THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

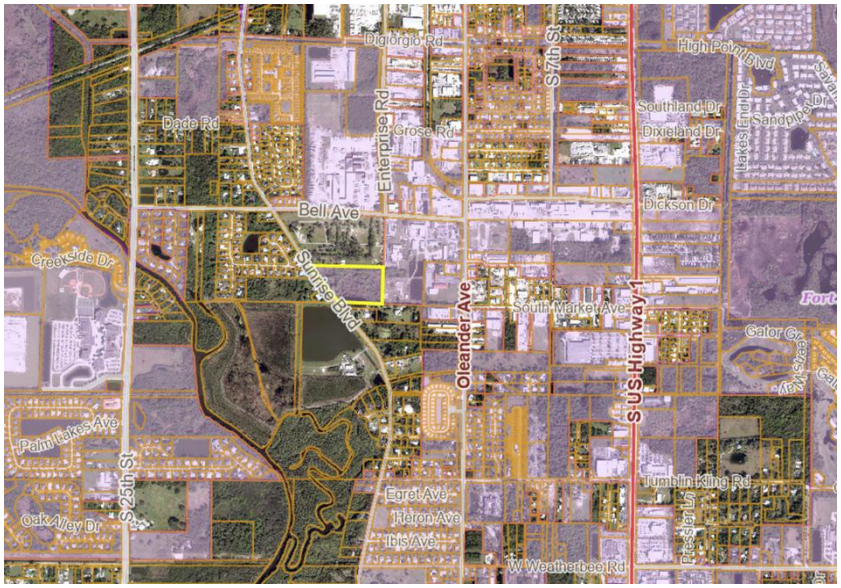
TO:	Richard Chess, City Manager City Commission
FROM:	Kev Freeman, Planning Director
RE:	**PD2024-00002 Sunrise Lakes (3804 Sunrise Blvd)** **PD Final Site Plan**
COMMISSION DATE:	July 9, 2025

STAFF REPORT

Agent (on behalf of the Owner): Blaine Bergstresser, KMA Engineering & Surveying

Owner: **DT VENTURES 1 LLC**

Summary: This application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (4.41 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce. The site is bordered by single-family RS-3 zoning on the south and west. To the north is a cemetery and the east is a Florida Department of Transportation building, both with industrial zoning.



Location(s): 3804 Sunrise Boulevard.

Parcel ID (s): 2433-123-0001-000-1

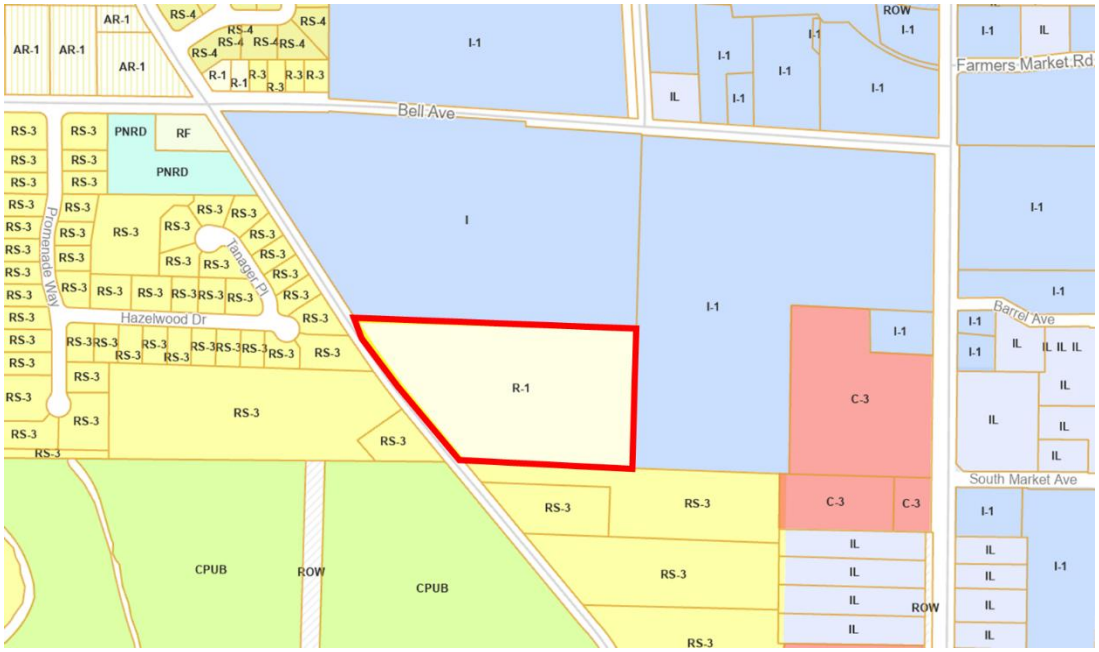
Surrounding FLU and Zoning:

Current Zoning	R-3
Proposed Zoning	PD (Final Site Plan)
Current FLU	RM
Proposed FLU	NO CHANGE
Zoning North	I (COUNTY)
Zoning South	RS-3 (COUNTY)
Zoning East	I-1 (CITY)
Zoning West	RS-3 (COUNTY)
FLU North	P/F (COUNTY)
FLU South	RU (COUNTY)
FLU East	I (CITY)
FLU West	RU (COUNTY).

Request

In accordance with Article V Sections 125-212, and 125-314 of the City Code, the applicant is requesting approval of a zoning change to a Planned Development (PD) Zoning District with approval of a Final PD Site Plan.

Zoning



Existing: Sec. 125-193. - R-3 Residential single-family

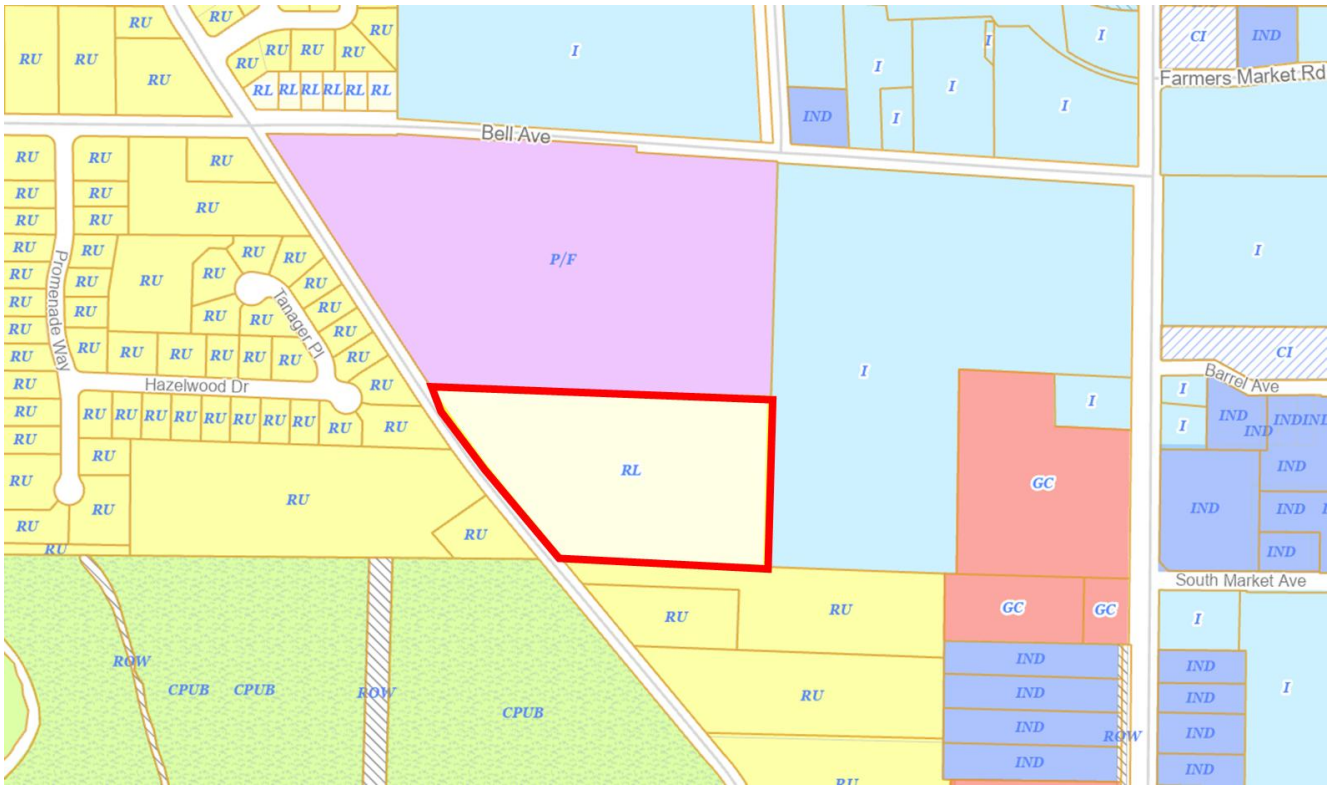
Purpose. The major purpose of this zoning district is to provide for residential areas with an average net density in conventional developments of approximately six units per acre. Innovative residential developments, however, may have higher net densities not exceeding eight units per acre. Duplexes and certain non-residential uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. This classification can be effectively applied to areas serving as a transition between lower density single-family zones and residential districts with medium or high densities. Public water and sewer service should be available.

