHHA), as defined by the adopted city comprehensive plan and the state statutes, is not eligible for density bonus provisions;*
   The subject site is not located within the CHHA, therefore it is eligible for density bonus provisions.

2) *A maximum of five dwelling units per acre density bonus is permitted for development located within one-fourth mile radius of a rail station, multimodal transit center or transit stop;*
   The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system.*

3) *The rail station, multimodal transit center or transit stop must be serviced by the regulating transit authority of the particular transportation facility at the time that the density bonus is awarded;*
   Stated above, the Okeechobee Rd and S 33rd Street Bus Stop is services by the Area Regional Transit (ART) system.

4) *Development is eligible for density bonus provisions if it is located within the one-fourth-mile radius by any measure; and;*

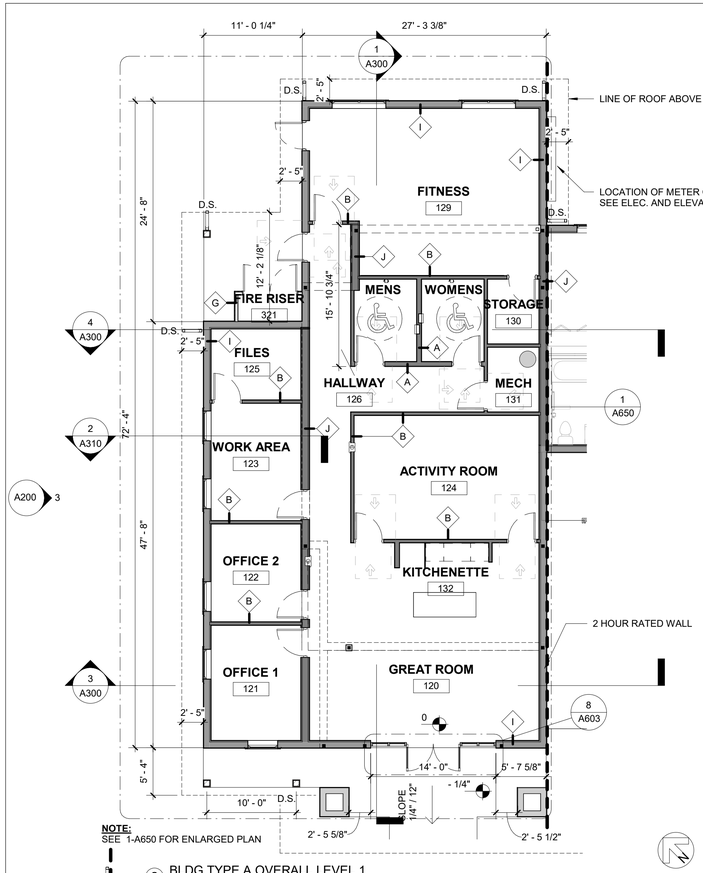
The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system*.



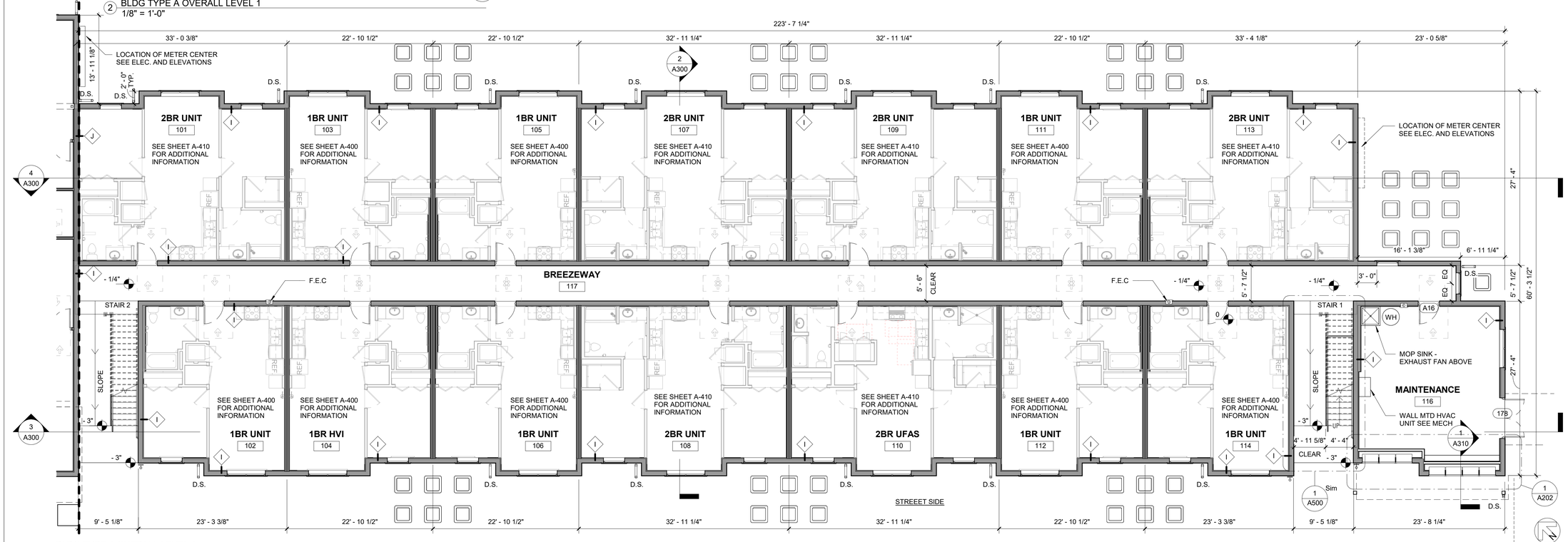
5) *The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth-mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.*
This criteria is not applicable, as the site is located within the one-fourth mile radius of a transit stop.

CONCLUSION

On behalf of the Applicant, WGI, Inc. is requesting approval of a Major Site Plan for a 106-unit affordable housing multifamily development, Conditional Use to allow an Innovative Community Development, Density Bonus of 5 units per acre per section 125-326(b)(2) in the land development code, and Design Review Approval for the 106-unit affordable housing multifamily development.



2 BLDG TYPE A OVERALL LEVEL 1
1/8" = 1'-0"



1 BLDG TYPE A OVERALL LEVEL 1
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF CMU, COLUMN LINE, FACE OF INTERIOR STUD, OR FACE OF EXTERIOR SHEATHING U.N.O.
2. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
3. EDGE OF DOOR JAMB SHALL BE MINIMUM 4" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED OR AS REQUIRED FOR HARDWARE INSTALLATION.
4. LOCATION AND NUMBER OF FIRE EXTINGUISHERS ARE TO BE INSTALLED PER THE DIRECTION OF THE LOCAL AUTHORITIES AND NFPA 10.
5. ALL INTERIOR FINISHES ARE TO COMPLY WITH THE REQUIREMENTS AS SET FORTH IN THE CURRENT STANDARD EDITION OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE SCOPE OF WORK.
6. GENERAL CONTRACTOR WILL SECURE ALL BUILDING PERMITS & INSPECTIONS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS WHICH ARE IMBEDDED IN DRYWALL PARTITIONS OR ENCLOSURES WHICH RELATE TO HIS WORK OR THE WORK OF ANY SEPARATE CONTRACTORS.ALL WOOD BLOCKING, BRIDGING, BRACING, FRAMING, ETC., SHALL BE FIRE RETARDANT TREATED AS CALLED FOR BY THE GOVERNING BUILDING CODE AND THE CONTRACTOR MUST SUBMIT AFFIDAVITS OF SUCH FIRE TREATMENT TO THE OWNERSHIP.
8. REFER TO EXTERIOR ELEVATIONS AND WINDOW / DOOR SCHEDULE FOR ADDITIONAL STOREFRONT INFORMATION
9. REFERENCE ENGINEERING PLANS FOR PLUMBING AND ELECTRICAL EQUIPMENT AND SYSTEMS. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS WITH PLUMBER.
10. TWO-WAY COMMUNICATION TO BE PROVIDED NEAR ELEVATOR PER FBC 907.5.2.2.

FLOOR PLAN LEGEND

101A — INDICATES NEW DOOR TYPE
REFER TO DOOR AND FRAME SCHEDULE XXX

1I — INDICATES NEW PARTITION TYPE
REFER TO PARTITION SCHEDULE

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

SUNRISE VILLAGE

3000 Okeechobee Road
Fort Pierce, Florida 34947

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		5/14/25	100% Review Set

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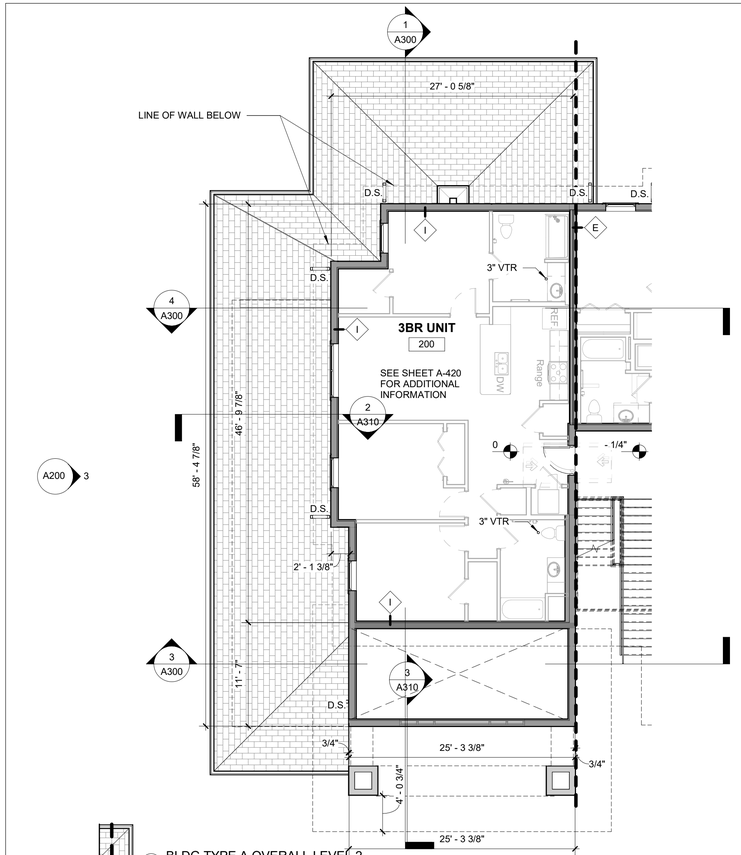
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DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

BUILDING TYPE A LEVEL 1 OVERALL PLAN

SHEET NUMBER

A110



② BLDG TYPE A OVERALL LEVEL 2
1/8" = 1'-0"



① BLDG TYPE A OVERALL LEVEL 2
1/8" = 1'-0"

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FLOOR PLAN LEGEND

101A — INDICATES NEW DOOR TYPE
REFER TO DOOR AND FRAME SCHEDULE XXX

I — INDICATES NEW PARTITION TYPE
REFER TO PARTITION SCHEDULE

bdg architects

400 N Ashley Drive
Suite 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

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3000 Okeechobee Road
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SEAL

