



# CITY OF FORT PIERCE

## Planning Board

August 11<sup>th</sup>, 2025

**Sunrise Village Apartments – Major Site Plan**

(Innovative Community Development/Affordable Units)

**3000 Okeechobee Rd.**

## **APPLICANT**

Arianna Hillard

WGI, Inc.

## **PROPERTY OWNER(S)**

Arrow Investment Group, LLC

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

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

(3000 Okeechobee Rd.)

## **SUMMARY**

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

The proposed development is located on a parcel with approximately 6.87 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.



# SITE LOCATION



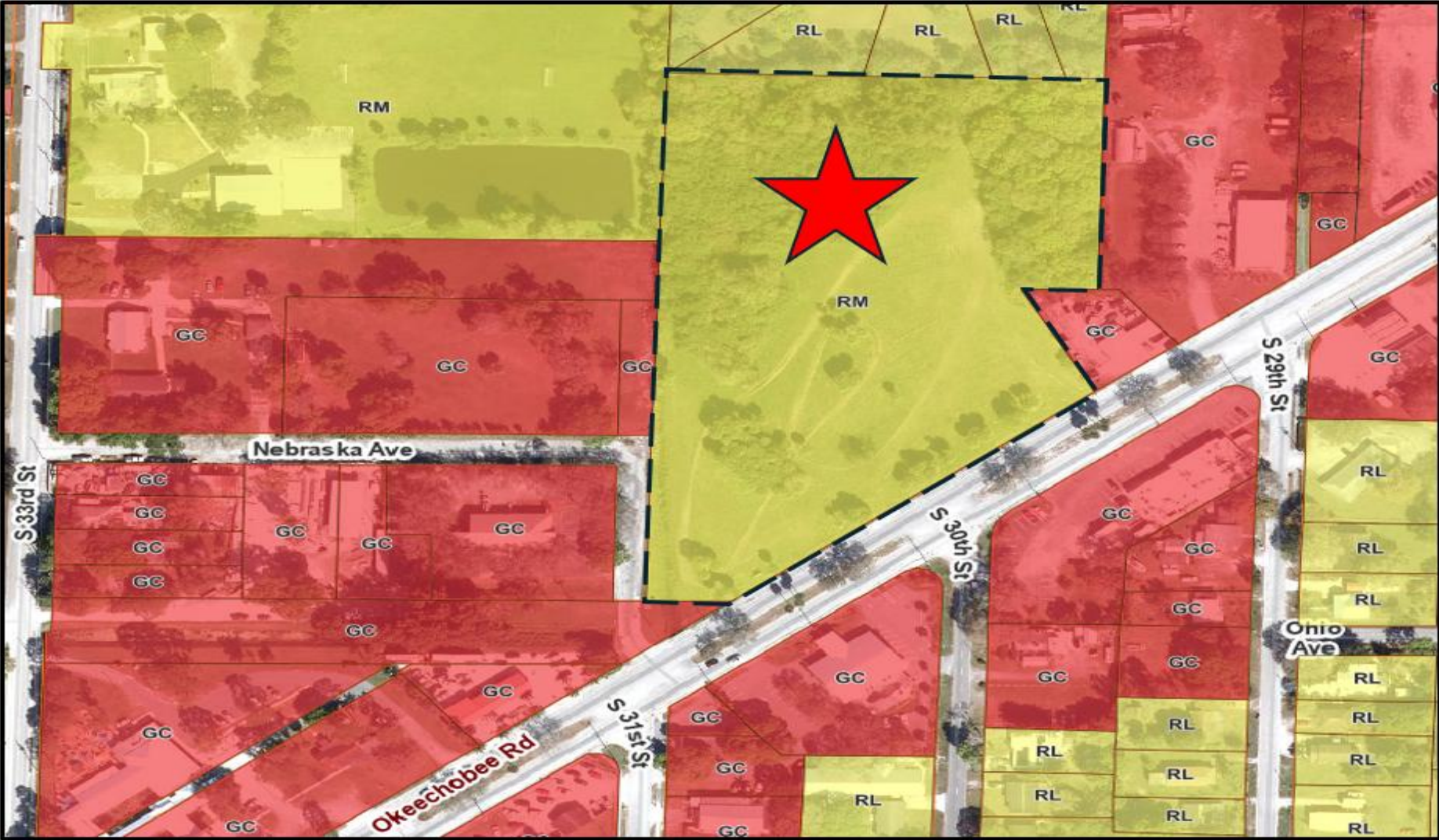
SITE AREA= 6.87 +/- Acres

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# FUTURE LAND USE

FLU: RM (Medium Density Residential)

