CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, August 11, 2025 - 4:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the July 14, 2025 meeting

6. **NEW BUSINESS**

   a. PZANN2025-00001
   Annexation
   MRM Ventures
   Parcel ID: 2421-233-0001-000-2

   b. PD2024-00007
   Zoning Atlas Map Amendment
   Cornerstone Master Planned Development
   2721 S. Jenkins Road

c. PZCON2025-00007
Conditional Use
Live Oak Detox Center
912 Avenue I

d. PZSITE2025-00009
Major Site Plan and Innovative Community Development
Sunrise Village Apartments
3000 Okeechobee Road

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board - 4:00 PM **5. a.**

Meeting Date: 08/11/2025

Re: July 14, 2025 Minutes

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the July 14, 2025 meeting

Attachments

Planning Board Minutes July 14, 2025

Form Review

Form Started By: Alicia Rosenthal Started On: 07/18/2025 12:46 PM

Final Approval Date: 07/18/2025

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, JULY 14, 2025, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present:	Clayton Johnson; Justine Carter; Alexander Edwards; Ryan Collins; Nichelle Clemons, Chair
Absent:	Christopher Widing; Anton Kreisl
Staff Present:	Kev Freeman, Planning Director Vennis Gilmore, Senior Planner Kerry Driver, Senior Planner Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Kreisl and Mr. Widing were excused.

5. APPROVAL OF MINUTES

a. Minutes from the June 9, 2025 meeting

Motion was made by Ryan Collins, and seconded by Alexander Edwards to approve the minutes from the June 9, 2025 meeting.

AYE: Alexander Edwards, Ryan Collins, Justine Carter, Chair Nichelle Clemons, Clayton Johnson

Passed

6. NEW BUSINESS

a. **PZANN2025-00002**
Annexation
1903 S. 37th Street

Ms. Driver gave an overview of the application. She said the site area is approximately 63 acres and the taxable value of the property is $34,991. Ms. Driver stated the existing county Future Land Use is Commercial and the proposed Future Land Use is General Commercial. The existing county zoning is Commercial Neighborhood and the proposed zoning is General Commercial. Ms. Driver showed the Future Land Use comparison chart.

No one spoke for or against the application.

Motion was made by Justine Carter, and seconded by Alexander Edwards to forward a recommendation of approval of the proposed annexation to the City Commission.

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

b. **PZSITE2025-00027**
Major Site Plan Amendment
Kings Landing
Generally located at or near 322 North 2nd Street

Mr. Freeman gave an overview of the application. He said the application proposes a major amendment to a previously approved site plan of eight (8) parcels in respect of the Kings Landing development. Mr. Freeman noted that on February 7, 2022, the City replaced the site plan with an amended site plan through Ordinance 22-003. Mr. Freeman explained there have been changes to the development agreement and the potential developers of the property. He said the application is under time constraints through a development agreement. He noted the Historic Preservation Board and City Commission hearings have to take place before September 2025. Mr. Freeman stated the existing zoning is PD - Planned Development and the existing Future Land Use is CBD - Central Business District. He showed the original site plan and the amended site plan. Mr. Freeman said the revision to the site plan was formulated through a meeting with the applicant, developer, and a number of city departments. One of the main points of the staff was how to be efficient in the layout and how additional parking could be created on the property in excess of what was already being proposed. He said the amended site plan has one single spine through route from Indian River Drive to N. 2nd Street and the site became more efficient and allowed for the development of a larger capacity parking garage within the property.

Mr. Freeman showed the Kings Landing site data comparison. He explained that the townhomes have been removed and are being constructed individually. The site has been bifurcated into two. The changes to the site plan include a downsized restaurant, the hotel has gone from 140 to potentially 148 rooms, retail space has been upsized, parking has increased to 516 parking spaces, and a fitness area and meeting rooms have been added. Mr. Freeman said the landscape plan centers on creating a pedestrian-friendly welcoming through street and lots of landscaping around the property. Mr. Freeman highlighted that it is important that this part of the development complies with the latest development agreement and all the dates in the proposal line up with the

agreement. The phasing schedule has been lined up to meet the timeline. Mr. Freeman showed the architectural drawings. He noted there are outstanding comments from the Engineering department that the applicant is working on and will need to be resolved before the presentation to the City Commission. Mr. Freeman said the Historic Preservation Board will be looking more at the architecture. He is hoping the City Commission hearing will be in September 2025 with all the Engineering comments complied with.

Ms. Carter asked if there had been discussions about making it a better plan with pervious pavement. Mr. Freeman said the applicant is proposing large tracts of pervious stormwater treatment.

Mr. Collins asked if the hotel parking was on site or in the city's parking garage.

Chair Clemons asked for clarification on the parking garage being completed in phase 2 and the hotel being completed in phase 1.

Dave Baggett, applicant representative from Haley Ward, answered questions from the Board. He stated eco-friendly items are actively being incorporated into the project. Mr. Baggett said they are working with the Ferguson company, which uses a lot of innovative stormwater technology. He said the site never had a permanent stormwater management system when it was the FPUA power plant. He said they are landscaping wherever they can. More details will be available at the site work permit when the construction plans are approved and the Engineering comments are addressed.

Bill Ware from Live Oak Holdings, answered the question about phasing. He stated they have three (3) phases and the third phase is the lot on the west side of 2nd Street. In an ideal world, Mr. Ware said he would like to start phase two before phase one is completed, which means the parking garage and everything to the south has to be commenced shortly thereafter. In the meantime, they would have to use the lot on the west side of 2nd Street for any parking needs and construction activity if the hotel is completed before the garage is done.

Ms. Carter asked if the lot has enough space if the hotel was at full capacity.

Mr. Collins asked if the plan was for the hotel to use the parking on site. Mr. Ware said the top floor of the hotel will be dedicated to the hotel. Mr. Collins asked about the brand of the hotel. Mr. Ware stated the hotel will be a Marriot Tribute. Mr. Collins asked if there was a restaurant on site. Mr. Ware said there is a restaurant in the hotel and on the first floor of the building adjacent to the hotel will also be a restaurant space.

Perry Lloyd, resident, said palm trees don't help with shade. He said there are no real trees in the drawing and Moore's creek could be smelly.

Ms. Carter asked about the impact of the drainage going into Moore's Creek and if there is room for improvement in adding trees. Mr. Baggett stated the stormwater system will provide for treatment and attenuation and a permit is required by South Florida Water Management. He said the rendering is an architectural concept and the landscape plan outlines the species of trees.

Mr. Johnson noted the development has more landscaping than most projects. There are 54 trees and 225 palm trees, and they have been asked to remove some of the landscaping.

Motion was made by Justine Carter, and seconded by Clayton Johnson to approve Kings Landing Major Amendment to the Site Plan with the following being met prior to presentation to the City Commission:
A. All requirements of the City's Engineering Department have been met. TOGETHER with the following Conditions added to the Ordinance

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;
   - Phase 1 to be completed no later than July 11, 2028.
   - Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029
   - Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.
3. All required Roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.
4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

AYE: Justine Carter, Alexander Edwards, Clayton Johnson, Chair Nichelle Clemons
NAY: Ryan Collins
Passed

c. **PZCON2025-00006**
Conditional Use with No New Construction
House of Peace Group Living Facility
2021 Sunrise Boulevard

Mr. Gilmore gave an overview of the application. He said the request is to operate a licensed Agency for Persons with Disabilities (APD) provider group home. Mr. Gilmore stated the site is approximately 19 acres with an existing Future Land Use of Office-Professional and Business Services (OP) and the zoning of Office Commercial (C-1). The property is a 1,650 square-foot, single-family, one-story, 1954 home with 4-bedrooms and 2-bathrooms. The home is primarily surrounded by residential uses; all single-family homes and three (3) commercial parcels. Mr. Gilmore said the site currently has a driveway that does not have the minimum required driveway width. He said the group home will accommodate a maximum of five (5) residents, ranging from 21 to 65 years old. The home is co-ed, housing both male and female residents. Mr. Gilmore said the House of Peace will employ four (4) full-time rotating staff members. Staff will work in rotating shifts to ensure 24/7 supervision and support. He stated transportation will be provided by the facility, including a dedicated transport van used to take residents to and from medical appointments, community activities, and other services. Mr. Gilmore said staff recommend approval with two (2) conditions.

LaShonda Roberts, applicant and owner, stated the group home is a great opportunity to help, and she is looking forward to providing the service.

Chair Clemons asked if the driveway extension had been completed. Ms. Roberts said she will complete the driveway once the application has been approved.

Perry Lloyd, a resident, said there are lots of group homes in the neighborhood and state law

requires a specific distance between them.

Lisa Kauffman, property owner to the north of the home, said she doesn't know who will be at the group home. She also noted the group home is close to an elementary school and the group home provides no advantages to the neighborhood. Ms. Kauffman said the future sale of her home might not be a possibility.

William Faitella, resident, said he lives in the house next door. He said there is an elementary school, an at-risk school and a middle school nearby. Mr. Faitella said he is not sure if the group home will be a house of recovery.

Ms. Roberts, applicant, said the facility is for persons with mental disabilities. The residents will not be able to drive and will only be escorted by staff. She also noted that the residents have no place to go, and they do not communicate with their families. Ms. Roberts said she works for the school district, and she would not put any students in jeopardy.

Mr. Collins asked if there is a precedent for this type of change for the city. Mr. Gilmore said the state preempted jurisdiction to allow for six (6) individuals in residential zoning districts. He explained the group home is in a commercial zoning district, which requires Conditional Use approval. Mr. Gilmore said if there is another group home in the alloted area, the state would not issue a license.

Motion was made by Alexander Edwards, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with the following two (2) conditions:

1. Per City Code Section 125-316. – Access Control: Residential driveways shall be a minimum of 12 feet wide with a maximum of 26 feet wide. The driveway width must be extended to a minimum width of 12 feet.
2. Limit the number of vehicles parked to no more than two (2) vehicles at a time.

AYE: Alexander Edwards, Clayton Johnson, Justine Carter, Chair Nichelle Clemons
NAY: Ryan Collins
Passed

d. **PZCON2025-00003**
Conditional Use with No New Construction
Aspatria Institute College
1404 South 28th Street

Ms. Driver gave an overview of the application. The parcel is approximately 68 acres with a Future Land Use of General Commercial (GC) and zoning of General Commercial (C-3). Ms. Driver said the college is for students 17 to 55 years old and the college offers diploma programs and associate of science degrees. Ms. Driver provided the operation details for the college, and she said three (3) new trees are shown on the landscape plan.

Chair Clemons asked if there was an irrigation system.

Dr. Jose Garcia, President of Aspatria College, said they have been approved by the state for college classes. He said the main campus is in Jacksonville, Florida and the Fort Pierce location will be a satellite campus. Dr. Garcia said normally, on site, there will be six (6) to ten (10) students and a staff of about four (4). Most of the classes are online. He stated some of the students would use the lab on the campus and the clinical rotations would be through the affiliated clinics. Dr. Garcia said the associate degrees are also done online, and they will

visit the campus only to register. He concluded that the flow of individuals going to the site will be very limited.

Perry Lloyed, resident, stated the parking at the building is insufficient.

Mr. Johnson asked if there would be an issue with the residential neighborhood with the classes being held till 10:00 PM.

Ms. Carter asked for the maximum number of students on the campus at one time.

Mr. Collins asked if the parking was adequte.

Motion was made by Ryan Collins, and seconded by Clayton Johnson to forward a recommendation of approval to the City Commission with the two (2) conditions:

1. Sign permits should be applied for prior to the issuance of Certificate of Occupancy
2. A notarized Landscape Maintenance Agreement is due prior to the issuance of CO

AYE: Ryan Collins, Clayton Johnson, Justine Carter, Alexander Edwards, Chair Nichelle Clemons

Passed

e. **PZANN2025-00003**
Proposed Annexation Agreement Discussion - Ashley Capital
Several parcels, including 2314-801-0006-000-1
North of Pruitt Research Road and West of Kings Highway

Mr. Freeman said this is an annexation agreement with Ashley Capital, who is designing a development off of South Kings Highway in the county. The agreement is to bring it in to the city at a later time and essentially underwrite that it is acceptable among both parties, including the county. The development will be processed, planned and approved in the county and subsequently be brought into the city.

Lee Dobbins, attorney from the Dean Mead Law Firm, stated that in 2022, St. Lucie County put out an RFP to purchase part of the county's undeveloped land in the TCERDA business park. They were looking for an experienced developer that could come in to provide good-paying jobs. He said Ashley Capital has a good proven track record in order to be able to deliver on the county's goals of providing economic development and good-paying jobs. Mr. Dobbins provided the history of Ashley Capital. They are looking to develop a large commercial/industrial facility that is different from large warehouse facilities. Mr. Dobbins noted that Ashley Capital owns and operates their facilities. He said research showed St. Lucie County has a strong need for smaller bays that would be available for up-and-coming businesses. Mr. Dobbins stated that in October 2024, Ashley Capital and St. Lucie County entered into an option agreement. He said Ashley Capital has to do a Future Land Use Amendment, zoning change and get site plan approval. Mr. Dobbins explained that once Ashley Capital gets all the land development approvals, they will close on the property and move forward with developing it. He highlighted that there is a reverter clause in the option agreement that says if Ashley Capital does not meet timeframes in terms of build out, the county can call the property back. Mr Dobbins stated there was an interlocal agreement between the city, FPUA, St. Lucie county and TCERDA relating to annexations of properties on Kings Highway in 2010. He noted that in January 2025 the agreement was further amended. The annexation agreement provides the timeframe for the TCERDA properties on Kings Highway being annexed into the city. Mr. Dobbins said the property Ashley Capital is buying from the county is a part of that land and Ashley Capital has another

60 acres they already own that they bought from the school district, which is also part of this development. He said Ashley Capital wants to avoid delays in the development of the property. They are concerned that if the property or parts of the property get annexed mainstream that could create problems with them getting their approvals. Mr. Dobbins said they approached city staff to see if they could enter into an annexation agreement that would allow Ashley Capital to annex in phases. City staff were supportive of it and an agreement was drafted to accomplish that.

Chair Clemons asked why they do not want to annex and build into the city. Mr. Dobbins said this is a county deal and the county wants to control it. The county wants to make sure they are not going to close the property until they know they are getting what was promised. The option agreement provides that Ashley Capital has to go through the entire process with the county before they close. They are going forward with a Planned Non-Residential Development (PNRD) which is similar to the city's Planned Development, which would include conditions of approval, conditional uses, allowed uses, and site plan. The county wants something that fits within TCERDA.

Ms. Carter asked if the city had to annex the property after it was built and Mr. Collins asked why they wanted the property annexed into the city.

Mr. Freeman said the city would like to see it annexed because of jobs and tax revenue for the city. The infrastructure and bureaucratic work would have been completed by the county.

Mr. Dobbins said the interlocal agreement between the city and county provides that properties within this area could be annexed within the next two years.

Ms. Carter asked if that is a normal timeline for properties being annexed into the city. Ms. Carter asked if there were concerns at all about the different codes between the county and the city.

Mr. Freeman said properties in the county that hook up to city services, water and sewer become subject to an agreement where, if they ever become contiguous with the city, the city would annex the property. Mr. Freeman stated it was taken to the Technical Review Committee to ensure that, in the design process, the applicant and review teams would be cognizant of what the city would be looking for. Mr. Freeman noted it is a very important piece of the Kings Highway area in terms of job creation and setting out a design template and also encouraging this sort of development in this location.

Ms. Carter asked what size of businesses would be in the buildings.

Jill Marasa, Ashley Capital Director of Development for the Treasure Coast, and Ryan Bloss, Ashley Capital Director of Leasing, signed in. Ms. Marasa said the goal is to have a mid-size project from 4,000 square feet up to 200,000 square feet. Ms. Marasa said they are looking for high-quality jobs focusing on manufacturing, aviation, synergy with the airport, trade in the region and what IRSC is doing at the Eastman Workforce Center. She noted this would be the first "Class A" commerce park in unincorporated St. Lucie County and probably the first one in Fort Pierce. Ms. Marasa highlighted that Ashley Capital has high standards, and they build for the long term because they will be here for the long term, and it also allows them to attract the highest and best businesses.

Mr. Freeman said staff will be reporting on the comments from the Planning Board to the City Commission.

Mr. Collins said he thinks this is a good deal and Chair Clemons said this is a win-win for the city.

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated the city is moving forward with the review of the comprehensive plan. As part of that, there will be two comprehensive plan workshops on August 6, 2025, and October 9, 2025, between 5 and 7 PM, that will be hosted by the Treasure Coast Regional Planning Council. He said the Treasure Coast Regional Planning Council has been appointed to look at the update of the comprehensive plan, which is required by state statute. He said the Treasure Coast Regional Planning Council will be giving a presentation at the Planning Board meeting and the City Commission day meeting on September 8, 2025. Mr. Freeman said there will be a questionnaire on the city's website that people can respond to. He noted there will be an opportunity for city citizens and representatives to put forward their issues and recommendations.

Mr. Freeman said at the budget workshop on July 14, 2025, there was large discussion looking at potential cuts in departments to get funding for the police and public works as far as staffing and salaries. He said the budget situation will be rationalized this week, and it will be presented to the City Commission on July 21, 2025.

Mr. Freeman said the Causeway Cove application is going on behind the scenes. He stated he had a conference call last week to talk about the methodology the development would need to be used for the traffic impact statement. Mr. Freeman said the call was with FDOT, St. Luice County, TPO and the reviewing consultant. Mr. Freeman noted staff and external agencies will be ensuring the traffic impact statement meets the criteria. He said once that is agreed upon, the applicant will form an analysis, and it will go through the county to their consultant for their review. The city will see the results and decide whether it will be acceptable or what measures will be needed for whatever traffic and transportation concerns arise.

9. BOARD COMMENTS

There were no comments from the Board.

10. ADJOURNMENT

CITY OF FORT PIERCE

PLANNING BOARD
JULY 14, 2025

KINGS LANDING PLANNED DEVELOPMENT
MAJOR AMENDMENT TO SITE PLAN

APPLICATION

PD2025-00027

AGENT: HALEY WARD

APPLICANT: Audubon Development Inc

ADDRESS: 322 N 2ND ST

PARCEL ID(s) #: 2410-503-0041-020-4, 2410-503-0043-000-2, 2410-503-0020-000-5, 2410-503-0019-010-8, 2410-503-0019-000-5, 2410-503-0034-000-6, 2410-503-0036-010-3, and 2410-503-0030-000-8

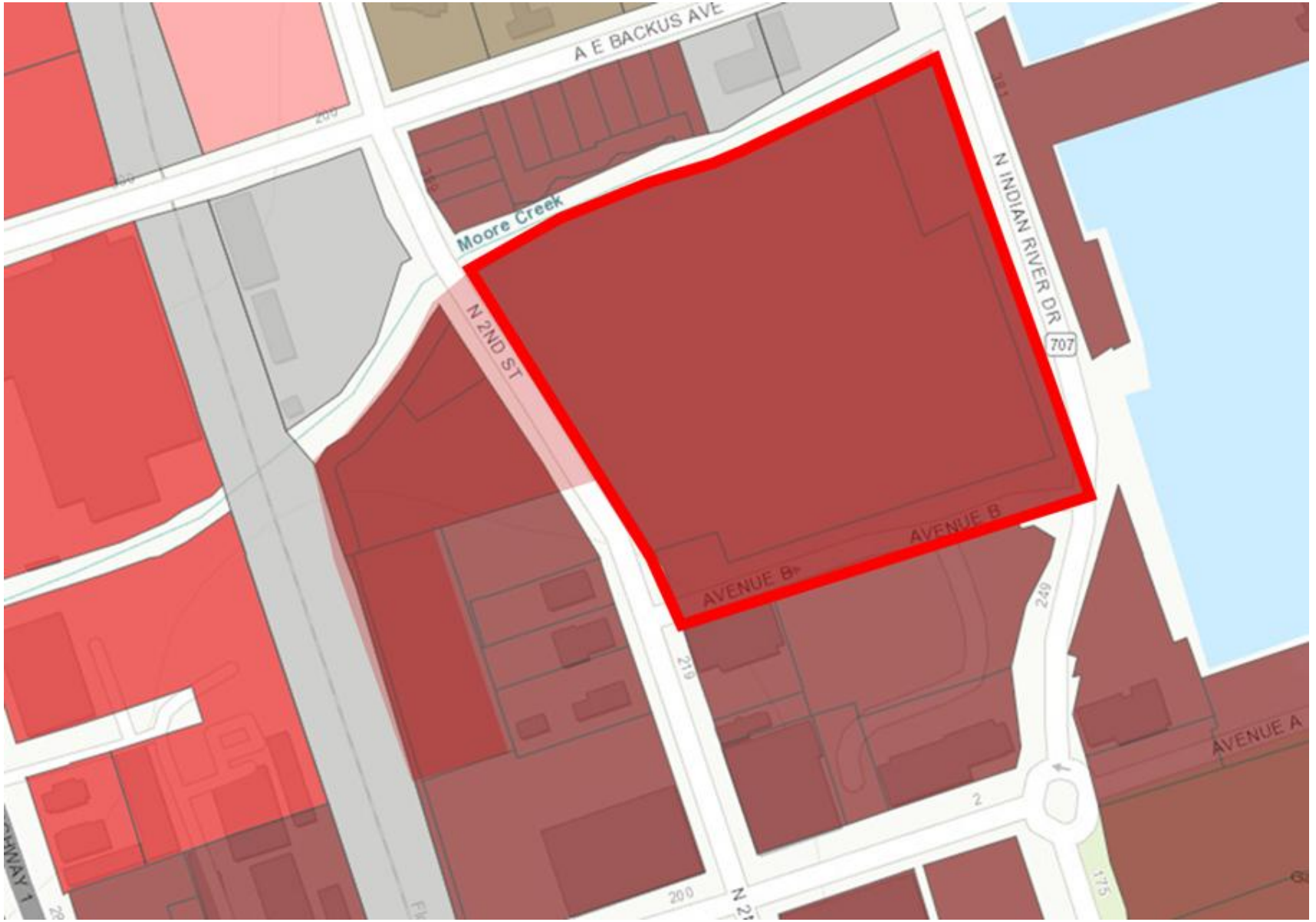
SUMMARY

The application proposes a major amendment to a previously approved site plan in respect of the Kings Landing development.

On February 7, 2022, the City replaced the site plan with an amended site plan for the subject properties, through Ordinance 22-003.

SITE LOCATION

EXISTING ZONING: PD & FLU: CBD



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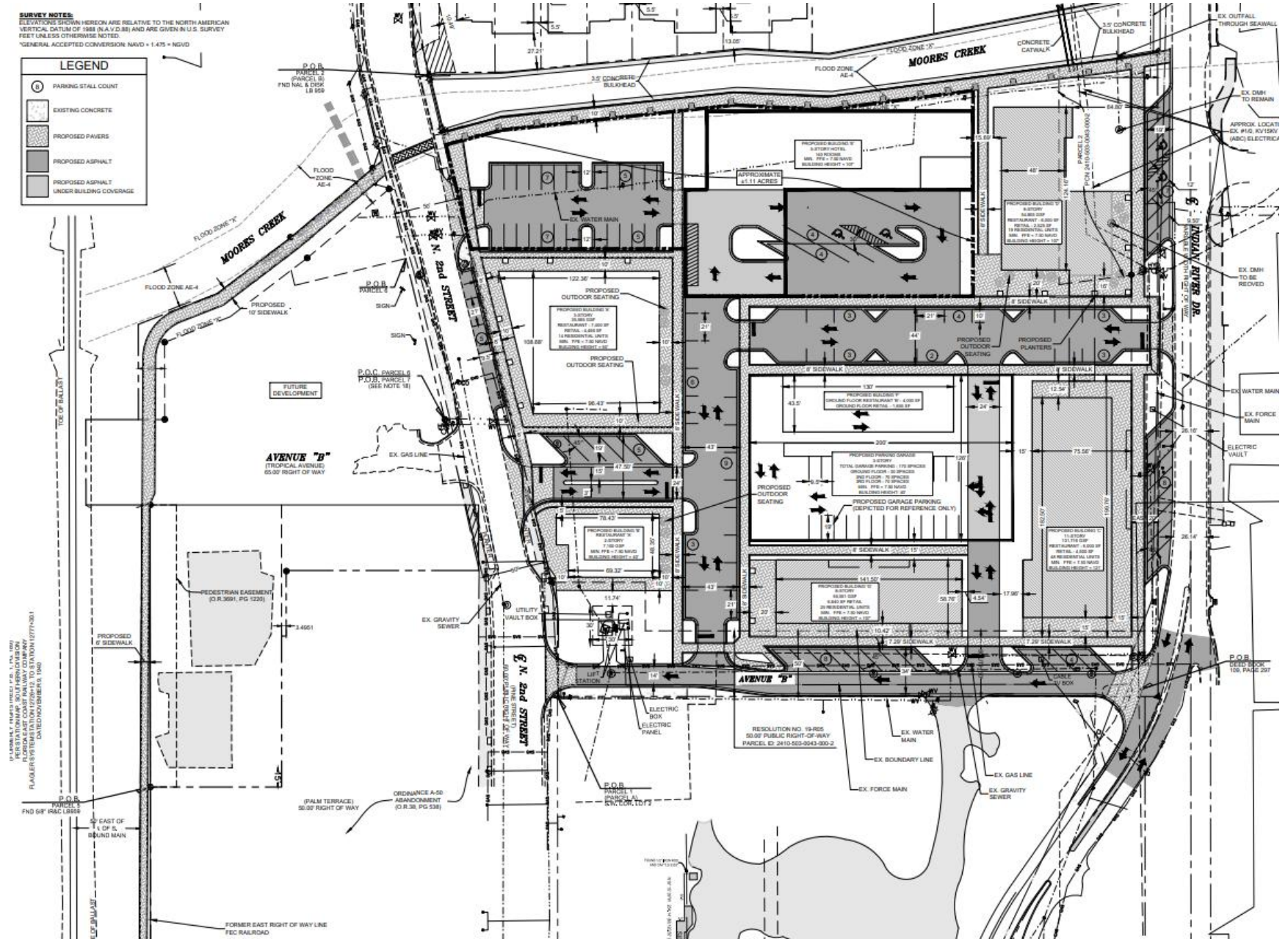
KINGS LANDING –ORGINAL SITE PLAN – APPROVED FEBRUARY 7, 2022



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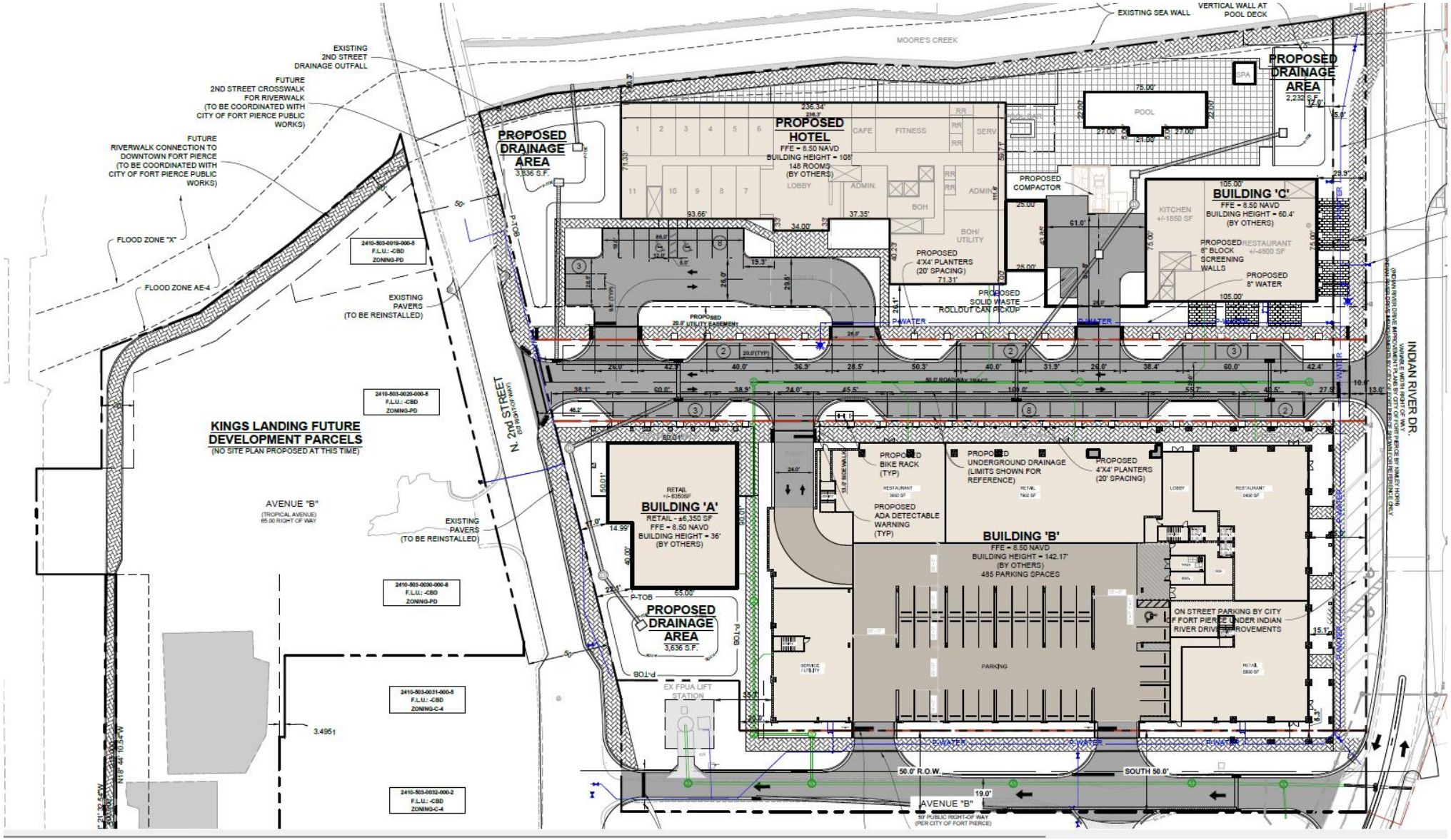
KINGS LANDING – AMENDED SITE PLAN



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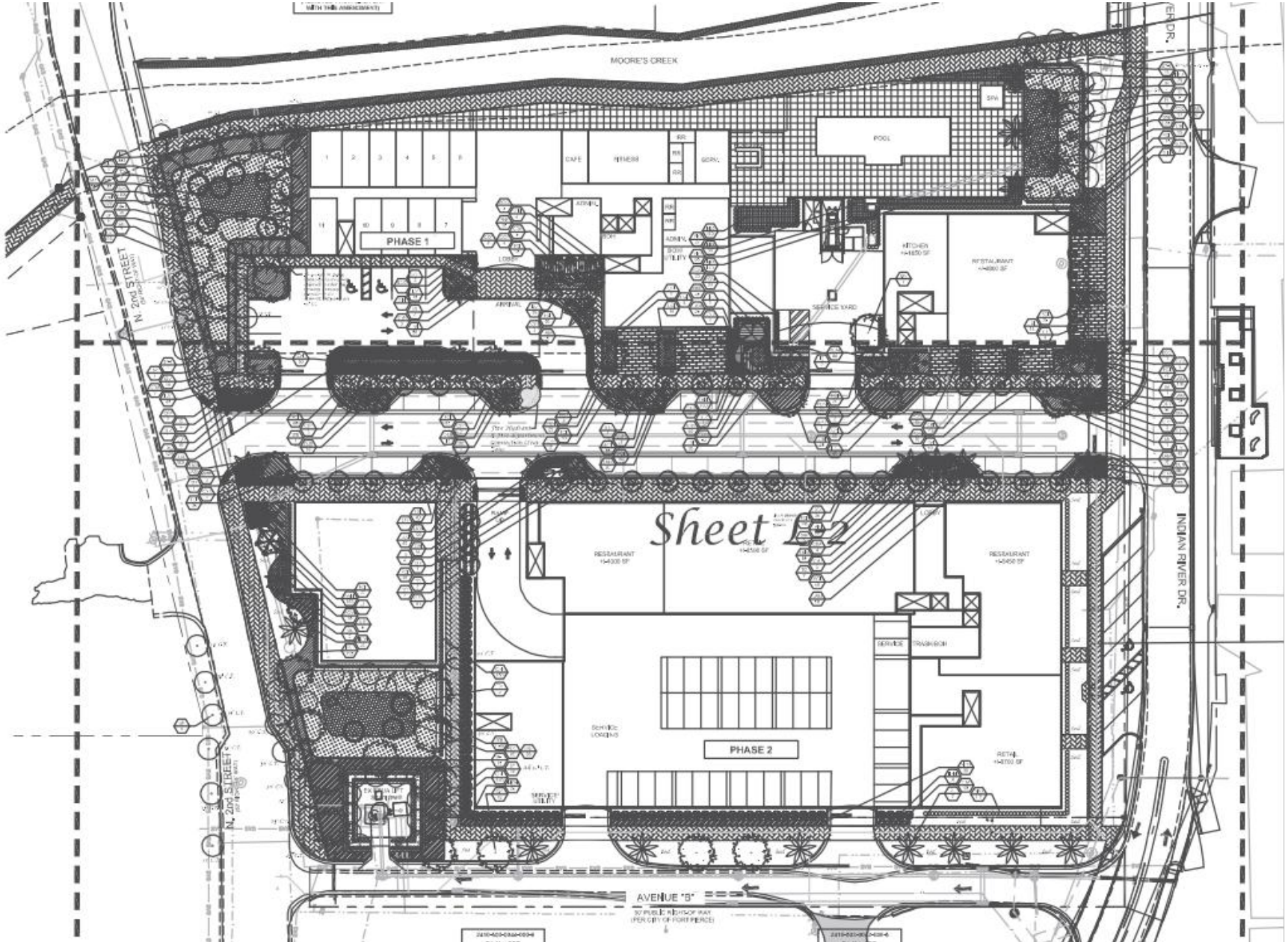
KINGS LANDING SITE DATA COMPARISON

ORIGINAL SITE PLAN	
RESIDENTIAL	106 CONDOS
	8 TOWNHOMES
RESTAURANT	38,085 Sq.Ft.
HOTEL	140 ROOMS
RETAIL	17,290 Sq.Ft.
PARKING - SURFACE	129
PARKING - GARAGE	299
PARKING - TOTAL	428

AMENDED SITE PLAN	
RESIDENTIAL	106 CONDOS
REMOVED FROM PLAN	TOWNHOMES
RESTAURANT	12,900
HOTEL	148 ROOMS
RETAIL	19,900 Sq.Ft.
PARKING - SURFACE	31
PARKING - GARAGE	485
PARKING - TOTAL	516
FITNESS	3,500 Sq.Ft.
MEETING ROOMS	3,000 Sq.Ft.

KINGS LANDING – LANDSCAPE PLAN



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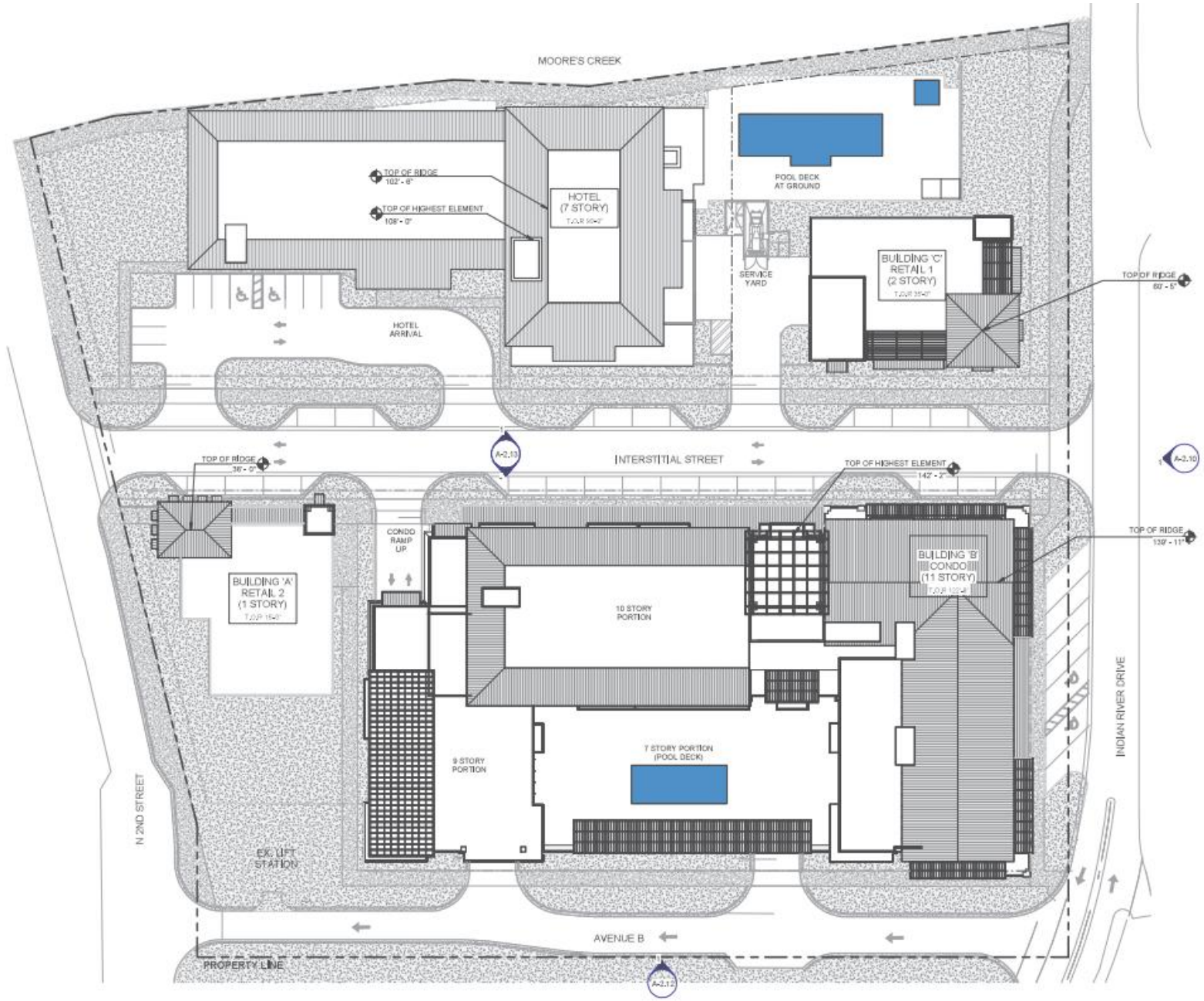
KINGS LANDING – PHASING

Phase 1 to be completed no later than July 11, 2028.
Phase 2 building permits or DPCR approval for must be complete by February 24, 2027.
Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.
Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028.
Construction completion of Phase 3 no later than November 13, 2029.

Phase 1: 148 Room Hotel, Proposed Building C (Retail 6,250 SF w/ rooftop amenity), the east / west spile road and supporting core infrastructure for Kings Landing.
Phase 2: Proposed Building A & Building B with parking garage and supporting infrastructure.
Phase 3: Parcels west of 2nd Street are proposed as “future development” until such time a formal site plan and uses can be developed.

KINGS LANDING ARCHITECTURAL

KINGS LANDING ARCHITECTURAL



KINGS LANDING ARCHITECTURAL

KINGS LANDING ARCHITECTURAL

KINGS LANDING ARCHITECTURAL

KINGS LANDING ARCHITECTURAL

ALTERNATIVE RECOMMENDATION

Approval with the following being met prior to presentation to City Commission:

A. All requirements of the City's Engineering Department have been met.

TOGETHER with the following **Conditions** added to the Ordinance

CONDITIONS TO BE ATTACHED TO THE APPROVAL

1. The Kings Villas element of the site plan is not incorporated within this approved site plan reference 25-114 HD KING - WARE R11.DWG.
2. The Timetable of Development shall comply with the Third Amendment to the Amended and Restated Agreement for Development of King's Landing, such;

- Phase 1 to be completed no later than July 11, 2028.
- Phase 2 building permits or DPCR approval for must be complete by February 24, 2027. Construction commencement for Phase 2 no later than May 19, 2027, and completion of Phase 2 no later than May 29, 2029.

CONDITIONS TO BE ATTACHED TO THE APPROVAL

(condition 3 continued)

- Phase 3 building permit or DPCR approval for construction of Phase 3 no later than August 23, 2028, and construction commencement of Phase 3 no later than November 15, 2028. Construction completion of Phase 3 no later than November 13, 2029.

3. All required Roadway improvements (including sidewalks) shall be completed and approved in compliance with the Development Agreement.

4. A Plat shall be required prior to the application for building permits in respect of vertical construction.

ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL

CITY OF FORT PIERCE

PLANNING BOARD

JULY 14th, 2025

House of Peace Group Living – Conditional Use (No New Construction)
(2415-703-0187-000-2)
2021 Sunrise Boulevard

APPLICANT/OWNER

LaShanna Roberts

PARCEL ID #(S):

2415-703-0220-000-6

SITE AREA:

+/- 0.19 acres

SUMMARY

Request for review of an application for a Conditional Use (No New Construction) to operate a licensed APD (Agency for Persons with Disabilities) provider group home for up to five (5) residents located in the C-1, Office Commercial Zone, and located at 2021 Sunrise Boulevard.

BACKGROUND

The existing future land use (FLU) designation is Offices-Professional and Business Services (OP), and the zoning classification is Office Commercial Zone (C-1). The property currently consists of a one-story, 4-bedroom, 2-bathroom, single-family home built in 1954. Residential uses primarily surround the home; all single-family homes and three (3) commercial parcels. Immediately to the north, east, and west are single-family residences. South of Tennessee Avenue consists of office and commercial uses.

The site plan consists of the existing one-story Single-Family Residence with 4 bedrooms and 2 bathrooms, with approximately 1,650 gross square feet. Per City of Fort Pierce Code Section 125-315. – Off-street parking and loading., Single-family dwellings require two (2) parking spaces. The site currently has a driveway that does not have the minimum required driveway width.

CONDITIONAL USE

Sec. 125-237. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

(1)The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.

(2)In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

SITE LOCATION

SITE AREA= 0.19 +/- Acres

House of Peace – Conditional Use (No New Construction)

FLU-ZONING MAP

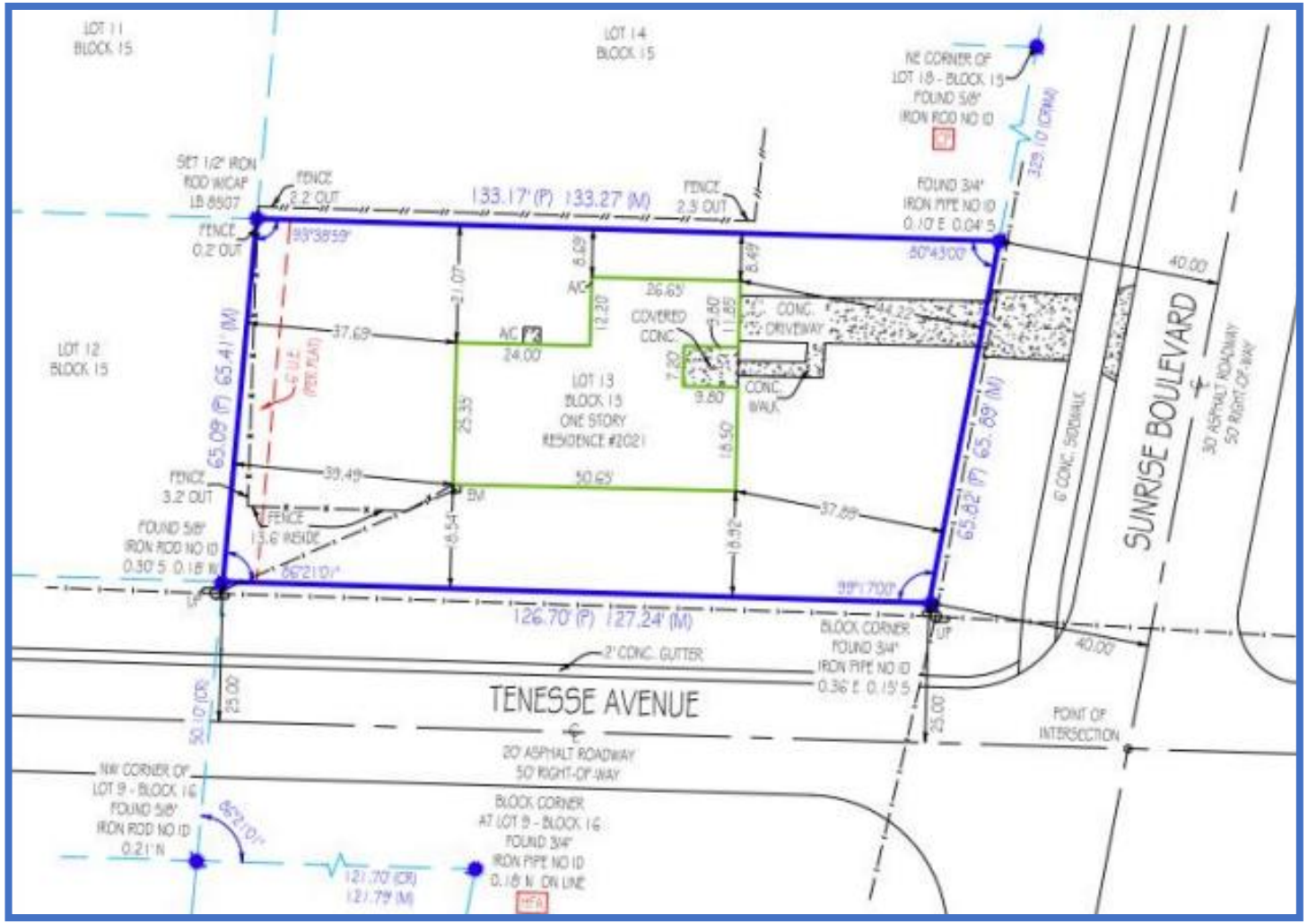
House of Peace – Conditional Use (No New Construction)

SITE PLAN

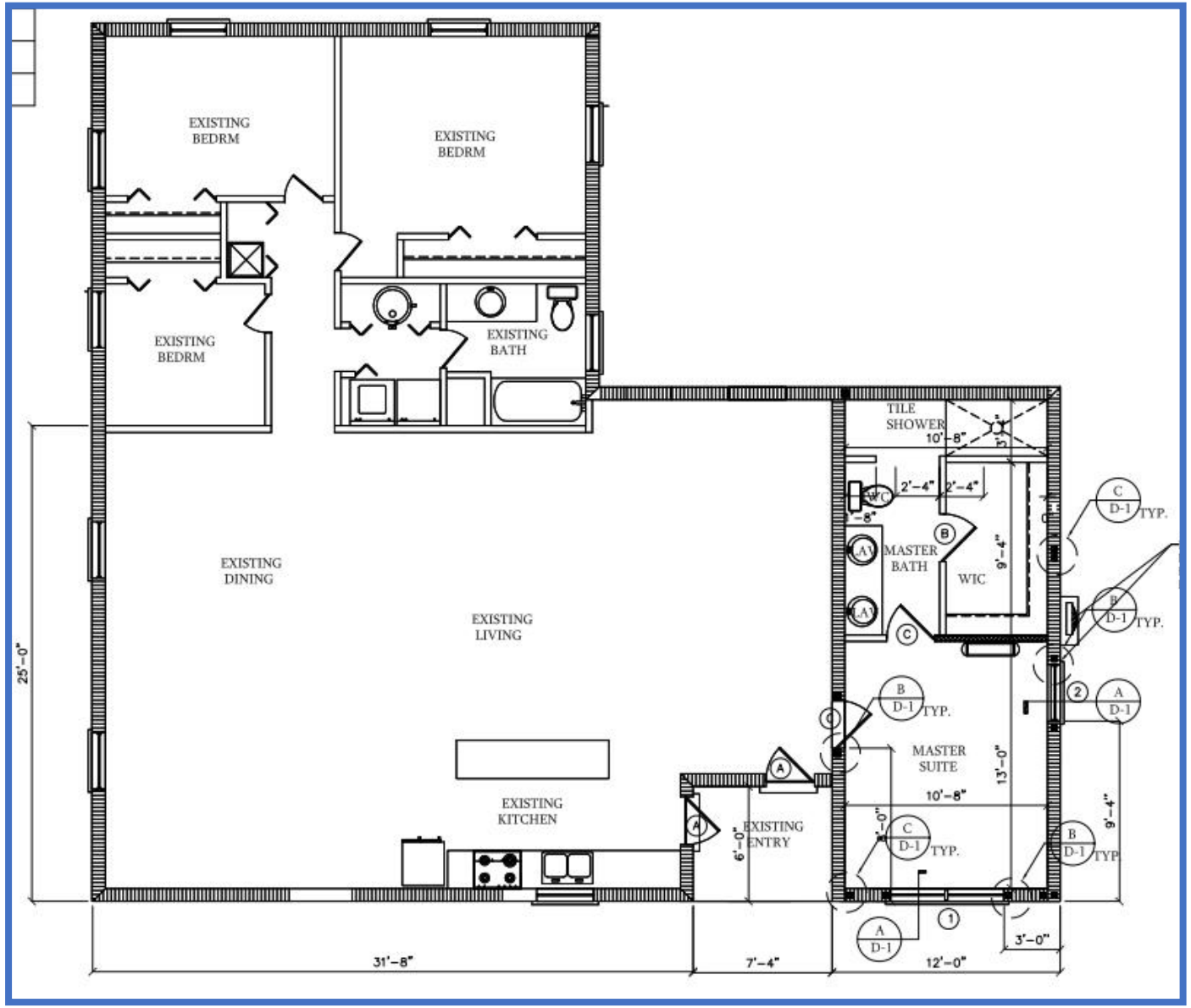
One (1) Single-Family Home:

Building Area – 1,650 sf total

- Residential Driveway Parking
- Max of 5 residents
- Ages 21 to 65 years
- Male & Female
- 4 Full-Time Employees
- 24/7 Rotating Shifts
- Transit Van for medical appointments, community events, etc.
- Life-skills training; provides medications, community integration, social skills



FLOOR PLAN



House of Peace Group Living – Conditional Use (No New Construction)

ELEVATIONS

Outside walls were upgraded to stucco and painted. A new roof was installed.

All windows were upgraded to hurricane impact windows.

Rear

All exterior vents were replaced with new vents.

House of Peace Group Living – Conditional Use (No New Construction)

CONDITIONS OF APPROVAL

Conditions of Development (Conditional Use)

1. Per City Code Section 125-316. – Access Control: Residential driveways shall be a minimum of 12 feet wide with a maximum of 26 feet wide. The driveway width must be extended to a minimum width of 12 feet.

2. Limit the number of vehicles parked to no more than two (2) vehicles at a time.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Conditional Use (No New Construction) for approval to the City Commission for approval, noting the 2 (two) recommended conditions.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

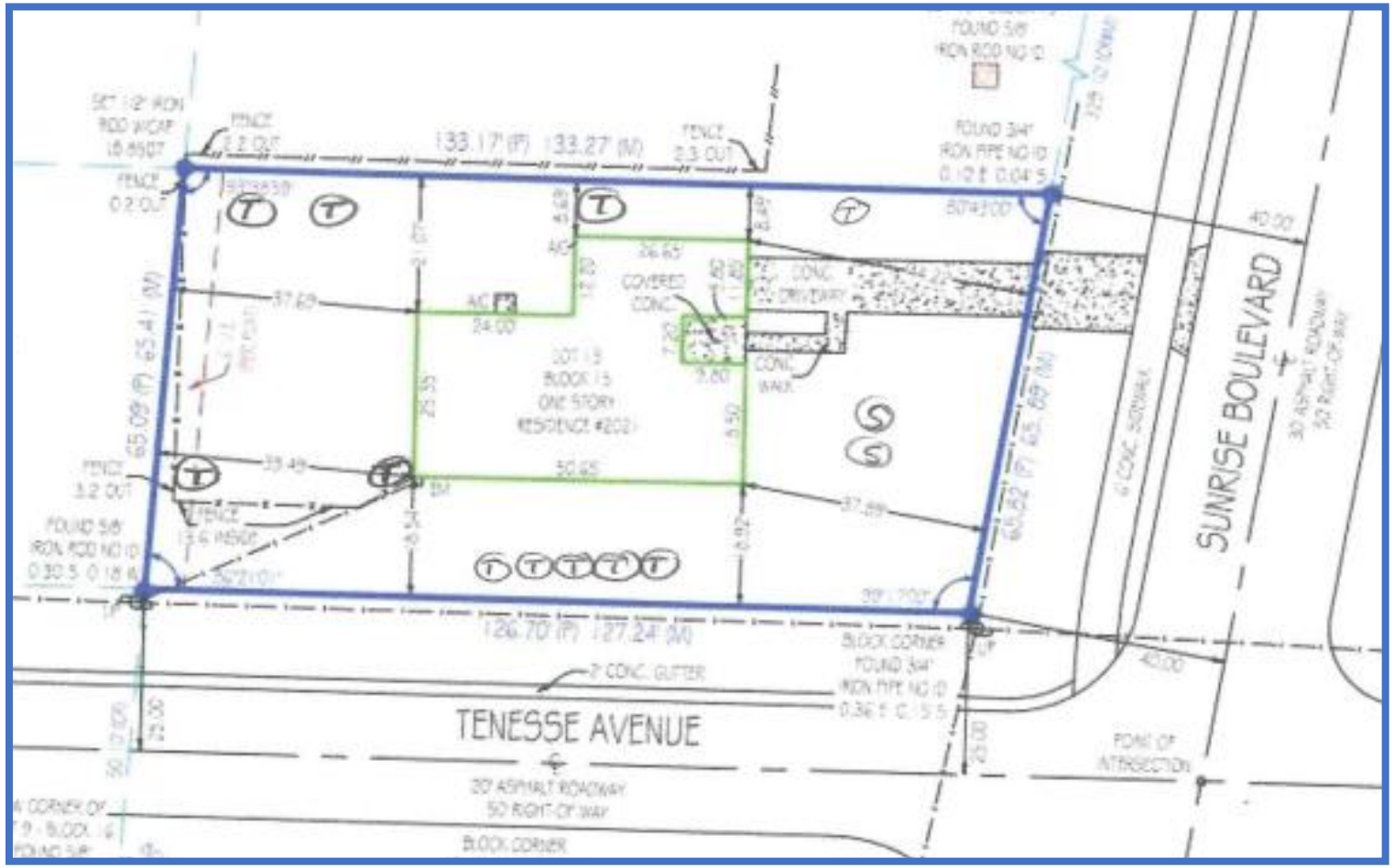
CITY OF FORT PIERCE

PLANNING BOARD

JULY 14th, 2025

House of Peace Group Living – Conditional Use (No New Construction)
(2415-703-0187-000-2)
2021 Sunrise Boulevard

EXISTING LANDSCAPING



T Tree

S Shrub

House of Peace Group Living – Conditional Use (No New Construction)

Planning Board - 4:00 PM **6. a.**

Meeting Date: 08/11/2025

Re: PZANN2025-00001 Annexation – MRM Ventures - Parcel ID: 2421-233-0001-000-2

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

PZANN2025-00001
Annexation
MRM Ventures
Parcel ID: 2421-233-0001-000-2

SUMMARY:

The applicant is requesting the annexation of the approximate 8.246 acres to develop a multifamily or townhome development.

RECOMMENDATION:

Approval

ALTERNATIVES:

Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report Supporting Documents
Application Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2025 03:34 PM
Final Approval Date: 08/05/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: MRM VENTURES ANNEXATION – PROJECT #: PZANN2025-00001

REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

DATE: AUGUST 5, 2025

STAFF REPORT

Owner/Applicant: Tim Morley, MRM Ventures LLC

Requested Action: Review of an application for the annexation of one (1) parcel into the City, with a City Future Land Use of RL, Residential Low-Density, and a City Zoning of R-2, Single Family Intermediate-Density Zone.

Location: At or near the northeast corner of South 25th Street and Cortez Boulevard

Parcel IDs: 2421-233-0002-000-9

Current SLC Zoning: RS-4, Residential, Single-Family – 4/du
Proposed Zoning: R-2, Single Family Intermediate-Density Zone
Current SLC Future Land Use: RU, Residential Urban
Proposed Future Land Use: RL, Low-Density Residential

Location Map:

Future Land Use County Map:

Futue Land Use City Map:

County Zoning Map:

City Zoning Map:

Surrounding Zoning:

North	East	South	West
R-2 (FP)/RS-4 (SLC)	RS-4 (SLC)	RM-9 (SLC)	R-1 (FP)

Surrounding Future Land Use:

North	East	South	West
RL (FP)/RU (SLC)	RU (SLC)	RM (SLC)	RM (FP)

Site Area: **+/-** 8.25 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for the annexation of (1) parcel into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-2, Single Family Intermediate-Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, and a St. Lucie County Zoning designation of RS-4, Residential, Single-Family – 4/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-2, Single Family Intermediate-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately $839,500. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
Currently, the land is vacant.

Stormwater Retention & Landscaping
Stormwater retention, drainage, and landscaping requirements are to be met when permits are submitted for building on the parcel.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated as a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject property will be classified with a City Zoning of R-2, Single-Family Intermediate-Density Zone. This classification is primarily intended for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Staff Recommendation:
Staff recommends that the Planning Board recommend approval of the proposed Annexation to the City Commission.

Juan Ribera
340 West Flagler Street

Re: Annexation – MRM Ventures – Project #: PZANN2025-00001

Dear Mr. Ribera,

The following are comments from the Planning Department's review of your application **(Please Provide a Written Response and any revisions (if applicable) for all Departments responsible):**

1. Please provide the parcel ID for the subject parcel to be annexed and/or something in writing from the Property Appraiser that confirms the new ID.

2. Please provide a new survey that excludes the parcel containing the house from being highlighted.

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Historic Preservation Officer/Senior Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN2025-00001
2400 Cortez Blvd Annexation

W/WW Engineering: Approved.

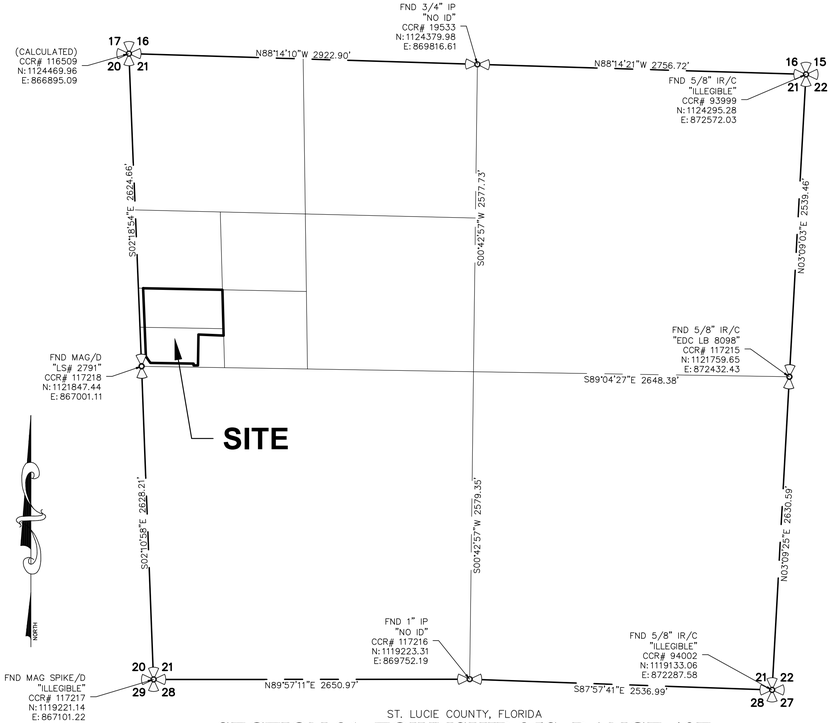
Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Gas: N/A

FPUAnet Fiber: N/A

BOUNDARY SURVEY

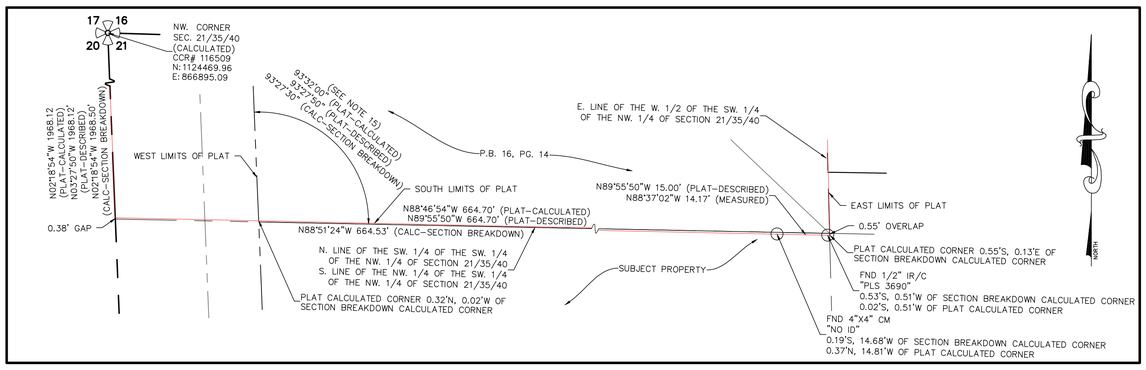
MRM VENTURES II, LLC
SEC. 21, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA



ST. LUCIE COUNTY, FLORIDA

SECTION 21, TOWNSHIP 35S, RANGE 40E

1"=600'

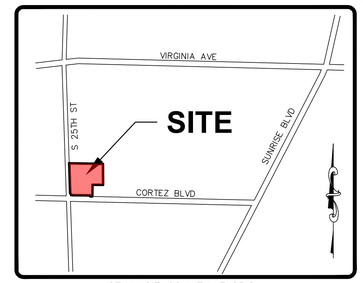


DETAIL A

1"=20'

SYMBOL & ABBREVIATION LEGEND:

ADA	AMERICANS WITH DISABILITIES ACT
(C)	CALCULATED (CALC)
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
C.B.S.	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CPP ⊠	CONCRETE POWER POLE (CPP)
	CURB INLET
(D)	DEED
D.B.	DEED BOOK
Ⓓ	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
	GUY WIRE ANCHOR
	HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L&E	LESS & EXCEPT
LB	LICENSED BUSINESS
MAG/D	MAG NAIL AND DISK
MAG SPIKE/D	MAG SPIKE AND DISK
Ⓜ	MAILBOX
NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
P.B.	PLAT BOOK
(P)	PLAT DATA
P.O.B.	POINT OF BEGINNING
PLS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
SEC	SECTION
	SIGN
TOB	TOP OF BANK/BERM
Ⓣ	TRAFFIC HANDHOLE
WV ⋈	WATER VALVE (WV)
	WOOD POWER POLE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.246 ACRES, MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 16, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP, AND REPRODUCTIONS THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 20, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 5319, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 8.246 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AREA OF 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE (ZONE X), ZONE AH (EL 16.1) AND ZONE AH (16.5) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THE DESCRIBED ANGLE SHOWN ON PLAT BOOK 16, PAGE 14 BETWEEN THE WEST PLAT LIMITS (PARALLEL WITH THE WEST LINE OF SECTION 21) AND THE SOUTH LINE OF THE PLAT LIMITS DOES NOT AGREE WITH THE CALCULATED ANGLE WHEN MAPPING BY THE DESCRIBED BEARINGS. EDC, INC. IS SHOWING SAID DISCREPANCY ON THE MAP SHEET HEREON.
16. HALEY WARD, INC. FOUND A GAP & OVERLAP, SHOWN IN DETAIL A HEREON, BETWEEN THE SOUTH LINE OF PLAT BOOK 16, PAGE 14 AND THE NORTH LINE OF THE SUBJECT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGE 2966 (ADDITIONALLY O.R.B. 5319, PG. 1421).

Michael T Owen Digitally signed by Michael T Owen
Date: 2025.07.16 17:30:47 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

REV.	DATE	DESCRIPTION	BY	CHK

A DIVISION OF HALEY WARD, INC.
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

MRM VENTURES II, LLC
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY SURVEY

DATE	SCALE
7/16/2025	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH	MTO

PROJECT No.
23-197 PARCEL A

SHEET No.
SHEET 1 OF 2

REV.

FILE LOCATION: Z:\EDC\2023\23-197 - HUANG - 2400 CORTEZ BLVD\SURVEY\DWG - PSF\DWG\23-197 BNDY+PARCEL A.DWG, 2025.07.16, 4:36 PM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N00°55'33"E (C)	15.00' (C)
L2	N34°23'54"W (C)	66.66' (C)
L3	N01°34'03"W (C&D)	113.80' (C&D)
L4	S89°04'27"E (C&D)	222.31' (C&D)
L5	N01°34'03"W (C&D)	140.04' (C&D)
L6	N89°04'27"W (C)	36.84' (C)

NW. CORNER SEC. 21/35/40 (CALCULATED) CCR# 116509 N:1124469.96 E:866895.09

N03°27'50"W 1968.10' (P) N02°18'54"W 1968.50' (C)

NEWPORT DR 60' WIDE R/W

ORANGE BLOSSOM ESTATES SECOND ADDITION BLOCK 7 P.B. 16, PG. 14

LOT 13 2624 NEWPORT DR PARCEL ID: 2421-609-0021-000-1 (VACANT)

LOT 12 2622 NEWPORT DR PARCEL ID: 2421-609-0020-000-4

LOT 11 2620 NEWPORT DR PARCEL ID: 2421-609-0019-000-4

LOT 10 2618 NEWPORT DR PARCEL ID: 2421-609-0018-000-7

LOT 9 2616 NEWPORT DR PARCEL ID: 2421-609-0017-000-0

LOT 7 & 8 2614 NEWPORT DR PARCEL ID: 2421-609-0015-000-6

93°32'00" (P-SEE NOTE 15) 93°27'50" (P) 93°27'50" (C)

N89°55'50"W 664.70' (P)

N88°51'24"W 664.53' (C)

AT&T PAD

AT&T PULLBOX

FND 5/8" IR/C "EDC LB 8098"

FND 1/2" IR/C "KIN LB 6912" 8.97'S, 0.57'E

FENCE 1.65'S, 1.54'E OF PROP. CORNER

FENCE CORNER 0.28'S, 6.55'W OF PROP. CORNER

FENCE CORNER 0.34'N, 0.24'E OF PROP. CORNER

SOUTHERN BELL RISER

SHED

OHW

6' CLF

PLAT LIMITS

5' CLF

12' DRAINAGE & UTILITY EASEMENT

15' MAINTENANCE EASEMENT

FENCE CORNER 0.20'N, 0.42'W OF PROP. CORNER

FND 3/4" IP "NO ID" 0.10'N, 0.48'W

FND 4"X4" CM "NO ID"

FND 1/2" IR/C "PLS 3690" 0.53'S, 0.51'W

30' DRAINAGE & UTILITY EASEMENT PLAT LIMITS 75.01' (C&P)

LOT 8 2715 PLACID AVE PARCEL ID: 2421-606-0008-000-5

LOT 7 2717 PLACID AVE PARCEL ID: 2421-606-0007-000-8

FND 5/8" IR "NO ID" 0.10'S, 0.15'W

2716 PLACID AVE PARCEL ID: 2421-606-0021-000-2

2718 PLACID AVE PARCEL ID: 2421-606-0022-000-9

LOT 22

LOT 23

15.00'-MAINTENANCE ACCESS FOR DRAINAGE P.B. 12, PG. 23

LOT 6 2719 PLACID AVE PARCEL ID: 2421-606-0006-000-1

CONC. DRIVE

WELL

PUMP SHED

TOB

SWALE

TOE

PLAT LIMITS 140.04' (C&P)

LOT 24 2720 PLACID AVE PARCEL ID: 2421-606-0023-000-6

LOT 25 2722 PLACID AVE PARCEL ID: 2421-606-0024-000-3

60.00'

30.00'

30.00'

30.04'

PLAT LIMITS

SHED

LOT 5 2801 PLACID AVE PARCEL ID: 2421-606-0005-000-4

2805 PLACID AVE PARCEL ID: 2421-234-0001-000-5

N01°34'03"W 384.21' (C)

FND 3/4" IP "NO ID" 0.08'E

E. LINE OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40 W. LINE OF THE SE. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40

N. LINE OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40 S. LINE OF THE NW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40

W 40.00' OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21/35/40 O.R.B. 215, PG. 963

FLOOD ZONE AH (EL 16.1)

GRASS

FLOOD ZONE X

FLOOD ZONE X (1%)

5.00' DRAINAGE & UTILITY EASEMENT P.B. 12, PG. 23

FLOOD ZONE AH (EL 15')

FND 5/8" IR/C "C&T LB 4288" 0.14'N, 0.38'E

LOT 4 2805 PLACID AVE PARCEL ID: 2421-606-0004-000-7

LOT 3 2807 PLACID AVE PARCEL ID: 2421-606-0003-000-0

PROPOSED 5.00' DRAINAGE & UTILITY EASEMENT P.B. 12, PG. 23

FND 5/8" IR/C "C&T LB 4288" 0.16'N, 0.33'E

PLAT OF CORSO COURTS P.B. 12, PG. 23

FND 1/2" IR/C "LB 6912"

FND 1/2" IR/C "LB 6912" 0.14'W

N87°36'26"W 211.43' (C&D)

39.32'

12.69'

LOT 2 2809 PLACID AVE PARCEL ID: 2421-606-0002-000-3

2810 PLACID AVE PARCEL ID: 2421-234-0003-010-2

FND 4"X4" CM "NO ID" 0.28'N, 0.13'W

40.25'

OVERHANG

1-STORY WOOD BUILDING TO BE DEMOLISHED

1-STORY C.B.S. TO BE DEMOLISHED

LOT 1 2811 PLACID AVE PARCEL ID: 2421-606-0001-000-6

30.00'

30.71'

PLAT LIMITS

P.O.B. (L&E PARCEL)

SW CORNER OF LOT 1 P.B. 12, PG. 23 FND 4"X4" CM "NO ID" (TOP BROKEN)

VARYING WIDTH R/W (60' R/W PER P.B. 12, PG. 23)

2302 CORTEZ BLVD PARCEL ID: 2421-234-0004-000-6

2226 CORTEZ BLVD PARCEL ID: 2421-234-0005-000-3

FND 4"X4" CM "NO ID" (DISTURBED) FND 4"X4" CM "NO ID" 0.16'N, 0.48'E

30.07'

30.01'

GRASS

FND 5/8" IR "NO ID" 0.21'S, 0.33'W

L5 140.04' (C&P)

L3 75.01' (C&P)

L4

N. R/W LINE

FND 3"X3" CM "NO ID"

R/W LINE

PLAT LIMITS

8.246± ACRES

NO SITE ADDRESS PARCEL ID: 2421-233-0002-000-9

S. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW 1/4 OF SECTION 21/35/40 N. LINE OF THE S. 1/2 OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW 1/4 OF SECTION 21/35/40

W 40.00' OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21/35/40 O.R.B. 215, PG. 963

E. LINE OF SW 1/4 OF SEC. 21/35/40 W. LINE OF SEC. 21/35/40

S. 25TH ST (HAWLEY RD) 80' WIDE R/W PER FDOT R/W MAP SECTION 94504-2605

R/W LINE

R/W LINE (P.B. 11, PG. 26)

R/W LINE (P.B. 10, PG. 19)

L&E D.B. 153, PG. 249 (BEARING BASIS)

S02°18'54"E 571.49' (C)

35.00' 25.00' 40.00' 40.00' 30.00' 25.00'

5' CONC. WALK

CPP

EOP-"F" CURB

OHW

SHED

L&E 15.00' O.R.B. 3844, PG. 2258 O.R.B. 3844, PG. 2261 PARCEL ID: 2421-233-0001-010-5

L&E D.B. 153, PG. 249

TRAFFIC CONTROL BOX FND 5/8" IR/C "EDC LB 8098" FND 5/8" IR/C "RITZEL-MASON" 0.71'N, 0.73'W

FND 5/8" IR/C "EDC LB 8098"

L2 L1

S89°04'27"E 362.27' (C)

CONC. POLE ADA SURFACE WALK SIGNAL POLE

20 21

R/W LINE & CONC. WALK

EOP-"F" CURB

S. LINE OF THE NW 1/4 OF SECTION 21/35/40 N. LINE OF THE SW. 1/4 OF SECTION 21/35/40

CORTEZ BLVD VARYING WIDTH R/W (50' R/W PER FDOT R/W MAP SECTION 94504-2605) (50' R/W PER P.B. 12, PG. 23)

50.00' 15.00' 35.00'

L6

WATER RISER

CONC. APRON

S89°04'27"E 259.16' (C)

S00°54'25"W 259.01' (C&D)

DIRT DRIVE

L&E PARCEL

2400 CORTEZ BLVD PARCEL ID: 2421-233-0001-000-2

FND 5/8" IR/C "EDC LB 8098"

W. CORNER SEC. 21/35/40 FND MAG/D "LS# 2791" CCR# 117218 N:1121847.44 E:867001.11

NSLRWCD CANAL NO. 8 57' WIDE R/W P.B. 12, PG. 23

57.00'

CORTEZ BLVD PARCEL ID: 2421-322-0003-000-5

FILE LOCATION: Z:\EDC-2022\23-197 - HOANG - 2400 CORTEZ BLVD\SURVEY\DWG - PSP\DWGS\23-197 BNDY+PARCEL A.DWG, 2025-07-16, 4:36 PM

REV. | DATE | DESCRIPTION | BY | CHK.

EDC — A DIVISION OF HALEY WARD, INC.
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

MRM VENTURES II, LLC
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY SURVEY

DATE	SCALE
7/16/2025	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH	MTO

PROJECT No.
23-197 PARCEL A

SHEET No.
SHEET 2 OF 2

REV.

Exhibit A

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.246 ACRES.

Parcel Identification Number: 2421-233-0001-000-2

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5486571 OR BOOK 5319 PAGE 1421, Recorded 05/30/2025 10:53:34 AM Doc

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: **24-132-MORLEY**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **23rd** day of **May, 2025** between **Kenneth M. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Nancy Leah Gibbons, a single woman,** whose post office address is **4155 Wildridge Drive, Duluth, GA 30096, John Ammons, a single man,** whose post office address is **36294 Crestway Avenue, Prairieville, LA 70769, Sherry Brown, a single woman, as Personal Representative of the Estate of Robert A. Gibbons,** whose post office address is **3 Harbour Isle Drive East, Unit 106, Fort Pierce, FL 34949, Joseph C. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Cynthia Bencaz, a married woman,** whose post office address is **10801 Lindsay Lane, Denham Springs, LA 70726, David Alan Gibbons, a single man,** whose post office address is **6103 Birch Drive, Fort Pierce, FL 34982 and Dianne Quebedeaux, a married woman,** whose post office address is **1715 McQuid Drive, Baton Rouge, LA 70810,** grantor, and **MRM Ventures II, LLC, a Florida Limited Liability Company** whose post office address is **18501 Pines Boulevard, Unit 107, Pembroke Pines, FL 33029,** 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 of 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, situated, lying and being in **St. Lucie County, Florida** to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 8.246 ACRES.

Subject to taxes for 2025 and subsequent years; conditions, covenants, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.

Grantors Cynthia Bencaz and Dianne Quebedeaux warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address is: 10801 Lindsay Lane, Denham Springs, LA 70726 and 1715 McQuid Drive, Baton Rouge, LA 70810, respectively.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – INDIVIDUAL SIGNATURE PAGES TO FOLLOW

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:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft. Pierce FL 34981

Kenneth M. Gibbons

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Arimaldo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Kenneth M. Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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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
Printed Name: Christina Carroll
P.O. Address: 4155 Wildridge Dr
Duluth GA 30096

Witness
Printed Name: Jon Funches-Wells
P.O. Address: 1700 Northside Drive
A7-5346, Atlanta GA, 30357

Nancy Leah Gibbons

State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Nancy Leah Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Jon Funches-Wells
My Commission Expires: December 20th, 2026

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OFFICIAL SEAL
JON FUNCHES-WELLS
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires Dec. 20, 2026

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
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

John Ammons

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by John Ammons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: At Death

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

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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:

Estate of Robert A. Gibbons

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Land
Ft Pierce FL 34981

By: _____
Sherry Brown, Personal Representative

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 313 SW Arimalo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Sherry Brown, Personal Representative of the Estate of Robert A. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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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:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft. Pierce FL 34981

Joseph C. Gibbons
Joseph C. Gibbons

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 313 SW Grimaldo Ter
Port St Lucie, FL 34984.

State of FLORIDA
County of ST. LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Joseph C. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner LA 70065

Cynthia Bencaz
Cynthia Bencaz

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Cynthia Bencaz who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: At Death

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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:

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Grimaldo Ter, Port St. Lucie, FL 34984.

David Alan Gibbons
David Alan Gibbons

Natalie M. Ochoa
Witness
Printed Name: Natalie M Ochoa
P.O. Address: 5705 Briargate Lane Ft. Pierce FL 34981

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of May, 2025 by David Alan Gibbons who ☐ is personally known or ☑ has produced a driver's license as identification.

[Seal]
REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/17/2027.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

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
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

Dianne Quebedeaux
Dianne Quebedeaux

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Dianne Quebedeaux who [ ] is personally known or [ ] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith, 128857
My Commission Expires: at Death

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128857
STATE OF LOUISIANA

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Planning and Development
Services Department
Planning Division

M E M O R A N D U M

TO: Benjamin Balcer, AICP, Planning & Development Services Director

FROM: Kori Benton, AICP, Planning Manager

DATE: March 5, 2025

SUBJECT: Gibbons Lot Split – LS-2210-000013
PDS Order 2025-029

On October 18, 2022, Pamela Williams of the Fairwater Title Company, on behalf of the property owner, submitted a lot split application for a parcel located at 2400 Cortez Blvd. in Fort Pierce (Parcel ID# 2421-233-0001-000-2). The proposal would divide a +/-9.52-acre parcel into a +/- 8.246-acre Parcel "A" and a +/-1.276-acre Parcel "B".

BACKGROUND:

Applicant/Property Owner: Kenneth, Robert & David Gibbons
2400 Cortez Blvd.
Fort Pierce, FL 34982-5608

Agent: Pamela Williams - Fairwater Title Company
466 SW Port St. Lucie Blvd, Ste 108
Port Saint Lucie, FL 34953

Parcel ID Number: 2421-233-0001-000-2

Parcel Size: 9.52-acres

Site Address: 2400 Cortez Blvd., Fort Pierce, FL 34982

Existing Use: Single-Family Residence

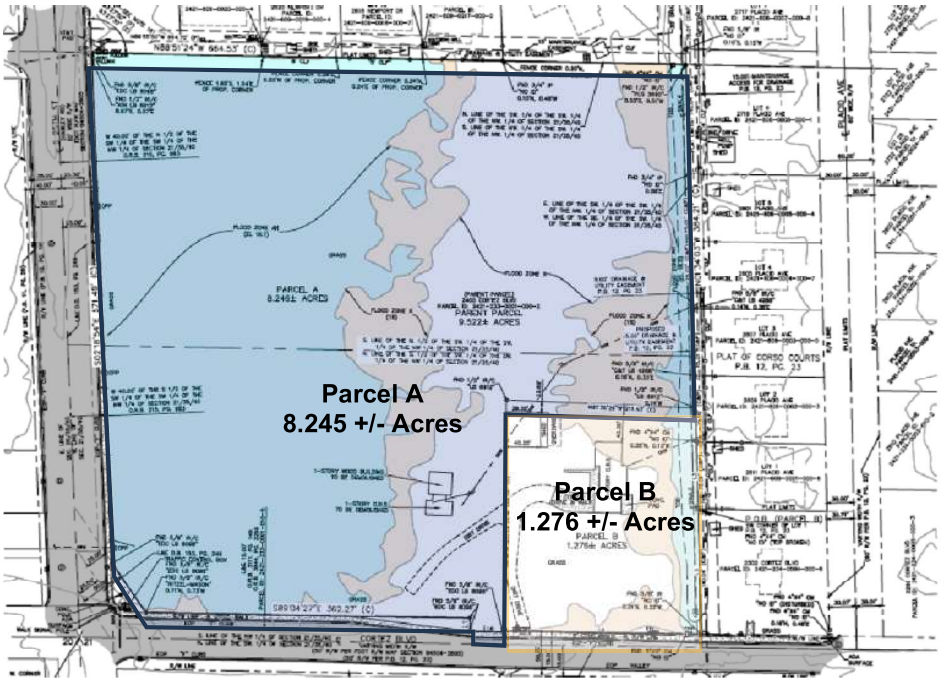
Zoning District: RS-4 (Single-family, Residential-4)

Future Land Use: RU (Residential Urban)

Existing Right-of-Way: Cortez Blvd. is an existing 50 to 65 ft. Right-of-way, north of a 57ft. NSLRWCD Right-of-way. No request for Right-of-Way dedication at this time.

Utilities Services: Existing Well & Septic, FPUA Water & Wastewater Available (to South)

Proposed Lot Split



ANALYSIS:

Pursuant to the St. Lucie County Land Development Code (LDC) adopted on January 1, 1990, a property owner of a meets and bounds tract of land may apply for a one-time lot split, free from any previous division of land. Following staff's review of the deeds for the subject property and adjacent properties, it has been determined, there has not been a previous lot split, lot line adjustment or minor replat since the adoption of the 1990 LDC.

The subject property is within the RS-4 (Single-family, Residential-4) Zoning District, with a Future Land Use designation of RU (Residential Urban). The site is located within the Urban Service Boundary (USB), however existing legacy services are via well and septic. The Fort Pierce Utilities Authority (FPUA) has central water and wastewater lines to the south which would be accessible to future development.

****

STANDARDS FOR LOT SPLIT REVIEW AS SET FORTH IN THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE SECTION 11.03.04

St. Lucie County Land Development Code (LDC) Section 11.03.04 establishes the Standards of Review for Lot Splits. The proposed lot split shall be granted only if the applicant complies with the following:

1. **Each lot conforms to the requirements of this Code.**

   Pursuant to LDC Section 7.04.01, the proposed lot line adjustment will result in both parcels complying with the lot size and dimensional requirements for the RS-4 (Residential, Single-family-

4) Zoning District, as outlined in the following table:

Zoning District	Min Lot Size	Min Lot Width	Min Road Frontage
RS-4 (Residential, Single-family-4)	10,000 ft^2 *8,000 ft2	75 feet	60 feet

Parcel A
The newly proposed Parcel "A" parcel is slated to contain +/-8.245 acres, exceeding the lot width, area and frontage requirements. Accessory structures on this land are proposed for removal.

Parcel B
The existing single-family residence will remain on proposed Parcel "B" +/-1.276 acres, including maintenance of some accessory structures or features. Parcel "B" will comply with the lot width, area and frontage requirements.

2. **Each lot shall abut a public or private street (except as hereinafter provided) for the required minimum road frontage for the Zoning District where the lots are located.**

   Following the division, the parcels will each feature over 60ft. of frontage along Cortez Blvd., with Parcel "A" holding frontage on 25th Street.

3. **If any lot abuts, a street right-of-way that does not conform to the design specifications provided in this Code, the owner shall be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.**

   Cortez Blvd. is an existing 50 to 65 ft. right-of-way, north of a 57ft. NSLRWCD Right-of-way. 25th Street is an 80ft. right-of-way in this area. There is no request for a right-of-way dedication by the Public Works Department.

RECOMMENDATION:
Approval of PDS Order No. 2025-029 (*with conditions*)

Staff coordinated with the Development Review Committee (DRC) and determined the subject parcel may be divided as shown on the Survey Sketch prepared by Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 and meets all applicable provisions of the Land Development Code subject to the following conditions:

1. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

2. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

Attachment: Boundary Survey and Lot Split Sketches created by EDC Inc.

PDS ORDER 2025-029

File No.: LS-2210-000013

AN ORDER APPROVING A LOT SPLIT FOR THE PROPERTY CONSISTING OF 9.52 ACRES LOCATED AT 2400 CORTEZ BOULEVARD, KNOWN AS THE GIBBONS LOT SPLIT

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the application for a Lot Split submitted by Pamela Williams - Fairwater Title Company on behalf of the Property Owners, evaluated the comments and certification of the Development Review Committee, and made the following determinations:

1. The Lot Split application has been approved for the property consisting of 9.52 acres, which holds a zoning designation of RS-4 (Single-family, Residential-4), located on the north side of Cortez Blvd., east of 25th Street, and legally described as follows:

LEGAL DESCRIPTION (SUBJECT PROPERTY)

THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

CONTAINING 9.522 ACRES, MORE OR LESS.