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1		5/14/25	100% Review Set

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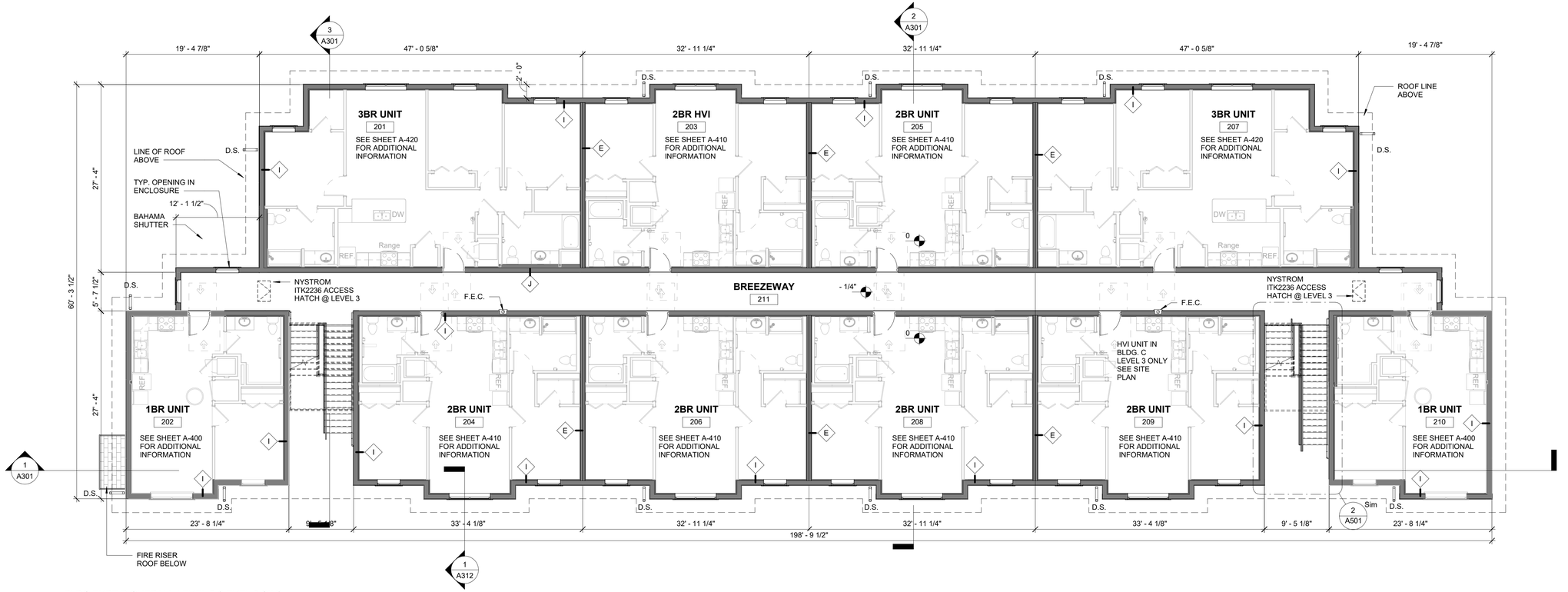
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DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

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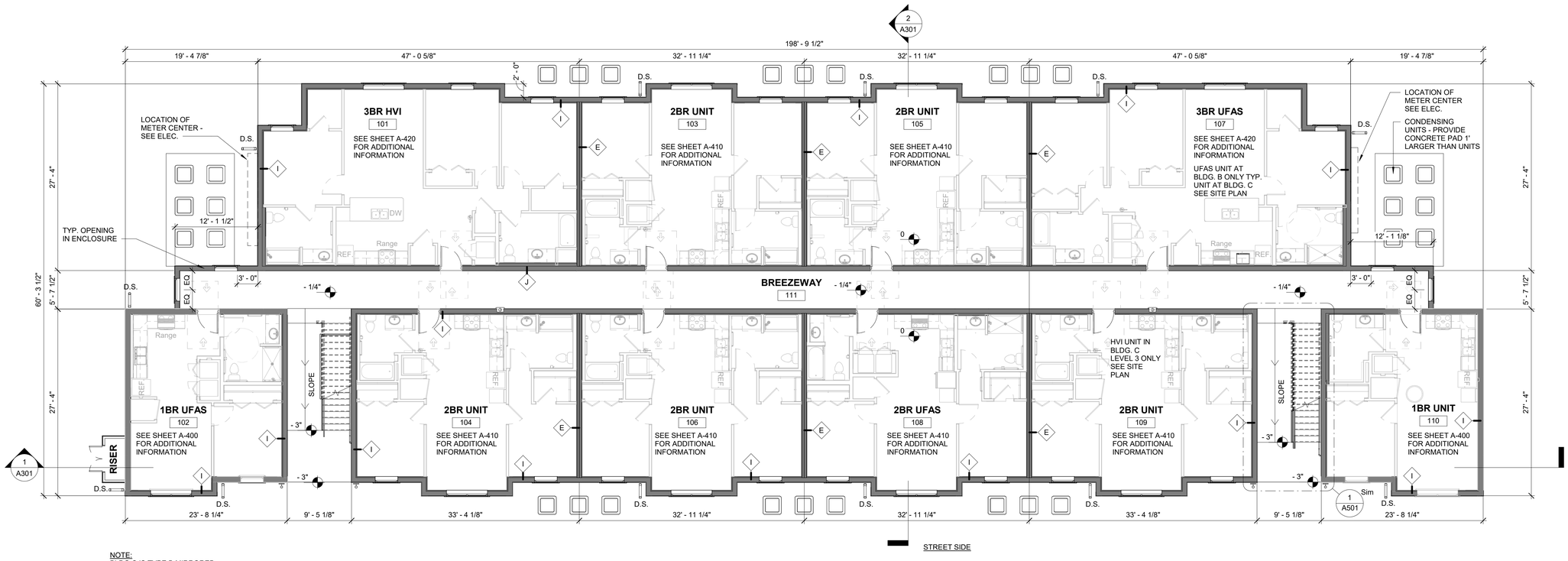
BUILDING TYPE A LEVEL 2 OVERALL PLANS

SHEET NUMBER

A111



2 BLDG TYPE B OVERALL LEVEL 2 (LEVEL 3 SIM)
1/8" = 1'-0"



NOTE:
BLDG C IS TYPE B MIRRORED

1 BLDG TYPE B OVERALL LEVEL 1
1/8" = 1'-0"

bdg architects
400 N Ashley Drive
Suite 600
Tampa, FL 33602
P: 813 - 323 - 9233
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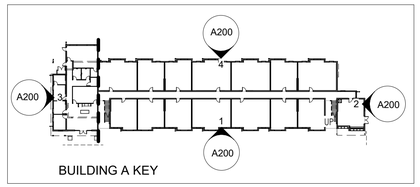
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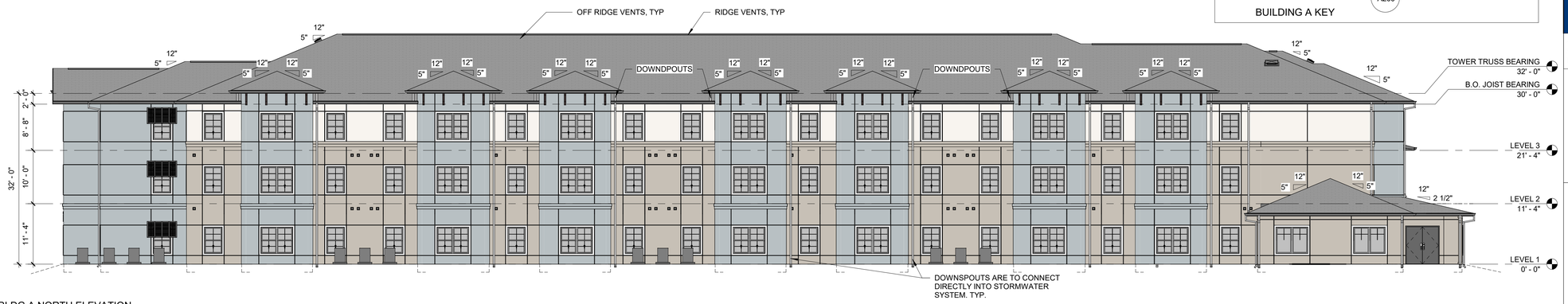
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BUILDING TYPE B OVERALL PLANS

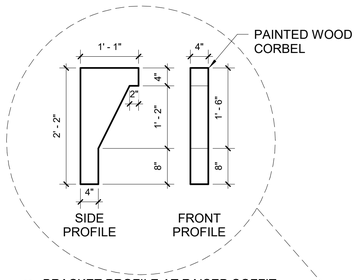
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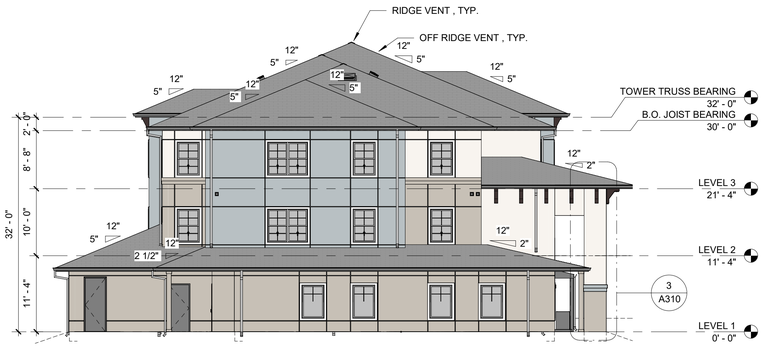




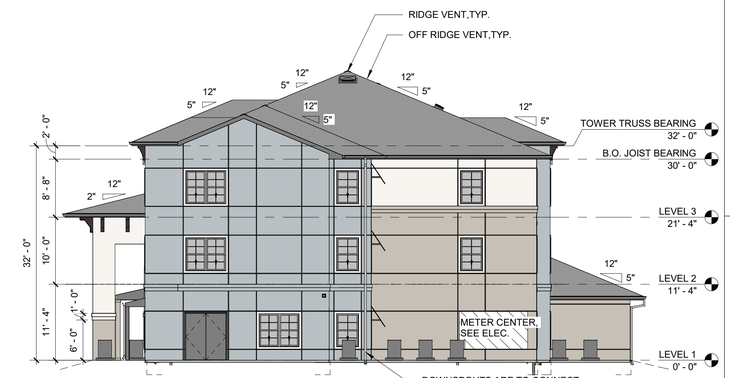
4 BLDG A NORTH ELEVATION
3/32" = 1'-0"



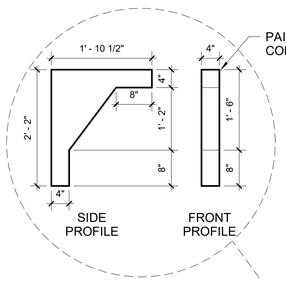
9 BRACKET PROFILE AT RAISED SOFFIT
3/4" = 1'-0"



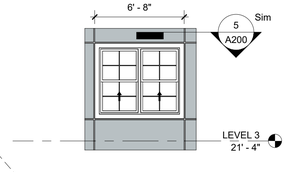
3 BLDG A EAST ELEVATION
3/32" = 1'-0"



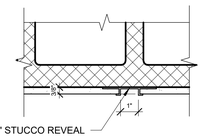
2 BLDG A WEST ELEVATION
3/32" = 1'-0"



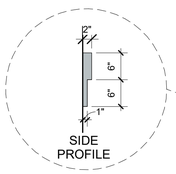
8 BRACKET PROFILE AT CLUBHOUSE
3/4" = 1'-0"



6 SINGLE HUNG ELEV.
3/16" = 1'-0"



5 REVEAL @ WINDOW
3" = 1'-0"



7 CIP BAND
3/4" = 1'-0"



1 BLDG A SOUTH ELEVATION
3/32" = 1'-0"

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SEAL

ISSUE	BY	DATE	DESCRIPTION
1		5/14/25	100% Review Set

PROJECT INFORMATION BLOCK

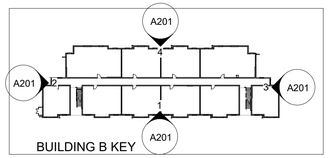
JOB #	240052
DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

