

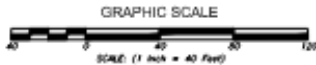
Sunrise Lakes



History

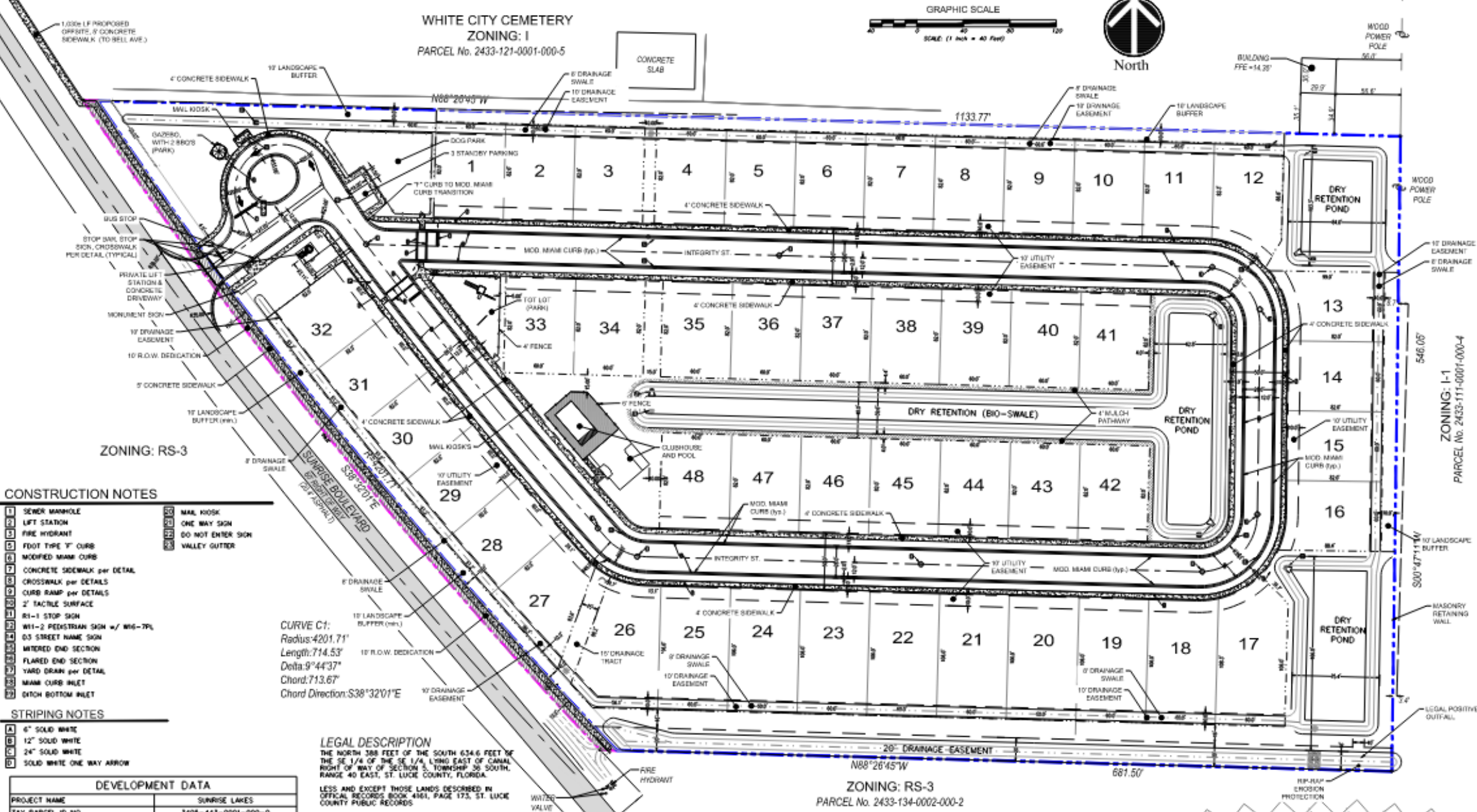
- Met with Planning Staff in December 2023 to discuss potential townhome located in unincorporated in St. Lucie County.
- Staff suggested single family more appropriate for area
- Annexation applied for in February 2024.
- Site Plan approval submitted April 2024
- PD process in City updated after first submittal. Applicant resubmits new applications
- Planning Board approves 5-0 in May 2025
- City Commission tables July 2025
- Applicant meets with staff, updates plans
- Planning Board disapproves in September 2025