DIVIDED AS FOLLOWS:

LEGAL DESCRIPTION PARCEL "A"

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST.

LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "B"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1.276 ACRES, MORE OR LESS. 1.276 ACRES, MORE OR LESS.

2. The Development Review Committee has reviewed the lot split application for the subject property and found it to meet the technical requirements of the St. Lucie County Land Development Code and has satisfied the standards of review set forth in Section 11.03.04(D) of the St. Lucie County Land Development Code.

3. Planning staff has provided an analysis of the parcel's eligibility for a one-time lot split pursuant to Section 11.03.04 of the St. Lucie County Land Development Code. That analysis can be found in the memorandum dated March 5, 2025, entitled *Gibbons Lot Split – LS-2210-000013.*

NOW, THEREFORE, BE IT ORDERED by the Planning and Development Services Director of St. Lucie County, Florida:

A. Pursuant to Section 11.03.04 of the St. Lucie County Land Development Code, the Lot Split is hereby approved by the Planning and Development Services Director as shown on the survey sketch (Exhibit A) prepared Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 subject to the following conditions:

1. Prior to recording warranty deeds to achieve the approved Lot Split, the rear accessory structure (shed) shall be permitted for relocation to comply with setbacks, removed, or an administrative variance achieved.

2. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

B. St. Lucie County is not responsible for the maintenance, up-keep, or improvement of any private drives, roads, streets, easements, or rights-of-way providing ingress and egress or drainage service to the subject property.

C. A copy of this Order shall be attached to the boundary survey described in Part A and shall be placed on file in the Planning and Development Services Department.

D. This Order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the _____ day of _____, 2025.

PLANNING AND DEVELOPMENT SERVICES

ST. LUCIE COUNTY, FLORIDA

BY _____

Benjamin Balcer, AICP, Director

APPROVED AS TO FORM

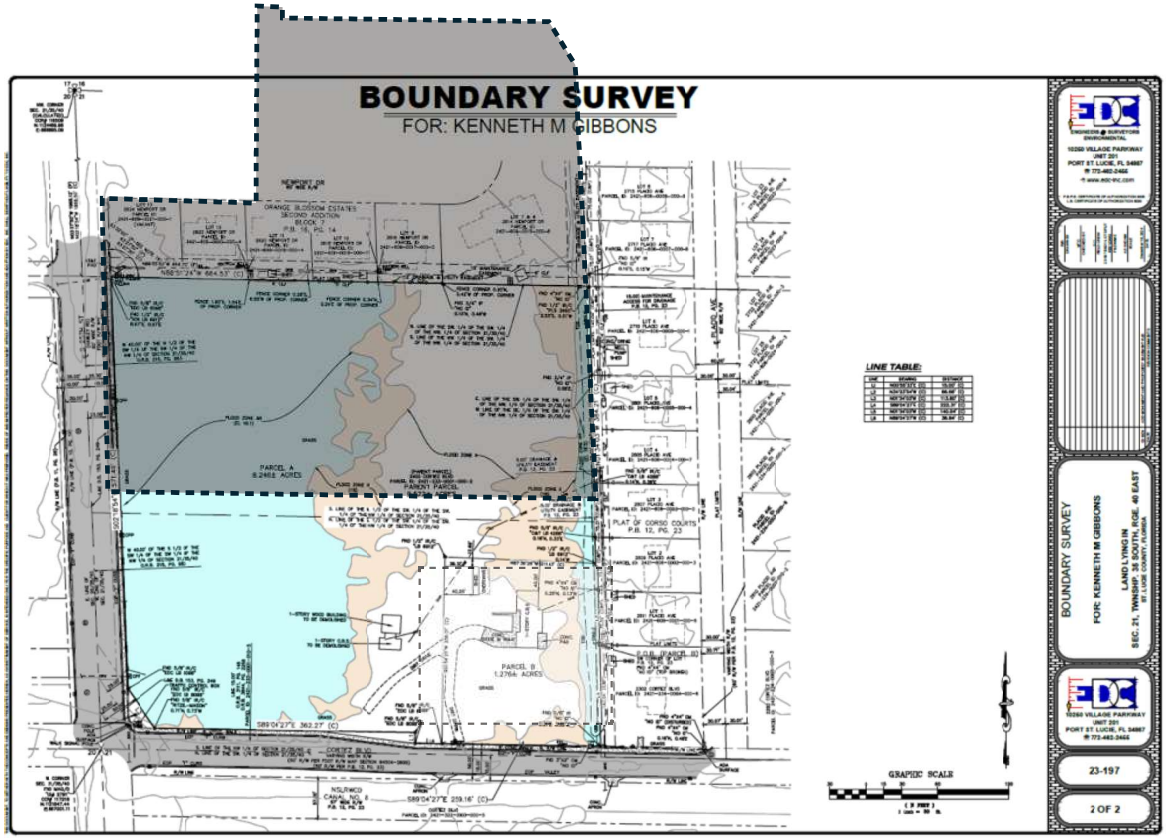
AND CORRECTNESS

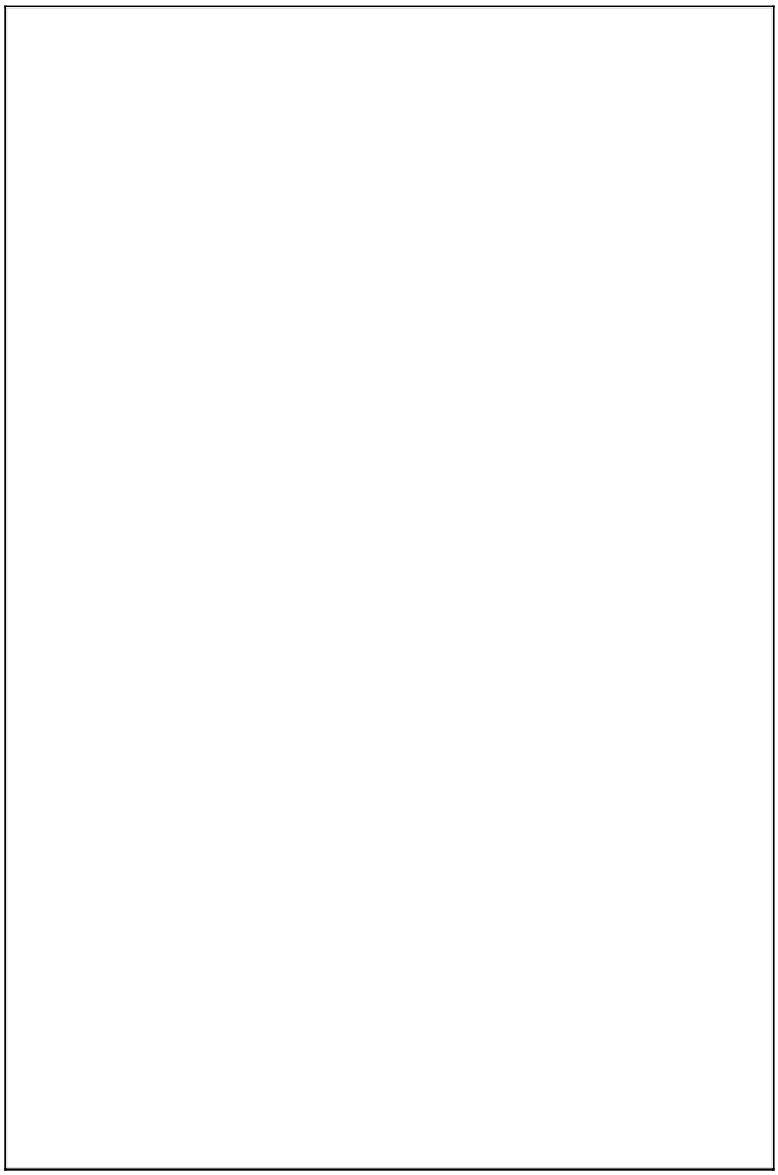
_____

County Attorney

EXHIBIT A

(Boundary Sketch of Division)


BOUNDARY SURVEY
FOR: KENNETH M GIBBONS
ORANGE BLOSSOM ESTATES SECOND ADDITION P.B. 16, PG. 14
PARCEL A 8.2465 ACRES
PARENT PARCEL
PARCEL B 1.2764± ACRES
PLAT OF CORSO COURTS P.B. 12, PG. 23
N89°51'24"W 664.53' (C)
S89°04'27"E 362.27' (C)
S89°04'27"E 239.16' (C)
LINE TABLE:
GRAPHIC SCALE
BOUNDARY SURVEY
FOR: KENNETH M GIBBONS
LAND LYING IN
SEC. 21, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA
23-197
2 OF 2



Planning Board - 4:00 PM **6. b.**

Meeting Date: 08/11/2025

Re: PD2024-00007 Zoning Atlas Map Amendment (Master Development Plan) - 2721 S Jenkins Road

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

PD2024-00007
Zoning Atlas Map Amendment
Cornerstone Master Planned Development
2721 S. Jenkins Road

SUMMARY:

A review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan.

RECOMMENDATION:

The proposed application meets the standards of the City's Code Section 125-212, and 125-314. Therefore, Staff recommends that the Planning Board recommend APPROVAL of the site plan subject to the Fourteen (14) Conditions as noted.

Recommended Conditions of Approval

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 06.13.2025.

2. The minimum Open Space shall be 20% of the Final PD site area.

3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.

4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing to ensure that all Gopher Tortoises are accounted for and undisturbed.

6. If required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site within ninety (90) days of land clearing.

7. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

11. If the applicant intends to phase the project, please include a development phasing schedule indicating:

The approximate date when construction of the project can be expected to begin.

The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 123-4 of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary

sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

13. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

14. Contact the Florida Department of Transportation (FDOT) to ensure appropriate noise attenuation measures are implemented to eliminate the potential for traffic noise intrusion into the residential development. **Enhancements to minimize interior noise, such as but not limited to double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications for all units shall be incorporated into the residential units prior to granting a certificate of occupancy.**

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report Supporting Documents
Application Supporting Documents
Response to Traffic Impact Analysis from TMC Consultants

Form Review

Form Started By: Vennis Gilmore Started On: 08/04/2025 03:46 PM
Final Approval Date: 08/05/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **PULTE-CORNERSTONE PLANNED DEVELOPMENT – ZONING ATLAS MAP AMENDMENT (MASTER DEVELOPMENT PLAN) – PROJECT #: PD2024-00007**

REVIEWER: **VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER**

DATE: **7/25/2025**

STAFF REPORT

Owner: Cassie McCrain, Cornerstone Fort Pierce Development, LLC

Applicant: Leslie Olson, District Planning Group

Requested Action: A review of an application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from General Commercial Zone (C-3) to Pulte-Cornerstone Planned Development (PD) with an associated Master Development Plan.

Location: Generally located at or near 2721 S Jenkins Road in Fort Pierce, FL.

Parcel IDs: 2324-413-0000-000-9 & 2324-431-0001-000-2

Site Area: 49.92 +/- Acres

Current FP Zoning: C-3, General Commercial Zone

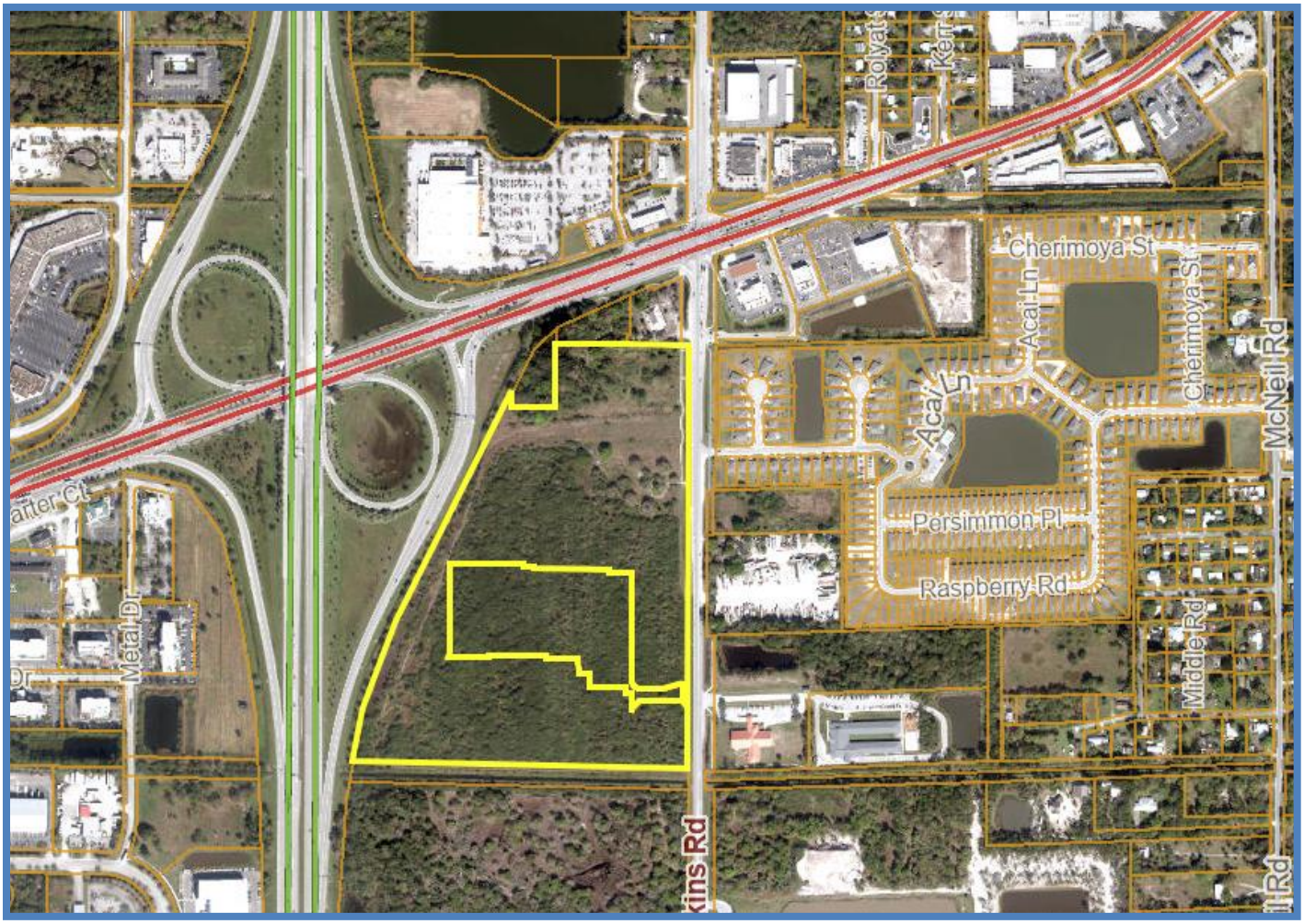
Current FP Future Land Use: GC, General Commercial

Proposed FP Zoning: PD, Planned Development Zone

Proposed FP Future Land Use: RM, Medium-Density Residential

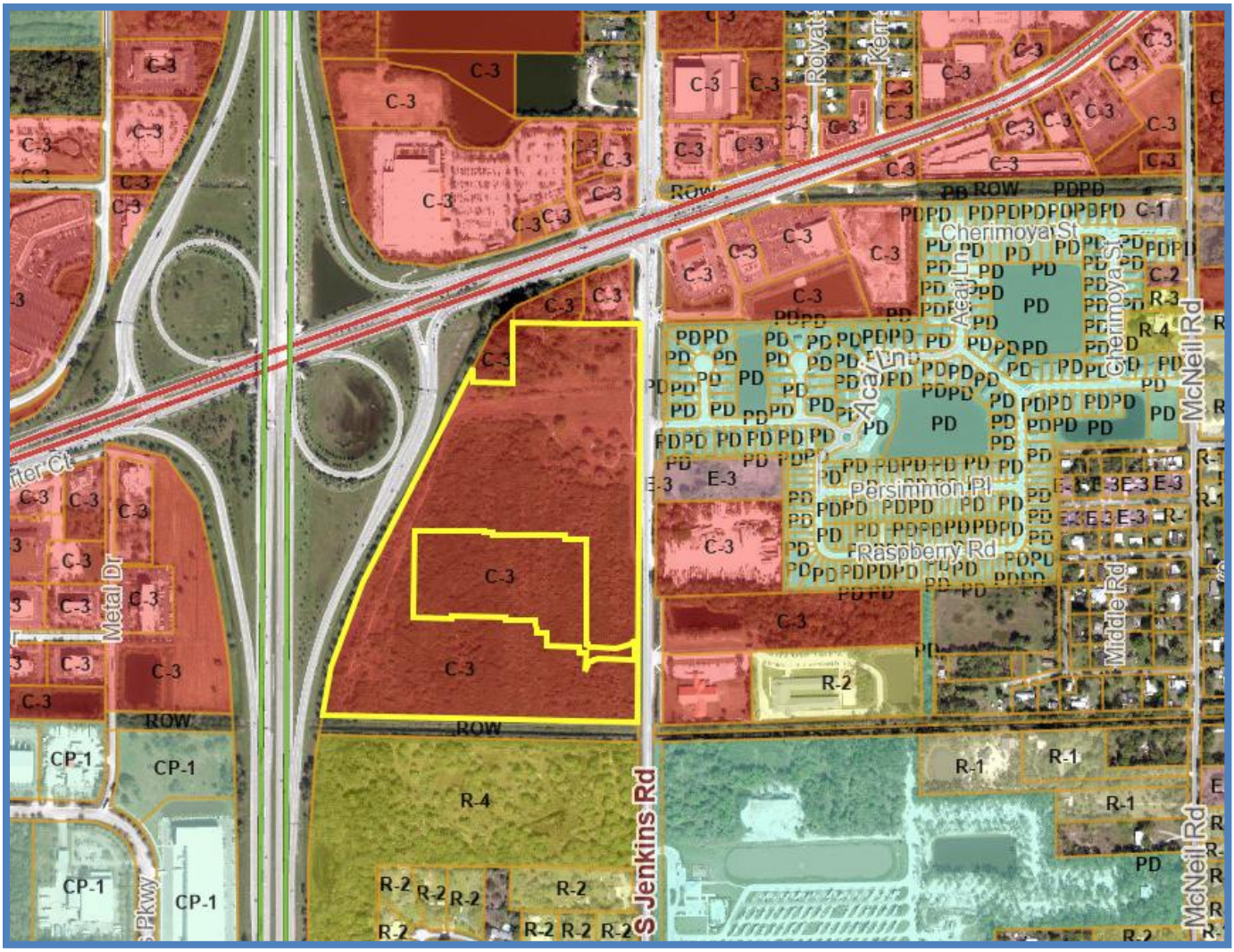
Utilities: Located within FPUA Service Area

Location Map:


Cherimoya St
Acai Ln
Persimmon Pl
Raspberry Rd
Middle Rd
McNeil Rd
Metal Dr

FP Future Land Use Map:

FP Zoning Map:



Request

Per Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a Master Planned Development (PD) Zoning District. The application proposes a two-hundred-and-fifty-unit fee simple

single-family residential master planned development community with a range of home sizes, a range of designs, and amenities such as a linear park connecting the recreational area to a pocket park providing additional buffer for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds, with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to I-95.

History

On November 3, 2008, the City Commission approved a site plan to construct a 383,605 square foot commercial development consisting of eight (8) buildings by the name of Newberry Fields. The anchor tenant for the proposed development was a Target retail store.

On December 9, 2024, the Planning Board reviewed and recommended approval of the concurrent application for a Future Land Use Amendment of the subject property. The applicant requested to change the Future Land Use from GC, General Commercial to RM, Medium Density Residential.

Existing Zoning: Sec. 125-200. – (C-3) General Commercial Zone

Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

Proposed Zoning: Sec. 125-212. – (PD) Planned Development Zone

Purpose. The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly

and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

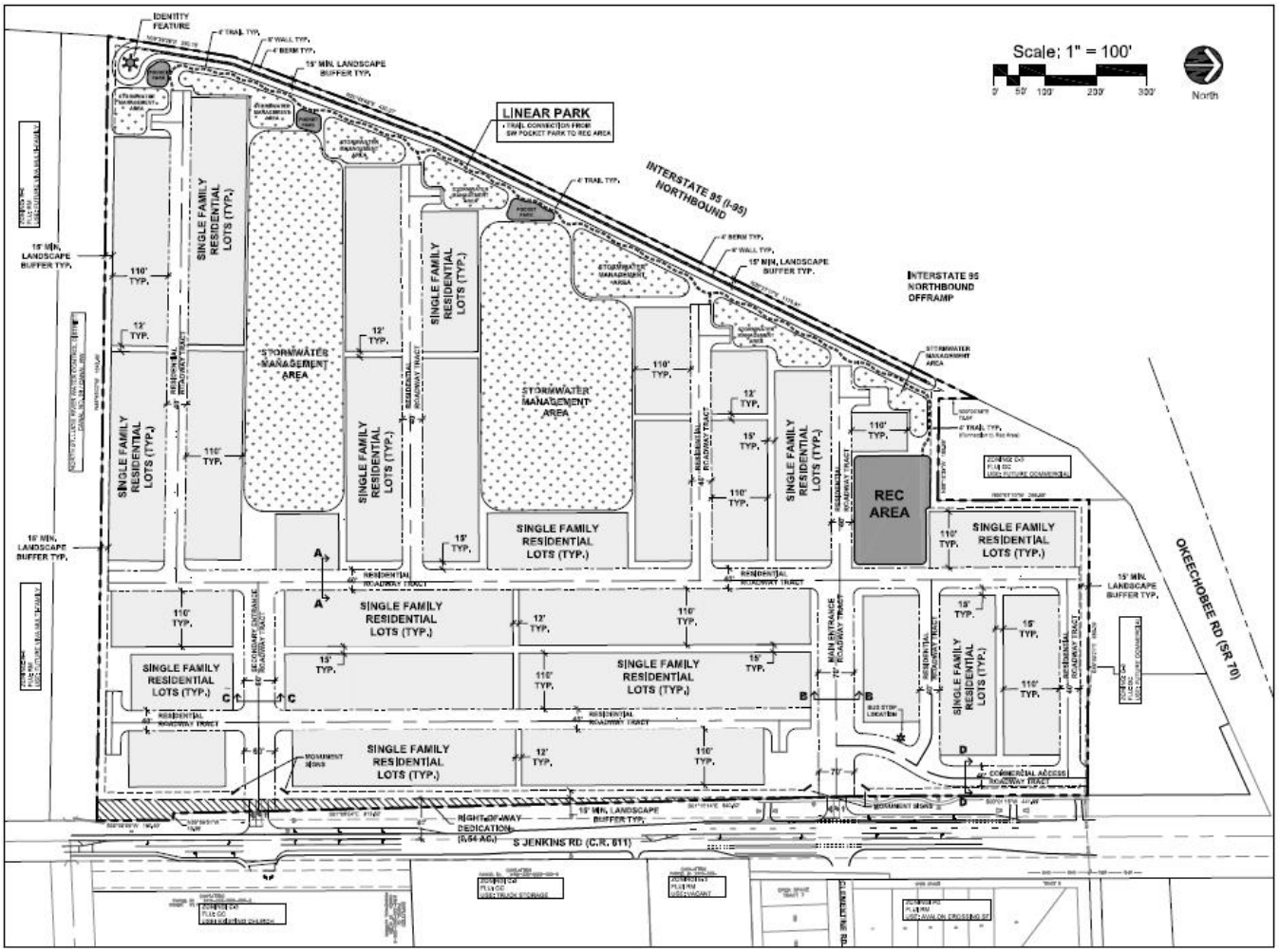
Existing Future Land Use: Comprehensive Plan, 1.1.6 Policy (B) Commercial

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Existing Future Land Use: Comprehensive Plan, 1.1.6 Policy (A) Residential

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

Master Site Plan


Scale; 1" = 100'
North
IDENTITY FEATURE
LINEAR PARK
INTERSTATE 95 (I-95) NORTHBOUND
INTERSTATE 95 NORTHBOUND OFFRAMP
REC AREA
STORMWATER MANAGEMENT AREA
SINGLE FAMILY RESIDENTIAL LOTS (TYP.)
OKEECHOBEE RD (SR 70)
S JENKINS RD (C.R. 611)
RIGHT-OF-WAY DEDICATION (5.54 AC.)
15' MIN. LANDSCAPE BUFFER TYP.

Site Data

Site Address:	2721 S Jenkins Rd, Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Minimum Open Space (20%): (49.38 X 20%)	9.87 Ac. / 430,202 SF
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	250 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

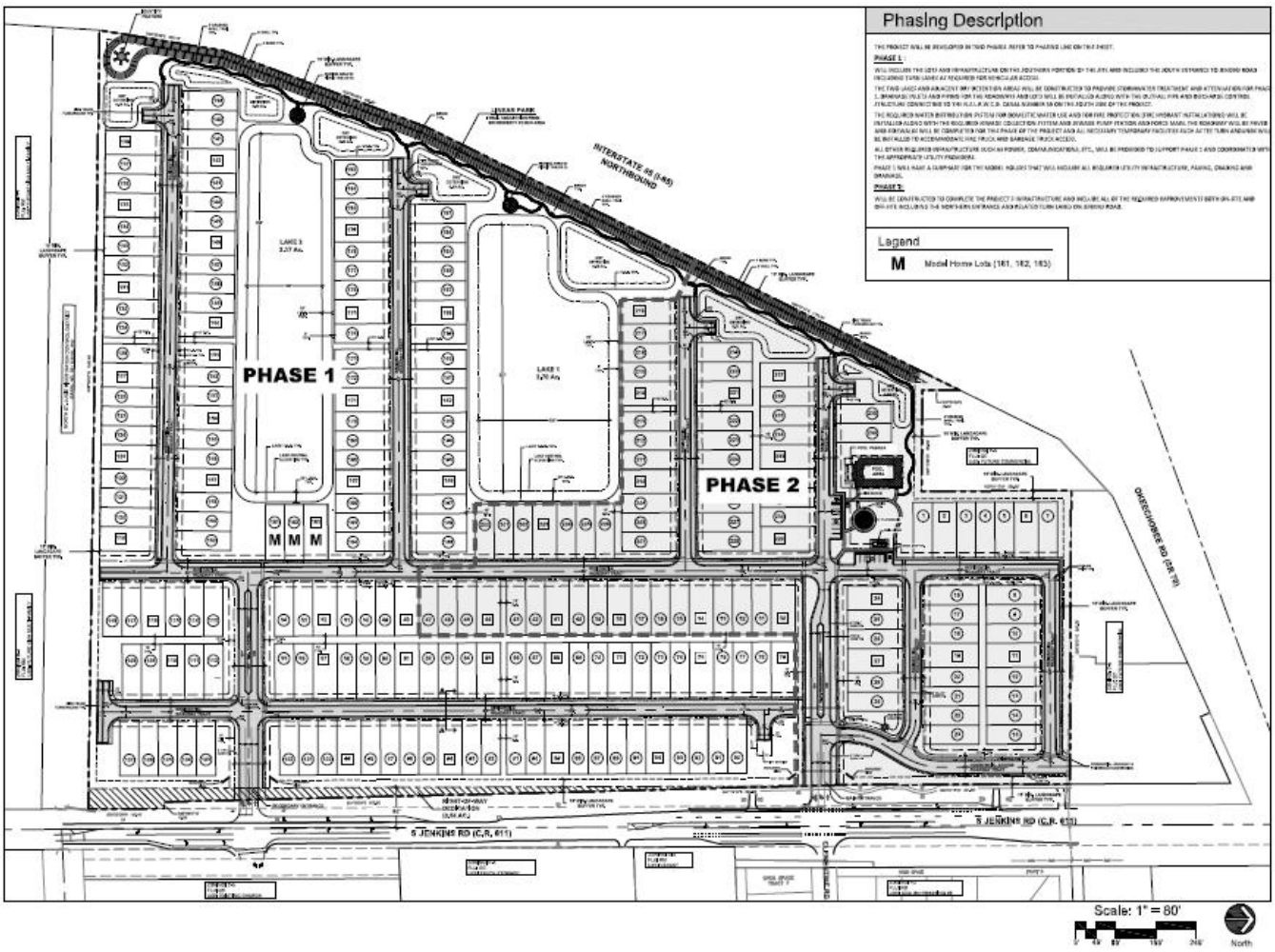
Maximum Density: (RM) 5 DU / Ac.	(49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:		250 Units
Proposed Gross Site Density:		5 DU / Ac.

Lot Dimensional Standards

	Lot Type A	Lot Type B
Lot Area	4,400 sf Min.	3,300 sf Min.
Depth	110'	110'
Width	40' Min.	30' Min.
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	15' Min.	15' Min.
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback, Roof overhangs may encroach into drainage easements.

Phasing



The project will be developed in two (2) phases.

Phase 1 will include the lots and infrastructure on the southern portion of the Site and includes the south entrance to Jenkins Road, including turn lanes as required for vehicular access.

The two lakes and adjacent dry detention areas will be constructed to provide stormwater treatment and attenuation for phase 1. Drainage inlets and piping for the roadways and lots will be installed along with the outfall pipe and discharge control structure connecting to the North St. Lucie River Water Control District (N.S.L.R.W.C.D.) canal number 39 on the south side of the project.

The required water distribution system for domestic water use and fire protection (fire hydrant installations) will be installed along with the required sewage collection system, sewage pump station, and force main. The roadway will be paved, and sidewalks will be completed for this phase of the project, and all necessary temporary facilities, such as tee-turn arounds, will be installed to accommodate fire truck and garbage truck access.

All other required infrastructure, such as power, communications, etc., will be provided to support phase 1 and coordinated with the appropriate utility providers.

Phase 1 will have a subphase for the model houses that will include all required utility infrastructure, paving, grading, and drainage.

Phase 2 will be constructed to complete the project's infrastructure and include all of the required improvements, both on-site and off-site, including the Northern entrance and related turn lanes on Jenkins Road.

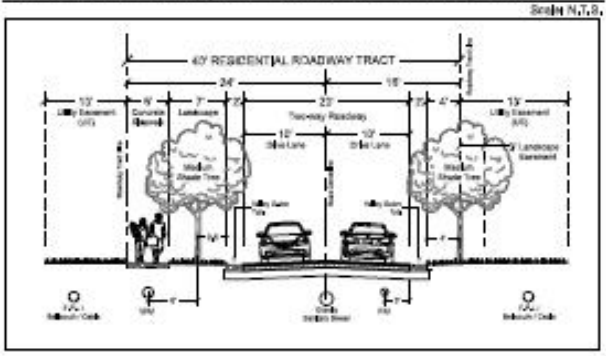
Design Review

Further design review shall be required at the Final Planned Development Site Plan.

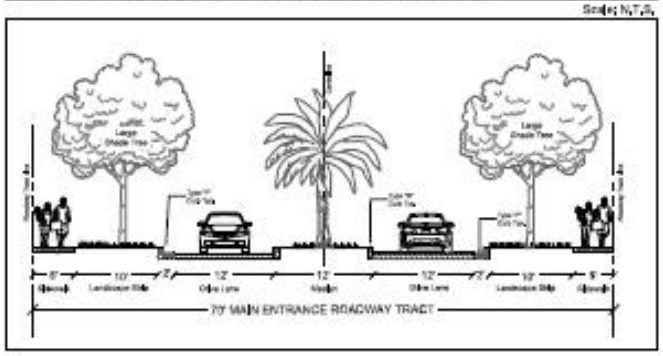
Landscaping

A full mitigation analysis and a tree survey shall be required at Final Planned Development Site Plan. The applicant has provided two (2) typical sections of 70 ft. and 60 ft. Right-Of-Ways for the two (2) entrance boulevards with street trees, a typical section of 40 ft. Right-Of-Way for residential streets with street trees, and a typical section of 40 ft. Right-Of-Way for the Commercial Access Roadway Tract in the northeast corner of the property.

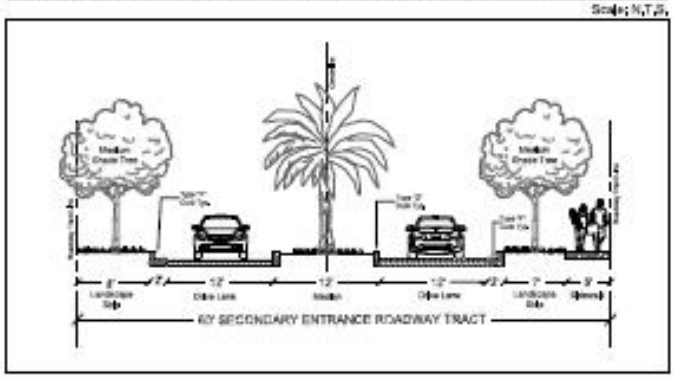
Section A-A: 40' Typical Residential Roadway Tract



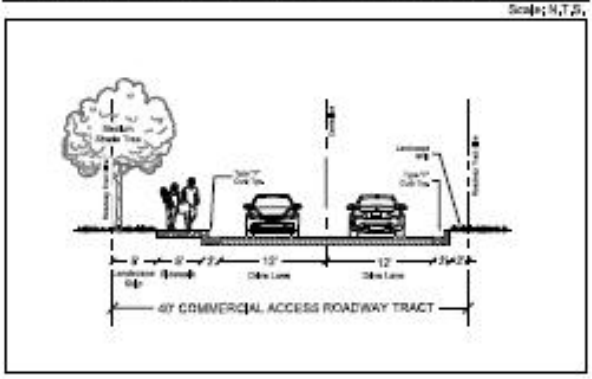
Section B-B: 70' Main Entrance Roadway Tract



Section C-C: 60' Secondary Entrance Roadway Tract



Section D-D: 40' Commercial Access Roadway Tract



Traffic Impact Statement

The traffic analysis is submitted and will require further analysis at Final PD Site Plan in terms of any required improvements to South Jenkins Road, including a potential traffic light and cross-access with a neighboring commercial parcel.

- Weekday Daily
  - 2,336 Total
  - 1,168 Entry
  - 1,168 Exit
- Weekday Peak Hours of Adjacent Street in the AM
  - 171 Total
  - 43 Entry
  - 128 Exit
- Weekday Peak Hour of Adjacent Street in the PM
  - 234 Total
  - 147 Entry
  - 87 Exit

The greatest peak hour peak direction anticipated with the project is the 147 PM Entry trips. Based upon the City of Fort Pierce Code of Ordinance Section 105-5.f.2.b the analysis considers the project to be a "minimal-scale" impact project.

Environmental

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical

indicators) included raccoon, armadillo, coyote, feral hog, and rodents. All avian species present are protected habitats on site.

Storm Drainage

Calculations indicate that the project site can fully accommodate the required water quality treatment volume and the 5-year, 1-day storm event on-site. The proposed project is for the development of a single-family residential community including buildings, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce. A full stormwater analysis will be required at Final PD Site Plan.

Solid Waste

This project may require the utilization of a dumpster for solid waste and recyclable items. If required, a dumpster shall be incorporated within the Final PD Site Plan, with any enclosure shall meet the City's design requirements.

Technical Review Committee

Affected departments have reviewed the proposed site plan application with regard to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff's supporting documents.

Recommended Conditions of Approval

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 06.13.2025.

2. The minimum Open Space shall be 20% of the Final PD site area.

3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.

4. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.

5. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing to ensure that all Gopher Tortoises are accounted for and undisturbed.

6. If required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site within ninety (90) days of land clearing.

7. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

8. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

9. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

10. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

11. If the applicant intends to phase the project, please include a development phasing schedule indicating:

    The approximate date when construction of the project can be expected to begin.

    The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 123-4 of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

13. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

14. Contact the Florida Department of Transportation (FDOT) to ensure appropriate noise attenuation measures are implemented to eliminate the potential for traffic noise intrusion into the residential

development. **Enhancements to minimize interior noise, such as but not limited to double-glazed glass windows, sound absorptive insulation, and door treatments that meet HUD specifications for all units shall be incorporated into the residential units prior to granting a certificate of occupancy.**

Staff Recommendation:

The proposed application meets the standards of the City's Code Section 125-212, and 125-314. Therefore, Staff recommends that the Planning Board recommend APPROVAL of the site plan subject to the Fourteen (14) Conditions as noted.

Alternative Recommendations:

Recommend **APPROVAL** – with Amended/Additional Conditions

OR

Recommend **DISAPPROVAL/DENIAL**

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____
_____
_____
_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____
_____
_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____
_____

4. SITE ADDRESS AND PARCEL ID

_____
_____
_____
_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____
_____
_____
_____
_____
_____
_____
_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER
_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

Owner1	Mailing Address 1	Mailing Address 2	Mailing City State Zip
Cornerstone Fort Pierce Dev	c/o ECHO Real Estate Services Company	560 Epsilon Dr	Pittsburgh; PA 15238-2815
Viva Communties At Treasure Coast West LLC	365 Route 59; Unit Ste 110		Airmont; NY 10952-3460
Acencion Covarrubias Santoyo	2201 Barbara AVE		Fort Pierce; FL 34982-6443
St Lucie County	2300 Virginia AVE		Fort Pierce; FL 34982-5632
Kronos LLC	c/o William G Angelos	1708 Coconut Dr	Fort Pierce; FL 34949-3439
St Peter Evangelical Luthern	2900 S Jenkins RD		Fort Pierce; FL 34981-4427
NSLRWCD	14666 Orange AVE		Fort Pierce; FL 34945-4511
S R BACHER ENTERPRISES LLC	1821 N US Highway 1		Fort Pierce; FL 34946-1498

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM : Venetia Barnes, Stormwater Engineer VB

THRU : Tracy Telle, Engineering Manager TT

RE : 2721 S. Jenkins Road Master PD – Pulte Cornerstone
TRC No. PD2024-00007

DATE : December 18, 2024

This is to advise you that we have completed the review of the following documents as received by this office on December 6, 2024:

- [x] Master Plan Development
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend
- [x] Approval w/ conditions of Master PD
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\2001 - 3000\2721 S. Jenkins Road\Master Plan Development\Master Plan Development Approval w. Conditions - 121824.docx

ENGINEERING CONDITIONS OF APPROVAL:

1. The ALTA/Boundary and Topography Survey provided was signed but not sealed. An original signed and sealed Boundary and Topography Survey shall be required with the Final PD submittal both in electronic and hard copy.
2. Should the stormwater management area adjacent to S. Jenkins Road be constructed as a dry/wet retention/detention area then it shall be relocated away from the public right-of-way as per the criteria specified in Section 119.
3. A formal wetland determination and gopher tortoise survey will be required at time of Final PD submittal.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.19.24
Property Address: Planned Development (Rezoning) - Pulte-Cornerstone PD - 2785 S Jenkins Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. 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.

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

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

☑ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☐ 12. Shall meet the Fire Prevention Code:

- ☐ Sprinkler system is required.
- ☐ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/12/24

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

November 21, 2024

Case #: PD2024-00007

Planner: City of Ft. Pierce Planning Department.

Rezoning

2721 S. Jenkins Rd. Ft. Pierce. Pulte – Cornerstone.

Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 250. 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.

Thank you for your attention and consideration.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		250
Average number of people per household	x	2.5
total proposed population increase		625
	/1000	0.625
	x	2.9
Additional Officers Necessary		1.8

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: Jesse Almand
To: Planning Department
Subject: PD2024-00007
Date: Thursday, December 12, 2024 3:21:00 PM
Attachments: Outlook-sse0m3eg.png

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

SLCFD has no comments for this portion of the project.

Respectfully,

Jesse Almand~736
Lieutenant, Fire Plans Examiner/Investigator
Saint Lucie County Fire District
Community Risk Reduction
(772) 621-3385

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Leslie Olson
District Planning Group
130 South Indian River Drive, Suite 202
Fort Pierce, FL 34950

Project #: Project #: PD2024-00007

Subject: Pulte-Cornerstone Master Planned Development – Rezoning –- Technical Review Committee Comments for December 19, 2024, TRC Meeting

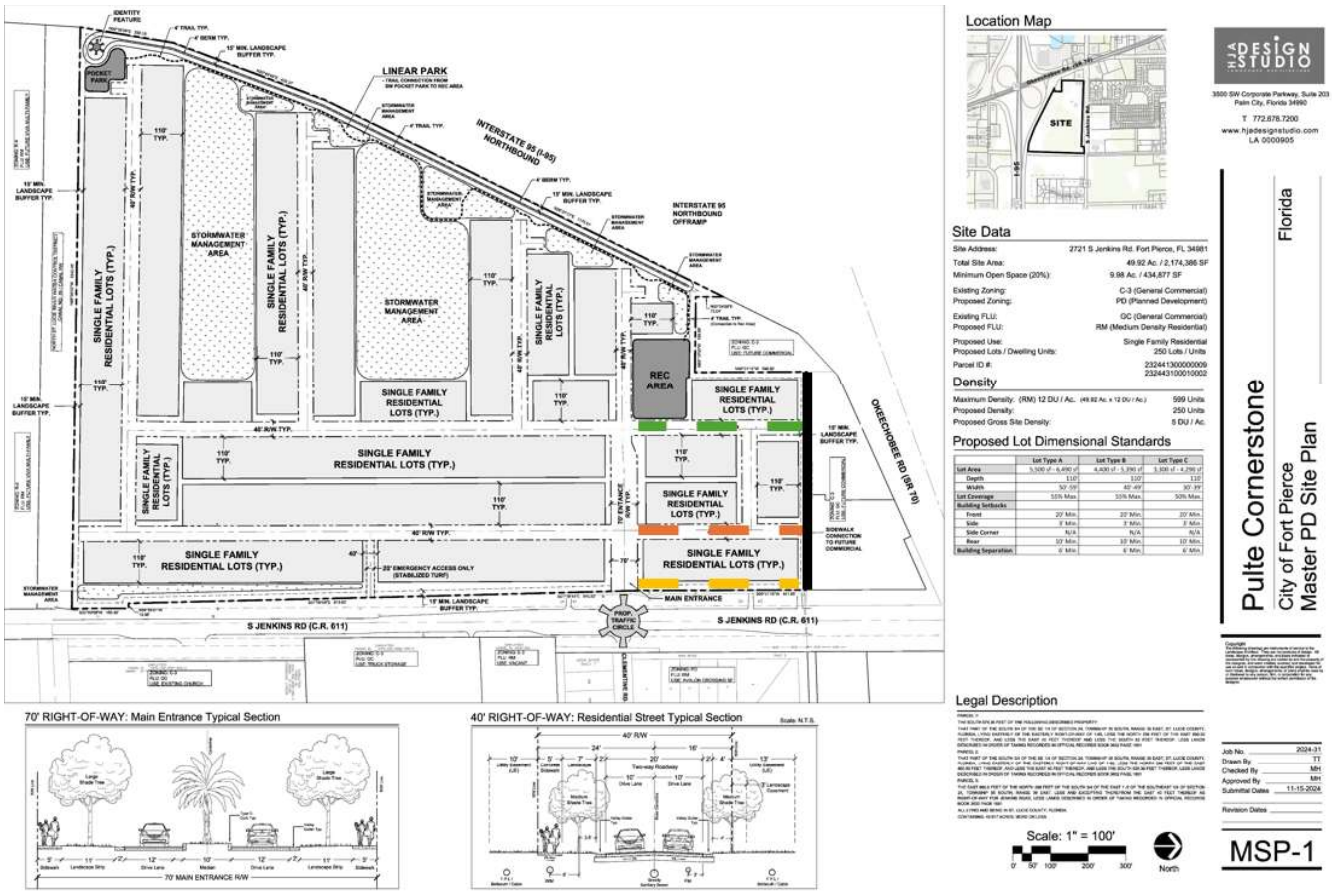
City of Fort Pierce Planning Department

1. Per City of Fort Pierce Comprehensive Plan Policy 2.5.4 & 2.5.5 –

   Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.

   Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.

   Please implement a vehicular cross-access in addition to the pedestrian access listed on the Master Site Plan. See the exhibit below with three (3) possible options.



2. A Final DP shall be required prior to any development activities with the Master Site Plan by HJA Studios, Job No. 2024-31, 11.15.2024.

3. The minimum Open Space shall be 20% of the Final PD site area.

4. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

6. The Final PD site plan submittal shall include a wetland jurisdictional survey.

7. Prior to submittal of a Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

8. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

9. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

11. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

12. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

13. If the applicant intends to phase the project, please include a development phasing schedule indicating:

    The approximate date when construction of the project can be expected to begin.

    The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

    A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

14. The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

16. The property shall be platted prior to any vertical construction activities.

17. After completion of the platting of the property, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00007

Pulte Cornerstone PD-2785 S Jenkins Rd

Comments

W/WW Engineering: Concept approved.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments**. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

(Con't pg 2)

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

Gas: Approved. Note: Natural Gas is available for this project FPUA can provide infrastructure (gas main/services) as well as tankless water heaters for this project at no expense to the builder/developer provided all homes utilize natural gas. Please reach out to Billy Dupre 772-466-1600 X 4705 for more info.

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Available.**
Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

December 18, 2024

PROJECT: **Pulte-Cornerstone Master Planned Development - 2721 S. Jenkins Road**

REF: PD2024-00007

TO: Vennis Gilmore

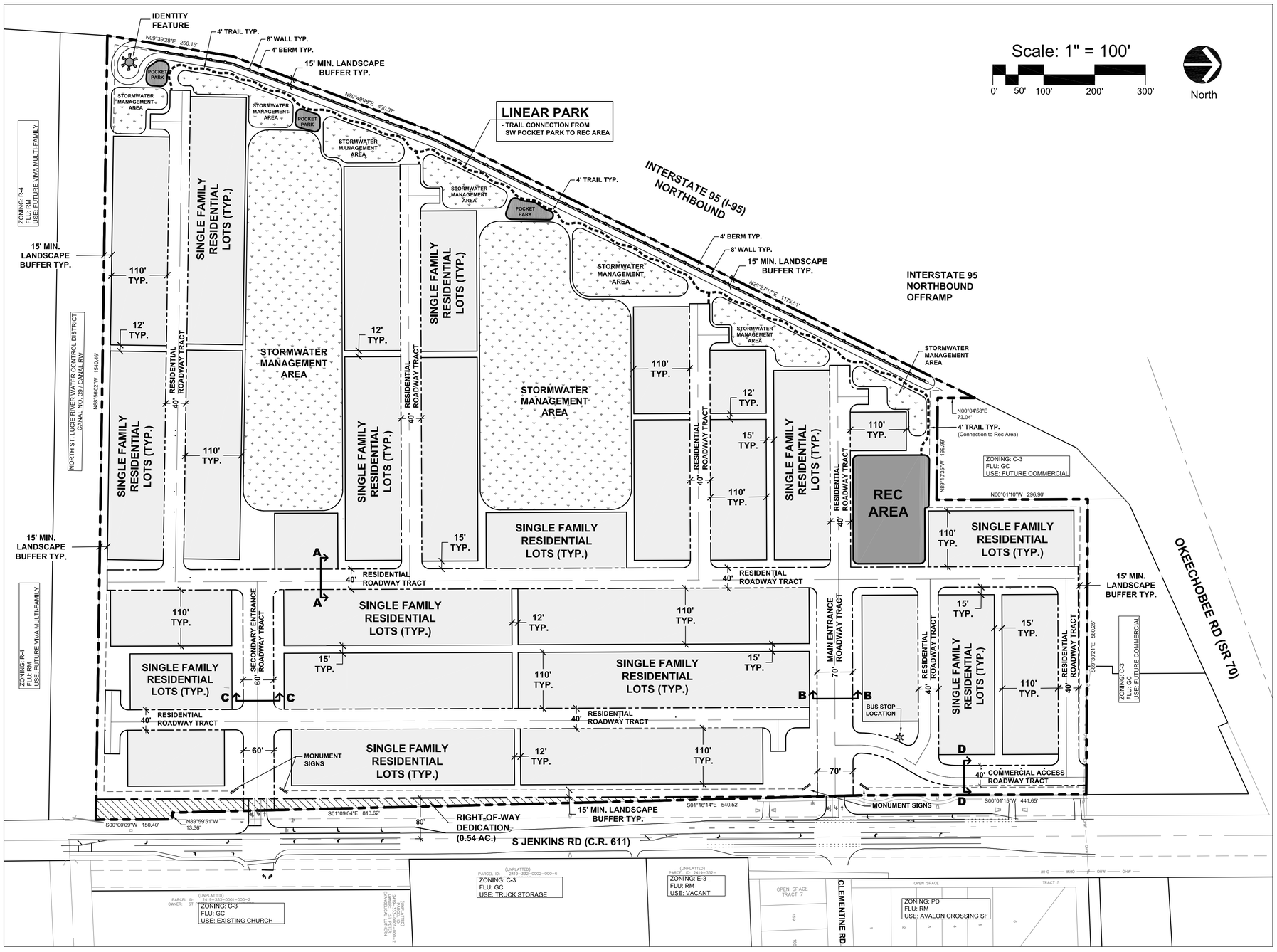
FROM: Grant Chambers

Corrections:

1. Advisory: The site was originally planned to have cross access to the north. As the northern property's access will likely be right in right out only, cross access will continue to be encouraged.
2. Traffic analysis will be required for review by the County's third-party reviewer at the const of the applicant.
3. Jenkins Road is identified on the County's Right-of-Way protection plan. A Right-of-Way dedication to meet the minimum 160-foot ultimate Right-of-Way will be required.
4. A traffic circle in Jenkins Road will not be supported by County staff as Jenkins Road is identified on the freight network.
5. A 6-foot sidewalk is required along the west side of Jenkins Road.
6. The southern proposed access shall align with the existing driveway of the school and church on the east side of Jenkins Road.

Conditions:

7. A Site Development Permit is required prior to performing site improvement activities.
8. A Road improvement agreement and bonding will be required for all roadway improvements to Jenkins Road.



Location Map

Site Data

Site Address:	2721 S Jenkins Rd. Fort Pierce, FL 34981
Total Site Area:	49.92 Ac. / 2,174,386 SF
Additional R/W Dedication	0.54 Ac. / 23,377 sf
Remaining Site Area	49.38 Ac. / 2,151,009 sf
Minimum Open Space (20%): (49.38 X 20%)	9.87 Ac. / 430,202 SF
Existing Zoning:	C-3 (General Commercial)
Proposed Zoning:	PD (Planned Development)
Existing FLU:	GC (General Commercial)
Proposed FLU:	RM (Medium Density Residential)
Proposed Use:	Single Family Residential
Proposed Lots / Dwelling Units:	250 Lots / Units
Parcel ID #:	232441300000009 232443100010002

Density

Maximum Density: (RM) 5 DU / Ac. (49.92 Ac. x 5 DU / Ac.)	250 Units
Proposed Density:	250 Units
Proposed Gross Site Density:	5 DU / Ac.

Lot Dimensional Standards

	Lot Type A	Lot Type B
Lot Area	4,400 sf Min.	3,300 sf Min.
Depth	110'	110'
Width	40' Min.	30' Min.
Lot Coverage	60% Max.	55% Max.
Building Setbacks		
Front	20' Min.	20' Min.
Side	3' Min.	3' Min.
Side Corner	15' Min.	15' Min.
Rear	10' Min.	10' Min.
Building Separation	6' Min.	6' Min.

Note: Roof overhangs, air conditioning equipment, irrigation pumps and pool equipment may encroach into the 3ft side setback. Roof overhangs may encroach into drainage easements.

Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

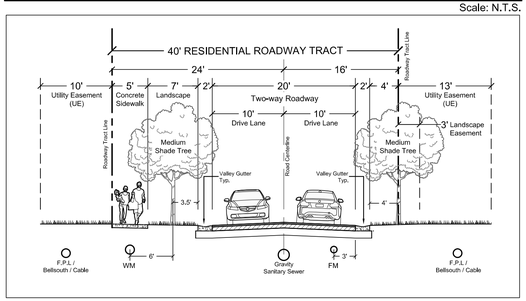
THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

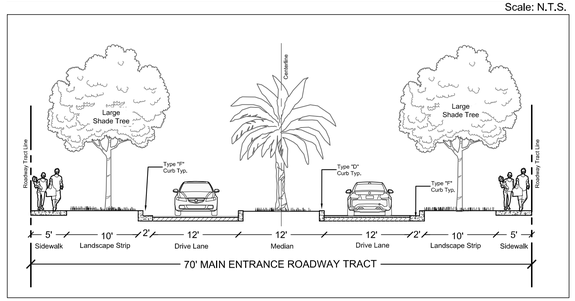
Section A-A: 40' Typical Residential Roadway Tract

Scale: N.T.S.



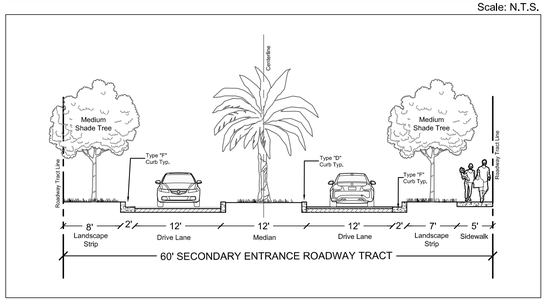
Section B-B: 70' Main Entrance Roadway Tract

Scale: N.T.S.



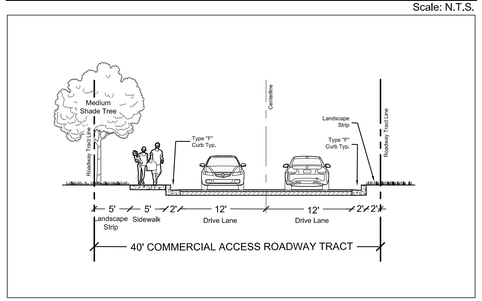
Section C-C: 60' Secondary Entrance Roadway Tract

Scale: N.T.S.



Section D-D: 40' Commercial Access Roadway Tract

Scale: N.T.S.



HJA DESIGN STUDIO
LANDSCAPE ARCHITECTURE
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Palm City, Florida 34990
T 772.678.7200
www.hjadesignstudio.com
LA 0000905

Pulte Cornerstone

Florida

City of Fort Pierce
Master PD Site Plan

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The following drawings are instruments of service to the Landscape Architect,. They are not products of design, All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	11-15-2024
2-14-2025	6-13-2025
Revision Dates	

MSP-1

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x

sostrander@fpua.com

November 22, 2024

Jennifer Hofmeister-Drew
JHD Planning Consulting, Inc.
4424 Main Street, Ste 3038
Jupiter, FL 33458

SUBJECT: Cornerstone Ft Pierce & Golden Arrow Development LLC
PCN: 2324-413-000-000-9, 2324-431-0001-000-2

Dear Ms. Hofmeister-Drew,

As requested, Fort Pierce Utilities Authority (FPUA) would like to confirm the availability of water and wastewater services to the above-referenced parcels. Reuse water is not available at this location. Capacity is currently available at FPUA's Water Treatment Plant and Water Reclamation Facility.

Availability would be contingent upon the completion of construction of the required infrastructure, payment of the applicable fees and charges. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact Shane Ostrander at 772 466-1600 ext. 3468.

Sincerely,

SMO

Shane Ostrander
Environmental Engineer

Ec.: file

Phasing Description

THE PROJECT WILL BE DEVELOPED IN TWO PHASES. REFER TO PHASING LINE ON THIS SHEET.

PHASE 1 :

WILL INCLUDE THE LOTS AND INFRASTRUCTURE ON THE SOUTHERN PORTION OF THE SITE AND INCLUDES THE SOUTH ENTRANCE TO JENKINS ROAD INCLUDING TURN LANES AS REQUIRED FOR VEHICULAR ACCESS.

THE TWO LAKES AND ADJACENT DRY DETENTION AREAS WILL BE CONSTRUCTED TO PROVIDE STORMWATER TREATMENT AND ATTENUATION FOR PHASE 1. DRAINAGE INLETS AND PIPING FOR THE ROADWAYS AND LOTS WILL BE INSTALLED ALONG WITH THE OUTFALL PIPE AND DISCHARGE CONTROL STRUCTURE CONNECTING TO THE N.S.L.R.W.C.D. CANAL NUMBER 39 ON THE SOUTH SIDE OF THE PROJECT.

THE REQUIRED WATER DISTRIBUTION SYSTEM FOR DOMESTIC WATER USE AND FOR FIRE PROTECTION (FIRE HYDRANT INSTALLATIONS) WILL BE INSTALLED ALONG WITH THE REQUIRED SEWAGE COLLECTION SYSTEM AND SEWAGE PUMP STATION AND FORCE MAIN. THE ROADWAY WILL BE PAVED AND SIDEWALKS WILL BE COMPLETED FOR THIS PHASE OF THE PROJECT AND ALL NECESSARY TEMPORARY FACILITIES SUCH AS TEE TURN AROUNDS WILL BE INSTALLED TO ACCOMMODATE FIRE TRUCK AND GARBAGE TRUCK ACCESS.

ALL OTHER REQUIRED INFRASTRUCTURE SUCH AS POWER, COMMUNICATIONS, ETC., WILL BE PROVIDED TO SUPPORT PHASE 1 AND COORDINATED WITH THE APPROPRIATE UTILITY PROVIDERS.

PHASE 1 WILL HAVE A SUBPHASE FOR THE MODEL HOUSES THAT WILL INCLUDE ALL REQUIRED UTILITY INFRASTRUCTURE, PAVING, GRADING AND DRAINAGE.

PHASE 2:

WILL BE CONSTRUCTED TO COMPLETE THE PROJECT'S INFRASTRUCTURE AND INCLUDE ALL OF THE REQUIRED IMPROVEMENTS BOTH ON-SITE AND OFF-SITE INCLUDING THE NORTHERN ENTRANCE AND RELATED TURN LANES ON JENKINS ROAD.

Legend

M Model Home Lots (161, 162, 163)

PHASE 1

PHASE 2

IDENTITY FEATURE

4' CRUSHED SHELL TRAIL TYP.

8' WALL TYP.

4' BERM TYP.

15' MIN. LANDSCAPE BUFFER TYP.

SEATING AREA W/ PICNIC TABLES (3)

LINEAR PARK - TRAIL CONNECTION FROM SW PROPERTY TO REC AREA

INTERSTATE 95 (I-95) NORTHBOUND

BENCH TYP.

FIRE TRUCK TURNAROUND TYP.

DRY DETENTION 0.18 AC.

DRY DETENTION 0.23 AC.

DRY DETENTION 0.44 AC.

DRY DETENTION 0.31 AC.

DRY DETENTION 0.16 AC.

LAKE 1 2.70 Ac.

LAKE 2 2.37 Ac.

LAKE T.O.B. TYP.

LAKE CONTROL ELEVATION TYP.

20' L.M.E. TYP.

40' RESIDENTIAL ROADWAY TRACT

60' S.E. ROADWAY TRACT

70' M.S. ROADWAY TRACT

COMMERCIAL ACCESS ROADWAY TRACT

POOL CABANA

POOL AREA

BIKE RACK (6)

PLAYGROUND

MAIL KIOSK

WHEEL STOP TYP.

LIFT STATION

MONUMENT SIGN

STOP BAR & SIGN TYP.

BUS STOP LOCATION

CROSSWALK TYP.

OKEECHOBEE RD (SR 70)

COMMERCIAL ROADWAY & 5' SIDEWALK CONNECTION

MAIN ENTRANCE

SECONDARY ENTRANCE

RIGHT-OF-WAY DEDICATION (0.54 AC.)

S JENKINS RD (C.R. 611)

CLEMENTINE RD

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 39 / CANAL R/W

OPEN SPACE TRACT 7

TRACT 5

ZONING: R-4
FLU: RM
USE: FUTURE VIVA MULTI-FAMILY

ZONING: C-3
FLU: GC
USE: FUTURE COMMERCIAL

ZONING: C-3
FLU: GC
USE: TRUCK STORAGE

ZONING: E-3
FLU: RM
USE: VACANT

ZONING: C-3
FLU: GC
USE: EXISTING CHURCH

ZONING: PD
FLU: RM
USE: AVALON CROSSING SF

Scale: 1" = 80'

0' 40' 80' 160' 240'

North

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Pulte Cornerstone

City of Fort Pierce
Florida

PD Phasing Plan

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Job No.	2024-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	06-13-2025
Revision Dates	

PH-1

Cornerstone – Notes related to Phasing.

PROJECT PHASING:

THE PROJECT WILL BE DEVELOPED IN TWO PHASES. REFER TO PHASING LINE ON THIS SHEET.

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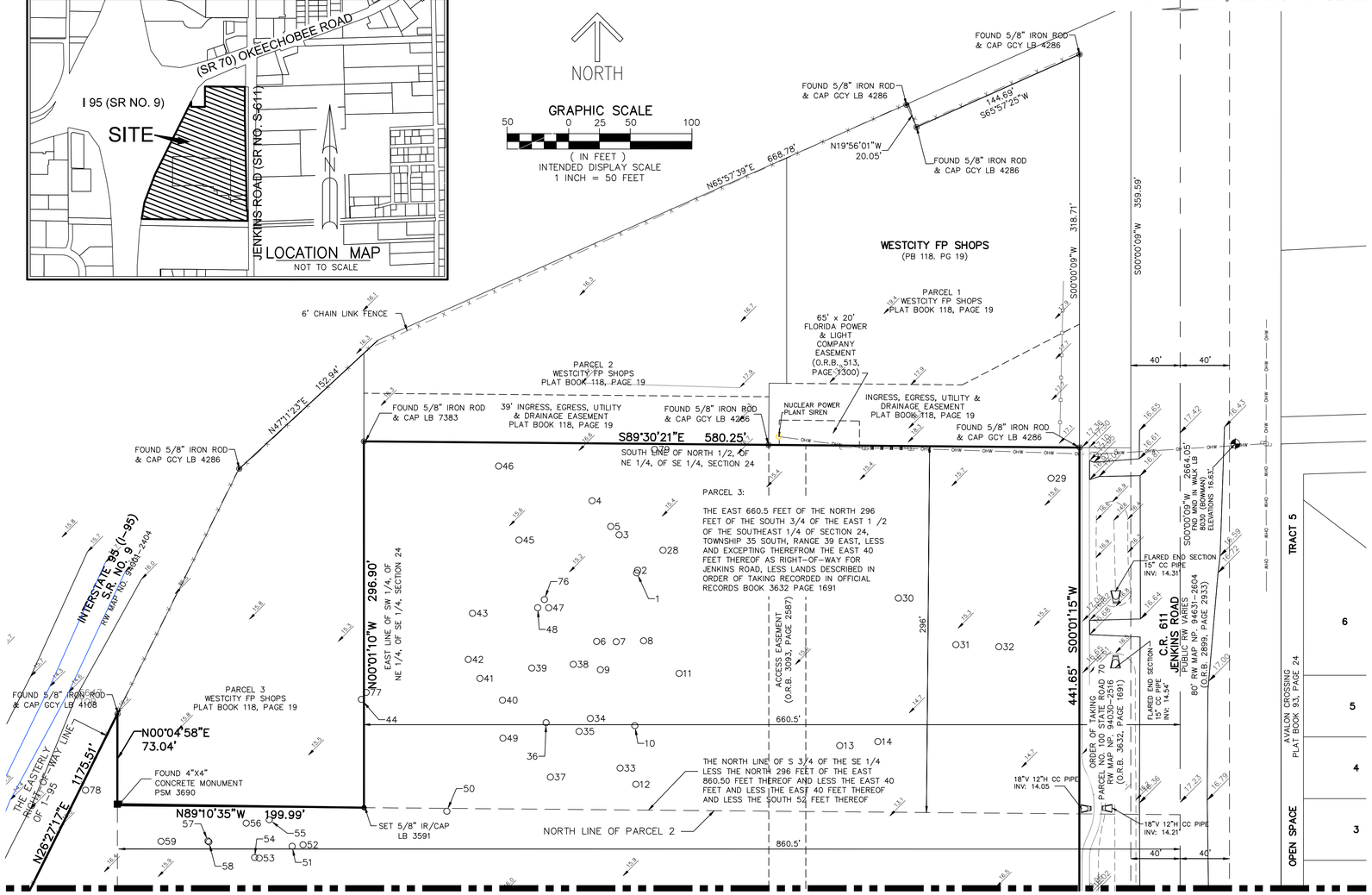
PHASE 2 WILL BE CONSTRUCTED TO COMPLETE THE PROJECT'S INFRASTRUCTURE AND INCLUDE ALL OF THE REQUIRED IMPROVEMENTS BOTH ON-SITE AND OFF-SITE INCLUDING THE NORTHERN ENTRANCE AND RELATED TURN LANES ON JENKINS ROAD.

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET



SEE SHEET 2

LEGEND

- N.S.L.R.W.C.D. – NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- O.R.B. – OFFICIAL RECORD BOOK
- RW – RIGHT-OF-WAY
- RCP – REINFORCED CONCRETE PIPE
- PB – PLAT BOOK
- PG – PAGE
- – ANCHOR
- (TV) – CABLE TV VAULT
- – CATCH BASIN
- – CONCRETE POWER POLE
- – CROSSWALK SIGNAL
- – CURB INLET
- – HOG OR BARBED WIRE FENCE
- – DENOTES FOUND SURVEY ROD & CAP
- – DENOTES NAIL & SURVEY DISK
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- – ELECTRICAL WIRES OVERHEAD
- – FIBER OPTIC BOX
- – FIRE HYDRANT
- – MAST ARM / TRAFFIC SIGNAL
- – LIGHT POLE
- – SANITARY MANHOLE
- – SEWER VALVE
- – TRAFFIC SIGN
- – TREE LOCATION
- – WATER VALVE
- – WOOD POWER POLE (UNLESS NOTED)
- – EXISTING ELEVATION
- – DENOTES 1/4 SECTION CORNER
- – DENOTES SECTION CORNER
- – SURVEY MARKER/CONTROL POINT
- PRM – DENOTES PERMANENT REFERENCE MONUMENT 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- – DENOTES FOUND SURVEY MARKER
- – SET 5/8" IR/CAP LB 3591

DESCRIPTION:

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS JULY 12, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. 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.
5. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER: 522400441GM, EFFECTIVE DATE MAY 23, 2024 AT 5:00 P.M. AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
6. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF THE TITLE COMMITMENT REFERENCED ABOVE.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD BEARING OF SOUTH 00°00'09" WEST ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST AS DEPICTED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAP, ITEM/SEGMENT NO. 428984-1 STATE PROJECT NO. 94030.2516 STATE ROAD NO. 70 (OKEECHOBEE RD.)
8. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0167J, CITY OF FORT PIERCE, ST. LUCIE COUNTY, COMMUNITY NO. 120286 PANEL 0167, SUFFIX J; DATED FEBRUARY 16, 2012.
9. THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.
10. TREE INVETORY SHOWN ON THIS SURVEY PROVIDED BY EW CONSULTANTS, INC. ENVIRONMENTAL SCIENTIST. TREE LOCATIONS PROVIED BY CAULFIELD AND WHEELER, LAST DATE OF FIELD DATA ACQUISITION FOR TREE LOCATIONS, OCTOBER 18, 2024.
11. TREE #5A NOT PRESENT IN FEILD. TREE #53 AND #54 WERE MISIDENTIFIED AS SLASH PINES, AND ARE CABBAGE PALMS. TREE TABLE UPDATED ON 01-09-2025 TO REFLECT COMMENTS MADE FROM EW CONSULTANTS, INC.

Cornerstone Property Tree Inventory
~~July 2024~~ December 03, 2024

Tag #	Common Name	Scientific Name	DBH	Height of Clear Trunk	Comments
1	Laurel oak	*Quercus laurifolia*	17		
2	Cabbage palm	*Sabal palmetto*		13	
3	Cabbage palm	*Sabal palmetto*		25	
4	Laurel oak	*Quercus laurifolia*	38		
5	Slash pine	*Pinus elliottii*	18.5		
~~5a~~	~~Slash pine~~	~~*Pinus elliottii*~~	~~16~~		Not present in field
6	Slash pine	*Pinus elliottii*	17		
7	Slash pine	*Pinus elliottii*	18		
8	Slash pine	*Pinus elliottii*	18.5		
9	Slash pine	*Pinus elliottii*	18		
10	Slash pine	*Pinus elliottii*	16.5		
11	Slash pine	*Pinus elliottii*	23		
12	Laurel oak	*Quercus laurifolia*	30		
13	Slash pine	*Pinus elliottii*	27.5		
14	Slash pine	*Pinus elliottii*	25.5		
15	Cabbage palm	*Sabal palmetto*		32	
16	Laurel oak	*Quercus laurifolia*	31		
17	Laurel oak	*Quercus laurifolia*	30		
18	Laurel oak	*Quercus laurifolia*	40.5		
19	Laurel oak	*Quercus laurifolia*	53		
20	Laurel oak	*Quercus laurifolia*	18		
21	Laurel oak	*Quercus laurifolia*	18		
22	Laurel oak	*Quercus laurifolia*	17		
23	Laurel oak	*Quercus laurifolia*	16.5		
24	Cabbage palm	*Sabal palmetto*		30	
25	Cabbage palm	*Sabal palmetto*		32	
26	Cabbage palm	*Sabal palmetto*		35	
26	Laurel oak	*Quercus laurifolia*	36		
28	Cabbage palm	*Sabal palmetto*		22	
29	Cabbage palm	*Sabal palmetto*		11	
30	Laurel oak	*Quercus laurifolia*	31		
31	Laurel oak	*Quercus laurifolia*	26.5		
32	Laurel oak	*Quercus laurifolia*	32.5		
33	Slash pine	*Pinus elliottii*	19		
34	Slash pine	*Pinus elliottii*	16		
35	Slash pine	*Pinus elliottii*	17		
36	Slash pine	*Pinus elliottii*	17.5		
37	Slash pine	*Pinus elliottii*	20		
38	Slash pine	*Pinus elliottii*	14		
39	Slash pine	*Pinus elliottii*	14		
40	Slash pine	*Pinus elliottii*	20.5		
41	Slash pine	*Pinus elliottii*	18.5		
42	Slash pine	*Pinus elliottii*	28		
43	Laurel oak	*Quercus laurifolia*	26.5		
44	Laurel oak	*Quercus laurifolia*	26		
45	Cabbage palm	*Sabal palmetto*		16	
46	Laurel oak	*Quercus laurifolia*	27.5		
47	Slash pine	*Pinus elliottii*	15.5		
48	Slash pine	*Pinus elliottii*	14		
49	Slash pine	*Pinus elliottii*	18.5		
50	Cabbage palm	*Sabal palmetto*		12	

Cornerstone Property Tree Inventory
~~July 2024~~ December 03, 2024

Tag #	Common Name	Scientific Name	DBH	Height of Clear Trunk	Comments
50	Cabbage palm	*Sabal palmetto*		12	
51	Laurel oak	*Quercus laurifolia*	36		
52	Slash pine	*Pinus elliottii*	16.5		
53	~~Slash pine~~ Cabbage Palm	~~*Pinus elliottii*~~ *Sabal Palmetto*	10		Misidentified-Cabbage Palm not slash pine
54	~~Slash pine~~ Cabbage Palm	~~*Pinus elliottii*~~ *Sabal Palmetto*	18		Misidentified-Cabbage Palm not slash pine
55	Laurel oak	*Quercus laurifolia*	16		
56	Laurel oak	*Quercus laurifolia*	15.5		
57	Cabbage palm	*Sabal palmetto*		15	
58	Slash pine	*Pinus elliottii*	17.5		
59	Cabbage palm	*Sabal palmetto*		12	
60	Laurel oak	*Quercus laurifolia*	49		
61	Cabbage palm	*Sabal palmetto*		27	
62	Cabbage palm	*Sabal palmetto*		15	
63	Laurel oak	*Quercus laurifolia*	57		
64	Cabbage palm	*Sabal palmetto*		24	
65	Cabbage palm	*Sabal palmetto*		30	
66	Cabbage palm	*Sabal palmetto*		25	
67	Cabbage palm	*Sabal palmetto*		15	
68	Cabbage palm	*Sabal palmetto*		30	
69	Laurel oak	*Quercus laurifolia*	50		
70	Cabbage palm	*Sabal palmetto*		31	
71	Cabbage palm	*Sabal palmetto*		28	
72	Cabbage palm	*Sabal palmetto*		30	
73	Cabbage palm	*Sabal palmetto*		33	
74	Cabbage palm	*Sabal palmetto*		15	
75	Cabbage palm	*Sabal palmetto*		22	
76	Slash pine	*Pinus elliottii*	18.5		
77	Laurel oak	*Quercus laurifolia*	17.5		
78	Cabbage palm	*Sabal palmetto*		16	
79	Slash pine	*Pinus elliottii*	15.5		
80	Laurel oak	*Quercus laurifolia*	16.5		
81	Laurel oak	*Quercus laurifolia*	15.5		
82	Cabbage palm	*Sabal palmetto*		30	
83	Cabbage palm	*Sabal palmetto*		14	
84	Cabbage palm	*Sabal palmetto*		12	
85	Cabbage palm	*Sabal palmetto*		30	
86	Cabbage palm	*Sabal palmetto*		33	
87	Cabbage palm	*Sabal palmetto*		27	
88	Cabbage palm	*Sabal palmetto*		31	
89	Cabbage palm	*Sabal palmetto*		31	
91	Cabbage palm	*Sabal palmetto*		19	
92	Cabbage palm	*Sabal palmetto*		19	
93	Cabbage palm	*Sabal palmetto*		10	
94	Cabbage palm	*Sabal palmetto*		10	
95	Cabbage palm	*Sabal palmetto*		13	
96	Laurel oak	*Quercus laurifolia*	24		
99	Cabbage palm	*Sabal palmetto*		16	
			QUANTITY	QUANTITY	
			57	40	
			SUM DBH (inches)		
			1339		

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B, PART II OF EXCEPTIONS OF THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE HAVING A FILE NUMBER: 522400441GM, WITH AN COMMITMENT DATE OF MAY 23, 2024 @ 5:00 P.M.

SCHEDULE B, PART II EXCEPTIONS

5. Resolution 96-011 recorded February 6, 1996, in Official Records Book 997, Page 2176.
   (AFFECTS NOTHING TO PLOT)
6. Ordinance No K-251 recorded March 4, 2004, in Official Records Book 1912, Page 2979.
   (AFFECTS, ANNEX INTO THE CITY OF FORT PIERCE)
7. Restrictive Covenants and Access Easement Agreement recorded May 28, 2009, in Official Records Book 3093, Page 2587.
   (AFFECTS PLOTTED)
8. Developer's Agreement recorded July 1, 2010, in Official Records Book 3209, Page 1238.
   (AFFECTS NOTHING TO PLOT)
9. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
   (AFFECTS NOTHING TO PLOT)

NOT INCLUDED IN THE SCHEDULE B, PART II OF THE TITLE COMMITMENT
FLORIDA POWER & LIGHT COMPANY EASEMENT SEPTEMBER 8, 1986, in Official Records Book 513, Page 1300.
(AFFECT PLOTTED)

CERTIFIED TO:

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JULY 12, 2024. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050, 5J-17.051, 5J-17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON JULY 12, 2024.
THE TREE TABLE WAS UPDATED ON JANUARY 09, 2025.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

BY	DATE	REVISIONS
BP	01/09/2025	UPDATE TREE TABLE
RLF	11/21/2024	ADDED OFF SITE ELEVATIONS
		FILE NAME 10556-ALTA-BNDY-TOPO.dwg
RLF	10/21/2024	FIELD WORK FOR OFF SITE TOPO 11/18/2024
		ADDED TREES TO SURVEY

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 1
OF 3 SHEETS

SEE SHEET 1

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

THE EASTERLY RIGHT-OF-WAY LINE OF I-95

N26°27'17"E 1175.51'

6' CHAIN LINK FENCE

FOUND 5/8" IRON ROD & CAP LB 6852

N20°49'48"E 430.37'

THE WEST LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE SOUTH 52 FEET THEREOF

860.5'

THE WEST LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE SOUTH 52 FEET THEREOF

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

574.36'

626.36'

S00°01'15"W 441.65'

FOUND IROD ROD & CAP LB 6852

40'

SET NAIL AND TIN TAB IN PAVEMENT ELEVATIONS 16.85'

AVALON CROSSING
PLAT BOOK 93, PAGE 24

OPEN SPACE

S01°16'14"E 540.52'

CONCRETE WALK

ORDER OF TAKING PARCEL NO. 100 STATE ROAD 70 RW MAP NP. 94030-2516 (O.R.B. 3632, PAGE 1691)

FLARED END SECTION 15" CC PIPE INV: 13.37'

O22 CONCRETE DRIVE

S00°00'09"W 2664.05'

FLARED END SECTION 18" CC PIPE INV: 13.35'

(UNPLATTED)
PARCEL ID: 2419-332-0001-000-9
OWNER: ACENCION COVARRUBIAS SANTOYO

ACCESS EASEMENT
(O.R.B. 3093, PAGE 2587)

C.R. 611
JENKINS ROAD
HEIGHT RESTRICTIONS
80' RW MAP NP. 94631-2604
(O.R.B. 2899, PAGE 2933)

SET NAIL AND TIN TAB IN PAVEMENT ELEVATIONS 16.55'

SET 5/8" IR/CAP LB 3591

FLARED END SECTION 15" CC PIPE INV: 13.35

FLARED END SECTION 15" CC PIPE INV: 13.65'

SCHOOL SPEED LIMIT

FDOT TRAFFIC SIGNAL HH FIBER HH

S01°09'04"E 813.62'

(UNPLATTED)
PARCEL ID: 2419-332-0002-000-6
OWNER: KRONOS LLC

SEE SHEET 3

REVISIONS	DATE	BY

FILE NAME: 10956-ALTA-BNDY-TOPO.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

ALTA/BOUNDARY & TOPOGRAPHIC SURVEY
PULTE GROUP
A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 2
OF 3 SHEETS

SEE SHEET 2

MATCH LINE "A"

N20°49'48"E
430.37'

860.5'

40' 40'

SET NAIL AND TIN TAB IN PAVEMENT ELEVATION 16.12'

S01°09'04"E 813.62'

PARCEL OF TAKING ORDER OF TAKING C.R. 611 (PEKINS ROAD) RW MAP NP. 94030-2516 (O.R.B. 3632, PAGE 1691)

EAST LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

S00°00'09"W 2654.05'

C.R. 611
PEKINS ROAD
PUBLIC R/W VARIES
80' RW MAP NP. 94631-2604
(O.R.B. 2899, PAGE 2933)

WATER VALVE

SEWER VALVE

O84

THE WEST LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE SOUTH 52 FEET THEREOF

574.36'

626.36'

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:
THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

(UNPLATTED)
2419-333-0001-000-2
PARCEL ID:
OWNER: ST PETER EVANGELICAL LUTHERN

THE SOUTH LINE OF S 3/4 OF THE SE 1/4 LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF AND LESS THE EAST 40 FEET AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF

SET 5/8" IR/CAP LB 3591

FOUND 5/8" IRON ROD NO ID

N89°59'51"W 13.36'

150.40'

S00°00'09"W 696.96'

HAND HOLE

FLARED END SECTION 24" CMP PIPE INV: 12.57'

FOUND 5/8" IRON ROD NO ID/DISTURBED

SET NAIL AND TIN TAB IN PAVEMENT ELEVATION 15.81'

24" CMP PIPE INV: 12.35'

CONCRETE PIPE INV: 8.22' TOP PIPE: 13.58'

CONCRETE PIPE INV: 7.91' TOP PIPE: 13.63'

RIP RAP HEADWALL

RIP RAP HEADWALL

SE CORNER SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CCR #104890 CORNER FOUND IRON ROD IN CUT OUT

25 30

O92 99 O91 O88 O86 89 O85 87

1540.46'
N88°56'02"W

58'

40'

TOB

TOE

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
CANAL NO. 39
CANAL RW

N88°56'02"W 1540.46'

SOUTH LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

UNPLATTED PORTION OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

TOB

TOE

SEE SHEET 2

MATCH LINE "A"

N20°49'48"E 430.37'

N09°39'28"E 250.15'

INTERSTATE 95 (I-95)
S.R. NO. 9
RW MAP NO. 94001-2404

THE EASTERLY RIGHT-OF-WAY LINE OF I-95

FOUND 5/8" IRON ROD NO ID

6' CHAIN LINK FENCE

FOUND 5/8" IRON ROD NO ID

32' 40'

TOB

TOE

24" CMP PIPE INV: 13.51'

24" CMP PIPE INV: 13.88'

SOUTH LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

CONCRETE HEADWALL TOP =16.3' 72" CMP PIPE INV: 8.7'

NORTH

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 50 FEET

REVISIONS	DATE	BY

FILE NAME 10956-ALTA-BNDY-TOPO.dwg

CAULFIELD & WHEELER, INC.
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A PORTION OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA

DATE 6/20/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10956
SHT.NO. 3
OF 3 SHEETS

Pulte Cornerstone Master Planned Development
TRC Comments 12.19.2024 and Applicant Responses

DISTRICT PLANNING GROUP

Department	Comment	Response Text
City of Fort Pierce Planning		
	Per City of Fort Pierce Comprehensive Plan Policy 2.5.4 & 2.5.5 –	
	Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented.	**Site Plan has been redesigned to integrate vehicular and pedestrian cross access to the northern commercial parcel.**
	Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.	**Site Plan has been redesigned to integrate vehicular and pedestrian cross access to the northern commercial parcel.**
	Please implement a vehicular cross-access in addition to the pedestrian access listed on the Master Site Plan. See the exhibit below with three (3) possible options.	**Site Plan has been redesigned to integrate vehicular and pedestrian cross access to the northern commercial parcel.**
	A Final DP shall be required prior to any development activities with the Master Site Plan by HJA Studios, Job No. 2024-31, 11.15.2024.	**Acknowledged**
	The minimum Open Space shall be 20% of the Final PD site area.	**Master Site Plan demonstrates a minimum of 20% open space.**
	The maximum Density shall be 5 dwelling units per acre of the Final PD site area.	**Final Site Plan will provide for a maximum density of 5 units per acre.**
	The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.	**As discussed and agreed to in the TRC Meeting, the Final PD will conform to the City Code of Ordinances unless otherwise provided for in the Planned Development Agreement. Based on conversation at the TRC Meeting, and because it is not otherwise referenced in the TRC Comments, it is our understanding that Staff supports the PD Agreement standards as submitted.**
	The Final PD site plan submittal shall include a wetland jurisdictional survey.	**Acknowledged. An ERP application which will include a jurisdictional wetland determination is in process.**

			Prior to submittal of a Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.	**Acknowledged. A representative gopher tortoise habitat survey was conducted in July 2024 by a licensed gopher tortoise agent with no gopher tortoises or potentially occupied burrows identified. A 100% gopher tortoise burrow survey will be conducted within 90 days of the commencement of land development activities.**
			Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.	**A wood stork forage habitat assessment is not expected to be required by USFWS for the subject property and proposed development.**
			A detailed stormwater and drainage plan and statement shall be submitted at the time of Final PD site plan application.	**As discussed and agreed to in the TRC Meeting, a detailed stormwater and drainage plan and statement is *not* required at the time of Final PD site plan application.**
			The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.	**Acknowledged**
			The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.	**Acknowledged**
			The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.	**The Final Planned Development application includes draft Home Owners Association documents that are responsive to this comment.**
			The Final PD site plan shall contain the following information, at minimum:	**Acknowledged**
			a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.	
			b. Proposed lot lines and other divisions of land for management, use or allocation purposes.	
			c. The location, size and height of present and proposed buildings and structures.	
			d. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.	

			e. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.	
			f. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.	
			If the applicant intends to phase the project, please include a development phasing schedule indicating:	
			The approximate date when construction of the project can be expected to begin.	**Construction on this project is expected to begin first quarter of 2026**
			The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.	**This project will be developed in two phases; Phase 1: Q1 2026; Phase 2: Q1 2027**
			A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.	**A general drscription of buildings, streetscapes, height, building coverage, parking areas and public improvements by phase has been included in the Project Narrative in the Final Planned Development Application**
			The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.	**Acknowledged**

			A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.	**A subdivision plat will be submitted and approved prior to issuance of a building permit, and will satisfy the intent of this comment. Unity of Title and Parcel Combination will not be performed prior to Plat.**
			The property shall be platted prior to any vertical construction activities.	**Acknowledged**
			After completion of the platting of the property, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.	**Acknowledged**
City of Fort Pierce Engineering				
			The ALTA/Boundary and Topography Survey provided was signed but not sealed. An original signed and sealed Boundary and Topography Survey shall be required with the Final PD submittal both in electronic and hard copy.	**Please see attached signed and sealed Survey**
			Should the stormwater management area adjacent to S. Jenkins Road be constructed as a dry/wet retention/detention area then it shall be relocated away from the public right-of- way as per the criteria specified in Section 119.	**Any stormwater adjacent to Jenkins Road will be designed and landscaped as a bioswale which will act as a landscaping amenity for the street frontage**
			A formal wetland determination and gopher tortoise survey will be required at time of Final PD submittal.	**Acknowledged**
St. Lucie County Engineering				
			Advisory: The site was originally planned to have cross access to the north. As the northern property's access will likely be right in right out only, cross access will continue to be encouraged.	**The site plan has been updated to provide cross access to the northern parcels.**
			Traffic analysis will be required for review by the County's third-party reviewer at the const of the applicant.	**Acknowledged**
			Jenkins Road is identified on the County's Right-of-Way protection plan. A Right-of-Way dedication to meet the minimum 160-foot ultimate Right-of-Way will be required.	**The site plan has been updated to provide the required dedication, 80 foot from road centerline.**
			A traffic circle in Jenkins Road will not be supported by County staff as Jenkins Road is identified on the freight network.	**The plan has been redesigned with no traffic circle on Jenkins Road**

			A 6-foot sidewalk is required along the west side of Jenkins Road.	**A 6-foot sidewalk along the Jenkins Road frontage has been added to the site plan**
			The southern proposed access shall align with the existing driveway of the school and church on the east side of Jenkins Road.	**The southern access has been eliminated from the site plan**
			A Site Development Permit is required prior to performing site improvement activities.	**Acknowledged**
			A Road improvement agreement and bonding will be required for all roadway improvements to Jenkins Road.	**Acknowledged**
City of Fort Pierce Police Dept.				
			Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 250. 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.	**Acknowledged**

City of Fort Pierce
Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Aimee Carlson
Pulte Home Company, LLC
1475 Centrepark Boulevard, Suite 140
West Palm Beach, FL 33401

RE: Cornerstone PUD located south of Okeechobee Road and west of Jenkins Road
Tax Folio Nos: 2324-413-0000-0009
2324-414-0000-000/2
2324-413-001-000/2

The undersigned gives CONSENT to District Planning Group, LLC, as agent, and Aimee Carlson of Pulte Home Company, LLC, as applicant, to submit or have submitted all applications and all required material and documents which have been approved by the undersigned in writing, and to attend and represent the undersigned at all meetings and public hearings pertaining to the application to the extent that an officer or other representative of the undersigned is not otherwise present. Any delegation pursuant to this consent may be revoked at any time by the undersigned.

