



KMA Engineering & Surveying, LLC

3001 Industrial Avenue 2

Ft. Pierce, FL 32946

Phone: (772) 569-5505 Fax: (772) 569-1455

August 29, 2025

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

Re: Sunrise Residential PD Benefits

Currently sewer is not available in the area surrounding the project. Florida Statute requires residents to connect to a central sewer system by July 1, 2030. This project is proposing to construct 1,230 LF of 4" forcemain along Sunrise Boulevard. This will allow for neighbors currently on septic to connect easier in the future.

There is an existing drainage ditch on the south property line that is overgrown with invasive plants. The ditch collects drainage from numerous properties to the east and conveys stormwater to Platt's Creek on the westside of Sunrise Boulevard. The project proposes to regrade the ditch and record a 20' drainage easement over the ditch. The easement will include maintenance responsibilities for the home owner's association as well as allow access to City of Ft. Pierce and South Florida Water Management District. This will allow parcels to the east to properly drain and alleviate any possible flooding during large storm events

The project is proposing a sheltered bus stop at the driveway entrance. A sidewalk along the frontage of Sunrise Boulevard will allow not only a safe place for neighborhood children but the future possibility of children from other neighborhoods to walk to the sheltered bus stop

The property is located between Industrial Zoned areas and RS-3 St. Lucie County Zoning and can be considered a transition area between the zoning. 120% of the Median Income is the guideline for Workforce Housing. For St. Lucie County that would place a three bedroom rental at \$2,955 per month and a four bedroom at \$3,297 per month. Homes in this development will start at the low \$400ks which will provide a new product that can be purchased by people moving to the area to work in the newly planned industrial developments.



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HUD release: 4/1/2025
 Effective: 4/1/2025
 Implement on/before: 5/15/2025

2025 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Lucie County (Port Saint Lucie MSA)	20%	13,260	15,160	17,060	18,940	20,460	21,980	23,500	25,020	26,516	28,031	331	355	426	492	549	606
	25%	16,575	18,950	21,325	23,675	25,575	27,475	29,375	31,275	33,145	35,039	414	444	533	615	686	758
	28%	18,564	21,224	23,884	26,516	28,644	30,772	32,900	35,028	37,122	39,244	464	497	597	689	769	849
	30%	19,890	22,740	25,590	28,410	30,690	32,970	35,250	37,530	39,774	42,047	497	532	639	738	824	909
	33%	21,879	25,014	28,149	31,251	33,759	36,267	38,775	41,283	43,751	46,251	546	586	703	812	906	1,000
	35%	23,205	26,530	29,855	33,145	35,805	38,465	41,125	43,785	46,403	49,055	580	621	746	861	961	1,061
	40%	26,520	30,320	34,120	37,880	40,920	43,960	47,000	50,040	53,032	56,062	663	710	853	985	1,099	1,213
	45%	29,835	34,110	38,385	42,615	46,035	49,455	52,875	56,295	59,661	63,070	745	799	959	1,108	1,236	1,364
	50%	33,150	37,900	42,650	47,350	51,150	54,950	58,750	62,550	66,290	70,078	828	888	1,066	1,231	1,373	1,516
	60%	39,780	45,480	51,180	56,820	61,380	65,940	70,500	75,060	79,548	84,094	994	1,065	1,279	1,477	1,648	1,819
	70%	46,410	53,060	59,710	66,290	71,610	76,930	82,250	87,570	92,806	98,109	1,160	1,243	1,492	1,723	1,923	2,122
	80%	53,040	60,640	68,240	75,760	81,840	87,920	94,000	100,080	106,064	112,125	1,326	1,421	1,706	1,970	2,198	2,426
	Median: 89,300	90%	59,670	68,220	76,770	85,230	92,070	98,910	105,750	112,590	119,322	1,491	1,598	1,919	2,216	2,472	2,729
		100%	66,300	75,800	85,300	94,700	102,300	109,900	117,500	125,100	132,580	1,657	1,776	2,132	2,462	2,747	3,032
	110%	72,930	83,380	93,830	104,170	112,530	120,890	129,250	137,610	145,838	1,823	1,953	2,345	2,708	3,022	3,335	
	120%	79,560	90,960	102,360	113,640	122,760	131,880	141,000	150,120	159,096	1,989	2,131	2,559	2,955	3,297	3,639	
	140%	92,820	106,120	119,420	132,580	143,220	153,860	164,500	175,140	185,612	2,320	2,486	2,985	3,447	3,846	4,245	

Should you have any questions or require additional information, please feel free to contact this office at your earliest convenience.

Sincerely,

Blaine Bergstresser, P.E.
 Florida License No. 84598