**WHITE CITY CEMETERY
ZONING: I
PARCEL No. 2433-121-0001-000-5**



WOOD POWER POLE 55.0'

BUILDING FFE = 14.28'



CONSTRUCTION NOTES

- | | |
|----------------------------------|----------------------|
| 1 SEWER MANHOLE | 20 MAIL KIOSK |
| 2 LIFT STATION | 21 ONE WAY SIGN |
| 3 FIRE HYDRANT | 22 DO NOT ENTER SIGN |
| 4 FOOT TYPE 'T' CURB | 23 VALLEY GUTTER |
| 5 MODIFIED MIAMI CURB | |
| 6 CONCRETE SIDEWALK per DETAIL | |
| 7 CROSSWALK per DETAILS | |
| 8 CURB RAMP per DETAILS | |
| 9 TACTILE SURFACE | |
| 10 STOP SIGN | |
| 11 W1-1 STOP SIGN | |
| 12 W1-2 PEDESTRIAN SIGN w/ W6-7P | |
| 13 O3 STREET NAME SIGN | |
| 14 WATERED END SECTION | |
| 15 FLARED END SECTION | |
| 16 YARD DRAIN per DETAIL | |
| 17 MIAMI CURB INLET | |
| 18 GRCH BOTTOM INLET | |

STRIPING NOTES

- | |
|-----------------------------|
| A 6" SOLID WHITE |
| B 12" SOLID WHITE |
| C 24" SOLID WHITE |
| D SOLID WHITE ONE WAY ARROW |

CURVE C1:
Radius: 4201.71'
Length: 714.53'
Delta: 9°44'37"
Chord: 713.67'
Chord Direction: S38°32'01"E

LEGAL DESCRIPTION
THE NORTH 188 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS.

| DEVELOPMENT DATA | |
|---------------------------|-------------------------------|
| PROJECT NAME | SUNRISE LAKES |
| TAX PARCEL ID NO. | 3405-443-0001-000-0 |
| EXISTING FUTURE LAND USE | RESIDENTIAL LOW DENSITY (RL) |
| PROPOSED FUTURE LAND USE | RESIDENTIAL LOW DENSITY (RL) |
| EXISTING ZONING | R-1 |
| PROPOSED ZONING | PLANNED DEVELOPMENT ZONE (PD) |
| PROJECT USE | SINGLE-FAMILY RESIDENTIAL |
| MAXIMUM ALLOWABLE DENSITY | RL = 6.5 DU/AC |

| LAND USE BREAKDOWN | | | |
|------------------------------|------------|----------|---------|
| TOTAL AREA OF SUBJECT PARCEL | 502,882 SF | 11.54 AC | 100.00% |
| AREA OF ONSITE WETLAND | 0 SF | 0.00 AC | 0.00% |
| AREA OF WETLAND BUFFER | 0 SF | 0.00 AC | 0.00% |
| TOTAL DEVELOPMENT AREA | 502,882 SF | 11.54 AC | 100.00% |

| ZONING | PD |
|--------------------|----------|
| MIN. LOT SIZE | 4,920 SF |
| MIN. LOT WIDTH | 60' |
| MIN. LOT DEPTH | 82' |
| MIN. ROAD FRONTAGE | 25' |
| MAX. LOT COVERAGE | 40% |

CIVIL ENGINEER
KMA ENGINEERING & SURVEYING, LLC
3008 INDUSTRIAL AVE. 2
FORT PIERCE, FL 34948
PHONE: (772) 569-5505

OWNER/DEVELOPER
DT VENTURES I, LLC
PO BOX 1000
FORT PIERCE, FL 34948

| LINEWORK & SYMBOL LEGEND | | | |
|--------------------------|---------------------------|--|------------------------------|
| | DENOTES PROPERTY BOUNDARY | | DENOTES RUNOFF OVERLAND FLOW |
| | DENOTES RIGHT-OF-WAY | | DENOTES PROPOSED ELEVATIONS |
| | DENOTES COVERAGE | | DENOTES EXISTING GRADES |
| | DENOTES EASEMENT | | |