The undersigned is the fee simple owner of the above referenced described property for which a Future Land Use Map Amendment is requested.

[Signature Page Follows]

CORNERSTONE FORT PIERCE DEVELOPMENT, LLC
a Delaware limited liability company

By: Massachusetts Mutual Life Insurance Company,
a Massachusetts corporation, its managing member

By: Barings LLC,
a Delaware limited liability company, its investment advisor

By: Cassie A. McCrain
Name: Cassie A. McCrain
Title: Managing Director

Date: 10/15/2024

The foregoing instrument was acknowledged before me this 15 day of October, 2024, by Cassie A. McCrain, Managing Director of Barings LLC, a Delaware limited liability company, the investment adviser of Massachusetts Mutual Life Insurance Company, a Massachusetts corporation, the managing member of Cornerstone Fort Pierce Development, LLC, a Delaware limited liability company, she is personally known to me or has produced _____ as identification.

Michelle Lee Suarez
Notary Public

Michelle Lee Suarez
Printed name of notary

My Commission Expires. _____

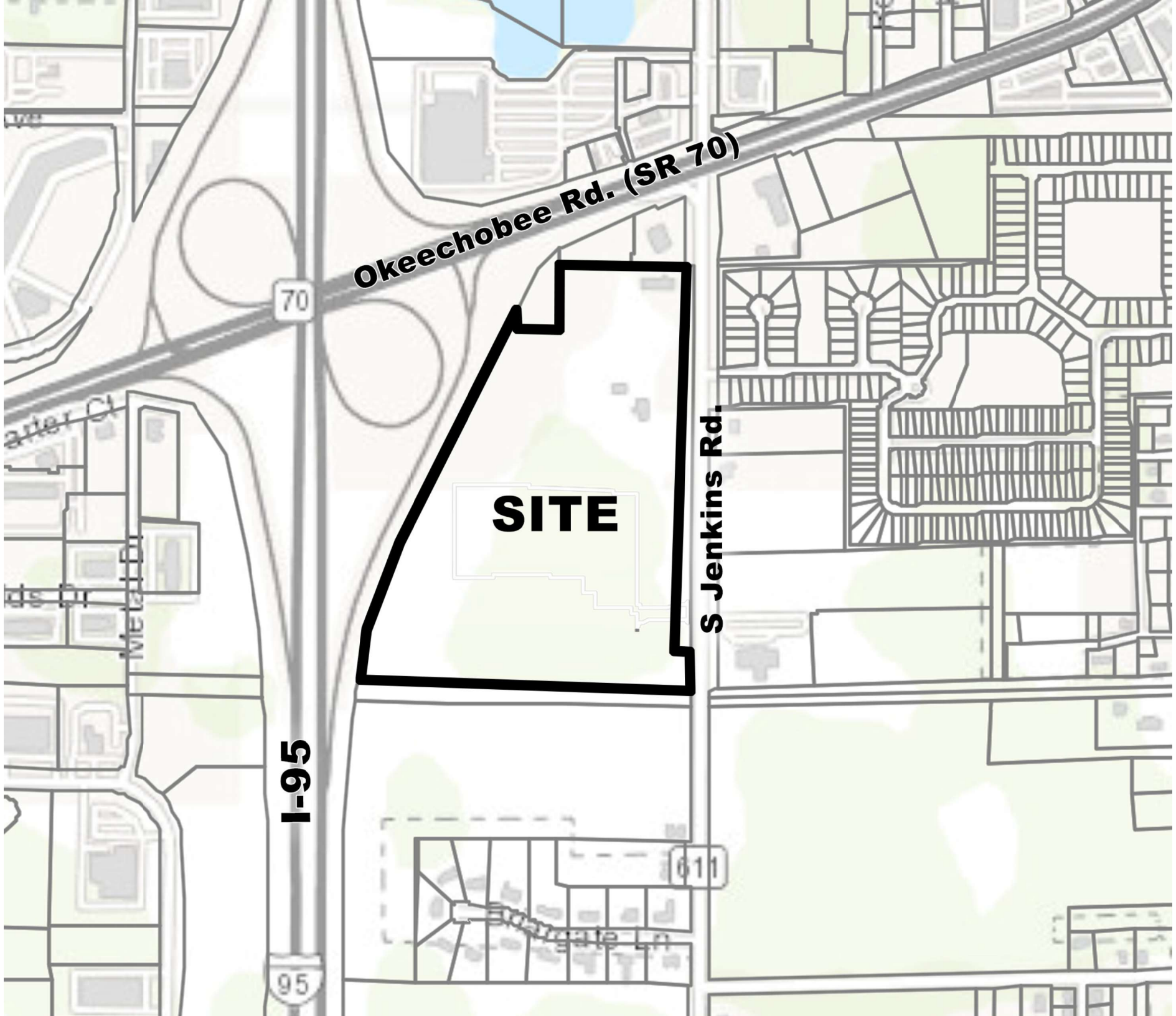
Print Name Michelle Lee Suarez

Notary Public-State of North Carolina

My Commission Expires November 26, 2024

MICHELLE LEE SUAREZ
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Nov. 26, 2024

24


Okeechobee Rd. (SR 70)
70
SITE
S Jenkins Rd.
I-95
95
611

DISTRICT PLANNING GROUP

Pulte Cornerstone

Master Planned Development

Utilities Service

Pulte Cornerstone will be served by the following utilities providers:

Water:	Fort Pierce Utilities Authority
Wastewater:	Fort Pierce Utilities Authority
Electric:	Fort Pierce Utilities Authority
Gas:	Fort Pierce Utilities Authority

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2988687 OR BOOK 2736 PAGE 1681, Recorded 01/09/2007 at 01:11 PM
Doc Tax: $175000.00

This Instrument Prepared By:
Record and return to:
David M. Shaw, Esquire
HAILE, SHAW & PFAFFENBERGER, P.A.
660 U.S. Highway One, Third Floor
North Palm Beach, Florida 33408

Tax Folio Nos. 2324-413-0000-000/9
2324-414-0000-000/2
2324-413-0001-000/2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 5th day of January, 2007, between FP LAND, LTD., a Florida limited partnership, with an address of 599 NW 82nd Avenue, Plantation, Florida 33324, hereinafter called the Grantor, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns, and CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company, with an address of c/o Cornerstone Real Estate Advisers, LLC, 180 Glastonbury Boulevard, Suite 401, Glastonbury, Connecticut 06033, and whose Taxpayer Identification Number is 56-2630592, hereinafter called the Grantee, which term shall include when used herein, wherever the context so requires or admits, its successors and assigns.

WITNESSETH:

That for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee all that certain piece of property and tract of land situate in the County of St. Lucie and State of Florida, described on Exhibit "A" attached hereto as a part hereof.

TOGETHER WITH all improvements thereon and rights, benefits, easements, appurtenances and hereditaments thereto appertaining.

SUBJECT HOWEVER to those matters designated on Exhibit "B" hereto, the provisions of which are not reimposed hereby.

TO HAVE AND TO HOLD IN FEE SIMPLE FOREVER.

Grantor does hereby specially warrant the title to the Property, subject only to those matters set forth herein, and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year aforesaid.

WITNESSES:

Name: Jill Calnan

Name: Joanne Shute

SELLER:

FP LAND, LTD., a Florida limited partnership

By: FP Land, LLC, a Florida limited liability company, its general partner

By: _____
Name: Kenneth H. Simigran
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3 day of January, 2006, by Kenneth H. Simigran, a Manager of FP Land, LLC, a Florida limited liability company, general partner of FP Land, Ltd., a Florida limited partnership, on behalf of the limited partnership, he is personally known to me or has produced _____ as identification.

JILL CALNAN
Comm# DD0608961
Expires 12/22/2010
Florida Notary Assn., Inc

[SEAL]

My Commission Expires: 12/22/2010

_____
Notary Public

Jill Calnan
Printed name of notary

EXHIBIT A

TO

SPECIAL WARRANTY DEED

Description of Land

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof and LESS the South 52 feet thereof.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying easterly of the easterly right-of-way line of I-95, LESS the North 296 feet of the East 860.50 feet thereof, and LESS the East 40 feet thereof, and LESS the South 626.36 feet thereof.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1/2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, LESS AND EXCEPTING THEREFROM the East 40 feet thereof as right-of-way for Jenkins Road, all lying and being in St. Lucie County, Florida.

EXHIBIT B

TO

SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2007 and subsequent years, which are not yet due and payable.

2. Resolution No. 96-101 of the Board of County Commissioners of St. Lucie County, Florida, recorded in Official Records book 997, Page 2176.

3. Ordinances No. K-251 and No. K-261 of the City Commission of the City of Fort Pierce, recorded in Official Records Book 1948, Page 1790, respectively.

4. Right of way of Jenkins Road.

5. Matters as disclosed on that certain survey prepared by Manucy Land Surveyors, Inc., dated September 22, 2006, as Order No. 150-608, which discloses, among other matters, the following encroachments:

   a. by a 6-foot chain link fence onto adjoining property along the westerly property line of the subject property;

   b. by mail boxes, asphalt drives, a sign, a dirt drive, and wood poles at the northeasterly corner of the subject property;

   c. by a concrete drive and a dirt drive along the East property line; and

   d. by irrigation ditches onto adjoining property along the South property line.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Office	GC	C-3
South	Proposed Residential Subdivision	RM	R-4
East	Residential Subdivision	RM/GC	E-3, R-2, PD
West	I-95	I-95	I-95

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	COM	C-3	150 DU & 1,739,508 sf	49.917	X
****Proposed**	RM	PD	749	49.917	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	256,438 gal.
**Proposed Zoning/FLU	Total gallons per day	194,646 gal.
**Change in Demand	Total gallons per day	61,762 gal. REDUCTION

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 212,951 gal.
**Proposed Zoning/FLU	Total gallons per day 194,676 gal.
**Change in Demand	Total gallons per day 18,274 gal. REDUCTION

C. Parks and Recreation (Residential Classifications Only):
(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	44,617	46,174	31.14 ac inc.
Urban District	5 acres per 1,000 people	44,617	46,174	7.78 ac. inc.
Community	2.5 acres per 1,000 people	44,617	46,174	3.89 ac. inc.
Neighborhood	1.36 acres per 1,000 people	44,617	46,174	2.12 ac. inc.

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	43	18
****Proposed Zoning/FLU Enrollment Demand**	212	91
****Change in Demand**	169 student increase	73 student increase

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	13 8-yds.
****Proposed Zoning/FLU**	5 8-yds.
***Change in Demand**	8 8 yds, REDUCTION

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	See attached Drainage analysis

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	LUC 820 - 45,436	LUC 820 - 1,027/3,742
****Proposed Zoning/FLU**	LUC 210 - 5,340	LUC 210 - 388/546
***Change in Demand**	Trips 40,086 REDUCTION	Trips 639/3,196 REDUCTION
Impact to Capacity	LOS is maintained on the surrounding roadway network	

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:	Single Family:	Multifamily:	
Non-residential (square footage):			
Mixed-use (describe use):			
(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					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
None proposed					

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? _____
2. What is the current use of the structure to be demolished or re-used? _____
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: N/A

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

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

PULTE GROUP

CORNERSTONE

Environmental Assessment Report

Prepared For:

Pulte Group

Prepared By:

EW Consultants, Inc.

August 2024

1000 SE Monterey Commons Boulevard, Suite 208 • Stuart, FL 34996 772-287-8771 • Fax 772-287-2988
www.ewconsultants.com

INTRODUCTION

This Environmental Assessment Report documents and summarizes the natural resource characteristics of the Pulte Group Cornerstone property. The 49.9 +/- acre Cornerstone property is located in Section 24, Township 35 South, Range 39 East within the City of Ft. Pierce, St. Lucie County, Florida. The property is bounded to the north by undeveloped land and a residential home, to the west by I-95 and the State Road 70 interchange, to the south by the NSLRWCD Canal No. 39, and to the east by Jenkins Road.

The site is comprised predominantly of disturbed lands that were previously improved for agricultural use and are now dominated by non-native invasive Brazilian pepper with scattered native trees including laurel oaks, cabbage palms, and wax myrtle. Field observations conducted in June and July of 2024 confirmed the property does not contain any native upland habitat. There is also an area in the western portion of the site that contains wetland characteristics and may, upon review by the South Florida Water Management District, be considered a jurisdictional wetland. The property contains two man-made ditches on site that were constructed for the purpose of providing drainage and irrigation for the former agricultural practices on the property.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides descriptions of the soil types within the Cornerstone property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATION COMMUNITIES

The following is a summary of the land cover types found on the Cornerstone property site. Land cover classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the land cover types on the subject property.

The vegetative community descriptions include general discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections. Application of categories described as wetlands and ditches provides an approximation of the wetland areas or ditch classifications that remain subject to verification by SFWMD and, under current circumstances, the U.S. Army Corps of Engineers (USACE) for Section 404 purposes.

The FLUCFCS classifications observed on the site are described below. A land cover map of the observed community types is included in the Appendix of this report. The communities observed on the property are described as follows:

191 – Undeveloped Land Within Urban Areas –

This land cover is located within the northern and western portions of the property. The vegetation assemblage within these areas is dominated by non-native invasive species, ruderal weeds, and non-native pasture grasses. Vegetation includes Brazilian pepper, Australian pine, guava, smut grass, cogon grass, guinea grass, Caesar weed, and castor bean. Scattered occurrences of native laurel oak, slash pine, cabbage palm, and wax myrtle are also present.

510 – Ditches –

The property contains two man-made ditches that were created in support of the former agricultural practices on the property. The northern of the two ditches is shallow and is vegetated predominantly with non-native invasive species including torpedo grass, limpo grass, Peruvian primrose willow, and Caesar weed. Scattered occurrences of native species including broomsedge, spadeleaf and pennywort are also present. The southern ditch, located near the southern property boundary is a deep, steep sided ditch that contains scattered occurrences of non-native invasive Peruvian primrose willow and native Carolina willow.

643 – Wet Prairie –

There is one area located near the western property boundary that meets the criteria to be considered a wet prairie wetland. Vegetative cover in this area includes native grape vine, Virginia chain fern, and broomsedge, and non-native invasive old-world climbing fern and Peruvian primrose willow.

740 – Disturbed Lands –

This is the predominant land cover type on the subject property, and was previously improved for agricultural use. The vegetation assemblage is currently dominated by non-native invasive Brazilian pepper with scattered occurrences of native laurel oak, cabbage palm, and wax myrtle.

WILDLIFE

Wildlife Observations –

During field reconnaissance conducted for the preparation of this environmental assessment, observations were made for wildlife presence and indicators of utilization. Field observations conducted in June and July 2024 include a variety of common avian species present within the property including mourning dove, American crow, boat-tail grackle, northern mockingbird, and cattle egret. Reptile species observed include Cuban anole and a black racer snake. Indicators of the occurrence of mammals (scat, tracks, or other physical indicators) included raccoon, armadillo, coyote, feral hog, and rodents.

Listed Species and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to assess relative habitat quality and wildlife utilization. In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) protocols and techniques relative to the species under consideration.

The state and/or federally listed wildlife species known or expected to occur on the subject site is summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgement and noted as either observed during site review or likelihood of occurrence as high, medium, or low.

Table 1. Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
					State/Federal
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian and vehicular transects	M	FT/SA
Audubon's crested caracara	*Caracara cheriway*	Dry prairie, open rangeland	Pedestrian and vehicular transects	L	FT
Bald eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	L	No longer listed Nest trees protected

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	Pedestrian and vehicular transects	L	FT
Florida bonneted bat	*Eumops floridanus*	A diversity of forested habitats	Acoustic and roost surveys	L	FE
Florida burrowing owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	ST
Florida pine snake	*Pituophis melanoleucus mugitus*	Well drained sandy soils, moderate to open pine canopy	Pedestrian and vehicular transects	L	ST
Florida sandhill crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	L	ST
Florida scrub-jay	*Aphelocoma coerulescens*	Xeric oak scrub and scrubby flatwoods on sandy ridges and dunes	Pedestrian and vehicular transects	L	FT
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey 100% of suitable habitat	M	ST
Little blue heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Red-cockaded woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian and vehicular transects	L	FE
Reddish egret	*Egretta rufescens*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	L	ST
Roseate spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Southeast American kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and	Pedestrian and vehicular transects	L	ST

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status
Tricolored heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, nest in shrubs and small trees	Pedestrian and vehicular transects	M	ST
Wood stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	M	FT

O* = Observed; [1] Observed transient ; [2] Observed nesting and/or resident
Probability of Occurrence: H= High; M= Medium; L= Low;

FE = Federally-designated Endangered; FT = Federally-designated Threatened; FXN = Federally-designated Threatened Nonessential Experimental Population; FT(S/A) = Federally-designated Threatened species due to similarity of appearance; ST = State-designated Threatened; SSC = State Species of Special Concern

The American alligator is listed as Federally Threatened due to similarity of appearance with the American crocodile. Alligators are relatively common throughout the region in wetland and aquatic systems. Although none were observed during the field reconnaissance for this environmental assessment, there is a moderate potential for alligators to occur within the on-site ditches.

The subject site is within the consultation area of Audubon's crested caracara. The subject site; however, does not contain suitable nesting or foraging habitat and no crested caracara or caracara nests were observed during site reconnaissance conducted in June and July of 2024.

Bald eagles, while no longer listed, remain protected under the Bald and Golden Eagle Protection Act. The property does not contain any suitable nesting or foraging habitat for bald eagles and no bald eagles or bald eagle nests were observed on site.

A reptile species that was not observed but has potential to occur on the site is the federally threatened eastern indigo snake. The eastern indigo snake is a secretive species that ranges widely over a diversity of upland and wetland habitats, and is known to occur in the region. Standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

The Florida bonneted bat is listed as endangered by the U.S. Fish and Wildlife Service (USFWS). This species preferred habitat for roosting and nesting includes a variety of forested habitats and man-made structures. The property is located outside of the designated consultation area for this species, thus its potential for occurrence is considered low.

The Florida burrowing owl is a small ground-dwelling owl often found in open fields with little to no tree canopy coverage, where it spends most of its time on the ground, perching on dirt mounts, fence posts, or short shrubs. The site does not contain suitable habitat for burrowing owls, thus there is a low potential for this species to occur. No burrowing owls or burrowing owl burrows were observed on the property.

The Florida pine snake inhabits areas that feature well-drained sandy soils with moderate to open canopy. According to the FFWCC publicly available database, the subject site is located within the distribution area for this species. The property does not contain any suitable habitat for this species, thus the potential for this species to occur is considered low and no Florida pine snakes were observed during field reconnaissance.

No Florida sandhill crane nests were observed on the site; however, this species is relatively common within the region. The preferred nesting habitat for sandhill cranes is freshwater herbaceous marsh wetland which does not occur on site and no sandhill cranes or sandhill crane nests were observed during field reconnaissance.

The Florida scrub-jay is a Federally threatened species that inhabits xeric oak and scrubby flatwoods habitats along sandy ridges and dunes. The subject property does not contain any suitable habitat for this species and no Florida scrub-jays were observed or heard during field reconnaissance.

In July 2024, a representative habitat survey was conducted by Jason Hahner (Licensed Gopher Tortoise Agent #GTA-14-00024H) in order to identify any occurrence of gopher tortoises, their burrows, or indicators of their presence. The habitat survey was conducted in accordance with Florida Fish and Wildlife Conservation Commission (FFWCC) *Gopher Tortoise Permitting Guidelines* (revised April 2023).

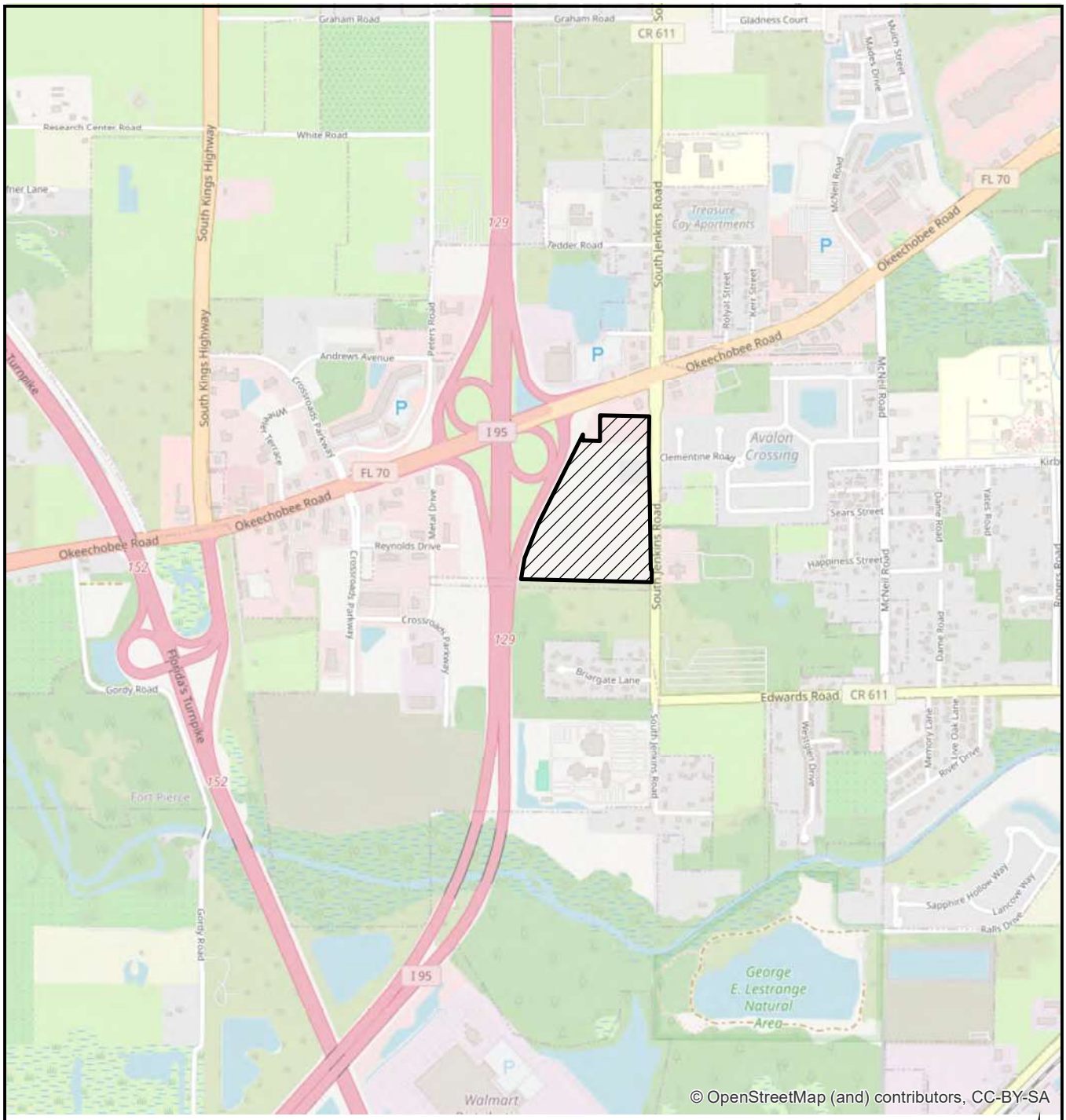
There were no gopher tortoises, potentially occupied gopher tortoise burrows, or other indicators of the presence of gopher tortoises observed on the property during field reconnaissance and the representative habitat survey conducted in July 2024. In accordance with FFWCC gopher tortoise permitting guidelines, prior to any land clearing or site work, a 100% habitat survey for this species must be completed. A gopher tortoise relocation permit will need to be obtained through FFWCC for any gopher tortoise burrows that cannot be avoided from impacts by a radius of at least 25 feet from a burrow's entrance.

The presence of surface water (ditches) and a wet prairie wetland indicates a moderate potential for occurrence of State-designated threatened wading bird species including the little blue heron, tricolored heron, and roseate spoonbill, and the Federally-designated threatened wood stork. The property does not contain suitable nesting habitat for any of these species and no such nesting activity was observed. Therefore, any occurrence of these wading bird species on the property would be for the purpose of transient foraging.

WETLANDS AND WATERBODIES

Preliminary field evaluation has identified an area within the property boundaries that may be considered state-jurisdictional wetlands. However, this opinion has not yet been verified by the South Florida Water Management District (SFWMD) for the proposed project. The review of the SFWMD online e-permitting database for publicly available permitting files revealed that a permit (permit 56-02924-P) authorizing construction and operation of a surface water management system on the subject property was previously issued by SFWMD on August 16, 2013. The previously issued permit includes a statement that no wetlands were present on the property at the time of permit issuance. A site review with SFWMD staff to verify whether wetlands are present, and the extent of any wetlands identified will be required upon submittal of a new Environmental Resource Permit (ERP) application.

APPENDIX



0 2,000 Feet

N

LEGEND

▨ - SITE (49.9+/- AC)

CORNERSTONE
LOCATION MAP

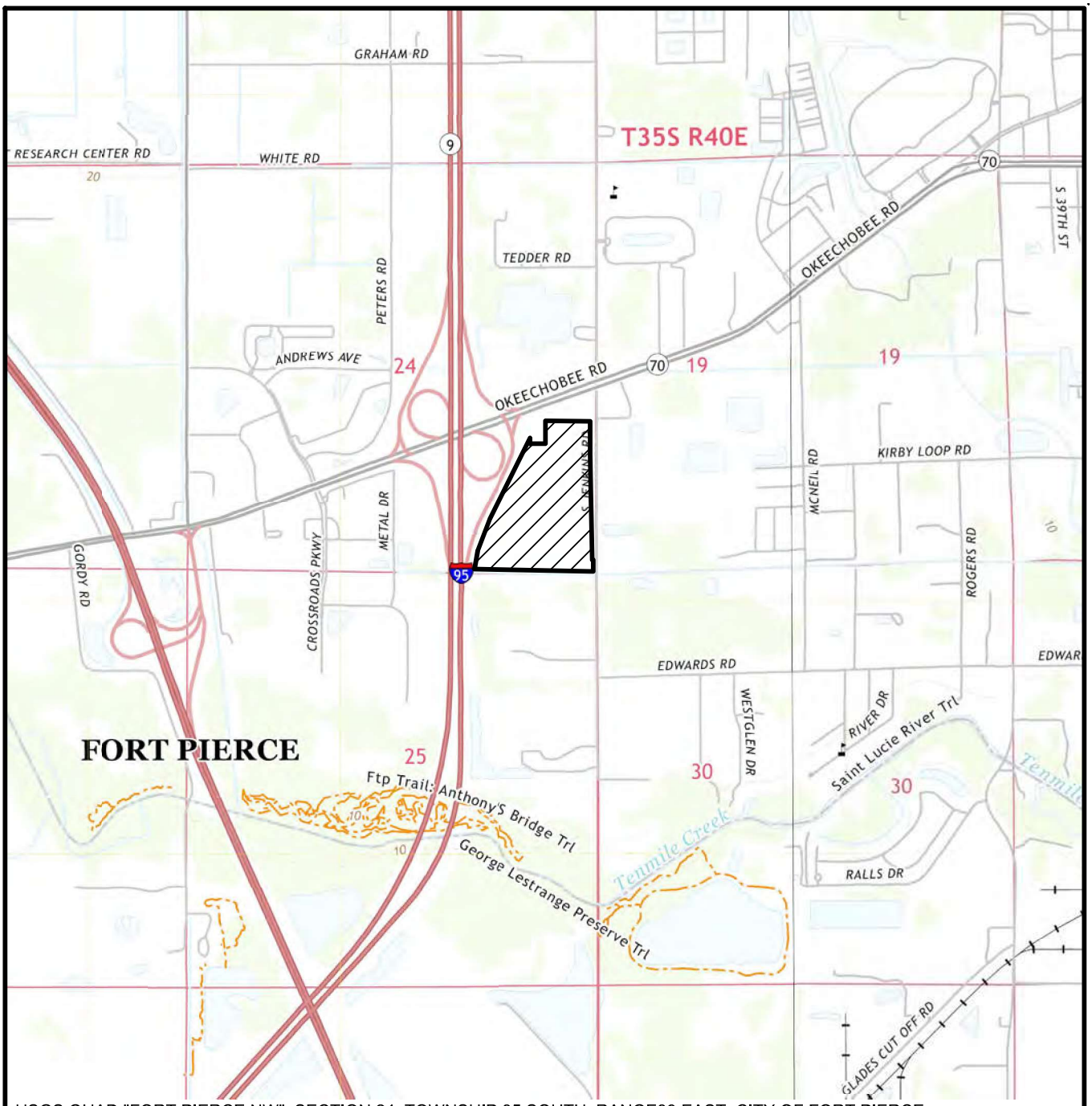
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

AUG 2024

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27d°04'47" LONGITUDE -80°23'06"

LEGEND

- SITE (49.9± AC)

0 2000

SCALE IN FEET

CORNERSTONE

QUAD

EW CONSULTANTS, INC.

EW Consultants, Inc.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

AUG 2024

FIGURE

2

Cornerstone.dwg QUAD

FDOT AERIALS DATED 2024

0 600
SCALE IN FEET

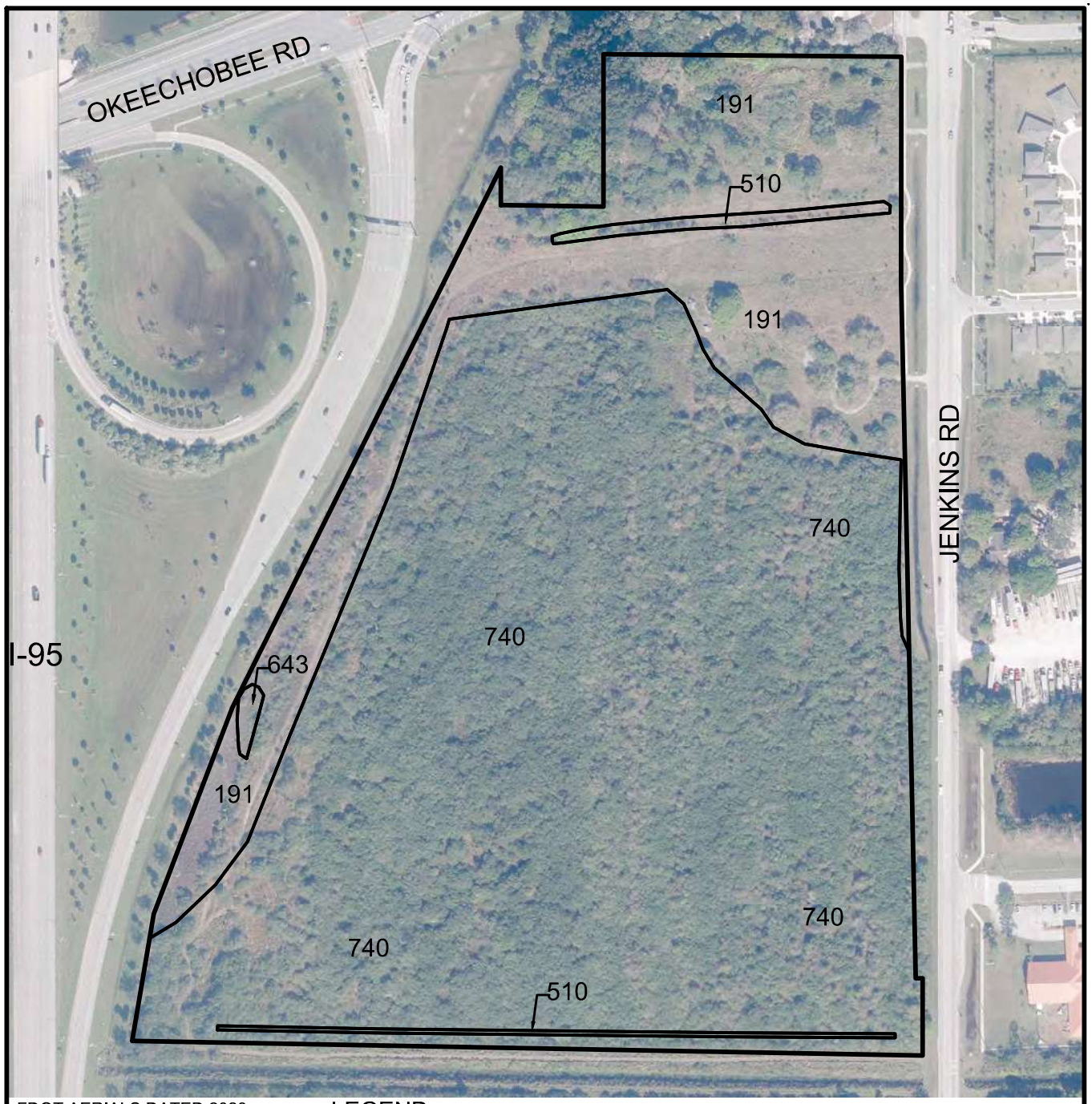
CORNERSTONE
AERIAL

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

AUG 2024

FIGURE
3

Cornerstone.dwg AERIAL



FDOT AERIALS DATED 2023

LEGEND

191 - UNDEVELOPED LAND WITHIN URBAN AREAS (12.4± AC)
510 - DITCH (0.6± AC)
643 - WET PRAIRIE (0.1± AC)
740 - DISTURBED LANDS (36.8± AC)
TOTAL SITE (49.9± AC)

0 300
SCALE IN FEET

CORNERSTONE

FLUCFCS

EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

AUG 2024

FIGURE
4

Cornerstone.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(CORNERSTONE)

Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.9	1.8%
25	Nettles and Oldsmar sands	49.0	98.2%
Totals for Area of Interest		**49.9**	**100.0%**

Pulte Cornerstone
Master Planned Development

Legal Description

PARCEL 1:

THE SOUTH 574.36 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 52 FEET THEREOF. LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 2:

THAT PART OF THE SOUTH 3/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF 1-95, LESS THE NORTH 296 FEET OF THE EAST 860.50 FEET THEREOF, AND LESS THE EAST 40 FEET THEREOF, AND LESS THE SOUTH 626.36 FEET THEREOF, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

PARCEL 3:

THE EAST 660.5 FEET OF THE NORTH 296 FEET OF THE SOUTH 3/4 OF THE EAST 1 /2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THEREFROM THE EAST 40 FEET THEREOF AS RIGHT-OF-WAY FOR JENKINS ROAD, LESS LANDS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3632 PAGE 1691

ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 49.917 ACRES, MORE OR LESS

KESHAVARZ
& ASSOCIATES
CIVIL ENGINEERING | SURVEYING | CONSULTING

Drainage Statement:

Cornerstone – City of Fort Pierce

Date: September 6, 2024
K&A Project No. 24-1479

Location

The 49.9 acre project site is located on the west side of Jenkins Road south of Okeechobee Road (S.R. 70) and immediately east of Interstate 95 in the City of Fort Pierce (Saint Lucie County) Florida. The project site is located within the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD) and will discharge stormwater to the NSLWCD Canal No. 39 located along the south boundary of the property.

FEMA Flood Data

The project site is located within flood zone X based on the current FEMA Flood Insurance Rate Map (FIRM) panel number 12111 C0167J, effective February 16, 2012. Flood zone X is defined as areas of minimal flood hazards. There is not a base flood elevation (BFE) assigned to flood zone X.

Existing Conditions

The project site was previously used for agricultural purposes and contains irrigation/drainage ditches throughout the site. There are two 18" RCP culverts hydraulically connecting the project site the drainage ditch along the west side of Jenkins Road. The ditch along the west side of Jenkins Road runs south and connects to the NSLRWCD Canal No. 39 with a 24" CMP.

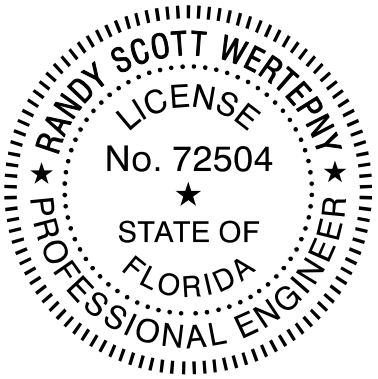
The existing ditches run in the north-south direction and connect to a larger ditch on the south boundary parallel to the NSLRWCD Canal No. 39. The Northeast corner of the property previously contained two residential homes that have been removed.

In 2008, an Environmental Resource Permit with SFWMD was obtained for the project site, SFWMD Permit No. 50-02924-P for the construction of a surface water management system for commercial development; however, this permit expired in 2013.

Proposed Improvements

The proposed project is for the development of a single-family residential community including building, driveways, roads, sidewalks and recreational amenities. The proposed stormwater management system will consist of catch basins and culverts that will direct stormwater runoff into proposed wet detention systems. The proposed detention systems will provide water quality treatment and stormwater attenuation prior to discharging into the NSLRWCD Canal No. 39 through a control structure regulating the volume of discharge. The proposed stormwater management system has been designed to meet the requirements of the SFWMD, NSLRWCD and the City of Fort Pierce.

The post development runoff from the site will be reduced to meet the SFWMD allowable discharge for the project site of 2" per acre per day or 4.19 cfs. Storm sewer mains will be designed to convey the runoff generated from a 5 year – 1 day storm event.



Keshavarz & Associates, Inc.
711 N. Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Certificate of Authorization No. 4897

Randy Wertepny, P.E.
Florida License No. 72504
September 6, 2024

This item has been electronically signed and sealed by Randy Wertepny on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

DISTRICT PLANNING GROUP

PROJECT NARRATIVE

Pulte Cornerstone

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Proposed Planned Development Standards ***8***

Summary

Pulte is proposing a 250-lot single family home Planned Development community with associated amenities at 2721 S. Jenkins Road. This site is located just south of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road.

The site consists of two parcels totaling 49.92 acres. The primary parcel has a Future Land Use designation of General Commercial (GC), and an application to amend the Future Land Use Map to Medium Density Residential (RM) is under review by the City of Fort Pierce.

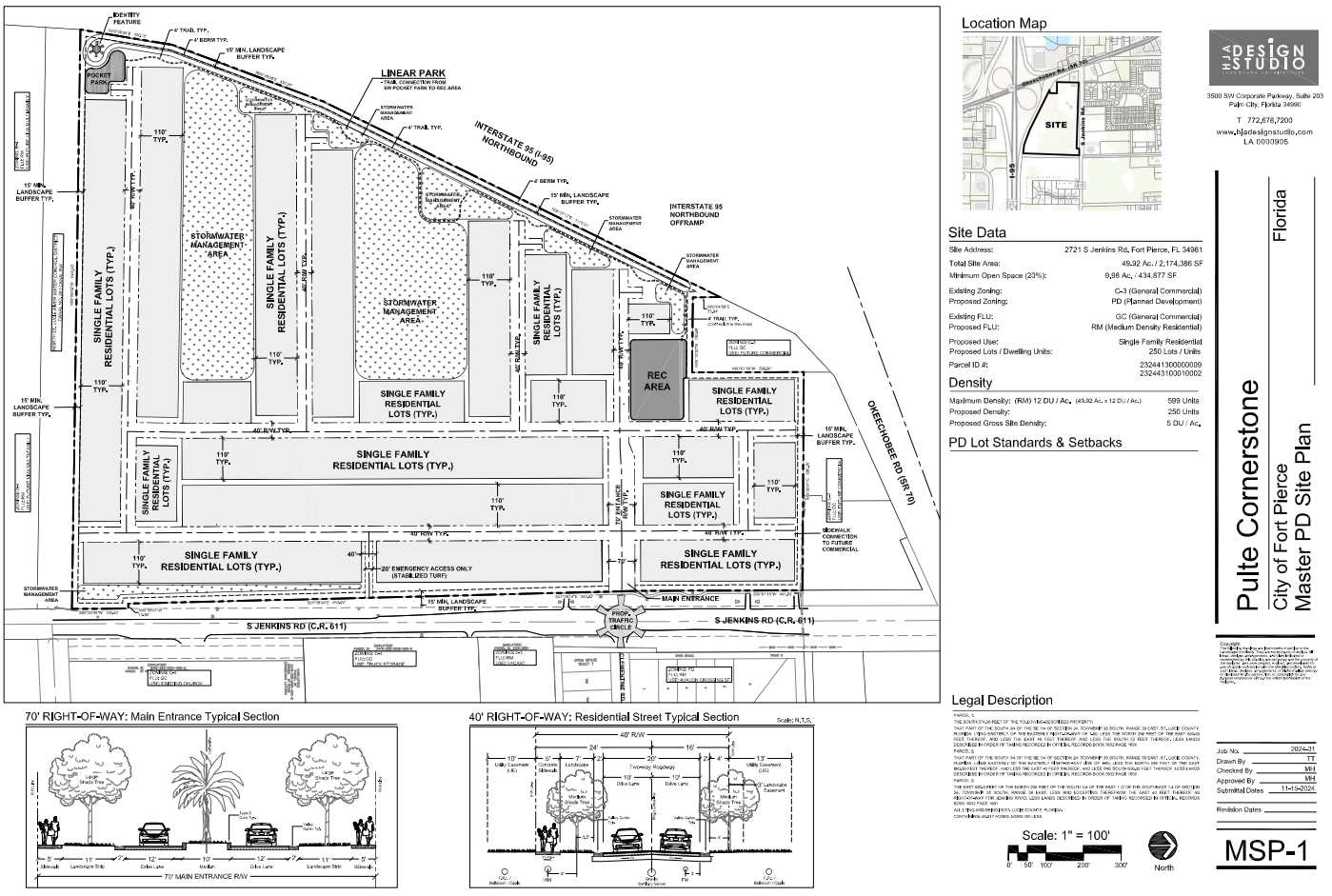
If adopted, RM Future Land Use permits density of between 6.5 – 12 units per acre. The proposed 250 lot development is substantially less dense than the 599 units permitted under RM Future Land Use. The density proposed is 5 dwelling units per acre. Therefore, this development proposal is a significant decrease in density.

It is the intent of this Planned Development to provide high quality neighborhood living in a range of lot sizes to appeal to a broad range of future homeowners with creative on-site amenities. The site is

strategically located within a short walk of neighborhood services, schools and workplace centers, with easy access to the State's Intermodal System of I-95 and the Florida Turnpike.

Cornerstone Master Plan

The Master Plan prepared by Todd Troxell, ALSA, HJA Design Studio is shown below. The site is beneficial in terms of close access to goods, services, jobs, schools and highways, but also presents a design challenge, as it backs up to I-95. Care has been taken in this design to minimize impacts from the I-95 adjacency through creative site design and the inclusion of a 3.5 acre linear and pocket park to buffer homes from the busy road.



The Master Plan calls for 250 mixed size single family lots that provide home sizes and designs for a range of homeowner needs. The site is designed with a grid network of streets which have been designed to minimize lots directly adjacent to or backing I-95.

A linear park connecting the recreational area to a pocket park provides additional buffer for the new neighborhood from I-95. The linear park leverages a creative use of stormwater facilities by transforming them into bioswales and rain gardens through which a meandering 1/3 mile long walking path winds with resting stops overlooking the naturalized and lake vistas. At the southwest corner of the property, and at

the terminus of the linear park, lies a pocket park where a sculptural art installation is proposed. This art installation will be visible to the travelling public on I-95, and is intended to create a beautiful and unique sense of arrival to the City of Fort Pierce while exhibiting the quality of design homebuyers will find in the new Pulte Cornerstone neighborhood.

Because of increasing traffic and a planned expansion of Jenkins Road, Pulte is proposing a unique solution for its northern neighbor's access challenges by contributing to installation of a 4-lane traffic circle at the aligned intersection of Avalon Crossing and Cornerstone. This unique transportation planning solution will efficiently and safely allow U-turns for access to the commercial parcels to the north while managing residential traffic from Cornerstone and Avalon Crossing.

Planned Development Statement of Benefits

The City of Fort Pierce Planned Development Code (Section 125-212 (a)) outlines the purpose of the Planned Development zoning district:

> *The Planned Development (PD) Zone District is to provide a process for the evaluation of developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The intent is to establish a resilient living and working environment through the application of enlightened and imaginative approaches to community planning, stormwater infrastructure and property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.*

Pulte Cornerstone Planned Development is consistent with the Purpose of the Planned Development District as follows:

1. Resilient Living and Working Environment
    a. The chosen location, adjacent to walkable goods, services, jobs, schools and churches provides for a naturally-occurring resilient living and working environment. Convenient vehicle access to the State's Intermodal System of I-95 and the Turnpike provide fewer vehicle miles travelled (VMTs) for commuting outside the Fort Pierce area.
2. Enlightened and Imaginative Approaches to Community Planning
    a. Recognizing that this site is an important entrance into the City of Fort Pierce from I-95, Pulte plans to invest in a large art piece to be installed at the southwest corner of the site visible to northbound drivers on I-95 along the northbound off ramp. It is the goal of this investment to set the tone for those entering the City to expect a unique and special place. This art will be curated by the St. Lucie Cultural Alliance with the goal of engaging a local artist to create the artwork.
3. Enlightened and Imaginative Approaches to Stormwater Infrastructure
    a. Stormwater has been designed within the site to create vistas for homeowners, and amenities for residents as the use the landscaped walking trail that meanders between bioswales and

raingardens between the cabana pool and the pocket park along the western boundary of the property

4. Enlightened and Imaginative Approaches to Property Design
    a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance.
5. Variety of Natural Features and Scenic Areas
    a. Lakes, bioswales, raingardens turn what standard stormwater management into beautiful vistas and passive recreation areas.
    b. Street trees, spaced every 50' along all interior roads create a sense of outdoor living space, shaded walking areas and a cohesive community design.
6. Efficient and Economical Land Use
    a. Three lot types provide for a variety of home options and visual variety in the neighborhood. This variety provides homes at varying price points which can meet the needs of many different residents.
    b. The location of this new neighborhood provides for an efficient land use, locating 250 residences in close proximity to goods, services, jobs, schools and highways.
7. Improved Amenities
    a. Amenities include a cabana pool, interconnected and meandering walking trail through bioswales and raingardens, pocket park, custom sculptural art installation, pedestrian connection to adjacent commercial uses and centralized mail kiosk at recreational amenity center.
8. Orderly and Economic Development
    a. This development is consistent with approved and newly developed residential uses to the east and west.
9. Protection of Adjacent Uses (Existing and Future)
    a. Pulte supports innovative solutions to community planning challenges by designing and contributing toward a 4-lane roundabout/traffic circle at the main entrance. This innovative solution to a community challenge arises from narrow commercial parcels fronting Okeechobee Road. These parcels need access on Jenkins Road due to Okeechobee Road access constraints, but the increase in traffic on Jenkins Road and future widening plans also make a full access for these parcels challenging. Pulte proposes to provide u-turn access for these constrained sites through a traffic circle that will also manage the safe ingress/egress needs of Cornerstone and Avalon Crossing. Without this neighborly coordination by Cornerstone, it would make future development of these parcels challenging.

Subject Property Existing Conditions

Future Land Use and Zoning

Parcel IDs:	2324-413-0000-000-9, 2324-431-0001-000-2
Location:	South of the Okeechobee Road commercial service area, to the east of the Avalon Crossings Planned Development, and lies between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road
Jurisdiction:	City of Fort Pierce, FL
Future Land Use	Existing: General Commercial (GC)
Future Land Use	Proposed: Medium Density Residential (6.5 – 12 units per acre)
Zoning District	Existing: General Commercial (C-3)
Zoning District:	Proposed: Planned Development (PD)

Proposed Zoning Atlas Map Consistency

In consideration of the appropriate Future Land Use and Zoning for the site, a review of compatibility of the surrounding land uses was necessary. Table 2 provides the Future Land Use and Zoning and current uses of those properties.

Table 2: Site and Surrounding Land Uses

	Site	North	South	East	West
Future Land Use	General Commercial (GC)	General Commercial (GC)	Medium Density Residential (RM)	Medium Density Residential (RM) and General Commercial (GC)	Interstate-95
Zoning	General Commercial (C-3)	General Commercial (C-3)	Medium Density Residential (R-4)	Residential Single Family (E-3), Single-family Intermediate Residential (R-2), and Planned Development (PD)	Interstate-95
Current Use	Vacant	Vacant	Viva West – Approved 222-unit rental community	Avalon Crossing PUD, Vehicle Storage, St Peter Evangelical Lutheran Church	Interstate-95

Consistency with Existing Character

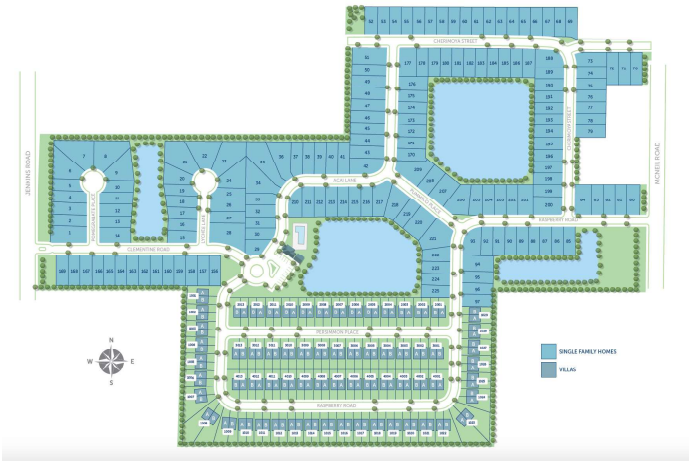
The trend of development in this area is toward providing much-needed residential development close to excellent commuting access on I-95 and the Turnpike, and walkable access to neighborhood services and retail at the intersection of Okeechobee and Jenkins Road. Within the past five (5) years, residential development plans have been approved directly to the east (Avalon Crossing single family Planned Development) and to the south (Viva West residential R-4 rental community.) Much of Avalon Crossing has been constructed, demonstrating buyer demand for housing in this area.

As both Avalon Crossing and Viva West carry a Medium Density Residential (RM) designation allowing for between 6.5 and 12 units per acre. Therefore, a Planned Development at a density of 5 units per acre is proposed for this adjacent site, consistent with recent neighboring development to the east and south.

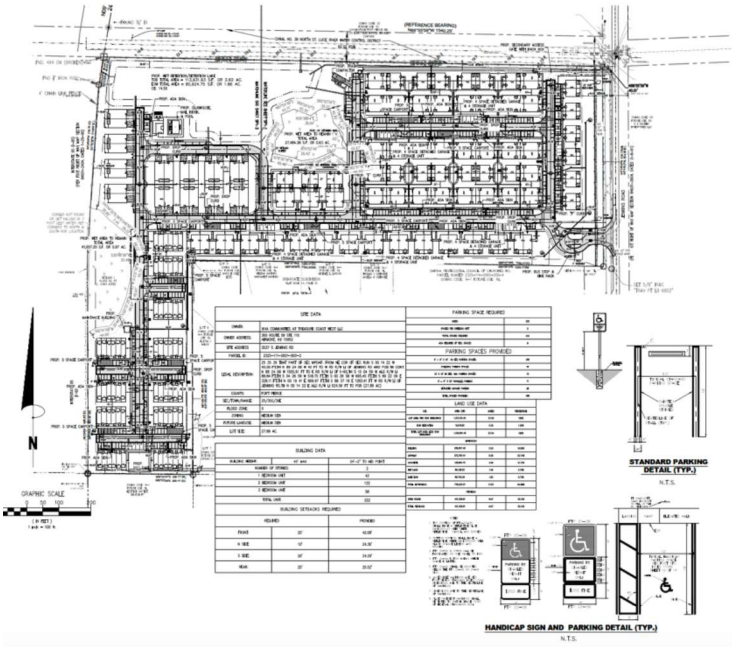
These two (2) residential developments within the vicinity of the subject site were approved through different processes and standards: one a PD, and the other, under the R-4 Zoning District regulations. More specifically, in January 2024, the Fort Pierce City Commission approved the Viva West Rental Community consisting of 222 rental units. Villa West will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based on the Florida Cracker style.

The Avalon Crossing site consists of approximately 74.2 acres with a Future Land Use designation of RM and a compatible zoning classification of PD. It was constructed in two (2) phases, with the first phase approved on October 7, 2019, and the latter on August 15, 2022.

Avalon Crossings Planned Development



Viva West Residential Development



Proposed Planned Development Standards

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5500 - 6490	4400 - 5390	3300 - 4290
Depth	110	110	110
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55%	55%	50%
Setbacks			
Front	20	20	20
Side	3	3	3
Side Corner	N/A	N/A	N/A
Rear	10	10	10
Building Separation	6'	6'	6'

Rights of Way	
Entry	
Boulevard	70'
Interior Streets	40'
Pavement Lane Width	
Entry	
Boulevard	12'
Interior Streets	10'
Block Length (Max.)	1,400'
Curb Type	Valley Gutter
Sidewalks	5'
Entry	
Boulevard	Both sides of street
Interior Streets	One side of street

Accessory uses allowed in rear/side setback

AC
Fences
Patios
Pool
Screen enclosure
Roof overhangs
Exterior Gas Water Heaters

Open Space

All dry detention that is amenitized through bioswale or raingarden design shall be counted toward Open Space acreage.

Landscape Standards

Fort Pierce Land Development Ordinances: Chapter 123, Article II

Sec. 123-36. - *Landscaping design standards for single- & two-family residential structures.*

The tree and shrub requirements of this section shall not be applicable.

Sec. 123-37. (1). - *Requirements for plant materials.*

The Pulte Cornerstone PD shall comply with all requirements of the above referenced section.

Sec. 123-37. (11). - *Installation of landscaping.*

The Pulte Cornerstone PD shall comply with the above referenced section.

Sec. 123-37. (12). – *Maintenance of landscaping.*

The Pulte Cornerstone PD shall comply with the above referenced section.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:

A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod,

ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

Mitigation/Replacement Standards
Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection
All sections under Chapter 123, Article III – Tree Protection shall be applicable.

As part of the Pulte Cornerstone PD, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide a few alternative methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

- the planting of larger trees
- the creation of native habitat
- enhanced stormwater treatment systems
- minimizing sod areas which reduces watering needs, fertilizer and maintenance
- reduction in long term irrigation needs

The following may be implemented in all common areas of the Pulte Cornerstone PD:

Increased Size of Code Required Trees:
Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was

specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:

Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

Record and Return To:
This Instrument Prepared By:

Logan F. Wellmeier, Esq.
Dean, Mead, Minton & Moore
1903 S 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

[blank space above line reserved for recording data]

PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this ___day of _____, 2024, (the "**Effective Date**") by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the "**Applicant**"), and the **CITY OF FORT PIERCE**, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, the Applicant is currently under contract to purchase, and intends to develop, certain real property within the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "A"** (the "**Property**"); and

WHEREAS, the current owner of the Property is CORNERSTONE FORT PIERCE DEVELOPMENT, LLC, a Delaware limited liability company; and

WHEREAS, the requirements for development of the Property are specified by the Code of Ordinances of Fort Pierce, Florida (the "**Code**"); and

WHEREAS, the Property consists of two parcels totaling 49.92 acres. The parcels have a Future Land Use designation of General Commercial (GC) with a zoning designation as General Commercial (C-3). An application to amend the Future Land Use Map to Medium Density Residential (RM) and to modify the zoning of the Property to Planned Development (PD) is under review by the City of Fort Pierce; and

WHEREAS, the Applicant is proposing a 250-lot single family home Planned Development ("**PD**") community with associated amenities at 2721 S. Jenkins Road (the "**Project**"). The Project is located just south of the Okeechobee Road commercial service area between Jenkins Road and the I-95 northbound off ramp to Okeechobee Road; and

WHEREAS, Section 125-212 (a) of the Code allows that a PD may allow uses and design concepts which are not specifically otherwise permitted in standard zoning districts, and § 125-212 (c)(10) of the Code provides that the specific development standards of the PD district are contained in the approved development documents for each planned development; and

WHEREAS, §125-212 (f) of the Code requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals.** The above recitals are hereby affirmed as being true and correct and are incorporated herein by reference.

2. Duration of Agreement. This Agreement shall be effective, shall run with the land and shall be binding on all parties and all persons claiming under it for an initial term of five (5) years from the Effective Date hereof (the "**Expiration Date**"). The Expiration Date shall be extended for a period of five (5) years after receiving any future approval by the Board of City Commissioners (the "**Board**") at a public hearing, unless an instrument has been recorded agreeing to release, amend or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if the expiration date of any development approvals associated with this Agreement or with the Project are ever extended to a date that is later than the Expiration Date, the Expiration Date shall automatically extend to that later date. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**").

3. Phasing Requirements. The Development shall be constructed in one (1) Phase.

4. Development Requirements for the Project. The Project shall conform to the following requirements:

A. Development Standards. Pursuant to Section 125-212 (c), the proposed landscaping and development standards specified in **Exhibit "C"**, attached hereto and by this reference incorporated herein (the "**Development Standards**") shall govern the development of the Property.

B. Entrances and Internal Road Network. Access to the site shall be provided from South Jenkins Road. The interior of the site is designed with a grid network of streets to minimize lots directly adjacent to I-95.

C. Drainage. The site features creative use of stormwater facilities as water-cleansing passive recreation areas and for natural vistas.

D. Utilities. The Project will contain the following utility infrastructure:

i. Water Distribution and Service lines,
ii. Wastewater Collection and Service lines,
iii. Lift Station and related equipment,
iv. Paving and
v. Stormwater Retention and Detention.

E. Public Benefit.

i. Low Density. If adopted, the RM Future Land Use permits density of between 6.5 – 12 units per acre. The proposed 250 lot development (5 dwelling units per acre) is substantially less dense than the 599 units permitted under the RM Future Land Use. Therefore, this development proposal is a significant decrease in density.

ii. Visual Appeal from I-95. Additionally, the site will contain a "pocket park" at the southwest corner of the property containing a sculptural art installation to be coordinated with a Call for Art, to be managed by the St. Lucie Cultural Alliance. The resulting art installation will serve as a welcome to visitors and residents to Fort Pierce.

5. Public Facilities that will Service the Development.

A. Water/Wastewater: Fort Pierce Water and Sewer Authority (FPUA) shall provide **w**ater and Wastewater to the Project with water and sewer available to provide for the Project.

B. Road Infrastructure: South Jenkins Road (County Road 611) provides access to the site.

C. **Drainage:** The Project is located within the jurisdiction of the South Florida Water Management District (SFWMD) and the North Saint Lucie River Water Control District (NSLRWCD).

D. Local School District. St. Lucie Public Schools serve this location with capacity to serve the anticipated needs of the Project.

6. Adopted Landscape Standards. The Project shall comply with all requirements of Sec. 123-37. (1) (Requirements for Plant Materials), Sec. 123-37. (11) (Installation of Landscaping), and Sec. 123-37. (12) (Maintenance of Landscaping).

7. Tree Mitigation and Replacement Standards

A. Fort Pierce Land Development Ordinances: Chapter 123, Article III – Tree Protection

All sections under **Chapter 123, Article III – Tree Protection** shall be applicable.

As part of the Project, the following is an addition to **Section 123-66. - Tree Protection and Mitigation** to provide additional methods for obtaining inch credit towards tree replacement. These additions or alternative methods will help promote and encourage the following:

i. the planting of larger trees,
ii. the creation of native habitat,
iii. enhanced stormwater treatment systems,

iv. minimizing sod areas which reduces watering, fertilizer and maintenance requirements, and
v. reduction in long term irrigation needs.

The following may be implemented in all common areas of the Project:

Increased Size of Code Required Trees:
Inch credit shall be obtained towards tree replacement through increasing the installation size of the code required tree or trees. This shall be based on the increased difference of the installed caliper size. For example, a code tree is required to have a 2.5-inch caliper. If that tree was specified to be installed with a 3.5-inch caliper, then 1 inch of credit shall be obtained towards tree replacement.

Additional Native Understory Plantings for Inch Credit:
Inch credit shall be obtained towards tree replacement through the planting of native understory plants which that are provided in addition to the landscape code requirements. Native understory plants may consist of shrubs, ornamental grasses, ground covers and aquatic plants. Credit shall be in accordance with the following standards in chart below:

Size of Native Plant Material	Inch Credit
1 gallon or Bare Root	1 inch per 24 plants
3 gallon	1 inch per 12 plants
7 gallon	1 inch per 2 plants

8. **Description of Local Development Permits Required for the Development**. The Development shall require the following local development permits:

A. Engineering approval.
B. Ft. Pierce Building Permit.
C. South Florida Water Management District:
  i. Consumptive Water Use Permit.
  ii. Environmental Resource Permit.
D. Fort Pierce Utility Authority permitting (as required).
E. Florida Department of Environmental Protection permitting (as required).
F. Other permits as required.

9. **Project Compliance.** By entering into this Agreement, the Board finds that the Project is consistent with the City's comprehensive plan and land development code. Any failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Applicant of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Attached hereto as **Exhibit "D"** is a list of any conditions, terms, restrictions, or other requirements determined by the Board for the public health, safety, or welfare of its citizens.

10. **Compliance with Project Documents.** Pursuant to the intent of § 125-212 (c), wherever and to the extent possible any development guidelines not specifically addressed herein shall be in

conformance with the site plan and other documents specific to the Project as approved by the Board (the "**Project Documents**"). In the event of any conflict between the Code and the Project Documents, the Project Documents, including this Agreement, shall govern.

11. Destruction. In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

12. Modification, Amendment, and Release. This Agreement may not be modified, amended, or released, except by written instrument signed by the Board and the Applicant, provided that such modification, amendment, or release has been approved by the Board after public hearing. Notwithstanding anything contained hereinto the contrary, Applicant, its successors in interest and the Board may amend or terminate this Agreement without securing the consent of other property owners whose property is affected by this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

13. Governing Law. This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. The parties hereto agree without reservation of any rights under federal or state law, that in any litigation arising under this Agreement, the parties hereto waive the right to trial before a jury and all such litigation shall be litigated only in a non-jury hearing in the State Courts of Florida, St. Lucie County.

14. Successors and Assigns. This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the heirs, legal representatives, successors and assigns of the Applicant and any person, firm, corporation or entity who or which may become the successor in interest to the Property. No subsequent transfer of the Property or any assignment of interest therein shall relieve or discharge the Applicant from any term, condition, obligation or duties set out in this Agreement.

15. Notice. Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; (iii) mailed by registered or certified mail (postage prepaid), return receipt requested; (iv) mailed by regular U.S. mail; or (v) sent by electronic mail (Email). For purposes of notice, the addressees are as follows:

APPLICANT:

Pulte Home Company, LLC
1475 Centrepark Blvd., Suite 140
West Palm Beach, Florida 33401
Attn: Brent Baker, Division President – Southeast Florida Division
Telephone: (561) 206-1405
Email: Brent.Baker@PulteGroup.com

With a copy to:

DEAN, MEAD, MINTON & MOORE
Attn: Dennis Corrick, Esq.
1903 South 25th Street, Suite 200
Fort Pierce, FL 34947
Ldobbins@deanmead.com
Lwellmeier@deanmead.com

CITY:

City of Ft. Pierce
Attn: Linda Cox, City Manager
100 N US Hwy 1
Fort Pierce, FL 34950
lcox@cityoffortpierce.com

With a copy to:

City of Ft. Pierce
Attn: Sara Hedges, City Attorney
100 N US Hwy 1
Fort Pierce, FL 34950
Shedges@cityoffortpierce.com

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed; or on the second business day after the date of mailing by regular U.S. mail. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

16. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

17. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder.

19. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

APPLICANT

PULTE HOME COMPANY, LLC,
a Michigan liability company

_____
Print Name: _____
Address: _____
_____

By:_____
Printed Name:_____
Title:_____

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2024, by _____, as _____ of Pulte Home Company, LLC, on behalf of said company. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____.

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

CITY OF FT. PIERCE

ATTEST: BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____ By: _____
City Mayor Print

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The South 574.36 feet of the following-described property:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Easterly of the Easterly right-of-way of 1-95, Less the North 296 feet of the East 860.50 feet thereof, and Less the East 40 feet thereof and Less the South 52 feet thereof. Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691.

Parcel 2:

That part of the South 3/4 of the SE 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, lying Easterly of the Easterly right-of-way line of 1-95, Less the North 296 feet of the East 860.50 feet thereof, and Less the East 40 feet thereof, and Less the South 626.36 feet thereof, Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691.

Parcel 3:

The East 660.5 feet of the North 296 feet of the South 3/4 of the East 1 /2 of the Southeast 1/4 of Section 24, Township 35 South, Range 39 East, Less and Excepting therefrom the East 40 feet thereof as right-of-way for Jenkins Road, Less lands described in Order of Taking recorded in Official Records Book 3632 page 1691 all lying and being in St. Lucie County, Florida.

EXHIBIT B

DEVELOPMENT TIMELINE

Approvals…….	Anticipated July of 2025
Infrastructure Construction……..	September 2025 – October 2026
Home Construction……	June 2026 – December 2029

EXHIBIT C

DEVELOPMENT STANDARDS

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5500 - 6490	4400 - 5390	3300 - 4290
Depth	110	110	110
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55%	55%	50%
Setbacks			
Front	20	20	20
Side	3	3	3
Side Corner	N/A	N/A	N/A
Rear	10	10	10
Building Separation	6'	6'	6'

Rights of Way	
Entry Boulevard	70'
Interior Streets	40'
Pavement Lane Width	
Entry Boulevard	12'
Interior Streets	10'
Block Length (Max.)	1,400'
Curb Type	Valley Gutter
Sidewalks	5'
Entry Boulevard	Both sides of street
Interior Streets	One side of street

Accessory uses allowed in rear/side setback

AC

Fences

Patios
Pool
Screen enclosure
Roof overhangs
Exterior Gas Water Heaters

Open Space
All dry detention that is amenitized through bioswale or raingarden design shall be counted toward Open Space acreage.

Perimeter Landscape Strip adjacent to an off-site Right-of-Way:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Perimeter Landscape Strip adjacent to an abutting Property:
A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

Street Trees along Internal Roadways:
Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

EXHIBIT D
[CONDITIONS OF DEVELOPMENT]

TMC Traffic & Mobility CONSULTANTS

Formerly O'Rourke Engineering & Planning

August 4, 2025

Kori Benton, AICP.
Planning Manager
St. Lucie County Planning & Development Services
2300 Virginia Avenue
Fort Pierce, FL 34982

Re: Cornerstone Pulte
Response to Traffic Impact Analysis Comments
TMC Project № 24277.01.03
St. Lucie County, Florida

Dear Kori Benton,

Please find below our responses to the review comments prepared by St. Lucie County Public Works dated June 27 and July 17, 2025 regarding the above-referenced Traffic Impact Analysis dated June 13, 2025. The comments are listed in **bold** typeface, and the TMC responses follow in *italic* typeface.

1. **The conclusion states the following: "Per FDOT requirements, a northbound left-turn lane and a southbound right-turn lane will be required at the project driveways. A signal warrant analysis is being prepared under separate cover to determine the need for signalization at Driveway 1 and Jenkins Road.". Please provide the signal warrant analysis for the signalization of Jenkins at Driveway 1.**

   Response: The Signal Warrant is provided under separate cover.

2. **The response to comment no. 2 on the signalization information to be included in Appendix B of the report. Appendix B provides the TPO 2025 LOS and ADT, AM, and PM counts. Where is the signalization information for intersection Jenkins at Edwards?**

   Response: The approval conditions for the Viva East/Viva West project, as approved by the City of Fort Pierce, are included as the last two pages in Appendix B (pages 30 and 31 of the pdf). As a required condition of the Viva East/Viva West development, "The intersection of Edwards Road and Jenkins Road shall be signalized within six (6) months of the issuance of the 100th certificate of capacity (CO) at Viva East or the 100th certificate of capacity (CO) at Viva West which is stated to share amenities between developments, whichever occurs first.".

3. **Table 3a and 3b has improved capacity in place with failed background year?**

   Response: Based on the St. Lucie TPO Standardized Transportation Impact Studies (TIS) Methodology and Procedures, the Future Buildout Scenario includes mitigation improvements identified in the Future Background Scenario to restore a facility to its adopted level of service standard. At the request of the third-party reviewer, the improved capacity was added to Tables 3a and 3b.

4. **Table 3a and 3b shows improve capacity of four lane widening for Jenkins Rd by buildout 2027 which is questionable since it is currently in the PD&E study.**

   Response: Based on the St. Lucie TPO Standardized Transportation Impact Studies (TIS) Methodology and Procedures, the Future Buildout Scenario includes mitigation improvements identified in the Future Background Scenario to restore a facility to its adopted level of service standard.

5. **Please provide the calculations for the analysis shown in Table 3a and 3b.**

   *Response: Existing volumes were obtained from the 2024 St. Lucie TPO Traffic Counts and Level of Service Report. Peak directions utilized the published number, off-peak directions were calculated by applying the D-Factor (published number/peak direction D-Factor*Off-Peak D-Factor). Example: Jenkins Road SB AM = (729/0.51)*0.49 = 700. Background Traffic was determined using the higher of the historical growth rate of 4.94% or 1% + Committed. Compounded Growth was applied for 3 years for both the historical and 1% calculation. Example: Jenkins Road NB AM = 729*1.0494^3 = 842 (historical) or 729*1.01^3 + 169 = 920 (1% + Committed). Project Traffic is then added to the higher of the background calculations to determine Buildout Traffic.*

6. **Appendix D provides the Synchro LOS analysis for the AM and PM intersection, so provide signal timing sheet and cycle length for Jenkins at Edward?**

   Response: The intersection of Jenkins Road & Edwards Road is not currently signalized, therefore, a signal timing sheet for this intersection is not available. The proposed signal timing used in the analysis consisted of an actuated uncoordinated phasing plan.

7. **Please provide the signal warrant analysis to back-up the previous study for the traffic signal and the added SB left turn and WB right turn.**

   Response: The City of Fort Pierce required the signalization of the intersection with the approval of the Viva East project; the approval conditions are included as the last two pages in Appendix B.

8. **On page 9, the study states the intersection will operate following:**
   - **Background year: LOS D for AM and LOS B for PM**
   - **Buildout year 2027: LOS C for AM and LOS B for PM**
   - **Explain how the AM getting better with added project trips from LOS D to C.**

   Response: The overall results show a better LOS due to Synchro assigning more of the available time to the Westbound movement. This decrease in delay for the westbound movement brings the overall results down, as the westbound movement has a high number of vehicles. Both Background and Buildout scenarios use the same maximum green time, yellow time, and red time. As shown in Table 4, the delay for the Westbound movements decrease, but the Northbound and Southbound movements increase.

9. **In the Synchro analysis, variations are shown in the valves for: Capacity VPH, Heavy truck % and Peak hour factor, causing the following:**
   - **Synchro Background Analysis: LOS C for AM and LOS B for PM**
   - **Synchro Buildout Analysis: LOS B for AM and LOS B for PM**
   - **Explain why is the AM getting better with added project trips from LOS C to B.**

   Response: The Heavy Vehicle % and Peak Hour Factors are different for the AM and PM peak hours. The Background and Buildout Analyses for the AM peak hour use the same Heavy Vehicle % and Peak Hour Factor. The capacity VPH is calculated by Synchro based on the available green time. As this intersection is not proposed to use a coordinated timing plan, Synchro assigns available green time to the movements based on the maximum green time and vehicle demand. The overall results show a better LOS due to Synchro assigning more of the available time to the Westbound movement. This decrease in delay for the westbound movement brings the overall results down, as the westbound movement has a high number of vehicles. Both Background and Buildout scenarios use the same maximum green time, yellow time, and red time. As shown in Table 4, the delay for the Westbound movements decrease, but the Northbound and Southbound movements increase.

10. **The Synchro analysis presented appears to warrant review of the planned signal timing and clarification of the analysis.**

    Response: The proposed signal timing utilizes an uncoordinated timing plan with maximum green times. The available green time varies based on demand. With the increased demand for the westbound movements, more green time is being assigned to the westbound movement in the buildout scenario.

END OF COMMENTS

Additionally, St. Lucie County's third-party reviewer issued a *Final Review of Traffic Impact Analysis* on July 15, 2025 confirming the traffic impact analysis results and need for a separate signal warrant analysis with no further comments. We trust these responses and the additional analyses adequately address the review comments. We remain available to discuss this matter further or to answer any questions you may have.

Kind regards,

TRAFFIC & MOBILITY CONSULTANTS LLC

James L Kemp, PE
Traffic Engineer

Planning Board - 4:00 PM **6. c.**

Meeting Date: 08/11/2025

Re: PZCON2025-00007 Conditional Use – Live Oak Detox Center - 912 Avenue I

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

PZCON2025-00007
Conditional Use
Live Oak Detox Center
912 Avenue I

SUMMARY:

The applicant currently operates Live Oak Detox at this location and has conditional use approval for 14 clients from the 2/2016 city commission meeting. Requesting conditional use approval for 2 more clients for a total of 16 max clients. The facility has 8 bedrooms with 2 clients per bedroom. Currenly, only 7 of the 8 bedrooms is being utilized for the existing 14 clients. The request is to use the 8th bedroom to hold 16 clients max. No new construction will be done as the building was built with 8 bedrooms and the capacity for 16 clients.

RECOMMENDATION:

Approval

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report
Staff Report Supporting Documents

Form Review

Form Started By: Vennis Gilmore
Started On: 08/04/2025 03:38 PM
Final Approval Date: 08/05/2025

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: LIVE OAK DETOX CENTER – CONDITIONAL USE (NO NEW CONSTRUCTION)
Project #: PZCON2025-00007

REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

DATE: AUGUST 4, 2025

STAFF REPORT

Applicant:	Haley Neeley
Requested Action:	Conditional Use (No New Construction)
Location:	Generally located at 912 Avenue I in Fort Pierce, FL.
Parcel ID(s):	2403-707-0009-000-6
Current Zoning:	R-4, Medium Density Residential Zone
Future Land Use:	RM, Medium Density Residential

Avenue M
Avenue L
Avenue K
Avenue J
Avenue I
Avenue H
N 11th St
N 12th St
N 7th St
RL
RM
GC
COS

Avenue M
Avenue L
Avenue K
Avenue J
Avenue I
Avenue H
N 11th St
N 12th St
N 7th St
R-3
R-4
C-3
I-1
PUR

North	East	South	West
RM/R-4	RM/R-4	RM/R-4	RM/R-4

Surrounding FLU/Zoning:

Site Area: **+/-** 0.56 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis:

Request
Request for review of an application for a Conditional Use (No New Construction) to increase the occupancy of an existing Detox Facility from fourteen (14) to sixteen (16) clients.

Project Summary
The subject site is located at 912 Avenue I in Fort Pierce, FL. It is comprised of approximately 0.56 acres of land and identified by the parcel number 2403-707-0009-000-6. The existing future land use (FLU) designation is Medium Density Residential (RM), and the zoning classification is Medium Density Residential Zone (R-4). The property currently consists of a one-story, 8-bedroom, 5-bathroom Detox Facility built in 1987. Residential uses primarily surround the home; all single-family homes and three (3) vacant parcels. Immediately to the north, west, and south are single-family and multi-family residences. The southwest and east consist of vacant parcels.

Per City of Fort Pierce Code Section 125-315. – Off-street parking and loading., Hospitals require 1.5 parking spaces per bed. The site currently does not meet the required parking requirements with 8 parking spaces and 1 handicap parking space. However, the City Commission approved conditional use for fourteen (14) clients on February 26, 2016. This approval is contingent upon either providing the necessary parking spaces or pursuing the option of payment in lieu of parking.

Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. The facility provides medical detoxification and individualized and group-based therapeutic support during the initial stabilization period of recovery from substance use. The facility is licensed under the Florida Department of Children and Families (DCF), accredited by The Joint Commission, and intends to be compliant with all State and City regulations.

The Detox Facility proposes to accommodate a maximum of sixteen (16) clients, aged 18 years and older. The home is co-ed, housing both male and female clients who are eligible for services. The clients will have same-gender room assignments and strict supervision to maintain compliance with licensure standards. Two clients will occupy each room. The Live Oak Detox Facility will always employ a maximum of 6 staff on-site. Additional staff shall include the Clinical Director (Therapist), Case Manager, and Chef. Licensed nurses and behavioral health technicians will work in rotating shifts to ensure 24/7 supervision and care. Daily clinical oversight by a physician or nurse practitioner will be on-call 24/7 and required to make daily rounds. Staffing levels for the facility will be in compliance with the Florida Department of Children and Families (DCF) Rule 65D-30.006(4)(d) for licensed detoxification facilities; which requires a minimum of one (1) nurse and one (1) support staff per shift. The clients are not permitted to bring vehicles for transportation. All transportation to and from the facility is provided by the facility staff. Visitors are restricted and only allowed under exceptional circumstances. At peak staffing (with the proposed 16-client capacity), the number of vehicles will remain within the existing parking capacity.

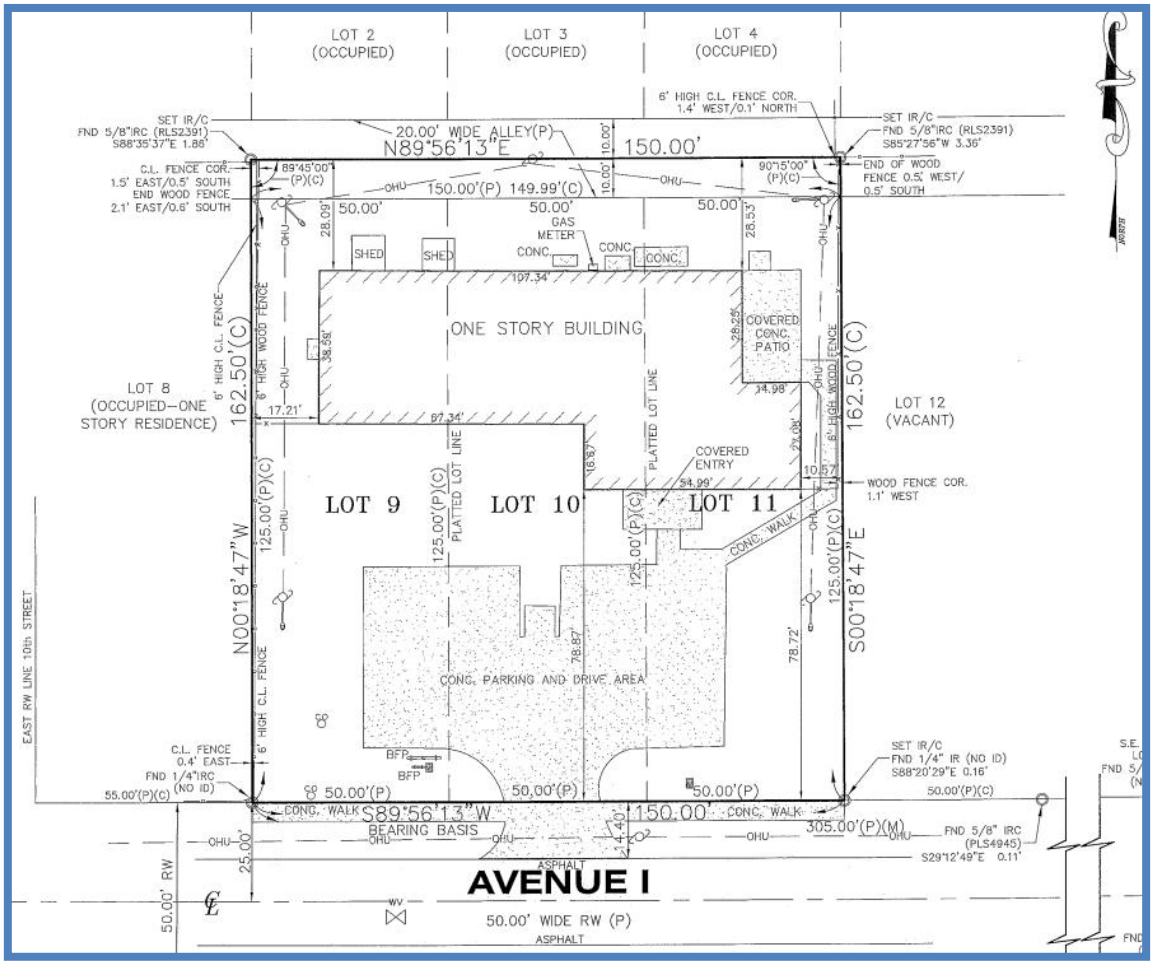
Programs and services shall include 24/7 medical monitoring for safe detoxification, individual and group therapy, relapse prevention planning, 12-step facilitation, holistic services (meditation, nutrition education, art therapy), vocational and life skills support, case management and discharge planning, meals, housing, supervision, and transportation.

History
On February 16, 2016: City Commission unanimously approved a Conditional Use to operate a Detox Facility with 14 clients at the subject address of 912 Avenue I, with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.
4. Comply with all violations reviewed by the Special Magistrate.

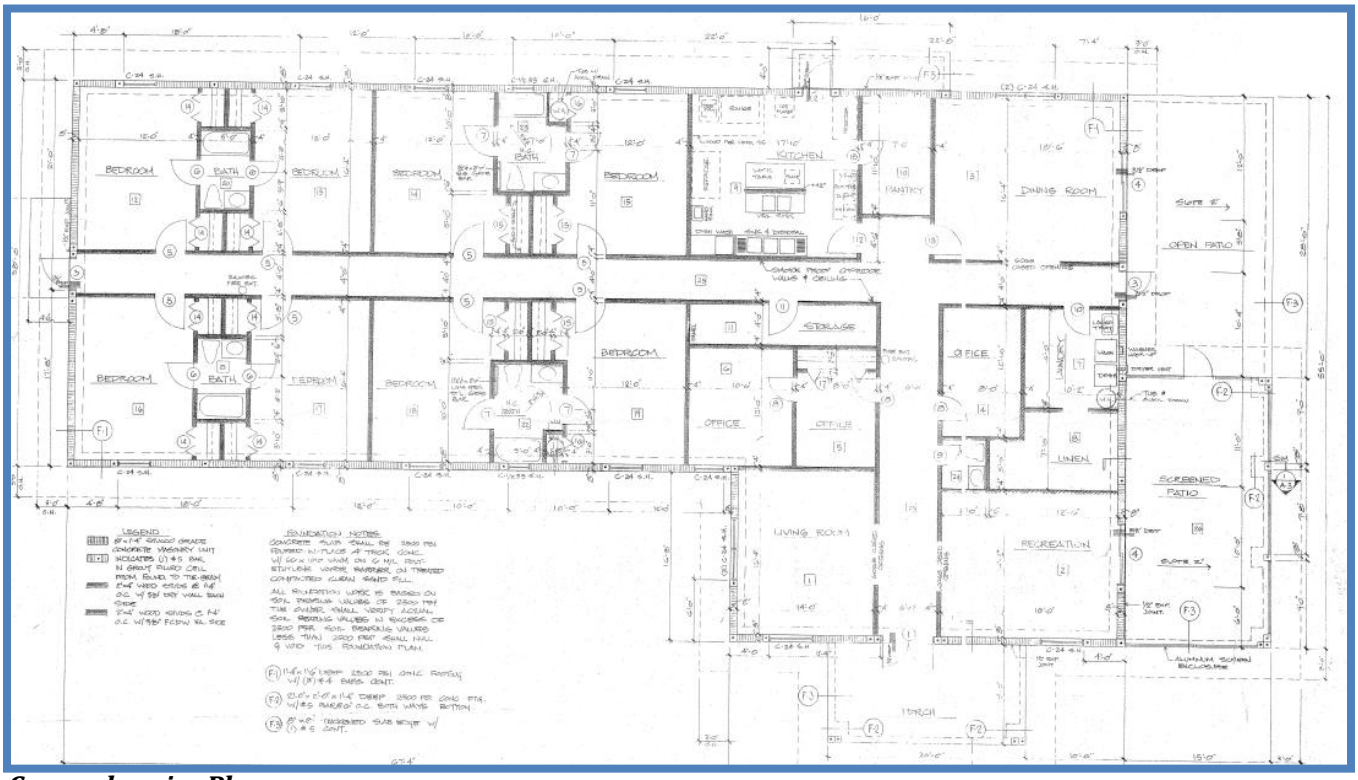
5. Construct a fence around the property.

