



ENGINEERING & SURVEYING

KMA Engineering & Surveying

3001 Industrial Ave 2
Fort Pierce, Fl. 34946
772-569-5505

February 24, 2025

Attention: Vennis Gilmore, Assistant Planning Director
Subject: Sunrise Lakes PD
Location: 3804 Sunrise Boulevard
RE: TRC No. PD2024-00002

We are in receipt of comments dated December 18th, 2024, and have the following responses:

SURVEY COMMENTS:

1. Previous comment "The PDF file of the survey does not accurately scale to the noted 1" = 50', please provide an electronic file of the certified boundary and topographic survey which was converted at the appropriate noted plan scale was not addressed as no survey was provided in the resubmittal.

Response: Please see attached survey

PLANNED DEVELOPMENT COMMENTS:

1. Address the following previously provided comments:
 - a. The submitted Gopher Tortoise Survey and the Capacity Analysis information had areas that were unreadable as some on the font did not transfer when converted to the PDF files. Please update the documents and resubmit.

Response: Both read fine on our end. Please note there are no gopher tortoise burrows observed onsite.

- b. Remove all landscaping from within the limits of any proposed stormwater treatment areas such as conveyance swales.

Response: All landscaping has been removed from stormwater areas or swales have been relocated

- c. The site plan shall include the boundary information along the Sunrise Boulevard property line, dry retention area setbacks, driveway setbacks, and street names.

Response: The boundary and street names are shown on the Site

Plan. The setbacks are shown in the table and the area of the dry ponds is shown in the tables

- d. The site plan contains two (2) different Typical Not Details that are illegible; please revise these details so they are readable and resubmit.
Response: Details have been removed

2. The landscape plan indicates a proposed bioswale situated in the middle of the project. However, the engineering plans reflect a dry retention area; please revise the plan so they do not contradict with one another.

Response: The engineering plans call the middle pond a bioswale

3. ADVISORY COMMENTS:

- a. The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

Response: Acknowledged

- b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response: Acknowledged

- c. Sunrise Boulevard is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Sunrise Boulevard right-of-way.

Response: Acknowledged

PLANNING/ZONING COMMENTS

1. Please submit the Final Plat Application with supporting documents separately in the in the Tyler Portal.

Response: A Final Plat application will be submitted separately

2. The documents that were submitted on 12/10/2024 were mislabeled. There were documents labels as Color Board and Design Review Narrative that did not match the descriptions. The Color Board was the Construction Plans/Site Plan, the Design Review Narrative was the TRC Response Letter, etc. Please submit a Design Review Narrative and new renderings per the previous TRC Comments.

Response: This was due to the online portal not allowing us to upload certain attachments. We had to chose headings that were available in the drop down menu

3. Provide an electronic color board with proposed color palettes.

Response: Please see attached updated elevations

4. Consider lighter and more vibrant colors than black and greys.

Response: Please see attached updated elevations

5. Consider the inclusion of a noise barrier/wall, other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experience by future residents of the community.

Response: An increased landscape area has been added to the south and a wall/fence may be added to the western property line

6. Please be sure to contact Kori Benton, Planning Manager, St. Lucie County at 772-462-2518 or bentonk@stlucieco.org and Grant Chambers, Senior Project Engineer, St. Lucie County at 772-462-1707 or chambersg@stlucieco.org, to check on the status of your County Road Traffic review by St. Lucie County's third party traffic consultant.

Response: A response has been submitted to SLC based off their recent traffic review

7. Consider the addition of a development amenity between lots 35 and 50. Example: pocket park, etc.

Response: That area has been designated as an amenity area. A gazebo or small clubhouse may be added there by the future homebuilder

We hope we have sufficiently addressed all your concerns. If you have any questions, please do not hesitate to contact us. Thank you for your time in reviewing this submittal.

Cordially,

Blaine Bergstresser, P.E.