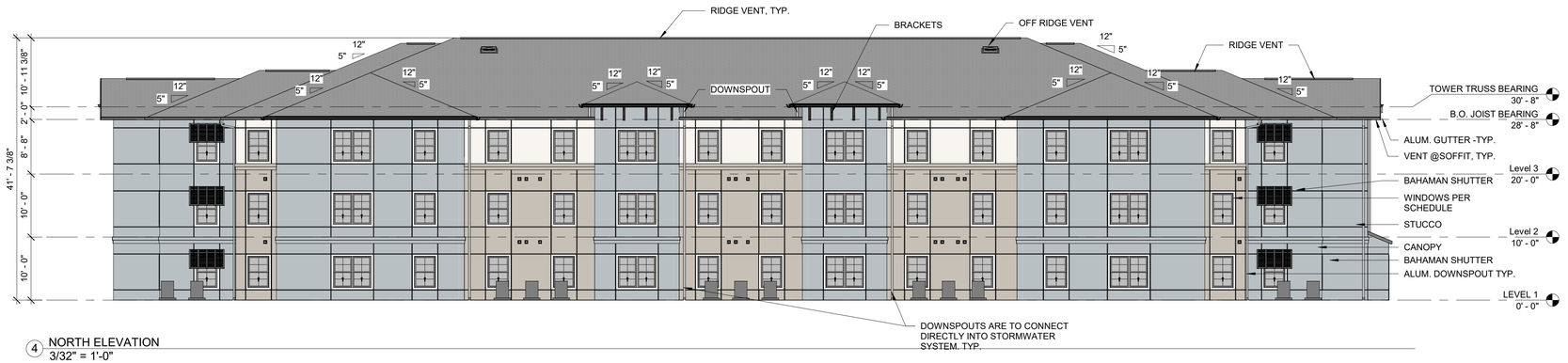
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EXTERIOR ELEVATIONS

SHEET NUMBER

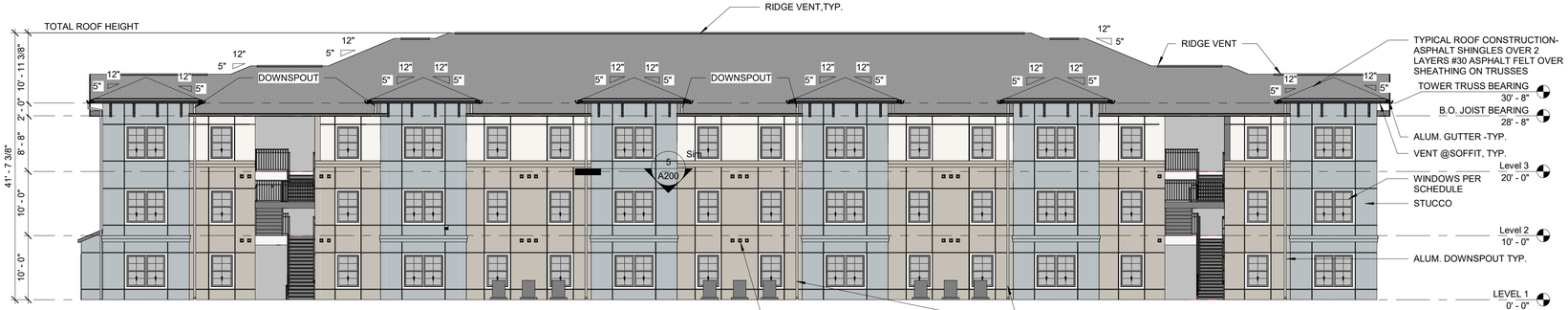
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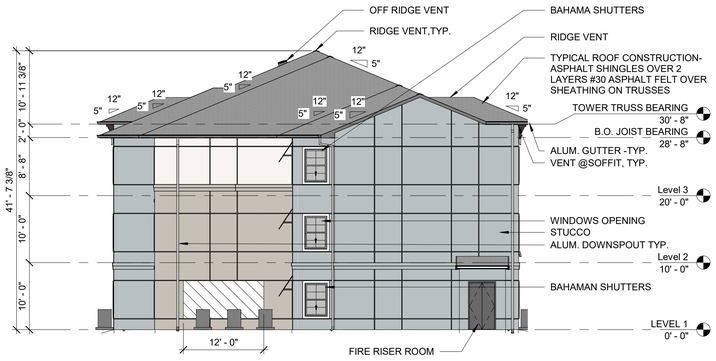
BUILDING B KEY



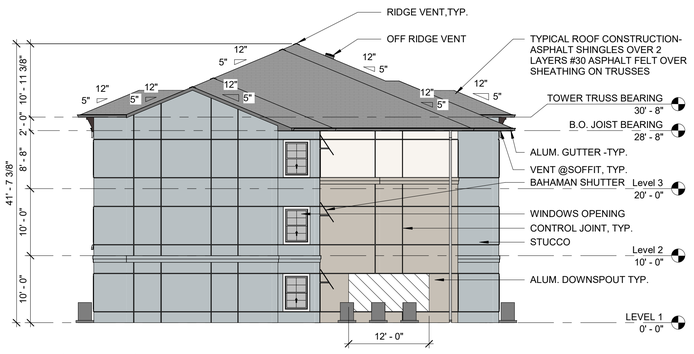
4 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"

bdg architects

400 N Ashley Drive
Suite 600
Tampa, FL 33602

P: 813 - 323 - 9233
Lic #: AA - 0003590
W: www.bdgllp.com

SUNRISE VILLAGE

3000 Okeechobee Road
Fort Pierce, Florida 34947

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JOB #	**240052**
DATE:	**5/14/2025**
DRAWN BY:	**DAC**
CHECKED BY:	**AME**

SHEET TITLE

BUILDING TYPE B
EXTERIOR ELEVATIONS

SHEET NUMBER

A201



3 BUILDING A 3D VIEW 1



4 BUILDING A 3D VIEW 2



1 BUILDING B 3D VIEW 1



5 BUILDING B 3D VIEW 2

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3D REPRESENTATION

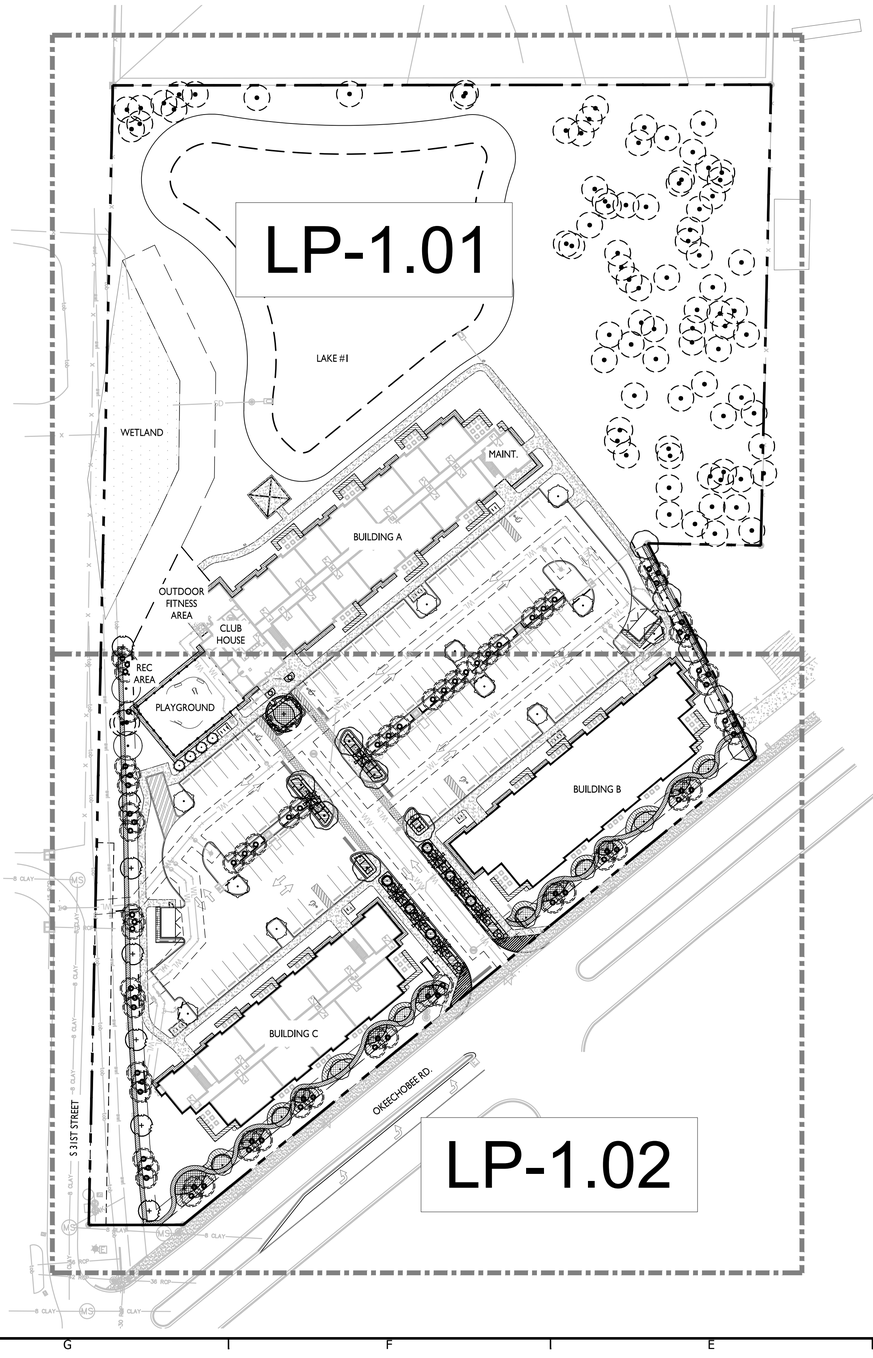
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A900

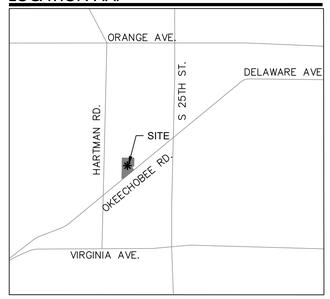
SUNRISE VILLAGE

LANDSCAPE PLAN

CITY OF FORT PIECE, ST. LUCIE COUNTY, FL



LOCATION MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
LP-1.00	OVERALL LANDSCAPE PLAN
LP-1.01	LANDSCAPE PLAN
LP-1.02	LANDSCAPE PLAN
LP-2.01	CODE CHART & PLANT SCHEDULE & TREE DISPOSITIONS
LP-3.01	LANDSCAPE DETAILS
LP-3.02	LANDSCAPE SPECIFICATIONS

N

0 25 50 100

SCALE: 1" = 50'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/15/2025	RESUBMITTAL	MH