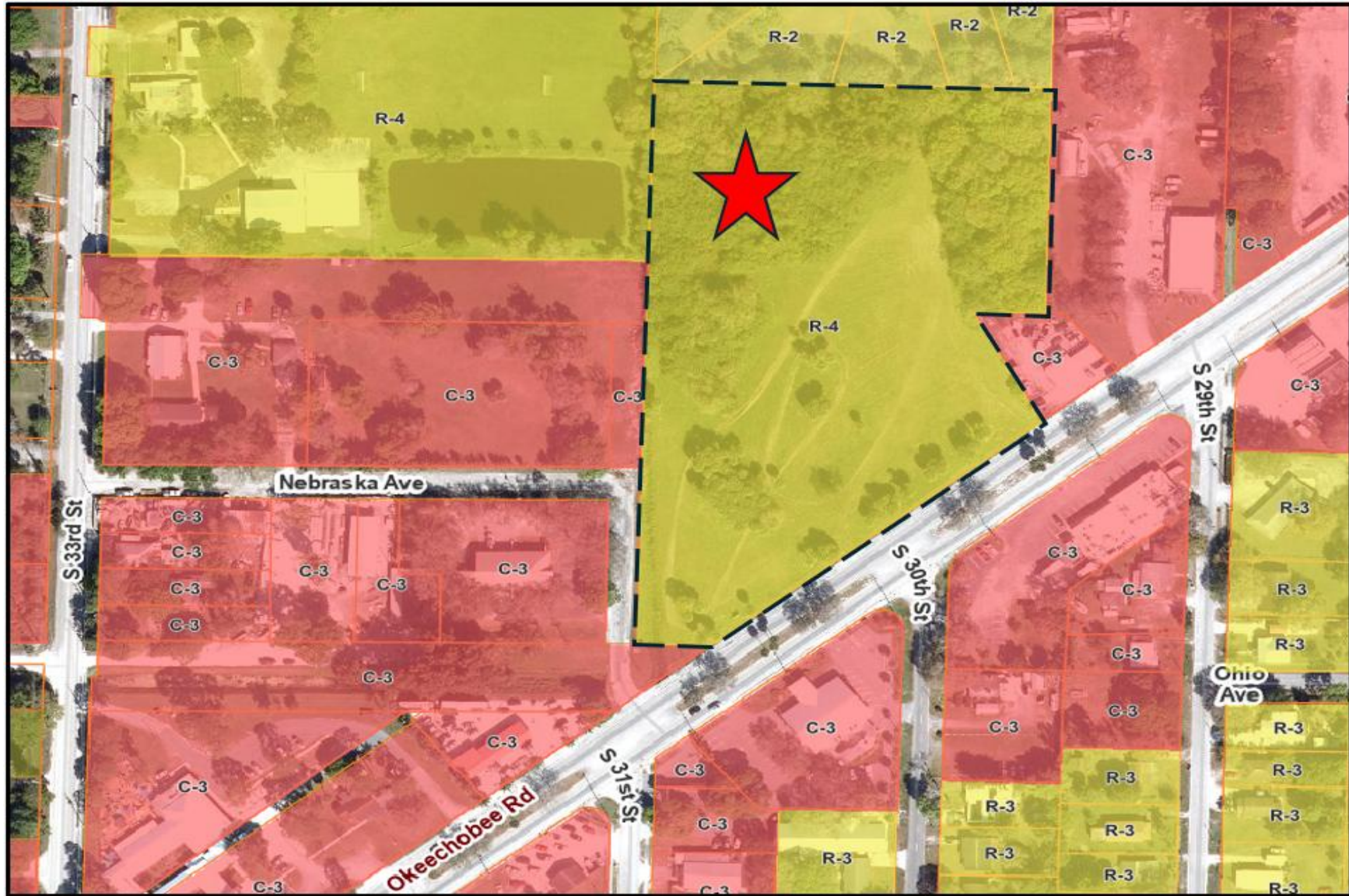


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# ZONING

Zoning: R-4, Medium Density Residential



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## Article V: Sec. 125-243

### Innovative Community Development

**Purpose.** Innovative community developments are primarily creative and imaginative housing, mixed-use and community-oriented development. Innovation is achieved by use of material, solar juxtaposition, clustering, positive environmental impacts, energy efficiency, economic sustainability and by employing methods to achieve distinctiveness and excellence in siting, design, pedestrian accessibility, and landscaping.

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

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

#### 1.1.7 Policy:

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





# SITE PLAN details

## SITE DATA

APPLICATION NAME	SUNRISE VILLAGE
EXISTING FUTURE LAND USE	RM
EXISTING ZONING DISTRICT	R-4
SEC 17	TOWN 35S
PROPERTY CONTROL NUMBER(S)	RANGE 40E 2417-504-0020-001-6
EXISTING USE	VACANT
PROPOSED USE	MULTIFAMILY
GROSS SITE AREA	6.80 AC.
ROW DEDICATION	0.08 AC.
NET SITE AREA	6.72 AC.
TOTAL UNITS PROPOSED	106 DU
PROPOSED GROSS DENSITY	15.6 D.U./AC.
STANDARD PARKING REQUIREMENT	159 SPACES
TOTAL PARKING PROVIDED	106 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
BICYCLE SPACES REQUIRED	11 SPACES
BICYCLE SPACES PROPOSED	42 SPACES
COVERED BIKE SPACES	24 SPACES
EXTERIOR BIKE SPACES	18 SPACES
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	3 STORIES (45')
REC PROVIDED	0.14 AC.
PROPOSED LAKE TRACT AREA	(15.2%) 1.03 AC.
MAX. BUILDING LOT COVERAGE	(50%) 3.4 AC.
PROPOSED BUILDING LOT COVERAGE	(12.5%) 0.85 AC.
MIN. OPEN SPACE REQUIREMENT	(25%) 1.7 AC.
PROPOSED OPEN SPACE	(62.1%) 4.23 AC.