KMA
ENGINEERING & SURVEYING, LLC
1000 W. WINDY HILL BLVD
FORT PIERCE, FL 34948
PHONE: (772) 569-5505

SUNRISE LAKES

INTEGRITY 1ST CONSTRUCTION GROUP

PROJECT: SUNRISE LAKES
CLIENT: INTEGRITY 1ST CONSTRUCTION GROUP
ZONING: L-1
PARCEL No. 2433-111-0001-000-4

BLAINE BERGSTRÖSSER, P.E.
FLORIDA LICENSE NO. 84998
10/9/2025

811
CALL BEFORE YOU DIG
FOR UTILITY LOCATIONS
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Purpose of a Planned Development

- Sec 125-212 Planned Development Zone states *“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.”*

Variety of Natural Features and Scenic Areas

- The project proposes three (3) dry ponds. The middle pond will be planted as a bioswale to provide natural feel compared to a typical dry pond with bahia sod. A walking path will be constructed around the pond.



— CAP ROCK BOULDERS

— LARGE EGG ROCK

Variety of Natural Features and Scenic Areas

- The two other ponds will be planted with existing sabal palms relocated along the banks

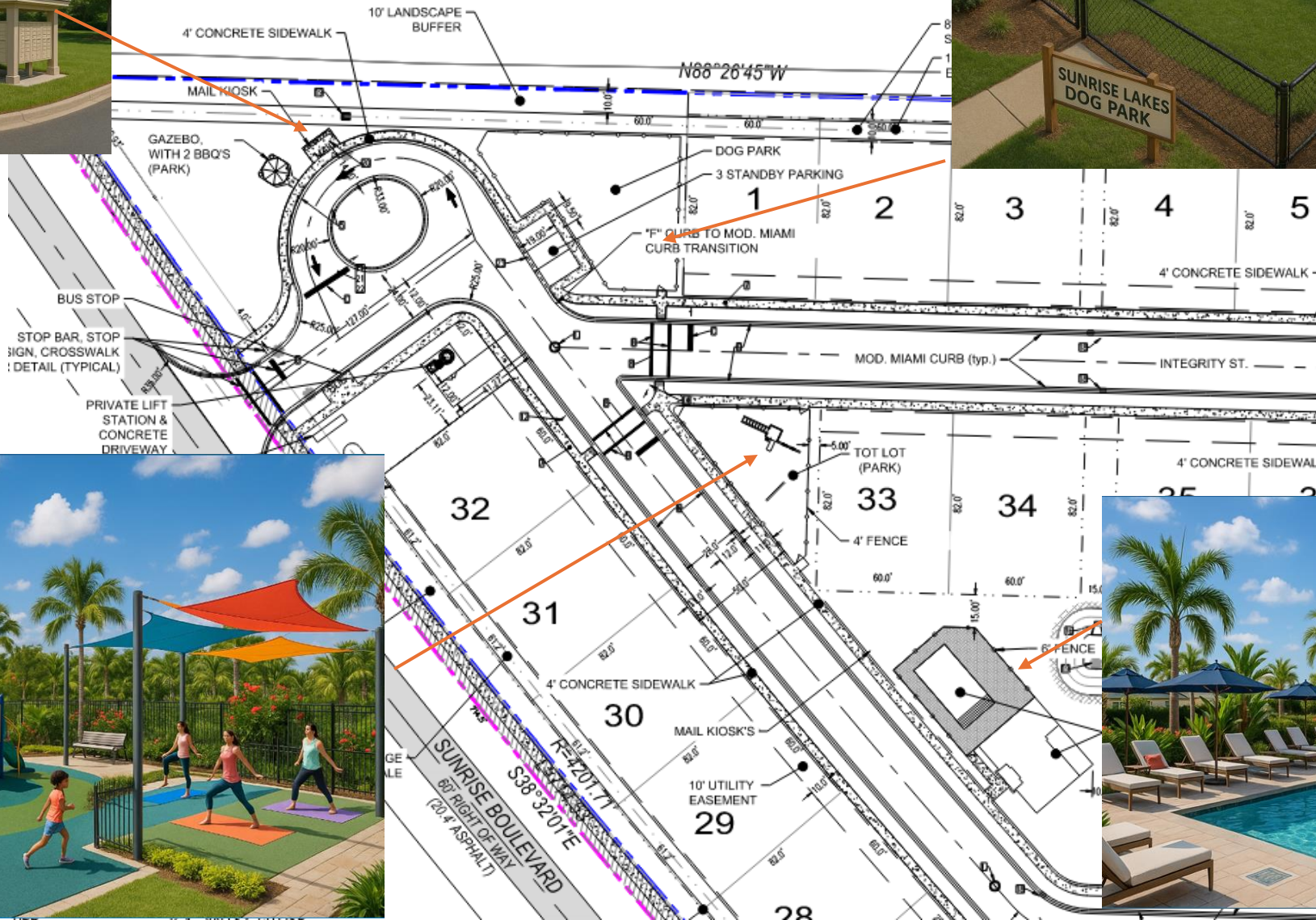
SABAL PALMS
CYPRESS TREES
SPARTINA GRASSES



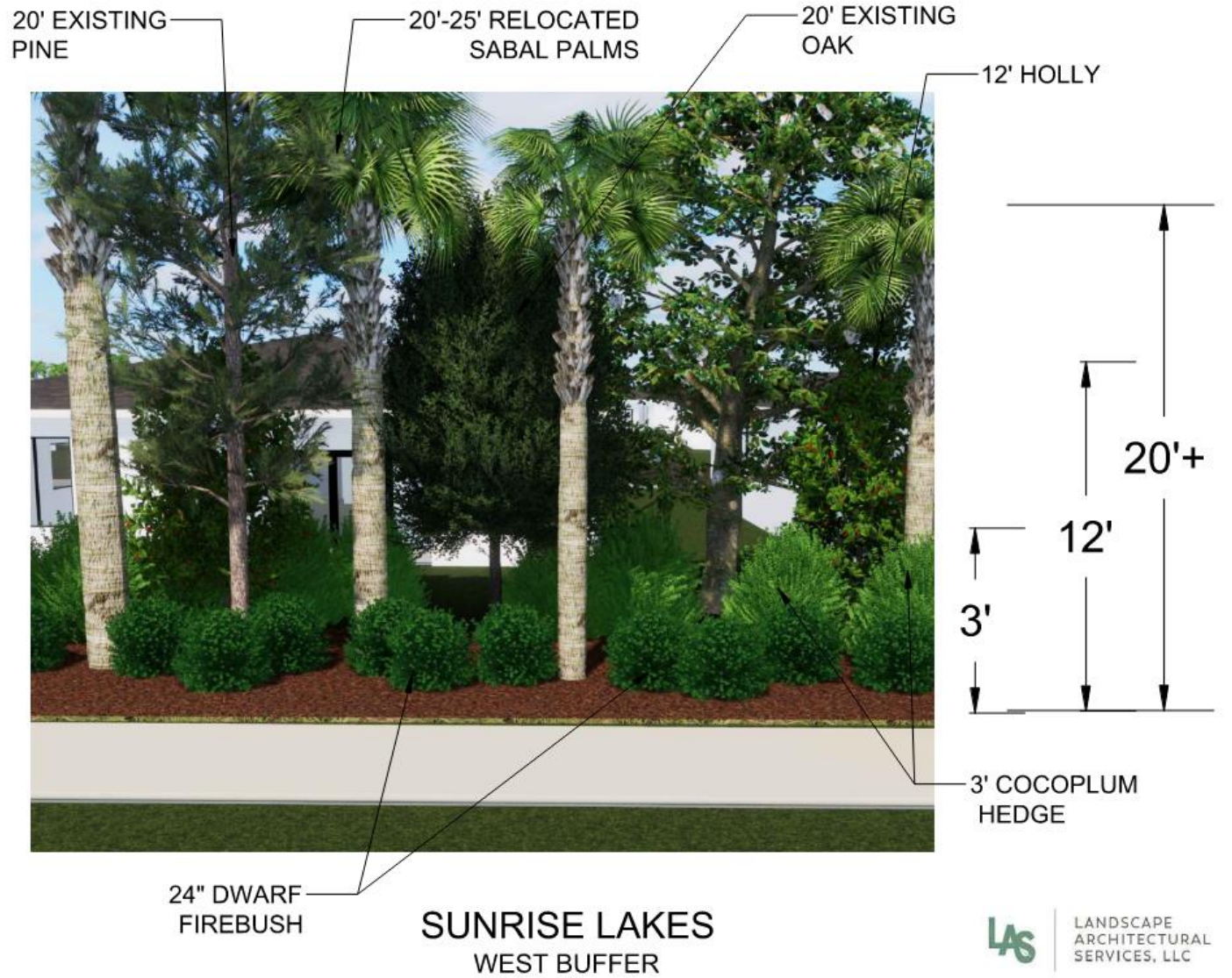
Efficient and Economical Land Use

- Driveway pushed north to move traffic away from driveways to the south
- All lots pushed north to create 36' buffer from parcel to south