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD

SIYANG WEN, PLA

FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL FEBRUARY 21, 2025

SUNRISE VILLAGE

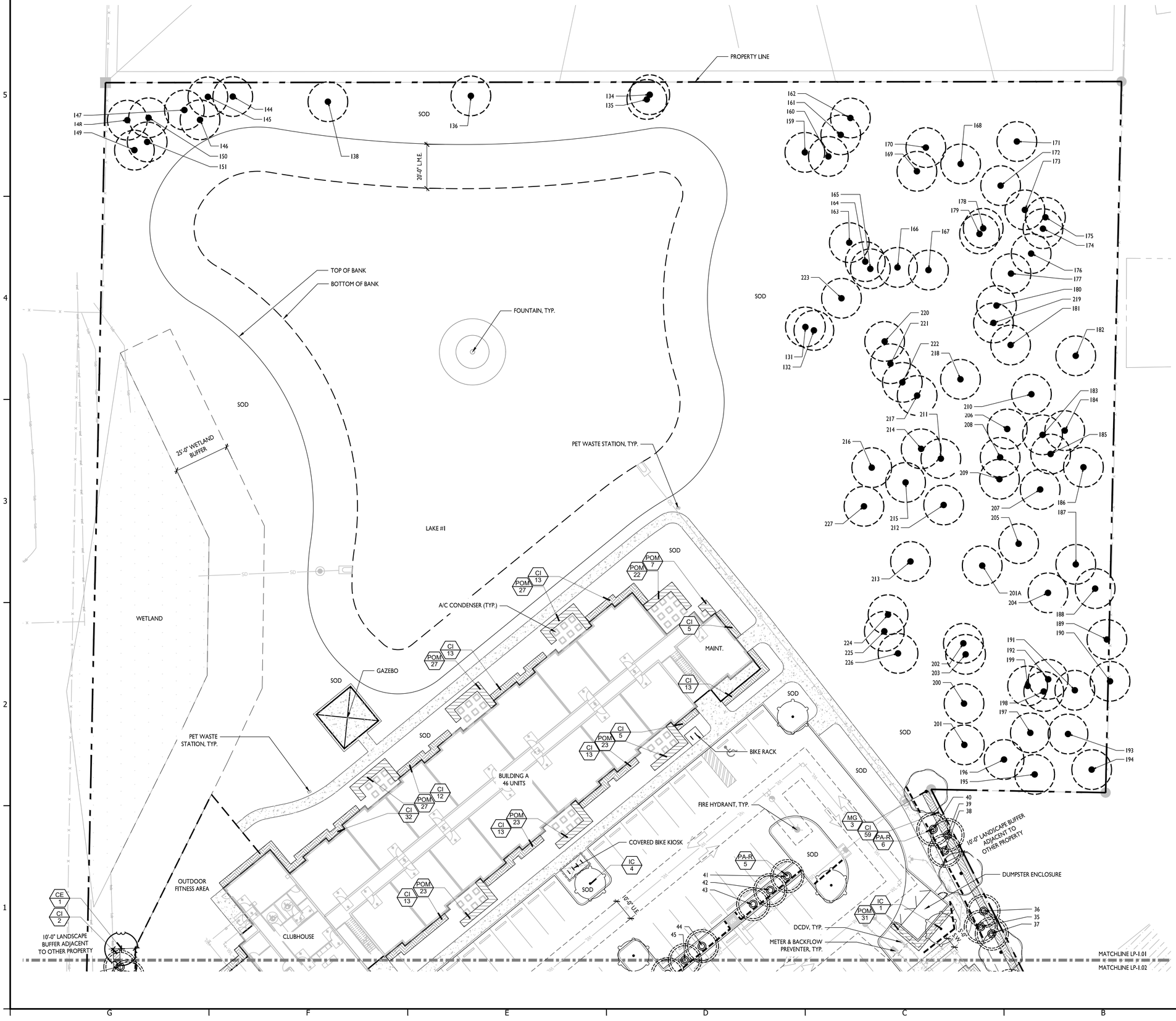
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

OVERALL LANDSCAPE PLAN

SHEET

LP-1.00

PROJECT# 11038.00



NOTES: PER THE ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION 740-23, AT LEAST 13 FEET 6 INCHES NOMINAL VERTICAL CLEARANCE SHALL BE PROVIDED AND MAINTAINED OVER THE FULL WIDTH OF ALL MEANS OF ACCESS (INCLUDING, BUT NOT LIMITED TO TREES, CANOPIES, ETC.)

N

0 10 20 40

SCALE: 1" = 20'

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/15/2025	RESUBMITTAL	MH

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

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INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

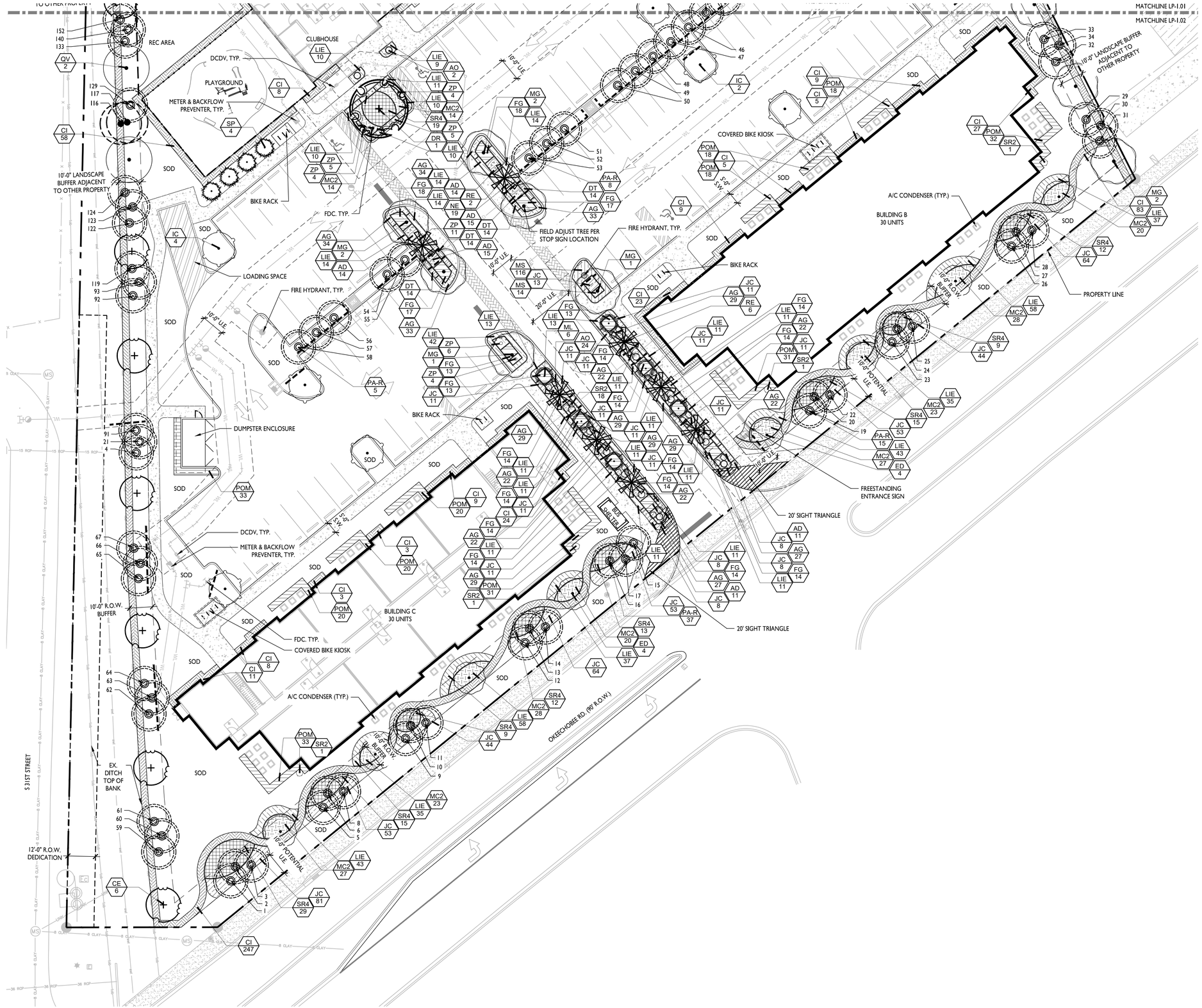
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE PLAN

SHEET

LP-1.01

PROJECT# 11038.00



LEGEND

- ROOT BARRIER
- TREE/PALM TO BE PRESERVED
- RELOCATED PALM

NOTES: PER THE ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION 740-23, AT LEAST 13 FEET 6 INCHES NOMINAL VERTICAL CLEARANCE SHALL BE PROVIDED AND MAINTAINED OVER THE FULL WIDTH OF ALL MEANS OF ACCESS (INCLUDING, BUT NOT LIMITED TO TREES, CANOPIES, ETC.)

N

0 10 20 40

SCALE: 1" = 20'

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REVISIONS		
NO.	DATE	DESCRIPTION
1	5/15/2025	RESUBMITTAL

BY: MH

CERT NO: 6991

WGI
WGInc.com
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561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL

LANDSCAPE PLAN

SHEET

LP-I.02

PROJECT# 11038.00

LANDSCAPE REQUIREMENTS

FORT PIERCE, FLORIDA

LANDSCAPING	REQUIRED	PROVIDED
10' LANDSCAPE BUFFER ADJACENT TO OTHER PROPERTY		
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)	WEST BUFFER 130 LF X 10 LF = 1,300 SF REQUIRED LANDSCAPE AREA 1,300 SF / 200 = 7 TREES EAST BUFFER 1,68LF X 10 LF = 1,680 SF REQUIRED LANDSCAPE AREA 1,680 SF / 200 = 9 TREES	WEST BUFFER 4 PROPOSED TREES + (10 RELOCATED PALM + 2 PRESERVED PALMS) @ 3:1 = 8 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED EAST BUFFER 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
10' R.O.W. LANDSCAPE BUFFER		
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)	SOUTH R.O.W. BUFFER: (231 LF + 186 LF) X 10 LF = 2,502 SF REQUIRED LANDSCAPE AREA 2,502 SF / 300 = 14 TREES WEST R.O.W. BUFFER: 266 LF X 10 LF = 2,660 SF REQUIRED LANDSCAPE AREA 2,660 SF / 300 = 9 TREES	SOUTH R.O.W. BUFFER: 8 PROPOSED TREES + 24 RELOCATED PALMS @ 3:1 = 16 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED WEST R.O.W. BUFFER: 5 PROPOSED TREES + 12 RELOCATED PALMS @ 3:1 = 9 TREES PROVIDED CONTINUOUS HEDGE AT 36" PROVIDED
INTERIOR VUA LANDSCAPE		
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	24 PROPOSED TREES + (8 PROPOSED PALMS + 18 RELOCATED PALMS) @ 3:1 = 34 TREES PROVIDED

PLANT SCHEDULE OVERALL

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
TREES					
	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
PALMS					
	SP	4	Cabbage Palm	Sabal palmetto	14`-16` HT., 10` C.T.
RELOCATED TREES					
	PA-R	76	Relocated Cabbage Palm	Relocated Sabal Palmetto	SEE TABULAR TREE LIST ON TREE INVENTORY PLAN FOR DETAILS
PALM TREES					
	RE	8	Florida Royal Palm	Roystonea elata	10' GW., WITH TROY BELT, FULL INTACT FRONDS.
SHRUBS					
	AO	26	Giant Silver Bromeliad	Alcantarea odorata	30" O.A. HT., SPECIMEN
	SR2	22	Orange Bird of Paradise	Strelitzia reginae 'dwarf'	42" HT. X 42" SPRD. FULL.
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" OC
	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.

