



**TO:** Richard Chess, City Manager  
 City Commission

**FROM:** Kev Freeman, Planning Director

**RE:** **PD2024-00002 Sunrise Lakes (3804 Sunrise Blvd)**  
**PD Final Site Plan**

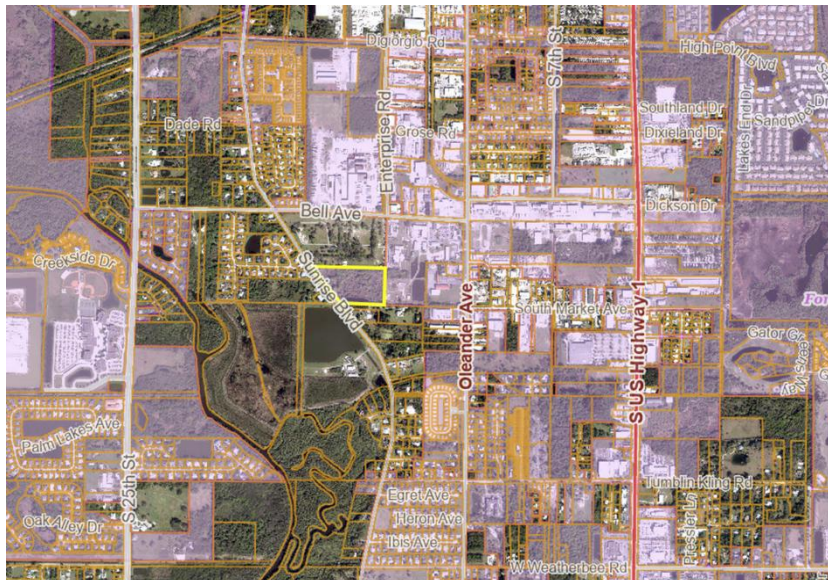
**COMMISSION DATE:** December 1, 2025

**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 forty-eight (48) single-family residences on 11.54 acres (4.16 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-1 (less than 4 units/acre) with a future land use of RL (6.5 units/Acre). 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