Improved Amenities



Typical Buffer





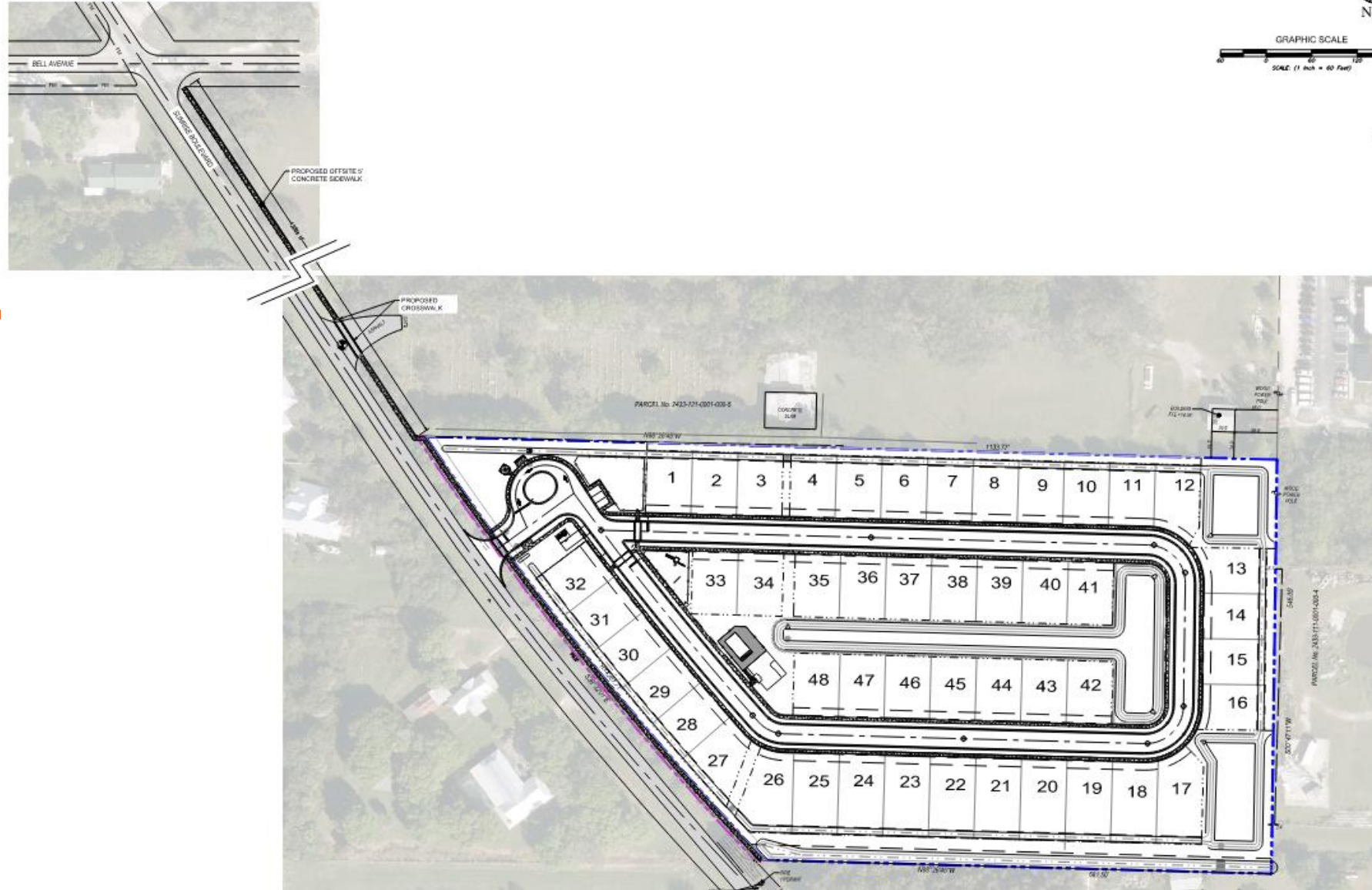






Added Benefits

- 1,031 LF of additional sidewalk to Bell Ave
- 1,290 LF of 4" Force Main



Architectural





Architectural