



Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpu.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpu.com





Blaine Bergstresser
3001 Industrial Avenue 2
Fort Pierce, FL 34946

Re: Final Planned Development – Sunrise Lakes PD – Project #: PD2024-00002

Dear Mr. Bergstresser,

The following are comments from the Planning Department's review of your application (Please Provide a Written Response and any revisions (if applicable) for all responsible Departments) [Items in RED are the remaining outstanding items]:

- 1. Please submit the Final Plat Application with supporting documents separately in the in the Tyler Portal.**
- 2. The documents that were submitted on 12/10/2024 were mislabeled. There were documents labels as Color Board and Design Review Narrative that did not match the descriptions. The Color Board was the Construction Plans/Site Plan, the Design Review Narrative was the TRC Response Letter, etc. Please submit a Design Review Narrative and new renderings per the previous TRC Comments.**
- 3. Provide an electronic color board with proposed color palettes.**
- 4. Consider lighter and more vibrant colors than black and greys.**
- 5. Consider the inclusion of a noise barrier/wall, other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experience by future residents of the community.**
- 6. Please be sure to contact Kori Benton, Planning Manager, St. Lucie County at 772-462-2518 or bentonk@stlucieco.org and Grant Chambers, Senior Project Engineer, St. Lucie County at 772-462-1707 or chambersg@stlucieco.org, to check on the**

status of your County Road Traffic review by St. Lucie County's third party traffic consultant.

- 7. Consider the addition of a development amenity between lots 35 and 50. Example: pocket park, etc.**
8. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.
9. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.
10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
11. The Final PD site plan shall include 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 material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
12. After completion of the Final Plat, a General Address Request Form for the newly created Parcel ID(s) and for any and each proposed building and residential unit shall be submitted to the Planning Department.
13. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:

The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

- a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

- b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

In case of violation:

Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the special magistrate for appropriate action.

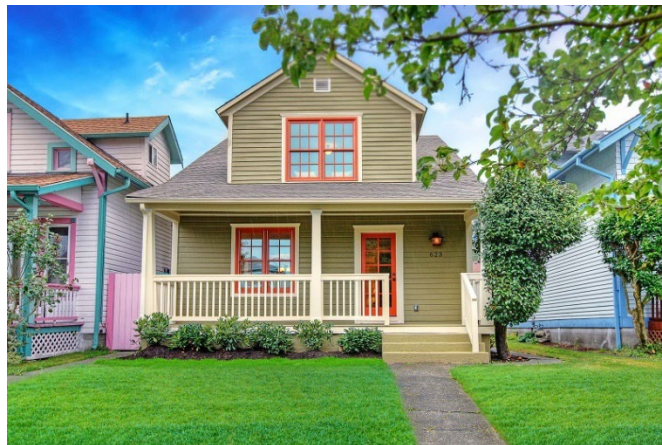
14. Prior to the issuance of any site clearing permits, a Final Tree Mitigation Survey shall be approved by the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

15. Per City Code Section 125-314. – Design Review. (a) *Applicability*. All development requiring site plan approval, or development abutting arterial roads, which submits application for development subsequent to the enactment of the ordinance from which this section is derived, shall be subject to the city's design review process. In addition, all city-sponsored development projects not subject to site plan review shall require administrative review and approval according to the guidelines of this

section. Such development proposals shall be reviewed for consistency with the city's design review guidelines outlined in this chapter.

The city's design review guidelines suggest approaches to design situations that will contribute to the existing and developing character of the city. The intent of the city's design review process is not to stifle innovative architecture but rather to ensure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city. Please incorporate better quality housing designs that abide by City Code Section 125-314. – Design Review. (g) Design Review Guidelines, provide color renderings, and a variety of possible color palettes.

See examples below:









If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,

Vennis Gilmore

Assistant Planning Director



Blaine Bergstresser
3001 Industrial Avenue 2
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Re: Final Planned Development – Sunrise Lakes PD – Project #: PD2024-00002

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Sincerely,

Vennis Gilmore

Assistant Planning Director

From: [Hymowitz, Larry](#)
To: [Vennis Gilmore](#); [Planning Department](#)
Cc: [Walia, Kent](#); [Kehres, Kristopher](#); [Spivey, John](#); [Lampley, Paul](#)
Subject: RE: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Date: Friday, December 20, 2024 4:26:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Sunrise Lakes Site Plan_v1 \(1\)\(vgilmore@cityoffortpierce.com\).pdf](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Greetings Vennis.