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

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

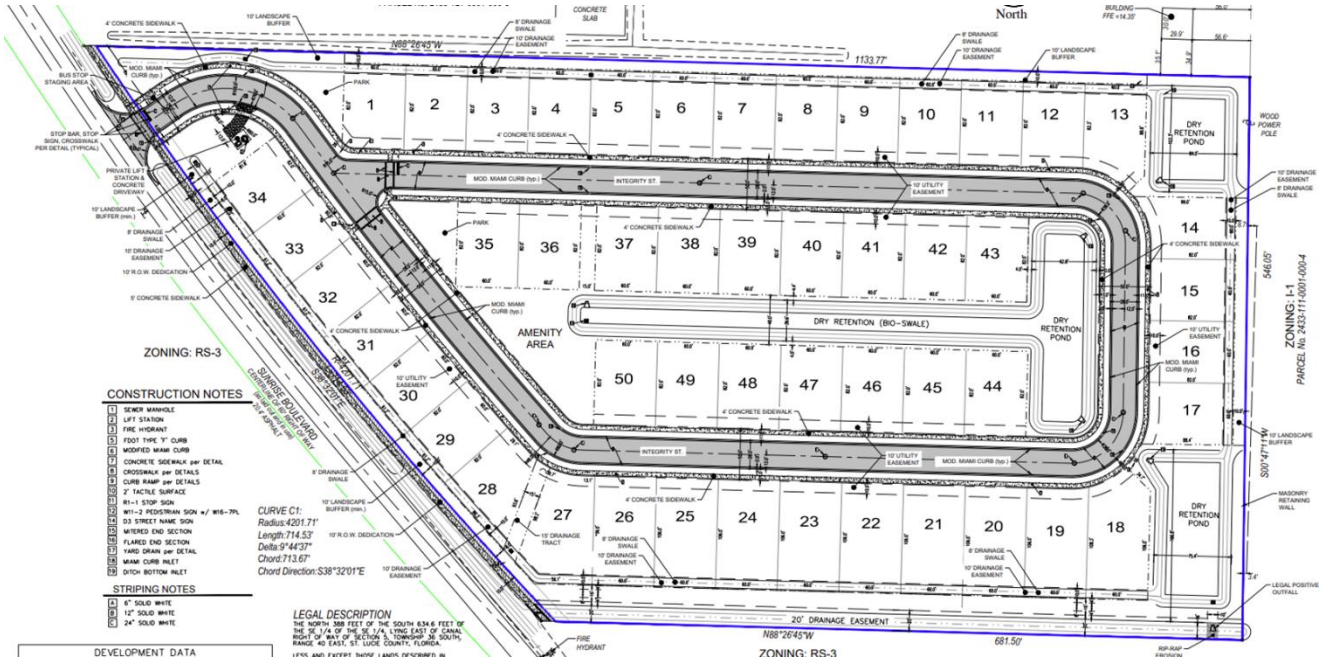
future development. Therefore, the PD alternative may allow uses and design concepts which are not specifically allowed in standard zoning districts. To the extent that any provisions of this section conflict with any other provisions of this Code, the provisions of this section shall prevail.

