



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 Project Description

We are proposing fifty (50) single-family residences on 11.54 acres at 3804 Sunrise Boulevard in Fort Pierce, FL. Currently the property is zoned R-1 with a future land use of RL. The site was recently annexed into the City of Ft. Pierce and had an existing Zoning of RS-3 and an existing Future Land Use of RM. 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. We are proposing a rezoning of Planned Development (PD) with 4.33 units per acre. Below is a table comparing the requested changes from the R-1 zoning

Zoning Requirement	R-1	PD
Min. Lot Size	12,000 SF	4,920 SF
Min. Lot Width	75'	60'
Min. Lot Depth	110'	82'
Min. Front Yard Depth	25'	15',20' for garage
Min. Side Yard Depth	15'	5'
Min. Rear Yard Depth	20'	15'
Max Lot Coverage	25%	40%
Max Building Height	28'(35')	28'
Density(Future Land Use)	6.5 units per acre	4.41 units per acre

We are requesting a reduction of the minimum right-of-way width for the interior roadway from 60' to 50'. This is common in other municipalities and a proposed section can be found in the civil plans

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*



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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



SABAL PALMS

CYPRESS TREES

SPARTINA GRASSES

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

The project will preserve twenty-six(26) existing oaks, twenty-six(26) existing sabal palms, and five(5) existing pines along the frontage and north property line to create an enhanced natural buffer from Sunrise Boulevard and the neighbor to the north. Two hundred twenty-eight (228) existing sabal palms will be relocated from onsite to proposed landscape areas.

Efficient and Economical Land Use

The existing parcel has an irregular shape along the west property line. The driveway is located to the north and is the farthest allowed by code from the residential driveway on the parcel to the south. There are no residential driveways on the west side of Sunrise Boulevard. All lots are pushed north to create a 36' buffer from the parcel to the south



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Improved Amenities

R-1 zoning does not require amenities to be provided. The project will include three main amenity areas.

A tot lot including a playground and shade areas



A pool with a clubhouse





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A gazebo area with BBQs will also be added at the front of the project. A walkway will be added around the main pond to act as a natural trail.

Protection of Adjacent and Existing Development

To the west of the project is Sunrise Boulevard. A Traffic Impact Assessment was approved by St. Lucie County stating the project would not deter the level of service of the roadway.

The north is an existing cemetery. To the east is an FDOT service yard which is an industrial use

To the east is a single family residence that has a St. Lucie County RS-3 Zoning. The site has been designed to have 36' from the south property line to the nearest lot. Each lot requires a 15' rear setback. The closest house will be 51' from the south property line. Clusters of existing mature cabbage palms will be placed in the 10' landscape buffer north of the 20' drainage easement. The landscape buffer will be enhanced on the south as this is the only residential property in proximity to the project.





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The site will consist of one ungated entrance in the northwest corner of the site off of Sunrise Boulevard. The 50 residences will be connected by one looped road with an interior sidewalk.

Drainage will be conveyed through interconnected inlets and pipes to three (3) separate dry ponds. The dry ponds will be planted with a variety of wax myrtles and sand cordgrass instead of typically bahia sod. This will add to the aesthetics of the project as well as nutrient removal from the stormwater.

A 10' landscape buffer will be provided along the perimeter of the site. The south property line contains a 20' drainage easement. Vegetation in that area will remain untouched but a landscape buffer will occur on the north portion of the easement.



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The project will contain a looped water main and a private lift station for the utilities. Dry utilities will be provided in the 10' utility easement shown on the front of the lots

A bus stop will be provided onsite and a Routed Bus Plan has been included in the civil drawings.

No phasing is proposed for this project as all infrastructure will be built in one phase. It is possible building permits will be pulled in phases but not until after all infrastructure is complete.

There are no previously approved site plans for this site

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