The Department reviewed the materials received on December 20, 2024, related to the Sunrise Lakes residential development at 3804 Sunrise Boulevard and would appreciate consideration of the following comment.

- The Department owns the FDOT Treasure Coast Operations Center, a portion of which abuts the eastern property line of the proposed development. Within this property, the Operations Center periodically operates a back-up generator and operates trucks to manage excess materials stored on the site. These operations generate noise that may not be compatible with adjacent residential uses.

We would appreciate if the City could condition the residential development upon the inclusion of a noise barrier/wall, increased landscape buffer, and other sound absorbing or reducing residential building techniques/materials to minimize any potential disruptions experienced by future residents of the community.

Thank you for the opportunity to provide comments to the City. Please feel free to contact me regarding this issue.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us



Together our actions have the power to save lives!



From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Wednesday, December 11, 2024 5:02 PM
Subject: RE: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Importance: High

EXTERNAL SENDER: Use caution with links and attachments.

Correction: This is a **Final Planned Development**

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce
Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Vennis Gilmore
Sent: Wednesday, December 11, 2024 4:28 PM
Subject: 2nd RESUBMITTAL - PD2024-00002 - Final Planned Development - Sunrise Lakes - (1) Parcel: 2433-123-0001-000-1
Importance: High

To Whom It May Concern,

Technical Review Project: # PD2024-00002 (Final Planned Development) Sunrise Lakes

Download Link: <https://spaces.hightail.com/receive/OlpOfknKID>

(Link expires in 7 days)

The applicant is proposing forty-four (44) 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. The site is bordered by single family RS-3 SLC 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. The applicant is proposing a rezoning of Planned Development (Final PD) with 3.81 units per acre.

- The original submittal was reviewed for the October 17th, 2024, TRC meeting.

Send all comments and approval letters by **December 23, 2024 (Monday)** to the Fort Pierce Tyler EPL system (if you have access) or to planning@cityoffortpierce.com and vgilmore@cityoffortpierce.com . Let me know if you have any questions or concerns. Thank you.

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce

Planning Department

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TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Engineering Manager *TS*

**RE : Sunrise Lakes Final PD – 3804 Sunrise Boulevard
TRC No. PD2024-00002**

DATE : December 18, 2024

This is to advise you that we have completed the review of the following documents as received by this office on December 12, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final PD Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend

- Final PD Approval Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

SURVEY COMMENTS:

1. Previous comment "*The PDF file of the survey does not accurately scale to the noted 1" = 50', please provide an electronic file of the certified boundary and topographic survey which was converted at the appropriate noted plan scale.*" was not addressed as no survey was provided in the resubmittal.

PLANNED DEVELOPMENT COMMENTS:

1. Address the following previously provided comments:
 - a. *The submitted Gopher Tortoise Survey and the Capacity Analysis information had areas that were unreadable as some on the font did not transfer when converted to the PDF files. Please update the documents and resubmit.*
 - b. *Remove all landscaping from within the limits of any proposed stormwater treatment areas such as conveyance swales.*
 - c. *The site plan shall include the boundary information along the Sunrise Boulevard property line, dry retention area setbacks, driveway setbacks, and street names.*
 - d. *The site plan contains two (2) different Typical Lot Details that are illegible; please revise these details so they are readable and resubmit.*
2. The landscape plan indicates a proposed bioswale situated in the middle of the project. However, the engineering plans reflect a dry retention area; please revise the plan so they do not contradict with one another.

3. **ADVISORY COMMENTS:**

- a. The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
- b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
- c. Sunrise Boulevard is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Sunrise Boulevard right-of-way.



To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: March 11, 2025

Re: **Integrity First**
Final Review Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated January 23, 2025) prepared by Traffic & Mobility Consultants. related to the above-mentioned project. The project consists of a 50 single-family detached dwelling unit (ITE LUC 210) and is located on Sunrise Boulevard, south of Bell Avenue.

It is anticipated that the proposed trip generation potential for the site is as follows: 40 (10 entering /30 exiting) AM peak hour trips and 52 (33 entering /19 exiting) PM peak hour trips.

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 and 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.

Thank you for the opportunity to assist the St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

From: [Hymowitz, Larry](#)
To: [Vennis Gilmore](#); [Planning Department](#)
Cc: [Walia, Kent](#); [Kehres, Kristopher](#); [Spivey, John](#); [Lampley, Paul](#)
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