Future Land Use



<u>Medium Density Residential (RL) – No Change</u>

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.



Design Review

The proposed dwelling units have clean architectural elements, which incorporate vertical and horizonal design articulation and relief. Single-Family units are not subject to design review outside of the FPRA.

Parking

The Final Site Plan provides the required number of parking stalls.

Utilities

FPUA

Traffic Impact Statement

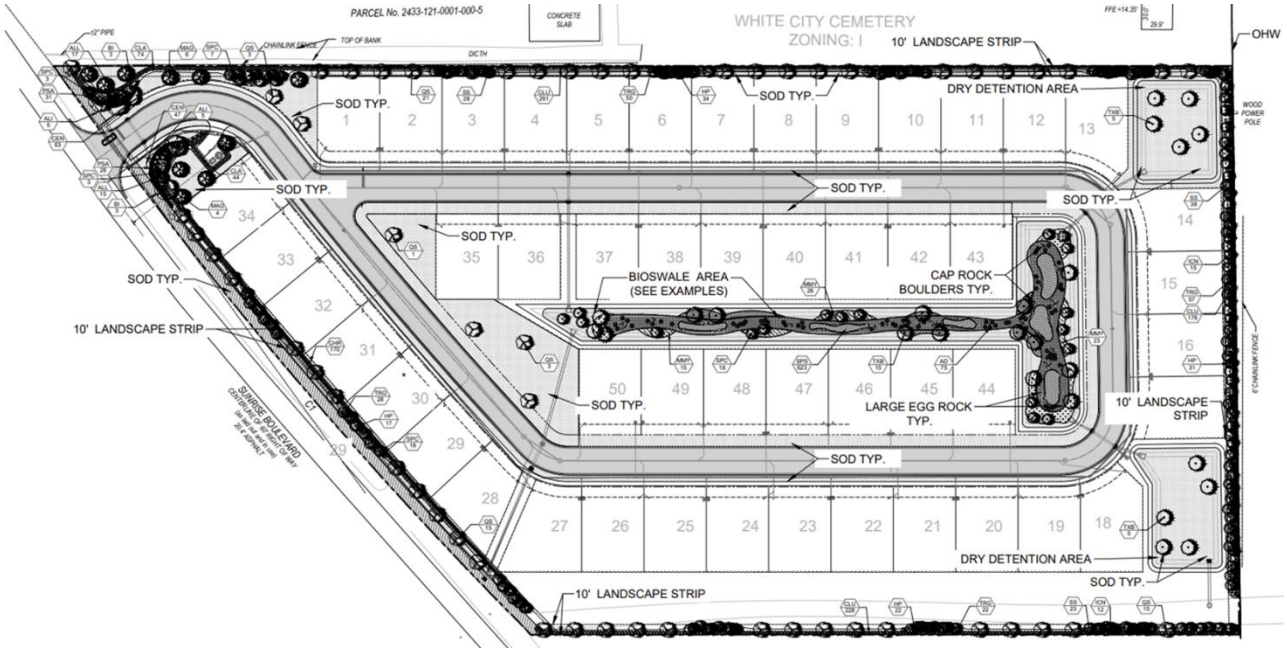
The traffic analysis is accepted and approved.

Environmental

An apparent high-water table and dense vegetative cover provides poor quality gopher tortoise habitat throughout the majority of the subject property. Ponding, saturated soils, and organic soils were observed throughout the property. Optimal forage species (i.e., asgrasses and forbes) were generally absent due to the dense canopy and shrub, and cover. Additionally, approximately 50 percent of the soil types on the property are classified as “unsuitable” while the other 50 percent are listed as “less suited”.