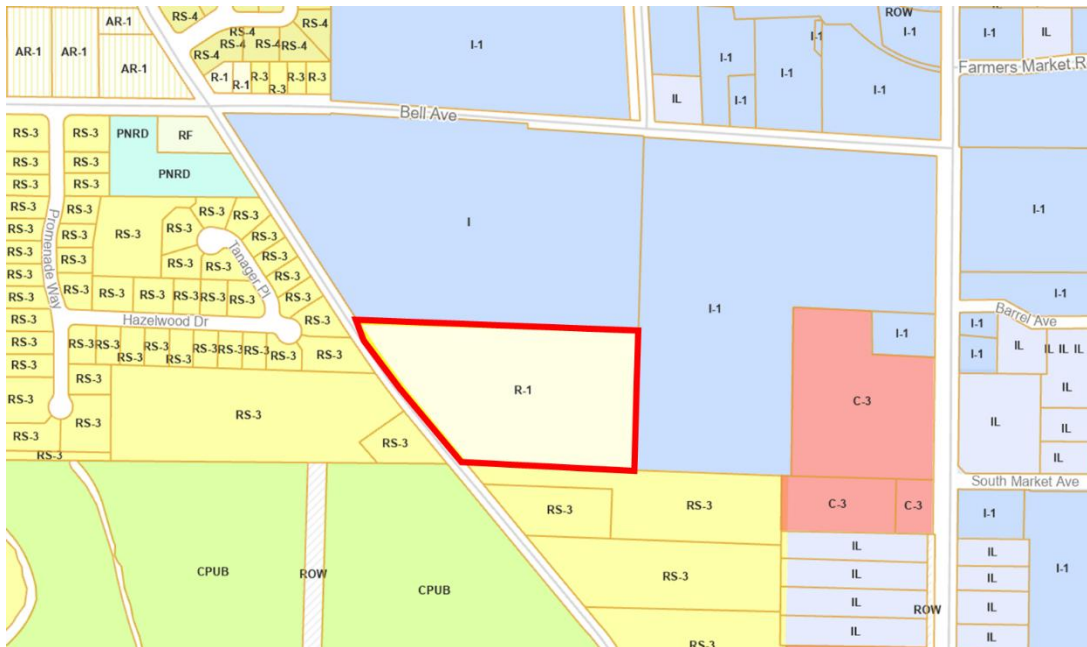
**Surrounding FLU and Zoning:**

|                 |                      |
|-----------------|----------------------|
| Current Zoning  | R-1 Single-family    |
| Proposed Zoning | PD (Final Site Plan) |
| Current FLU     | RL Low Density       |
| 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



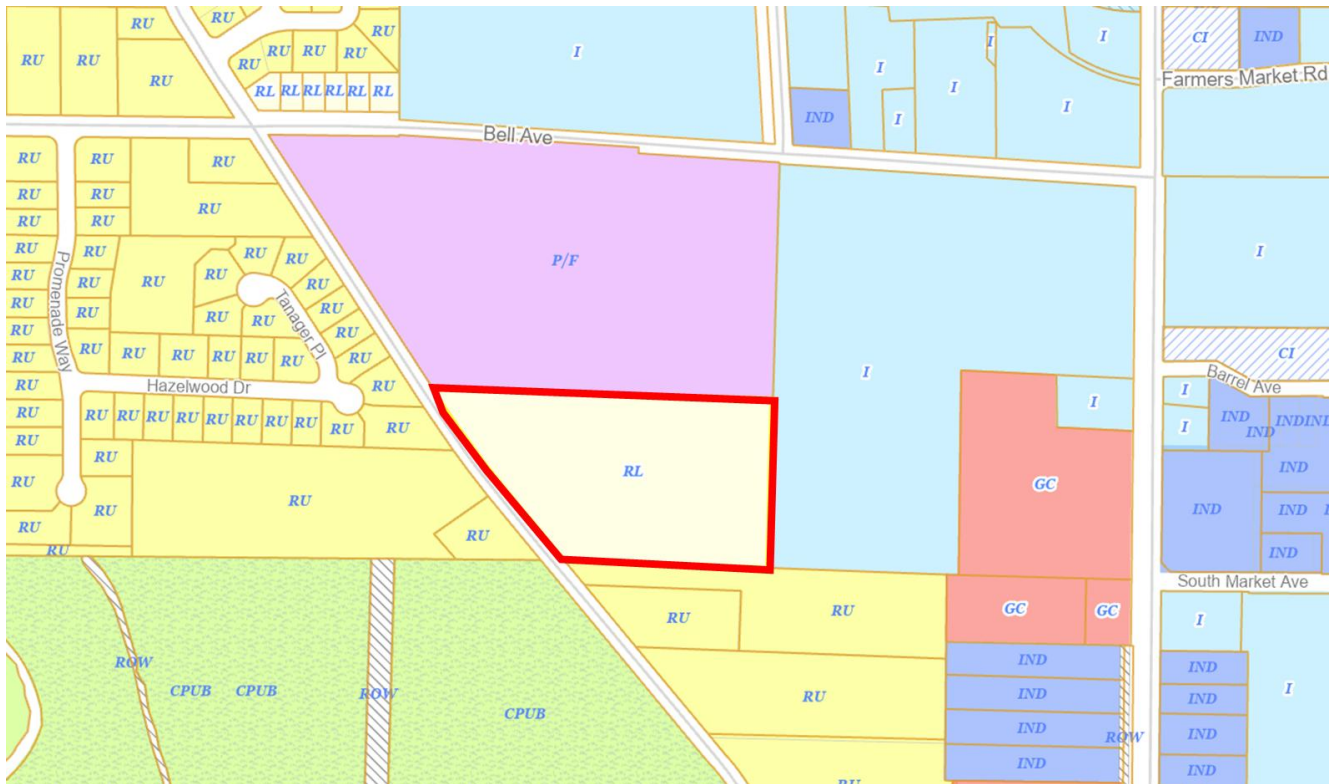
Existing: Sec. 125-191. - Single-family low-density zone (R-1).

