



CITY OF FORT PIERCE
 PLANNING BOARD
 MAY 12, 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 #:

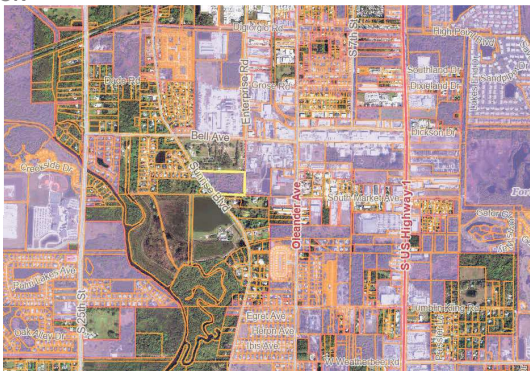
2433-123-0001-000-1

SUMMARY

This application is proposing a rezoning to a Final Planned Development (PD) of fifty (50) single-family residences on 11.54 acres (4.41 units per acre), at 3804 Sunrise Boulevard. The property is zoned R-3 with a future land use of RM. 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.



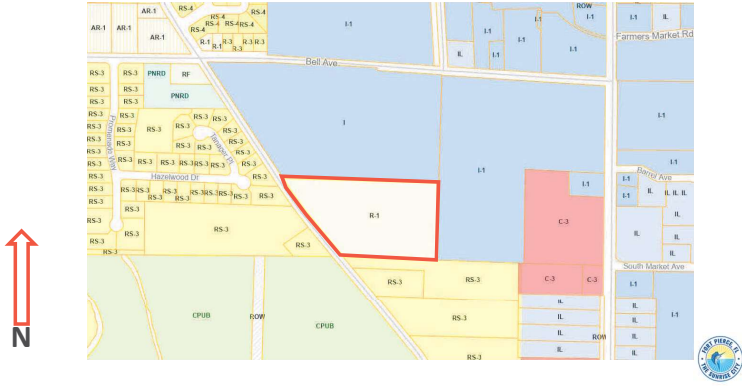
SITE LOCATION SITE AREA +/- 11.54 Acres



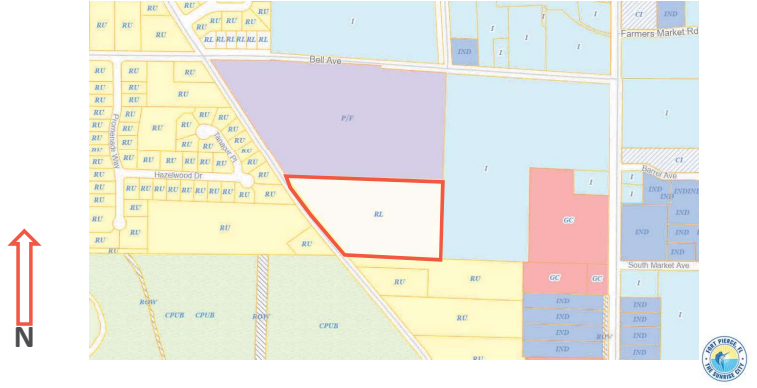
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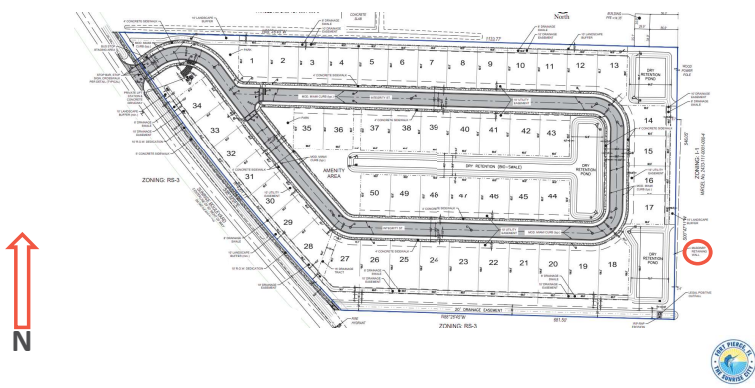
EXISTING ZONING – R-1 PROPOSED ZONING – FINAL PD



EXISTING FLU – LOW DENSITY RESIDENTIAL



SUNRISE LAKES – SITE PLAN



SUNRISE LAKES – PD DATA

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
AREA OF EXISTING WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
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AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	19.89%
AREA OF PROPOSED ROW IMPERVIOUS	73,250 SF	1.67 AC	15.79%
AREA OF PROPOSED LOT IMPERVIOUS	56,000 SF	1.29 AC	11.14%
AREA OF PROPOSED RETENTION BASE	26,150 SF	0.60 AC	5.20%
TOTAL PROPOSED IMPERVIOUS AREA	261,488 SF	6.00 AC	52.02%
AREA OF PROPOSED LOT PERVIOUS	106,940 SF	2.46 AC	21.27%
AREA OF PROPOSED RETENTION BANK	24,890 SF	0.57 AC	4.95%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	234,153 SF	5.38 AC	46.58%

ZONING	PD
MIN. LOT SIZE	4,000 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	80'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC. PROPOSED)	12 DU/AC. (1.81 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
REAR	20'
REAR	15'



ALTERNATIVE RECOMMENDATIONS:

Approval with alternative/additional conditions

Or

Disapproval