Site Plan



Front Elevation

Floor Plan



Comprehensive Plan

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

Summary of Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regard to consistency with established ordinances and requirements of the City Code.

Fort Pierce Engineering Department
See Supporting Documents.
Fort Pierce Building Department
Approved with Conditions: Life Safety Plan required, Shall meet Fire Prevention Code, Sprinkler System required.
Fort Pierce Public Works Department
Not Required.
St. Lucie County Planning Department
Not Required.
St. Lucie County PW/Engineering
Not Required.
Fort Pierce Police Department
No Response Provided.
City Clerk Office
No Response Provided.
Code Enforcement
No Comment.
Fort Pierce Utilities Authority
See Supporting Documents.
St. Lucie County Fire District
No Response Provided.
St. Lucie County School Board
No Response Provided.
St. Lucie Transportation Planning Organization
Not Required.
St. Lucie County Transit – Area Regional Transit
No Response Provided.

Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation:
The proposed Conditional Use (No New Construction) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan. Therefore, Staff recommends **APPROVAL** of the requested application.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore – Senior Planner

FROM : Selena Griffett, P.E.

Thru : Mark Zrallack, P.E. – City Engineer

RE : 912 Avenue I – Conditional Use
PZCON2025-00007

DATE : July 8, 2025

This is to advise you that we have completed the review of the following documents as received by this office on June 25, 2025:

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☐ Planned Development
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☒ Other Conditional Use

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend
- ☒ Conditional Use Approval
- ☐ Site Plan Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See attached for comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

July 17, 2025

Case #: PZCON2025-00007

Planner: City of Ft. Pierce Planning Department.

Conditional Use

912 Avenue I., Ft. Pierce (Live Oak Detox Center).

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZCON2025-00007
Live Oak Detox - 912 Avenue I

W/WW Engineering: No comment.

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

Gas: N/A

FPUAnet Fiber: N/A

CITY OF FORT PIERCE
Florida

Office of the City Clerk
City Hall, 100 North US 1
P.O. Box 1480 Fort Pierce, FL 34954-1480
(772) 467-3052 • www.CityOfFortPierce.com

March 2, 2016

RECEIVED
MAR 04 2016
CITY OF FORT PIERCE
PLANNING & ZONING

Water's Edge Recovery
Mr. Tyler Gorman
117 SE Seminole Street
Stuart, FL 34994

Dear Mr. Gorman:

On February 26, 2016, I provided you a letter outlining the approval of your conditional use application. Unfortunately, I failed to include the condition that a fence be constructed. Accordingly, please see the revised conditions of approval below:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.
4. Comply with all violations reviewed by the Special Magistrate.
5. Construct a fence around the property.

I apologize for any inconvenience. If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Manager

PC Hotel/Kevin Gallagher
6550 Pasacola Blvd.
Pasacola, FL 32505

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use – Water's Edge Recovery – 912 Avenue I

DATE: February 4th, 2016

STAFF REPORT

Owner: PC Hotel/Kevin Gallagher
6550 Pasacola Blvd, Pasacola, FL 32505

Applicant/Representative: Water's Edge Recovery / Tyler Gorman
117 SE Seminole Street, Stuart, FL 34994

Requested Action: Approval of a Conditional Use Application to allow the use of a detoxification facility (hospital).

Location: 912 Avenue I

Parcel IDs: 2403-707-0009-000-6

Current Zoning: R4, Medium Density Residential

Current Future Land Use: RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
R4	R4	R4	R4

Parcel(s) Size: .56 acres

Staff Analysis:

The applicant, Water's Edge Recovery, is proposing a short term residential detoxification facility located at 912 Avenue I. This property is zoned R4, Medium Density Residential and has an underlying future land use of RM, Medium Density Residential.

The facility is approximately 5,200 sq. ft. and will house a maximum of 14 clients who will be seeking treatment. All clients participating in the Water's Edge Recovery program will be voluntary and will not be court ordered. The site will be secure and will have 24 hour staff. A number of services will be provided to their clients such as Health & Wellbeing Workshops, Group Activities, Triggers & High Risk Situations workshops, Creative writing and others. The facility will not allow visitors unless under extreme circumstances. Transportation will be provided, as no client will be able to bring their own car on-site.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Planning Board Recommendation:

At their January 26th, 2016, the Planning Board motioned to deny the Conditional Use application. The motion passed with a 7-3 vote.

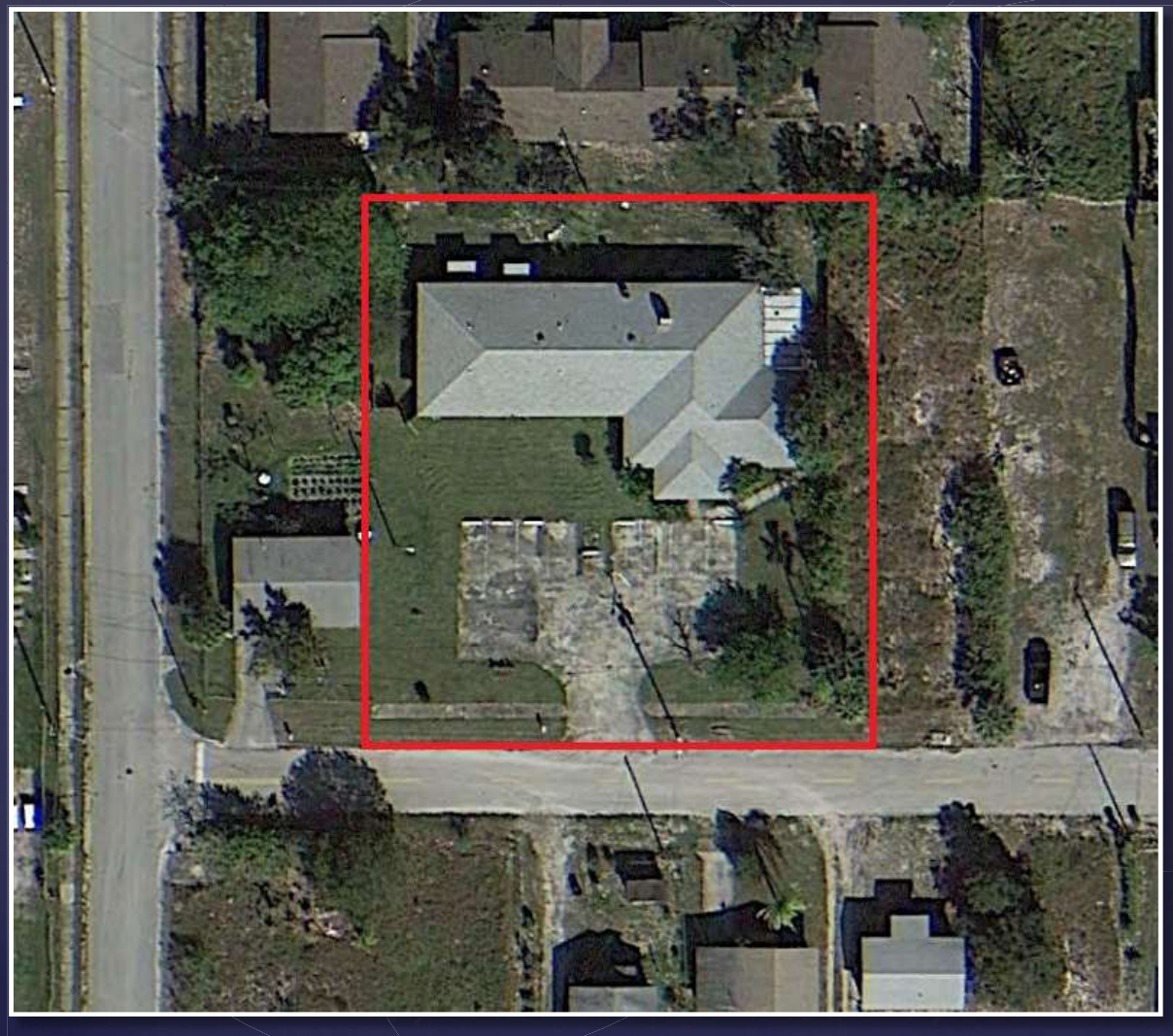
Staff Recommendation:

Staff recommends that the City Commission send the application back to the Planning Board for a re-hearing to hear new evidence about the licensing standards for the facility and their ability to obtain the required licenses.

Planning Department

Conditional Use w/ No New Construction

Water's Edge Recovery – 912 Avenue I



- Approximately .56 acres
- Zoned R4, Medium Density Residential with RM, Medium Density Residential FLU
- Proposed use is synonymous with definition of the use “hospital”.

- Proposed detoxification center.
- Approximately 5,200 sq. ft.
- A maximum of 14 voluntary clients
- Offer services such as Health & Wellbeing Workshops, Group Activities, Triggers & High Risk Situations workshops
- 24 hour staff

Bedroom
Bedroom
Bedroom
Bedroom
Kitchen
Porch
Dining Room
Open Porch
Bedroom
Bedroom
Bedroom
Bedroom
Storage
Office
Office
Office
Laundry
Linen
Living Room
Recreation Room
Screened Porch

Code of Ordinances

Hospital - A building or group of buildings having facilities for overnight care of one or more human patients, providing services to in-patients and medical care to the sick and injured, and which may include as accessory uses: Laboratories, out-patient services, training facilities, central service facilities and staff facilities.

Staff Recommendations

Staff recommends that the Planning Board approve the Conditional Use application with the following conditions:

1. Provide required parking to the site or pursue payment in lieu of program.
2. Re-stripe existing parking stalls.
3. Install landscaping such as trees and shrubs as required per the code.

Clarissa Davis
cdavis@city-ftpierce.com
(772)467-3742

Detailed Narrative – Conditional Use Application

Request for Use of 8th Bedroom – No New Construction or Site Modifications

Namaste Recovery Center LLC, dba Live Oak Detox, respectfully submits this request to amend the previously approved conditional use at 912 Avenue I, Fort Pierce, FL 34950. This application proposes to utilize the facility's 8th bedroom to increase client capacity from 14 to 16. No new construction or site improvements are proposed, and no other modifications to the original conditional use approval are requested.

Facility Overview

- **Property Address:** 912 Avenue I, Fort Pierce, FL 34950
- **Zoning:** R4 – Medium Density Residential
- **Future Land Use:** RM – Medium Density Residential
- **Total Building Area:** ~5,258 sq. ft.
- **Parcel Size:** 0.56 acres
- **Total Bedrooms:** 8
- **Requested Occupancy:** 16 clients (2 per bedroom)
- **Existing Conditional Use Approval:** 14 clients

Live Oak Detox is a licensed, short-term residential detoxification facility offering medically monitored withdrawal services in a structured, secure environment. The facility provides medical detoxification and individualized and group-based therapeutic support during the initial stabilization period of recovery from substance use.

Clients and Staffing

- **Client Profile:** Adults 18 and older, voluntarily admitted; no court-ordered or forensic clients.
- **Gender:** Both male and female clients accepted, with same-gender room assignments and strict supervision to maintain compliance with licensure standards.
- **Staffing:**
    - 24/7 onsite supervision and care by licensed nurses and behavioral health technicians (support staff)
    - Daily clinical oversight by a physician or nurse practitioner, on call 24/7 and required to make daily rounds.
    - Additional staff: Clinical Director (Therapist), Case Manager, Chef
    - Max simultaneous staff on-site: 6
    - Staffing levels compliant with DCF Rule 65D-30.006(4)(d) for licensed detoxification facilities:
        - Beds 1–15: 1 nurse + 1 support staff per shift

- Beds 16–20: 1 nurse + 2 support staff per shift

Transportation and Parking

- Clients are not permitted to bring vehicles to the facility.
- All transportation to and from the facility is provided by facility staff.
- Visitors are restricted, only allowed under exceptional circumstances.
- On-site parking spaces: 8
- At peak staffing (with the proposed 16-client capacity), the number of vehicles remains within existing parking capacity.

Programs and Services Provided

- 24/7 medical monitoring for safe detoxification
- Individual and group therapy
- Relapse prevention planning
- 12-step facilitation
- Holistic services: meditation, nutrition education, art therapy
- Vocational and life skills support
- Case management and discharge planning
- Meals, housing, supervision, and transportation included
- This is not an assisted living facility

Licensing and Compliance

- The facility is licensed under the Florida Department of Children and Families (DCF)
- Accredited by **The Joint Commission**
- Compliant with all state and municipal regulations

Conditional Use History

- **October 23, 2015:** Original Conditional Use Application submitted by Water's Edge Recovery requesting Approval of a Conditional Use Application to Allow the Use of a 14-bed Detoxification Facility (hospital).
- **February 16, 2016: City Commission Unanimously approved** the Conditional Use Application with conditions:
    1. Provide or fund required parking
    2. Re-stripe parking stalls
    3. Install landscaping
    4. Resolve Special Magistrate violations

5. Construct a perimeter fence

Summary of Requested Addendum to Conditional- Use

We respectfully request approval to utilize the **8th bedroom** in the facility, thereby increasing the approved capacity from **14 to 16 clients**. There are **no proposed changes to the structure, site plan, or previously approved conditions**. The facility was originally built to accommodate 16 clients and is fully capable of doing so under current code and licensure standards.

Live Oak Detox is a respected provider in the community, employing local residents and providing a vital service to individuals seeking recovery in a safe, medically supervised environment. We remain committed to being a good neighbor and community partner in Fort Pierce.

Sincerely,

Haley Neeley
President
Namaste Recovery Center, LLC / dba Live Oak Detox

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/9/2025, 10:59 AM

Property Identification

Site Address: 912 AVENUE I
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-707-0009-000-6
Jurisdiction: Fort Pierce

Use Type: 7502
Account #: 16085
Map ID: 24/03S
Zoning: Medium Den

Ownership

FORT FLO HOLDINGS LLC

PO Box 278996
Miramar, FL 33027-8996

Legal Description

RICHARD EDWARDS S/D LOTS 9, 10 AND 11 AND S 10 FT OF VAC ALLEY ADJ ONN

Current Values

Just/Market Value:	$1,209,300
Assessed Value:	$484,000
Exemptions:	$0
Taxable Value:	$484,000

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- **Past taxes are not a reliable projection of future taxes.**
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Gross Sketched Area (SF):	5,893
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Land Size (SF):	24,375

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Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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Jan 1, 1988	0573 / 0863	XX00	CV		$285,000
Apr 1, 1987	0537 / 2979	XX02	CV		$35,000

Building Information (1 of 1)

Finished Area: 5,258 SF

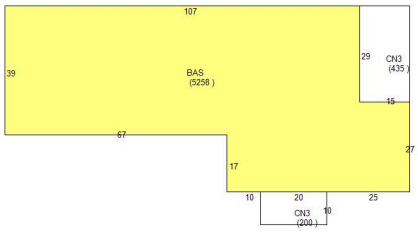
Gross Sketched Area: 5,893 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: REHAB	Year Built: 1987	Frame:
Grade: Y_D	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



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Sub Area	Description	Area	Fin. Area	Perimeter
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Taxable:	$484,000

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BP16-1579	May 27, 2016	Electric	$700	$0
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BP17-0278	Feb 7, 2017	Concrete	$1,800	$0
BP17-1876	Aug 18, 2017	Fence	$4,400	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5071264 OR BOOK 4859 PAGE 2670, Recorded 07/18/2022 02:14:27 PM Doc Tax: $8995.00

This Instrument Prepared: Law Offices of Florido & Associates, P.A.
PO Box 278996
Miramar, FL 33027

Parcel ID: 2403-707-0009-000-6

{Space Above This Line for Recording Data}

WARRANTY DEED (STATUTORY FORM- SECTION 689.02 F.S.)

This indenture made this 12 day of **July 2022**, BETWEEN **PC Hotel LLC, a Florida Limited Liability Company**, whose post office address is **8831 S Redwood Road, Ste D2, West Jordan, UT 84088**, grantors, and **Fort Flo Holdings LLC, a Delaware Limited Liability Company** whose post address is: **PO Box 278996, Miramar, FL 33027**, grantees.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and 00/100's ($10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying in St. Lucie County, Florida, to-wit:

Lots 9, 10, and 11 and ½ of the vacated alley adjoining on the North, Richard Edwards Subdivision, according to the map or plat thereof as recorded in Plat Book 10, Page 1, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2403-707-0009-000-6

Subject to Real Estate taxes for the year 2022 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, re-imposing the same.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PC Hotel LLC,
a Florida Limited Liability Company

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
TRENT PEARCE, Member

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
BRENT PEARCE, Member

STATE OF ~~FLORIDA~~ UTAH)
) SS
COUNTY OF SALT LAKE **)**

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **TRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a ~~Florida~~ Utah **Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 12th day of **July 2022**.

My Commission Expires: 1/25/2023

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
ANUARY 25, 2023
STATE OF UTAH

STATE OF ~~FLORIDA~~ UTAH)
) **SS**
COUNTY OF SALT LAKE)

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **BRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a **~~Florida~~ Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 27th day of **July 2022**.

My Commission Expires: 1/25/2023

Patty Pasaye

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
JANUARY 25, 2023
STATE OF UTAH

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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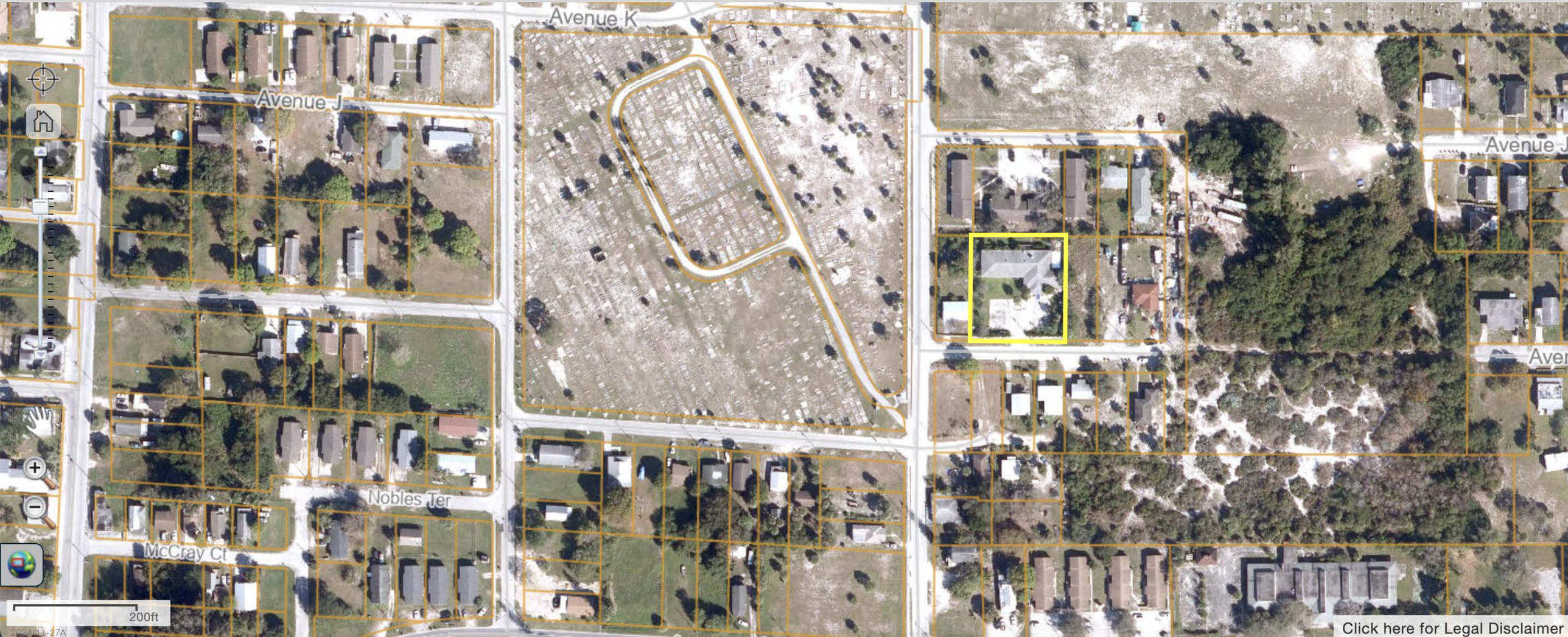
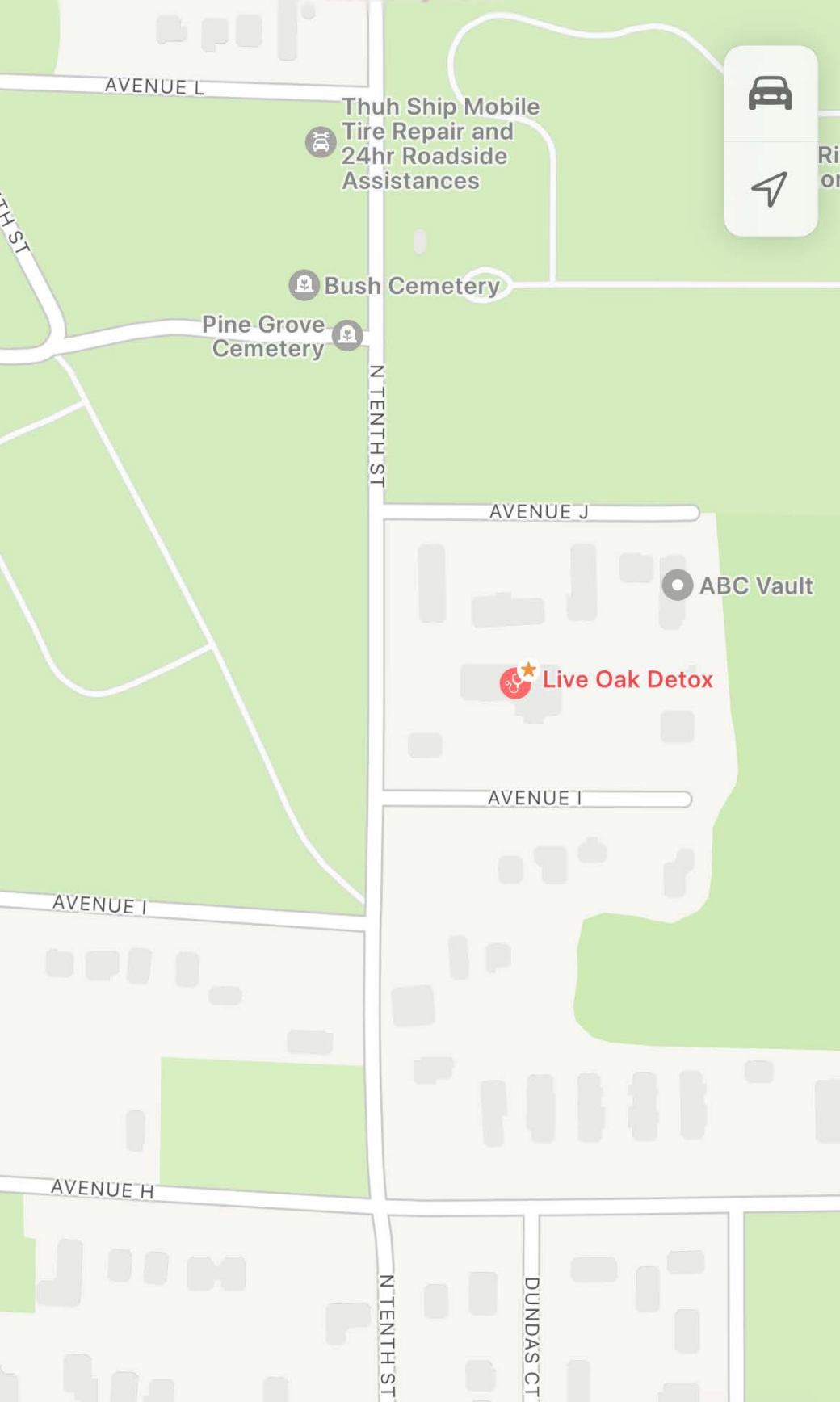


GENERAL LOCATION MAP


AVENUE L
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Saint Lucie County Property Appraiser
Michelle Franklin CFA

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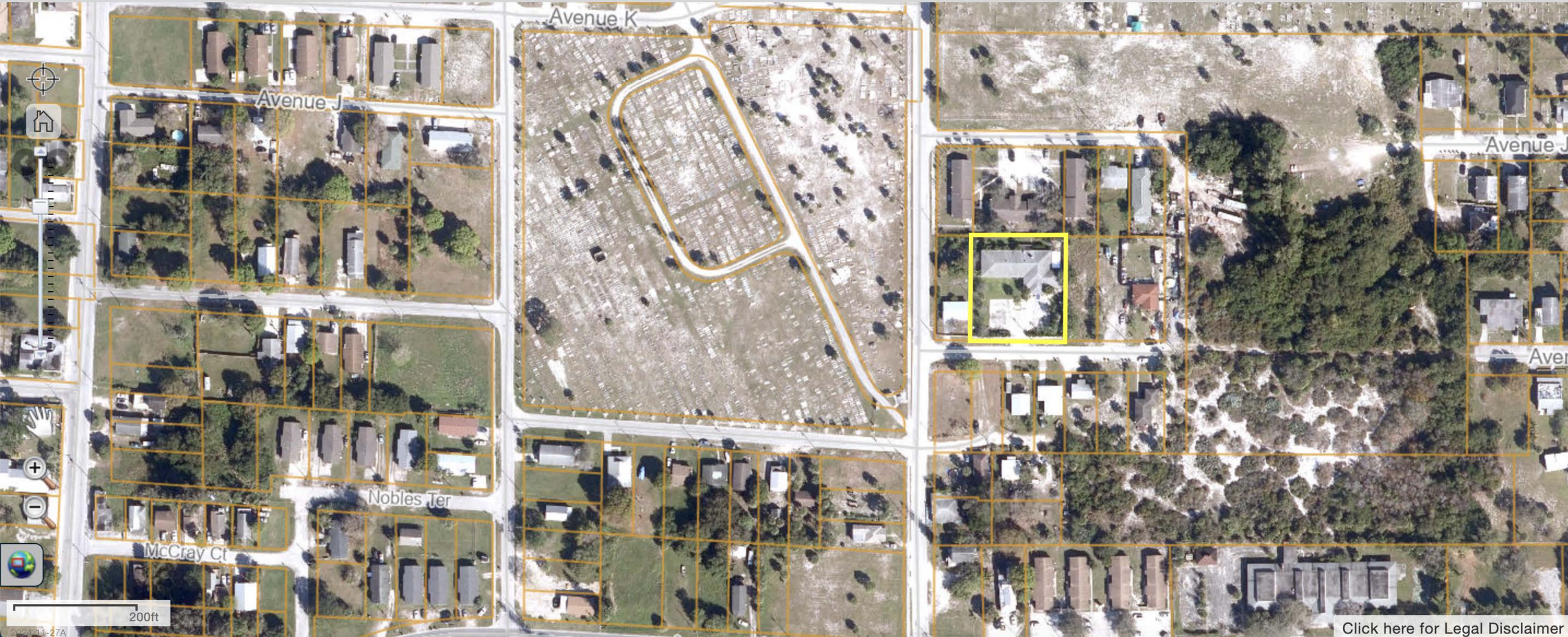

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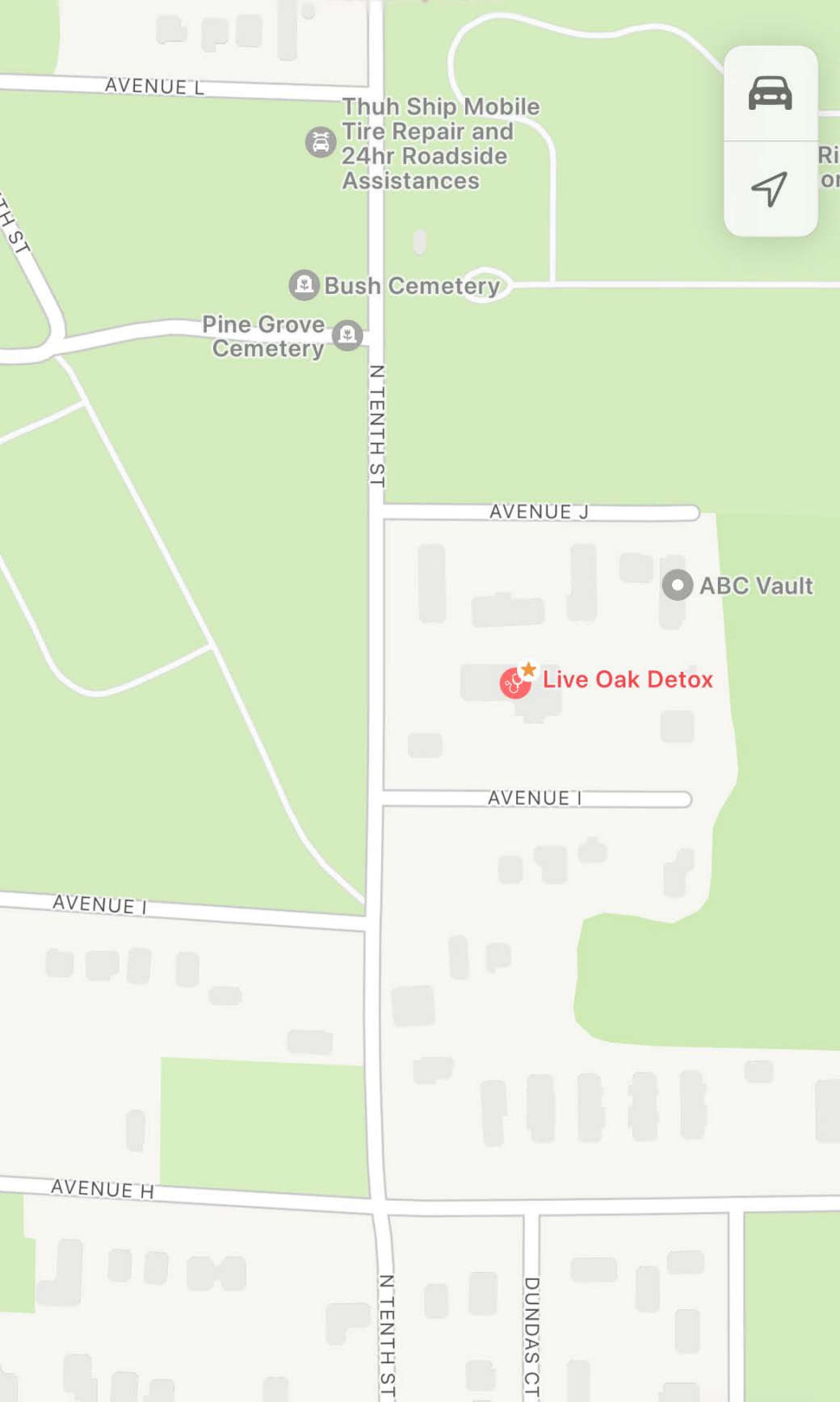
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/9/2025, 10:59 AM

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Parcel ID: 2403-707-0009-000-6
Jurisdiction: Fort Pierce

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Account #: 16085
Map ID: 24/03S
Zoning: Medium Den

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Finished Area: 5,258 SF

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View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
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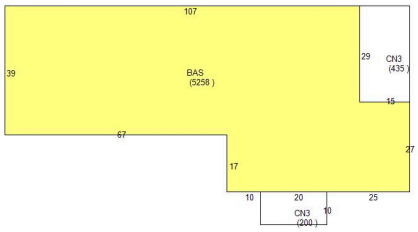
Grade: Y_D	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



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FILE # 5071264 OR BOOK 4859 PAGE 2670, Recorded 07/18/2022 02:14:27 PM Doc Tax: $8995.00

This Instrument Prepared: Law Offices of Florido & Associates, P.A.
PO Box 278996
Miramar, FL 33027

Parcel ID: 2403-707-0009-000-6

{Space Above This Line for Recording Data}

WARRANTY DEED (STATUTORY FORM- SECTION 689.02 F.S.)

This indenture made this 12 day of **July 2022**, BETWEEN **PC Hotel LLC, a Florida Limited Liability Company**, whose post office address is **8831 S Redwood Road, Ste D2, West Jordan, UT 84088**, grantors, and **Fort Flo Holdings LLC, a Delaware Limited Liability Company** whose post address is: **PO Box 278996, Miramar, FL 33027**, grantees.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and 00/100's ($10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying in St. Lucie County, Florida, to-wit:

Lots 9, 10, and 11 and ½ of the vacated alley adjoining on the North, Richard Edwards Subdivision, according to the map or plat thereof as recorded in Plat Book 10, Page 1, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2403-707-0009-000-6

Subject to Real Estate taxes for the year 2022 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, re-imposing the same.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors have hereunto set grantors' hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PC Hotel LLC,
a Florida Limited Liability Company

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
TRENT PEARCE, Member

Witness Signature
Ana Mendoza
Printed Name

Witness Signature
Printed Name

Grantor Signature:
BRENT PEARCE, Member

STATE OF ~~FLORIDA~~ UTAH)
) SS
COUNTY OF SALT LAKE **)**

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared **TRENT PEARCE, as Member of PC Hotel LLC, a Florida Limited Liability Company,** who has produced a ~~Florida~~ Utah **Driver's License** as identification and who did take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State has aforesaid this 12th day of **July 2022**.

My Commission Expires: 1/25/2023

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
ANUARY 25, 2023
STATE OF UTAH

STATE OF ~~FLORIDA~~ UTAH)
) **SS**
COUNTY OF SALT LAKE)

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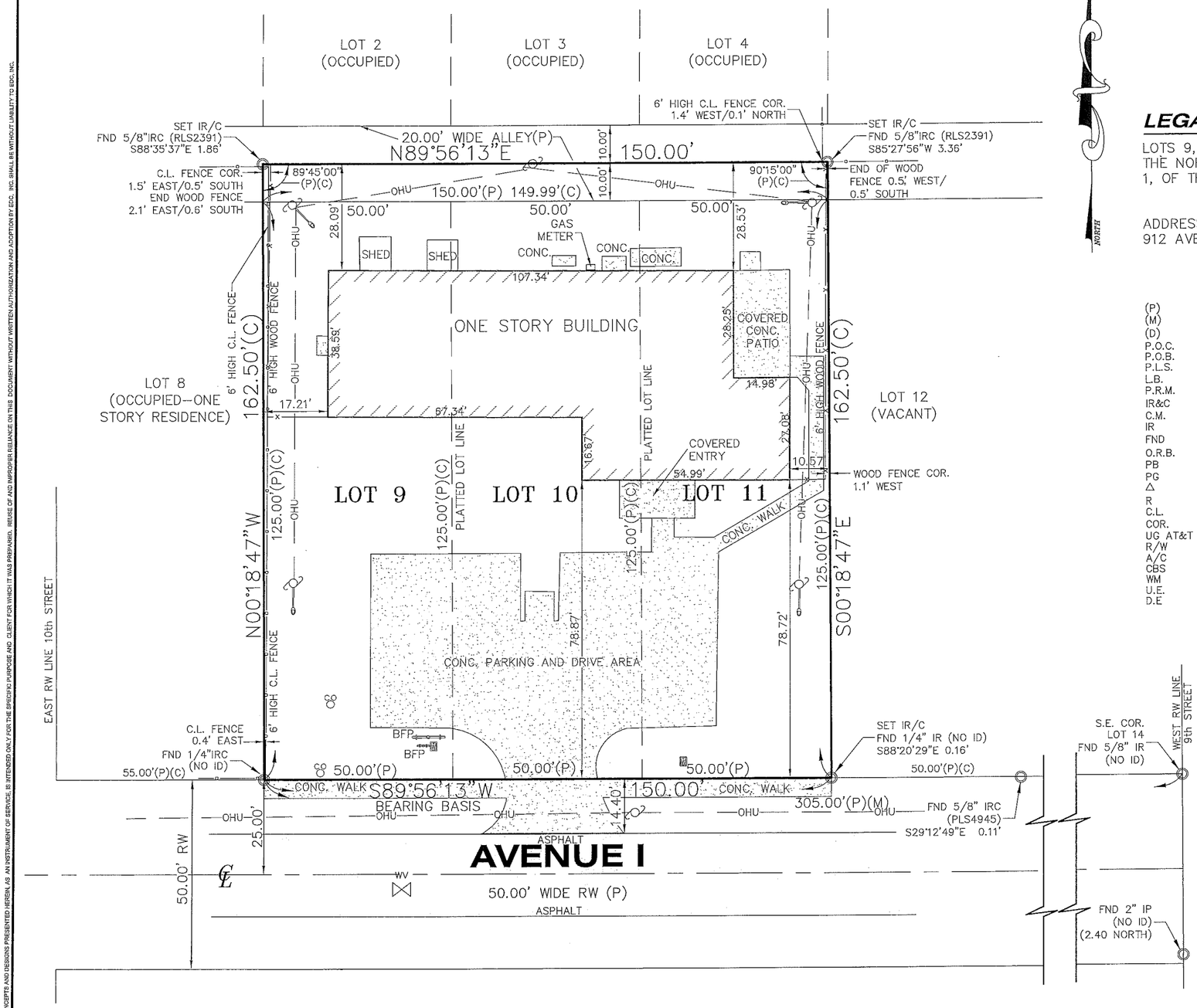
WITNESS my hand and official seal in the County and State has aforesaid this 27th day of **July 2022**.

My Commission Expires: 1/25/2023

Patty Pasaye

Notary Public, State of ~~Florida~~ Utah
(print name) Patty Pasaye

NOTARY PUBLIC
PATTY PASAYE
704270
COMMISSION EXPIRES
JANUARY 25, 2023
STATE OF UTAH



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION

LOTS 9, 10 AND 11, AND 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF RICHARD EDWARDS SUBDIVISION, PLAT BOOK 10, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:
912 AVENUE I, FT. PIERCE, FLORIDA

LEGEND

(P)	PLAT DATA
(M)	CALCULATED FROM FIELD MEASUREMENTS
(D)	DEED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
IR&C	5/8" IRON ROD & CAP
C.M.	CONCRETE MONUMENT
IR	IRON ROD
FND	FOUND
O.R.B.	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
Δ	CENTRAL ANGLE
R	RADIUS
C.L.	CHAIN LINK
COR.	CORNER
UG AT&T	UNDERGROUND AT&T
R/W	RIGHT OF WAY
A/C	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
WM	WATER MAIN
U.E.	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT

℄	CENTERLINE
	PROPERTY LINE
No.	NUMBER
TYP	TYPICAL
CONC	CONCRETE
CATV	CABLE TELEVISION
SQ.	SQUARE
FT.	FEET
TOB	TOP OF BANK
OHU	OVERHEAD UTILITIES
	WOOD POWER POLE
	FIRE HYDRANT
	VALVE
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	TELEPHONE JUNCTION BOX
	WOOD POWER POLE
	CONCRETE POWER POLE
	WELL
	CABLE TV JUNCTION BOX
	SIGN
	SANITARY CLEAN OUT
	WATER METER
	LIGHT POLE
F.F.E.	FINISH FLOOR ELEVATION
	WOOD LIGHT POLE

NOTES

1) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2) ADDITIONS OF DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED, WITHOUT CONSENT OF THE SIGNING SURVEYOR.
3) DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT AND/OR THEIR AGENT.
4) SUBJECT PROPERTY CONTAINS 0.560 ACRES, MORE OR LESS.
5) THE LAST DATE OF FIELD WORK WAS NOVEMBER 6, 2015.
6) THE NORTH RIGHT OF WAY LINE LINE OF AVENUE I IS ASSUMED TO BEAR S89°56'13"W AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO. BEARINGS SHOWN ARE BASED ON NORTH AMERICAN DATUM, ADJUSTMENT OF 1983, FLORIDA STATE PLANE, EAST ZONE.
7) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY.
8) DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12111C0179J, COMMUNITY NO. 120286 (CITY OF FT. PIERCE) HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012 IN ST. LUCIE COUNTY, FLORIDA.
9) BEARINGS AND DISTANCES SHOWN ARE PER RECORD PLAT AND CALCULATED UNLESS SHOWN OTHERWISE.

CERTIFIED TO:

WATERS EDGE RECOVERY

11-9-2015
MICHAEL T. OWEN DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

EDC/GSI PROJECT # 15-300

ENGINEERING DESIGN & CONSTRUCTION, INC.
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
fax: 772-462-2454
BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS
CERTIFICATE OF AUTHORIZATION NUMBER 9335 (ENGINEERING)
CERTIFICATE OF AUTHORIZATION NUMBER 6956 (SURVEYING)

MTO — CHECKED BY
MDP — DRAWN BY
15-300MAP1 — FILENAME
SHEET 1 LAYOUT
1"=30' — SCALE
11-9-2015 — DATE

REVISION COMMENTS — DATE

912 AVENUE "I"
FT. PIERCE, FLORIDA

BOUNDARY SURVEY

ST. LUCIE COUNTY, FLORIDA

MICHAEL T. OWEN, P.S.M.
#5556
1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455

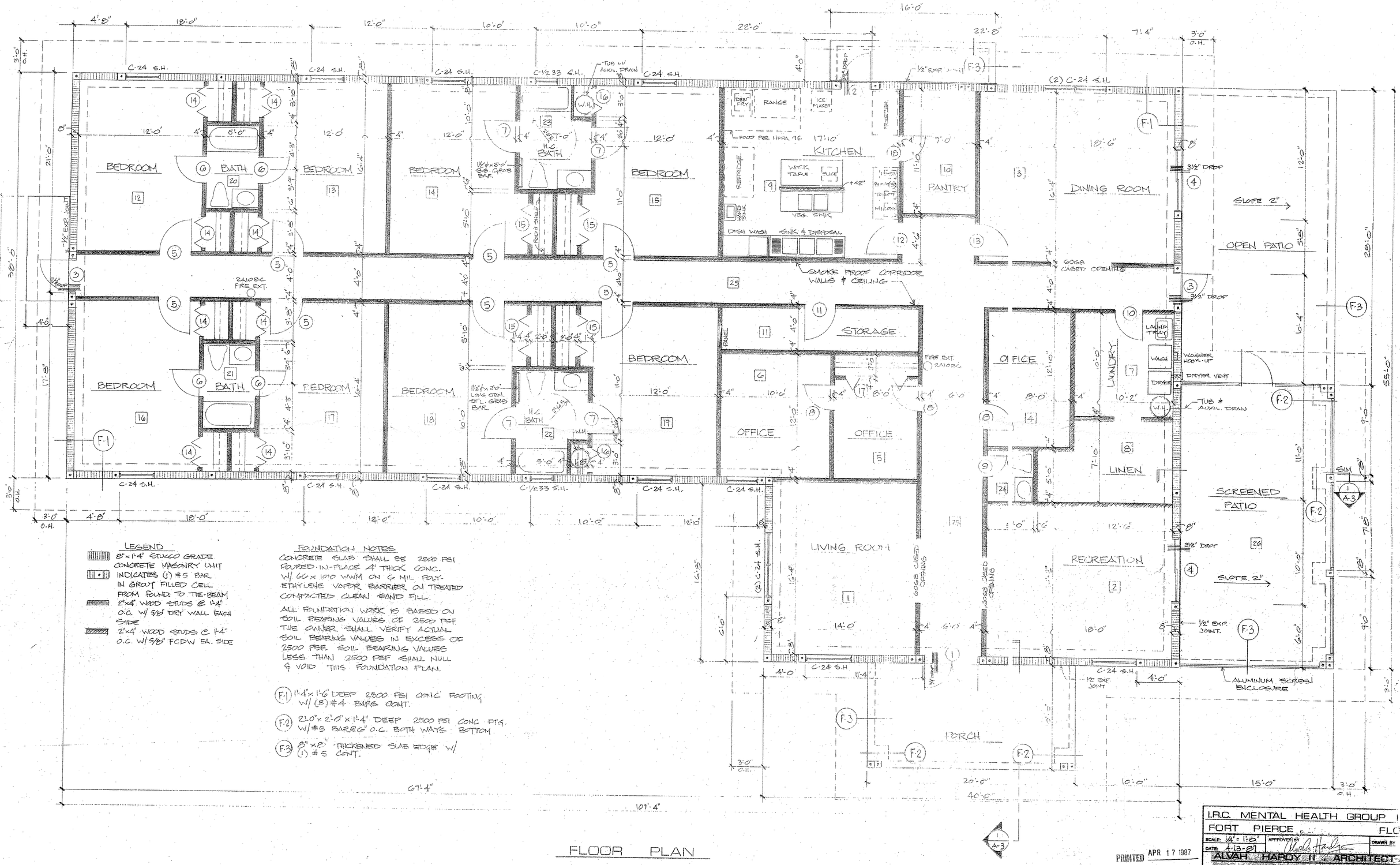
JOB #15-300

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIED PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\15 Projects\15-300 912 Avenue I FP\LD 15-300\dwg\15-300 MAP1.dwg, 11/9/2015 8:04:06 AM, Adobe PDF (temporary)8356.pc3

THESE PLANS PREPARED F
KEN DRUMMOND/ BUILDER D



LEGEND

- 8"x1'-4" STUCCO GRADE CONCRETE MASONRY UNIT
- INDICATES (1) #5 BAR IN GROUT FILLED CELL FROM FOUND. TO TIE-BEAM
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" DRY WALL EACH SIDE
- 2"x4" WOOD STUDS @ 1'-4" O.C. W/ 5/8" FCDW EA. SIDE

FOUNDATION NOTES

CONCRETE SLAB SHALL BE 2500 PSI POURED-IN-PLACE 4" THICK CONC. W/ 66 x 1010 WWM ON 6 MIL POLY-ETHYLENE VAPOR BARRIER ON TREATED COMPACTED CLEAN SAND FILL.

ALL FOUNDATION WORK IS BASED ON SOIL BEARING VALUES OF 2500 PSF THE OWNER SHALL VERIFY ACTUAL SOIL BEARING VALUES IN EXCESS OF 2500 PSF. SOIL BEARING VALUES LESS THAN 2500 PSF SHALL NULL & VOID THIS FOUNDATION PLAN.

(F.1) 1'-4" x 1'-6" DEEP 2500 PSI CONC FOOTING W/ (3) #4 BARS CONT.

(F.2) 2'-0" x 2'-0" x 1'-4" DEEP 2500 PSI CONC FTG. W/ #5 BAR @ 6" O.C. BOTH WAYS BOTTOM.

(F.3) 8" x 8" THICKENED SLAB EDGE W/ (1) #5 CONT.

FLOOR PLAN

I.R.C. MENTAL HEALTH GROUP
FORT PIERCE FLO
SCALE: 1/4" = 1'-0" APPROVED BY DRAWN BY
DATE: 1-13-87
ALVAH HARDY II ARCHITECT
P.O. BOX 848 FORT PIERCE
DRAWING NO. A

PRINTED APR 17 1987

Planning Board - 4:00 PM **6. d.**

Meeting Date: 08/11/2025

Re: Major Site Plan (ICD) - Sunrise Village Apartments - 3000 Okeechobee Rd.

Submitted For: Kev Freeman, Planning Director, Planning Department

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Information

SUBJECT:

PZSITE2025-00009
Major Site Plan and Innovative Community Development
Sunrise Village Apartments
3000 Okeechobee Road

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.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed application type for approval to the City Commission 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. 31st Street to provide site connectivity to the existing Okeechobee Road sidewalk
3. A 12.5 ft. right-of-way donation on S. 31st Street
4. Prior to the CO, a maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater

management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same
5. Sign permits shall be filed separately during the permit process
6. An updated Environmental Assessment shall be required prior to land clearing and development
7. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City's regulated trees proposed to be removed as a result of its site development/construction activity

ALTERNATIVES:

1. Recommend approval with additional/modified conditions
2. Recommend disapproval

RESPONSIBLE STAFF:

Kerry C. Driver - Senior Planner

COORDINATED WITH:

1. Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff's Presentation
Applicant File
Staff Supporting Documents
Applicant Presentation

Form Review

Form Started By: Kerry Driver Started On: 07/30/2025 11:06 AM
Final Approval Date: 08/05/2025

CITY OF FORT PIERCE

Planning Board

August 11th, 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.

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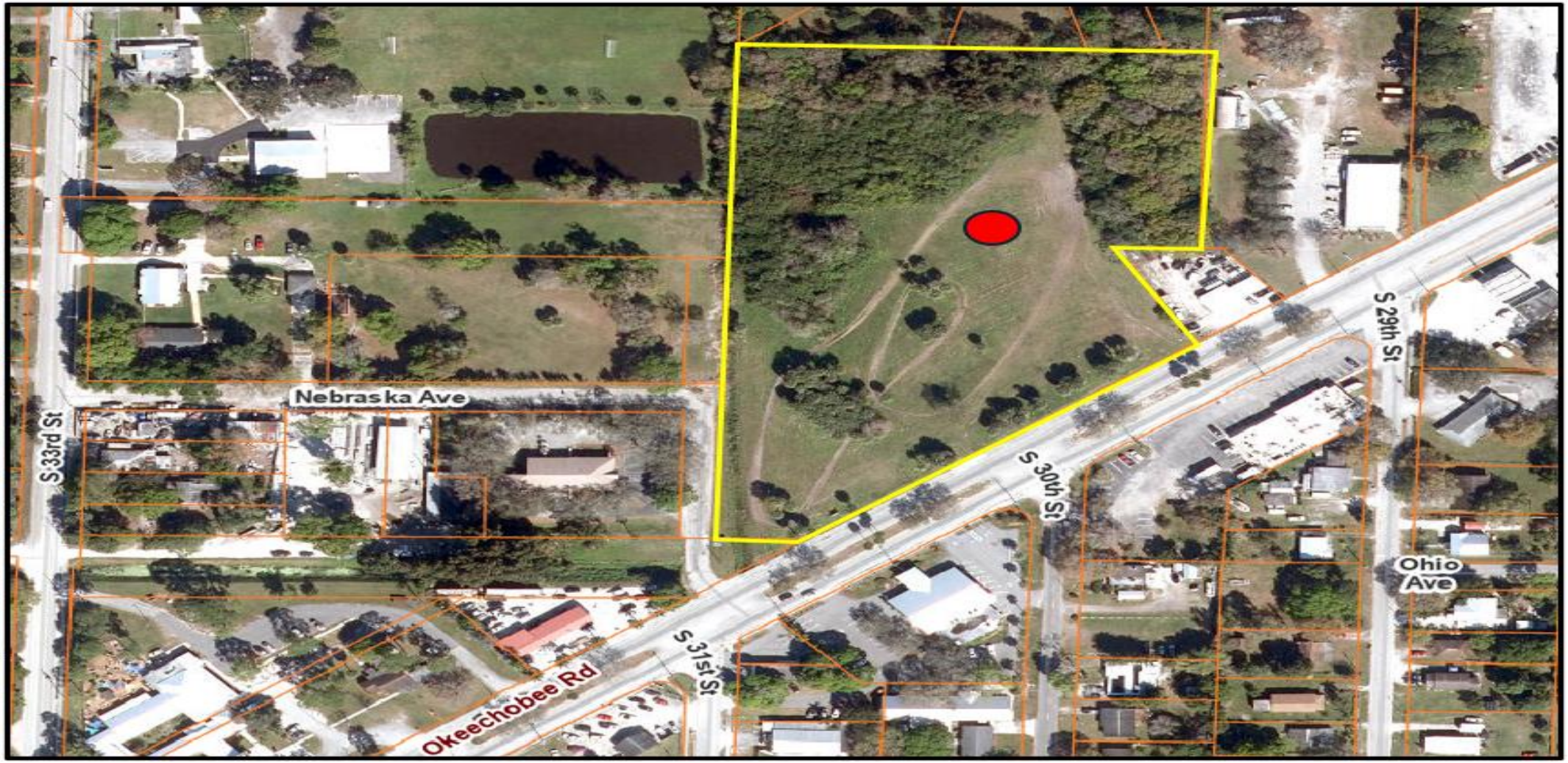
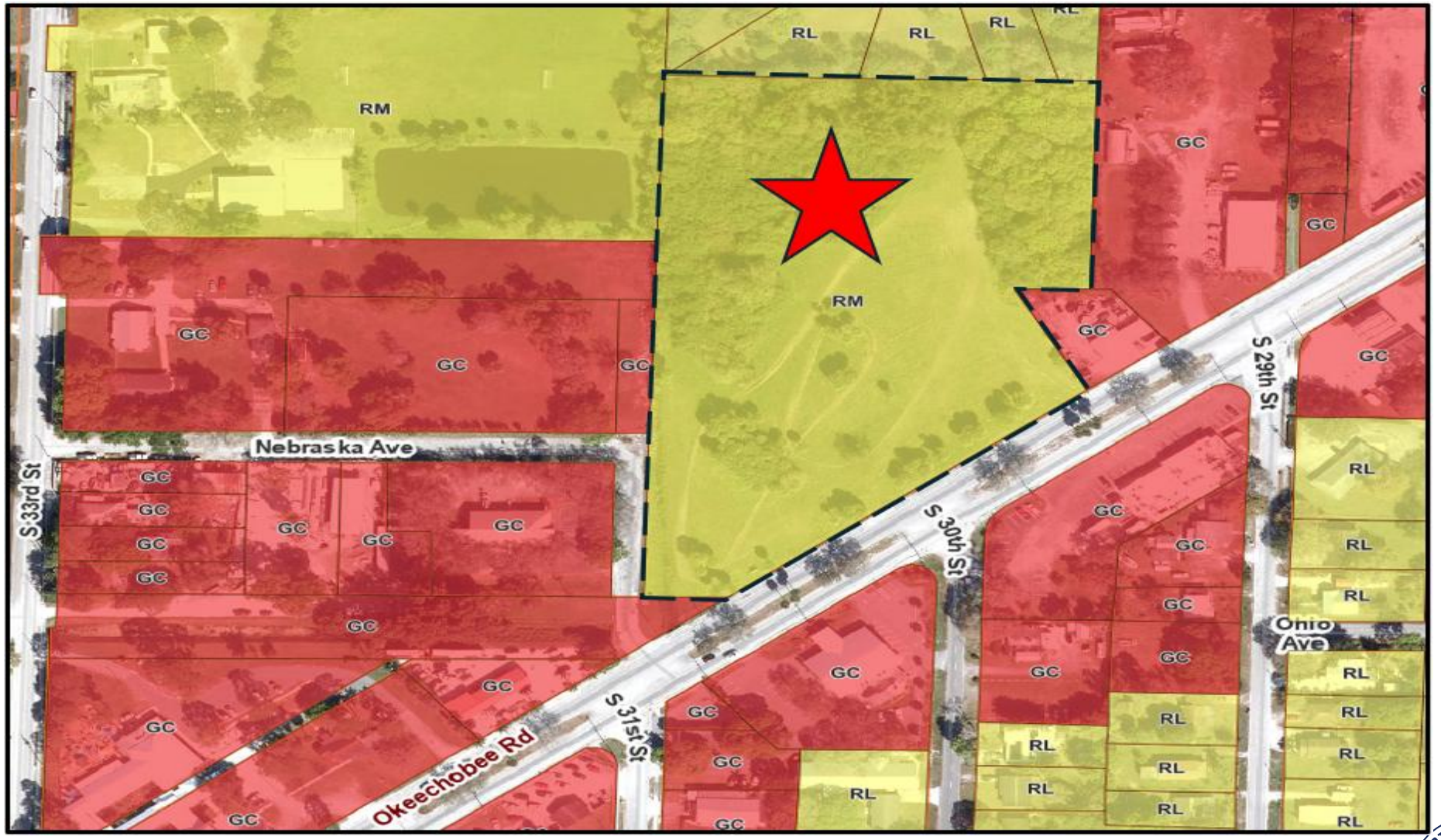
SITE LOCATION



SITE AREA= 6.87 +/- Acres

FUTURE LAND USE

FLU: RM (Medium Density Residential


RM
RL
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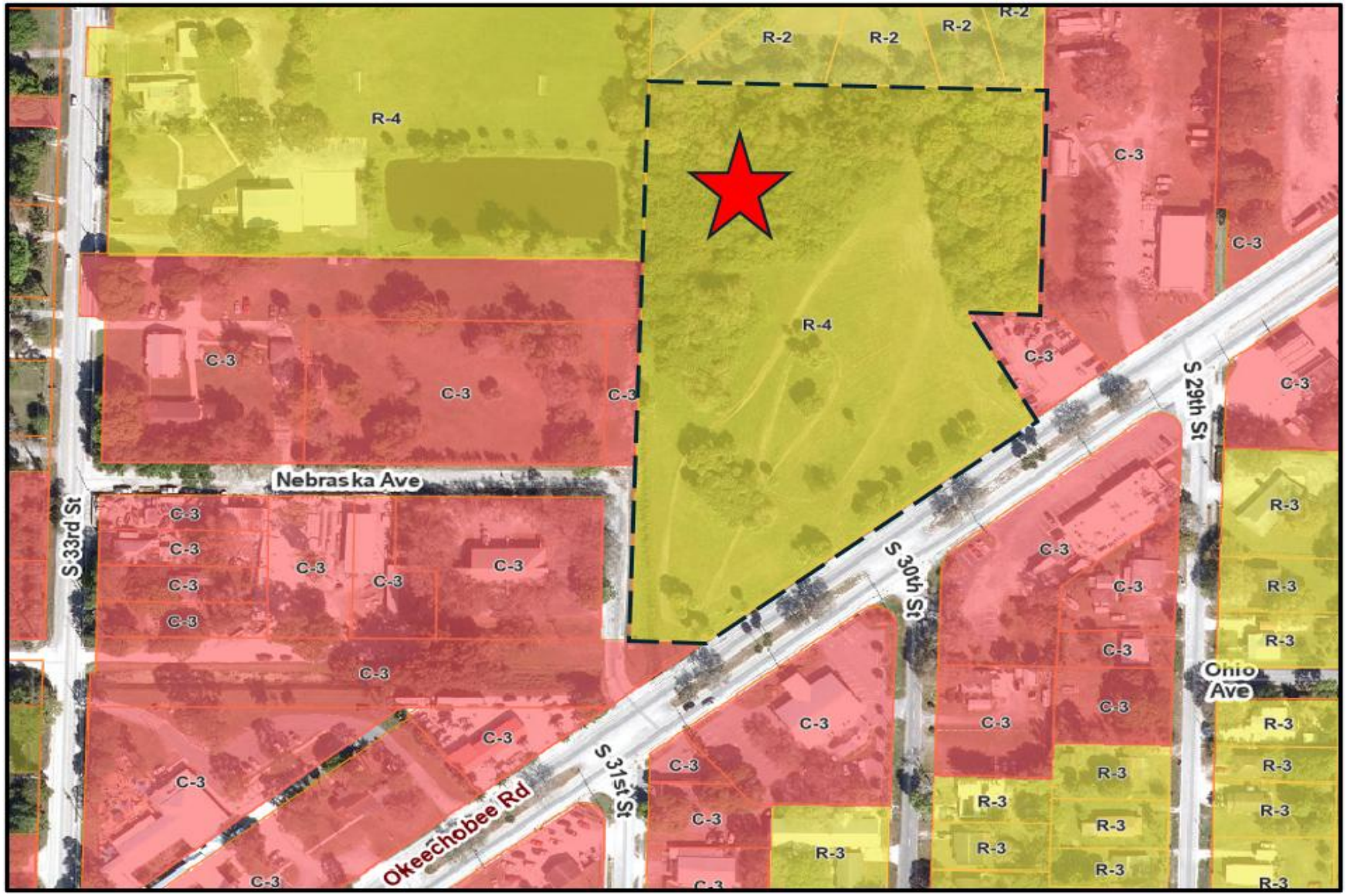
ZONING

Zoning: R-4, Medium Density Residential



Article V: Sec. 125-243

Innovative Community Development

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

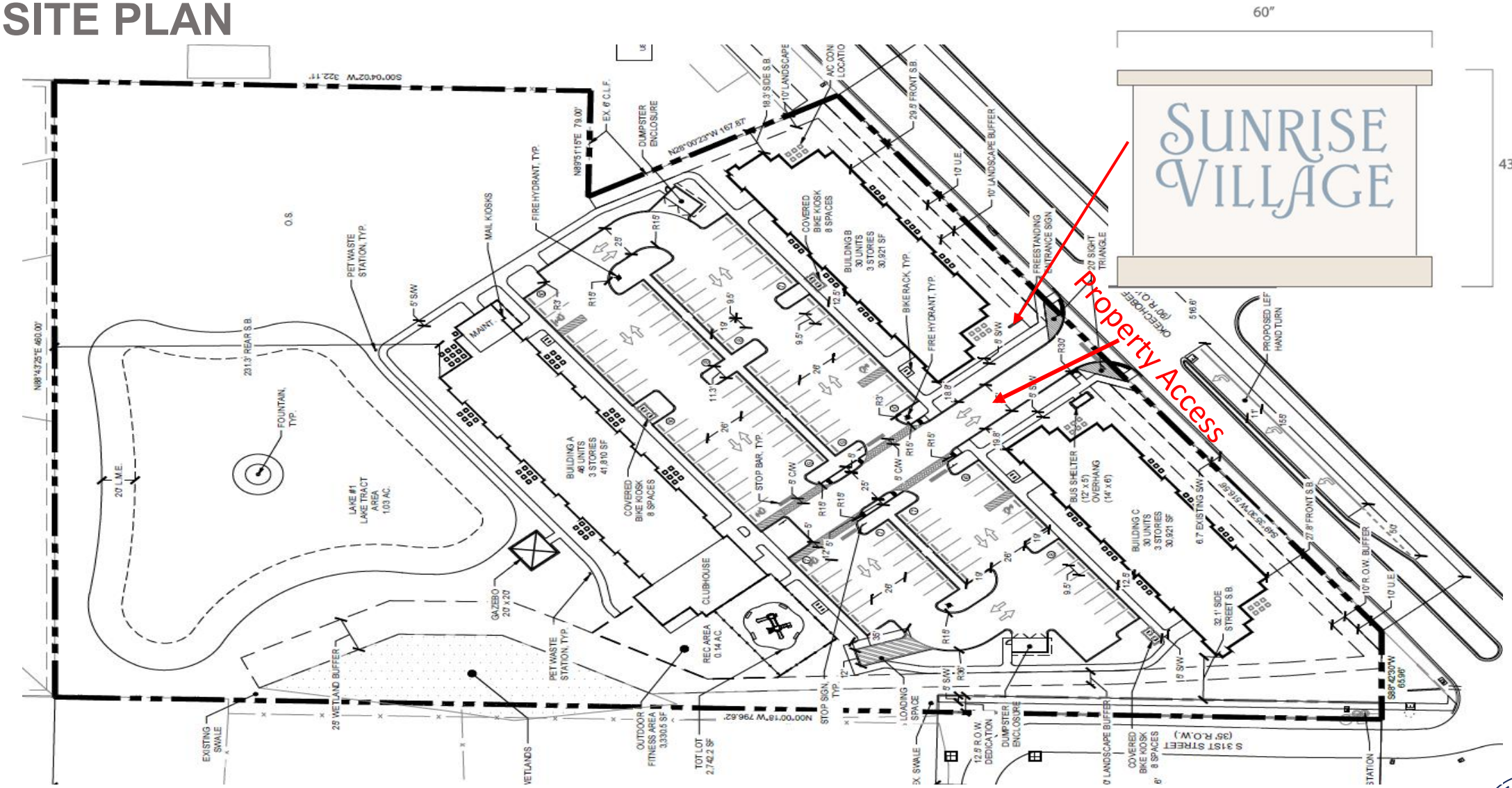
Potential uses. The following uses are allowed in an innovative community development if, through conditional use review process, the city commission considers them appropriate for the particular development being proposed:

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

1.1.7 Policy:

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

SITE PLAN



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

SITE PLAN details

SITE DATA

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

Proposed Units	106
Floor Plan	3-story 3 buildings
Bedrooms	1–3-bedroom units
Community	• 1.03-acre lake w/ fountain • 2 pet waste stations • 20x20 gazebo • Indoor & Outdoor fitness area • Tot Lot and Recreation area • Activity room • Great room • Covered bus shelter • 3 8-space covered bike kiosks, 1 bike rack • ¼ mile ART route 3 (corner of Okeechobee Rd. & S. 33rd St.) • Affordable units

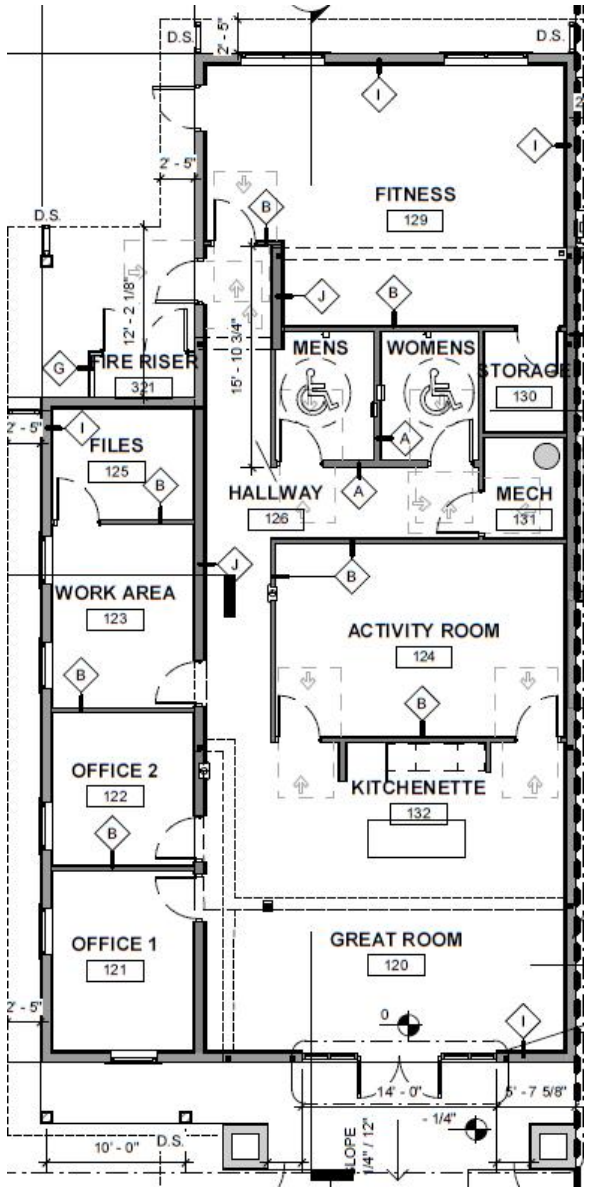
ELEVATION DETAILS

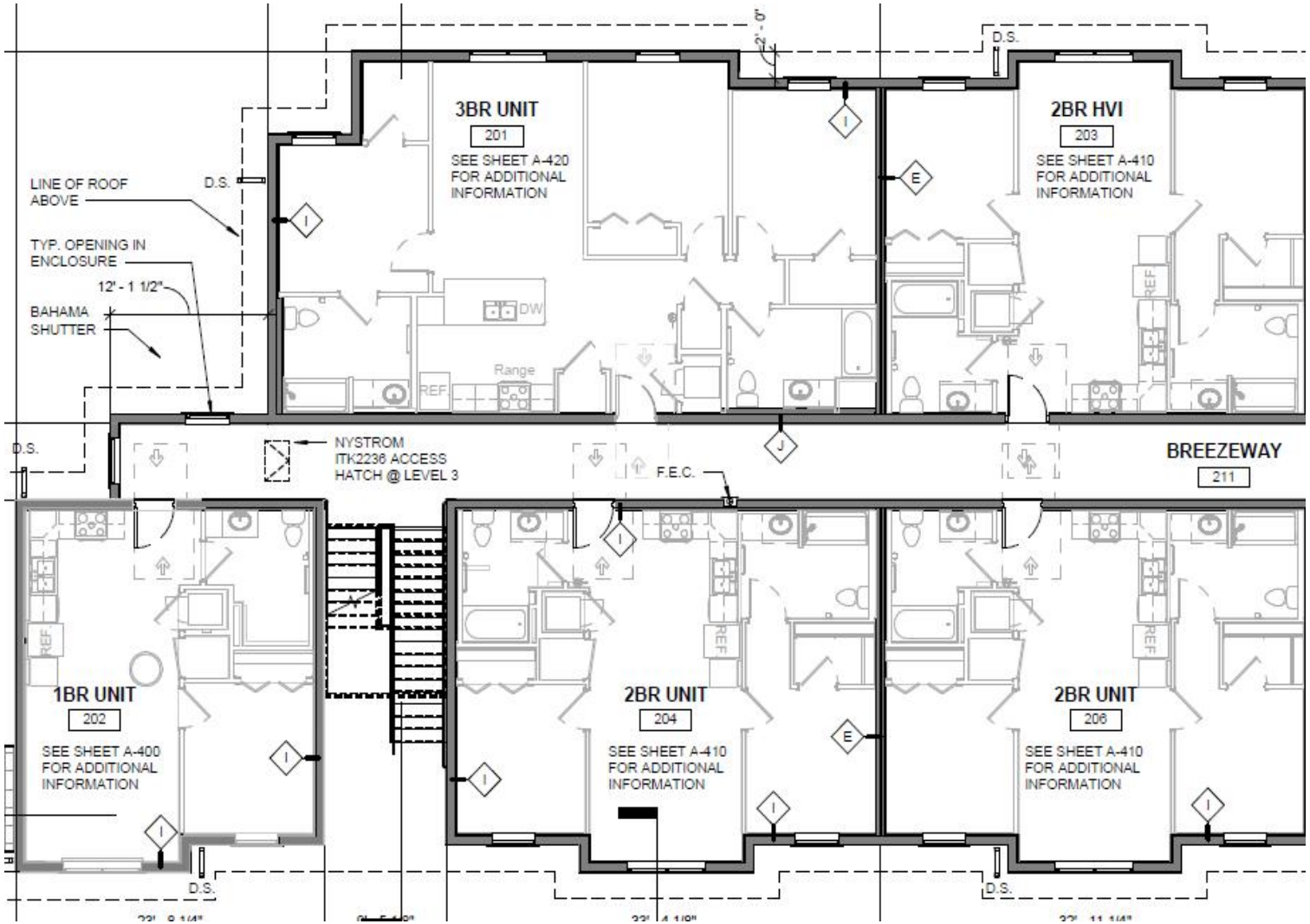
Bldg. A
46-units

Clubhouse and amenities

Bldgs B & C
30-units

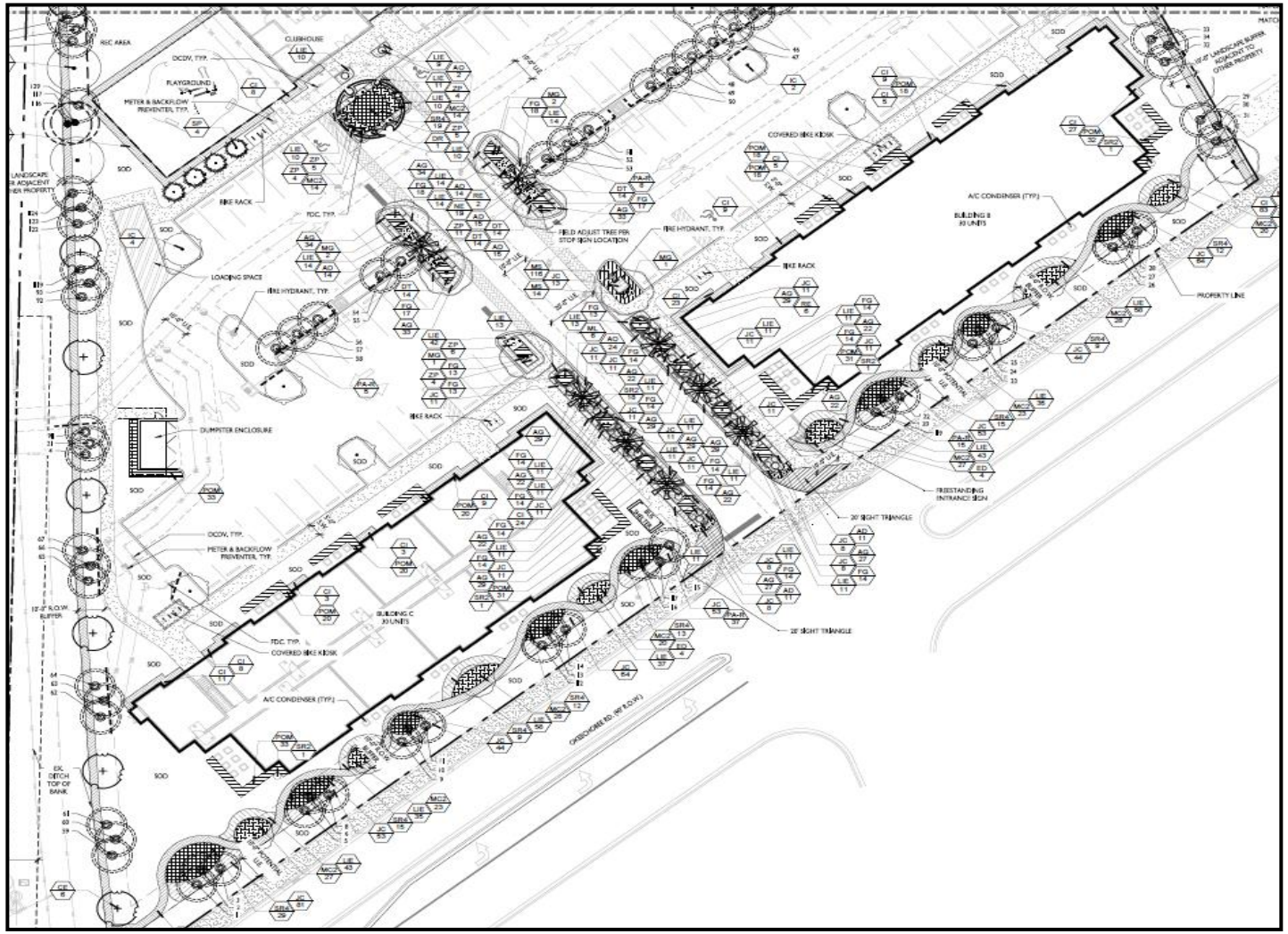
FLOOR PLAN





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

LANDSCAPE PLAN



	Required	Provided
West Buffer	7 trees	8 trees w/ 36'' hedge
East Buffer	9 trees	9 trees w/ 36'' hedge
South R.O.W. Buffer	14 trees	16 trees w/ 36" hedge
West R.O.W. Buffer	9 trees	9 trees w/ 36'' hedge
Interior Landscape	33 trees	34 trees
		10' landscape buffer adjacent to other properties
		10' R.O.W. landscape buffer
Preserved Trees		27
Preserved Palms		59

SITE PLAN visual

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:
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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

August 11th, 2025

Sunrise Village Apartments – Major Site Plan

(Innovative Community Development/Affordable Units)

3000 Okeechobee Rd.

COLOR BOARD

Sherwin Williams
Pure White
SW 7005

Sherwin Williams
Westinghouse White
SW 7566

Sherwin Williams
Krypton
SW 6247

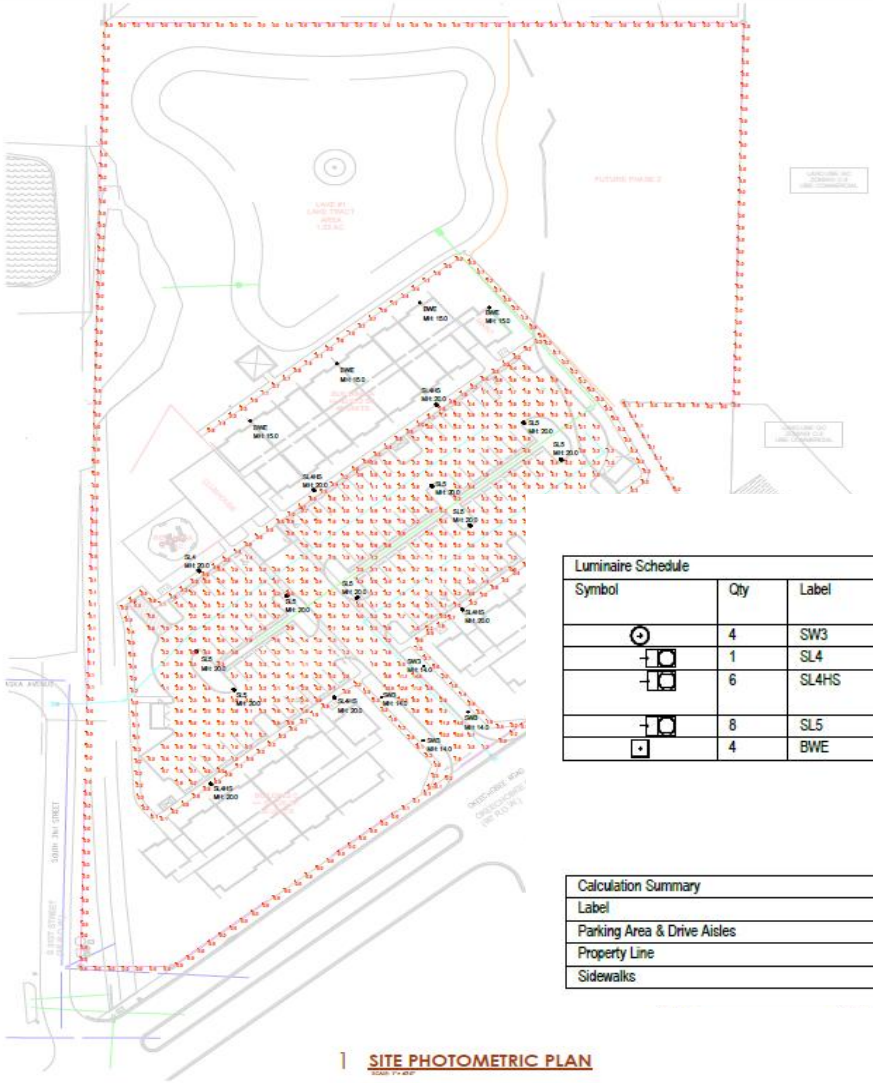
Sherwin Williams
Colonnade Gray
SW 7641

Exterior Lighting

Metal
Dark Bronze

Shingles
Timberline HD – Oyster Gray

LIGHTING PLAN



1 SITE PHOTOMETRIC PLAN

bdg architects

400 N Ashley Drive Suite 600 Tampa, FL 33602 | T: 813 - 323 - 3233 Lic #: AA - 0003590 W: www.bdgllp.com

Joseph, Lawrence & Co Consulting Engineers

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

E0.12

LANDSCAPE PLAN details

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

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.

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.

SISTER SITE (BLUE SKY LANDING)

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

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.

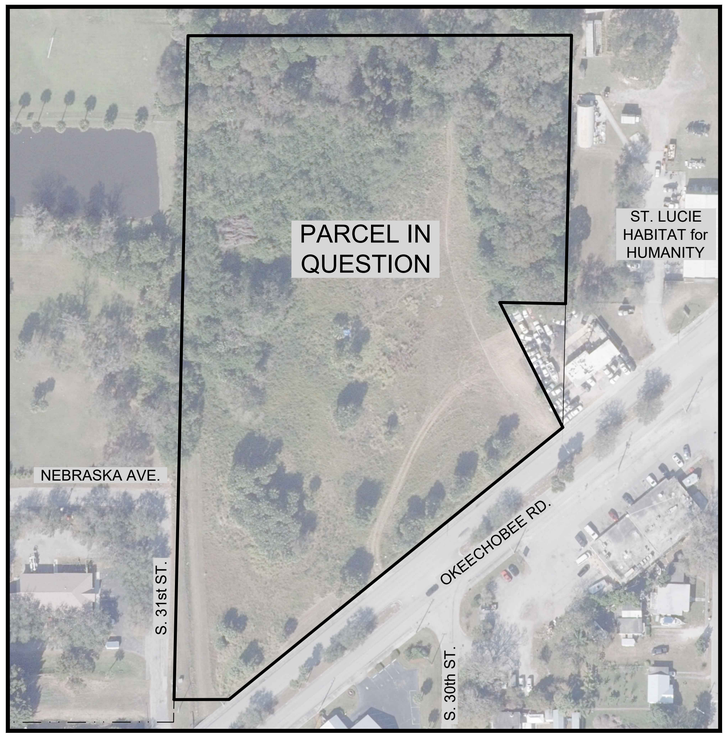
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
-TAXES ARE NOT A SURVEY ISSUE.

