



# CITY OF FORT PIERCE

## CITY COMMISSION

DECEMBER 1, 2025

### Sunrise Lakes Final PD Site Plan PD2024-00002

#### **APPLICATION**

PD2024-00002 Sunrise Lakes Final  
Site Plan PD - Sunrise Blvd

#### **APPLICANT**

**Bergstresser, Blaine**

KMA Engineering & Surveying for  
DT VENTURES 1 LLC

#### **ADDRESS**

3804 Sunrise Boulevard

#### **PARCEL ID #:**

2433-123-0001-000-1

#### **SUMMARY**

##### **REVISED APPLICATION**

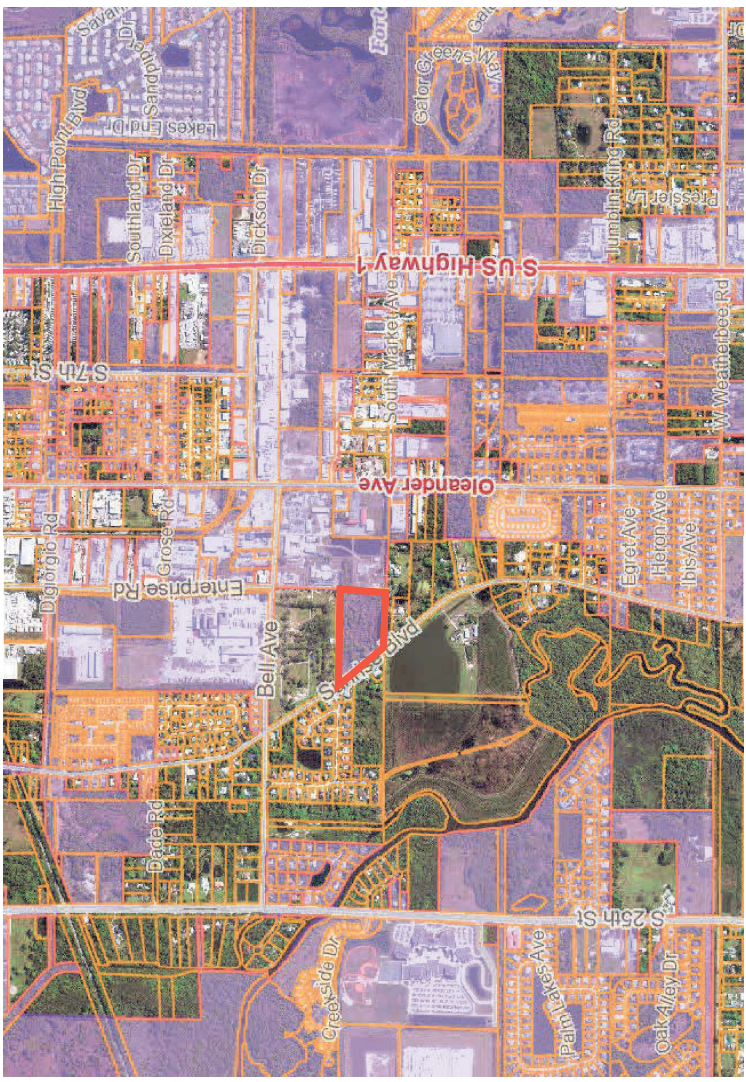
This application is proposing a rezoning to a Final Planned Development (PD) of forty-eight (48) single-family residences on 11.54 acres (4.16 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-1 (less than 4 units/acre) with a future land use of RL (6.5 units/Acre).

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.