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

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# ELEVATION DETAILS



Bldg. A  
46-units



Clubhouse and amenities

4 BUIL



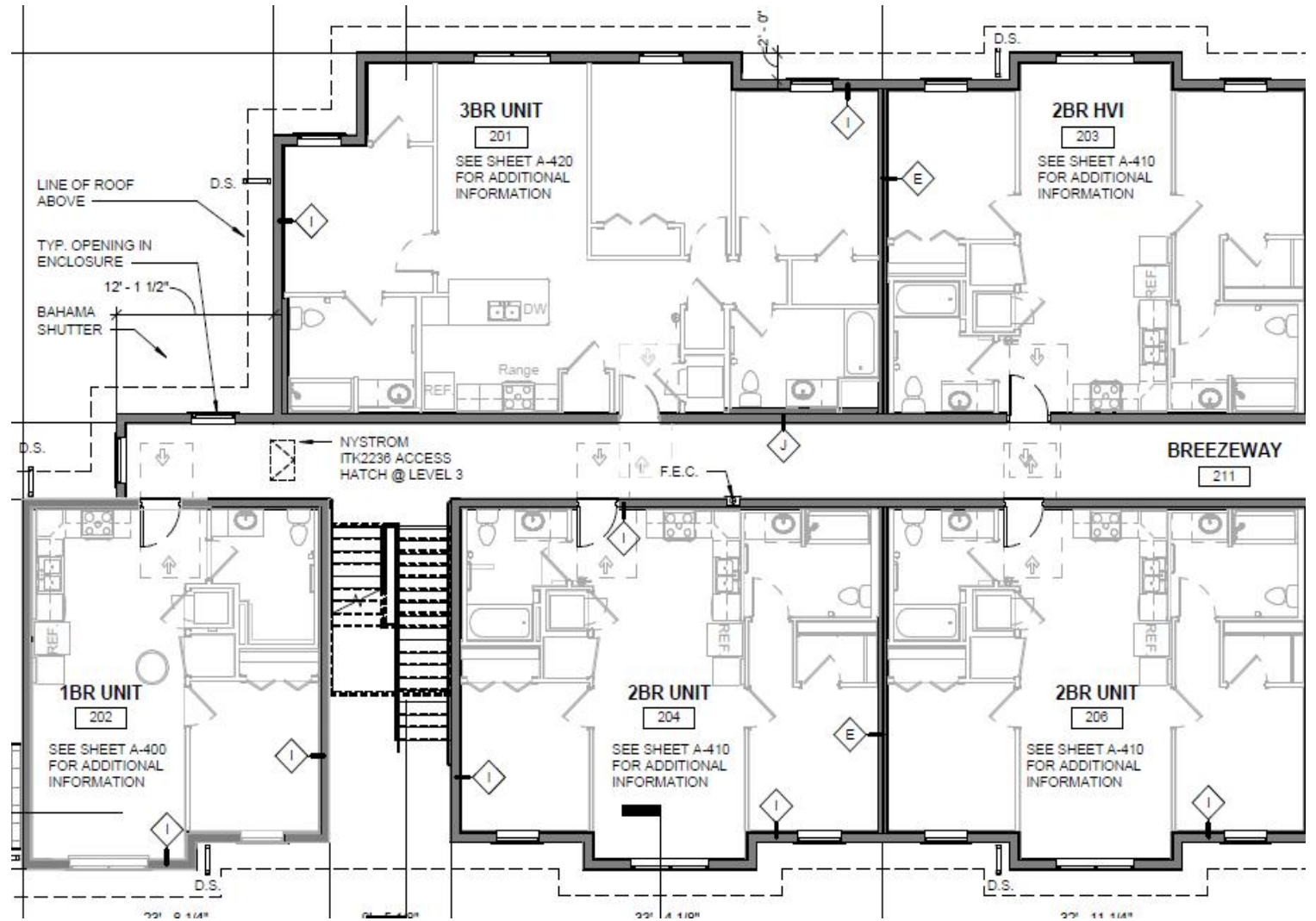
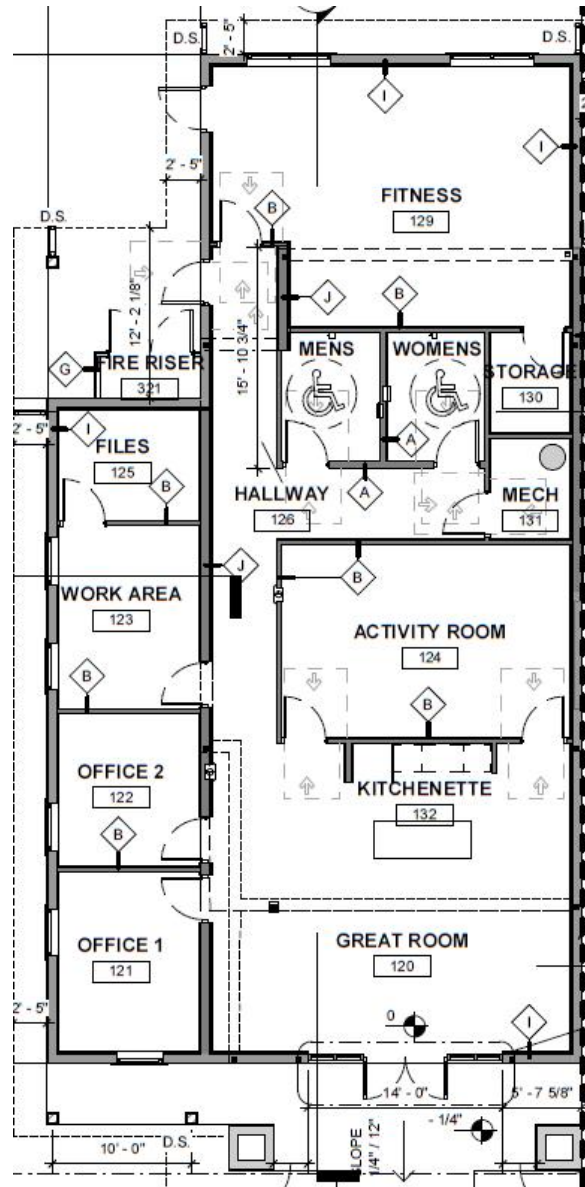
Bldgs B & C  
30-units