Landscaping

The development shall comply with the city's landscaping requirements, full tree mitigation analysis shall be required at building permit.



PROVIDED TREES

NORTH PERIMETER LANDSCAPE STRIP
57 TREES

SOUTH PERIMETER LANDSCAPE STRIP
35 TREES

EAST PERIMETER LANDSCAPE STRIP
28 TREES

WEST PERIMETER LANDSCAPE STRIP
24 TREES

INTERIOR VEHICULAR USE AREAS = 53,640 S.F.
36 TREES

TOTAL TREES PROVIDED: 180 TREES

PROVIDED SHRUBS

NORTH PERIMETER LANDSCAPE STRIP
421 SHRUBS

SOUTH PERIMETER LANDSCAPE STRIP
228 SHRUBS

EAST PERIMETER LANDSCAPE STRIP
183 SHRUBS

WEST PERIMETER LANDSCAPE STRIP
289 SHRUBS

TOTAL SHRUBS PROVIDED: 1,121 SHRUBS

Stormwater Drainage

The proposed Surface-Water Management System (SMS) for the project includes a series of interconnected dry retention ponds capable of providing the necessary water quality treatment and

nutrient abatement as required by the state and the district. These will also provide the necessary attenuation required to comply with NSLRWCD's outfall limitations. Outfall shall be controlled by a single drop structure with discharge to the existing ditch along the south of the property, where it will be conveyed to the county right-of-way, and into the Platts's Creek Conservatory. Additional work outside the immediate parcel boundary may include improvements to the Sunrise Boulevard right-of-way, as determined.

The site is currently undeveloped; the majority of the site is native forest, consistent with the FLUCCS "Mixed Upland Forest" designation. No wetland areas have been observed on the parcel. According the USGS, the parcel is comprised of 40% "Susanna" sands, 20% "WInder loamy" sands, 20% "Ankona" sands, and 20% others; this mixture of group A/D, B/D, and C/D soils averages to B/D hydrologic group soil. Existing elevations ranging from about 14 NAVD along the north property line to 9.0 NAVD along the south; the existing grades appear to direct stormwater runoff from the north to the south. The southern portion of the property consists of a drainage easement with an east-west ditch that collects runoff. Ultimately, runoff resolves itself to the county right-of-way, where it crosses Sunrise Blvd. and enters the county stormwater management and preservation area know as Platt's Creek.

Platt's Creek has a direct connection to the North St Lucie River and the NSLRWCD. The property is bordered on the south by private residences, on the east by an FDOT storage yard (and cell tower), on the west by Sunrise Boulevard, and to the north by the White City Cemetery. Stormwater runoff from offsite is controlled from entering the subject parcel. The parcel is is a FEMA "X" Flood Zone.

The SMS has been designed such that the peak stage for the 10-year/24-hour event shall not cause flooding within the proposed vehicular use areas, that the peak stage for the 25-year/3-day event shall not exceed the perimeter berm for the project, and the 100-year/3-day event with Zero discharge shall not stage above the proposed Finish Floor Elevation (14.00 NAVD).

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. All infrastructure, including the private lift station, school district bus stop, and stormwater system,

shall be completed prior to the issuance of first certificate of occupancy for a residential building

2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The minimum Open Space shall be maintained at a minimum of 23% of the Final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlined within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The Final PD Plan shall be governed by 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 shall include the binding of successors intitle to any commitments concerning completion of the project and its maintenance and operation.
7. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
8. A landscape maintenance agreement shall be required prior to final certificate of occupation.
9. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
10. All applicable state or federal permits shall be obtained before commencement of the development.

Staff Recommendation*:*

The proposed application meets the standards of the City's Code Section 125-212, and 125-314.

Therefore, Staff recommends that the City Commission **APPROVE** the site plan subject to the Fourteen (10) Conditions as noted.

Alternative Recommendations:

APPROVE – with Amended/Additional Conditions

OR

DISAPPROVE/DENY