



KMA Engineering & Surveying, LLC

3001 Industrial Avenue 2

Ft. Pierce, FL 32946

Phone: (772) 569-5505 Fax: (772) 569-1455

June 7, 2024

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-3 with a future land use of RM. The site was recently annexed into the City of Ft. Pierce and has 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 4.41 units per acre. Below is a table comparing the requested changes from the R-3 zoning

Zoning Requirement	R-3	PD
Min. Lot Size	7,200 SF	4,920 SF
Min. Lot Width	65'	60'
Min. Lot Depth	100'	70' (82' proposed)
Min. Front Yard Depth	25'	15',20' for garage
Min. Side Yard Depth	15'	5'
Min. Rear Yard Depth	15'	15'
Max Lot Coverage	35%	40%
Max Building Height	35'	45'
Density	6 units per acre	4.41 units per acre

We are also 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

The site will consist of one ungated entrance in the northwest corner of the site off of Sunrise Boulevard. The 44 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 60' drainage easement. Vegetation in that area will remain untouched but a landscape buffer will occur on the south portion of the easement.

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



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A bus stop will be provided onsite and a Routed Bus Plan has been included in the civil drawings. An open space area between lot 35 and lot 50 will be utilized for an amenity center. Future plans will be provided for the City's review.

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

The main Public Benefit of the project is the decreased density. Currently the project allows for 6 units per acre which would allow for sixty-nine(69) single family residents. This decreases the number of traffic trips on the existing roads. The decrease in lots size and setbacks allows for a shared amenity lot that all the residents can enjoy.

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