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# FLOOR PLAN



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# SITE PLAN visual



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## RECOMMENDATIONS

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

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



## RECOMMENDATIONS cont'd

5. Sign permits shall be filed separately during the permit process
6. An updated Environmental Assessment shall be required prior to land clearing and development
7. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity

## ALTERNATIVE RECOMMENDATION

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





# CITY OF FORT PIERCE

## Planning Board

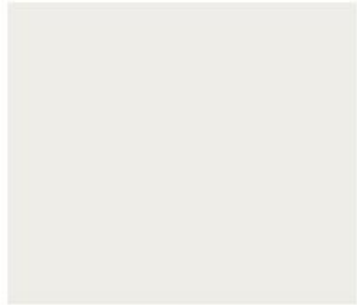
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# COLOR BOARD



Sherwin Williams  
Pure White  
SW 7005



Sherwin Williams  
Westinghouse White  
SW 7566



Sherwin Williams  
Krypton  
SW 6247



Sherwin Williams  
Colonnade Gray  
SW 7641



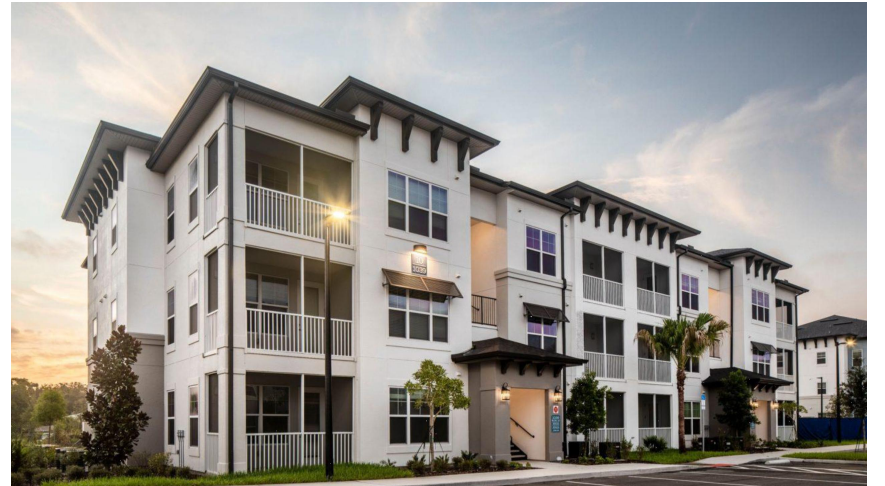
Exterior Lighting



Metal  
Dark Bronze

