

PROJECT NARRATIVE



Kevin Freeman
Planning Director
City of Fort Pierce
100 N. US Hwy. 1
Fort Pierce FL, 34950

Re: Sunrise Residential– Project Narrative
Our Reference Number: 22-405

Dear Mr. Freeman,

Sunrise Residential is a proposed mixed-use development on approximately 516 acres of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce. The project consists of two parcels of land that were recently annexed into the City of Fort Pierce. One of which is approximately 116 ac. and was recently annexed into the City, while the second parcel is approximately 400 ac. and was annexed into the City on July 19, 2010.

The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development zoning district. Uses within the proposed development include general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments).

As proposed, approval of an overall Planned Development master plan and preliminary plat, along with Planned Development guidelines, which will provide for a cohesive project build-out, will provide the foundation for future tenants, developers, or builders to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the city, developer and potential tenants, developers, or builders, a clear, agreed path to provide for the most efficient and flexible development of the subject parcels.

As contained in the Planned Development Guidelines, design and development parameters by lot type, such as, but not limited to: permitted and prohibited uses, applicable setbacks; allowable building area; street cross sections; landscaping, irrigation and signage standards have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long term maintenance of common areas, such as parks, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services.

We appreciate the opportunity to work with you in making this project become a reality and encourage any feedback and constructive dialogue you may have to lend. Should you have any questions, please do not hesitate to contact me directly.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Derrick E Phillips Jr". The signature is fluid and cursive, with the first name "Derrick" and last name "Phillips" being more legible than the middle initial "E".

Derrick E Phillips Jr
Project Manager