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

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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

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1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

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

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

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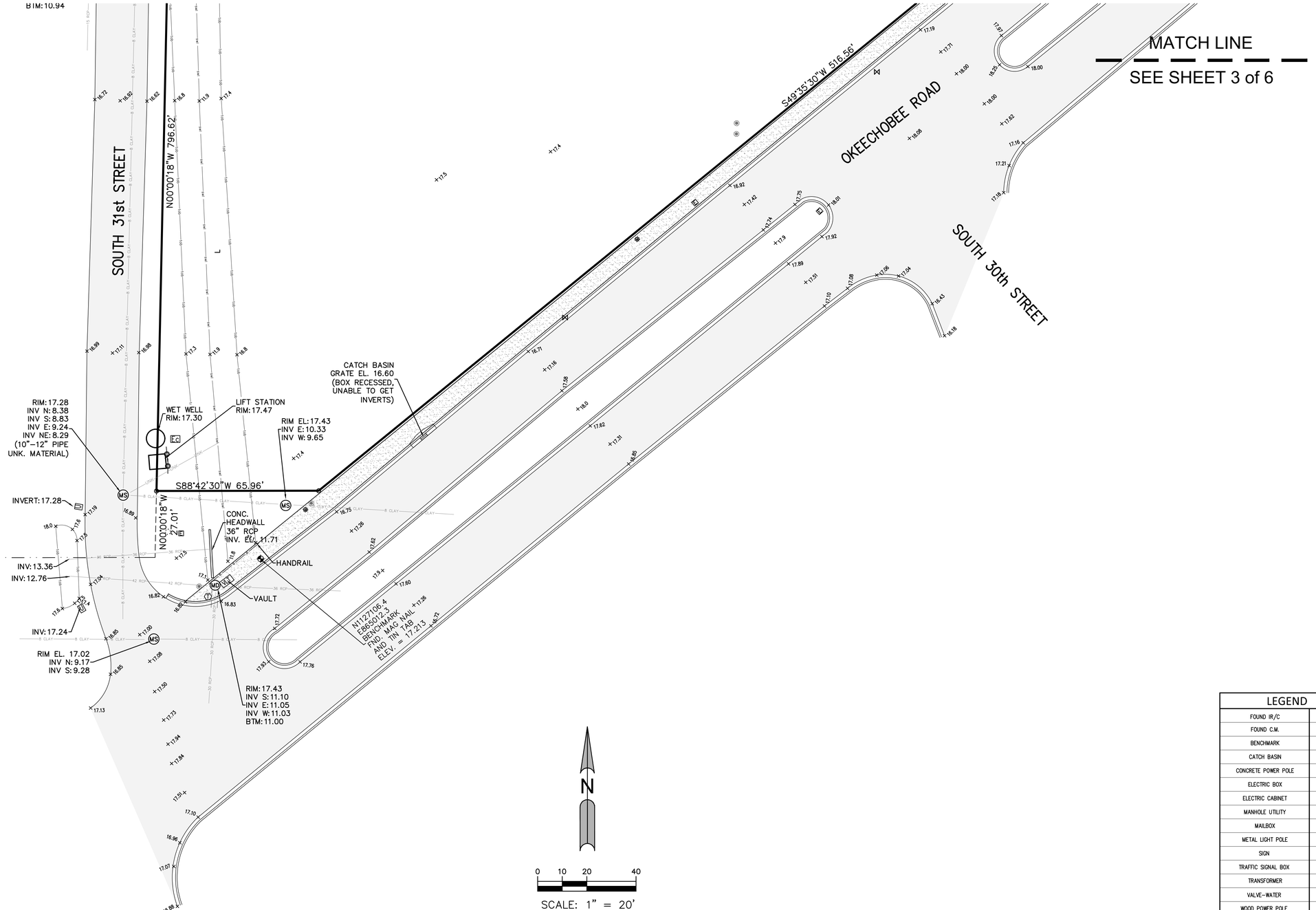

LEGEND	
FOUND IR/C	○
FOUND C.M.	□
BENCHMARK	◆
CATCH BASIN	⊞
CONCRETE POWER POLE	⊕
ELECTRIC BOX	E
ELECTRIC CABINET	E
MANHOLE UTILITY	MH
MAILBOX	▭
METAL LIGHT POLE	⊕
SIGN	◉
TRAFFIC SIGNAL BOX	T
TRANSFORMER	⊡
VALVE–WATER	⋔
WOOD POWER POLE	☼
BANYAN TREE(X=TAG #)	x
PALM TREE(X=TAG #)	x
PINE TREE(X=TAG #)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

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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	

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

DATE	REVISIONS	#

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BOUNDARY SURVEY

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

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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	

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	#

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BOUNDARY SURVEY

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FORT PIERCE PROPERTY
OKEECHOBEE RD.
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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'

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: NA
DATE: NOV. 2024
SHEET 6 of 6

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BLUE SKY - SUNRISE VILLAGE

LOCATION MAP

FEBRUARY 2024

N

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

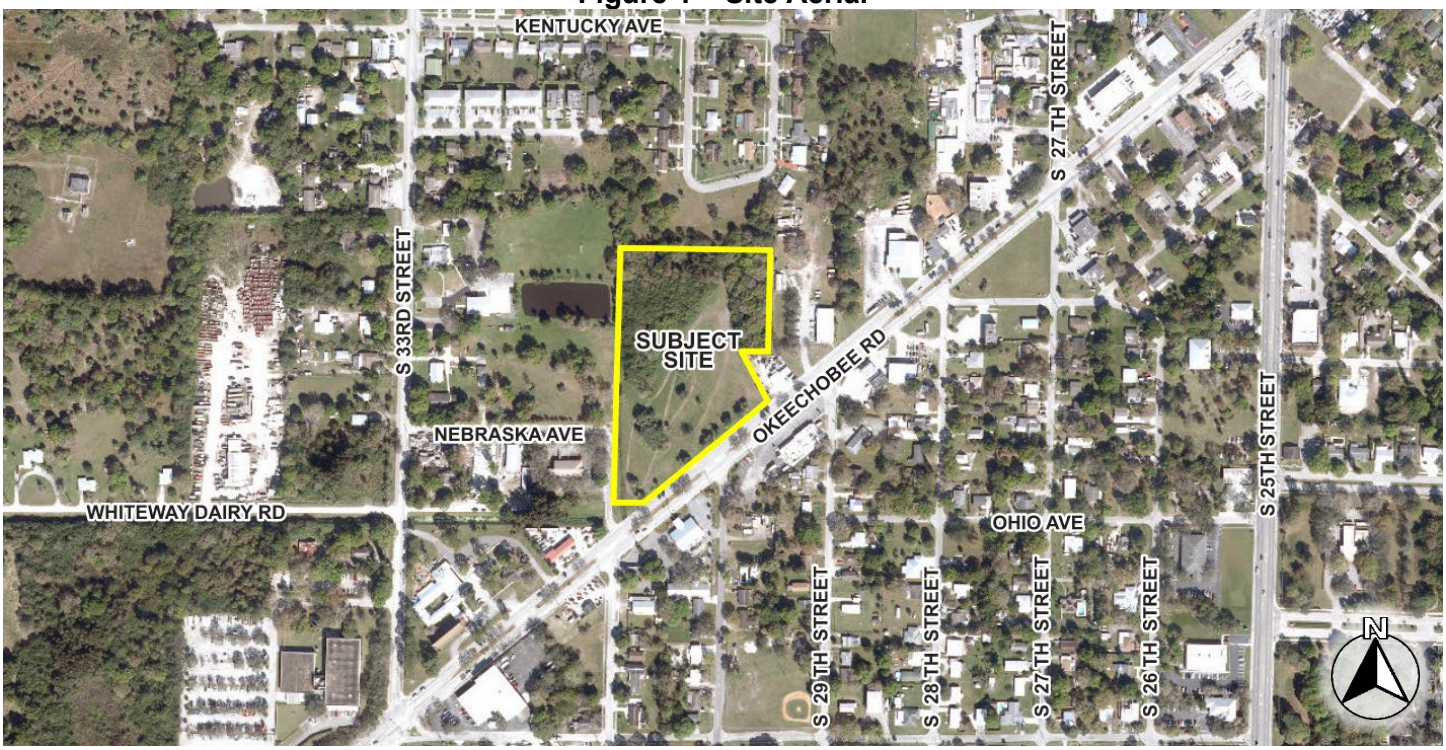


Table 1 – Parcels

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.

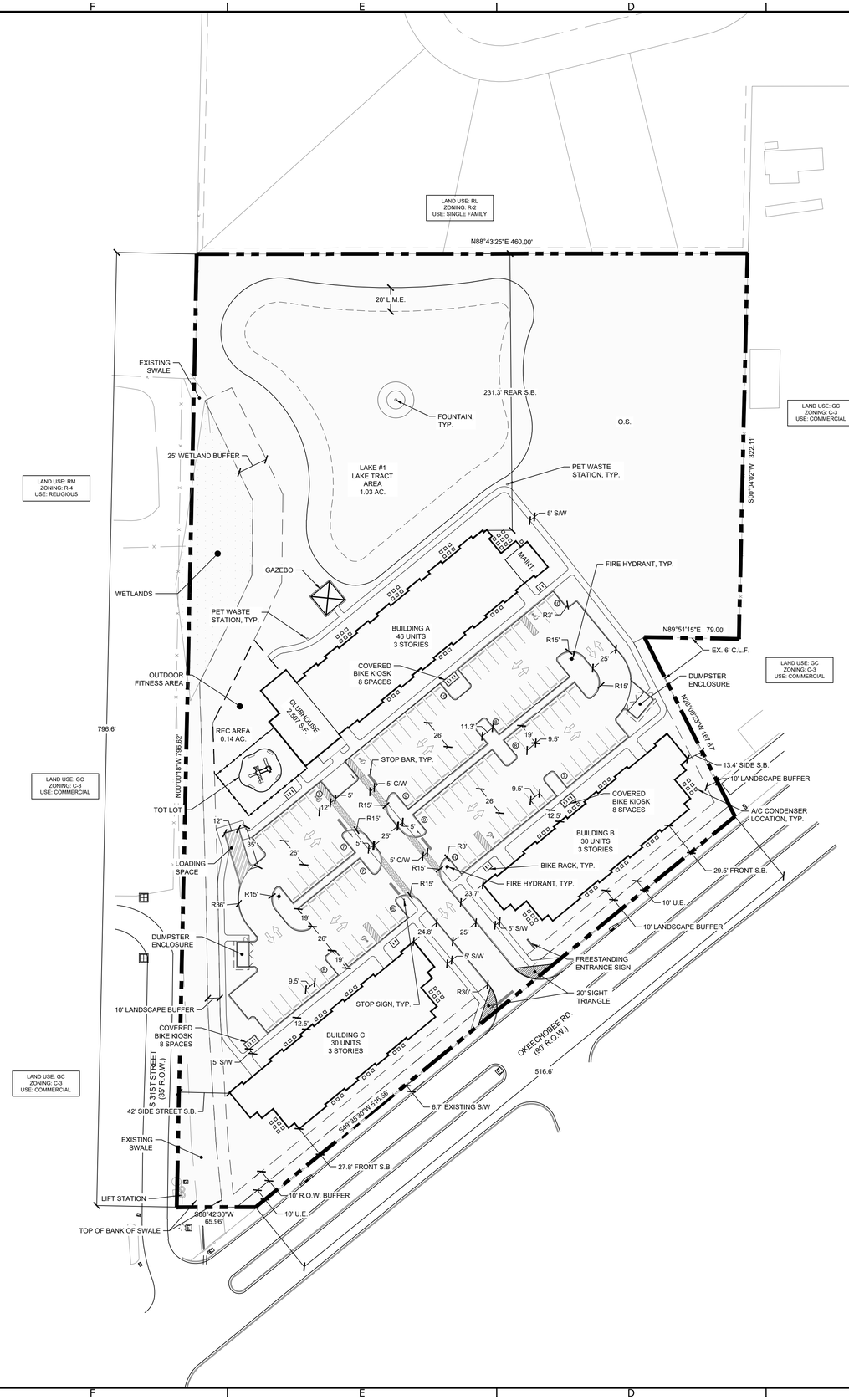
b. *If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district;*
This criterion is not applicable. The site is not located within a historic preservation district.

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.

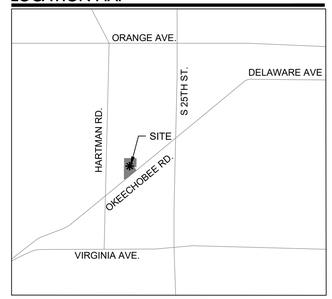
d. *The design avoids undue monotony in structural design features.*
The proposed architectural design avoids undue monotony in structural design features. A variety of materials and decorative design elements are provided, described in the Architectural Standards section of this narrative. Please refer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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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	
****Proposed Zoning/FLU**	
***Change in Demand**	

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	

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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(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					
Single-family, attached					
Multi-family					
Other (specify)					

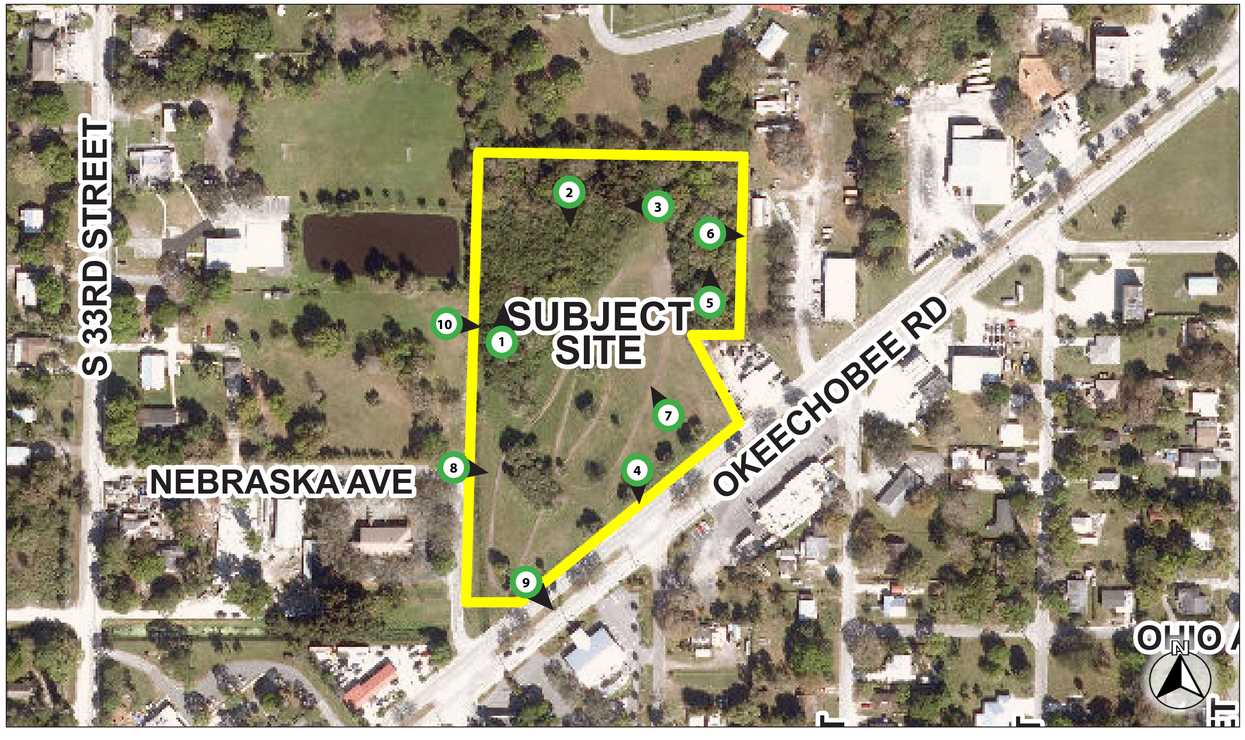
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

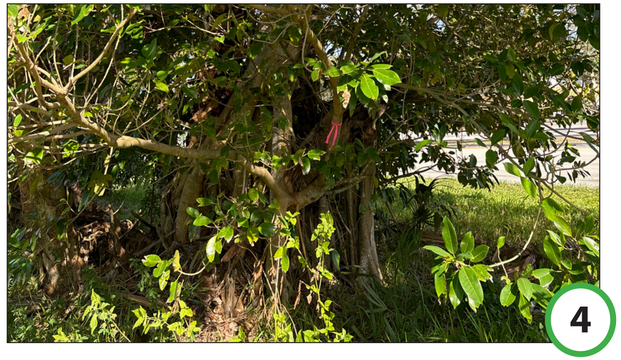
A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

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? _____
2. What is the current use of the structure to be demolished or re-used? _____
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:

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





BLUE SKY - SUNRISE VILLAGE

FEBRUARY 2024

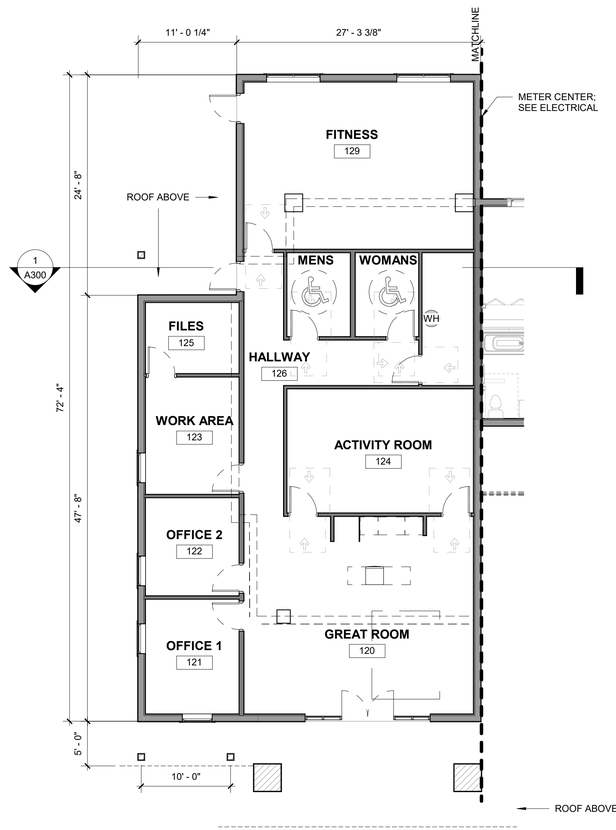
CONTEXTUAL PHOTOS - PROPERTY

WGI

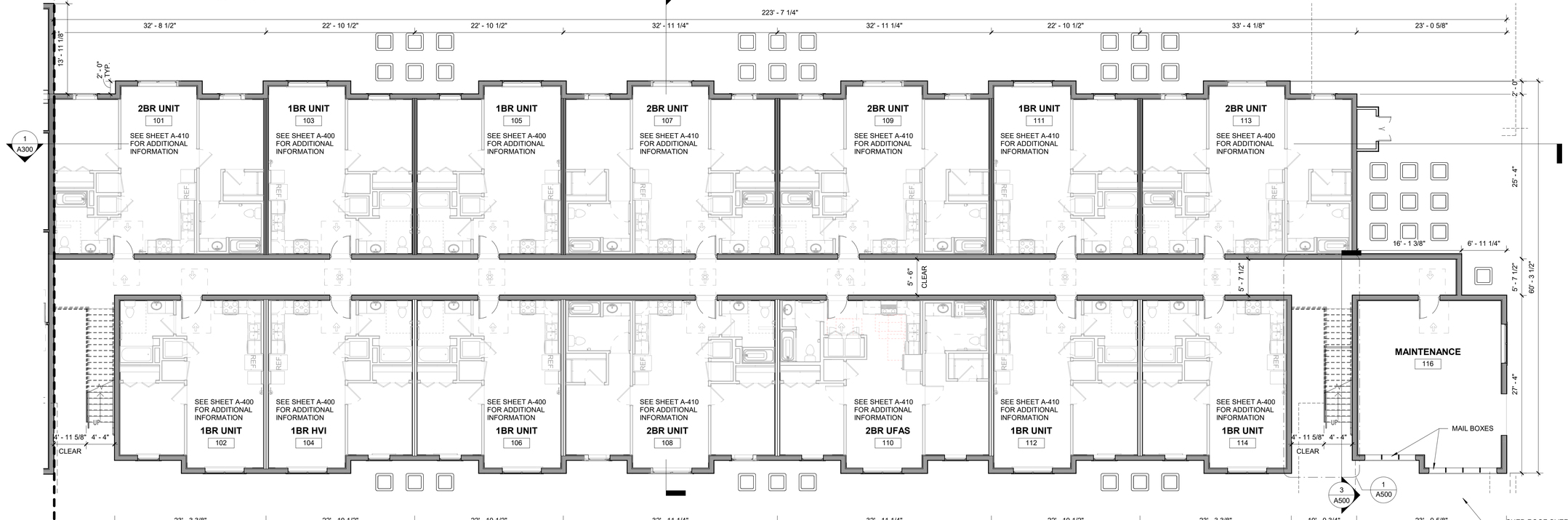
BLUE SKY - SUNRISE VILLAGE

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"

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SEAL

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

PROJECT INFORMATION BLOCK

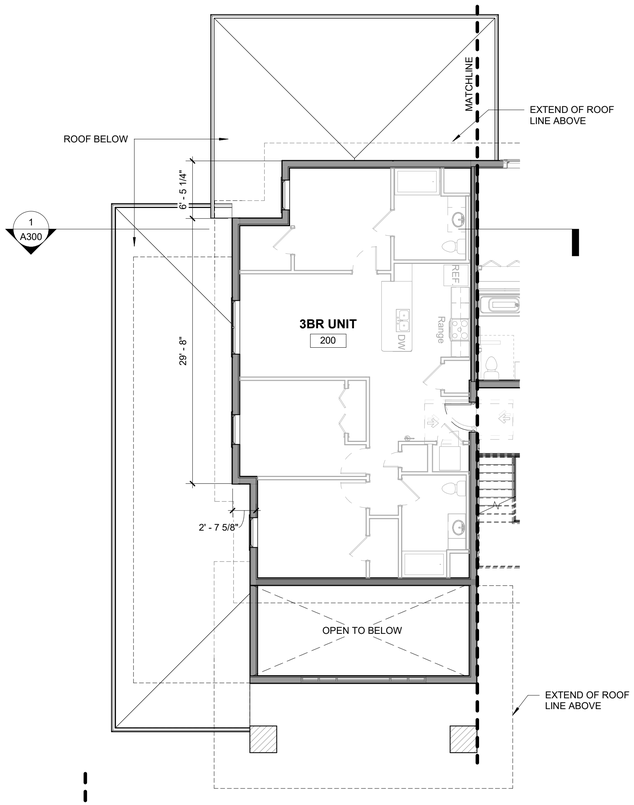
JOB #	240052
DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

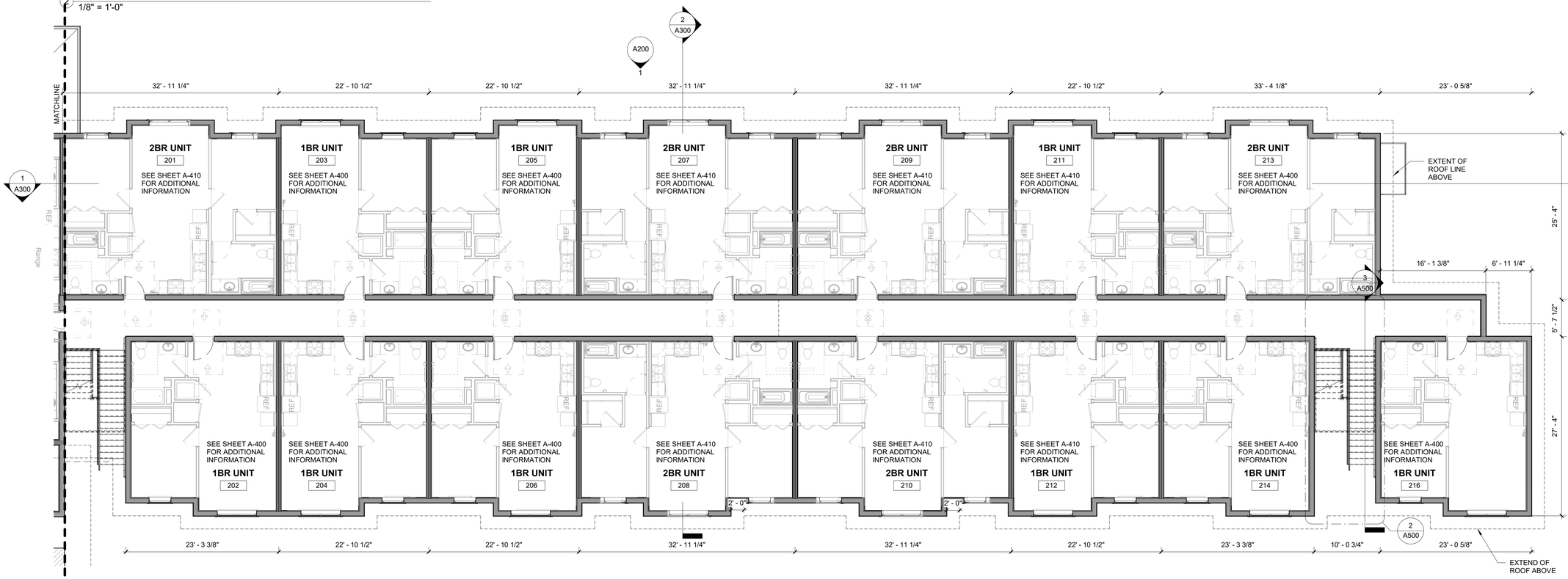
BUILDING A LEVEL 1 OVERALL PLAN

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"

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1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

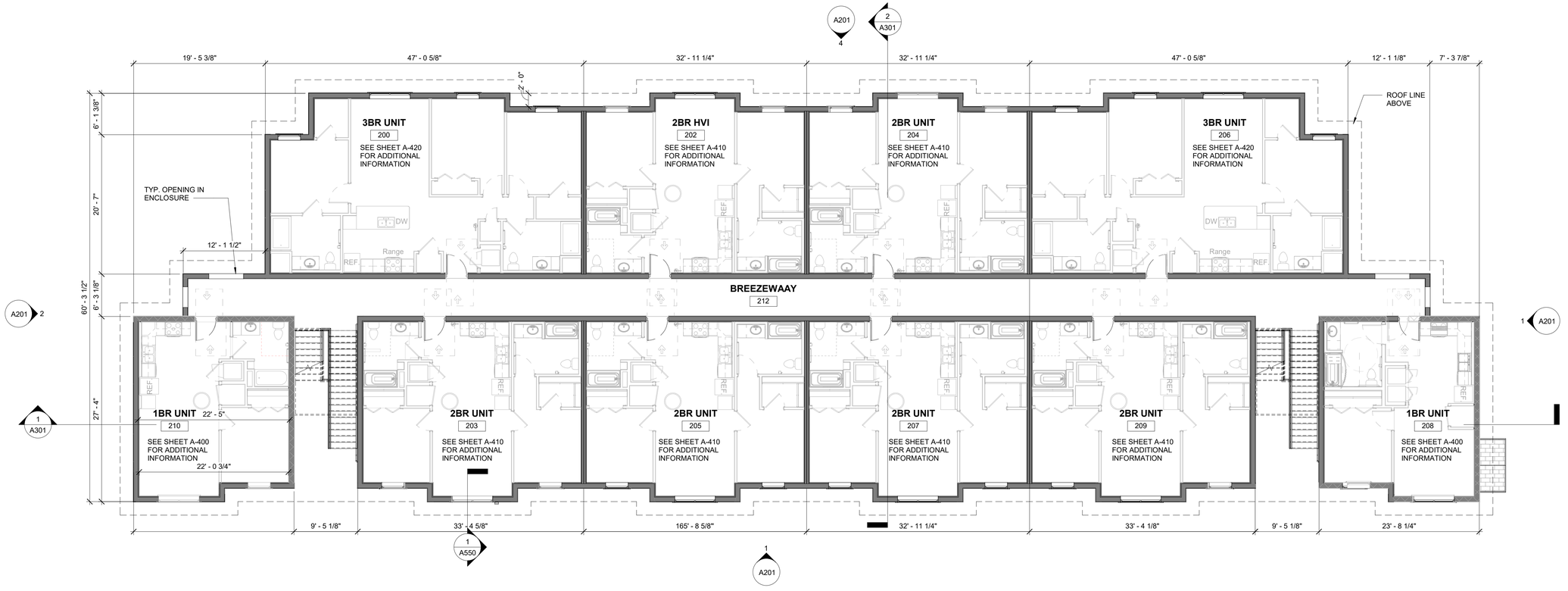
JOB #	240052
DATE:	1/29/2025
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET TITLE

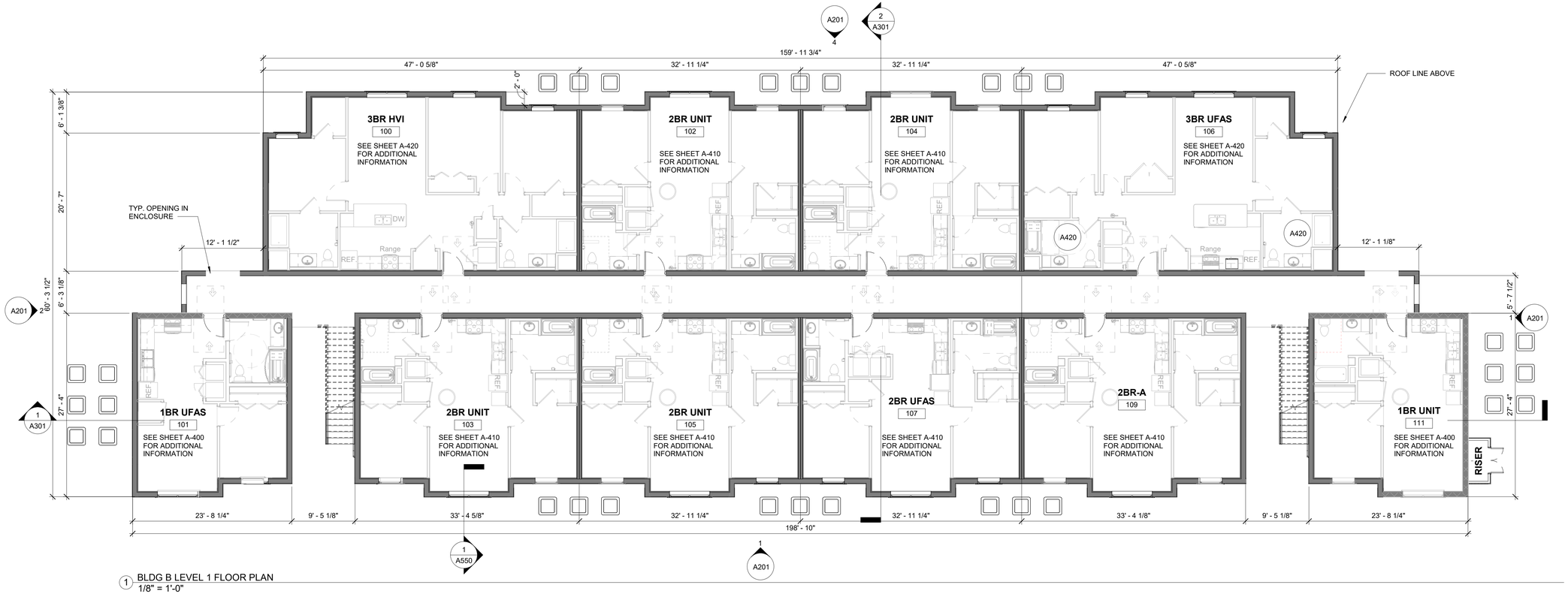
BUILDING A LEVEL 2 OVERALL PLANS

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"

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1		01/29/25	SCHEMATIC DESIGN

PROJECT INFORMATION BLOCK

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DATE:	1/29/2025
DRAWN BY:	Author
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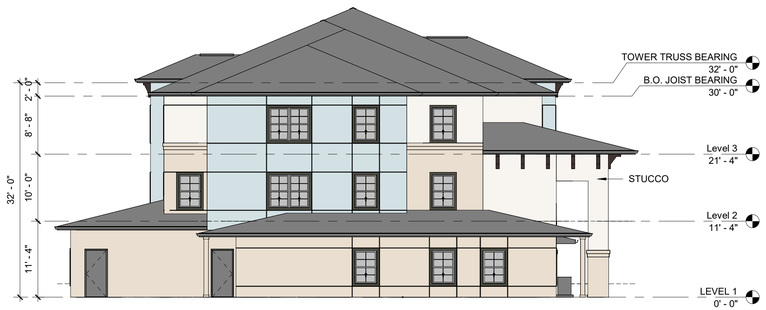
SHEET TITLE

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"

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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

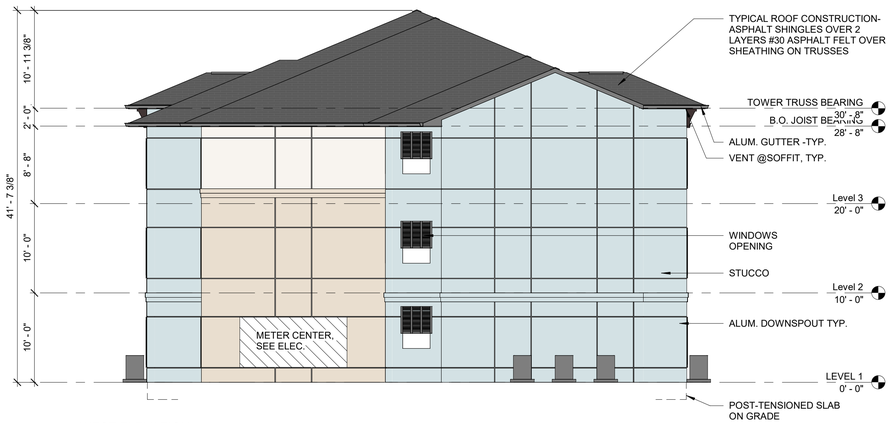
BUILDING A EXTERIOR ELEVATIONS

SHEET NUMBER

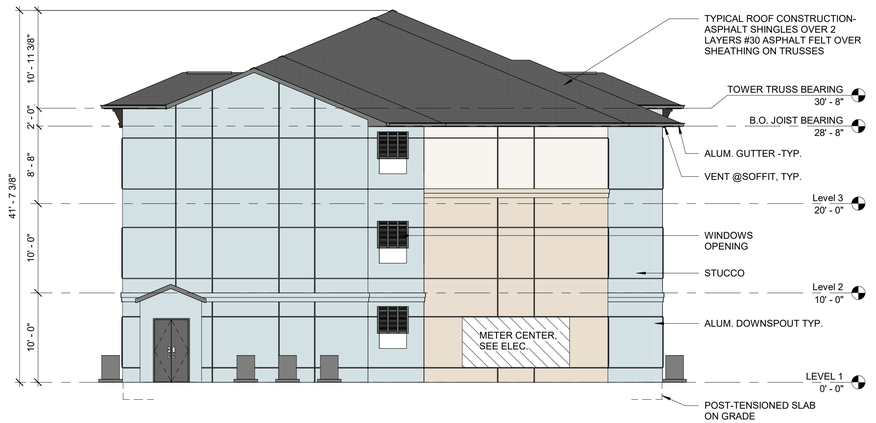
A200

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"

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PROJECT INFORMATION BLOCK

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

SHEET TITLE

3D REPRESENTATION

SHEET NUMBER

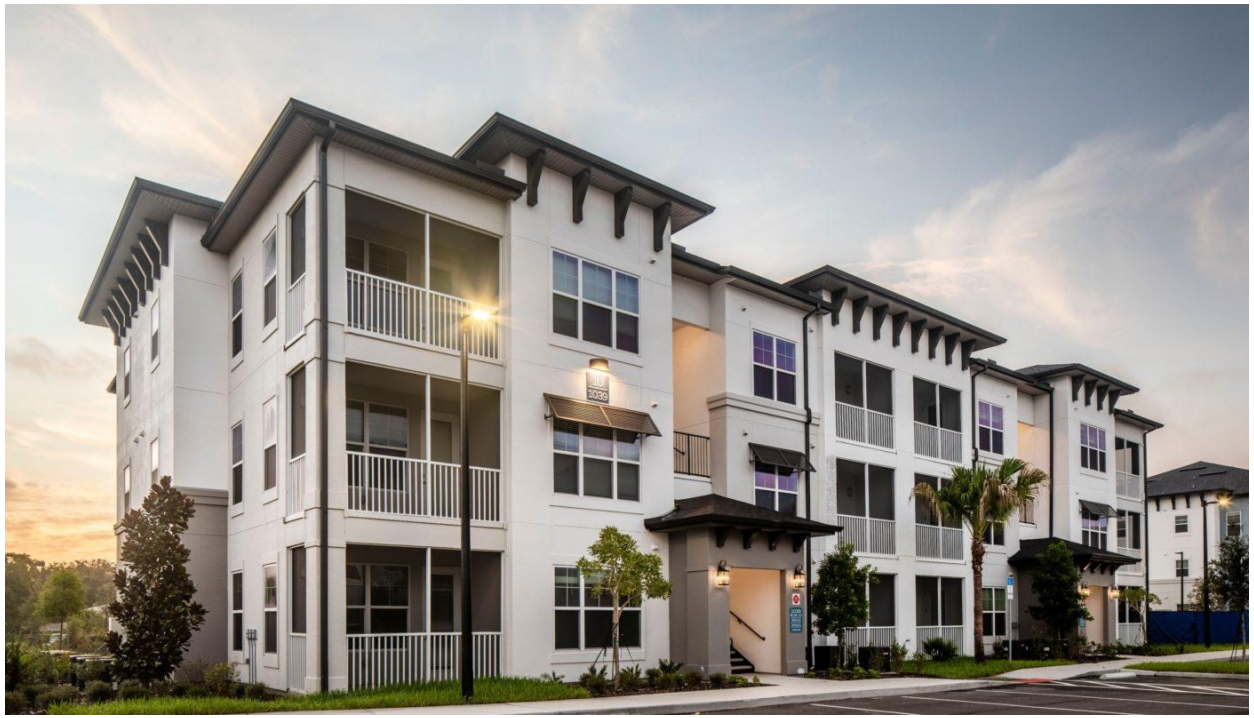
A900

Sunrise Village

Blue Sky Communities

Exterior Design/ February 18th, 2025

BLUE SKY COMMUNITIES

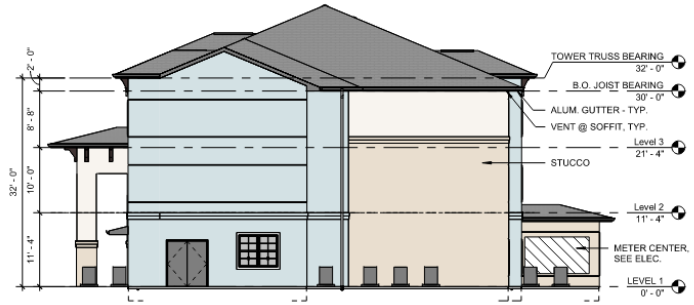


Inspiration Images

bdg architects

BLUE SKY COMMUNITIES

East



West

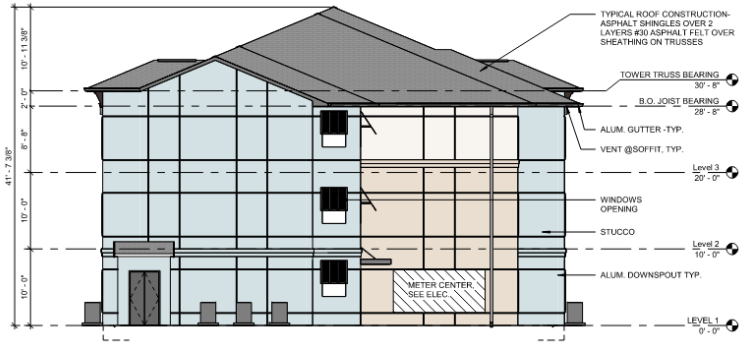
North

South

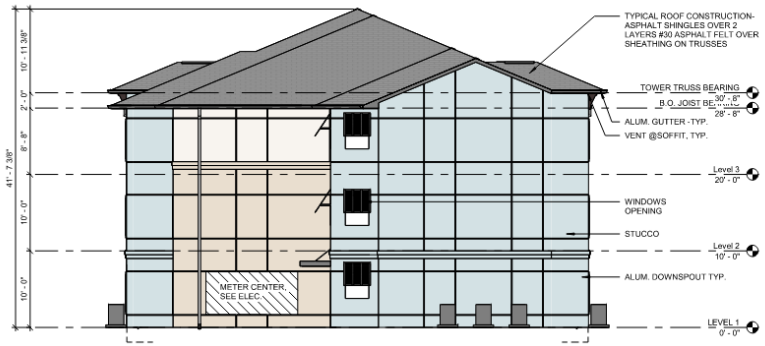
Exterior Elevations-Bldg A

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

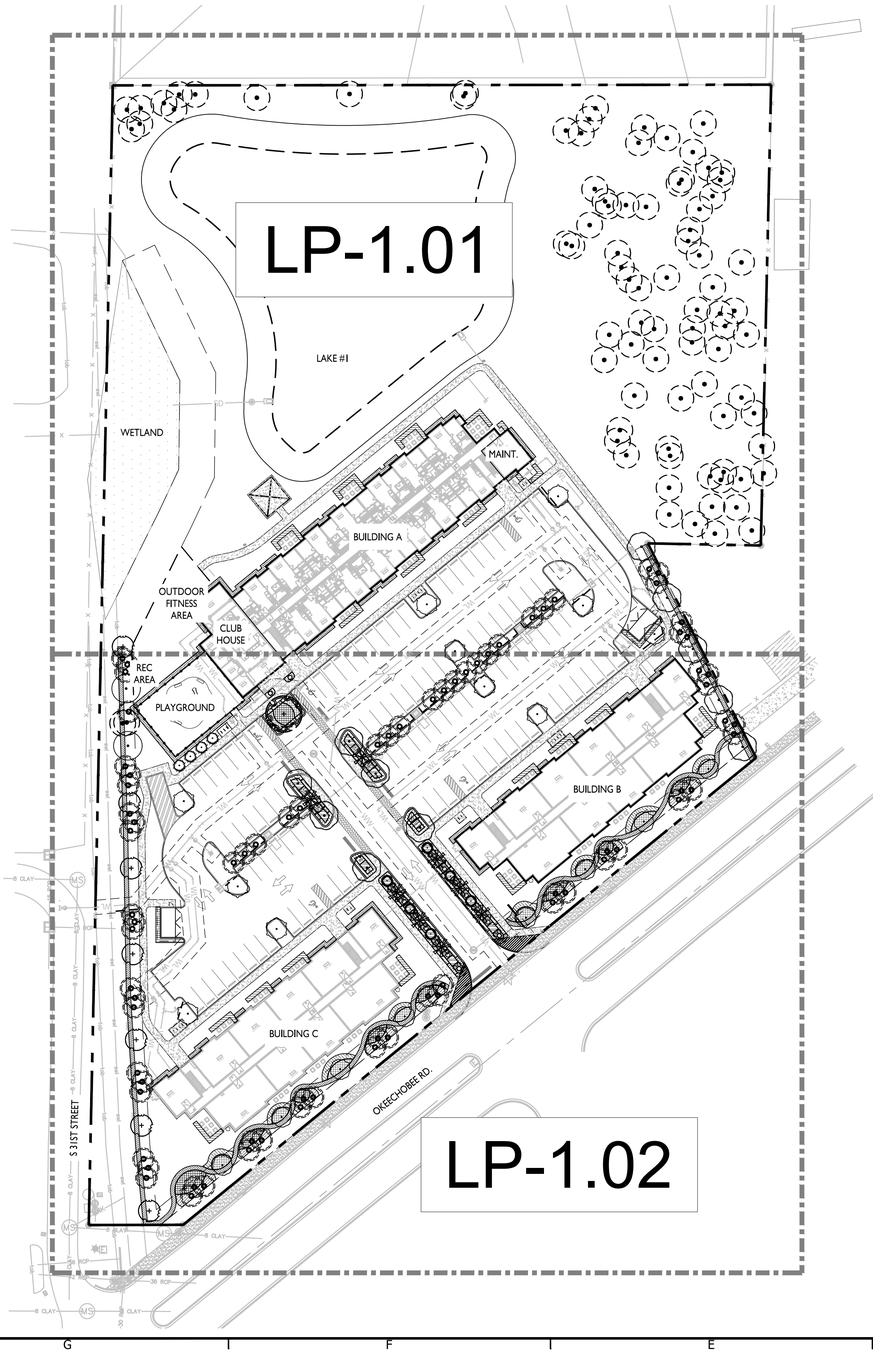
SHEET
EXH-1
1 OF 1
11038.00

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

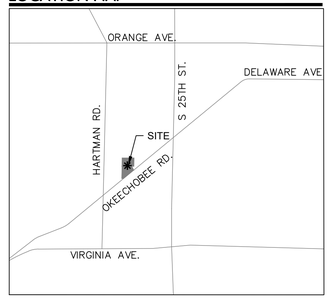
SUNRISE VILLAGE

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

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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'

811 Know what's BELOW. CALL before you dig

Call 811 two business days before digging

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LANDSCAPE ARCHITECT OF RECORD
SIYANG WEN, PLA
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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-1.02

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

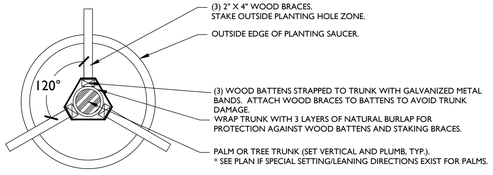
SHEET
LP-2.01

PROJECT# 11038.00

SMALL PALM STAKING PLAN

NTS.

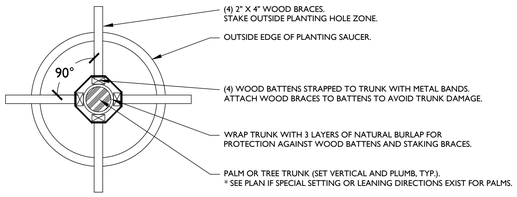
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

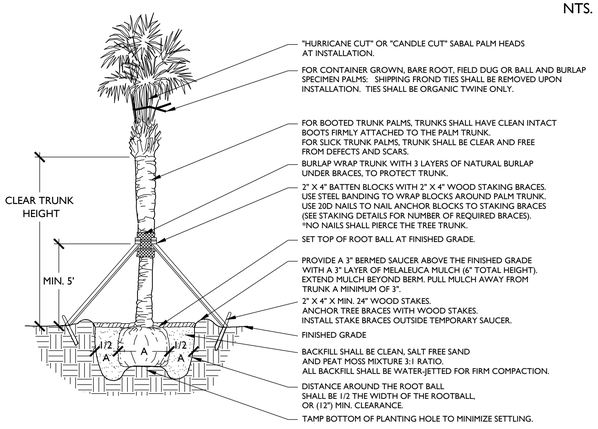
NTS.

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

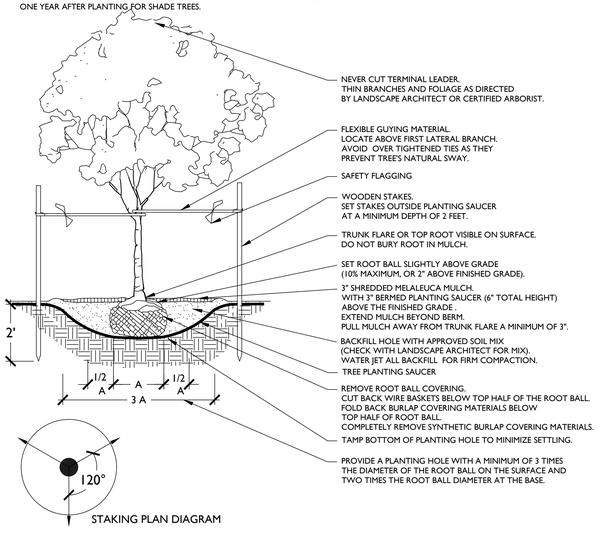
NTS.



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.

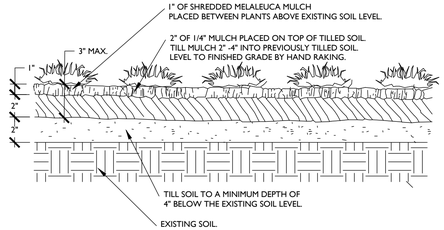
NTS.



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

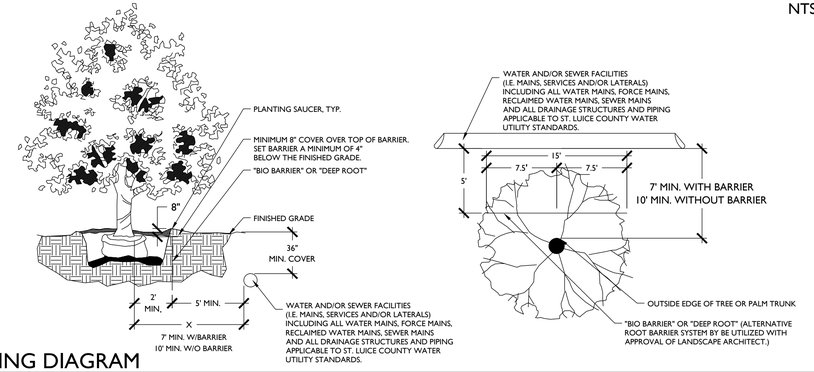
NTS.

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.

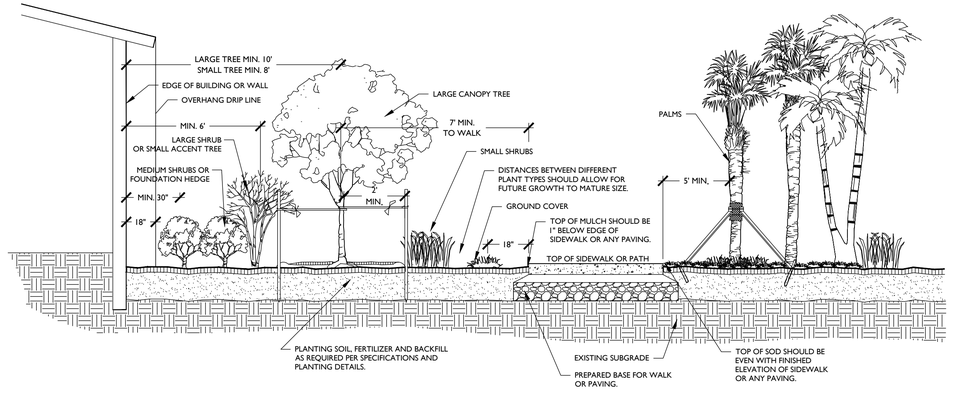
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER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

NTS.



TYPICAL PLANTING DIAGRAM

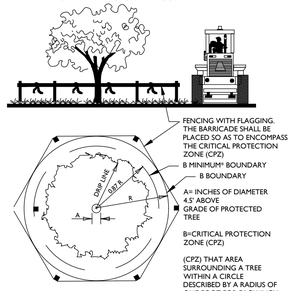
NTS.



TREE PROTECTION DETAIL

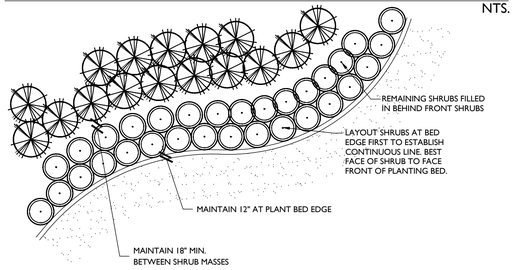
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

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
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
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
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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

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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

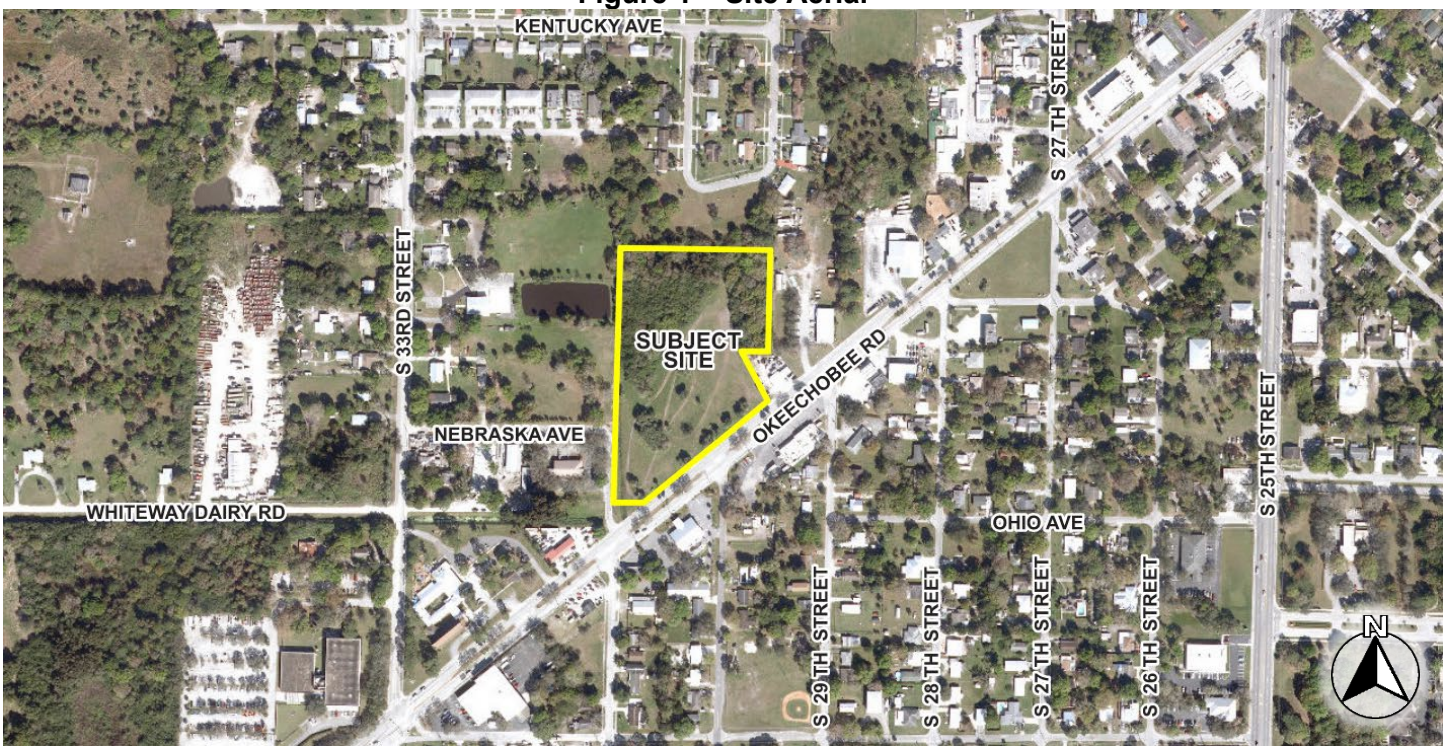

Table 1 – Parcels

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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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.

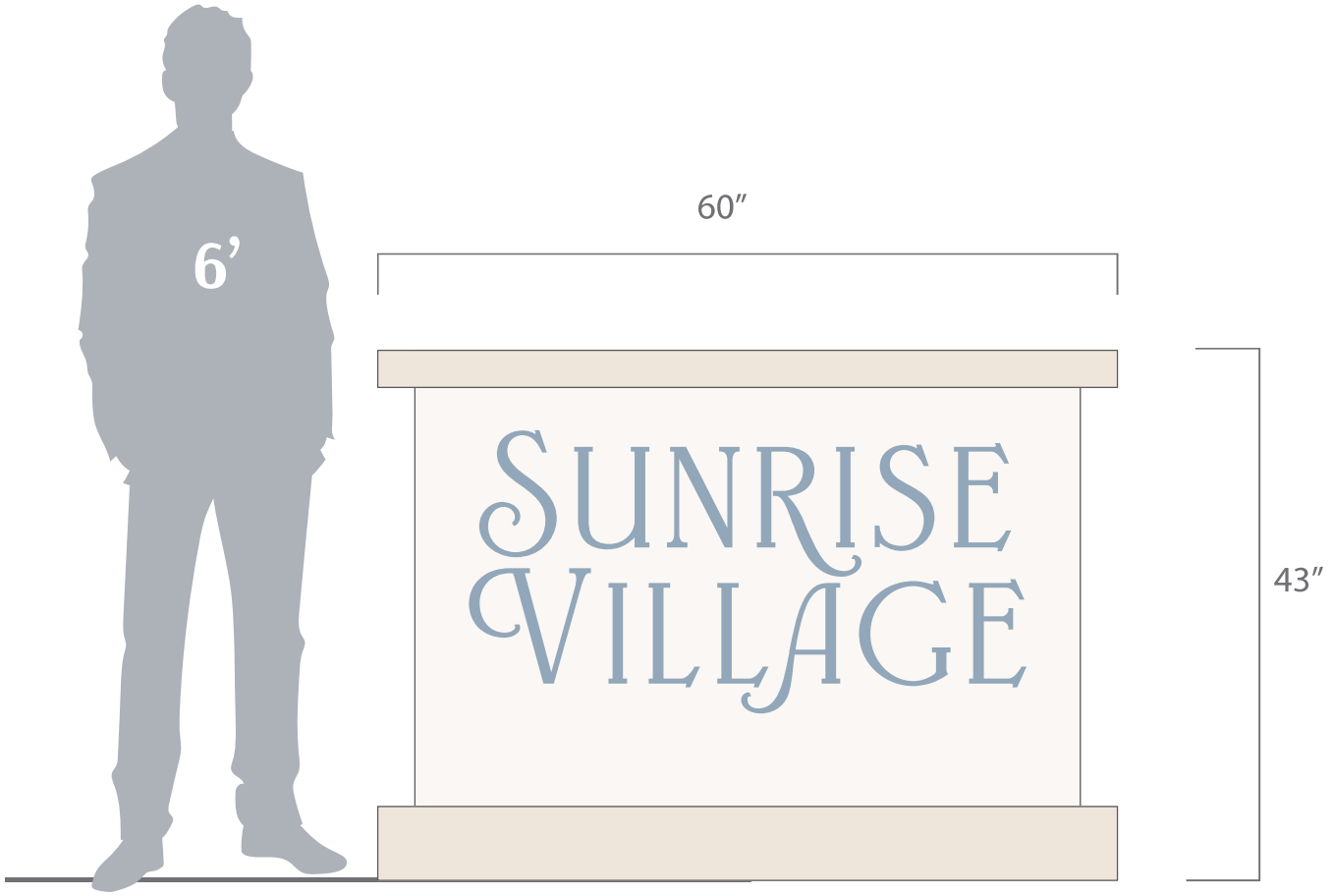
Photo 2: View of wetland 01 which is the exotic hardwood wetland located in the northern region of the subject property.

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*.

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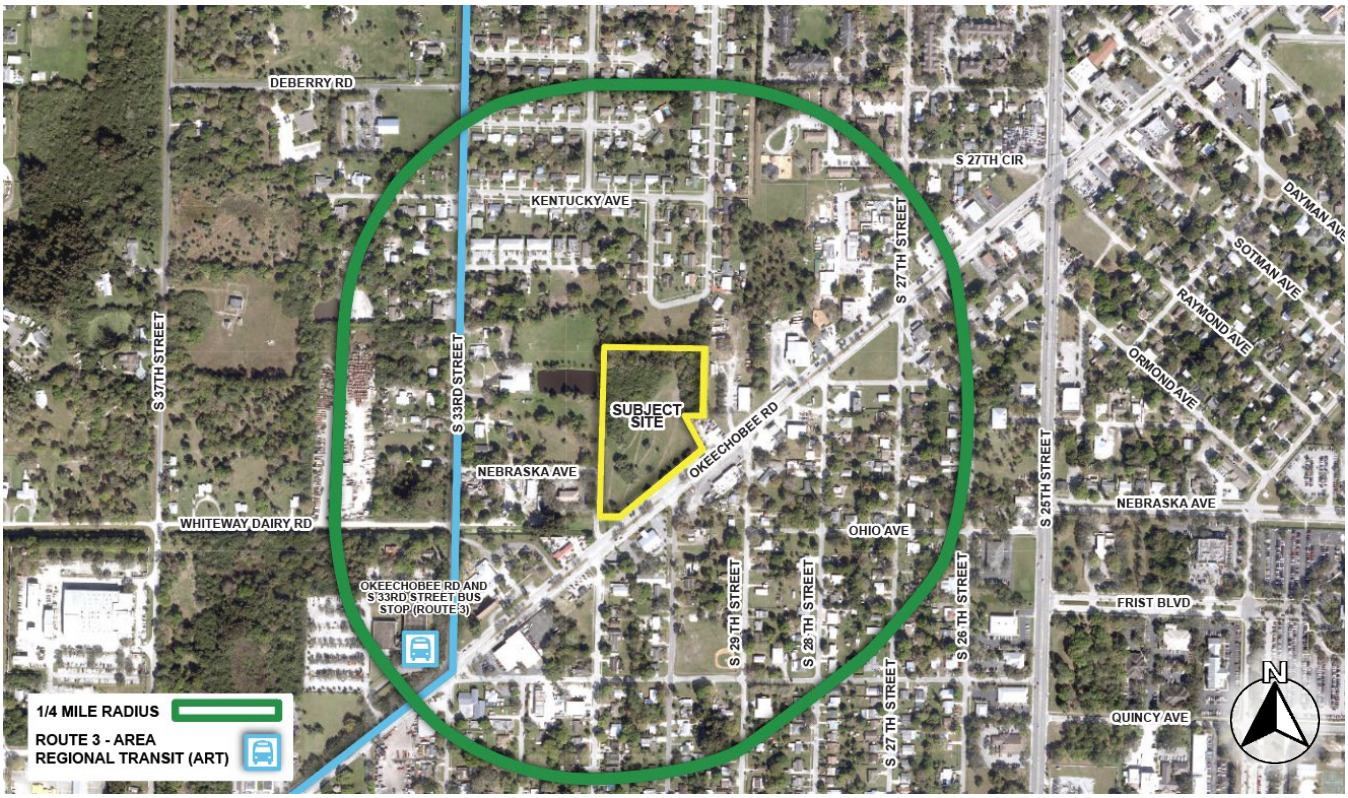


5) *The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth-mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.*
This criteria is not applicable, as the site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

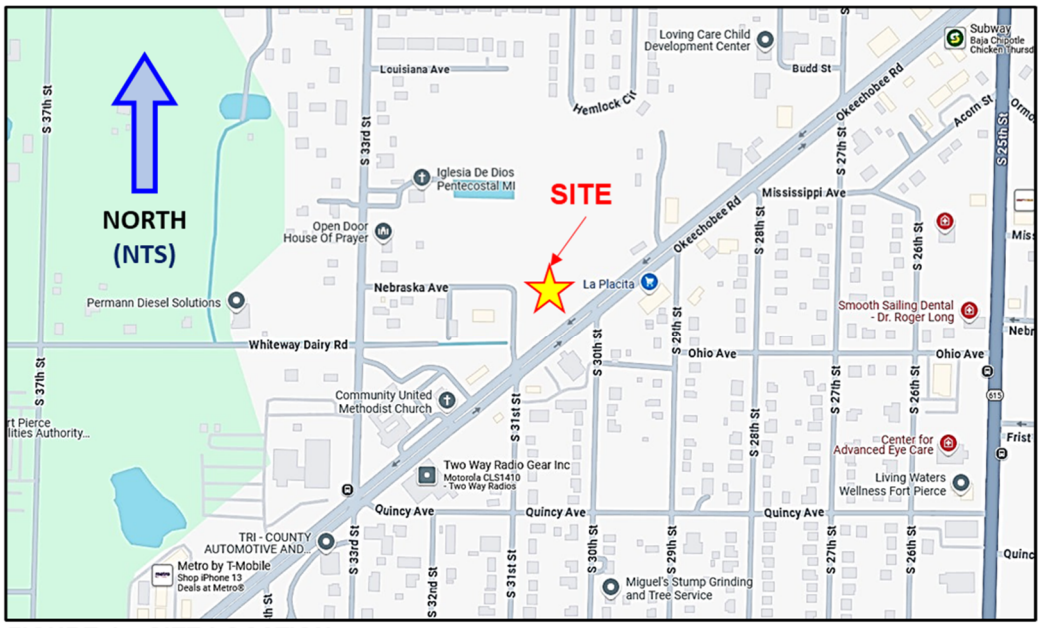


FIGURE 1 – SITE LOCATION

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

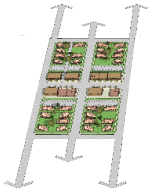
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values.
Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service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

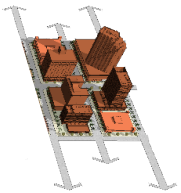
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(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**

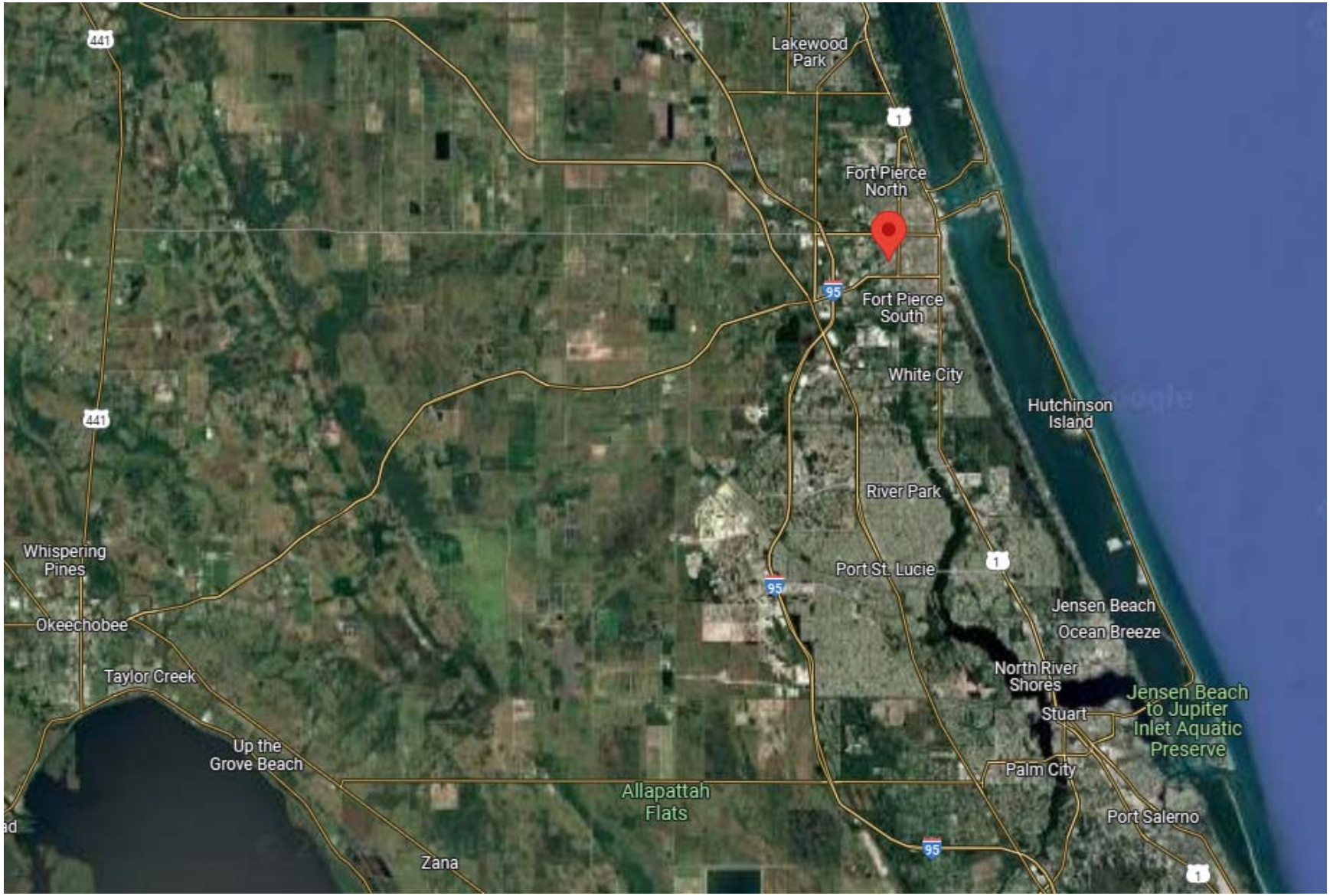
Exhibit B **Proposed Sunrise Village Site Layout & Parking Plan**

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**

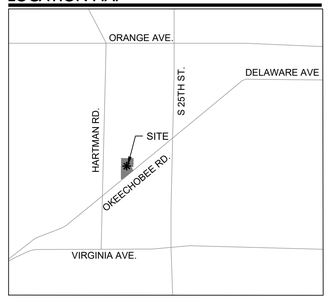
EXHIBIT A



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%

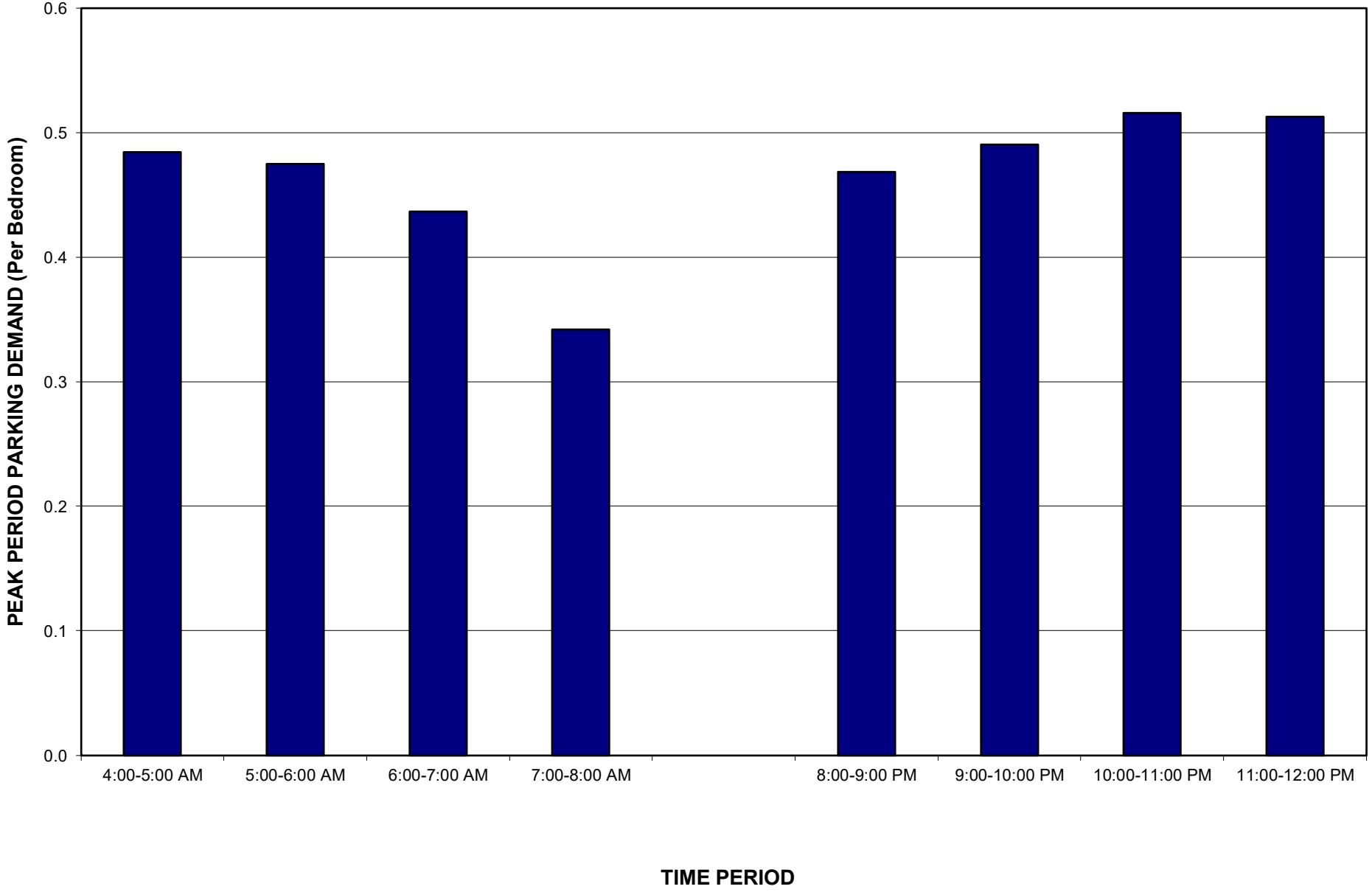
TOTAL PARKING SPACES AVAILABLE = 246 (NO VISITOR SPACES), PARKING SUPPLY = 1.50 PER DWELLING UNIT

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

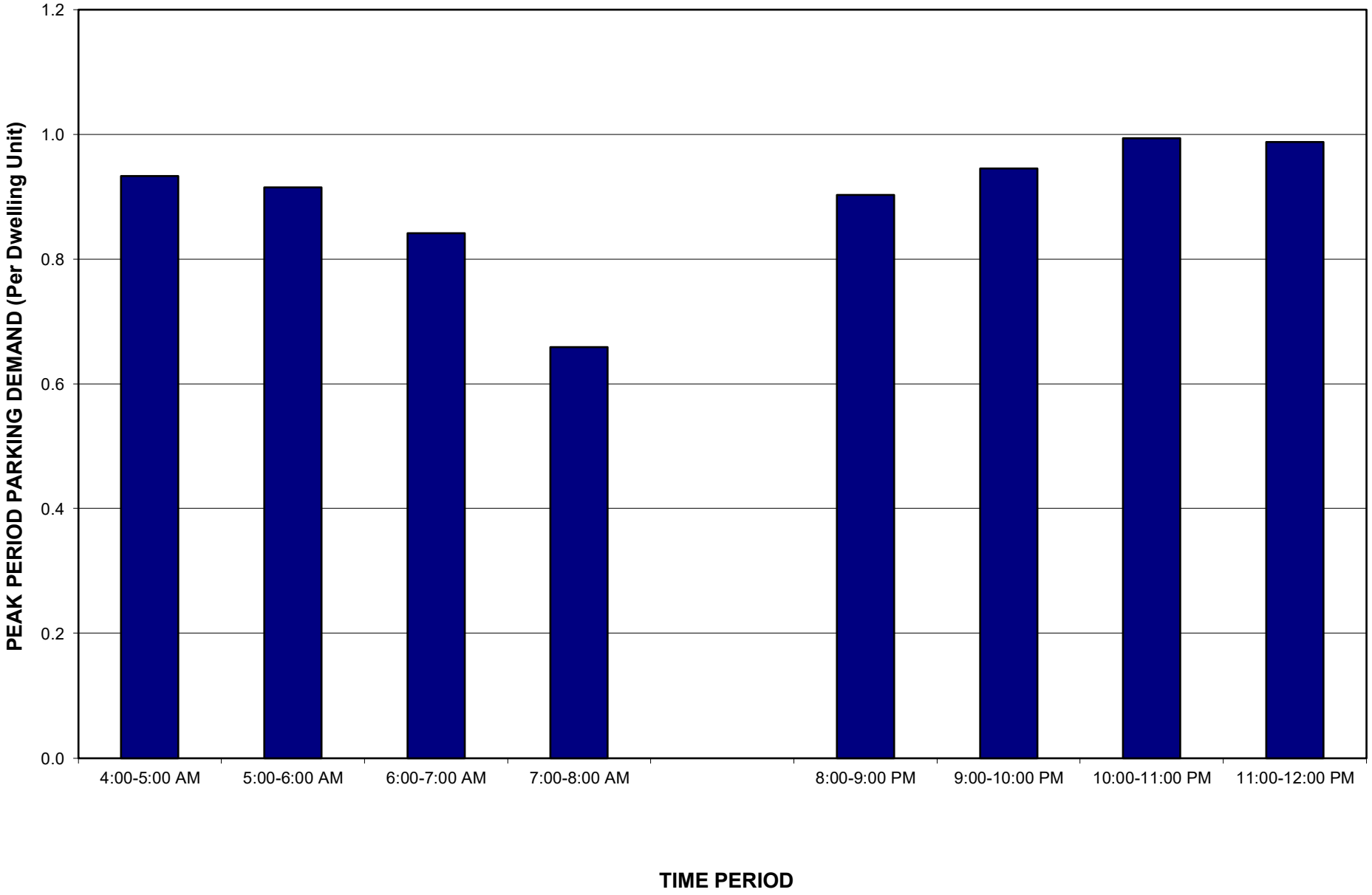


EXHIBIT E

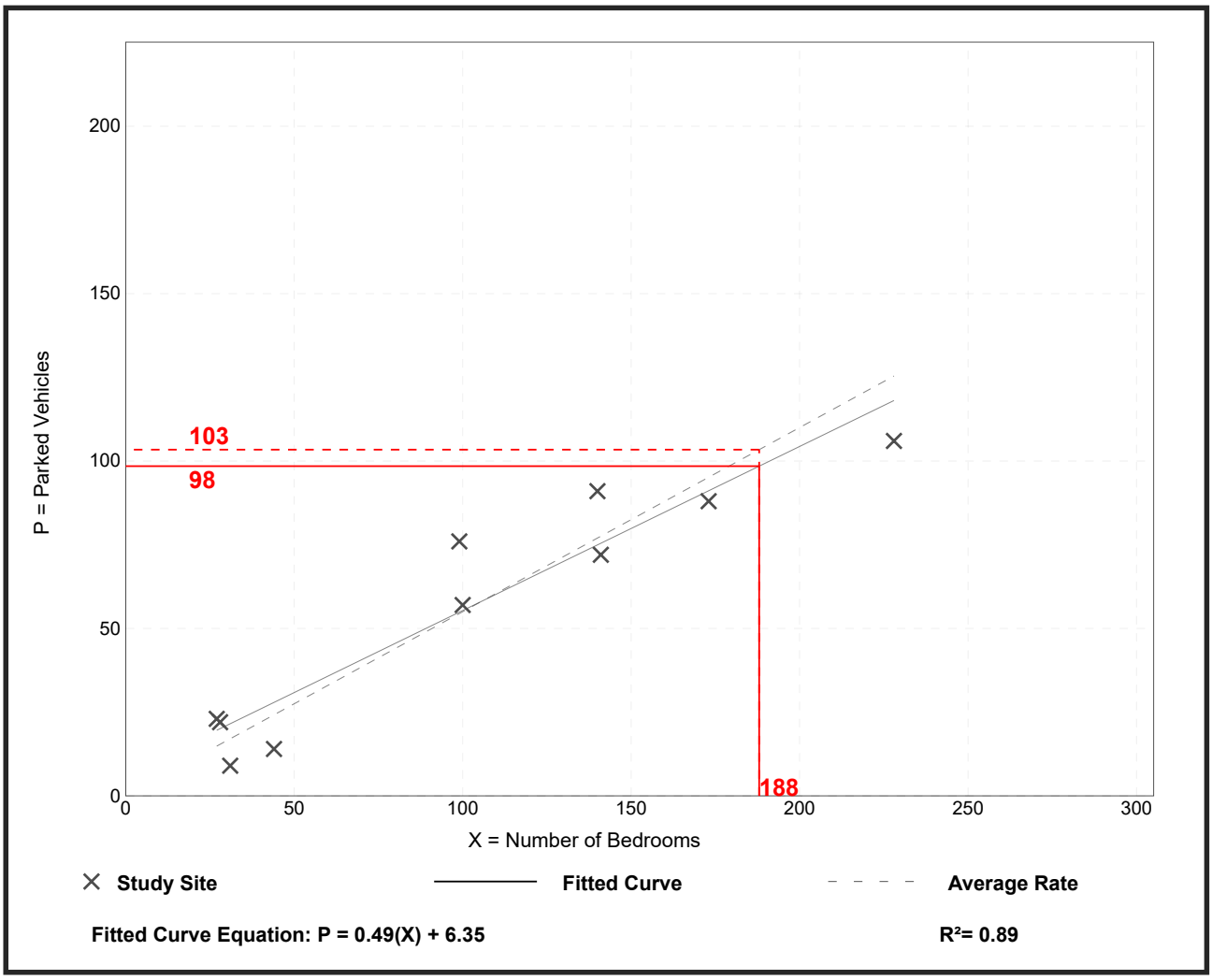
Affordable Housing - Income Limits
(223)

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



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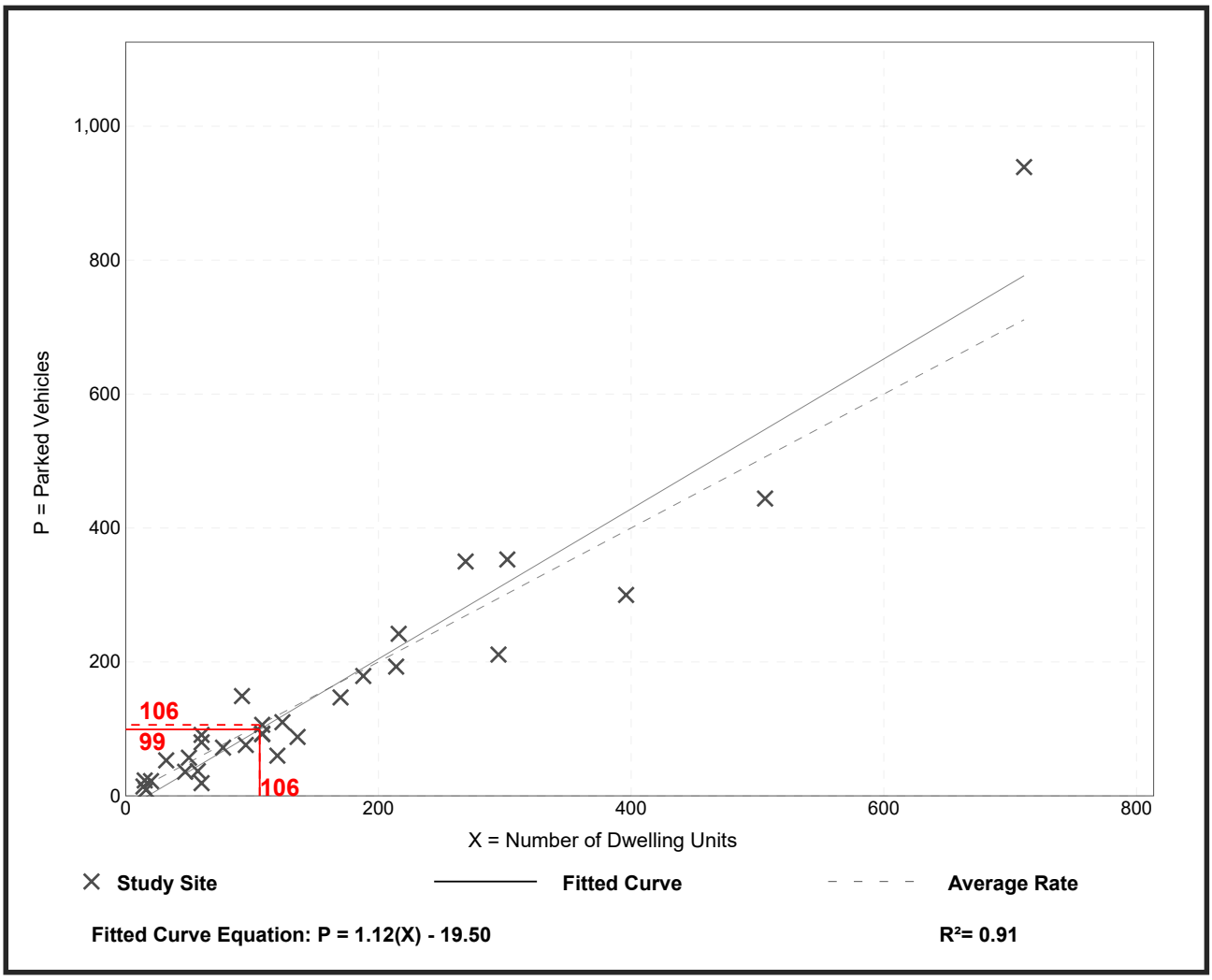
Affordable Housing - Income Limits
(223)

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



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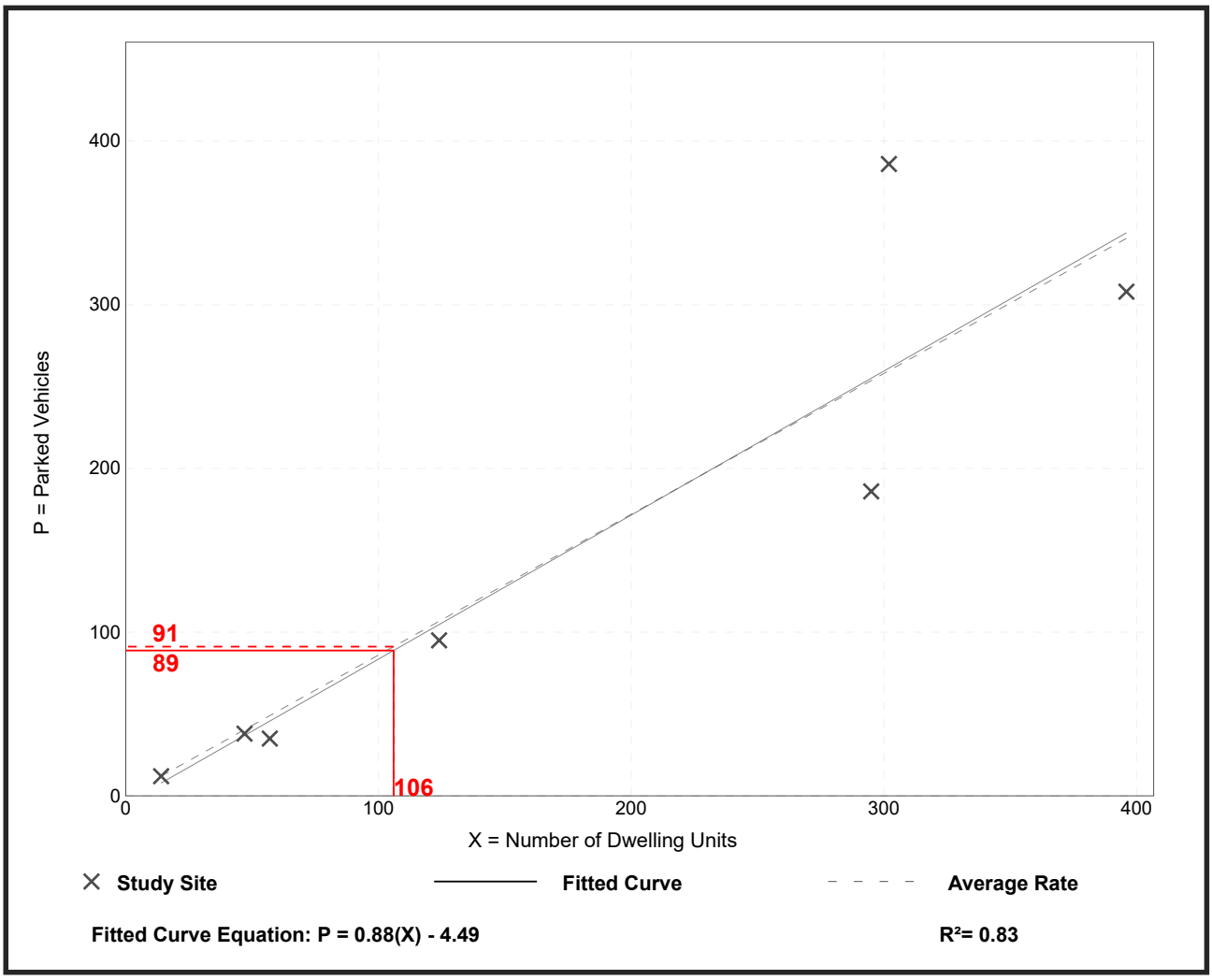
Affordable Housing - Income Limits
(223)

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



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Affordable Housing - Income Limits
(223)

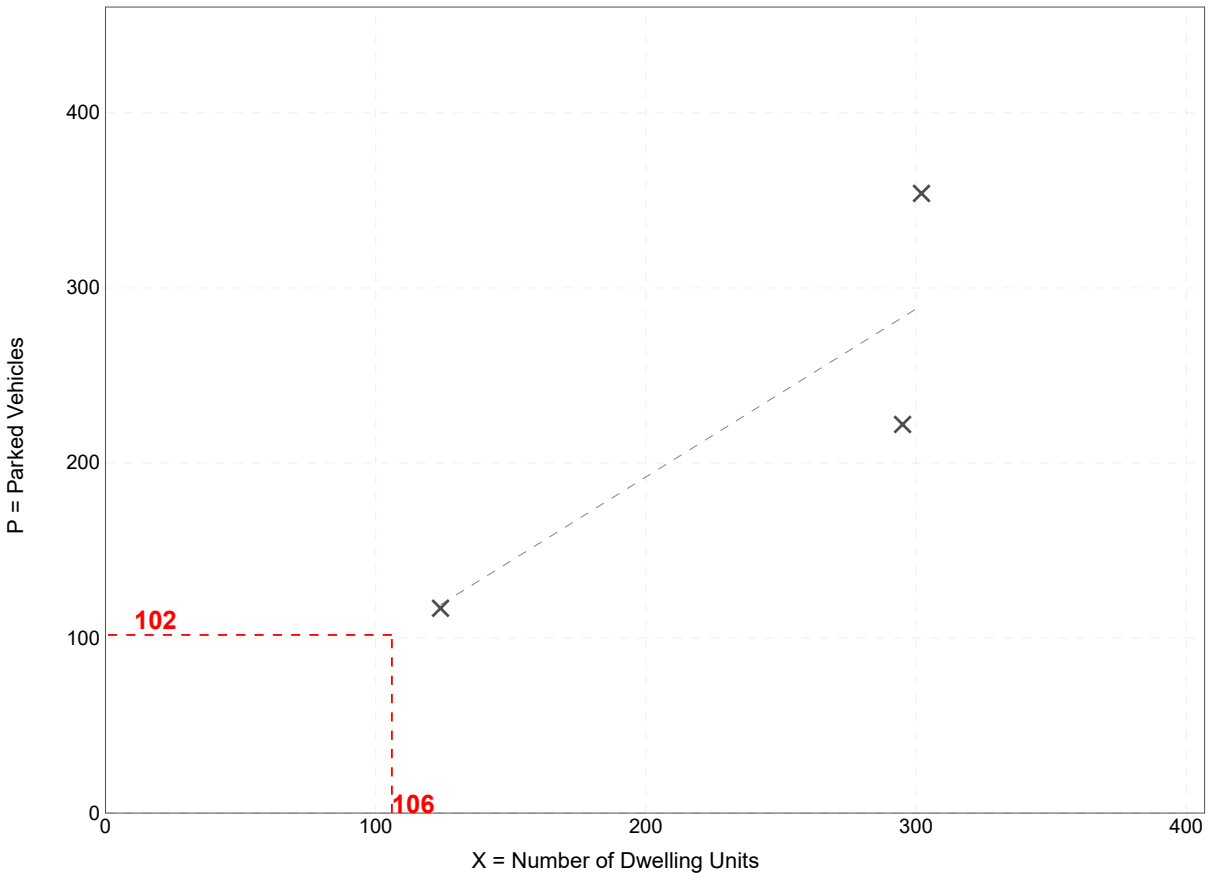
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 240

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= ***

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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
01/14/2022 -- ANNUAL REPORT	View image in PDF format
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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04/25/2022 -- ANNUAL REPORT	View image in PDF format
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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.