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

TREE DISPOSITION LIST

Tag #	Common Name	Scientific Name	BH (inc	Mitigat	Credit	Dispositi	Notes
1	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
2	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
3	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
4	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
5	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
6	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
8	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
9	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
10	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
11	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
12	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
13	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
14	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
15	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
16	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
17	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
19	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
20	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
21	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
22	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
23	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
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25	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
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28	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
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36	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
37	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
38	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
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52	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
53	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
54	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
55	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
56	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
57	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
58	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
59	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
60	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
61	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
62	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
63	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
64	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
65	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
66	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
67	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
91	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
92	Sabal Palm	*Sabal palmetto*	14'			Relocate	Used for Landscape Plan
93	Sabal Palm	*Sabal palmetto*	11'			Relocate	Used for Landscape Plan
107	Sabal Palm	*Sabal palmetto*	12'	N/A	N/A	N/A	Dead
116	Sabal Palm	*Sabal palmetto*	14'			Preserve	Used for Landscape Plan
117	Sabal Palm	*Sabal palmetto*	11'			Preserve	Used for Landscape Plan
119	Sabal Palm	*Sabal palmetto*	16'			Relocate	Used for Landscape Plan
122	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
123	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
124	Sabal Palm	*Sabal palmetto*	12'			Relocate	Used for Landscape Plan
129	Sabal Palm	*Sabal palmetto*	13'			Relocate	Used for Landscape Plan
131	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
132	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
133	Sabal Palm	*Sabal palmetto*	15'			Relocate	Used for Landscape Plan
134	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
135	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
136	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
138	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
140	Sabal Palm	*Sabal palmetto*	17'			Relocate	Used for Landscape Plan
144	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
145	Slash Pine	*Pinus elliottii*	17		34	Preserve	
146	Sabal Palm	*Sabal palmetto*	8'		1	Preserve	
147	Slash Pine	*Pinus elliottii*	14		28	Preserve	
148	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
149	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
150	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
151	Laurel Oak	*Quercus laurifolia*	32		64	Preserve	Codominant (17" and 15" leaders)
152	Sabal Palm	*Sabal palmetto*	10'			Relocate	Used for Landscape Plan
159	Laurel Oak	*Quercus laurifolia*	25		50	Preserve	
160	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
161	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	Vine intrusion
162	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
163	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
164	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
165	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
166	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
167	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
168	Laurel Oak	*Quercus laurifolia*	22		44	Preserve	
169	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
170	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
171	Laurel Oak	*Quercus laurifolia*	41		82	Preserve	Codominant (21" and 20" leaders)
172	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
173	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
174	Laurel Oak	*Quercus laurifolia*	20		40	Preserve	
175	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
176	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
177	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
178	Laurel Oak	*Quercus laurifolia*	17		34	Preserve	
179	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
180	Laurel Oak	*Quercus laurifolia*	19		38	Preserve	
181	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
182	Laurel Oak	*Quercus laurifolia*	31		62	Preserve	
183	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
184	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
185	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
186	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
187	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
188	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
189	Sabal Palm	*Sabal palmetto*	18		1	Preserve	
190	Sabal Palm	*Sabal palmetto*	21'		1	Preserve	
191	Laurel Oak	*Quercus laurifolia*	27		54	Preserve	
192	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
193	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
194	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
195	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
196	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
197	Laurel Oak	*Quercus laurifolia*	14		28	Preserve	
198	Laurel Oak	*Quercus laurifolia*	23		46	Preserve	Codominant (13" and 10" leaders)
199	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
200	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
201	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
202	Sabal Palm	*Sabal palmetto*	18'		1	Preserve	
203	Laurel Oak	*Quercus laurifolia*	35		70	Preserve	
204	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
205	Laurel Oak	*Quercus laurifolia*	36		72	Preserve	
206	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
207	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
208	Laurel Oak	*Quercus laurifolia*	29		58	Preserve	
209	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
210	Sabal Palm	*Sabal palmetto*	14'		1	Preserve	
211	Laurel Oak	*Quercus laurifolia*	26		52	Preserve	
212	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
213	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
214	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
215	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
216	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
217	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
218	Laurel Oak	*Quercus laurifolia*	15		30	Preserve	
219	Sabal Palm	*Sabal palmetto*	13'		1	Preserve	
220	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
221	Sabal Palm	*Sabal palmetto*	17'		1	Preserve	
222	Sabal Palm	*Sabal palmetto*	10'		1	Preserve	
223	Sabal Palm	*Sabal palmetto*	15'		1	Preserve	
224	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
225	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
226	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
227	Sabal Palm	*Sabal palmetto*	12'		1	Preserve	
201a	Sabal Palm	*Sabal palmetto*	11'		1	Preserve	
	Required Tree Mitigation (Replacement Inches):			426			
	Required Palm Mitigation (Replacement Palms):			55			
	Trees Relocated:			0	0		
	Palms Relocated:			76	0		76 to be used for landscape code
	Trees Preserved:			27	1310		Tree Mitigation Credits
	Palms Preserved:			59	57		Palm Credits; 2 to be used for landscape code

*All palms are measured in feet to clear trunk

NO.	DATE	DESCRIPTION	BY
1	5/15/2025	RESUBMITTAL	MH

REVISIONS

CERT NO: 6991

WGI. WGInc.com

2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

CODE CHART & PLANT SCHEDULE & TREE DISPOSITION

SHEET

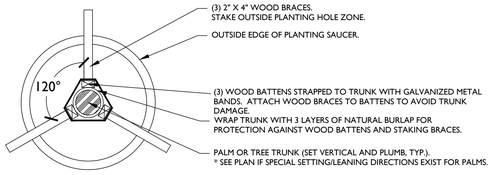
LP-2.01

PROJECT# 11038.00

SMALL PALM STAKING PLAN

NTS.

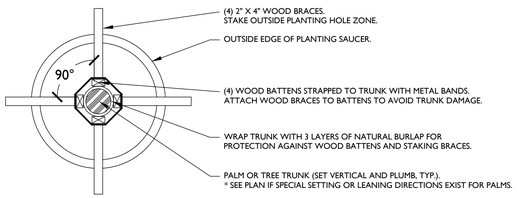
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

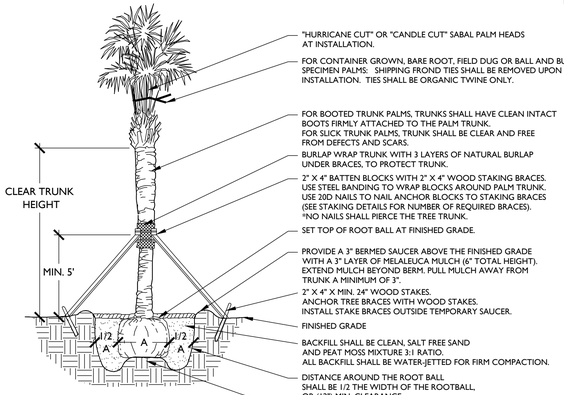
NTS.

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

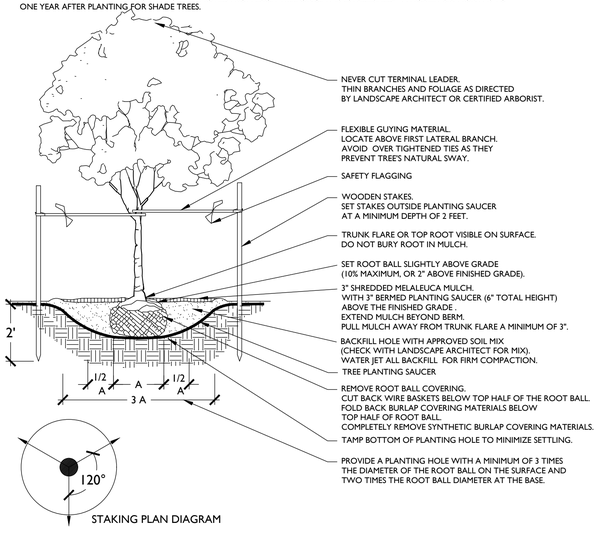
NTS.



TREE PLANTING DETAIL

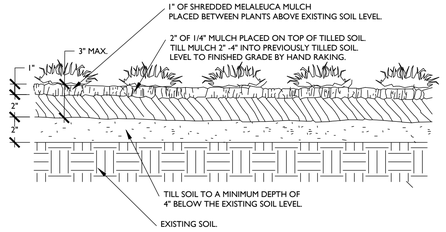
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.



GROUNDCOVER DETAIL

NTS.

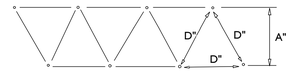


PLANT SPACING DETAIL

NTS.

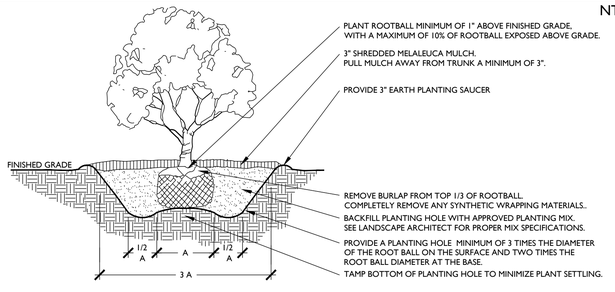
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

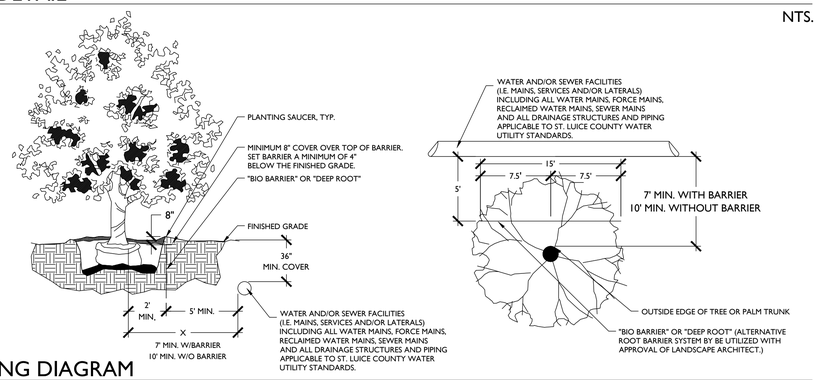


ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

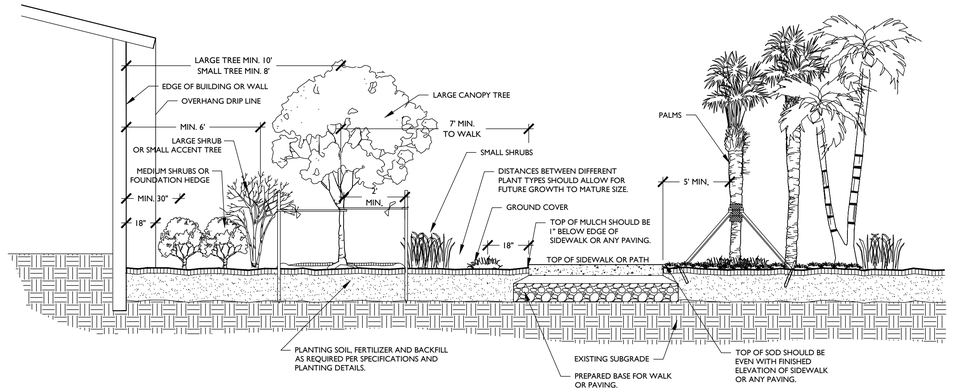
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.



TYPICAL PLANTING DIAGRAM

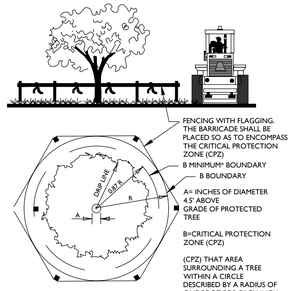
NTS.



TREE PROTECTION DETAIL

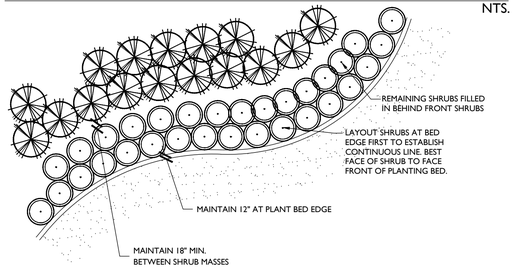
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.
13. TO SUPPORT LONG-TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL.
14. PER THE ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION 740-23, AT LEAST 13 FEET 6 INCHES NOMINAL VERTICAL CLEARANCE SHALL BE PROVIDED AND MAINTAINED OVER THE FULL WIDTH OF ALL MEANS OF ACCESS (INCLUDING, BUT NOT LIMITED TO TREES, CANOPIES, ETC.)