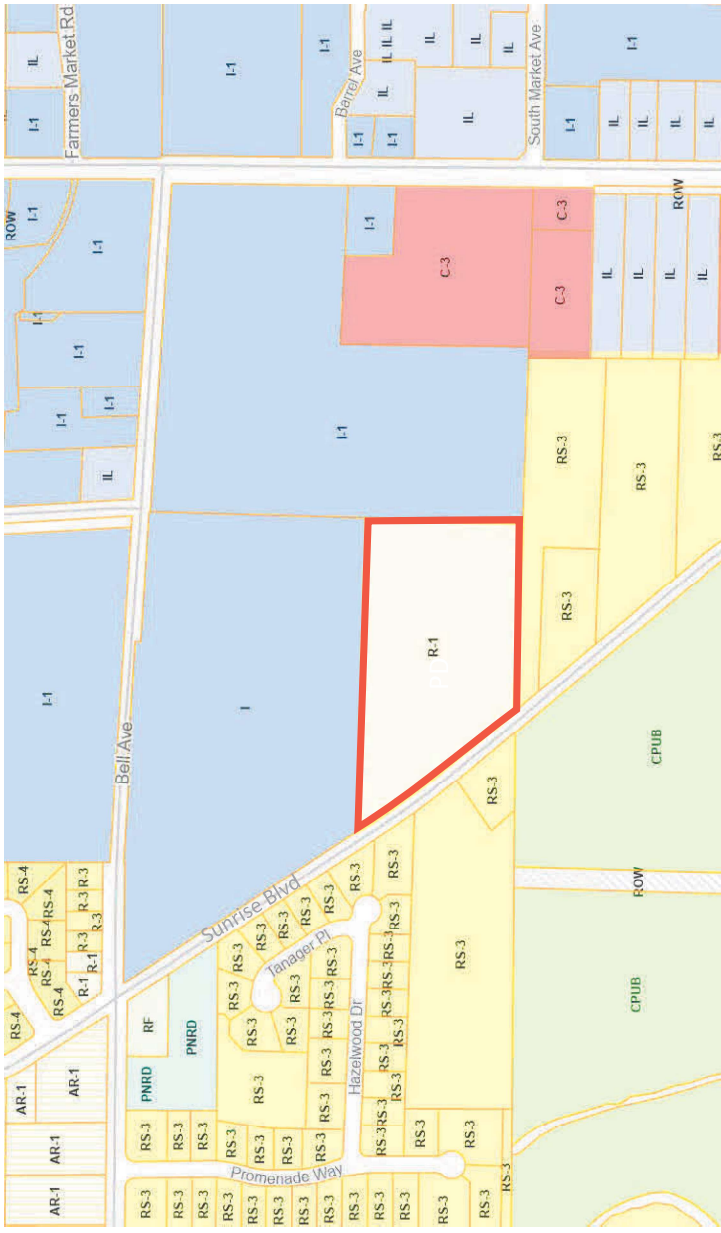
SITE LOCATION SITE AREA +/- 11.54 Acres



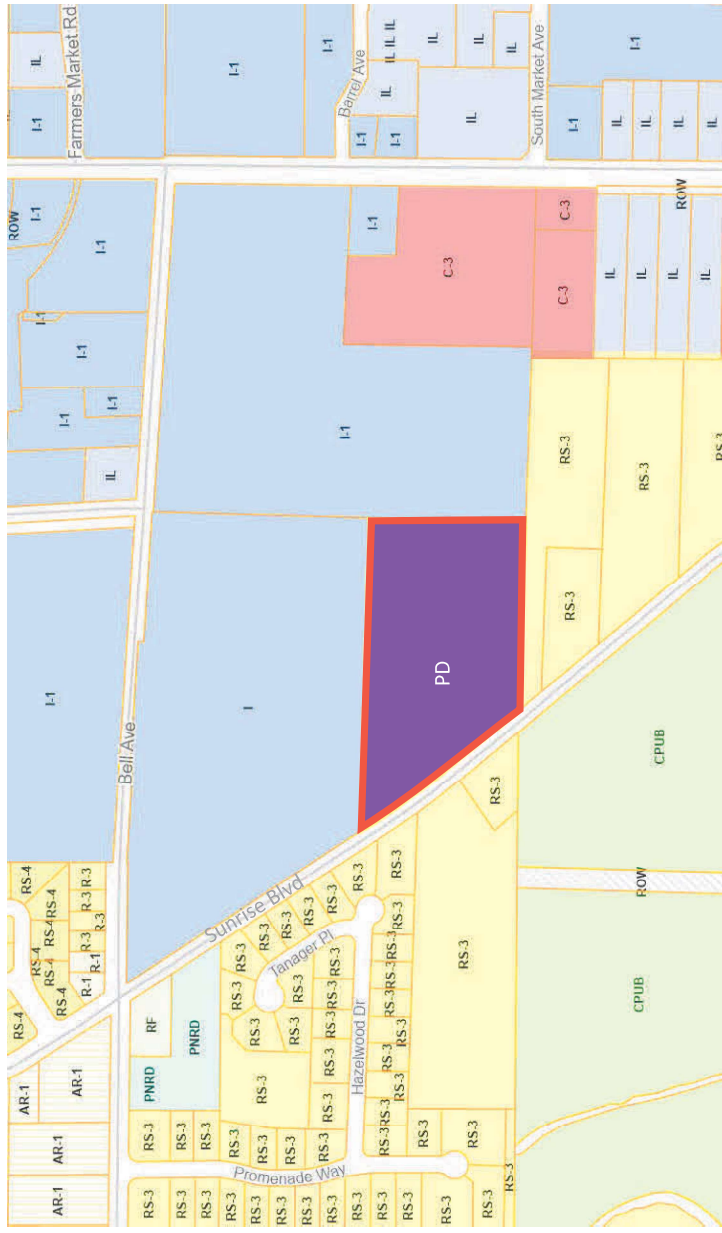
SITE LOCATION SITE AREA +/- 11.54 Acres



# EXISTING ZONING – R-1

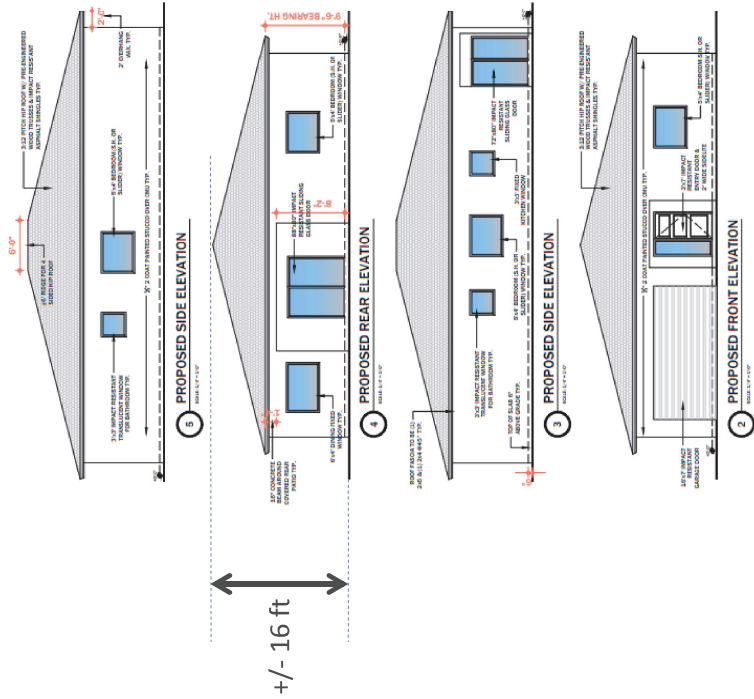


# PROPOSED ZONING – PD

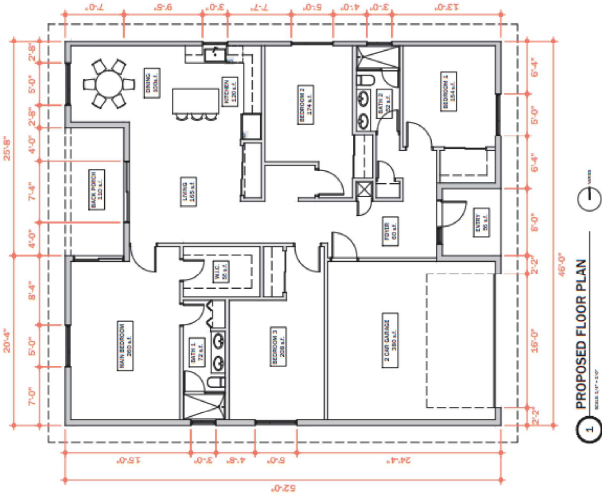




# SUNRISE LAKES – ARCHITECTURAL DETAILS



**HOUSE MODEL A: 4 BED 2 BATH / 2,392 S.F.**  
 TOTAL FOOTPRINT: 2,392 S.F.  
 HVAC SPACE: 1,818 S.F.



## PLANNING BOARD

The Planning Board, at their September 8, meeting recommended DISAPPROVAL of the Sunrise Lakes PD Final Site Plan, by a vote of 6-1, by reason of lack of School bus turn-around and stop within the development and number of dwellings (50).

A revised proposal including a School bus turn-around 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 presented to the Planning Board at its October 13 meeting and recommended APPROVAL by a vote of 5-2.



## SCHOOL DISTRICT

At the October 13, 2025, Planning Board, the School District recommendation, that a school bus stop loop be provided internally to the site and designed with the appropriate turning radii was reinforced by the Planning Board.

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 bus 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.



## 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 the City Commission APPROVE the application, subject to the 13 conditions as noted, with a recommendation of APPROVAL to the City Commission.



## CONDITIONS

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 plat of the property shall be required prior to application for a building permit for a residential building.
3. The Open Space shall be maintained at a minimum of 23% of the Final PD site area.



## CONDITIONS (continued).

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.



**CONDITIONS (continued).**

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.



**CONDITIONS (continued).**

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 occupancy.
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.



**ALTERNATIVE RECOMMENDATIONS:**

Approval with alternative/additional conditions

Or

Disapproval