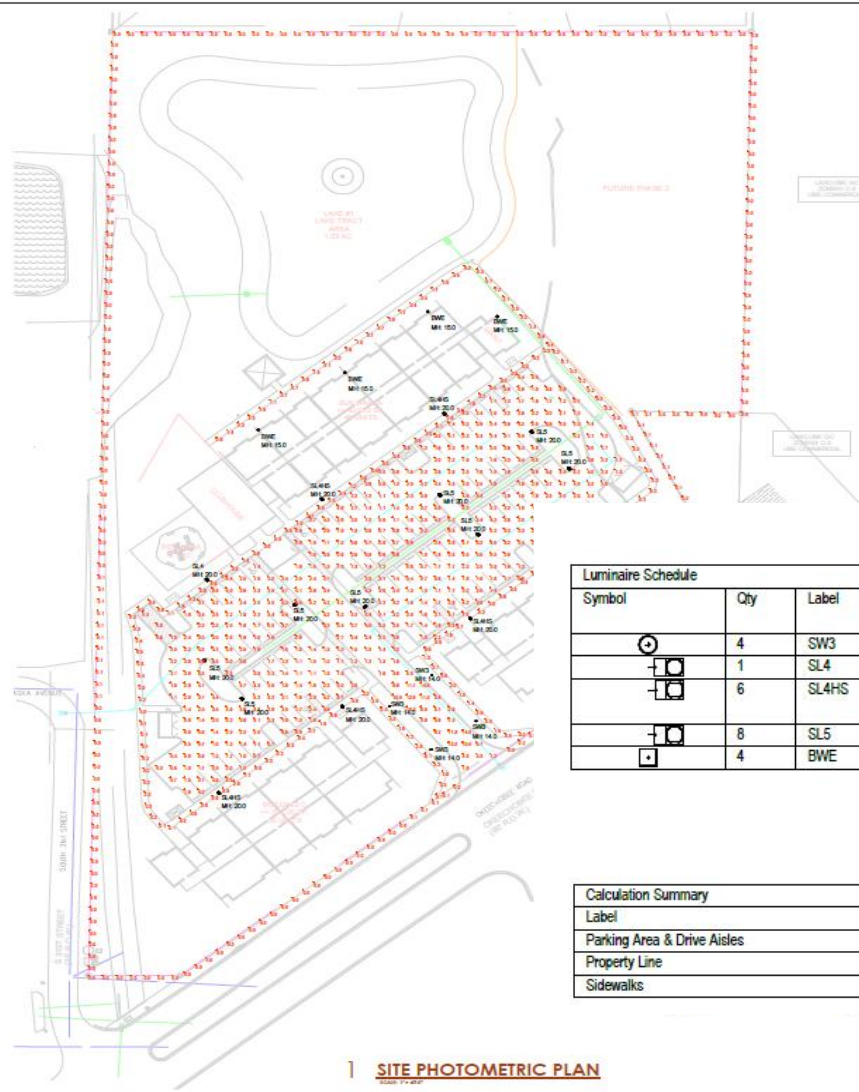


Shingles  
Timberline HD – Oyster Gray



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# LIGHTING PLAN



1 SITE PHOTOMETRIC PLAN

**bdg**  
architects

800 N. Ashley Drive  
Suite 400  
Tampa, FL 33602

P. 813-329-7233  
Lic. # AA-000395  
www.bdgarch.com

**J. Joseph, L. L. & Co.**  
Civil Engineers  
10000 N. Dale Mabry Hwy.  
Suite 1000  
Tampa, FL 33618

**SUNRISE VILLAGE**  
FT. PIERCE, FL

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

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

PLAN  
SHEET NUMBER  
EO.12

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# LANDSCAPE PLAN details

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

## SHRUB AREAS

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

## GROUND COVERS

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

## PLANT SCHEDULE OVERALL

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

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# SISTER SITE (BLUE SKY LANDING)



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