REVISIONS		
NO.	DATE	DESCRIPTION	BY
1	5/15/2025	RESUBMITTAL	MH

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE DETAILS

SHEET
LP-3.01

PROJECT# 11038.00

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium, 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from St. Lucie County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the
Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the ¾" diameter and 1½" in length. Mulch shall
be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a
workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the
hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for
any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete,
metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rotoriller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional expense to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1	5/15/2025	RESUBMITTAL	MH

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
FL# LA6667556

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL
INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

LANDSCAPE SPECIFICATIONS

SHEET
LP-4.01

PROJECT# 11038.00

SAVED: 5/15/2025 1:34 PM
PLOT DATE: 5/15/2025 3:26 PM
PLOTTED BY: NATHAN LEACH
DRAWING: P:\11000\11038.00 Blue Sky-Sunrise-Ft Pierce\CIVIL\10-CAD\20-Site\11038 ENGINEERING PLAN.dwg

SUNRISE VILLAGE

CITY OF FORT PIERCE, ST. LUCIE COUNTY, FL

PRELIMINARY ENGINEERING PLAN

SHEET
EXH-1
1 OF 1
11038.00

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PREPARED UNDER THE SUPERVISION OF:
ADAM SCHILDMEIER
P.E. #69218
GW 2025-05-15
INITIAL SUBMITTAL
May 15, 2025

561.687.2220
CERT NO: 6091
WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

St. Lucie PUBLIC SCHOOLS

Each Child, Every Day

Growth Management Department
Direct (772) 429-7547 www.stlucieschools.org
9461 Brandywine Lane, Port St. Lucie, FL 34986

Developer School Planning and Capacity

Instructions: Please submit completed worksheet with development plan to the governmental entity where development plan approval is sought. For projects that are expected to generate more than 200 students a pre-application conference with the School District is recommended. This may be held in conjunction with the local government preapplication meeting.

Please check [✓] type of application

- [ ] **Rezoning with Residential Component** (Complete Section A only)
- [ ] **Future Land Use Amendments** (Complete Section A only)
- [x] **Final Development Order// General Review and** Adequate Capacity Determination (Complete Section B only)

PROJECT INFORMATION	
Project Name	Sunrise Village (PZSITE2025-00009)
Project Type: (Comp Plan / Rezoning / PUD / Site Plan / etc.)	Site Plan Approval / Conditional Use
Municipality	City of Fort Pierce
Parcel Identification Number (s) (PIN) (Attach separate sheet if necessary)	2417504002000 16
Location / Address of Subject Property	3000 Okeechobee Road, Fort Pierce, FL 34947
Acreage of Project	6.8 acres
Anticipated Start Date and anticipated phasing	TBD
OWNERSHIP / AGENT INFORMATION	
Owner's Name	Mustafa E Altinok - Authorized Member, Arrow Investment Group, LLC
Owner's Signature	
Agent's Name/Company (if applicable)	Jerrod Purser (WGI, Inc.)
Mailing Address	3230 W. Commercial Blvd, Suite 300, Fort Lauderdale, FL 33309
Phone 561-537-4533	Email Jerrod.Purser@wginc.com

SECTION A: Rezoning with Residential Component and Future Land Use Amendments

Please check [✓] to indicated that you have included the following:

- [ ] Please attach location sketch
- [ ] Please attach property survey or preliminary site plan that shows the existing and proposed zoning and land use designations.

	Existing	*Proposed*
Land Use Designation (attach separate table for multiple uses)		
Zoning (attach separate table for multiple zoning designations)		
Maximum Number of dwelling units allowed		
Estimated Number of binding age restricted dwelling units		
Describe any other items related to the use		

SECTION B: Final Development Order// General Review and Adequate Capacity Determination

For projects that are expected to generate more than 200 students, we recommend that the applicant have a pre-application conference with the School District. This may be held in conjunction with the local government preapplication meeting.

Please check [✓] to indicate that you have included the following:

X Please attach location sketch, property survey or preliminary site plan that shows the proposed uses.

N/A If applicable, please complete the *Application for Exemption: School Impact Fees for Age Restricted Housing for Housing Older Persons.* [2]

N/A If the project is anticipated to be phased, please describe and graphic showing phasing schedule.[3]

Please describe project and general schedule

The Applicant is proposing a 106-unit multifamily affordable housing development. In addition to the residential units, a 1.03-acre lake, 0.14-acre recreation area, and clubhouse are provided on site.

Proposed Residential Uses

Unit Type	Dwelling Units	Student Generation[1]
Single Family:	-	-
Multi-Family:	106	22
Age Restricted[2]:	-	-

If the access of the project is located on a collector or arterial roadway, please address a potential bus stop location to provide safe waiting for parents and students as well as loading and disembarkment of students from buses

A school bus stop location is proposed for students. Refer to the provided site plan.

[1]For student generation rate use 0.405 students per single family unit and 0.207 students per multi-family unit (includes townhouses).
[2]A Restrictive Covenant is required for age-restricted communities that are exempt from concurrency and impact fees.
[3]If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy by phase

SCHOOL DISTRICT REVIEW (TO BE COMPLETED BY SCHOOL DISTRICT)

Local Gov. Reviewer:	School CSA
	Municipality Project Number:

School District Recommendations

School District Representative Signature: **Date:**

Rev 11/2021

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

TURN LANE ANALYSIS REPORT

TO: City of Fort Pierce
St Lucie County

FROM: Jane A. Caldera, P.E.

COPY TO: Ash Leyva – Blue Skey Communities
Jerrod Purser - WGI

DATE: May 14, 2025

SUBJECT: Major Site Plan: Innovative Development (PZSITE2025-00009)
3000 Okeechobee Rd - Sunrise Village
Property Control Number: 2417-504-0020-001-6



At the request of St Lucie County, a turn lane analysis has been prepared to evaluate the need for turn lanes at the requested site access driveway on Okeechobee Road, opposite S 31st Street in the City of Fort Pierce. The turn lane analysis presented below is based on NCHRP report 457.

BACKGROUND INFORMATION

A Traffic Impact Statement (dated 2/19/2025) requesting approval of De-Minimis for the Sunrise Village Affordable Housing development project has been submitted to the City of Fort Pierce and St Lucie County.

The Sunrise Village development consist of a 106 unit affordable housing project planned on a 6.8 acre parcel location on the northeast quadrant of Okeechobee Road and S 31st Street in the City of Fort Pierce. The site traffic data from the Traffic Impact Statement has been used as the basis of this turn lane analysis. A copy of the Traffic Impact Statement, dated 2/19/2025, attached as Exhibit A for your reference.

TURN LANE EVALUATION AT SITE DRIVEWAY

Left Turn Lane

NCHRP Report 457, from the FDOT Multimodal Access Management Guidebook was used to evaluate the need for a left turn lane to access driveways on Okeechobee Road. Based on the NCHRP Report 457 a left turn lane is warranted. Figures 1 and 2 contain the relevant information used to evaluate the left turn lane warrant at the site access driveway for the AM and PM Post Development Traffic Conditions.

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

4-lane roadway

INPUT

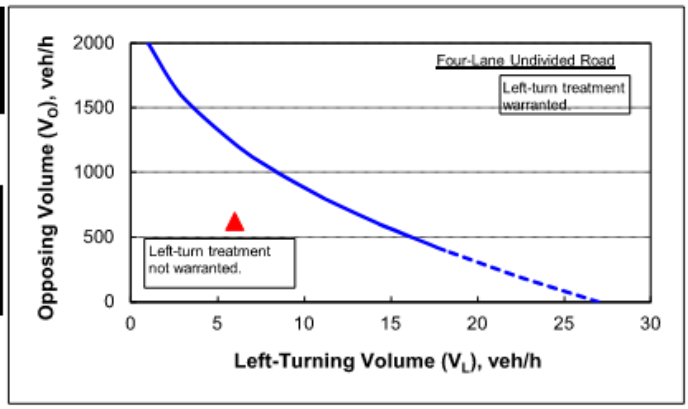
Variable	Value
Left-turning volume (V_L), veh/h:	6
Advancing volume (V_A), veh/h:	868
Opposing volume (V_O), veh/h:	620

OUTPUT

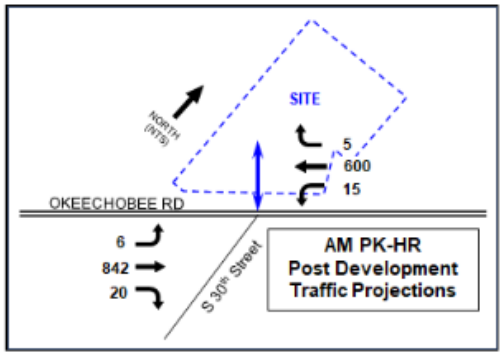
Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn s:	4.0
Critical headway s:	6.0



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).



NCHRP Report 457
Okeechobee Road at Sunrise Village Site Access Driveway
AM Peak-Hour

Figure 1

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

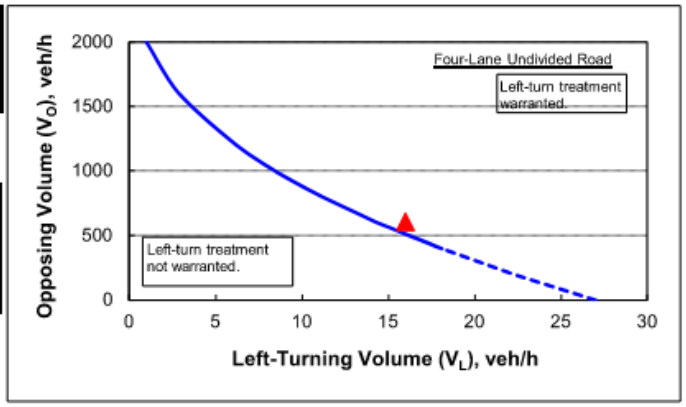
4-lane roadway

INPUT

Variable	Value
Left-turning volume (V_L), veh/h:	16
Advancing volume (V_A), veh/h:	841
Opposing volume (V_O), veh/h:	605

OUTPUT

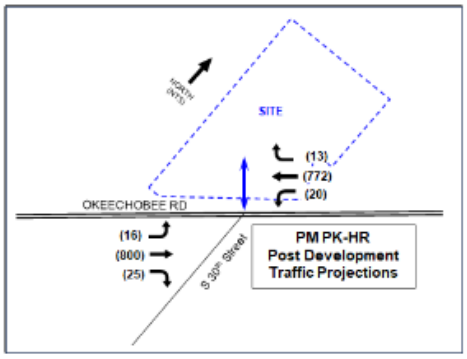
Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



Note: When V_O < 400 veh/h (dashed line), a left-turn lane is not normally warranted unless the advancing volume (V_A) in the same direction as the left-turning traffic exceeds 400 veh/h (V_A > 400 veh/h).

CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn s:	4.0
Critical headway s:	6.0



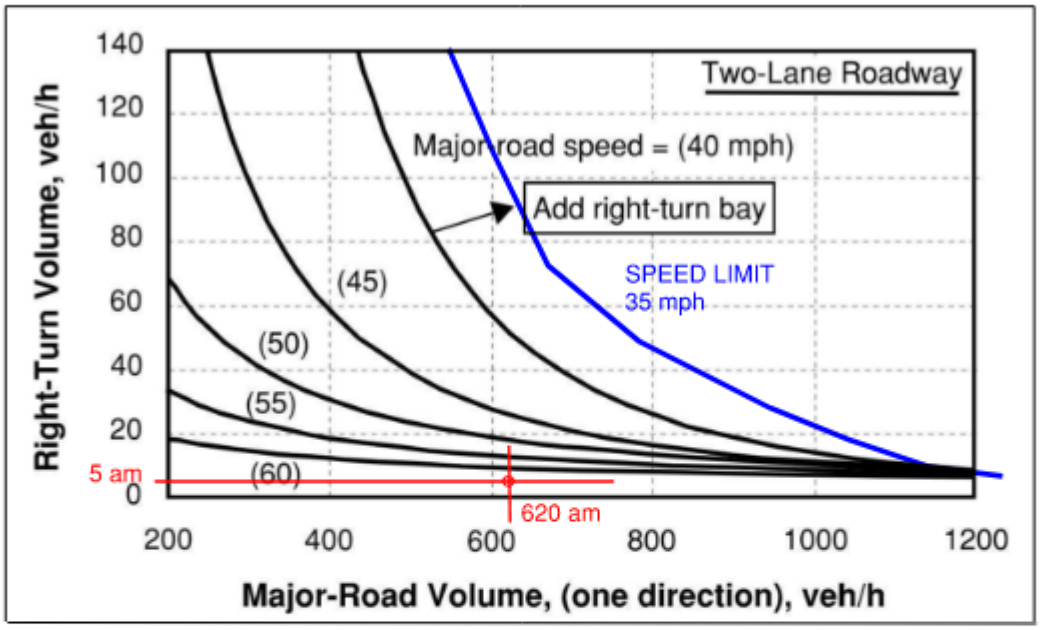
NCHRP Report 457
Okeechobee Road at Sunrise Village Site Access Driveway
PM Peak-Hour

Figure 2

Right Turn Lane

NCHRP Report 457, from the FDOT Multimodal Access Management Guidebook was used to evaluate the need for a right turn lane to access driveways. Based on the NCHRP Report 457 a right turn lane is not warranted on Okeechobee Road at the site access driveway. Figures 3 and 4 contain the relevant information used to evaluate the right turn lane warrant for the site access driveway for the AM and PM Post Development Traffic Conditions.