Purpose. This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than four units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. 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.

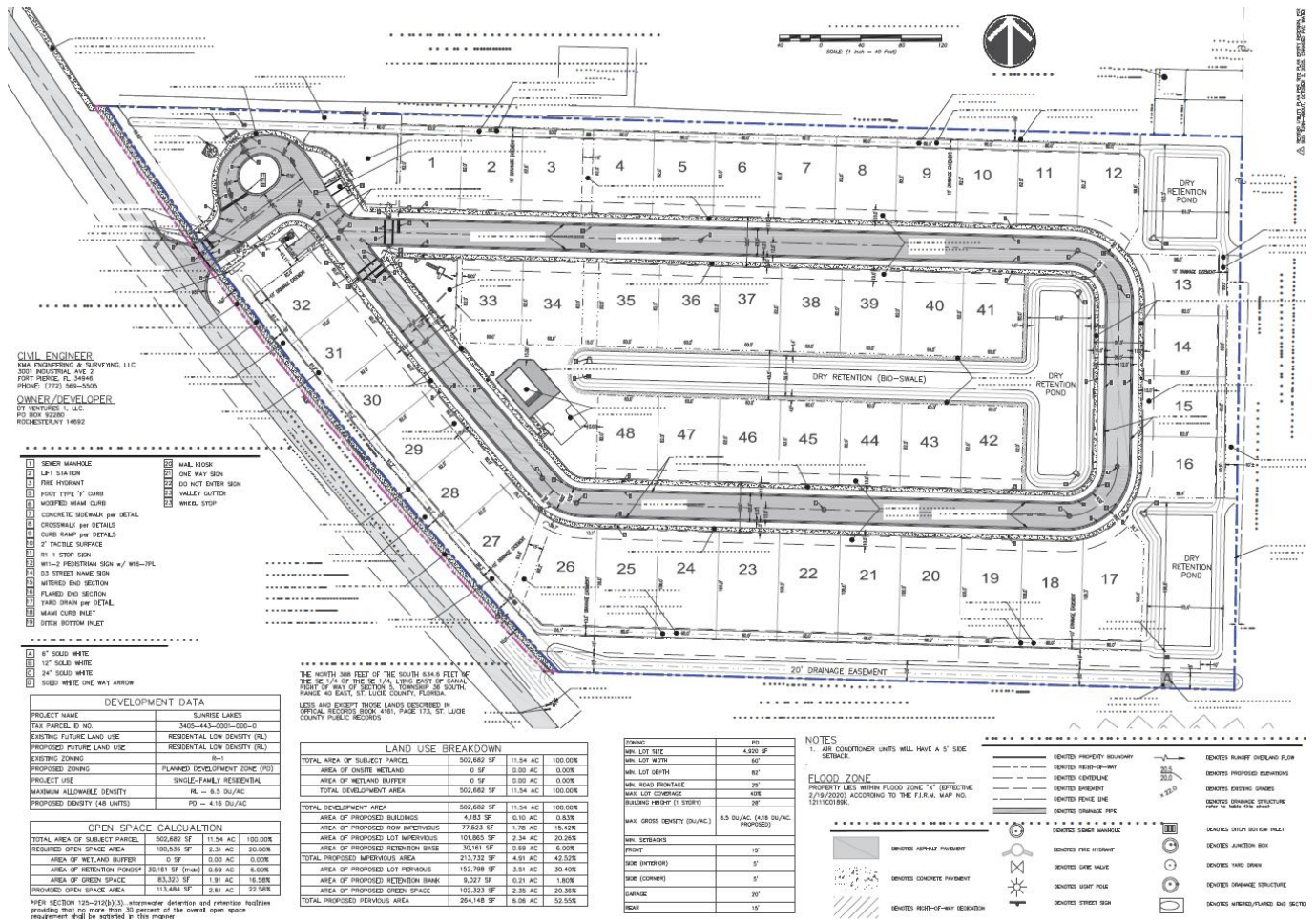
**Future Land Use**



Low Density Residential (RL) – No Change

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

**Proposed Site Plan**



**Design Review**

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

**Parking**

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

**Utilities**

FPUA – As part of the proposal the development will extend utilities along Sunset Boulevard.