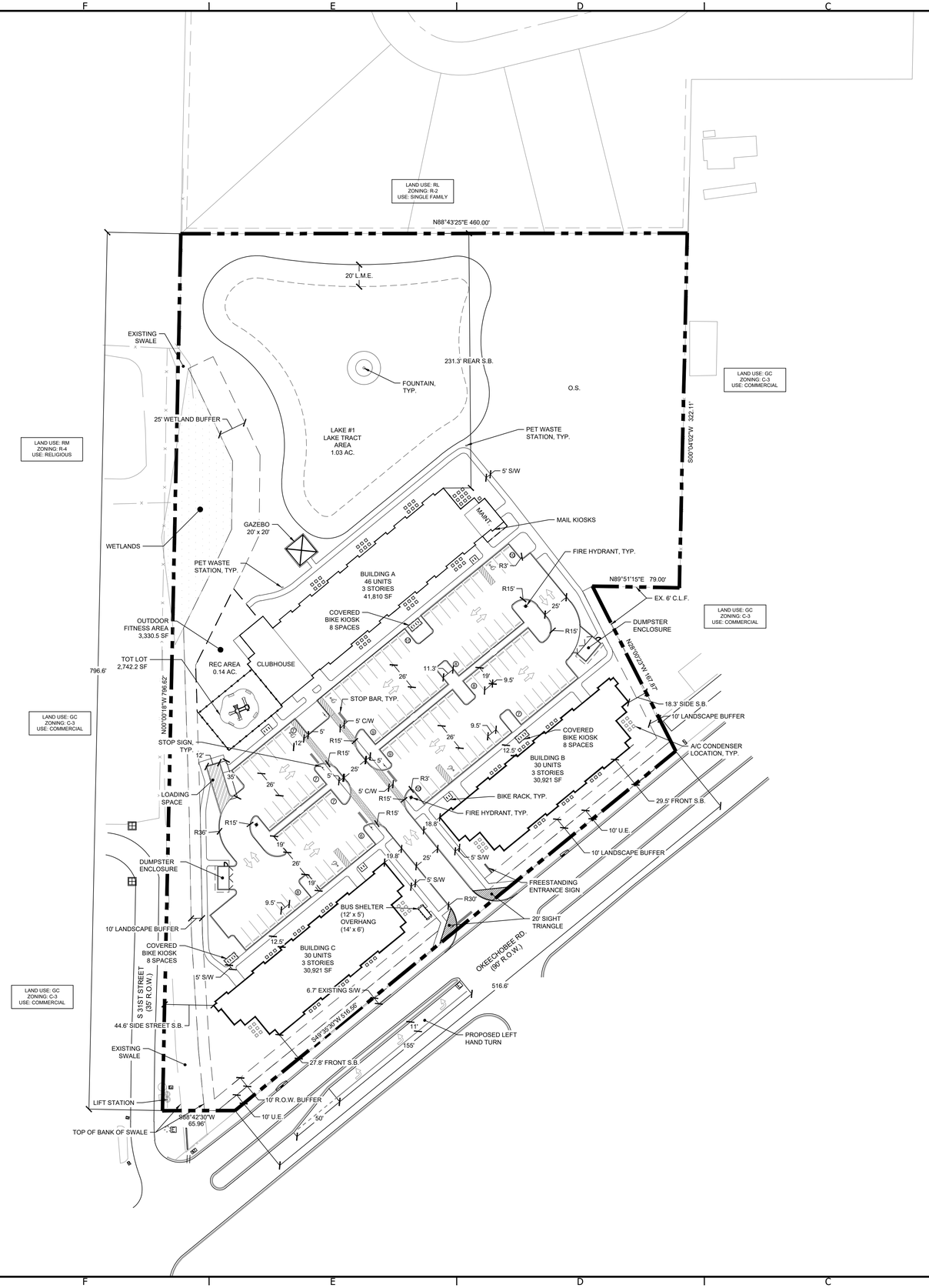
    Response: As indicated in the Turn Lane Analysis report (dated 5/14/2025) at left turn lane is warranted and the right turn lane is not warranted. No additional right of way is required to construct the left turn lane to the site access driveway.

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

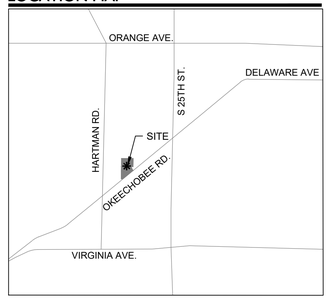
Sincerely,

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
WGI.
WGInc.com
203S 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 2025-05-15

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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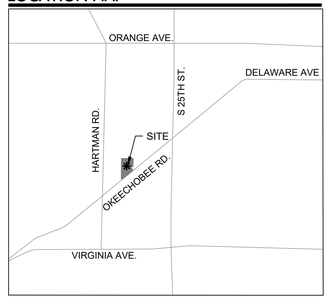
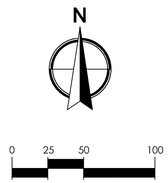
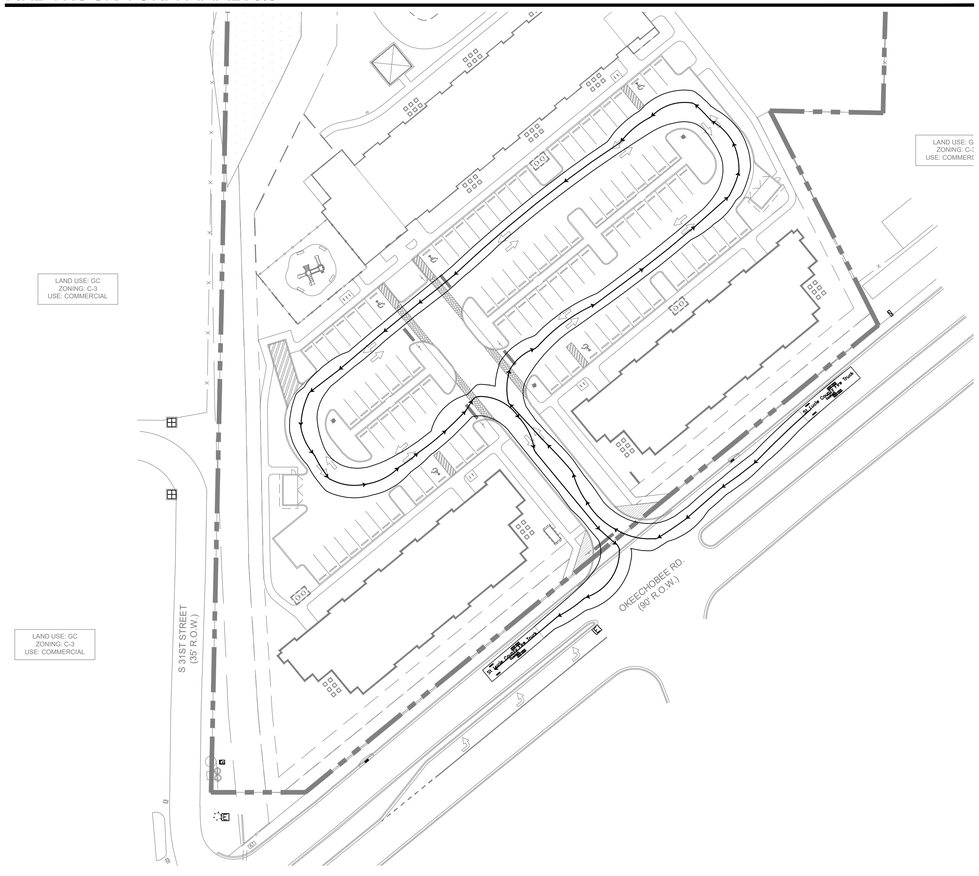
PLOTTED: 2/21/2025 4:05 PM
PLOTTED BY: ISABELLA ENRIQUEZ
DWGNAME: I:\wgi-jax\active\projects\11000\11038.00 Blue Sky-Sunrise Ft Pierce\PLAN\CAD\11038SP_SITE.dwg

LOCATION MAP



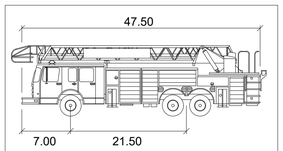


FIRE TRUCK TURN ANALYSIS



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
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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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PLOTTED BY: ISABELLA ENRIQUEZ
PLOTTING: \\wgi.com\data\Projects\11000-11099\11038.00 Blue Sky-Sunrise Ft Pierce\PLAN\CAD\11038000-PL SITE.dwg

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

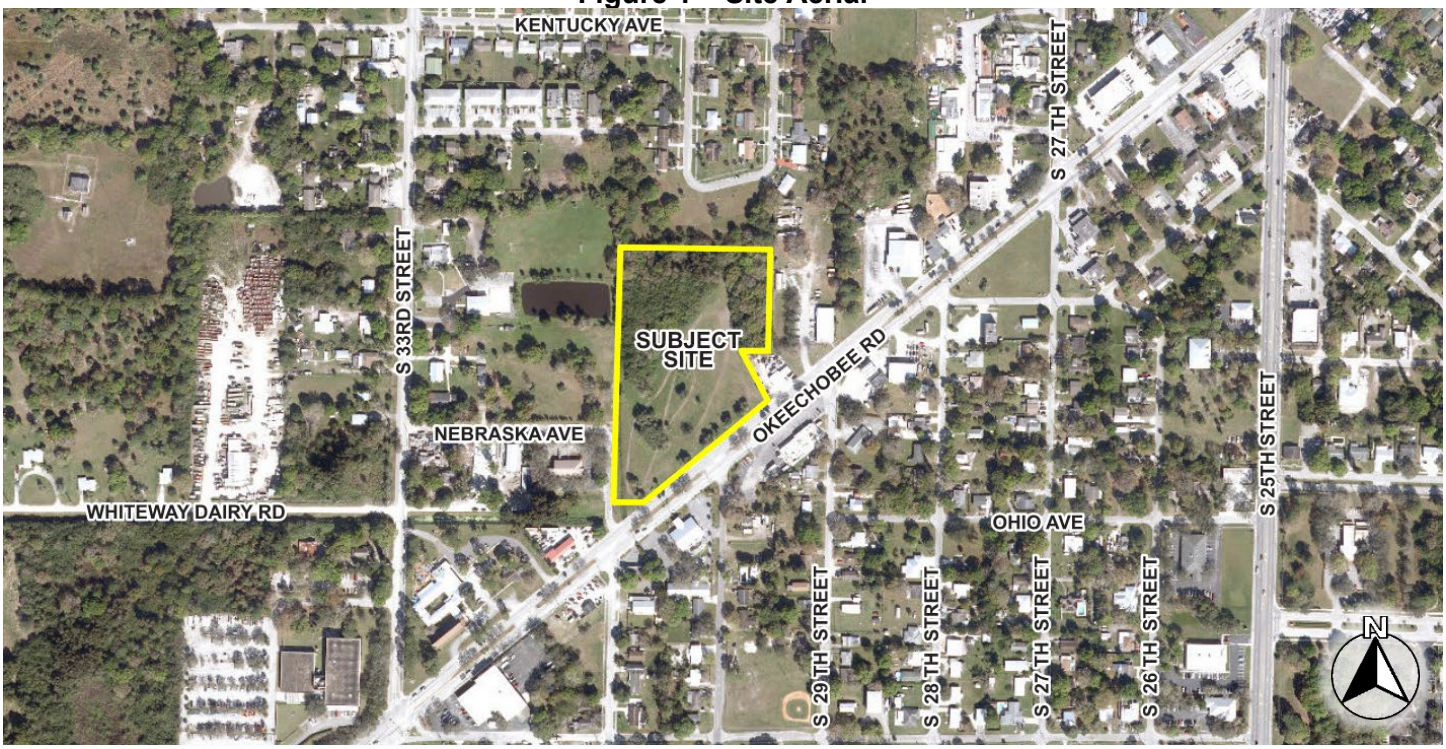


Table 1 – Parcels

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:

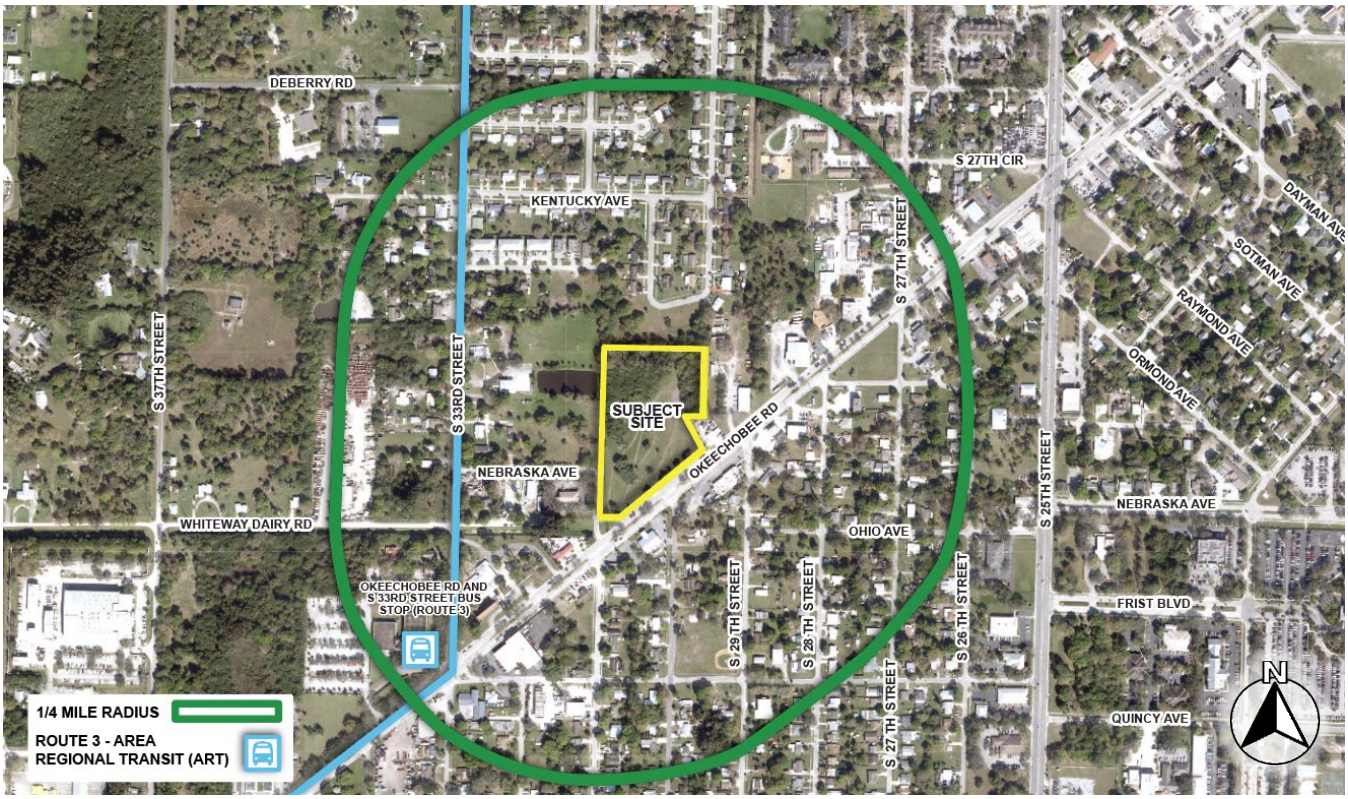
1) *Property located within the coastal high hazard area (CHHA), as defined by the adopted city comprehensive plan and the state statutes, is not eligible for density bonus provisions;*
   The subject site is not located within the CHHA, therefore it is eligible for density bonus provisions.

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;*

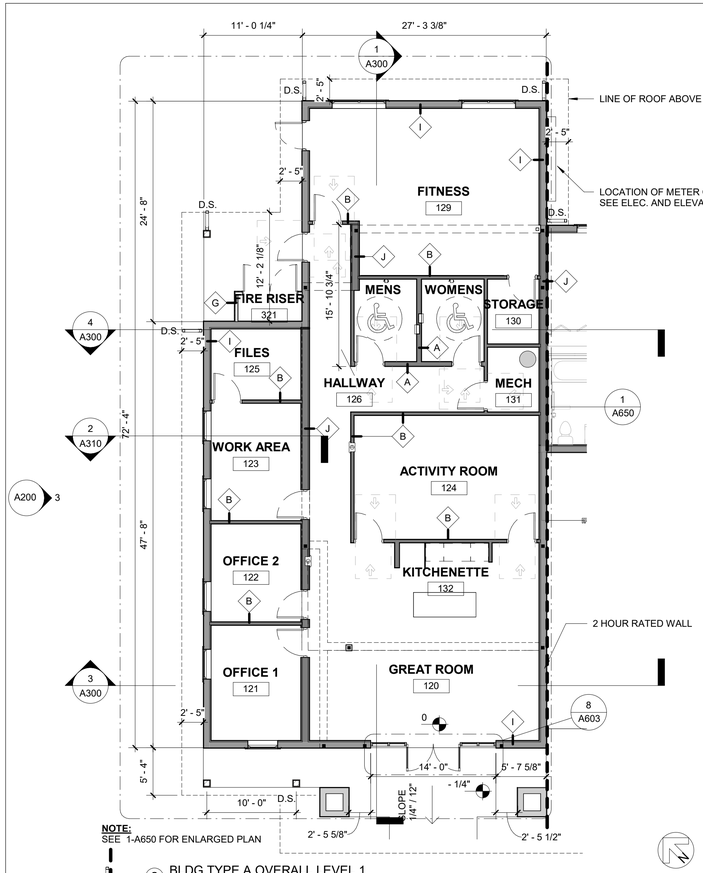
The subject site is located within one-fourth of a mile from the Okeechobee Rd and S 33rd Street Bus Stop that is within Route 3 of the *Area Regional Transit (ART) system*.



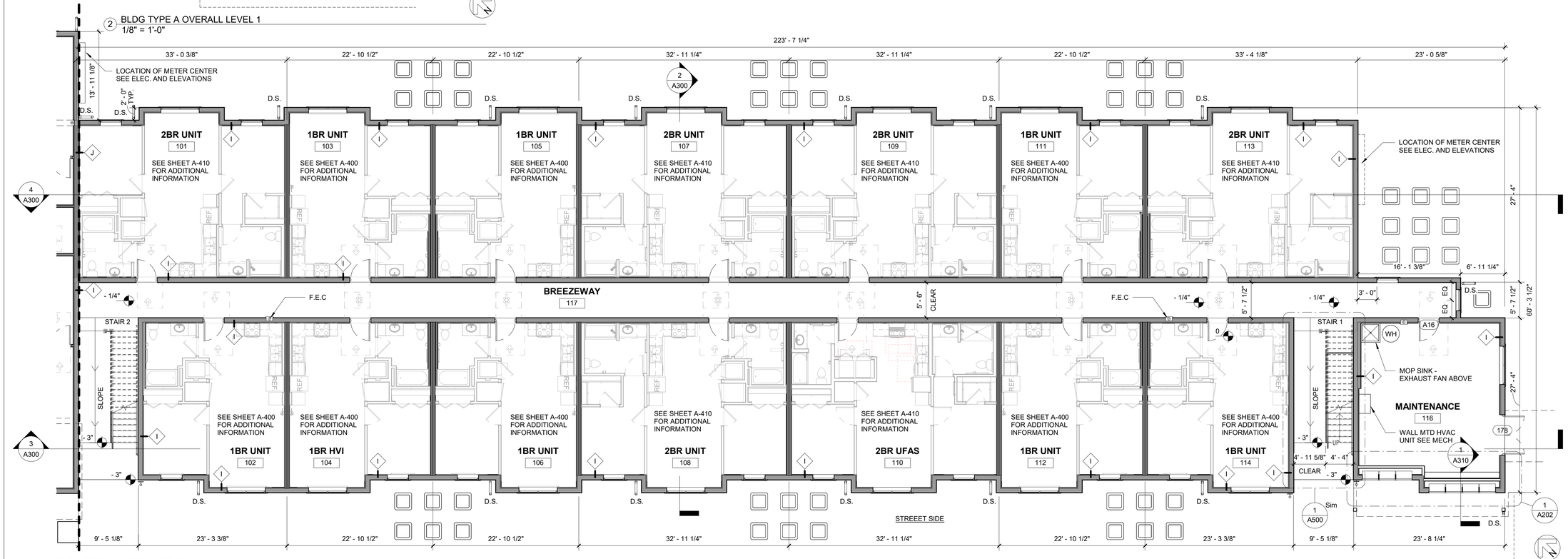
5) *The director of planning may make the determination that a development is eligible for density bonus provisions if it is located outside the one-fourth-mile radius but within an enclave surrounded on all sides by several density bonus boundary limits.*
This criteria is not applicable, as the site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

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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.

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

PROJECT INFORMATION BLOCK

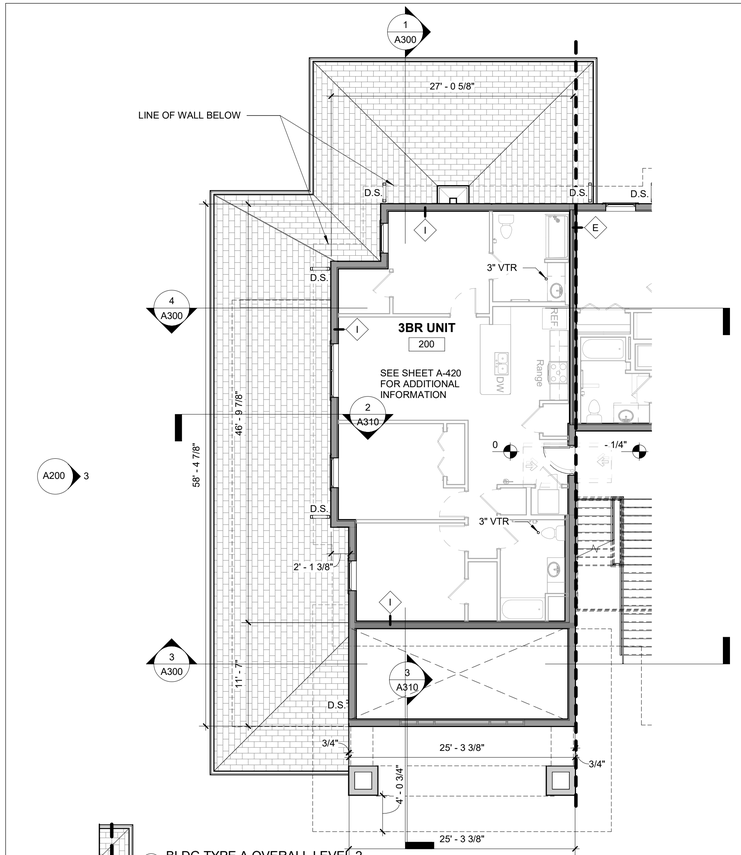
JOB #	240052
DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

BUILDING TYPE A LEVEL 1 OVERALL PLAN

SHEET NUMBER

A110



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

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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

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1		5/14/25	100% Review Set

PROJECT INFORMATION BLOCK

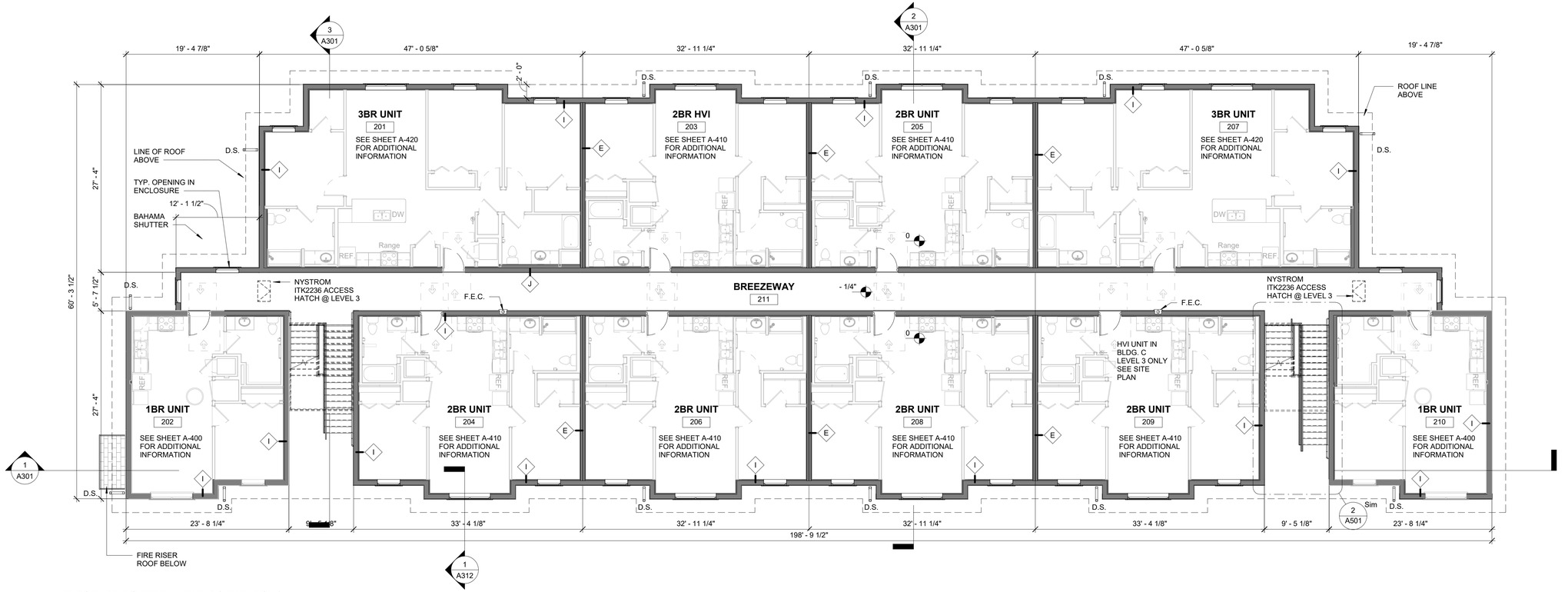
JOB #	240052
DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

BUILDING TYPE A LEVEL 2 OVERALL PLANS

SHEET NUMBER

A111



2 BLDG TYPE B OVERALL LEVEL 2 (LEVEL 3 SIM)
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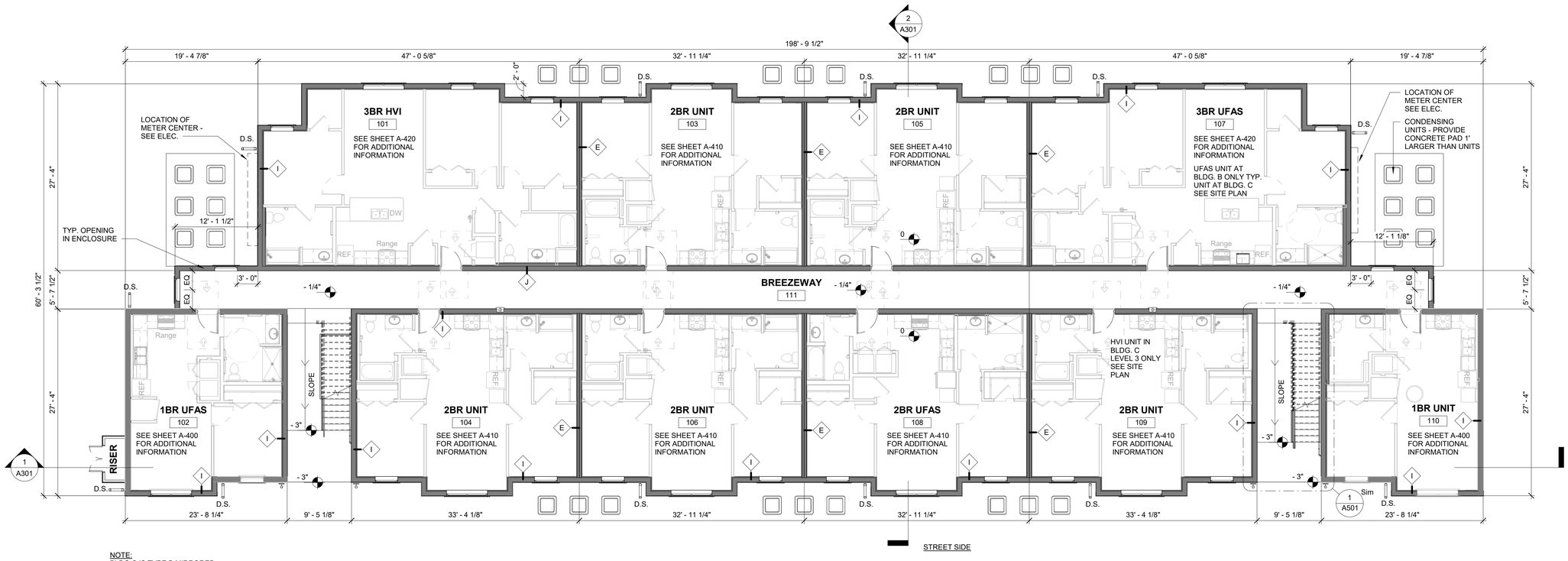

NOTE:
BLDG C IS TYPE B MIRRORED

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

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DATE:	5/14/2025
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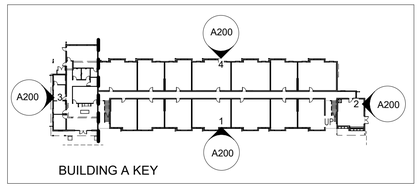
CHECKED BY:	AME

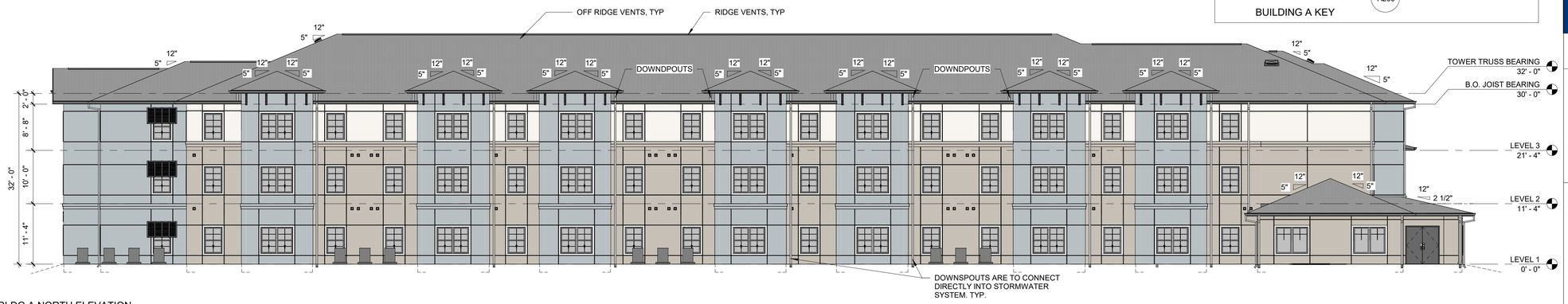
SHEET TITLE

BUILDING TYPE B OVERALL PLANS

SHEET NUMBER

A120





4 BLDG A NORTH ELEVATION
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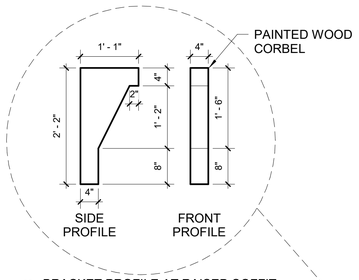

9 BRACKET PROFILE AT RAISED SOFFIT
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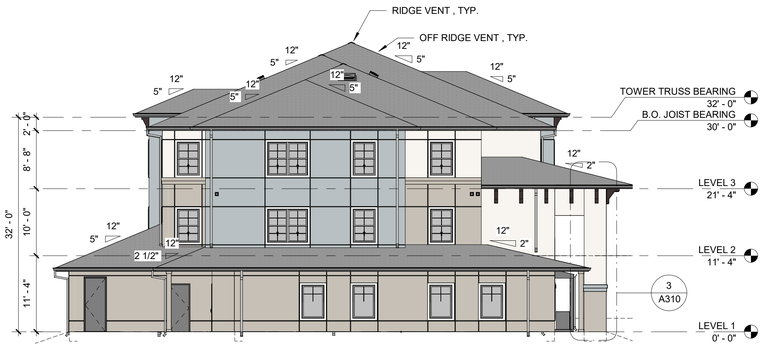

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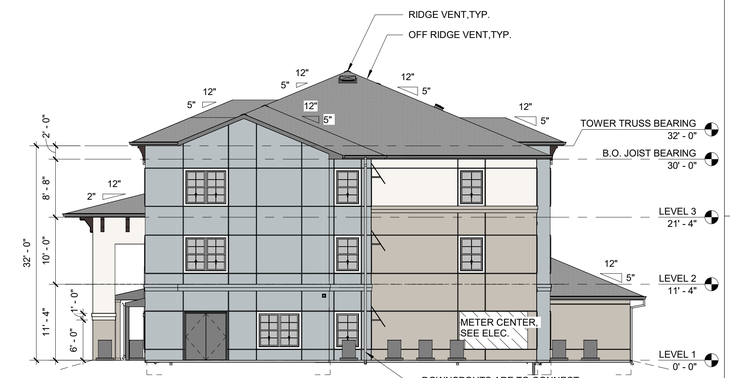

2 BLDG A WEST ELEVATION
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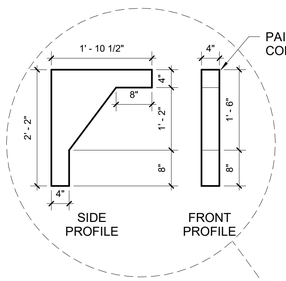
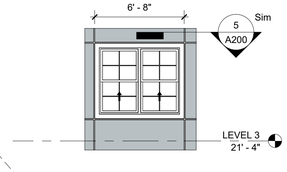
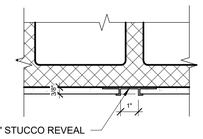


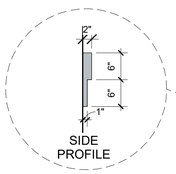
8 BRACKET PROFILE AT CLUBHOUSE
3/4" = 1'-0"



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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SUNRISE VILLAGE

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SEAL

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

PROJECT INFORMATION BLOCK

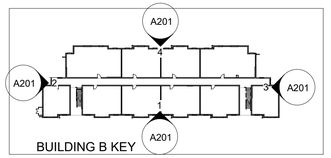
JOB #	240052
DATE:	5/14/2025
DRAWN BY:	DAC
CHECKED BY:	AME

SHEET TITLE

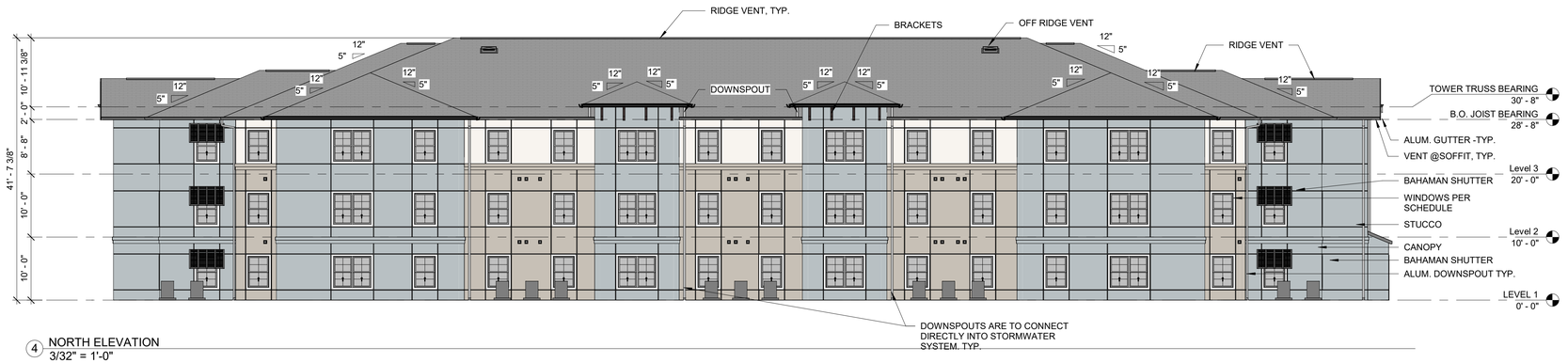
BUILDING TYPE A
EXTERIOR ELEVATIONS

SHEET NUMBER

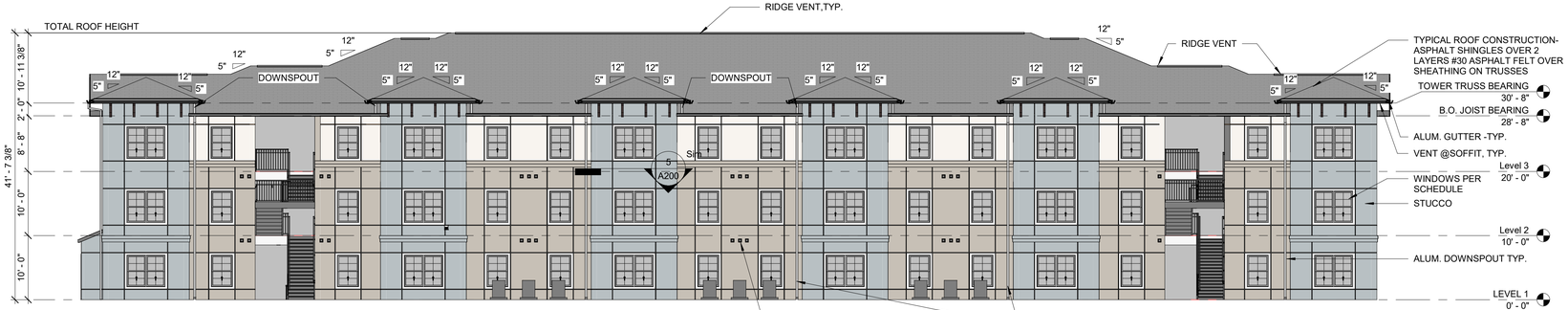
A200



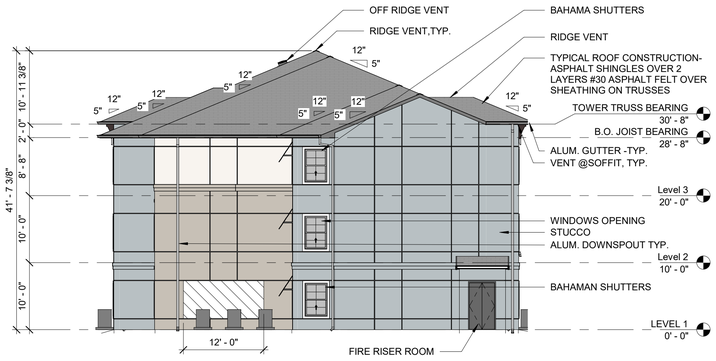
BUILDING B KEY



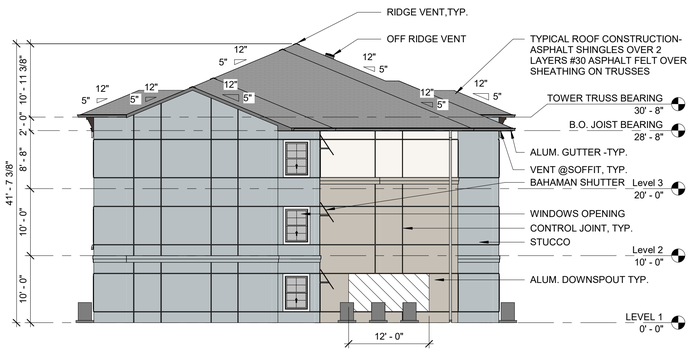
4 NORTH ELEVATION
3/32" = 1'-0"



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



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



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

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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

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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1		5/14/25	100% Review Set

PROJECT INFORMATION BLOCK

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

SHEET TITLE

3D REPRESENTATION

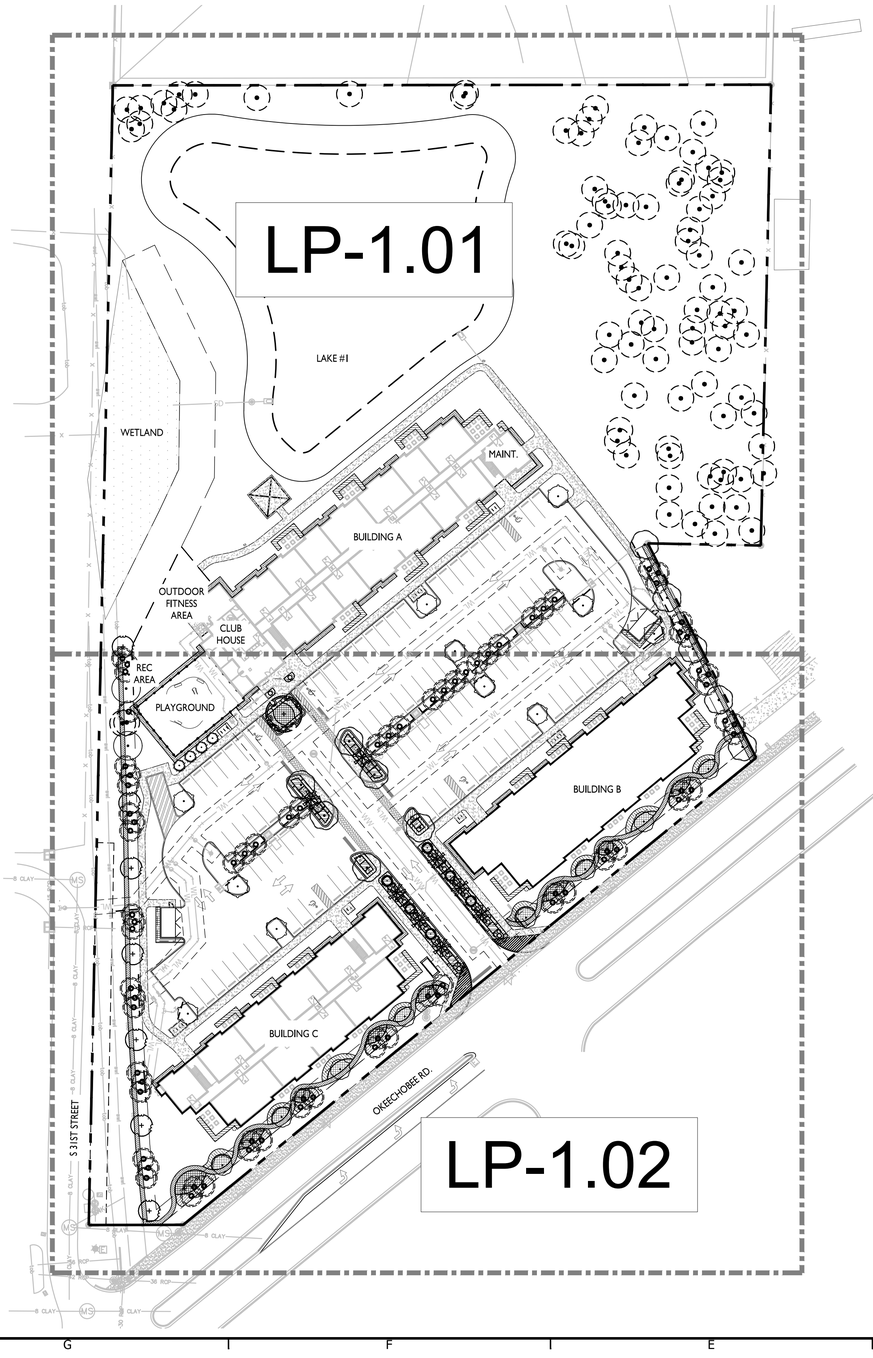
SHEET NUMBER

A900

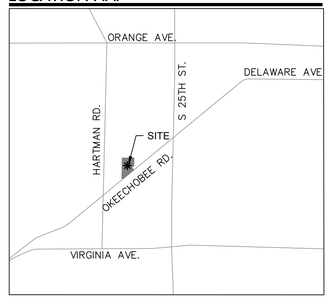
SUNRISE VILLAGE

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

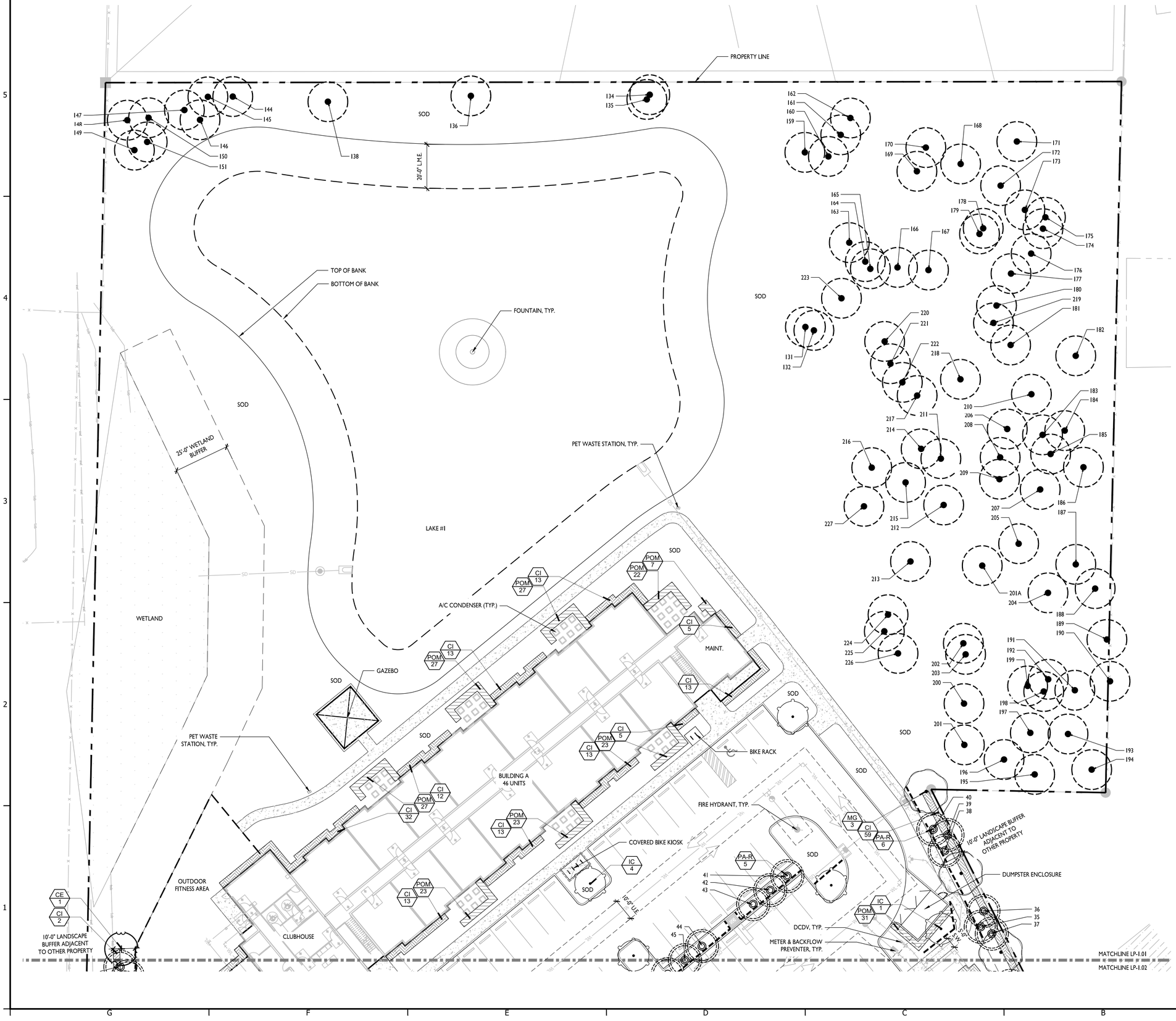
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

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'

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

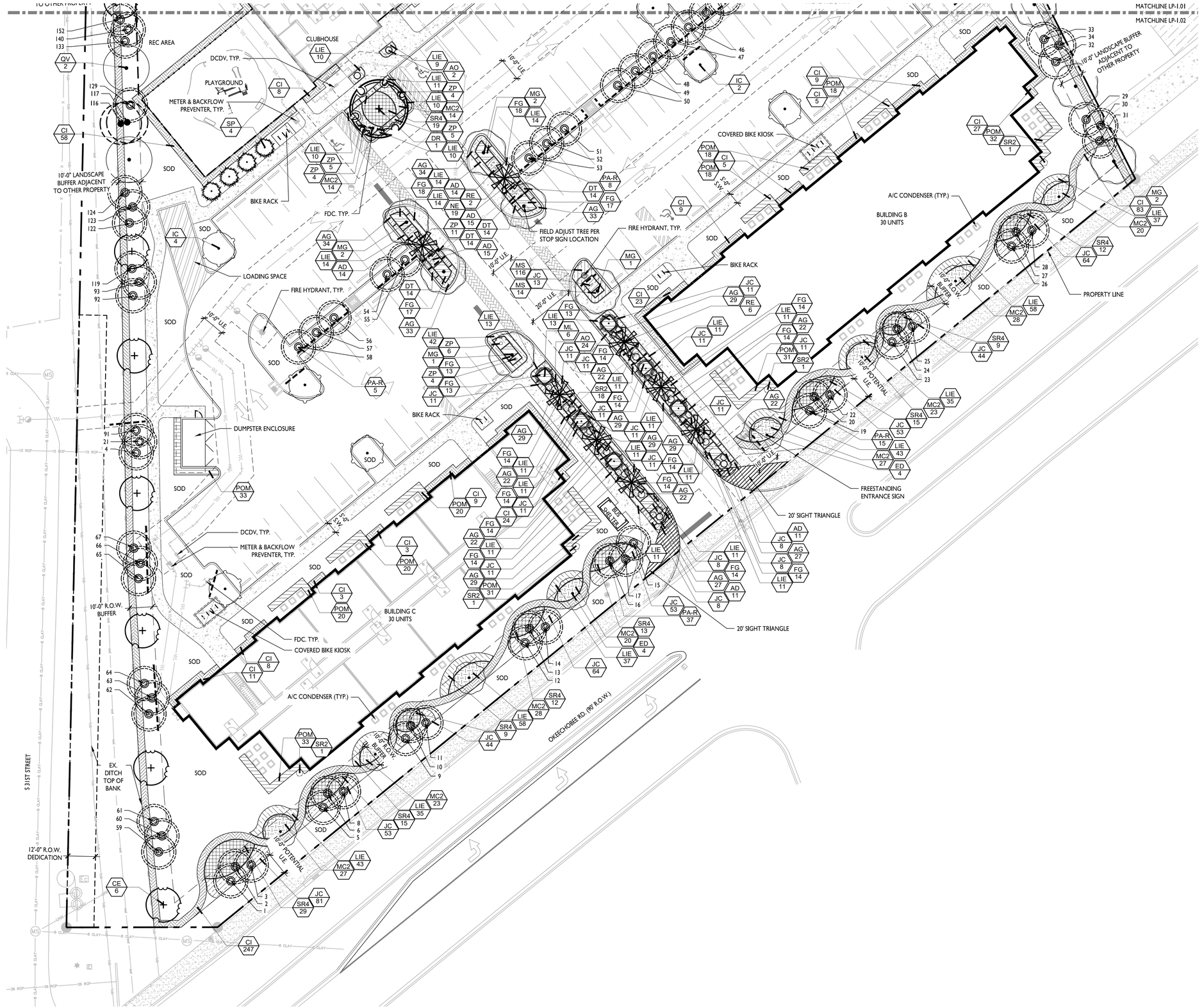
CITY OF FORT PIERCE, ST. LUICE COUNTY, FL

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
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. 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
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

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

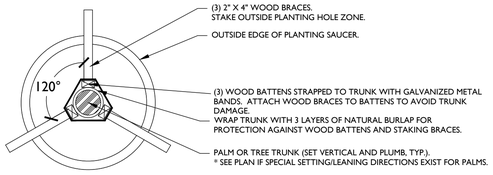
LP-2.01

PROJECT# 11038.00

SMALL PALM STAKING PLAN

NTS.

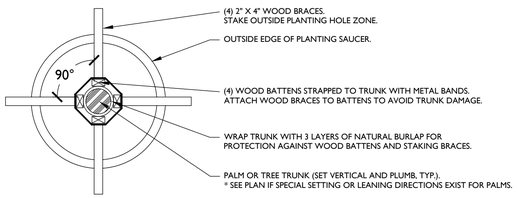
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

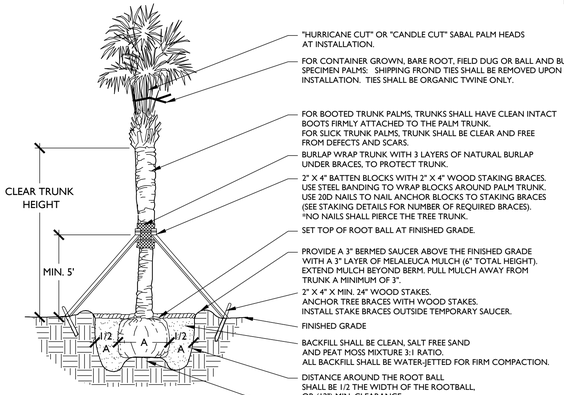
NTS.

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

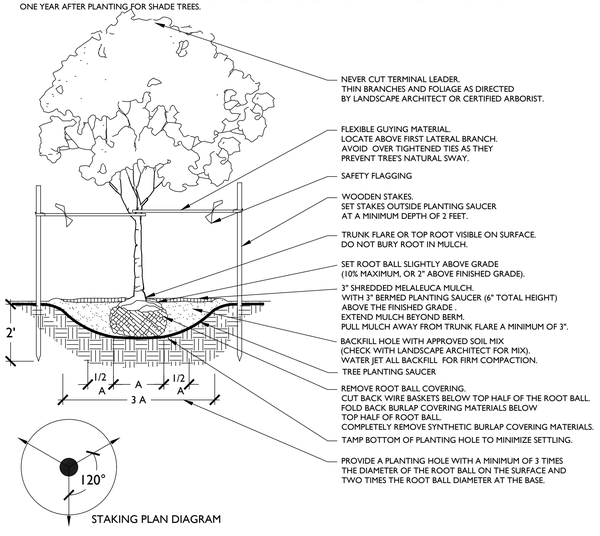
NTS.



TREE PLANTING DETAIL

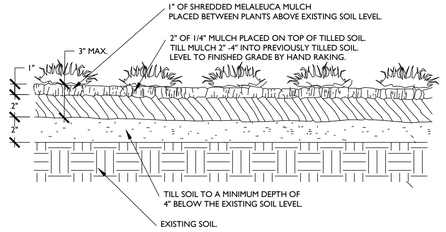
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

NTS.



GROUNDCOVER DETAIL

NTS.

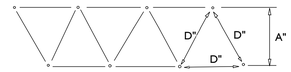


PLANT SPACING DETAIL

NTS.

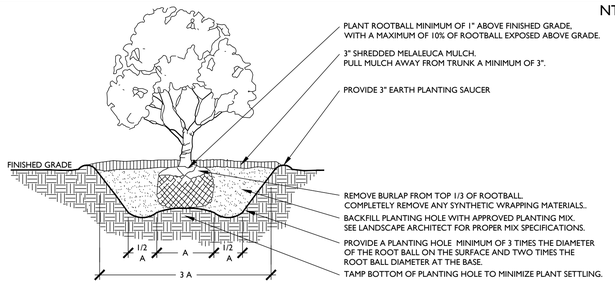
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

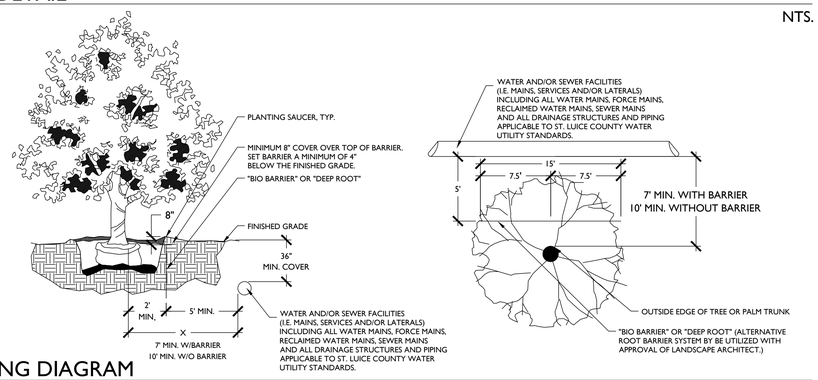


ROOT BARRIER DETAIL

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.

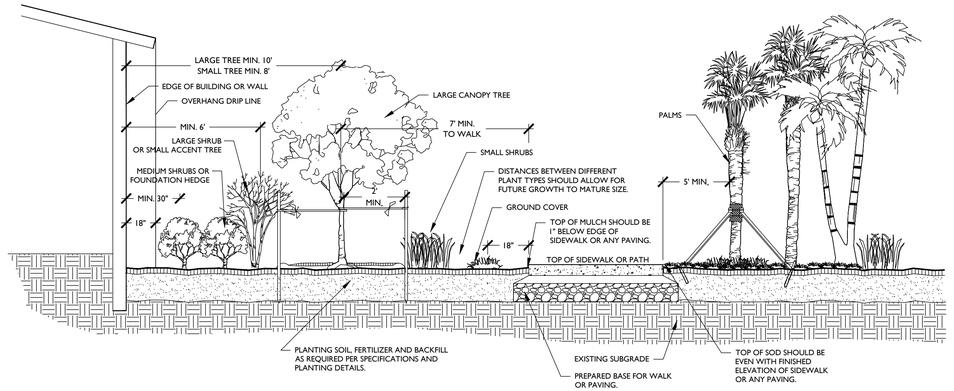
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER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

NTS.



TYPICAL PLANTING DIAGRAM

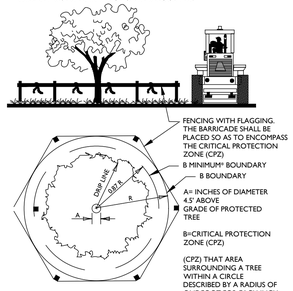
NTS.



TREE PROTECTION DETAIL

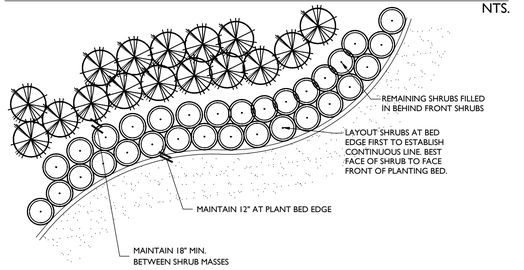
NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

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

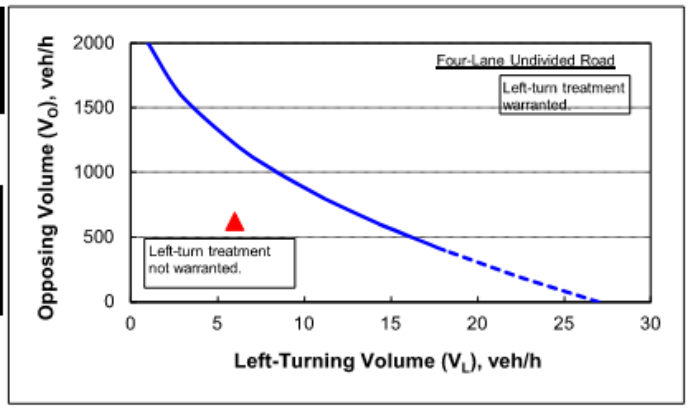
Variable	Value
Left-turning volume (V_L), veh/h:	6
Advancing volume (V_A), veh/h:	868
Opposing volume (V_O), veh/h:	620

OUTPUT

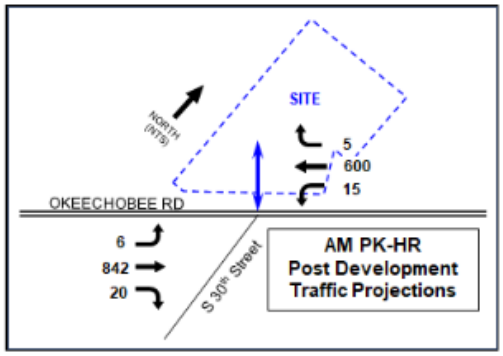
Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	

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.

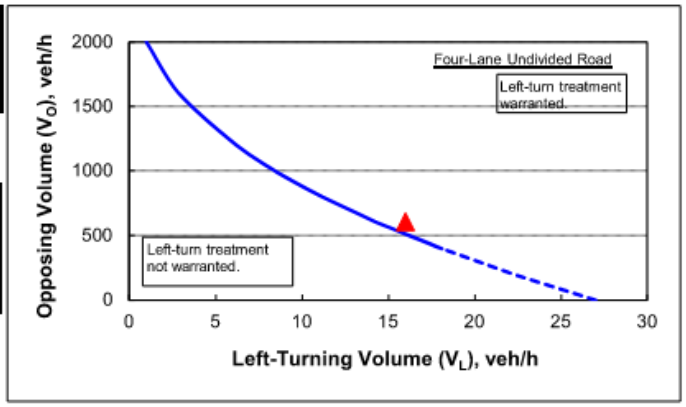
4-lane roadway

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

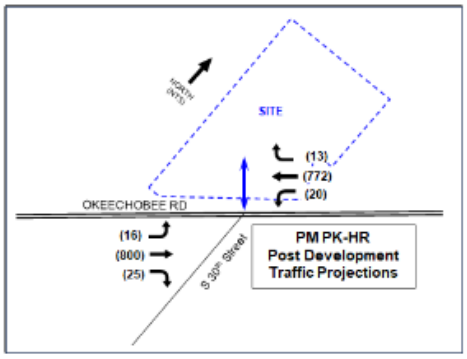
Variable	Message
Opposing volume (V_O) check:	O.K.
Combined volume (V_A and V_O) check:	O.K.
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



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



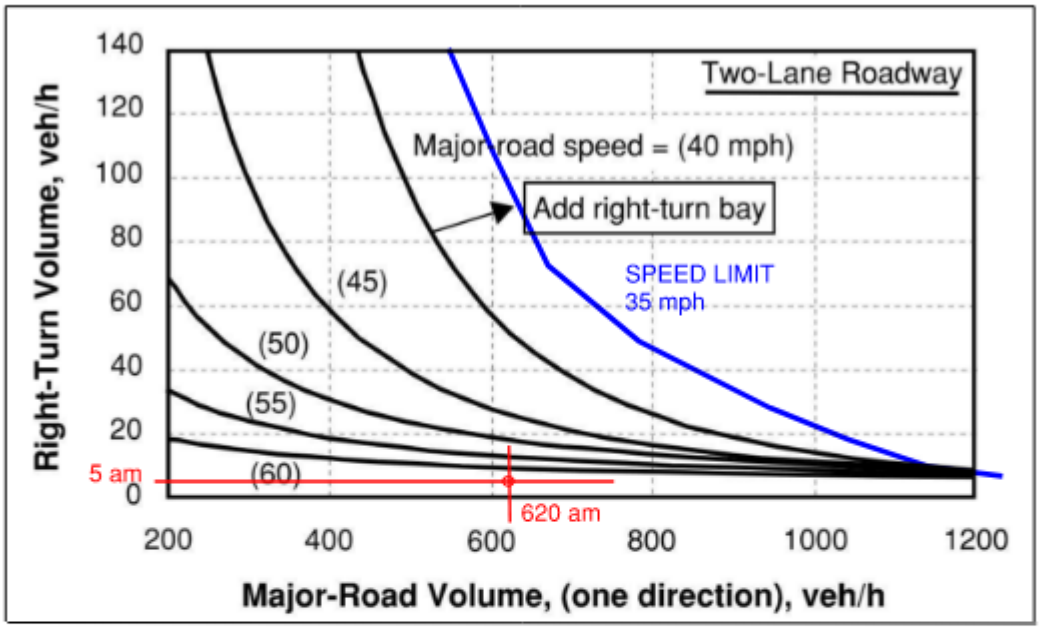
NCHRP Report 457
Okeechobee Road at Sunrise Village Site Access Driveway
PM Peak-Hour

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

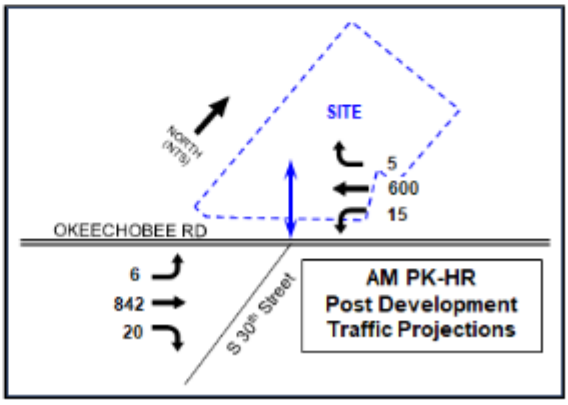
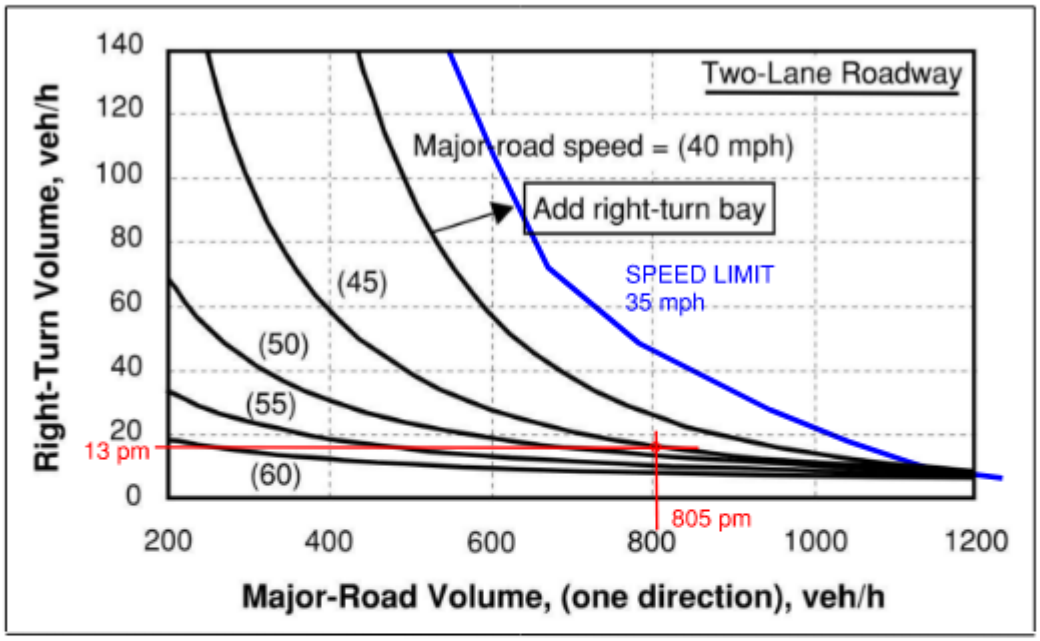


Figure 3

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

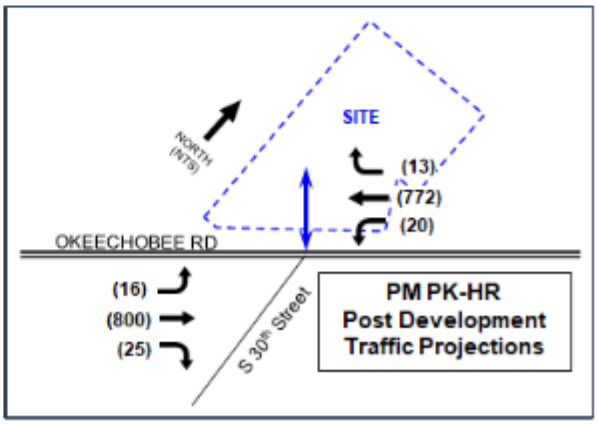


Figure 4

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.

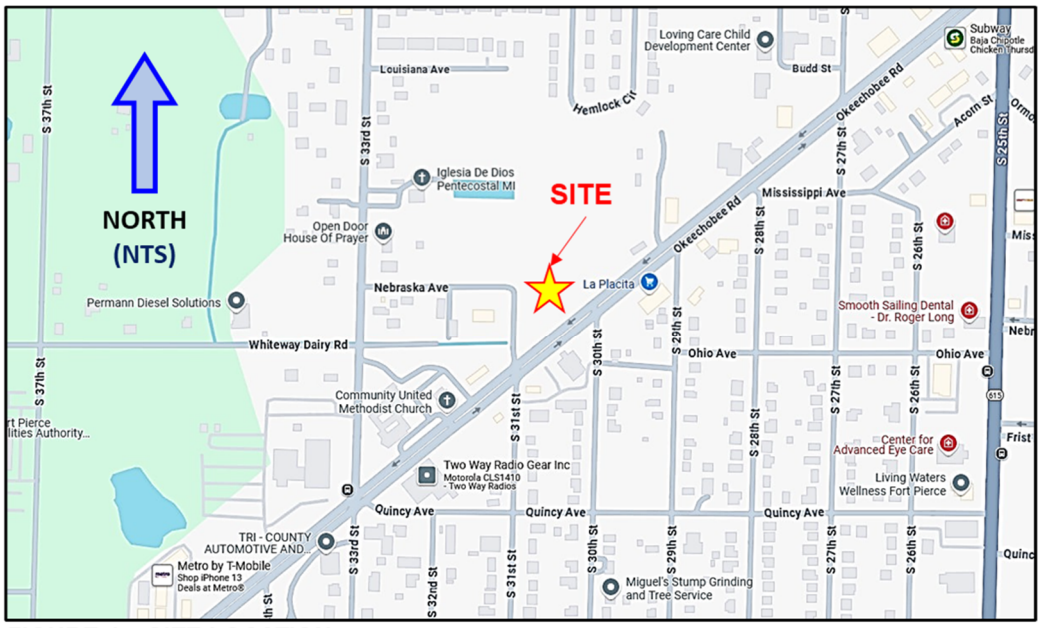


FIGURE 1 – SITE LOCATION

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.

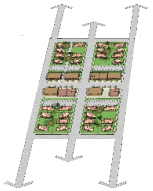
* Volumes shown were adjusted using FDOT Seasonal Factors

* 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

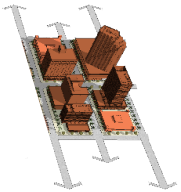
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(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.

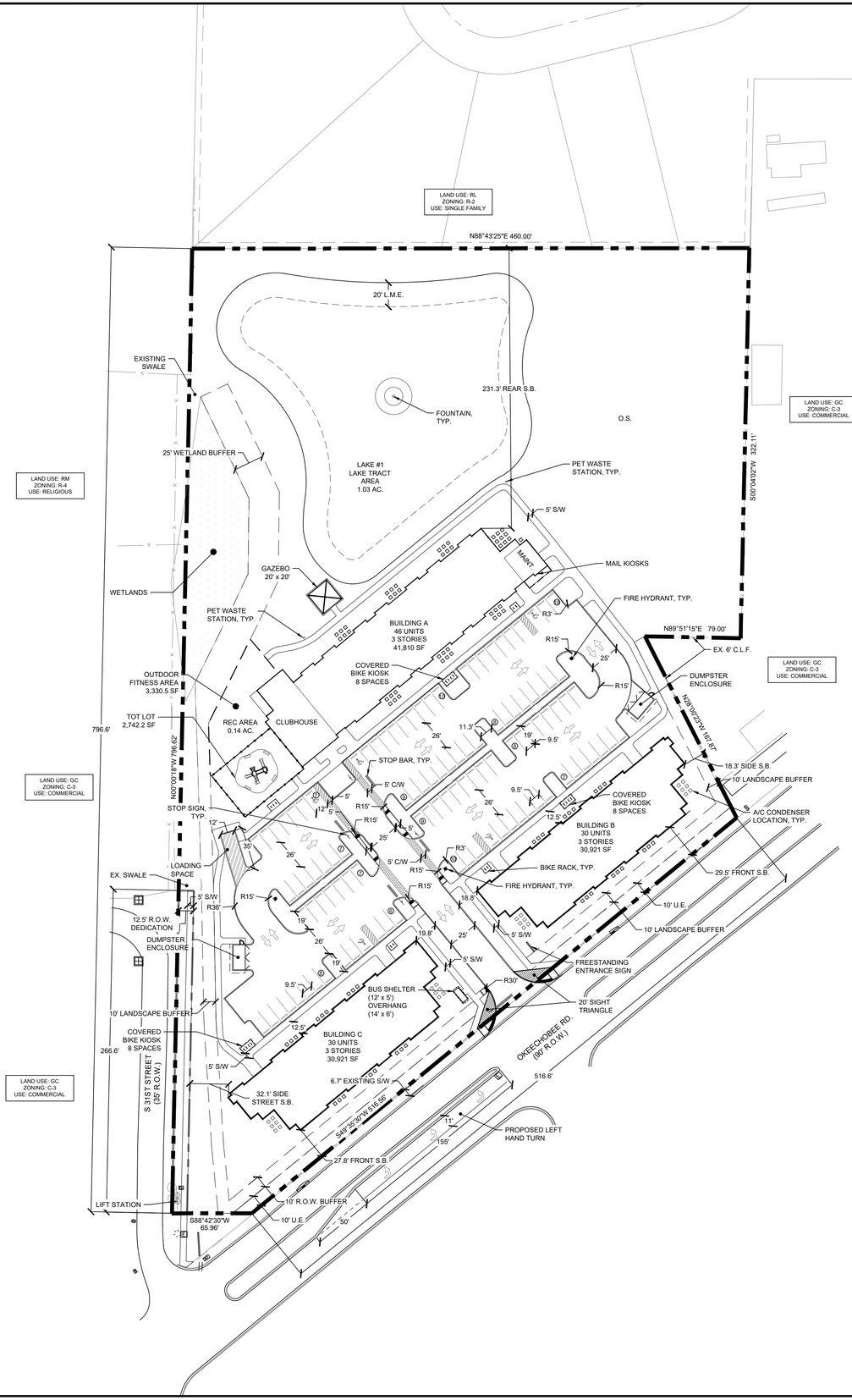
File Upload	SLC Fire Department-Site Plan Review.pdf
File Upload	*Field not completed.*

File Upload	Site Plan.pdf
File Upload	*Field not completed.*
File Upload	*Field not completed.*
File Upload	*Field not completed.*
File Upload	*Field not completed.*
File Upload	*Field not completed.*

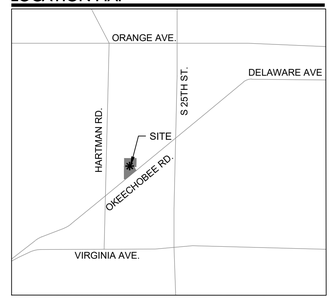
(Section Break)

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
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
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PG. = PAGE
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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 2025-07-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

SAVED: 7/15/2025 2:58 PM
PLOTTED: 7/15/2025 3:00 PM
PLOTTED BY: RAQUEL SAMARDO
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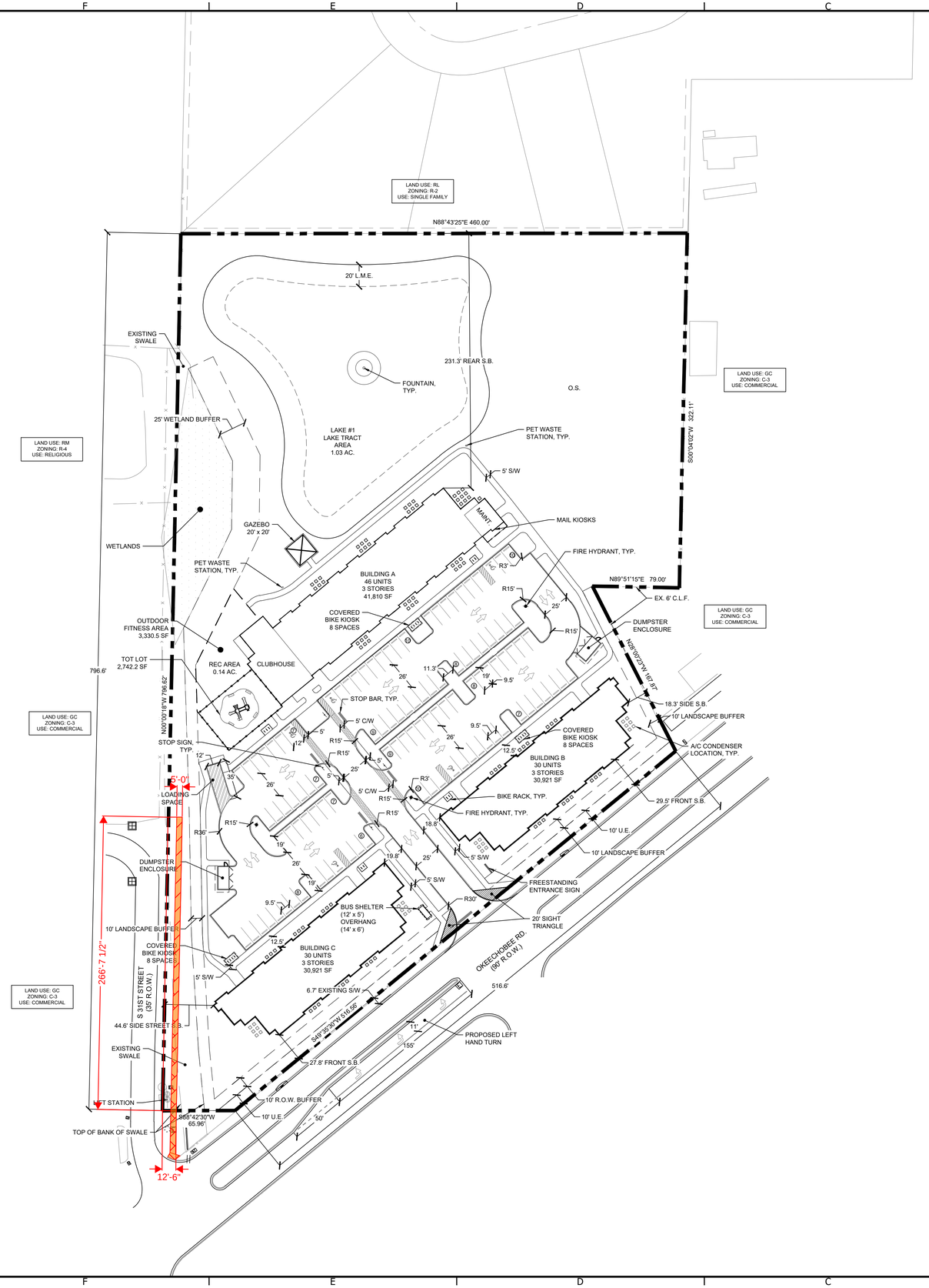

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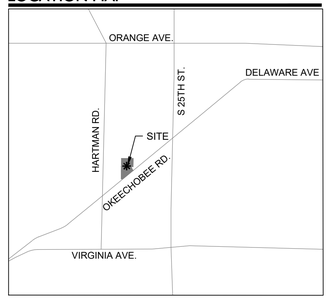

N

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T.B.R. = TO BE RELEASED

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

CERT NO: 6991
WGI.
WGInc.com
203S 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 2025-05-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

SAVED: 5/15/2025 4:15 PM
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PLOTTED BY: ISABELLA ENRIQUEZ
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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Arianna Hilliard
WGI, Inc.
2035 Vista Parkway
West Palm Beach, FL 33411

Subject: Major Site Plan: Innovative Development (PZSITE2025-00009)
Sunrise Village Apartments – 3000 Okeechobee Rd.
Technical Review Committee comments **for April 17, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The site plan should reflect the square footage of each building
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.
3. The site plan does not reflect the mail kiosk location

Advisory Comments

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Venetia Barnes, Stormwater Engineer VB

Thru : Mark Zrallack, P.E., City Engineer

Re : Site Plan – Sunrise Village Apartments – 3000 Okeechobee Road

Date : April 15, 2025

This is to advise you that we have completed the review of the following documents as received by this office on April 4, 2025:

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan
- [ ] DPCR
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

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.
2. Okeechobee Road is a St. Lucie County roadway, verification by the County of possible required roadway improvements shall be provided by the County.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.
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.