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

Okeechobee Road at
Sunrise Village Site
Access Driveway
AM Peak-Hour

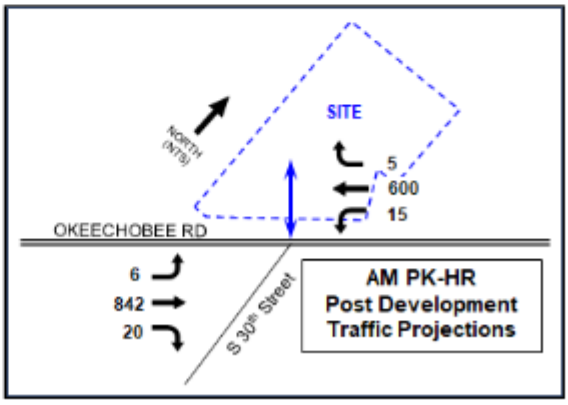
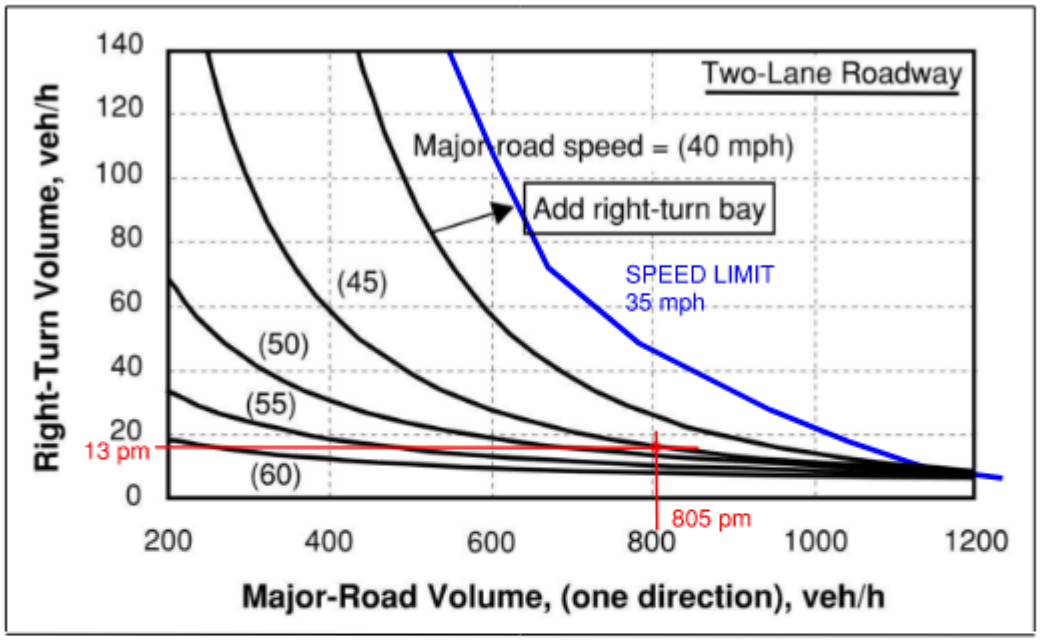


Figure 3

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

Okeechobee Road at Sunrise Village Site Access Driveway PM Peak-Hour

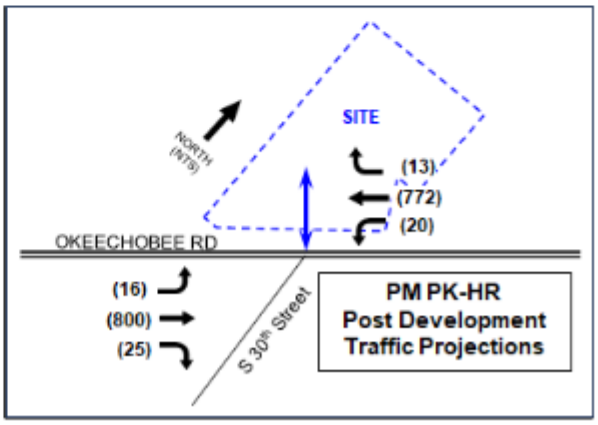


Figure 4

Please contact me if you have any questions or need additional information regarding this report.

TRUCKIN TRAFFIC, LLC
721 Gulf Boulevard, Suite 200
Indian Rocks Beach, Florida 33785
(727) 647-8196

TRAFFIC IMPACT STATEMENT

TO: City of Fort Pierce

FROM: Jane A. Caldera, P.E.

COPY TO: Ash Leyva – Blue Skey Communities
Jerrod Purser - WGI

DATE: February 19, 2025

SUBJECT: De Minimis Impact Request
3000 Okeechobee Rd - Sunrise Village
Property Control Number: 2417-504-0020-001-6

This Traffic Impact Statement has been prepared to provide the City of Fort Pierce with the pertinent traffic data needed to review and approved an application for exemption to City Code Chapter 150 - CONCURRENCY MANAGEMENT - Sec. 105-6. - Concurrency assessment, based on meeting the De-Minimis impact criteria per Sec. 105.6(b)(2) for the Sunrise Village Affordable Housing development project.

The Sunrise Village major site plan application is for a 106 unit affordable housing development planned on a 6.8 acre parcel location on the northeast quadrant of Okeechobee Road and S 31st Street in the City of Fort Pierce. The site location and area roadways are shown in Figure 1 below.

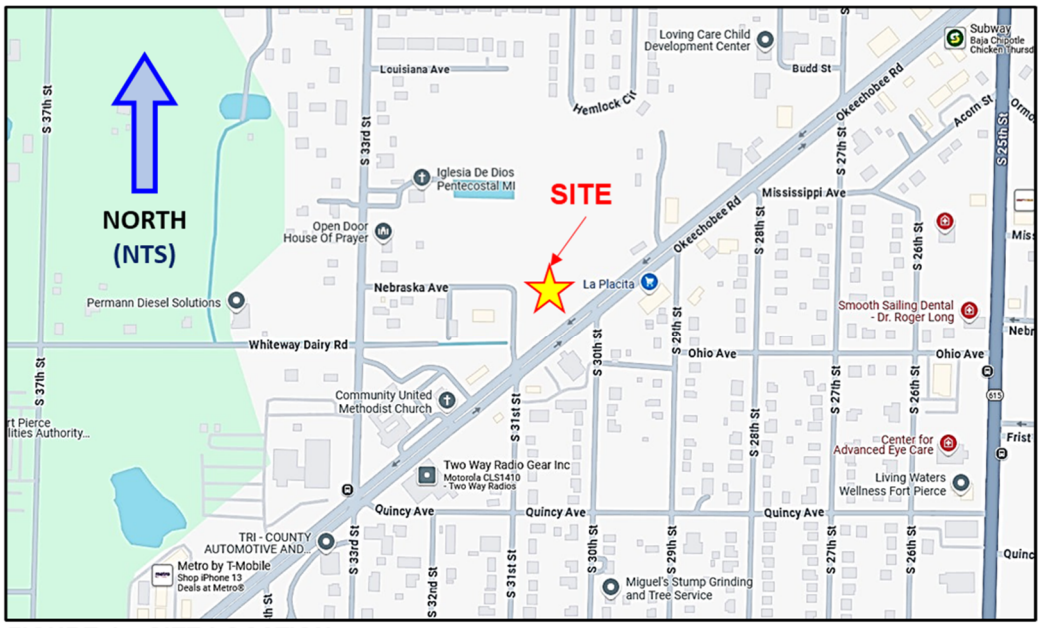


FIGURE 1 – SITE LOCATION

TRIP GENERATION:

The trip generation estimates for the proposed affordable housing development were based on the trip rates contained in the 11th Edition of the Institute of Transportation of Engineers (ITE) Trip Generation Manual. Tables 1, 2 and 3 below contain the trip generation calculations associated with the 106 unit affordable housing development.

TABLE 1 - DAILY TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	4.81	106	510	255	255

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 2 - AM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.36	106	38	11	27

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

TABLE 3 - PM PEAK HOUR TRIP GENERATION ESTIMATES

ITE Land-Use Category	ITE Land-Use (Code)	Independent Variable	(1) ITE Ave Rate	Size	Total Trips	In	Out
PROPOSED LAND-USE							
Affordable Housing	223	DWELLING UNITS	0.46	106	49	29	20

(1) The Trip Generation Rates were obtained from ITE Trip Generation Manual, 11th Edition.

SITE TRAFFIC DISTRIBUTION:

The site traffic distribution for this development was determined based on the area demographics and the area roadway network. Figure 2 below displays the traffic distribution.



FIGURE 2 – SITE TRAFFIC DISTRIBUTION

DETERMINATION OF DE MINIMIS IMPACT:

Florida law defines de minimis impact as “an impact that 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.” (§163.3180(6), F.S.)

Fort Pierce City Code Sec.105.6(b)(2) defines ‘De minimis impacts” as follows:

a. *An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.*

b. *An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.*

c. *An impact that would not exceed the adopted of service standard of any affected designated hurricane evaluation routes.*

Table 4 below contains the relevant traffic data used to calculate the site traffic as a percentage of maximum service volume.

TABLE 4
DETERMINATION OF DE MINIMIS IMPACT TEST

Road Name	Limits	Functional Class (1)	Context Class (1)	No. of Lanes	LOS STD (2)	2-Way PK-HR Capacity MSV (3)	Site Traffic Dist.	PM Net New Trips (2-way)	Site Traffic as % of MSV at LOS STD	De minimis Impact Threshold	De minimis Impact
Okeechobee Road	33rd ST to Site Access Driveway/30th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	45%	22.1	0.7%	<= 1%	YES
Okeechobee Road	Site Access Driveway/ 30th ST to 25th ST	Urban Minor Arterial	C4 - Urban General	4D	D	3,250	55%	27.0	0.8%	<= 1%	YES
						PM PEAK-HOUR SITE TRAFFIC (2-WAY)		***49***			

(1) FDOT GIS Maps

(2) City of Fort Pierce Code Sec. 105-6.(e) Level of service standards and review criteria. Table B. Level of Service Standards.

(3) FDOT 2023 Multimodal Quality/Level of Service Handbook, Appendix B: Florida's Generalized Service Volume Tables

As indicated in the table above, the minimal amount of peak hour traffic estimated to be generated by this site falls below the one percent threshold, therefore criteria (a) is satisfied.

According to the Traffic Counts and Level of Service Report 2024, prepared by the St Lucie Transportation Planning Organization (TPO), the adjacent transportation facility, Okeechobee Road Station ID 689), is operating well below the 110 percent of the maximum volume; therefore criteria (b) and (c) are satisfied. A copy of the relevant page from the St Lucie TPO report is attached to this statement.

As indicated in this Traffic Impact Statement, the Sunrise Village affordable housing project meets the de minimis impact thresholds requirements and can be granted an exemption to City Code Chapter 105 - CONCURRENCY MANAGEMENT.

Please contact me if you have any questions or need additional information to deem this project as having de minimis impact on the adjacent roadway.

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds.
Please refer to FDOT sources for detailed data on FDOT traffic counts.