**Traffic Impact Statement**

The traffic analysis is accepted and approved by St. Lucie County: *'The analysis shows study area roadway segments and intersections will operate acceptably upon buildout except for the roadway segment of Oleander Road from Bell Avenue to Farmers Market Road which operates with a failing LOS during existing traffic conditions. Ingress turn lanes are not warranted at the proposed driveway connection.*

*Buildout deficiencies are not anticipated due to project traffic.'*

In addition, and as part of the proposal, the developer will construct a sidewalk from the southern edge of the site along Sunrise Boulevard to its intersection with Bell Ave.

### ***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 to 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 known 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 in 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).

## **School District**

At the October 13, 2025, Planning Board, the School District made recommendation that a school bus stop loop be provided internally to the site and designed with the appropriate turning radii, this was reinforced by the Planning Board in a condition of approval. However, in a subsequent email dated October 24, 2025, the School District stated *'After reviewing the attachments with my Transportation Department, it is clear from the drawing that the bus will run over the curbs when navigating the loop. I recommend installing a shelter on Sunrise and creating a small parking area instead of the loop. The buses can make the stop north of the entrance.'*

The present site plan incorporates the original Planning Board and School District recommendations for a school bus loop with improved turning radii.

## **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.

## **Planning Board**

The Planning Board, at their September 6, 2025, meeting recommended DISAPPROVAL of the Sunrise Lakes Final PD, by a vote of 6-1, by reason of lack of School bus turn-a-round and stop within the development and number of dwellings (50).

A revised proposal, including a School bus turn-a-round and stop within the development, a sidewalk along the frontage of the property on Sunrise Boulevard to the intersection of Bell Ave, and a reduction in dwelling units to 48 was APPROVED by Planning Board by a vote of 5-2, at their October 13, 2025, meeting.

## **Recommended Conditions of Approval**

1. All infrastructure, including the private lift station, force main along Sunrise Boulevard, school district sheltered bus stop, stormwater system, and sidewalk connecting the project to Bell Ave along Sunrise Boulevard, shall be completed prior to the issuance of first certificate of occupancy for a residential dwelling.

2. A final plat of the property shall be required.
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 existing drainage ditch on the south property line shall be regraded and a 20' drainage easement shall be recorded over the ditch prior to completion of site work. The easement shall include maintenance responsibilities for the homeowner's association and access for the City of Ft. Pierce and South Florida Water Management District.
7. A masonry wall, minimum height of 6ft, shall be installed along the eastern property line as part of the landscape buffer to the industrial use, prior to issuance of first certificate of occupancy for a residential dwelling.
8. The Final PD Site Plan hereby approved 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 in title to any commitments concerning completion of the project and its maintenance and operation.
9. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
10. A landscape maintenance agreement shall be required prior to final certificate of occupation.
11. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
12. All applicable state or federal permits shall be obtained before commencement of the development.
13. The bus stop location shall be approved by the St. Lucie County School Board prior to issuance of final certificate of occupancy.

***Staff Recommendation:***

Based on findings that the proposal is in compliance with the Comprehensive Plan and that the proposal promotes the public health, safety and general welfare through site design and infrastructure improvements. And that the proposed and revised application meets the standards of the City's Code Section 125-212, and 125-314.

Staff recommend that the City Commission **APPROVE** the site plan subject to the thirteen (13) Conditions as noted.

***Alternative Recommendations:***

APPROVE – with Amended/Additional Conditions

OR

DISAPPROVE/DENY