MZ/VB/vb

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Kerry Driver, Senior Planner

From : Venetia Barnes, Stormwater Engineer

Thru : Mark Zrallack, P.E., City Engineer

Re : Site Plan – Sunrise Village Apartments – 3000 Okeechobee Road

Date : April 16, 2025 REVISED

This is to advise you that we have completed the review of the following documents as received by this office on April 4, 2025:

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan
- [ ] DPCR
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\2001 - 3000\3000 Okeechobee Road\Site Plan\Submittal No. 1 - 040425\SP Comments REVISED - 041625.docx

ENGINEERING COMMENTS:

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

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

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 4/17/25
Property Address: PZSITE 2025 00009 Minor Site Plan Sunrise Village Apartments 3000 Okeechobee Rd.

Please be advised that the project may trigger the requirements indicated below:

☑ 1. 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.

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

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

☒ 4. Building Permit required.

☑ 5. Signed and sealed construction drawings required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☑ Means of egress

☐ 7. Change of Use required

- ☐ Shall include a signed and sealed Life Safety Plan
- ☐ Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.

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

☐ 9. Flood Development Permit required.

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

☐ 11. Open permits, requiring attention exist.

☑ 12. Shall meet the Fire Prevention Code:

- ☑ Sprinkler system is required.
- ☑ Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements: Permits required

Building Official's or Representative's Signature _____ Date: 4/15/25

Technical Review Committee meeting

April 17, 2025

Case #: PZSITE2025-00009

Planner: City of Ft. Pierce Planning Department.

3000 Okeechobee Rd, Ft. Pierce (Sunrise Village Apartments).

Site Plan

Comments:

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.

Thank you for your attention and consideration.

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		106
Average number of people per household	x	2.5
total proposed population increase		265
	/1000	0.265
	x	2.9
Additional Officers Necessary		0.77

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00009
Site Plan - Sunrise Village Apartments - 3000 Okeechobee Road

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.

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

New pad mount transformer lead time is up to 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

Gas: We are in the process of reviewing your application for your transformative 106-unit affordable multi-family housing project at Sunrise Village. We commend Blue Sky Communities and Carteret Management for your steadfast commitment to creating sustainable and high-quality housing solutions for the Fort Pierce community.

We are particularly excited about the potential integration of natural gas into your development. Given your focus on affordability and positive community impact, natural gas provides a compelling energy solution. Fort Pierce Utilities Authority is ready to support Sunrise

Village with our readily available natural gas infrastructure, conveniently located near your development site.

Heating water, drying clothes, and cooking with natural gas can reduce utility costs by up to 30% compared to electric-only solutions. This translates into significant savings for the future residents of Sunrise Village, aligning perfectly with your goal to assist families earning at or below 60% of the area's median income.

Additionally, by choosing natural gas, your project can significantly reduce its total electrical load, potentially lowering electrical infrastructure costs by tens of thousands of dollars—an advantage that cannot be overlooked.

To further streamline your development, we are pleased to offer comprehensive support, including the installation of necessary gas infrastructure—gas mains and services—**at no cost to the project**. We will also provide water heaters tailored to your specific needs, enhancing both cost savings and operational efficiency.

Fort Pierce Utilities Authority is eager to partner with you on this initiative. We are confident that integrating natural gas into Sunrise Village will not only reduce costs but also contribute to the long-term sustainability and success of the community.

Please feel free to contact me directly to discuss this opportunity further or to arrange a meeting with our team.

Thank you for considering this energy-efficient path forward. We look forward to supporting your efforts to redefine affordable housing in Fort Pierce.

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

FPUAnet Fiber: FPUAnet **Approves.** Fiber Internet Service **– Available**.

Contact Eric Peters at (772) 468-1697 or peters@fpua.com for **Fiber Internet** requirements.

Developer Letter.pdf

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I'm reaching out on behalf of **FPUAnet**, the City of Fort Pierce's municipal fiber internet provider, to introduce how we can support your next development project with fast, reliable, and cost-effective connectivity built for long-term growth.

Here's why developers like you choose **FPUAnet**:

• **Scalable Fiber Infrastructure**
Our fiber network is designed to evolve with the needs of Fort Pierce, ensuring your properties have the bandwidth to support future technologies, smart building systems, and high-demand applications.

• **Gigabit Speeds at Every Site**
Whether it's residential, commercial, or mixed-use, we deliver **consistent gigabit speeds** across our service area—ensuring your tenants and buyers enjoy fast, seamless internet.

• **Community-Wide Coverage**
We don't just serve high-density areas—we extend fiber access to underserved neighborhoods, helping developers meet connectivity requirements across all project types and locations.

• **Cost-Effective & Developer-Friendly**
With **competitive pricing** and a **community-first model**, FPUAnet offers lower rates than private ISPs—helping keep your project costs in check, with no hidden fees or profit-driven markups.

On top of that, **our dedicated local support team is available 24/7**, giving you and your buyers reliable access to real people who know the area and the network inside and out.

I'd love to discuss how we can help meet your project's specific connectivity needs. Please feel free to reach me directly at **peters@fpua.com** or **772-468-1697**.

Looking forward to partnering with you.

Best regards,
Eric Peters
On behalf of FPUAnet

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 3000 Okeechobee Road PZSITE2025-00009

REVIEW DATE: 4/7/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __X_____

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.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan if applicable (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
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)

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)**

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.)**

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

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.)***

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)**

12. **Please provide a truck circulation detail.**

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)**

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

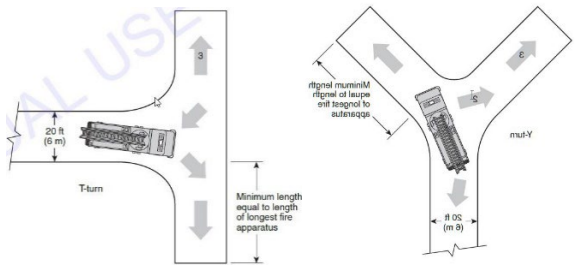
15. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

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)**

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)**

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)**

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)**



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.**

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.

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.**

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.**

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.**

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).**

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.**

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).**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

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Fax: **(772) 621-3604**

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.

April 15, 2025

PROJECT: Sunrise Village Apartments

REF: PZSITE2025-00009

TO: Kerry Driver

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

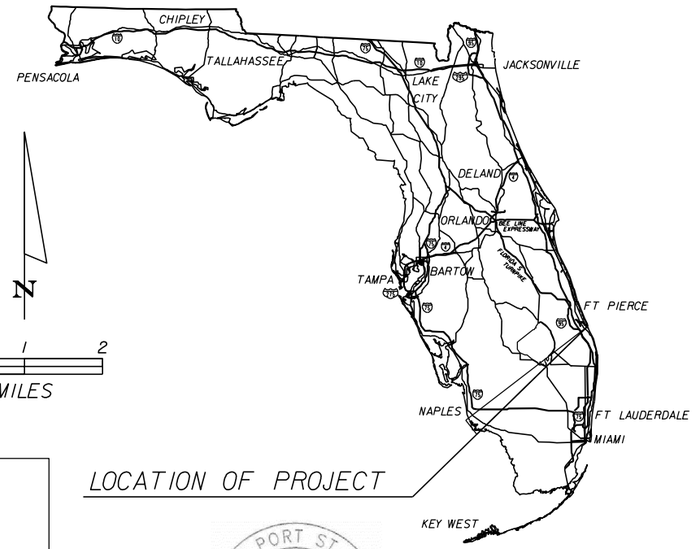
Cc: Alicia Rosenthal

COMPONENTS OF CONTRACT PLANS SET

BUS SHELTER PLANS

CITY OF PORT ST. LUCIE
STATE OF FLORIDA

CONCEPT BUS SHELTER PLANS
FOR
US 1 TRANSIT CORRIDOR BUS SHELTERS
CPSL NO. 20130119

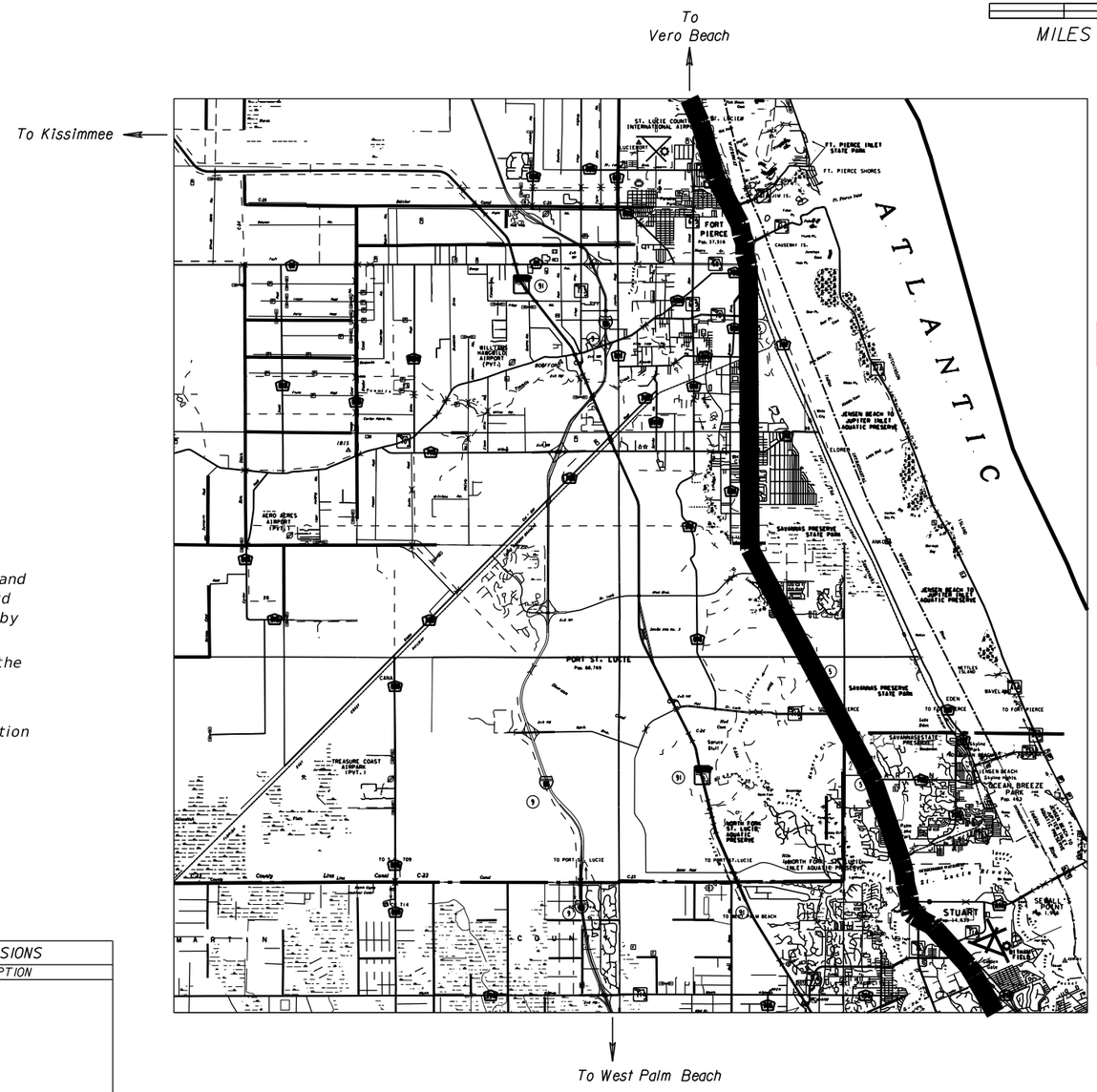


LOCATION OF PROJECT

A DETAILED INDEX APPEARS ON THE KEY SHEET OF EACH COMPONENT

INDEX OF BUS SHELTER PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SUMMARY OF PAY ITEMS
3	PROJECT LAYOUT
4	GENERAL NOTES
5-6	BUS SHELTER DETAILS
7	SLAB FOUNDATION DETAIL
8-23	SITE PLAN
24	SOIL BORING LOCATION MAP
25-32	REPORT OF SOIL BORINGS



GOVERNING STANDARDS AND SPECIFICATIONS:

Florida Department of Transportation, 2015 Design Standards and revised Index Drawings as appended herein, and 2015 Standard Specifications for Road and Bridge Construction, as amended by Contract Documents.

For Design Standards click on the "Design Standards" link at the following web site:
http://www.dot.state.fl.us/rddesign/

For the Standard Specifications for Road and Bridge Construction click on the "Specifications" link at the following web site:
http://www.dot.state.fl.us/specificationsoffice/

CONCEPT PLANS PREPARED BY:
KIMLEY-HORN AND ASSOCIATES. INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665 PHONE
(561) 863-8175 FAX

KEY SHEET REVISIONS	
DATE	DESCRIPTION

James E. Angstadt, P.E.
Interim Public Works Director

CLIENT:
CITY OF PORT ST. LUCIE
PUBLIC WORKS DEPARTMENT
~~PATRICIA ROEDLING, P.E.~~
121 SW PORT ST. LUCIE BLVD
PORT ST. LUCIE, FLORIDA 34984
PHONE (772) 871-5177

BUS SHELTER SHOP DRAWINGS TO BE SUBMITTED TO:
KELLY T. SCHWARZ, P.E.
KIMLEY-HORN AND ASSOCIATES. INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411

PLANS PREPARED BY:
KIMLEY-HORN AND ASSOCIATES. INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665 PHONE
(561) 863-8175 FAX

CONTRACT NO. C9084
VENDOR NO. VF-560-885-615-001
CERTIFICATE OF AUTHORIZATION NO. 696

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

100% SUBMITTAL

ROADWAY PLANS
ENGINEER OF RECORD: KELLY T. SCHWARZ, P.E.

P.E. NO.: 71507

FISCAL YEAR	SHEET NO.
15	1

CITY OF PORT ST. LUCIE PROJECT MANAGER: CLYDE CUFFY

Pay Item Number [1]	Pay Item Description [1]	Unit	Total Quantity
101-1	Mobilization	LS	1
102-1	Maintenance of Traffic	LS	1
104-10-3	Sediment Barrier	LF	131
104-18	Inlet Protection System	EA	11
110-1-1	Clearing and Grubbing	AC	0.35
120-1	Regular Excavation	CY	169
120-6	Embankment	CY	176
400-11	Class NS Concrete - Gravity Wall	CY	12.8
430-174-215	Pipe Culvert Optional Material (SD, Elliptical/Arch, 15")	LF	12
430-984-623	Mitered End Section (SD, Elliptical/Arch, 15")	EA	2
515-1-2	Pipe Handrail - Guiderail (Aluminum)	LF	82
519-78	Bollards	EA	12
522-1	Concrete Sidewalk and Driveways, 4" Thick	SY	429
522-4	Bus Shelter Pad - Concrete	SY	186
527-2	Detectable Warnings	SF	82
570-1-2	Performance Turf	SY	534
635-2-11	Pull & Splice Box	EA	16
700-1-51	Single Post Sign (Relocate, Up to 12 SF)	AS	13
751-36-13	Bicycle Rack (F&I, Medium)	EA	16
751-35-12	Bus Shelter (F&I, 50-100 Feet)	EA	14
751-35-13	Bus Shelter (F&I, 101-150 Feet)	EA	2
751-37	Trash Receptacle	EA	16
751-38-11	Bench (F&I, Aluminum)	EA	16
CUSTOM	Remove Existing Bench	EA	5
CUSTOM	Swale Liner (Install Only)	LF	86
CUSTOM	As-Built Survey	LS	1

(1) Pay Item Number and Description from FDOT Basis of Estimates 2014 Edition

PAY ITEM NOTES

1. PAY ITEM NO. 110-1-1 - INCLUDES ALL CLEARING AND GRUBBING, INCLUDING THE TRIMMING AND REMOVAL OF EXISTING TREES
2. PAY ITEM NO. 522-4 - BUS SHELTER PAD, CONCRETE- SHALL INCLUDE PAYMENT FOR ALL REINFORCING STEEL, CONDUIT, EXCAVATION, HAUL AND DISPOSAL OF EXCAVATED MATERIAL FROM THE STATION SITE. AS WELL AS SAWCUTS, HARDSCAPE DETAILING AND CONCRETE FINISH WORK.
3. PAY ITEM NO. 570-1-2 - INCLUDES THE COST OF SOD AND UNDERLYING SAND LAYER SHOWN IN THE SWALE LINER DETAIL. SWALE LINER MATERIAL PROVIDED BY THE CITY OF PORT ST. LUCIE.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley-Horn and Associates, Inc.
Certificate Of Authorization No. 696
Kelly T Schwarz, P.E.
P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

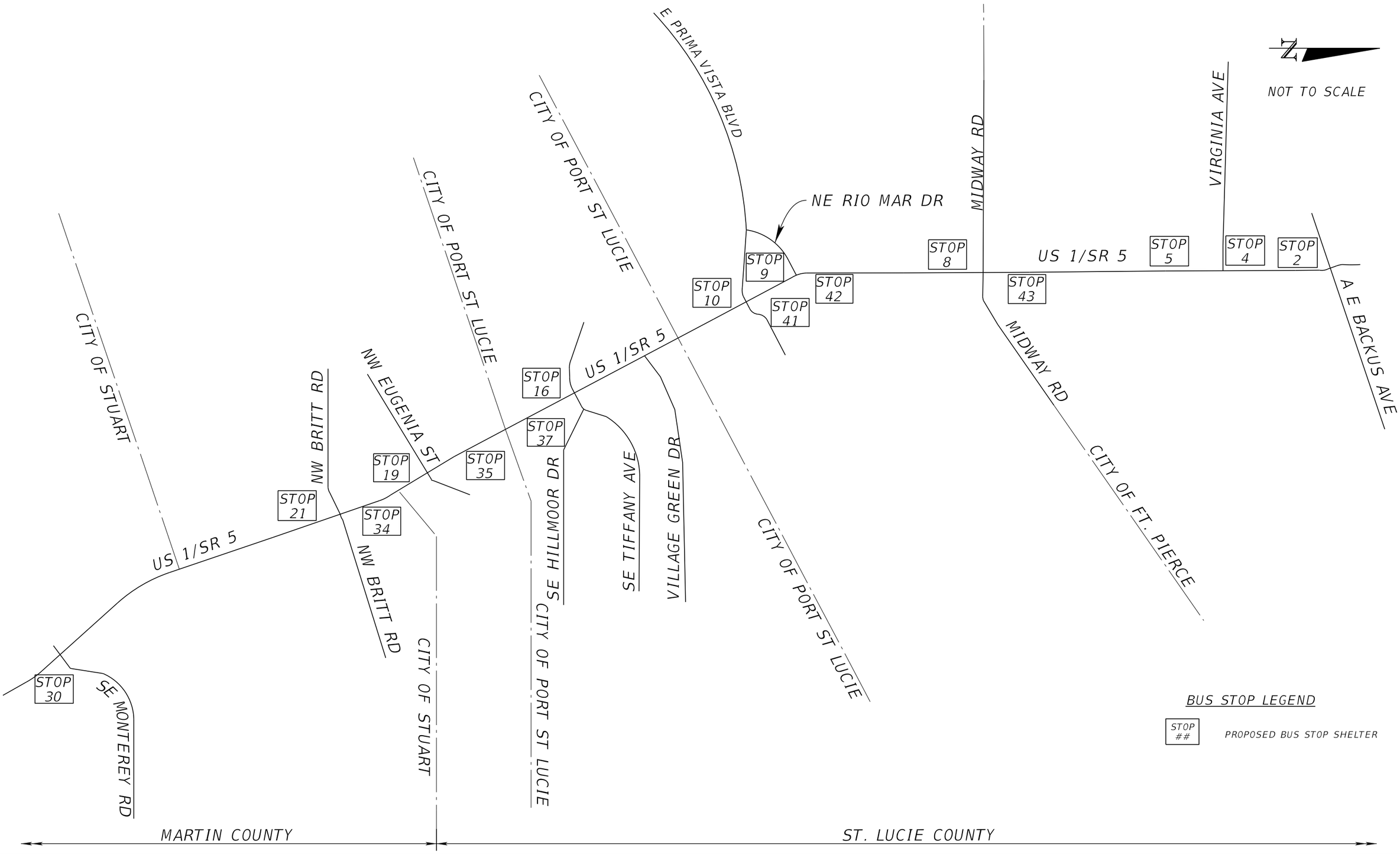
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SUMMARY OF PAY ITEMS

SHEET NO. 2

kelly.schwarz 1/7/2015 3:24:56 PM K:\WPB_Design\044261003_US_1_Transit_Bus_Shelters\044261003\roadway\CESSRD01.DGN



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
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1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

PROJECT LAYOUT

SHEET NO. 3

kelly.schwarz 1/7/2015 3:24:59 PM K:\WPB_Design\044261003_US 1 Transit Bus Shelters\044261003\roadway\PLAYRD01.DGN

1. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT TIME OF THE PREPARATION OF THE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS/HER WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL PROVIDE AT LEAST 2 BUSINESS DAYS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO LOCATE AND IDENTIFY THEIR EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT."

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES.

   NOTE:
   THIS INCLUDES MEETING WITH UTILITY AGENCIES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONTRACTORS CONSTRUCTION SCHEDULE.

5. MAINTENANCE OF TRAFFIC WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE APPROVED BY THE GOVERNING AGENCY PRIOR TO ITS IMPLEMENTATION.

6. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL JURISDICTION OR FDOT STANDARDS. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.

7. ALL SIDEWALK RAMPS SHALL BE BUILT PER THE LATEST FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AT THE TIME OF BID.

8. SIDEWALK AND BUS PAD CROSS SLOPES SHALL NOT EXCEED 2% POSITIVE OR NEGATIVE GRADE. ALL SIDEWALK AND BUS PAD AREAS EXCEEDING 2% DURING CONSTRUCTION WILL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

9. ALL EXISTING DRAINAGE STRUCTURES ARE TO REMAIN UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR IS REQUIRED TO SAW CUT EXISTING PAVEMENT AND PROVIDE EXPANSION MATERIAL WHERE NECESSARY TO PROVIDE A UNIFORM CONSTRUCTION JOINT FOR ALL AREAS REQUIRING WIDENING OR CURB CONSTRUCTION. THE COST ASSOCIATED WITH SAW CUTTING AND INSTALLING EXPANSION JOINT FILLER (1/2") WILL BE INCIDENTAL TO THE ADJACENT WORK.

11. BENCHMARK DATUM IS FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE 901) NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

12. ALL SIDEWALK PLACED OUTSIDE THE SHELTER PAD SHALL BE 4" THICK UNLESS OTHERWISE NOTED.

13. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.

14. UTILITY OWNERS:

COMPANIES	CONTACT	PHONE NUMBER
AT&T/T	GREG JACOBSON	813-342-0512
COMCAST BOCA DELRAY	TONY SPRINGSTEEL	772-692-9010
CITY OF FT. PIERCE	TRACY TELLE	772-467-3776
FT. PIERCE UTILITY AUTHORITY	VALERIE SCHULTE	772-466-1600 EXT 3402
LEVEL 3 COMMUNICATIONS	NETWORK RELATIONS	877-366-8344 EXT 2
MCI	CHUCK CZUMAK	941-906-6703
AT&T/DISTRIBUTION	MARK GUTIERREZ	772-460-4443
SPRINT NEXTEL	MARK CALDWELL	321-287-9942
FLORIDA POWER AND LIGHT	TRACY STERN	800-868-9554
CITY GAS COMPANY OF FLORIDA	RON MULLER	321-638-3424
CITY OF PORT ST. LUCIE	MIKE LEPELLETIER/PAUL JOHNSON	772-873-6424/772-871-5182
MARTIN COUNTY BOARD OF COMMISSIONERS	DAMIAN BONO	772-288-5528
CITY OF STUART	DAVE TYLER	772-288-5377
TECO PEOPLES GAS	YVONNE GOLDMAN	954-453-0824

811 Know what's below. Call before you dig.

TRAFFIC CONTROL PLAN

1. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN THE LATEST VERSIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND 600 SERIES OF THE FDOT DESIGN STANDARDS AT ALL TIMES.

2. INSTALL ADVANCE WARNING SIGNS AND BARRICADES IN ACCORDANCE WITH THE 600 SERIES OF THE STANDARD INDEX.

3. EXISTING POSTED SPEED SHALL REMAIN DURING CONSTRUCTION. TRAFFIC SHALL BE MAINTAINED ON PAVED SURFACES AT ALL TIMES.

4. EXISTING SIDEWALK WILL BE CLOSED AS NECESSARY TO ACCOMMODATE CONSTRUCTION. CONTRACTOR WILL PLACE NECESSARY SIDEWALK CLOSURE SIGNAGE IN ACCORDANCE WITH STANDARD INDEX 660.

5. FLAGGING OPERATIONS MAY BE USED WHEN CONSTRUCTION ACTIVITIES OCCUR IN AREAS WHERE OTHER OPERATIONS ARE NOT POSSIBLE. WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDEX 600 SERIES.

SITE / STOP	ALONG ROADWAY	DESIGN SPEED (MPH)
BENTON BUILDING / STOP 2	SR 5 / US 1	45
K-MART PLAZA / STOP 4	SR 5 / US 1	45
SABAL PALM PLAZA / STOP 5	SR 5 / US 1	45
MIDWAY ROAD NORTH / STOP 43	SR 5 / US 1	45
MIDWAY ROAD SOUTH / STOP 8	SR 5 / US 1	45
RIO MAR NORTH / STOP 42	SR 5 / US 1	45
RIO MAR SOUTH / STOP 9	SR 5 / US 1	45
PRIMA VISTA CROSSINGS / STOP 41	E PRIMA VISTA BOULEVARD	35
CHASE BANK / STOP 10	S ENTRADA AVENUE	25
CVS PHARMACY / STOP 16	SR 5 / US 1	45
TC MEDICAL CENTER / STOP 37	SE HILLMORE DRIVE	30
CRACKER BARREL / STOP 35	SR 5 / US 1	45
LOWES & BJ / STOP 19	SR 5 / US 1	45
PINEAPPLE COMMONS / STOP 34	SR 5 / US 1	45
BRITT ROAD / STOP 21	SR 5 / US 1	45
STUART CENTER / STOP 30	SR 5 / US 1	45

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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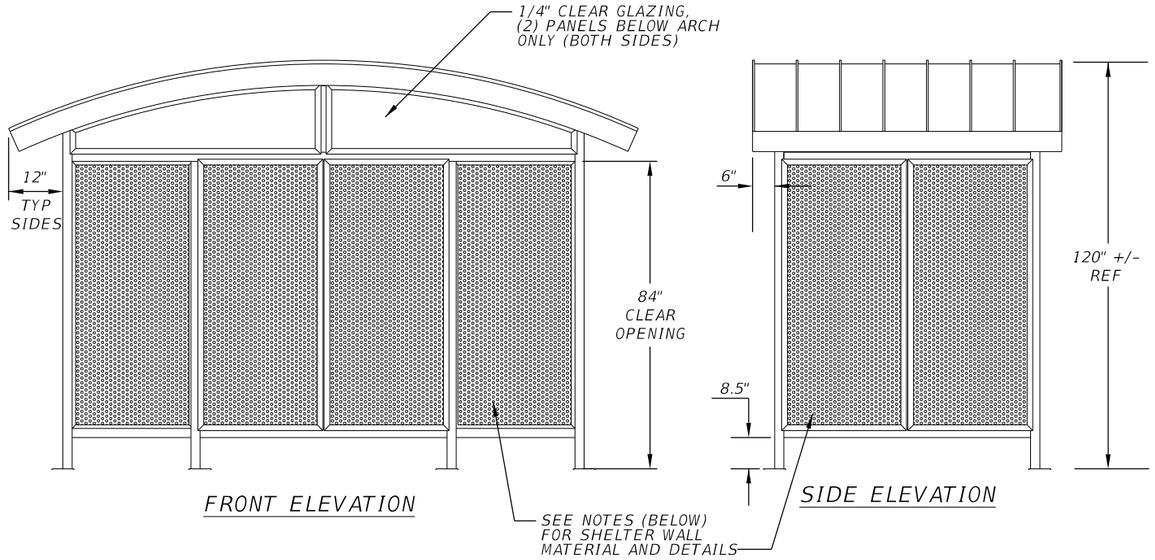
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

GENERAL NOTES

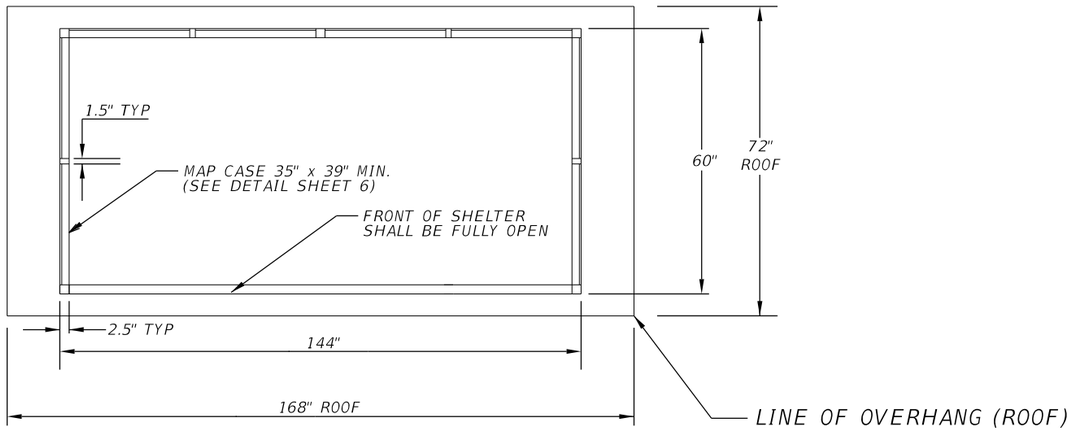
SHEET NO. 4

5' X 12' BUS SHELTER



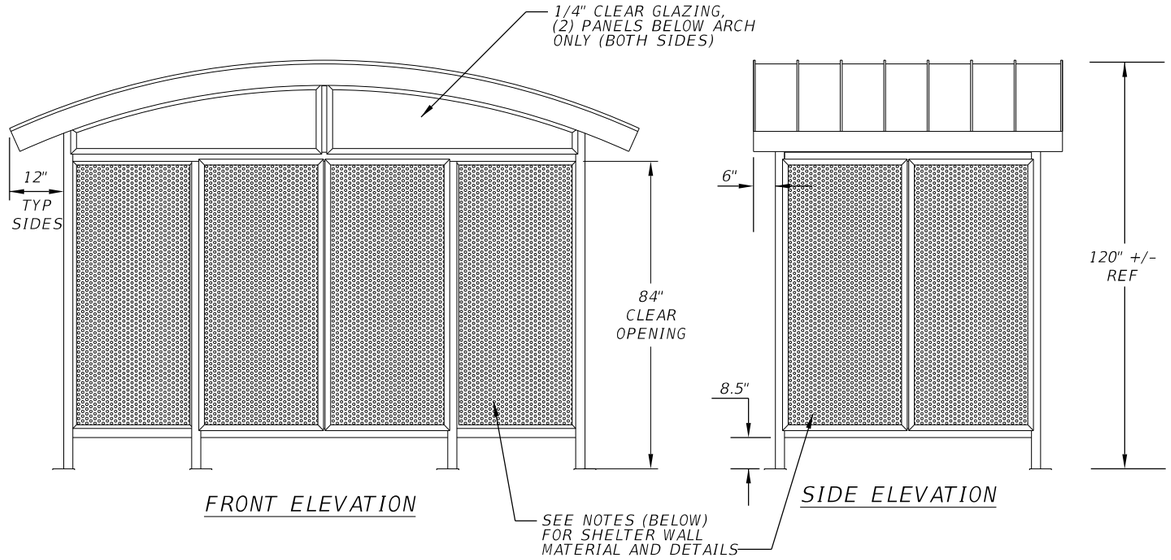
FRONT ELEVATION

SIDE ELEVATION



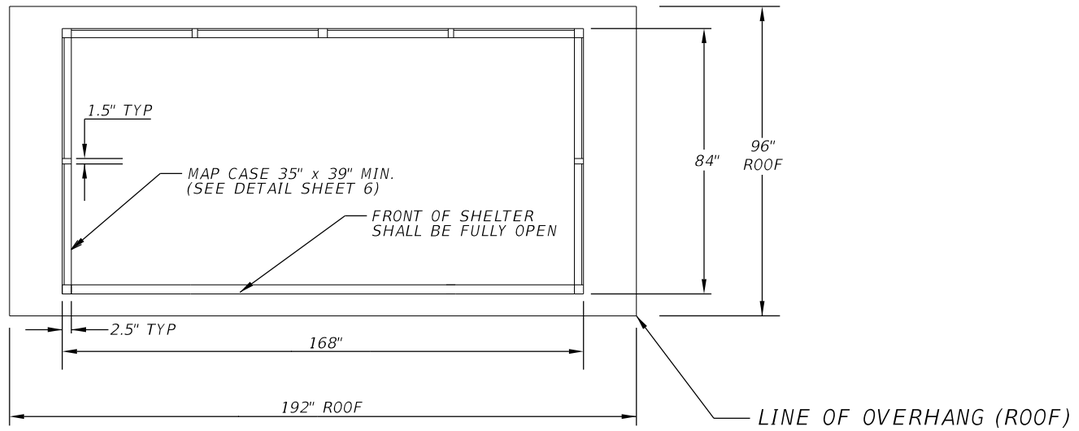
PLAN VIEW

7' X 14' BUS SHELTER



FRONT ELEVATION

SIDE ELEVATION



PLAN VIEW

NOTES FOR BOTH SIZE SHELTERS

1. BUS SHELTER SHALL BE A REVERSE BARRELL VAULT ROOF AS MANUFACTURED BY DUO-GUARD INDUSTRIES, INC (OR APPROVED EQUAL).
2. ALUMINUM FINISH TO BE CLEAR ANODIZED.
3. ROOF TO BE 0.032 ALUMINUM METAL STANDING SEAM PANS, "STONE WHITE" COLOR.
4. SHELTER SHALL HAVE PERFORATED PANELS ON THE BACK AND BOTH SIDES AND FULLY OPEN ON THE FRONT. PANEL WALL GLAZING TO BE 0.125 CLEAR ANODIZED PERFORATED ALUMINUM WITH 1/4" HOLES ON 3/8" STAGGERED CENTERS.
5. PRE-WIRED, PER THE MANUFACTURER FOR FUTURE ELECTRICAL SERVICE (SEE SLAB FOUNDATION DETAIL SHEET).
6. A 35" X 39" MINIMUM MAP DISPLAY TO BE MOUNTED ON SIDEWALL OF SHELTER.
7. PLEASE REFER TO SHEET 7 FOR BUS SHELTER PAD DETAILS.

REVISIONS			
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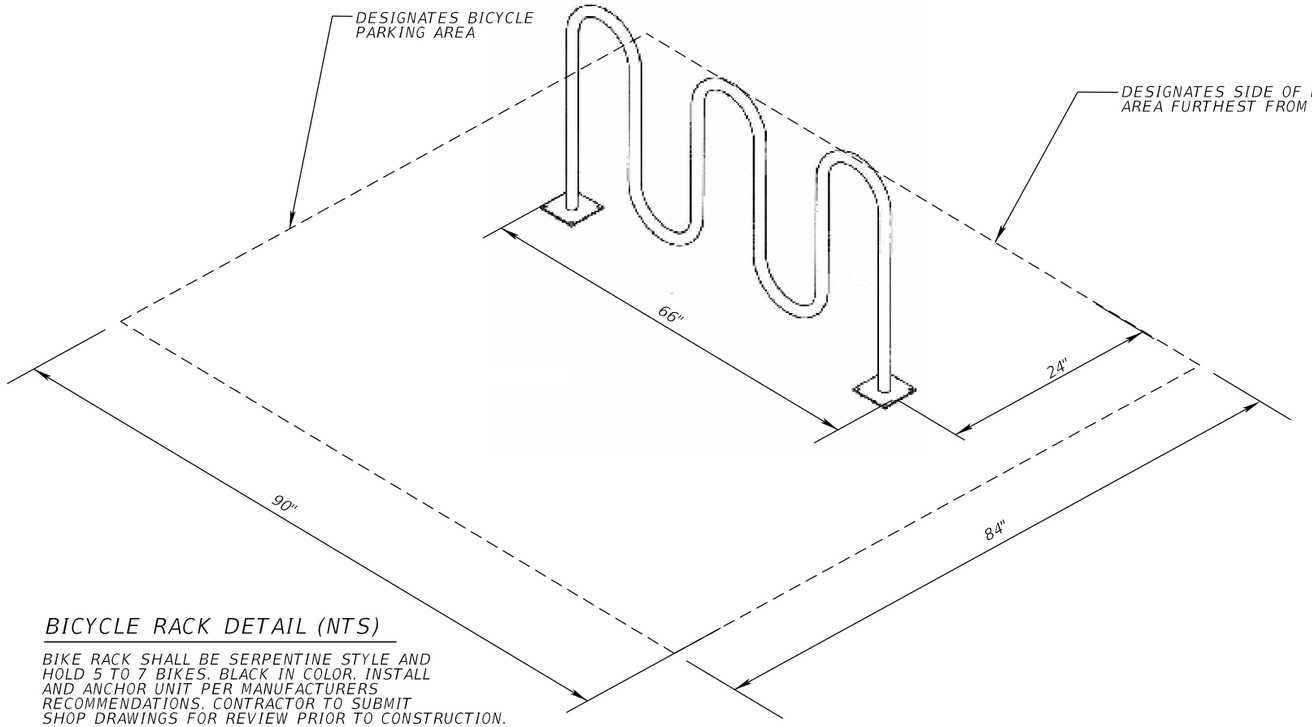
ROAD NO.	COUNTY
	ST. LUCIE

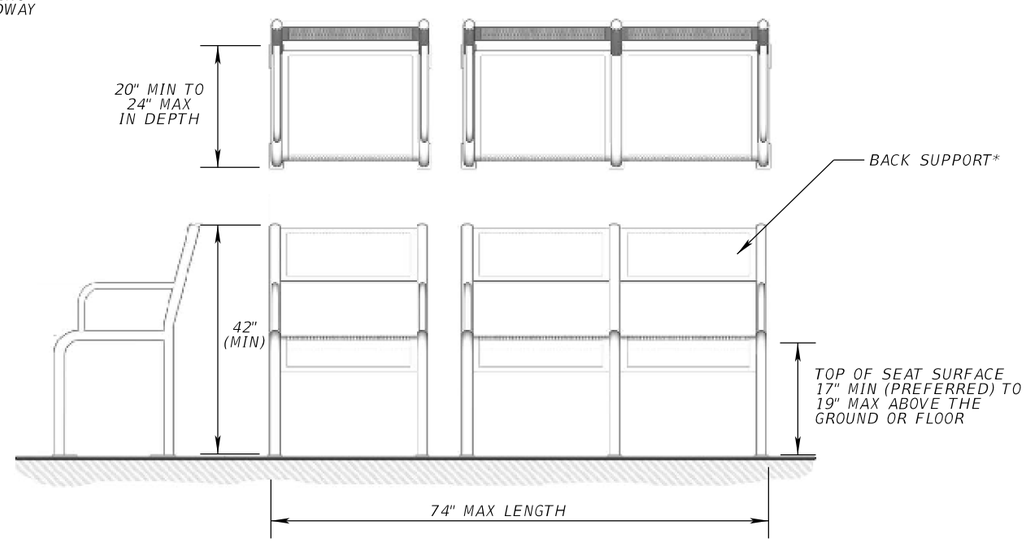
BUS SHELTER DETAILS

SHEET NO. 5



BICYCLE RACK DETAIL (NTS)

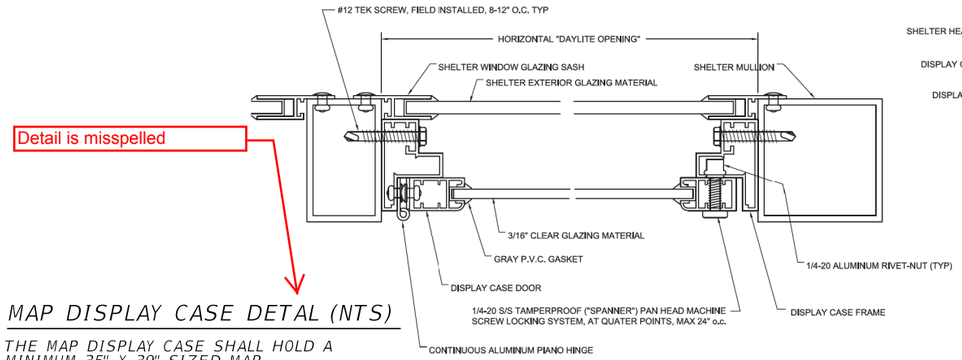
BIKE RACK SHALL BE SERPENTINE STYLE AND HOLD 5 TO 7 BIKES. BLACK IN COLOR. INSTALL AND ANCHOR UNIT PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.



BENCH DETAIL (NTS)

BENCH SHALL BE AN ALUMNIUM THREE SEAT DIVIDED HOOP STYLE, BENCH SHALL PROVIDE FOR BACK SUPPORT. FINISH COLOR TO MATCH THE SHELTER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, UNIT MUST BE ANCHORED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

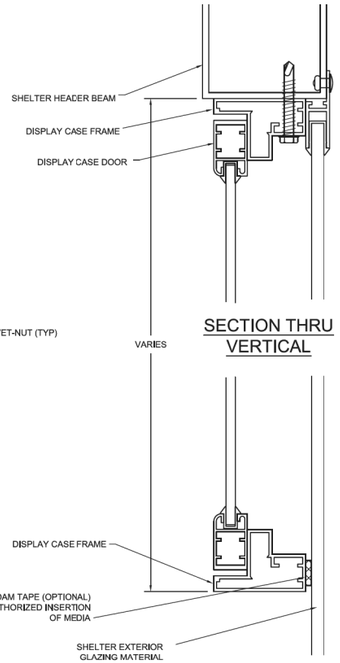
*BACK SUPPORT SHALL EXTEND FROM A POINT 2" (MAX) ABOVE THE SEAT SURFACE TO A POINT 18" (MIN) ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 2.5" (MAX) FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.



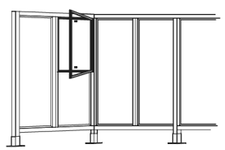
MAP DISPLAY CASE DETAL (NTS)

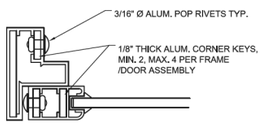
THE MAP DISPLAY CASE SHALL HOLD A MINIMUM 35" X 39" SIZED MAP. MAP DISPLAY CASE SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.

SECTION THRU HORIZONTAL



SECTION THRU VERTICAL

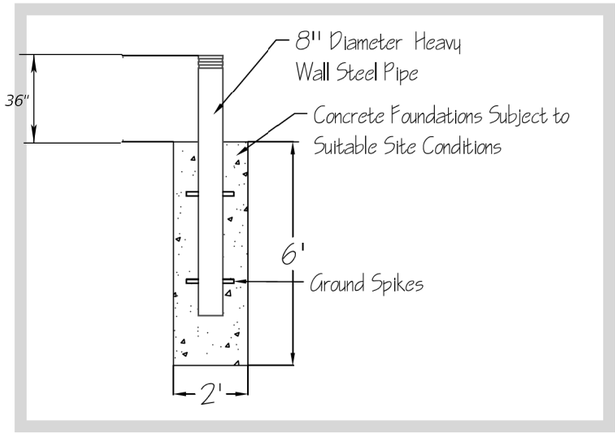




CORNER KEY DETAIL

TRASH RECEPTACLE DETAIL (NTS)

TRASH RECEPTACLE SHALL BE 32 GALLON WITH A BLACK POWDER COAT FINISH. THE TRASH RECEPTACLE SHALL BE MODEL R32DR WITH MODEL R32L LINER, MODEL R32FC LID AND SURFACE MOUNT KIT AS MANUFACTURED BY BELSON PRODUCTS. SHOP DRAWINGS FOR THE TRASH RECEPTACLE SHALL BE SUBMITTED FOR APPROVAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, UNIT MUST BE ANCHORED.



BOLLARD DETAIL (NTS)

SHOP DRAWINGS FOR BOLLARDS SHALL BE SUBMITTED FOR APPROVAL.

REVISIONS			
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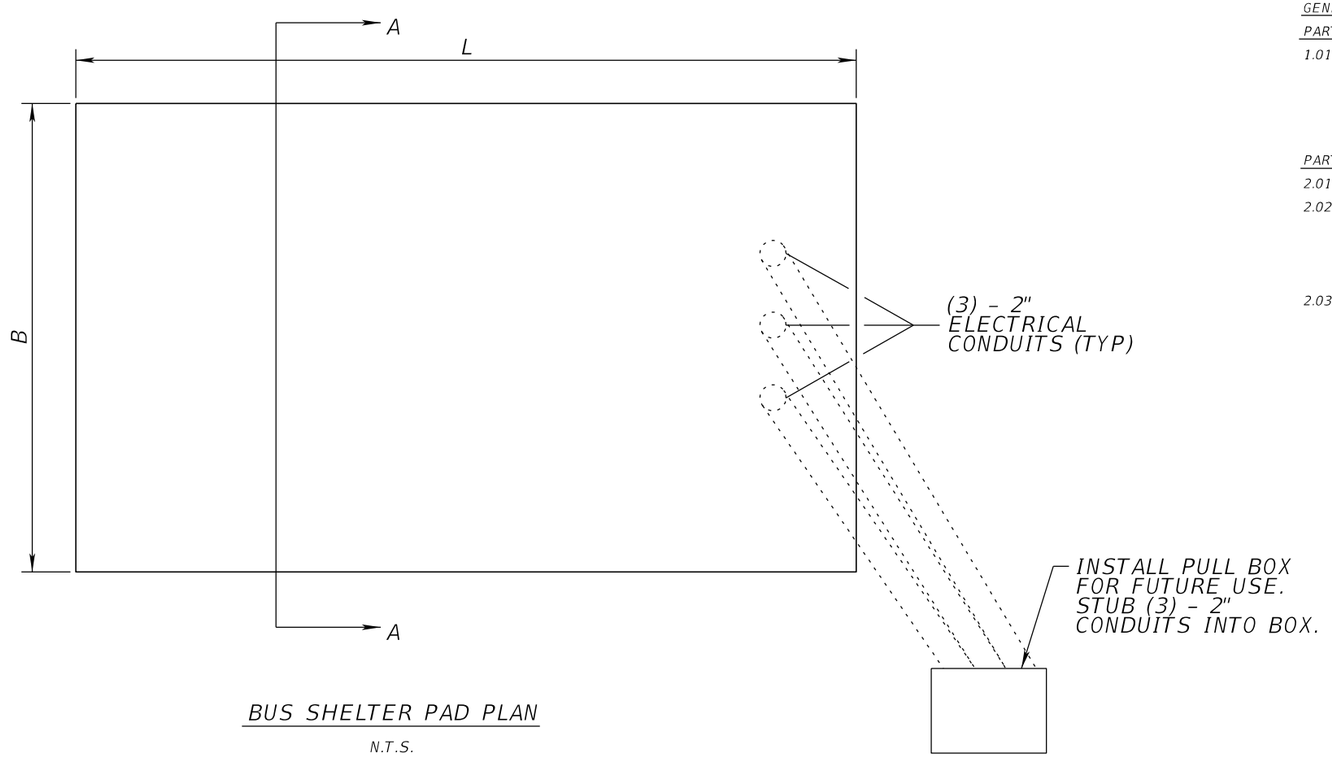
ROAD NO.	COUNTY
	ST. LUCIE

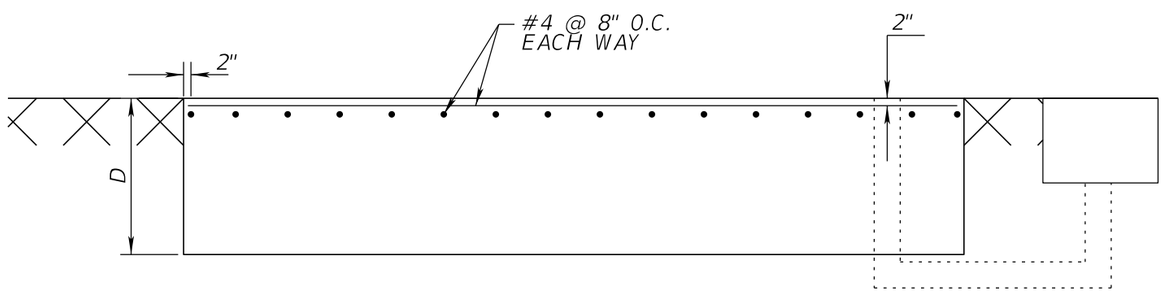
BUS SHELTER DETAILS

SHEET NO. 6



BUS SHELTER PAD PLAN

N.T.S.



SECTION A-A

N.T.S.

	B (IN)	L (IN)	D (IN)
5' X 12' BUS SHELTER	84	168	12
7' X 14' BUS SHELTER	108	192	12

NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ANCHOR BOLT SPECIFICATIONS AND SIZE TO KIMLEY-HORN AND ASSOCIATES PRIOR TO MATERIAL FABRICATION OR BUS SHELTER INSTALLATION.

GENERAL NOTES AND SPECIFICATIONS

PART 1 – GENERAL

1.01 PROJECT IDENTIFICATION: BUS SHELTER CONCRETE PAD PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. BASED ON THE FOLLOWING INFORMATION:

NOMINAL WIND SPEED: 116 MPH
ULTIMATE WIND SPEED: 150 MPH
WIND PRESSURE: 33.3 PSF
EXPOSURE B
RISK CATEGORY I

PART 2 – WORK ELEMENTS / SPECIFICATIONS

2.01 GENERAL DESCRIPTION: THE WORK OF THIS CONTRACT INCLUDES CONCRETE AND STEEL.

2.02 WORK STANDARDS:

A. ALL WORK TO BE PERFORMED PER ACI 224, ACI 546, AND PRODUCT MANUFACTURER'S SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS. REFER ANY CONFLICTS BETWEEN ACI SPECIFICATIONS AND MANUFACTURER'S SPECIFICATIONS TO THE ENGINEER FOR RESOLUTION.
B. WELDING: PERFORMED BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D.1.1. ALL WELD SIZES SHALL BE THE MAXIMUM ALLOWED BY MATERIAL BEING WELDED WITH E 70XX ELECTRODE.

2.03 REINFORCED CONCRETE

A. ALL CONCRETE MATERIALS, PLACING AND HANDLING SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE PUBLICATIONS ACI 301 AND ACI 318.
B. CURING OF CONCRETE SHALL BE IN STRICT ACCORDANCE WITH ACI 301 PROVISIONS.
C. ALL STRUCTURAL CONCRETE SHALL BE HIGH EARLY STRENGTH (MINIMUM 4000 PSI IN 12 HOURS)
D. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS SPECIFIC AUTHORIZATION IS INDICATED ON THE DELIVERY TICKET. NOTIFY ENGINEER OF TOTAL QUANTITY OF WATER ADDED TO ANY TRUCK. REPEAT NECESSARY TESTING IF WATER IS ADDED AFTER INITIAL SAMPLING.
E. ALL ANCHOR BOLTS SHALL BE ACCURATELY SET WITHIN A TOLERANCE OF +/- 1/16 INCH IN BOTH ELEVATION AND LOCATION.
F. ALL CONCRETE SHALL BE PLACED IN THE DRY. ALL FORMS SHALL BE FREE OF STANDING WATER.
G. ALL CONCRETE SHALL BE VIBRATED IN PLACE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES. NO PLACING OF CONCRETE WILL BE COMMENCED UNLESS THERE ARE TWO OPERABLE CONCRETE VIBRATORS ON THE JOB SITE.
H. CONCRETE COVER OVER REINFORCING STEEL SHALL BE AS FOLLOWS, U.O.N.:
CONCRETE CAST AGAINST EARTH 3 IN.
ALL OTHER CONCRETE 2 IN.
I. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES, EXCEPT AS OTHERWISE NOTED.
J. ANY TIES, STRAPS OR OTHER METALLIC FORMWORK ITEMS SHALL BE REMOVED TO A DEPTH OF 1-1/2 INCHES MINIMUM BELOW FINISHED CONCRETE SURFACE. CONCRETE SHALL BE REPAIRED IN ACCORDANCE WITH ACI 301.
K. FORMED SURFACES SHALL RECEIVE A SMOOTH-FORM FINISH IN ACCORDANCE WITH ACI 301. OFFSET BETWEEN ADJACENT PIECES OF FORMWORK FACING MATERIAL SHALL NOT EXCEED "CLASS A" TOLERANCE REQUIREMENTS OF ACI 117 (I.E. 1/8 INCH MAX. OFFSET).
L. SLAB SURFACES SHALL RECEIVE A TROWELED FINISH IN ACCORDANCE WITH ACI 301. FINISH TOLERANCES SHALL BE IN ACCORDANCE WITH "VERY FLAT" CLASSIFICATION REQUIREMENTS OF ACI 117 (I.E. 1/8 INCH MAX. IN 10 FEET).
M. WHERE A NONSLIP FINISH IS REQUIRED, GIVE THE SURFACE A BROOM FINISH OR DRY-SHAKE APPLICATION OF FINELY CRUSHED ABRASIVE PARTICLES.
N. COORDINATE SIZE, TYPE AND LOCATION OF ALL PENETRATIONS, CONDUIT, CHAMFERS AND EMBEDDED ITEMS PRIOR TO CONCRETE PLACEMENT.
O. DO NOT IMPOSE SERVICE LOADS ON CONCRETE ELEMENTS UNTIL THE CONCRETE HAS REACHED ITS SPECIFIED MINIMUM COMPRESSIVE STRENGTH.

2.04 REINFORCING STEEL

A. REINFORCING STEEL SHALL BE OF DOMESTIC MANUFACTURE AND IN ACCORDANCE WITH ASTM A615 WITH SUPPLEMENT, GRADE 60; MAXIMUM WORKING STRESS OF 24,000 PSI.
B. TOLERANCES FOR REINFORCING BAR FABRICATION SHALL CONFORM TO THE CURRENT CRSI MANUAL OF STANDARD PRACTICE.
C. ALL REINFORCING STEEL SHALL BE UNCOATED (BLACK) DEFORMED BARS AND SHALL BE FREE FROM LOOSE RUST, SCALE OR OTHER COATINGS.
D. ALL REINFORCING STEEL SHALL BE ACCURATELY PLACED, RIGIDLY SUPPORTED AND FIRMLY TIED IN PLACE WITH BAR SUPPORTS AND SPACERS. VERIFY THAT PLACEMENT OF REINFORCING STEEL WILL NOT CONFLICT WITH SUBSEQUENT INSTALLATION OF ANCHOR BOLTS, FASTENERS OR FIELD-DRILLED COMPONENTS.
E. UNLESS OTHERWISE NOTED, LAP BOTTOM STEEL OVER STRUCTURAL SUPPORTS AND TOP STEEL AT MIDSPAN.
F. ALL LAP LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, ACI 530 AND CRSI STANDARD PRACTICES, U.O.N.
G. HOOK DISCONTINUOUS ENDS OF ALL TOP BARS AND ALL BARS IN WALLS U.O.N.
H. ACI STANDARD HOOKS SHALL BE USED AS A MINIMUM, U.O.N.
I. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING BARS ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO FACE OF CONCRETE.
J. SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO FABRICATING REINFORCING STEEL. DO NOT REPRODUCE THE STRUCTURAL DRAWINGS FOR USE AS PLACING DRAWINGS OR SHOP DRAWINGS.
K. PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH ACI 318 AND SUBMIT DRAWINGS SHOWING LOCATIONS AND DIRECTION OF POUR FOR ENGINEER'S REVIEW. PROVIDE KEYWAYS AND ADEQUATE DOWELS AT ALL CONSTRUCTION JOINTS.
L. PROVIDE REINFORCING STEEL ERECTOR WITH A SET OF STRUCTURAL DRAWINGS FOR FIELD USE. INSPECT REINFORCING STEEL PLACEMENT FROM SHOP DRAWINGS.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Arnoldo A. Artiles, P.E.
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1920 Wekiva Way, Suite 200
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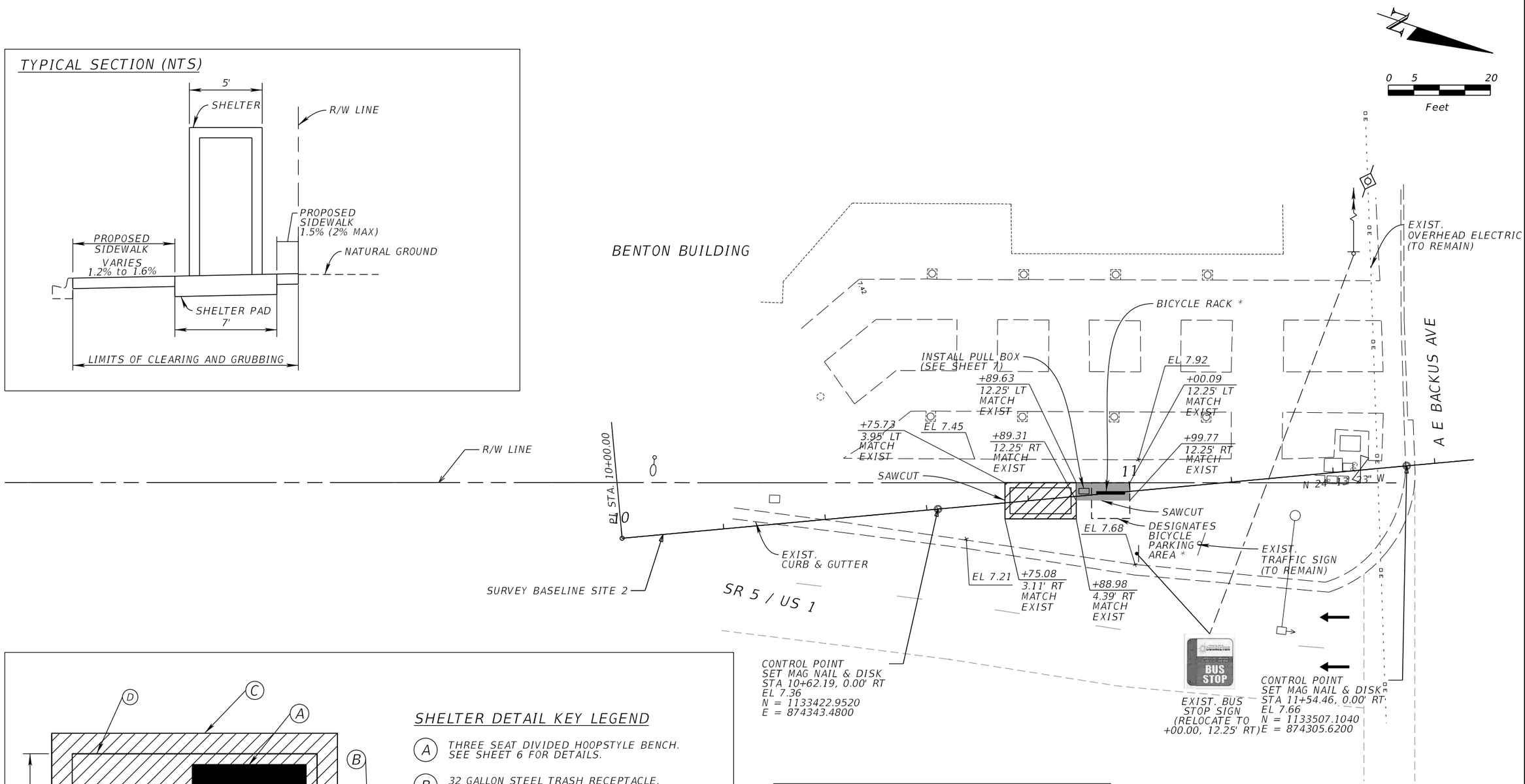
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

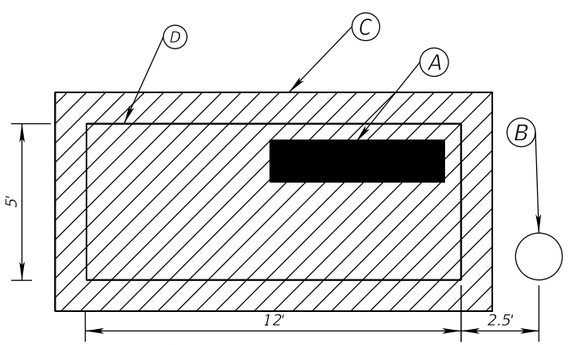
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

SLAB FOUNDATION DETAIL

SHEET NO. 7

TYPICAL SECTION (NTS)





SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

(A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

(C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAILS (SHEET 5).

LEGEND:

BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 2: BENTON BUILDING

REVISIONS			
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121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 8

LEGEND:

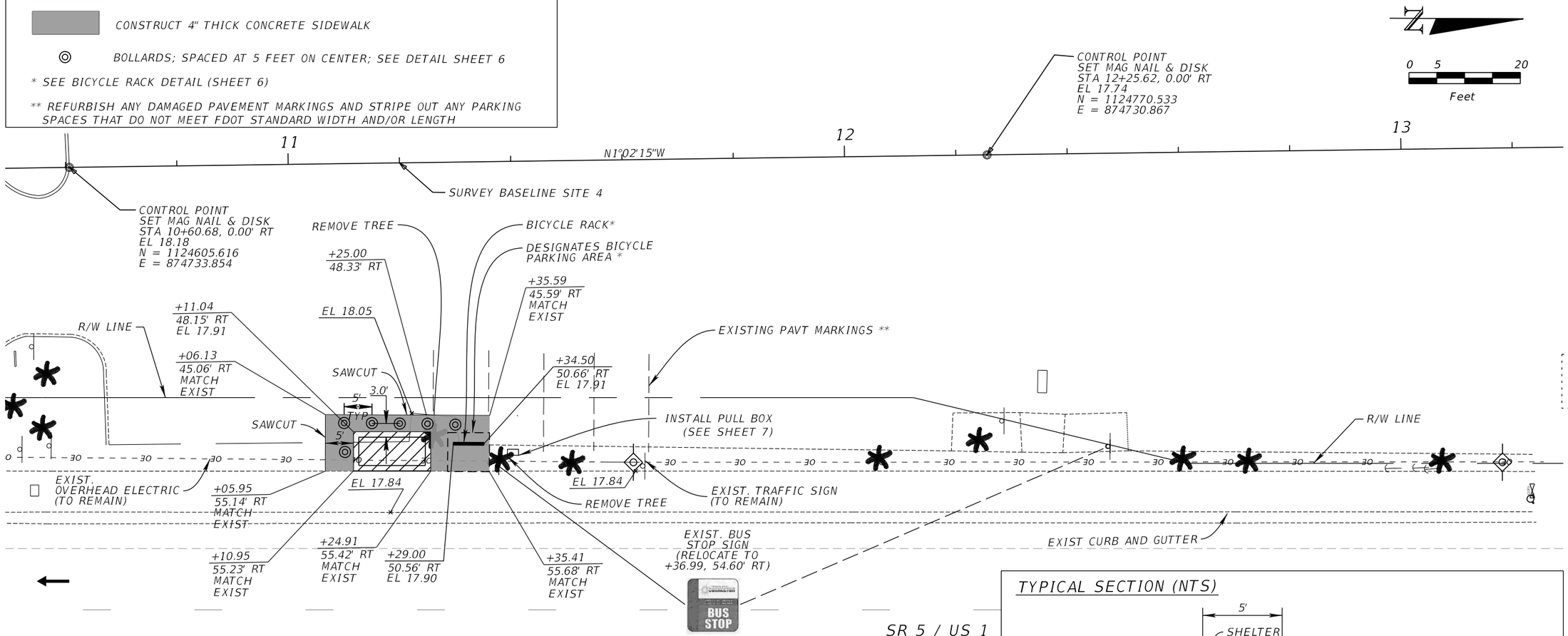
BUS SHELTER AND FOUNDATION PAD
SEE DETAIL THIS SHEET

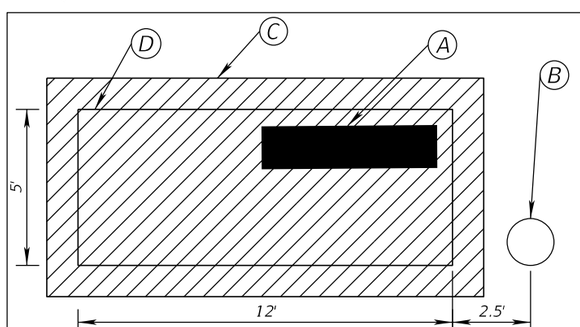
CONSTRUCT 4" THICK CONCRETE SIDEWALK

BOLLARDS; SPACED AT 5 FEET ON CENTER; SEE DETAIL SHEET 6

* SEE BICYCLE RACK DETAIL (SHEET 6)

** REFURBISH ANY DAMAGED PAVEMENT MARKINGS AND STRIPE OUT ANY PARKING SPACES THAT DO NOT MEET FDOT STANDARD WIDTH AND/OR LENGTH





SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

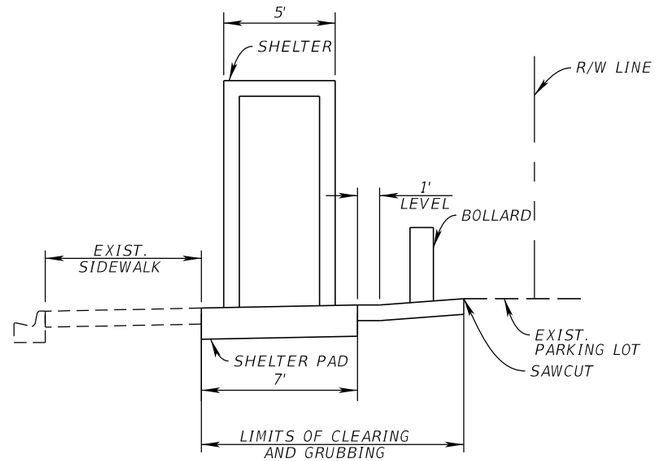
(A) THREE SEAT DIVIDED HOOPSTYLE BENCH.
SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE.
SEE SHEET 6 FOR DETAILS.

(C) LIMITS OF BUS SHELTER PAD.
SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER.
SEE BUS SHELTER DETAIL (SHEET 5).

TYPICAL SECTION (NTS)



STOP 4: K-MART PLAZA

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 9

LEGEND:

BUS SHELTER AND FOUNDATION PAD
SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

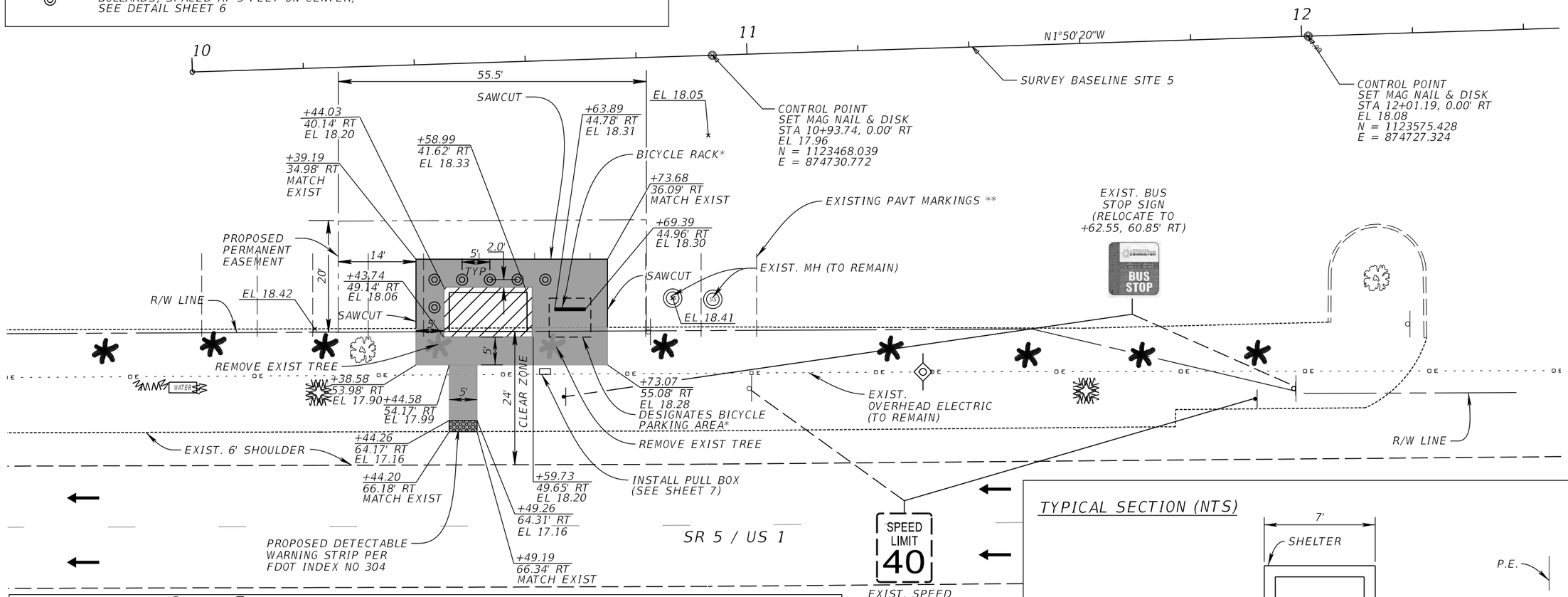
BOLLARDS; SPACED AT 5 FEET ON CENTER;
SEE DETAIL SHEET 6

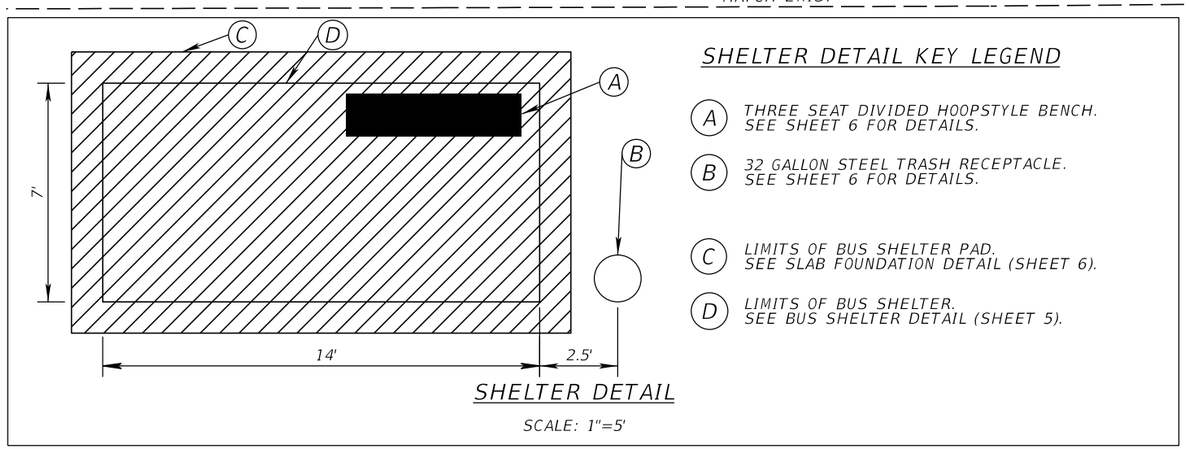
* SEE BICYCLE RACK DETAIL (SHEET 6)

** REFURBISH ANY DAMAGED PAVEMENT MARKINGS AND STRIPE OUT ANY PARKING SPACES THAT DO NOT MEET FDOT STANDARD WIDTH AND/OR LENGTH

N

0 5 20
Feet





SHELTER DETAIL KEY LEGEND

(A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

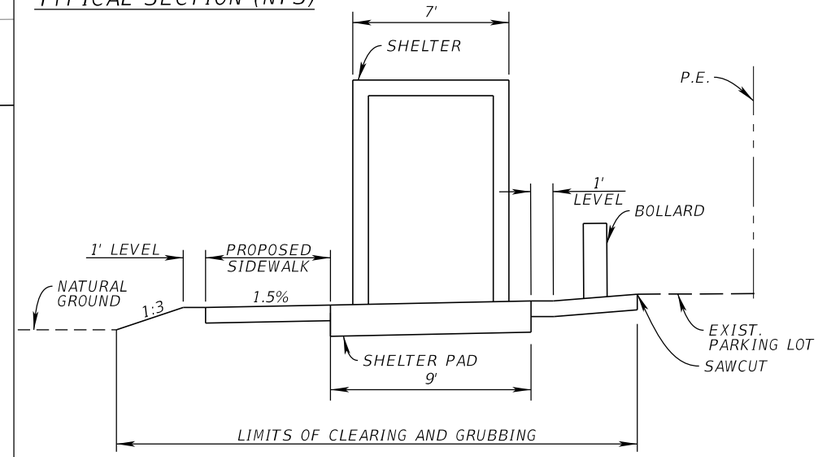
(C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

SHELTER DETAIL

SCALE: 1"=5'

TYPICAL SECTION (NTS)



STOP 5: SABAL PALM PLAZA

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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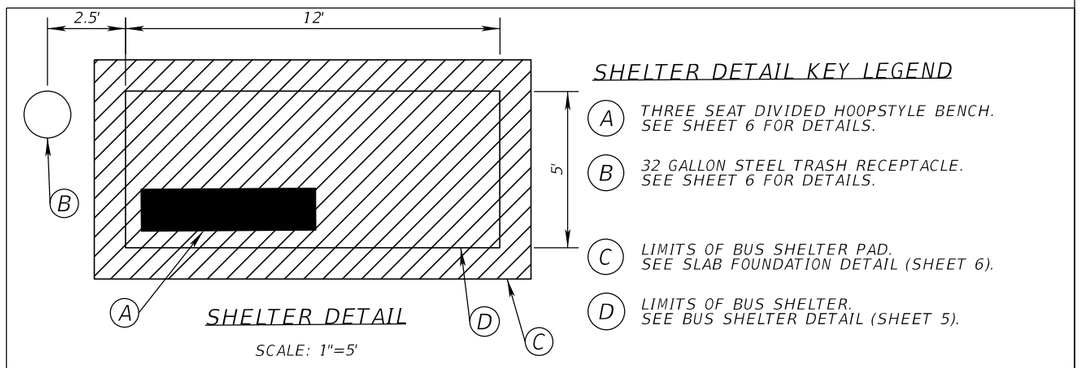
ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 10



SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

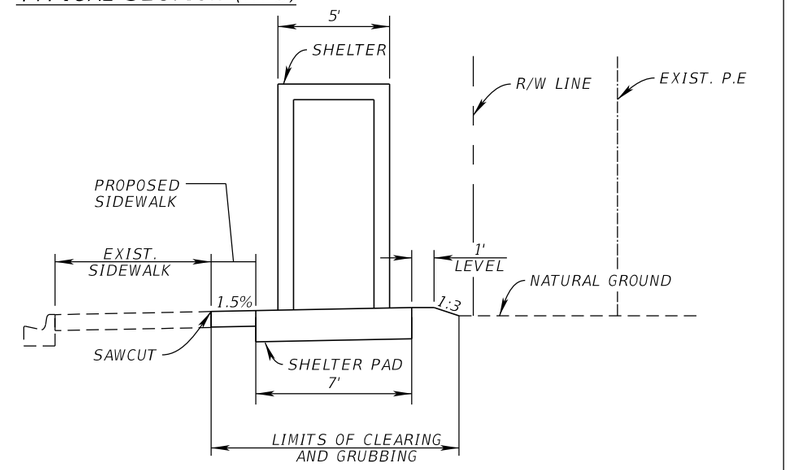
A — THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

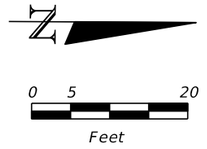
B — 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

C — LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

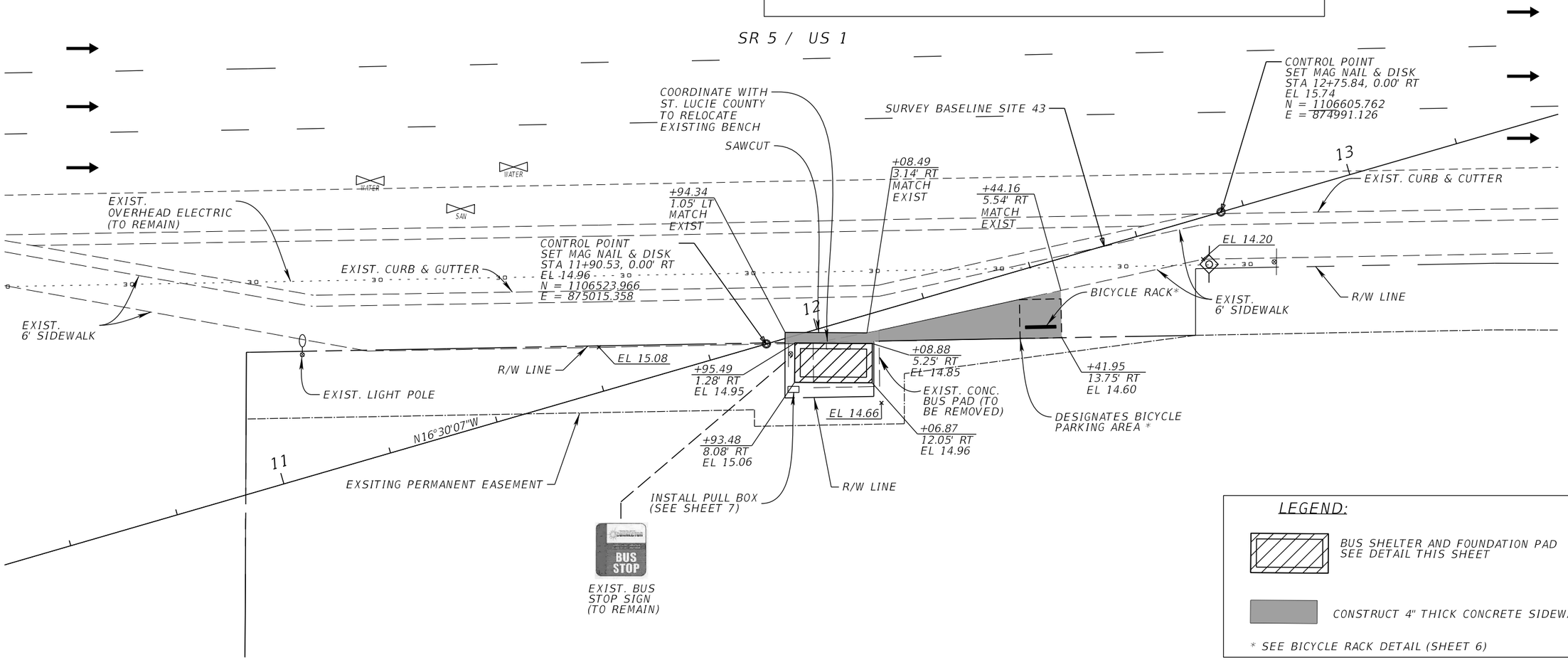
D — LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

TYPICAL SECTION (NTS)





SR 5 / US 1



LEGEND:

BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 43: MIDWAY RD NORTH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

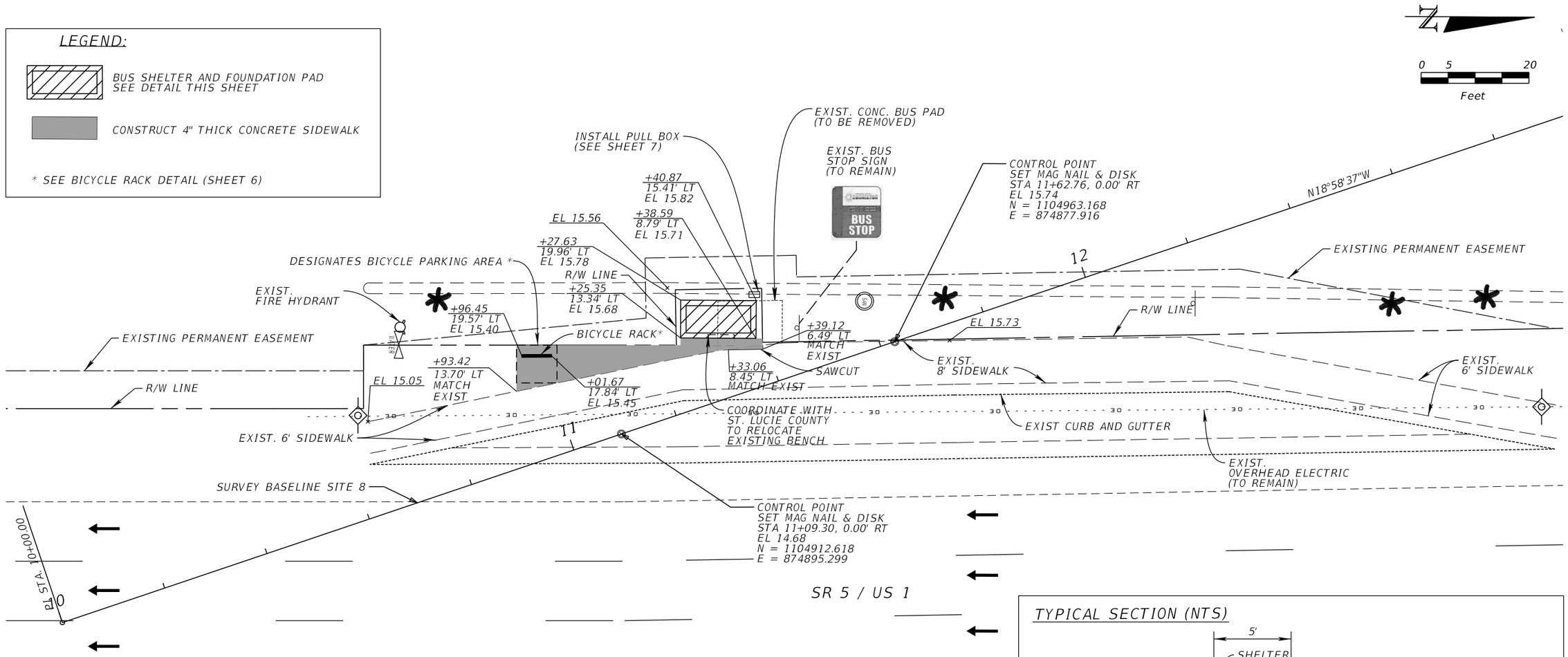
Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
Kelly T Schwarz, P.E.
P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

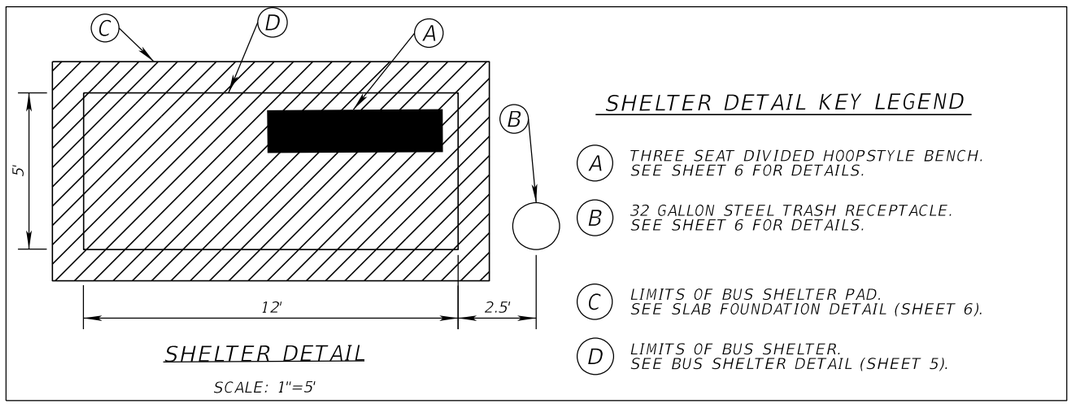
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

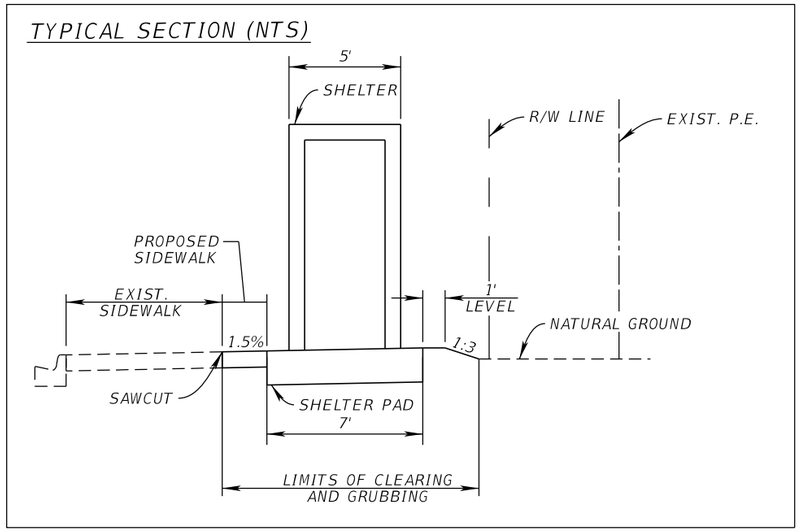
SHEET NO. 11





SHELTER DETAIL

SCALE: 1"=5'



STOP 8: MIDWAY RD SOUTH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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West Palm Beach, Florida 33411

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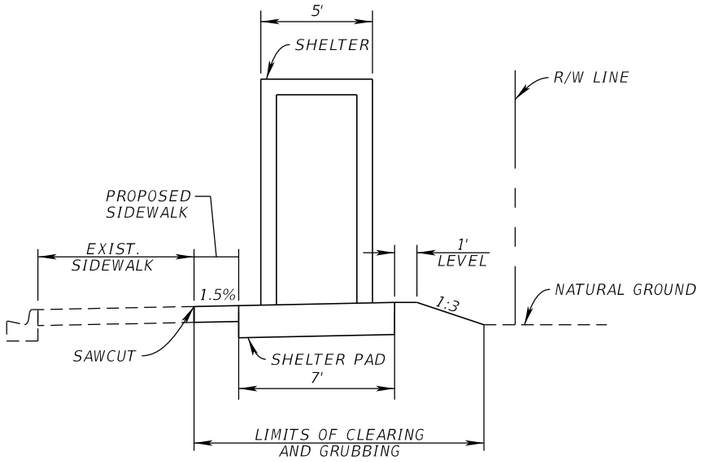
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

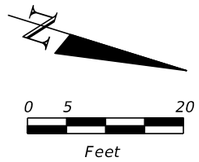
ROAD NO.	COUNTY
	ST. LUCIE

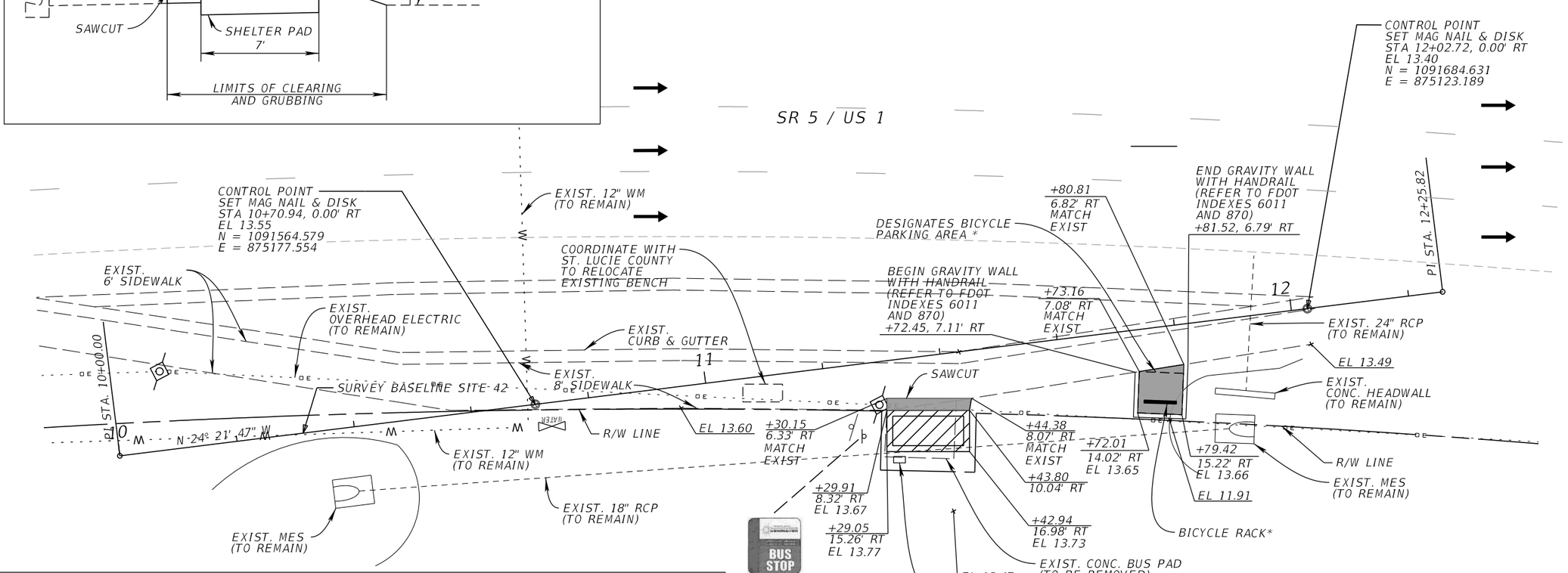
SITE PLAN

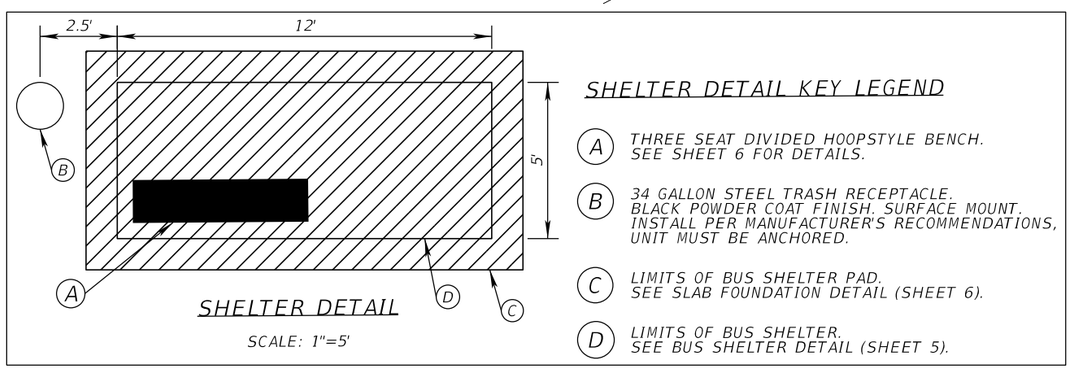
SHEET NO. 12

TYPICAL SECTION (NTS)









SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

A. THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

B. 34 GALLON STEEL TRASH RECEPTACLE. BLACK POWDER COAT FINISH. SURFACE MOUNT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, UNIT MUST BE ANCHORED.

C. LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

D. LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

LEGEND:

BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 42: RIO MAR NORTH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

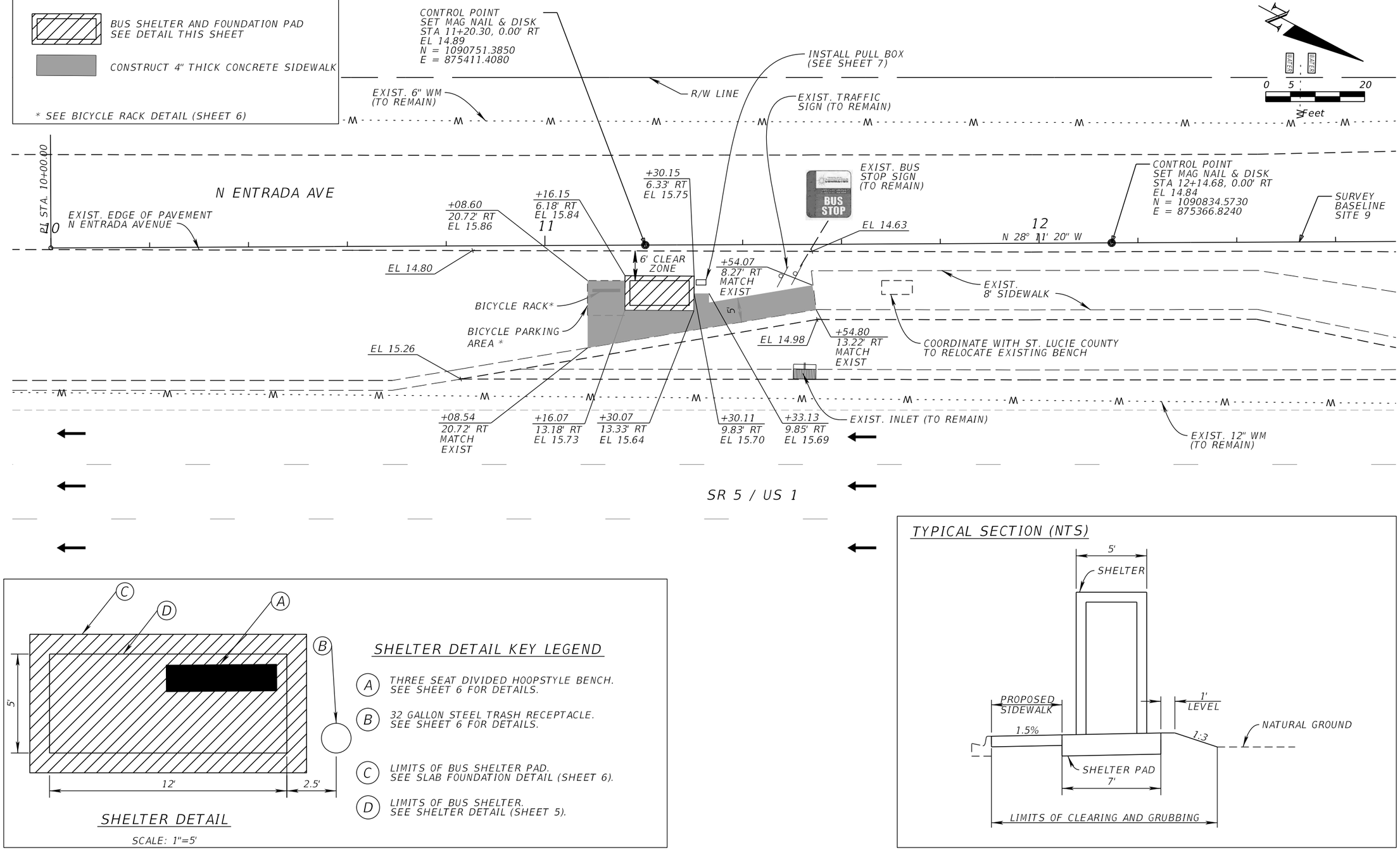
SHEET NO. 13

LEGEND:

BUS SHELTER AND FOUNDATION PAD
SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)



SHELTER DETAIL KEY LEGEND

(A) THREE SEAT DIVIDED HOOPSTYLE BENCH.
SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE.
SEE SHEET 6 FOR DETAILS.

(C) LIMITS OF BUS SHELTER PAD.
SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER.
SEE SHELTER DETAIL (SHEET 5).

SHELTER DETAIL

SCALE: 1"=5'

TYPICAL SECTION (NTS)

STOP 9: RIO MAR SOUTH

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Kelly T Schwarz, P.E.
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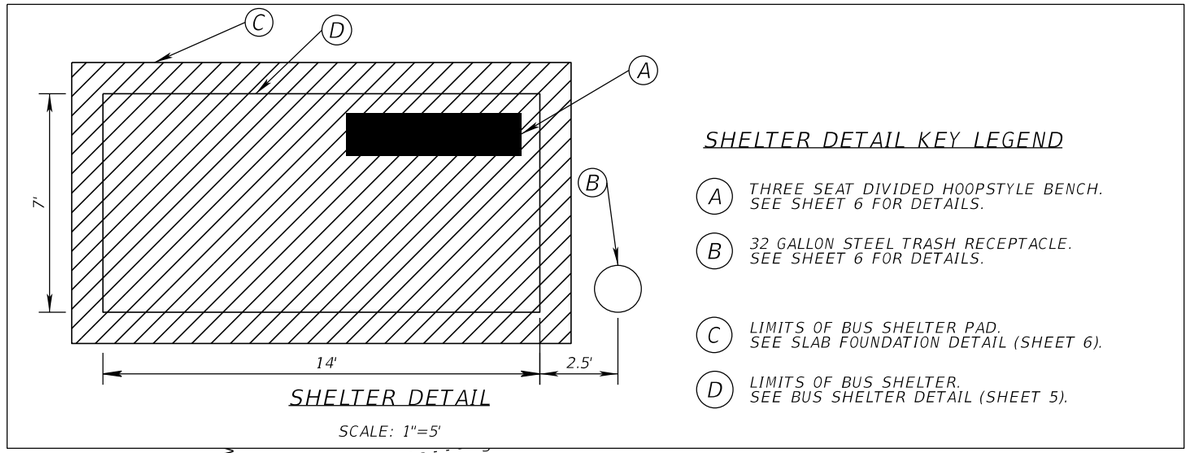
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 14



SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

(A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

(C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

LEGEND:

BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

0 5 20

Feet

DESIGNATES BICYCLE PARKING AREA *

INSTALL PULL BOX (SEE SHEET 7)

PI STA 10+00.00

CONTROL POINT
SET MAG NAIL & DISK
STA 11+08.45, 0.00' RT
EL 17.12
N = 1088861.4830
E = 876971.8740

+21.08
3.18' LT
MATCH
EXIST

+39.58
7.49' LT
MATCH
EXIST

BICYCLE RACK*

+36.68
6.73' LT
MATCH
EXIST

+40.36
4.07' LT
MATCH
EXIST

+46.89
9.16' LT
MATCH
EXIST

+23.07
5.60' RT
MATCH
EXIST

R/W LINE

EXIST. 12" WATER MAIN (TO REMAIN)

EXIST. FIRE HYDRANT

+47.67
5.74' LT
MATCH
EXIST

EXIST. OVERHEAD ELECTRIC (TO REMAIN)

EL 17.07

SAWCUT

SAWCUT

+59.82
1.93' LT
MATCH
EXIST

EL 17.10

SURVEY BASELINE SITE 41

COORDINATE WITH ST. LUCIE COUNTY TO RELOCATE EXISTING BENCH

EXIST. 10' SIDEWALK

EL 16.86

+13.54
8.80' RT
MATCH
EXIST

EXIST. CURB & GUTTER

+14.03
10.93' RT
EL 16.90

+19.53
12.56' RT
EL 16.86

5'

6'

5'

+38.67
2.05' RT
MATCH
EXIST

+56.09
4.24' RT
EL 16.96

+60.26
0.02' RT
EL 17.04

N 75° 1' 1" E

12

+25.38
11.23' RT
EL 16.88

+26.93
18.04' RT
MATCH
EXIST

+30.25
10.12' RT
EL 16.90

+31.81
16.93' RT
MATCH
EXIST

EXIST TRAFFIC SIGN (TO REMAIN)

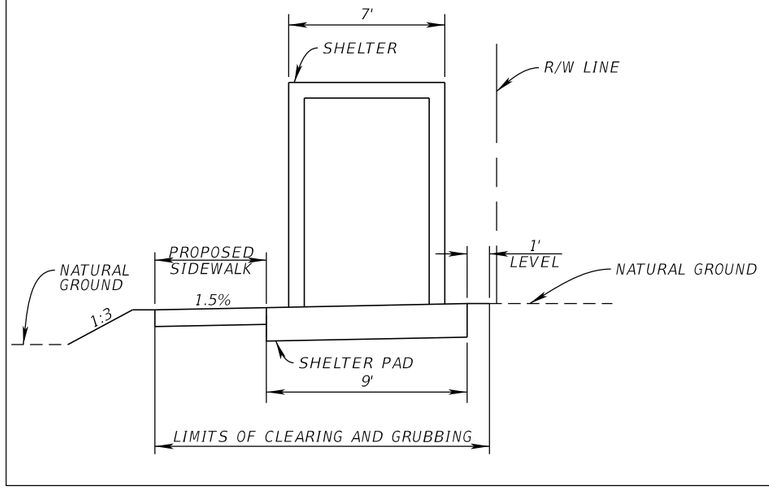
CONTROL POINT
SET MAG NAIL & DISK
STA 12+16.26, 0.00' RT
EL 16.37
N = 1088889.3540
E = 877076.0140

BUS STOP

EXIST. BUS STOP SIGN (RELOCATE TO +21.20, 17.25' RT)

E PRIMA VISTA BLVD

TYPICAL SECTION (NTS)



STOP 41: PRIMA VISTA CROSSINGS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Kelly T Schwarz, P.E.
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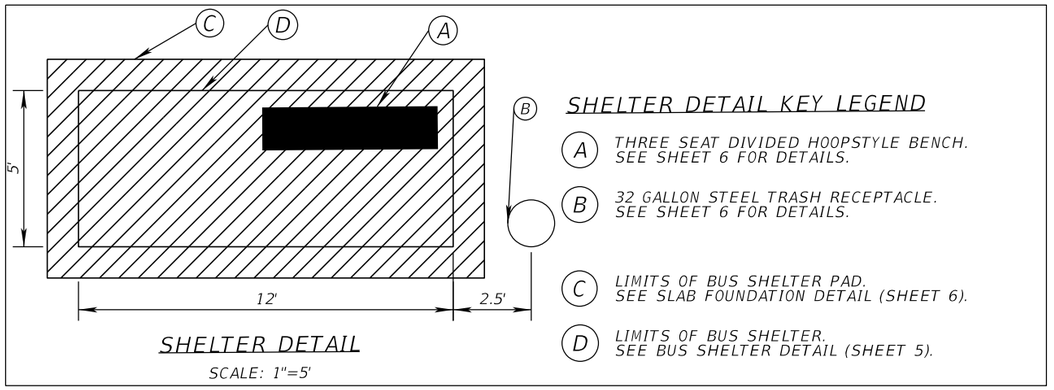
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 15



SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

- (A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.
- (B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.
- (C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).
- (D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

0 5 20
Feet

EXIST. 4" FORCE MAIN (HDPE) (TO REMAIN)

P.I. STA. 10+00.00

SURVEY BASELINE SITE 10

CONTROL POINT
SET MAG NAIL & DISK
STA 10+89.79, 0.00' RT
EL 14.66
N = 1088241.5290
E = 876707.0410

EXIST. 5' SIDEWALK (TO BE REMOVED)

+04.16
10.15' LT
EL 14.85

EL 15.15

+20.29
18.34' LT
EL 14.88

BICYCLE RACK*

DESIGNATES BICYCLE PARKING AREA *

INSTALL PULL BOX (SEE SHEET 7)

+24.89
21.38' LT
EL 14.89

EL 15.02

+15.84
17.86' LT
EL 14.89

+27.85
25.93' LT
MATCH EXIST.

EXIST. 5' SIDEWALK (TO REMAIN)

EXIST. OVERHEAD ELECTRIC (TO REMAIN)

R/W LINE

EL 15.05

EL 14.98

SAWCUT

EL 15.09

+39.96
15.93' LT
MATCH EXIST.

EXIST. 5' SIDEWALK

EXIST. 16" WATER MAIN (TO REMAIN)

S ENTRADA AVE

+98.97
3.44' RT
MATCH EXIST.

+08.01
4.30' LT
EL 14.75

+10.90
0.20' RT
MATCH EXIST.

6' LEAD IN

+19.70
12.02' LT
EL 14.79

+41.07
15.93' LT
EL 15.06

+35.35
15.93' LT
MATCH EXIST.

EXIST. BUS STOP SIGN (RELOCATE TO +28.96, 22.18' LT)

PROPOSED DETECTABLE WARNING STRIP PER FDOT INDEX NO 304

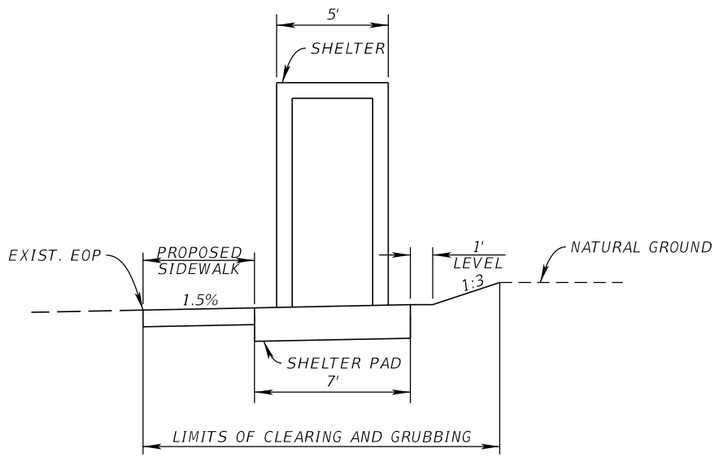
CONTROL POINT
SET MAG NAIL & DISK
STA 11+42.87, 0.00' RT
EL 14.97
N = 1088294.3530
E = 876712.2500

N 5° 37' 54" E

P.I. STA. 11+96.70

SR 5 / US 1

TYPICAL SECTION (NTS)



LEGEND:

- BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET
- CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 10: CHASE BANK

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 16

R/W LINE

CONTROL POINT
SET MAG NAIL & DISK
STA 11+46.38, 0.00' RT
EL 12.72
N = 1073966.9310
E = 884252.1170

N 62° 11' 21" W

SURVEY BASELINE SITE 16

CONTROL POINT
SET MAG NAIL & DISK
STA 10+50.98, 0.00' RT
EL 12.74
N = 1073922.4240
E = 884336.4930

EXIST. BUS
STOP SIGN
(RELOCATE)

BEGIN GRAVITY WALL
WITH HANDRAIL
(REFER TO FDOT
INDEXES 6011
AND 870)
+16.86, 40.47' RT

EL 10.10
+02.90
38.76' RT
EL 14.15
+98.91
38.76' RT
EL 14.04
EL 13.24
+14.40
38.76' RT
EL 14.25
+10.41
38.76' RT
EL 14.14
+23.04
44.73' RT
EL 13.89
+21.07
45.82' RT
EL 13.86

EXIST. MES
(TO REMAIN)

EXIST. 18" RCP
(TO REMAIN)

END GRAVITY WALL
WITH HANDRAIL
(REFER TO FDOT
INDEXES 6011
AND 870)
+19.05, 50.49' RT

+56.59
38.76' RT
MATCH
EXIST

EXIST. FIBER OPTIC
WARNING SIGN
(TO REMAIN)

EXIST.
FIBER CONDUIT
(TO REMAIN)

EXIST. STREET
LIGHT CONDUIT
(TO REMAIN)

EXISTING TRAFFIC
SIGN (TO REMAIN)

+95.49
41.46' RT
MATCH
EXIST

EXIST.
CURB & GUTTER

INSTALL PULL BOX
(SEE SHEET 7)

DESIGNATES
BICYCLE
PARKING
AREA *

+16.53
42.71' RT
EL 13.80

BICYCLE
RACK*

EXIST. CURB INLET (TO REMAIN)

EXIST. 24" X 36" RCP (TO REMAIN)

EXIST. TRAFFIC SIGN
(RELOCATE)
+49.32, 66.85' RT

EXIST.
SIDEWALK

EXIST. LIGHT POLE

+53.22
38.76' RT
MATCH
EXIST

EXIST.
6" ST GAS
(TO REMAIN)

EXIST.
FIBER CONDUIT
(TO REMAIN)

6'

BUS STOP

EXIST. BUS
STOP SIGN
(RELOCATE TO
+22.90, 50.65' RT)

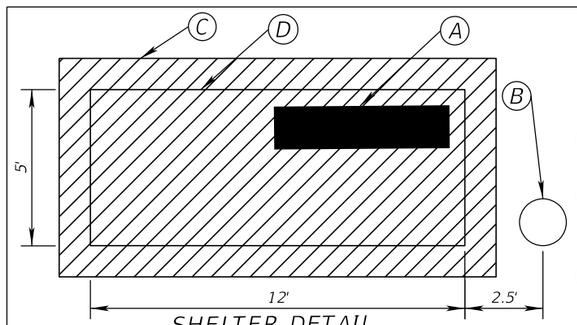
SR 5 / US 1

SE TIFFANY AVE

PI STA 10+00.00

0 5 20
Feet

SHELTER DETAIL



SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

A — THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

B — 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

C — LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

D — LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

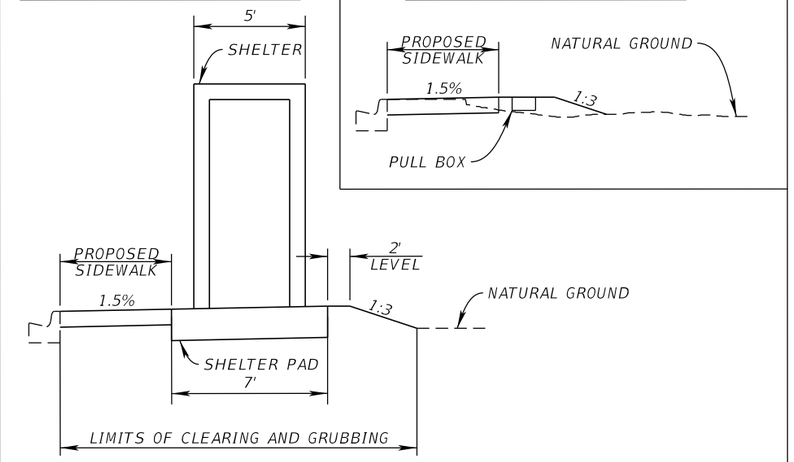
LEGEND:

BUS SHELTER AND FOUNDATION PAD
SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

TYPICAL SECTION (NTS)



TYPICAL SECTION (NTS)

STOP 16: CVS PHARMACY

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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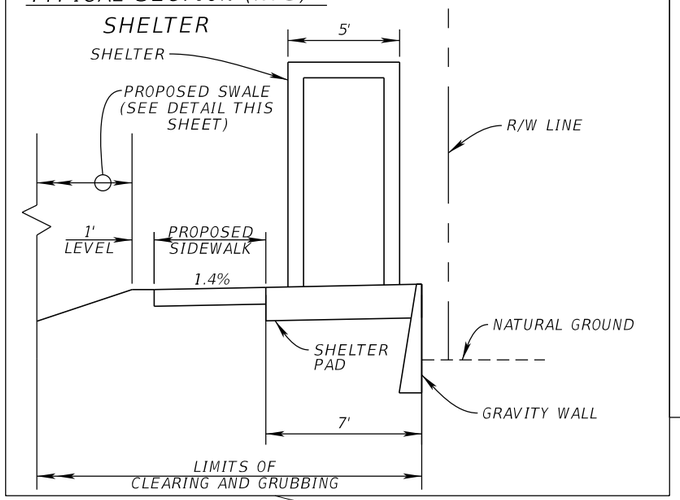
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

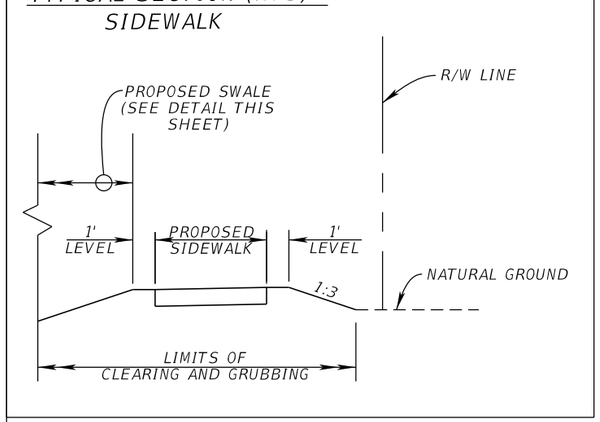
SITE PLAN

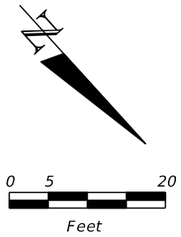
SHEET NO. 17

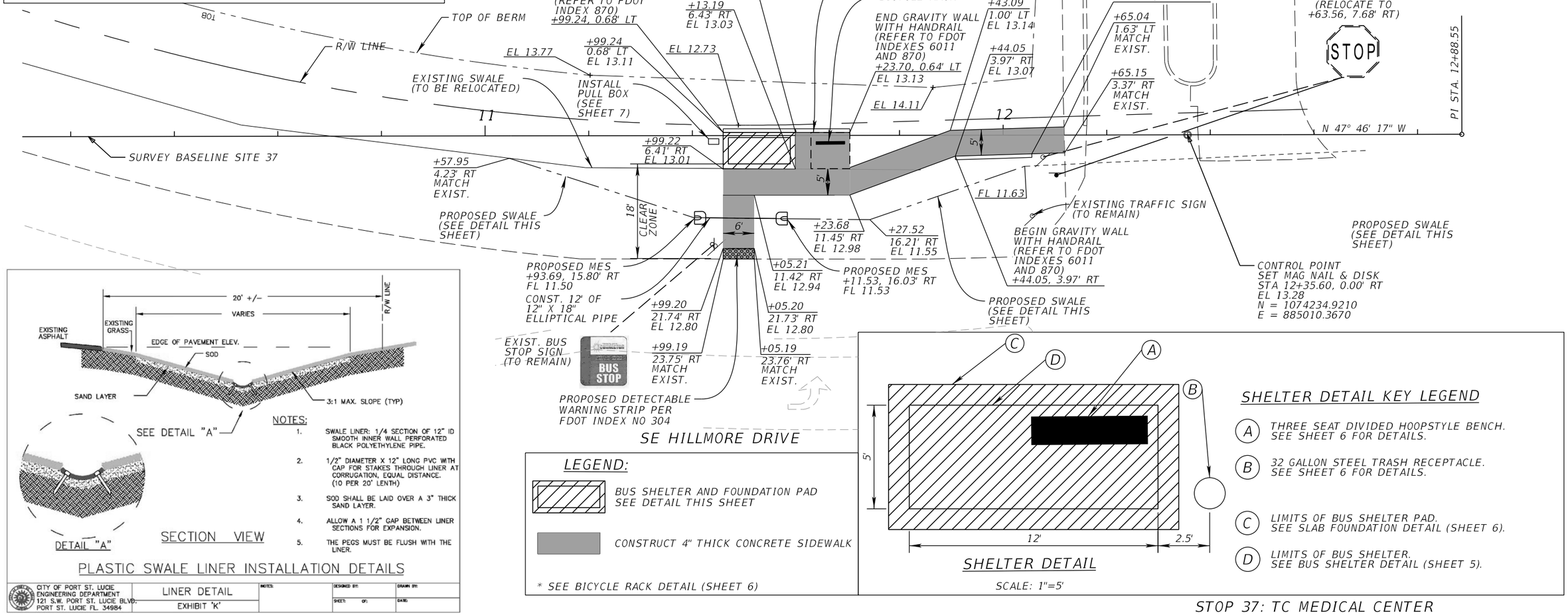
TYPICAL SECTION (NTS)
SHELTER



TYPICAL SECTION (NTS)
SIDEWALK







NOTES:

1. SWALE LINER: 1/4 SECTION OF 12" ID SMOOTH INNER WALL PERFORATED BLACK POLYETHYLENE PIPE.
2. 1/2" DIAMETER X 12" LONG PVC WITH CAP FOR STAKES THROUGH LINER AT CORRUGATION, EQUAL DISTANCE. (10 PER 20' LENTH)
3. SOD SHALL BE LAID OVER A 3" THICK SAND LAYER.
4. ALLOW A 1 1/2" GAP BETWEEN LINER SECTIONS FOR EXPANSION.
5. THE PEGS MUST BE FLUSH WITH THE LINER.

PLASTIC SWALE LINER INSTALLATION DETAILS

CITY OF PORT ST. LUCIE ENGINEERING DEPARTMENT 121 S.W. PORT ST. LUCIE BLVD. PORT ST. LUCIE FL. 34984	LINER DETAIL	NOTES:	DESIGNED BY:	DRAWN BY:
	EXHIBIT 'K'		SHEET: OF:	DATE:

LEGEND:

BUS SHELTER AND FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

A. THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

B. 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

C. LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

D. LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

STOP 37: TC MEDICAL CENTER

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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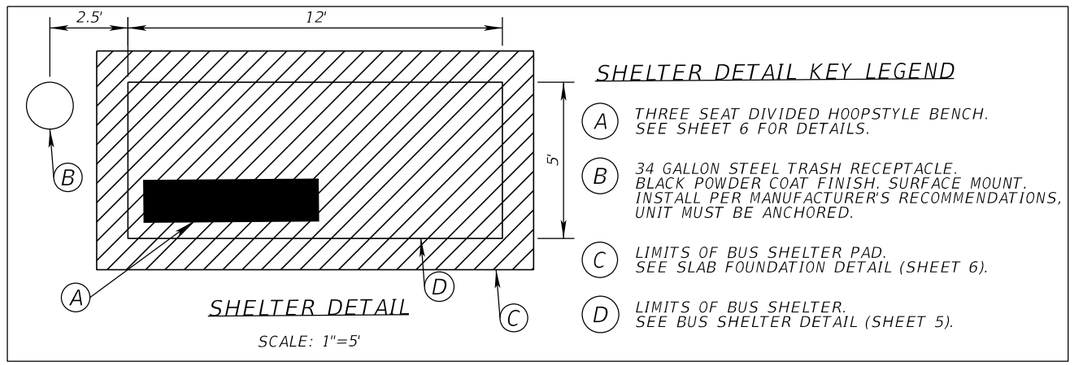
PORT ST. LUCIE, FL 34984

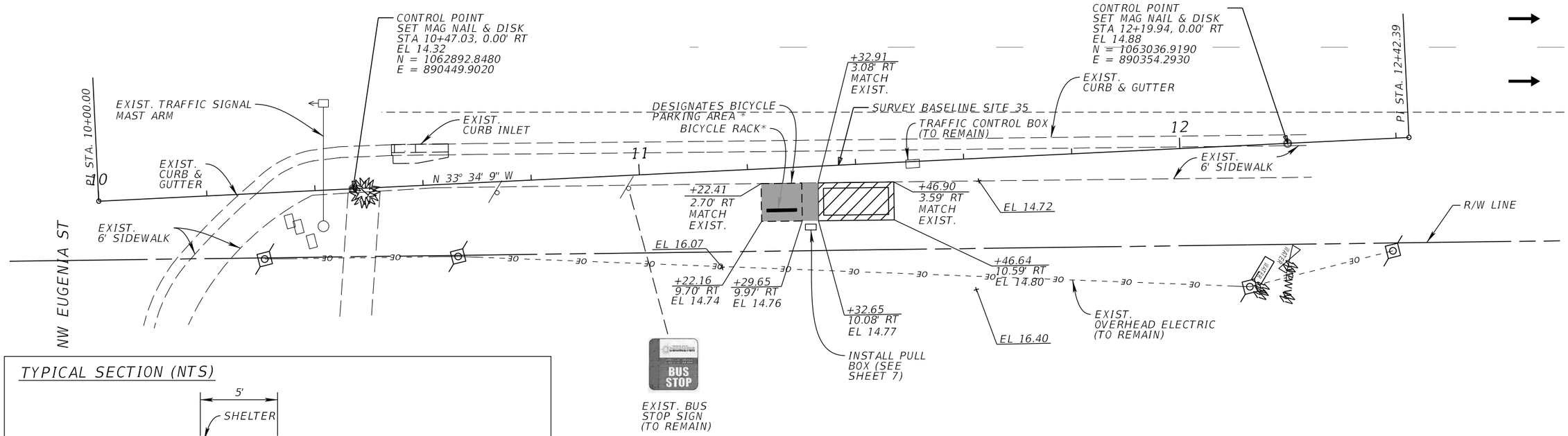
ROAD NO.	COUNTY
	ST. LUCIE

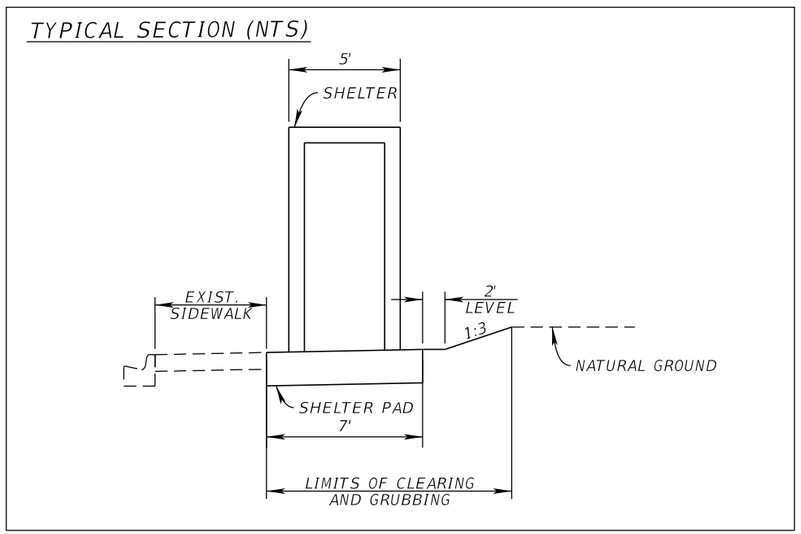
SITE PLAN

SHEET NO. 18

kelly.schwarz 1/7/2015 3:25:21 PM K:\WPB_Design\044261003_US 1 Transit Bus Shelters\044261003\roadway\PLANRD11.DGN







LEGEND:

BUS SHELTER FOUNDATION PAD SEE DETAIL THIS SHEET

CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 35: CRACKER BARREL

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

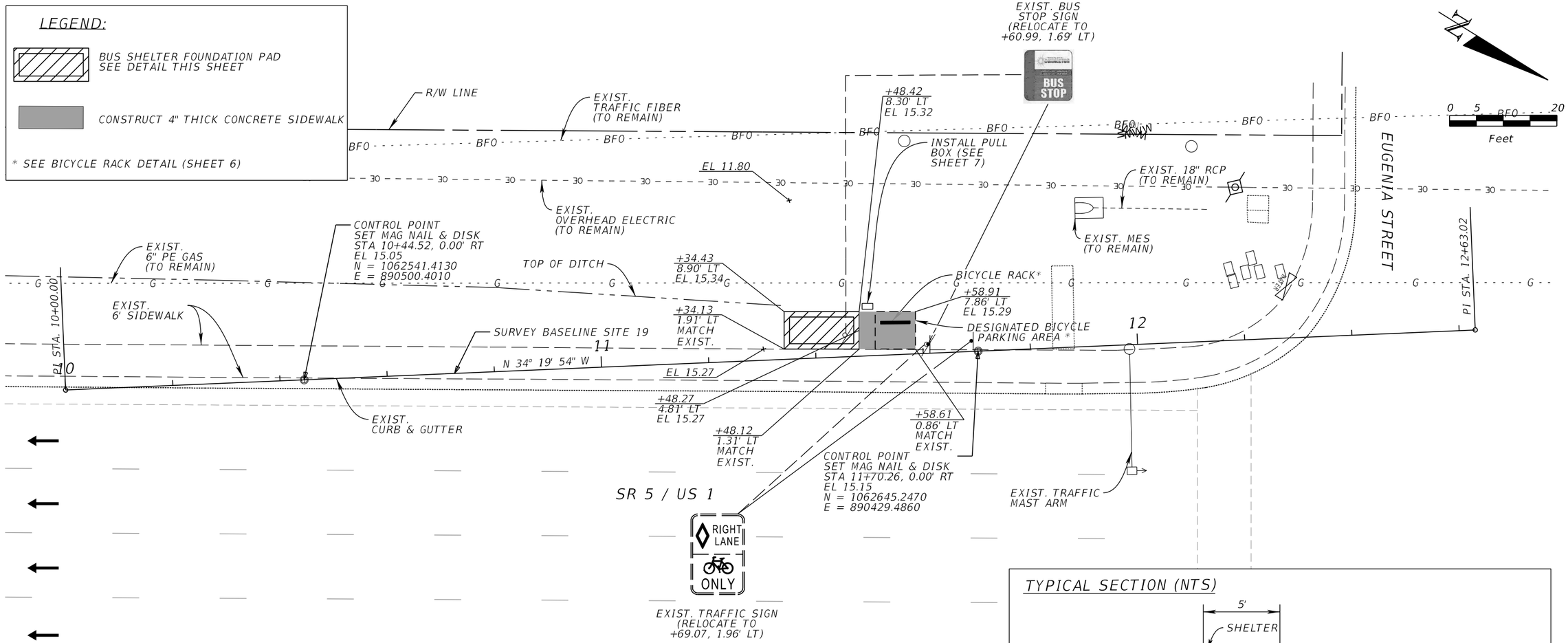
Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
Kelly T Schwarz, P.E.
P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

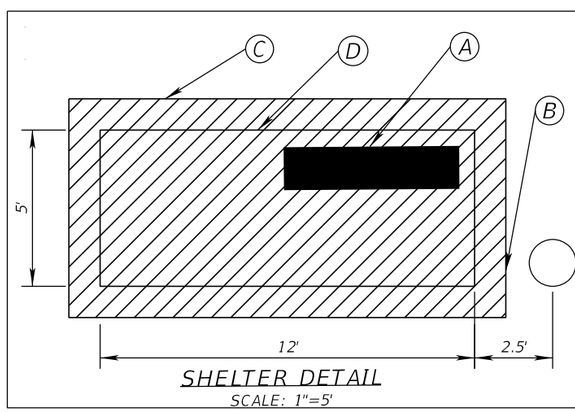
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 19





SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

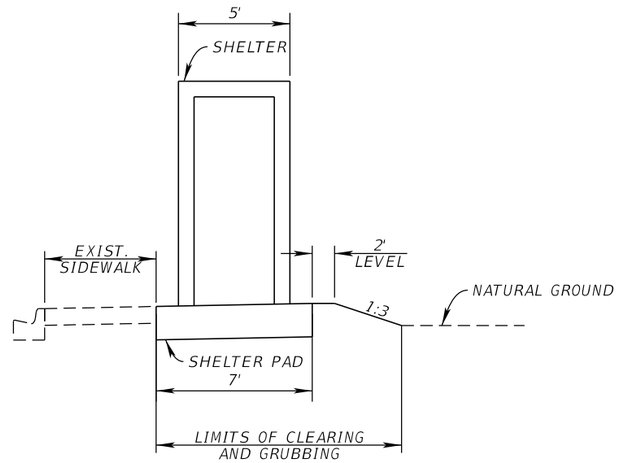
(A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

(C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

TYPICAL SECTION (NTS)



STOP 19: LOWES & BJ

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
Kelly T Schwarz, P.E.
P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

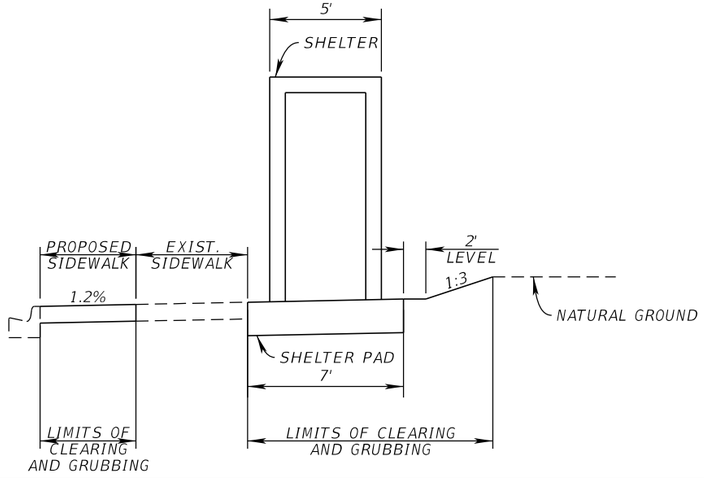
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

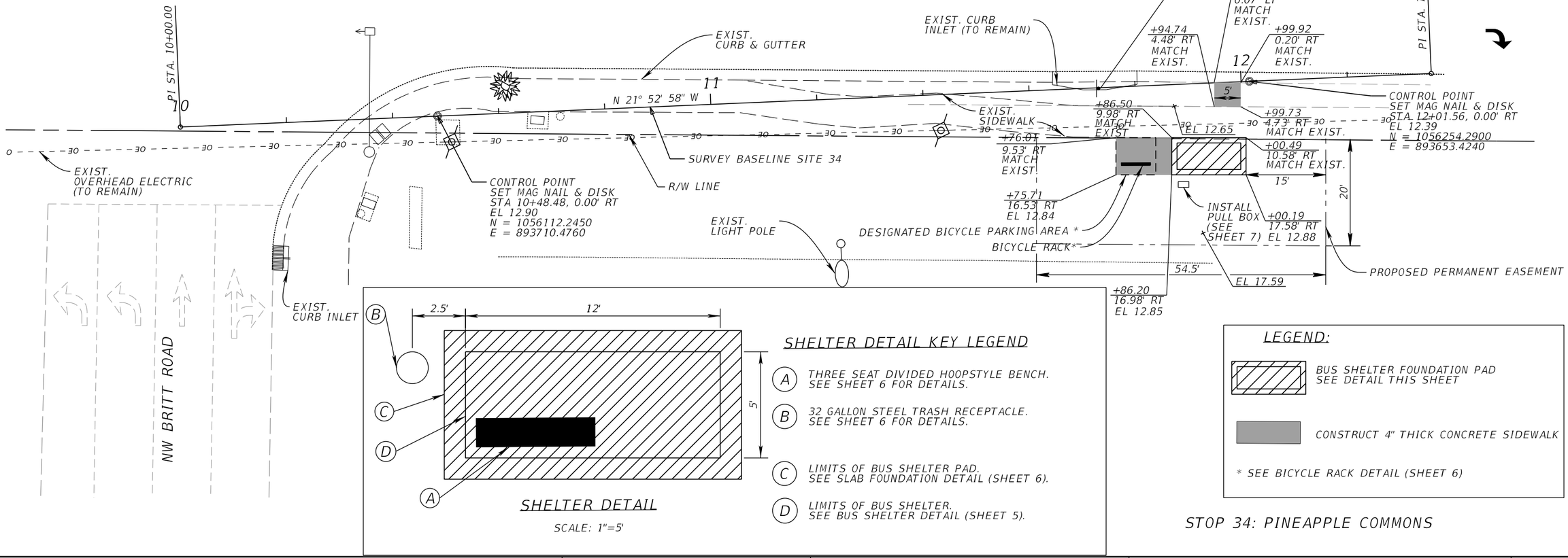
ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 20

TYPICAL SECTION (NTS)





SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

- (A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.
- (B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.
- (C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).
- (D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

LEGEND:

- BUS SHELTER FOUNDATION PAD SEE DETAIL THIS SHEET
- CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

STOP 34: PINEAPPLE COMMONS

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
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Kelly T Schwarz, P.E.
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1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

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121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

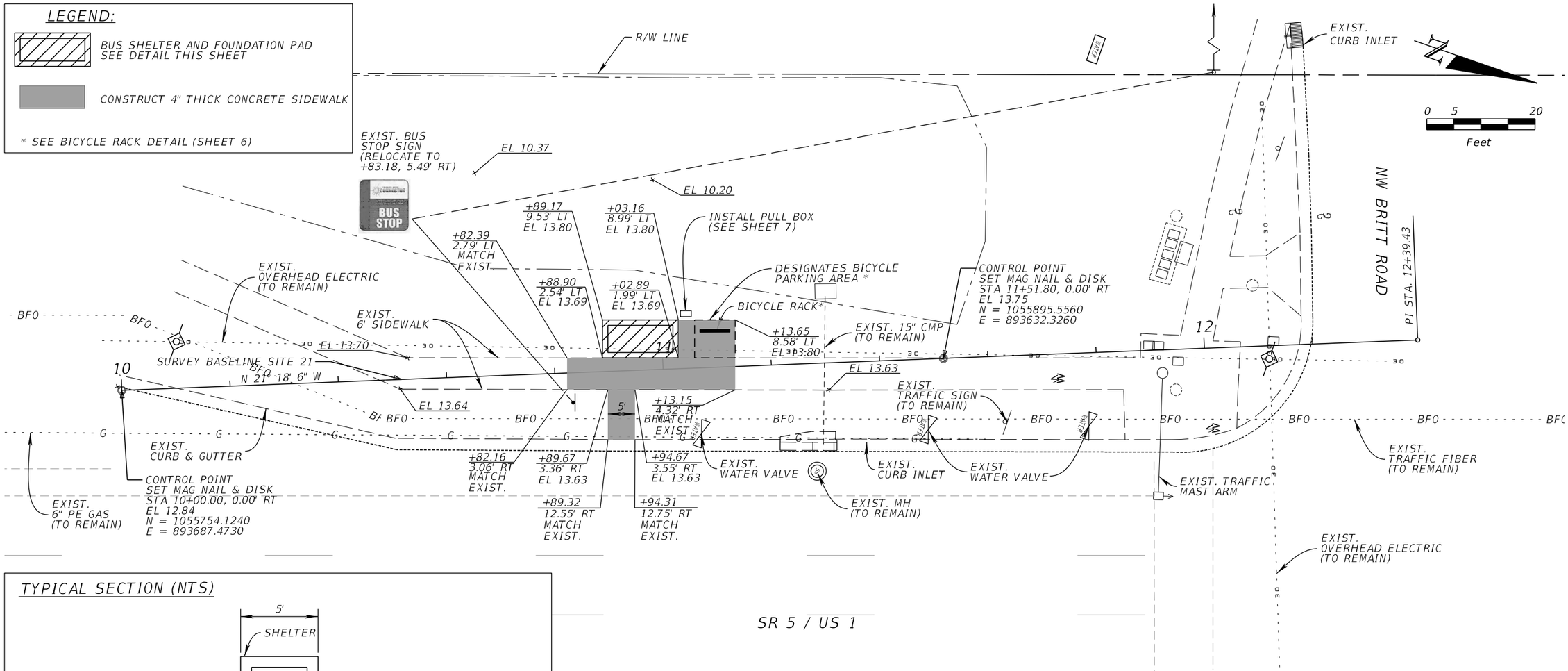
SHEET NO. 21

LEGEND:

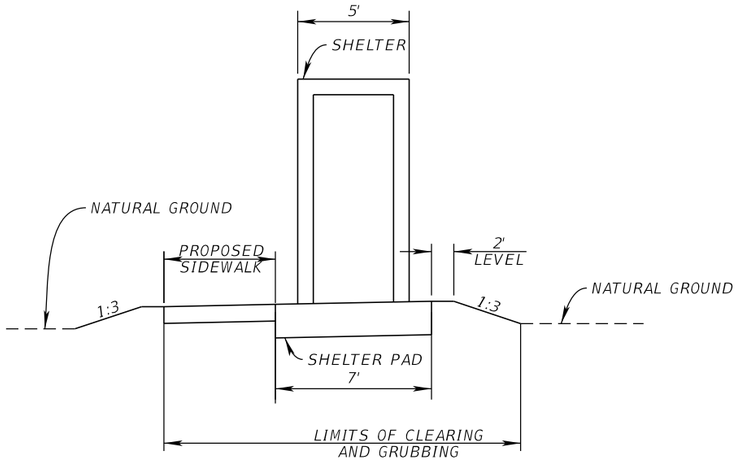
BUS SHELTER AND FOUNDATION PAD
SEE DETAIL THIS SHEET

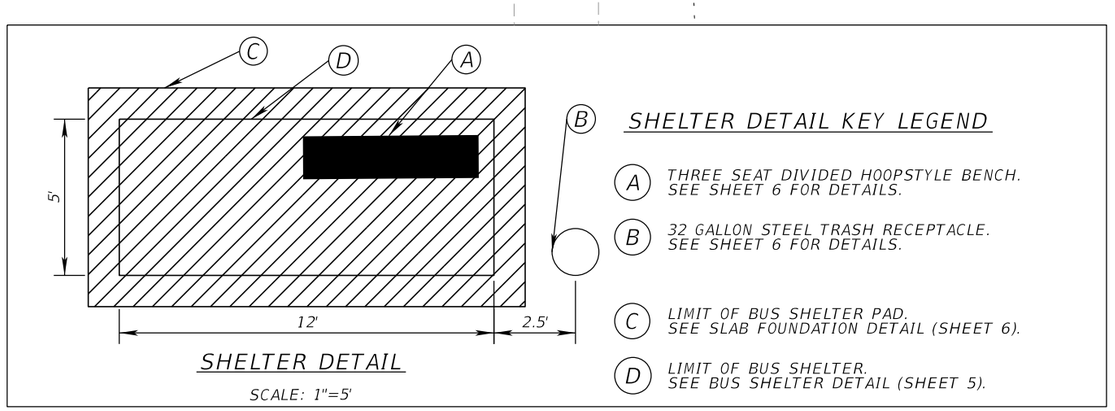
CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)



TYPICAL SECTION (NTS)





SHELTER DETAIL

SCALE: 1"=5'

SHELTER DETAIL KEY LEGEND

(A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.

(B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.

(C) LIMIT OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).

(D) LIMIT OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

STOP 21: BRITT ROAD

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
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P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

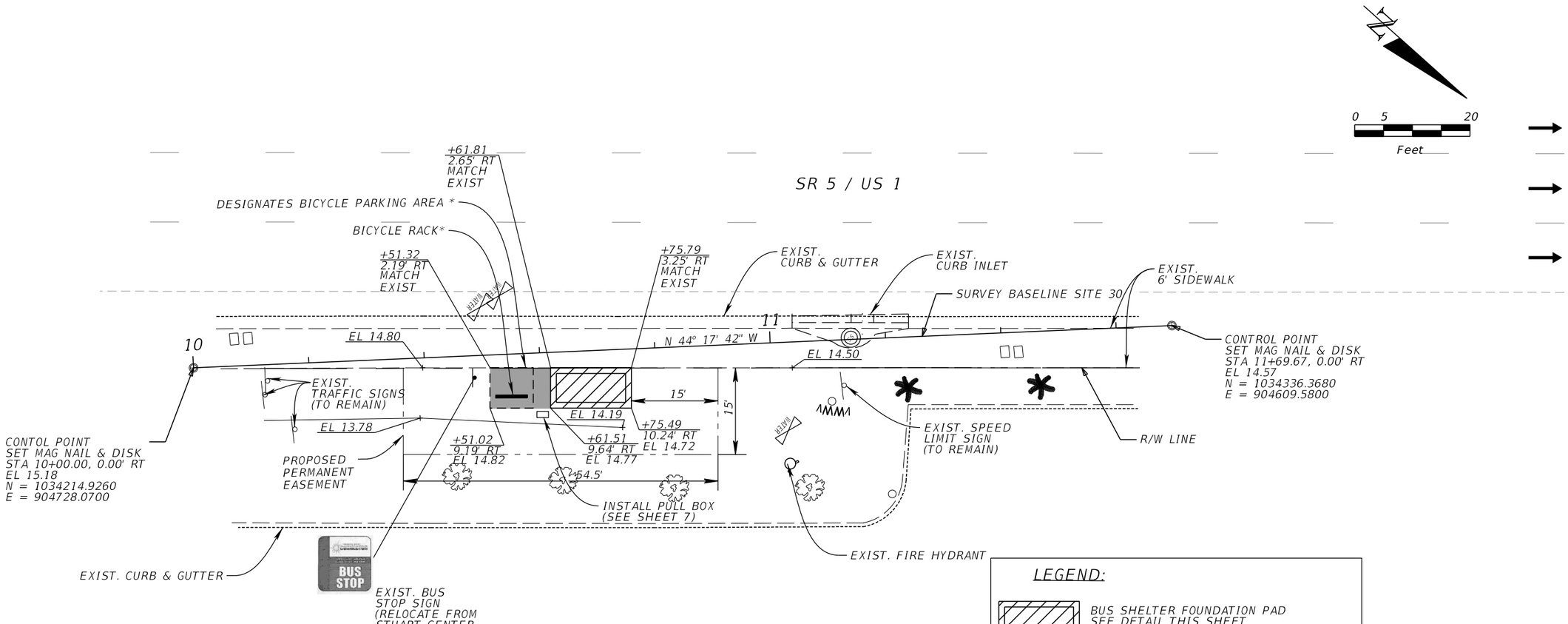
CITY OF PORT ST. LUCIE
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 22

kelly.schwarz 1/7/2015 3:25:27 PM K:\WPB_Design\044261003_US 1 Transit Bus Shelters\044261003\roadway\PLANRD12.DGN

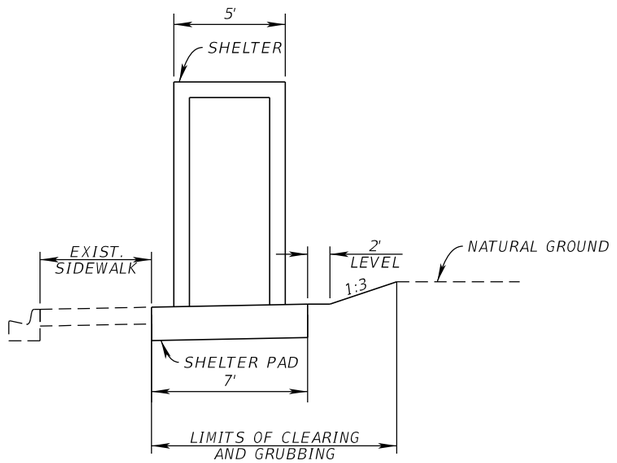


LEGEND:

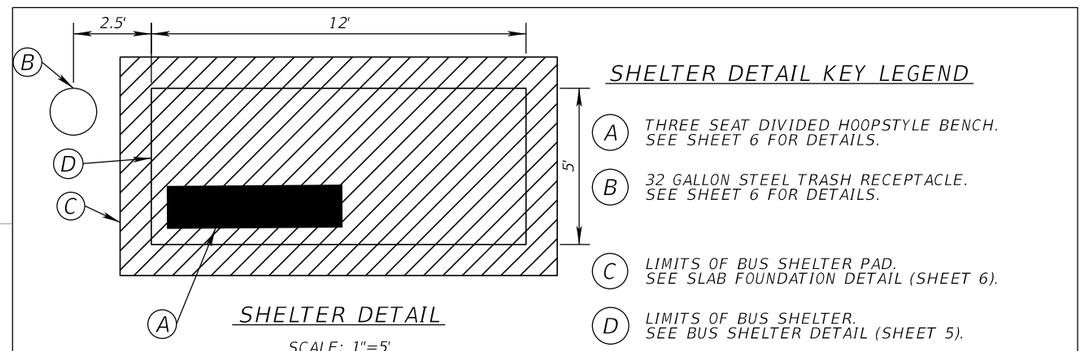
- BUS SHELTER FOUNDATION PAD SEE DETAIL THIS SHEET
- CONSTRUCT 4" THICK CONCRETE SIDEWALK

* SEE BICYCLE RACK DETAIL (SHEET 6)

TYPICAL SECTION (NTS)



DENNY'S



SHELTER DETAIL KEY LEGEND

- (A) THREE SEAT DIVIDED HOOPSTYLE BENCH. SEE SHEET 6 FOR DETAILS.
- (B) 32 GALLON STEEL TRASH RECEPTACLE. SEE SHEET 6 FOR DETAILS.
- (C) LIMITS OF BUS SHELTER PAD. SEE SLAB FOUNDATION DETAIL (SHEET 6).
- (D) LIMITS OF BUS SHELTER. SEE BUS SHELTER DETAIL (SHEET 5).

SHELTER DETAIL

SCALE: 1"=5'

STOP 30: STUART CENTER

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
Certificate Of Authorization No. 696
Kelly T Schwarz, P.E.
P.E. License No. 71507
1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

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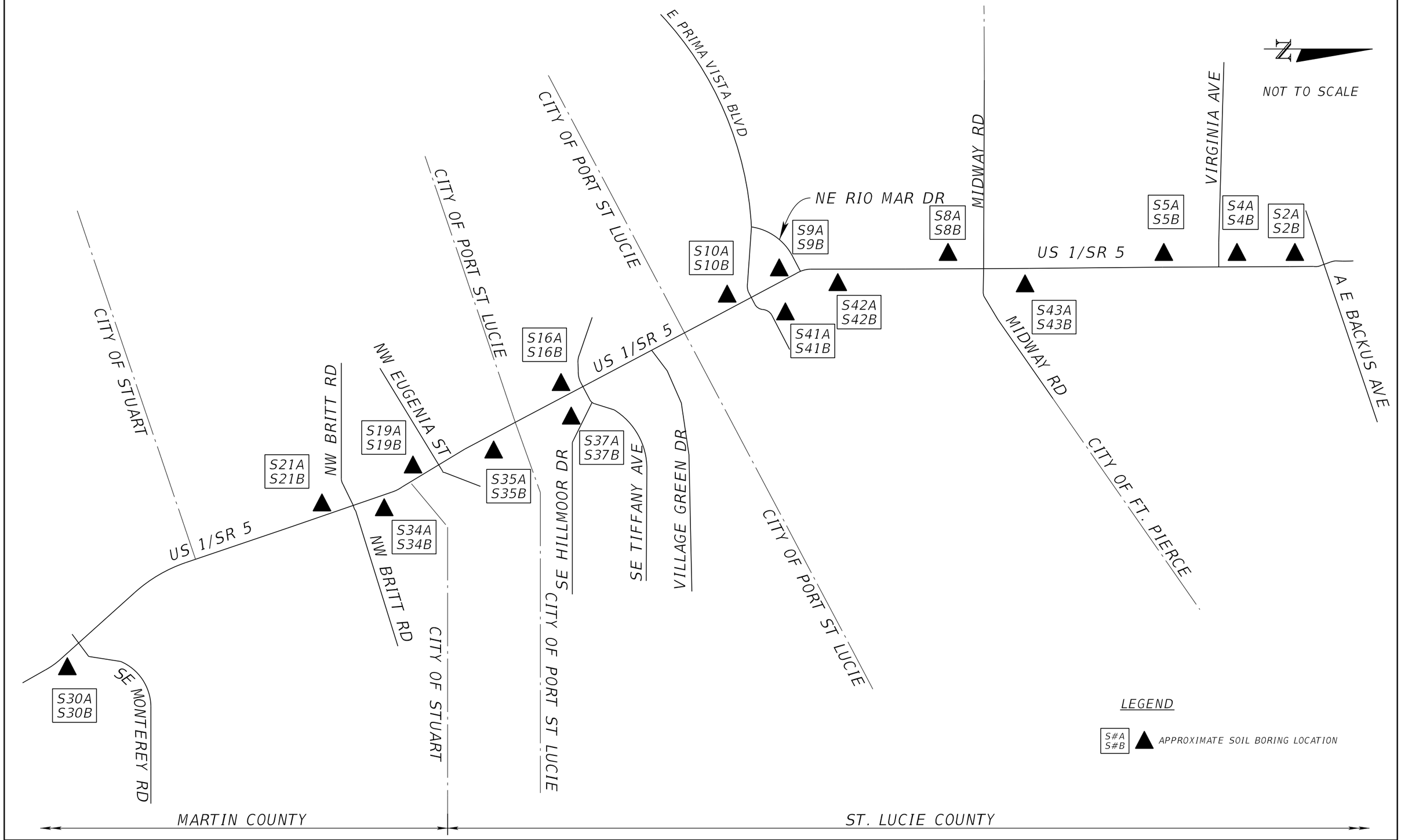
121 S.W. PORT ST. LUCIE BLVD
PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SITE PLAN

SHEET NO. 23



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Kimley–Horn and Associates, Inc.
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Kelly T Schwarz, P.E.
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1920 Wekiva Way, Suite 200
West Palm Beach, Florida 33411

CITY OF PORT ST. LUCIE
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PORT ST. LUCIE, FL 34984

ROAD NO.	COUNTY
	ST. LUCIE

SOIL BORING LOCATION MAP

SHEET NO. 24

BOARD MEMBERS
Dr. Donna Mills, *Chairman*
DISTRICT #3
Troy Ingersoll, *Vice Chairman*
DISTRICT #5
Debbie Hawley
DISTRICT #1
Terissa Aronson
DISTRICT #2
Jennifer Richardson
DISTRICT #4

St. Lucie PUBLIC SCHOOLS

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Port St. Lucie, FL 34986
772.429.3600
www.stlucieschools.org

April 30, 2025

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Subject: **Site Plan Review – Sunrise Village**

Dear Planning Department,

St. Lucie Public Schools has reviewed the site plan submission for the proposed Sunrise Village development. We appreciate the opportunity to provide feedback during this stage of the planning process.

One important consideration we would like to bring to your attention is the potential location of a school bus stop. The current plan does not indicate a location for the bus stop which would direct the bus stop to be placed near Okeechobee Road. We have significant concerns due to the high volume of traffic on this roadway. For the safety and efficiency of student transportation, we respectfully request that the bus stop be located within the development.

A potential solution could be to incorporate a roundabout or similar traffic-calming design within the development that would allow school buses to enter, safely pick up and drop off students, and exit without disrupting traffic flow along Okeechobee Road.

Additionally, we ask that provisions be made for parking in the vicinity of the bus stop. Many of our parents prefer to wait with or for their children at the stop, and adequate parking will be essential to ensure both convenience and safety.

We appreciate your attention to this matter and look forward to continued collaboration to ensure the safe and effective integration of school transportation needs into the Sunrise Village development.

Sincerely,

Nicole Fogarty
Director of Growth Management, Land Acquisitions & Intergovernmental Relations

Cc: Arianna Hilliard, Planner, WGI

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry Driver, Senior Planner
RE:	**Major Site Plan (Innovative) – PZSITE2025-00009** 3000 Okeechobee Rd.
TRC DATE:	**April 17, 2025**

Resubmittal for Sunrise Village Apartments 3000 Okeechobee Rd.
Resubmittal date: May 22, 2025

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan (Innovative Design) for Sunrise Village Apartments, located at 3000 Okeechobee Rd., Parcel ID: 2417-504-0020-0001-6.

Please send all comments to kdriver@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you,
Kerry

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

To: Arianna Hillard, WGI, Inc.

From: Kerry C. Driver, Senior Planner

Re: **Project#: PZSITE2025-00009 –** Major Site Plan: Innovative Development
Sunrise Village Apartments – 3000 Okeechobee Rd.

Meeting Date: **Technical Review Committee meeting Thursday, April 17, 2025**
Resubmittal comments 6/24/25

City of Fort Pierce Planning Department

Advisory Comments:

1. Prior to the issuance of the Certificate of Occupancy, the city's approved Landscape Maintenance Agreement must be notarized and submitted
2. Sign permits shall be filed separately during the permit process

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 3000 Okeechobee Road PZSITE2025-00009

REVIEW DATE: 4/7/2025, 6/10/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _X_____

Site Plan Requires Re-submittal: _____

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.**~~ **Received 5/23/2025**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 6/10/2025**

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

4. ~~**Please provide written acknowledgement of the conditions/revisions provided.**~~ **Received 6/9/2025**

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

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)**~~

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)**~~

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.)**~~

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

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.)***~~

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)**~~

12. ~~**Please provide a truck circulation detail.**~~

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)**~~

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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

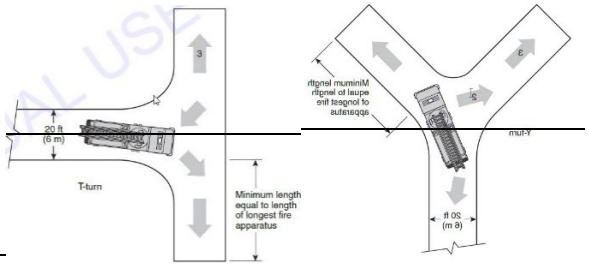
15. ~~**Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**~~

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)**~~

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)**~~

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)**~~

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)**~~



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.**~~

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.**~~

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.**~~

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.**~~

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.**~~

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).**~~

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.**~~

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).**~~

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

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.**~~

BOARD MEMBERS
Dr. Donna Mills, *Chairman*
DISTRICT #3
Troy Ingersoll, *Vice Chairman*
DISTRICT #5
Debbie Hawley
DISTRICT #1
Terissa Aronson
DISTRICT #2
Jennifer Richardson
DISTRICT #4

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Port St. Lucie, FL 34986
772.429.3600
www.stlucieschools.org

June 6, 2025

City of Fort Pierce
Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

Subject: **Updated Site Plan Review – Sunrise Village**

Dear Planning Department,

Following our recent meeting and review of the newly submitted site plan for Sunrise Village, we appreciate the revision showing the proposed school bus stop located further away from Okeechobee Road. Based on this updated layout, St. Lucie Public Schools will be able to accommodate the bus stop by situating it just west of the development's entrance, heading south westbound. This adjustment provides a safer pick-up and drop-off area for students and minimizes direct impact from the high-traffic conditions along Okeechobee Road.

While this revised location is acceptable, we would like to reiterate that our preference remains for the bus stop to be placed within the development itself. An internal location would allow school buses to enter, load and unload students safely, and exit without disrupting the traffic flow on adjacent roadways. It would also allow for better access for parents who often wait with or for their children.

We thank you for your continued collaboration and consideration of student safety in the planning of this project.

Sincerely,

Nicole Fogarty
Director of Growth Management, Land Acquisitions & Intergovernmental Relations

Cc: Arianna Hilliard, WGI
Adam Schildmeier, WGI
Jerrod Purser, WGI
Ash Leyva, Blue Sky Communities

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Mark Zrallack, P.E., City Engineer

RE : Site Plan – Sunrise Village Apartments – 3000 Okeechobee Road

DATE : July 21, 2025

This is to advise you that we have completed the review of the following documents received by this office on July 18, 2025:

- [x] Site Plan
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan
- [ ] DPCR
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for conditions of approval comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Addresses\2001 - 3000\3000 Okeechobee Road\Site Plan\Submittal No. 3 - 071825\SP Approval w. Conditions- 072125.docx

ENGINEERING APPROVAL CONDITIONS:

As provided in the revised site plan layout submitted on Friday, July 18th, the following are approved conditions:

1. A 5-foot sidewalk along South 31st Street to provide site connectivity to the existing Okeechobee Road sidewalk.
2. 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. 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 was requested that the applicant provide the 12.5 feet-feet right-of-way donation.

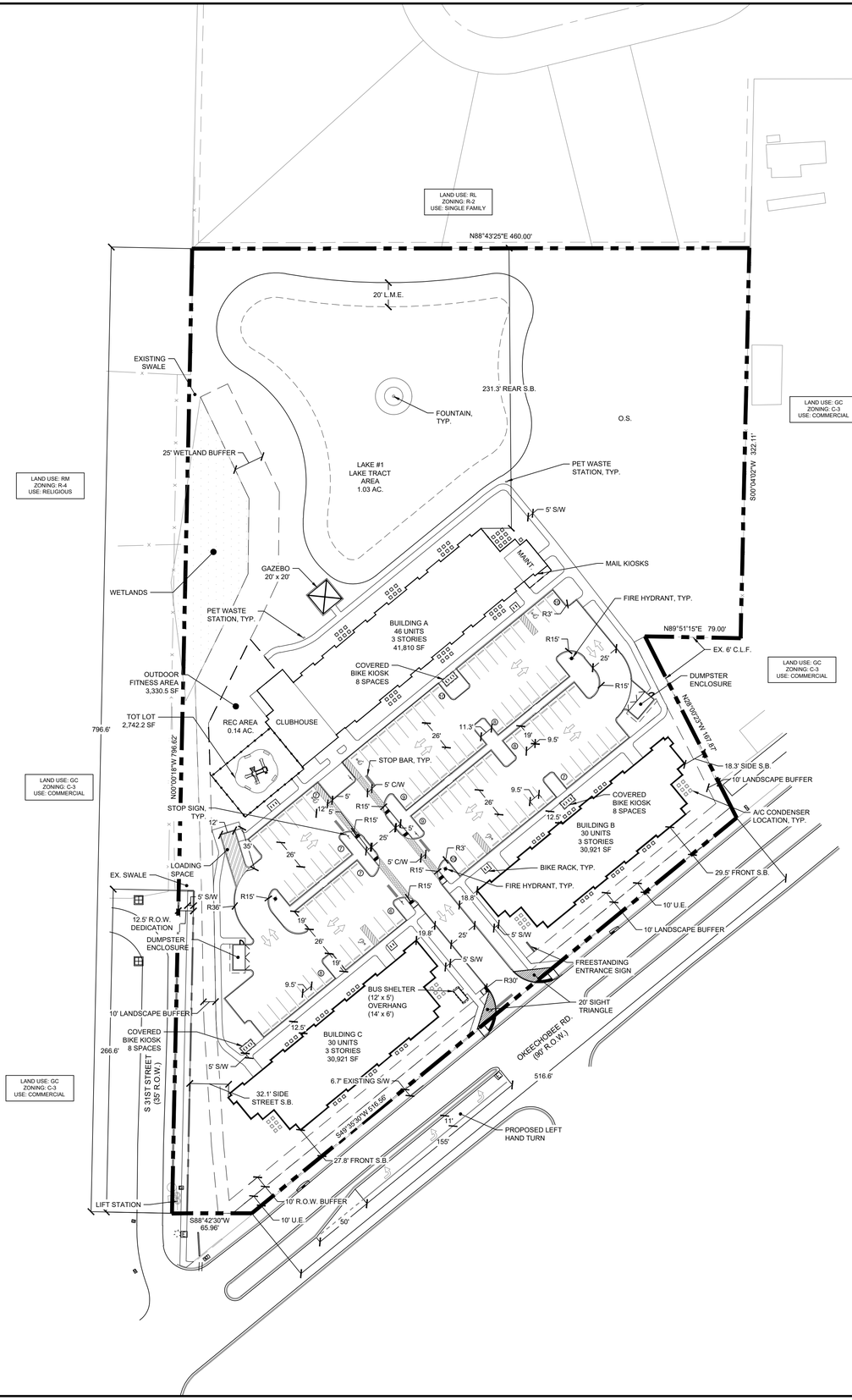
ADVISORY COMMENTS:

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.
2. Okeechobee Road is a St. Lucie County roadway, verification by the County of possible required roadway improvements shall be provided by the County.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at time Building Permit application.
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:

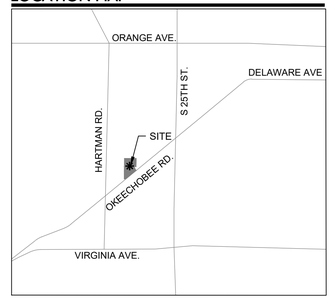
    a. A certificate of completion signed and sealed by the engineer of record.
    b. Two copies of certified as-builts.
    c. Signed and sealed density test with location map of test areas.
    d. A maintenance plan and agreement signed by the owner and/or operating entity shall be notarized and submitted 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.

MZ/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847



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
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 2025-07-15

INITIAL SUBMITTAL
FEBRUARY 21, 2025

SUNRISE VILLAGE
CITY OF FORT PIERCE, FL

SITE PLAN

SHEET
SP-1
1 OF 1

11038.00

SAVED: 7/15/2025 2:58 PM
PLOTTED: 7/15/2025 3:00 PM
PLOTTED BY: RAQUEL SAMARDO
PATHNAME: P:\11038\Engineering\Site Plan\Sunrise Site Plan\Sunrise Ft Pierce\PLANS\CAD\11038SP_PL SITE.dwg

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning and Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: July 11, 2025

Re: **Sunrise village**
Final Review of Turn Lane Analysis

Kimley-Horn has reviewed the traffic impact analysis (revised January 2025) prepared by Truckin Traffic, LLC. related to the above-mentioned project. The proposed development consists of 106 affordable housing units. The site is generally located in the northeast quadrant of Okeechobee Road and S 31st street in the city of Fort Pierce.

A left turn lane is warranted at the intersection of Okeechobee Road and the project driveway, however a right turn lane is not warranted at this location

Thank you for the opportunity to assist Saint Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

Sunrise Village

Major Site Plan & Conditional Use

Planning Board

August 11, 2025

bdg architects

BLUE SKY COMMUNITIES

WGI

HIGH POINT | ENGINEERING

TEAM INTRODUCTIONS

PROJECT LOCATION

PZSITE2025-00009

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

APPLICATION REQUESTS

CONSISTENT FUTURE LAND USE

CONSISTENT ZONING

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.

Sec. 125-243 Innovative Community Development

- **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.

Sec. 125-243 Innovative Community Development

- **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, clubhouse and covered bike kiosks.
- **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.

Sec. 125-243 Innovative Community Development

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.

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.

	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

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 are sufficient to accommodate the parking needs of our future residents.

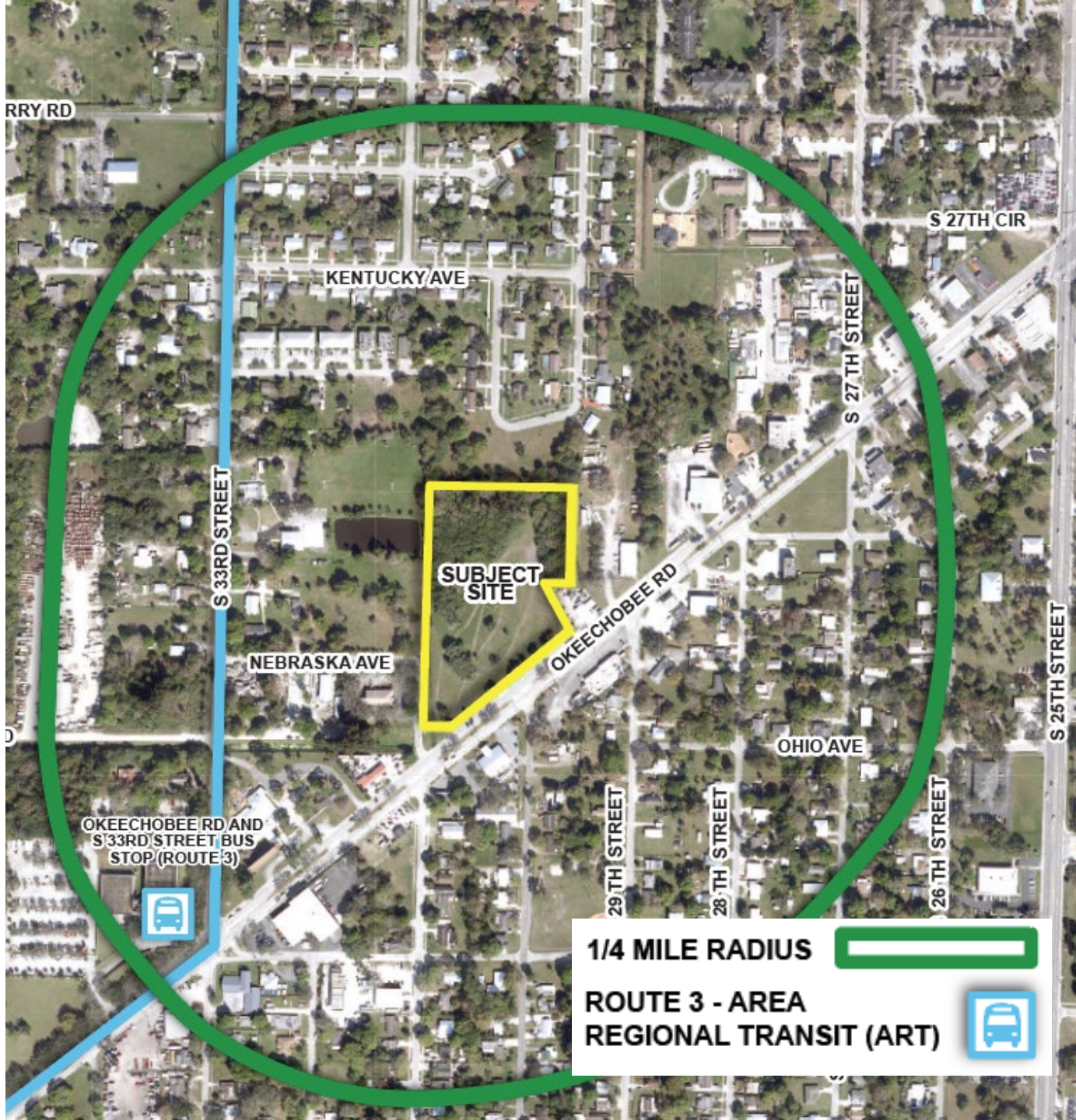
Proposed Parking

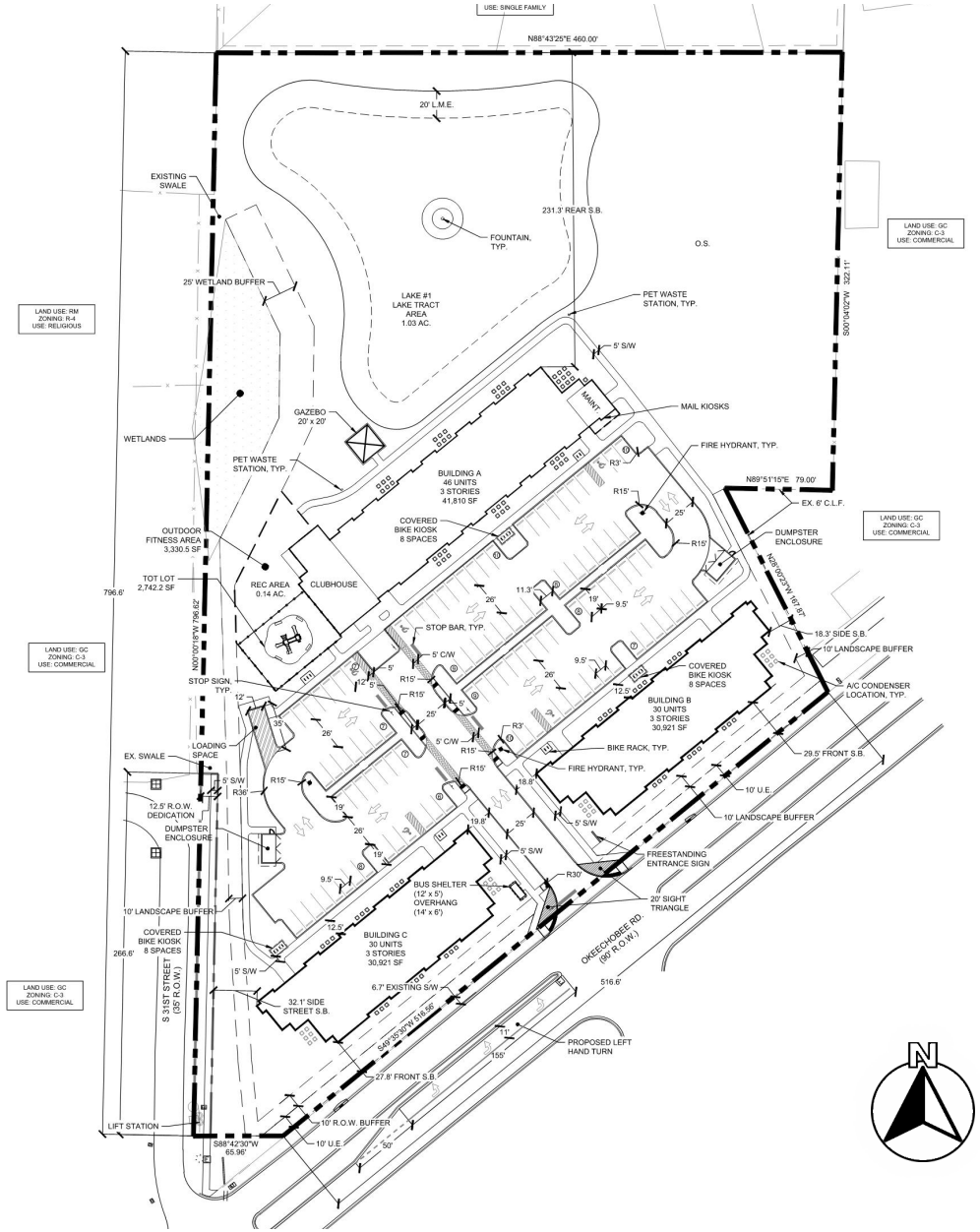
Precedent Design Photos – Blue Sky Landing

Density Bonus

Sec. 125-326(b)(2) 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.





SITE DATA

Acreage: 6.80

Proposed Use: Multifamily

Density: 15.6 DU/AC

Building Height: 3 stories/45’

Required/Provided Parking:

- **Standard:** 159
- **Provided:** 106*

Recreation Area: 0.14 acres

Open Space: 4.23 acres

*Per staff-supported parking reduction.

Proposed Site Plan

3 BUILDING A 3D VIEW 1

4 BUILDING A 3D VIEW 2

1 BUILDING B 3D VIEW 1

5 BUILDING B 3D VIEW 2

bdg architects

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Suite 600
Tampa, FL 33602

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

SUNRISE VILLAGE

3000 Okeechobee Road
Fort Pierce, Florida 34947

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

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

3D REPRESENTATION

SHEET NUMBER

A900

Proposed Elevations

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

Design and Color Board

WGI

Renderings

Renderings

Staff Assessment: Staff **recommends approval with conditions.**

Staff Recommendation

Sunrise Village Major Site Plan & Conditional Use

Planning Board

August 11, 2025