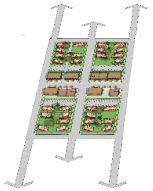
* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

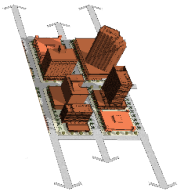


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

Arianna Hilliard

From: noreply@civicplus.com
Sent: Friday, May 16, 2025 4:16 PM
To: Arianna Hilliard
Subject: [EXTERNAL] Online Form Submittal: Development and Site Plan Review Application

Development and Site Plan Review Application

Type of request	Site Plan
	(Section Break)
Project Information	
Project Name	Sunrise Village
Location	3000 Okeechobee Rd
City	Fort Pierce
Zip Code	34947
Number of Dwelling Units	106
Type of Development/Intended Use	Multifamily Residential (Affordable Housing)
Gross Square Feet of Structure/s	103,652 GFA
Gross Acreage/Square Feet of Site	6.08 Acres
Water Purveyor	Fort Pierce Utility Authority
	(Section Break)
Owner/Developer Information	
Name	Arrow Investment Group, LLC
Address	202 Lone Pine Drive
City	Palm Beach Gardens

State	FL
Zip Code	33410
Contact Phone	561-537-4533
Contact email	Jerrod.Purser@wginc.com
Fax	*Field not completed.*
	(Section Break)
Applicant/Agent for Owner	
Name	Jerrod Purser
Firm	WGI, Inc.
Address	3230 W. Commercial Blvd, Suite 300
City	Fort Lauderdale
State	FL
Zip Code	33309
Contact Phone	561-537-4533
Fax	*Field not completed.*
Email	Jerrod.Purser@wginc.com
	(Section Break)
Project Architect/Engineer	
Name	Adam Schildmeier (Engineer)
Firm	WGI, Inc.
Address	548 NW Mercantile Pl
City	Port St Lucie
State	FL
Zip Code	33986
Phone	561-713-1732
Fax	*Field not completed.*

Email	Adam.Schildmeier@wginc.com

(Section Break)

St. Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: St. Lucie County Fire District

Minor

$108.75 (<5,000 sq.ft. or < 5 units)

$217.50 (5,000-10,000 sq.ft. or 5-15 units)

$362.50 (10,000-25,000 sq.ft. or 16-25 units)

Major

$507.50 (>25,000 sq.ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1,450.00

Applicable Codes

The currently adopted edition of the Florida Fire Prevention Code.

The St. Lucie County Fire District Fire Prevention Code and Fee Schedule.

Client Agreement

I hereby authorize the above listed agent to represent me. I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

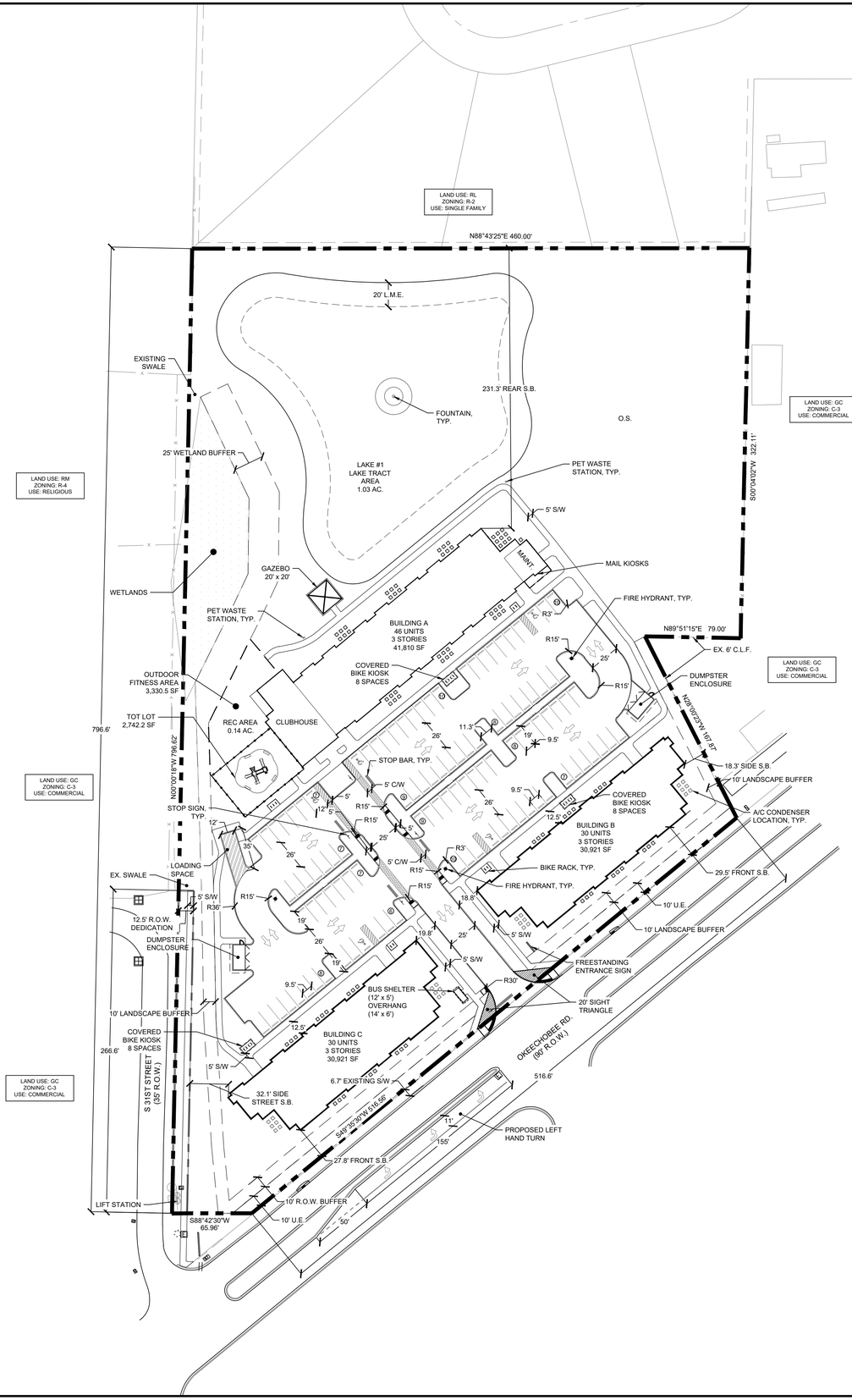
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File Upload	Site Plan.pdf
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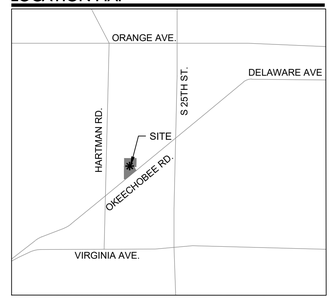
(Section Break)

Electronic Signature Agreement	I agree.
Electronic Signature	Arianna Hilliard
Date	5/16/2025
Title	Planner (WGI, Inc.)

Email not displaying correctly? View it in your browser.



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME		SUNRISE VILLAGE
EXISTING FUTURE LAND USE		RM
EXISTING ZONING DISTRICT		R-4
SEC 17	TOWN 35S	RANGE 40E
PROPERTY CONTROL NUMBER(S)		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.

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
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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
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PG. = PAGE
R = RADIUS
ROW = RIGHT-OF-WAY
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T.B.A. = TO BE ABANDONED
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U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
W = WORKFORCE HOUSING UNIT
WFH = WORKFORCE HOUSING
T.B.R. = TO BE RELEASED

BY	REVISION	DATE	No.
IE	RESUBMITTAL	2025-05-15	1

CERT NO: 6991
561.687.2220

WGI.
WGInc.com
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

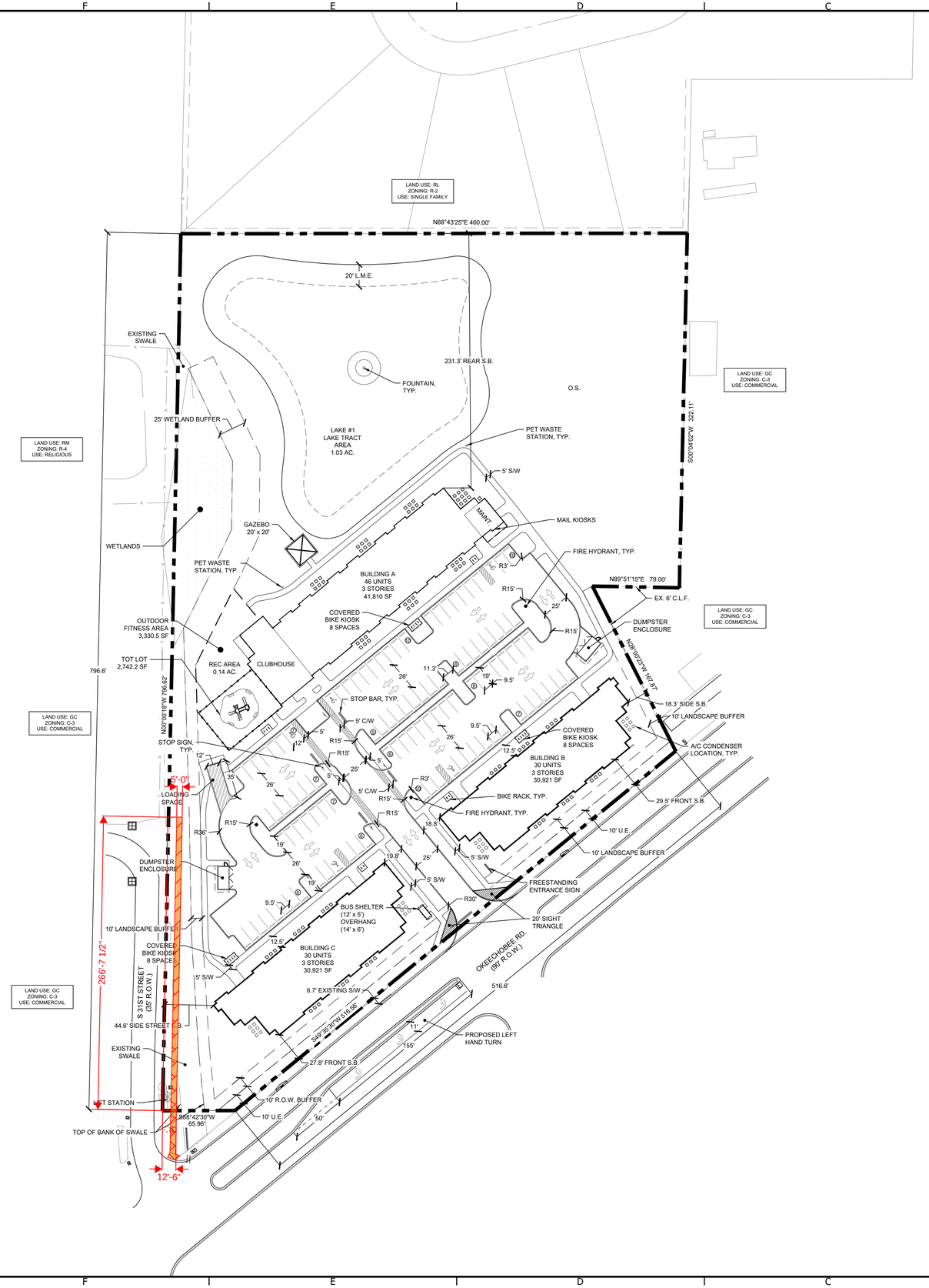
SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

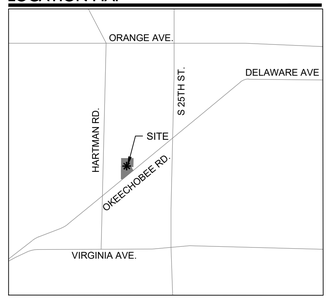
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SP-1
1 OF 1

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BY	REVISION	DATE	No.
IE	RESUBMITTAL	2025-05-15	1

CERT NO: 6991
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561.687.2220

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PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2025-05-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

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PLOTTED: 5/15/2025 4:16 PM
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