

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **SEPTEMBER 8, 2025**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Justine Carter; Clayton Johnson; Ryan Collins; Alexander Edwards; Nichelle Clemons; Christopher Widing; Anton Kreisl, Chair

Staff Present: Kev Freeman, Planning Director
Kerry Driver, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 11, 2025 meeting

Motion was made by Christopher Widing, and seconded by Ryan Collins to approve the minutes from the August 11, 2025, Planning Board meeting.

AYE: Ryan Collins, Alexander Edwards, Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Chair Anton Kreisl

Passed

6. **NEW BUSINESS**

a. **PZANN2025-0004**

Annexation

Goose Development

Parcel ID: 2434-501-0004-000-5

Ms. Driver stated the annexation is for one (1) parcel of land at or near the intersection of E. Market Avenue and S. US Highway 1. The site area is approximately 2.03 acres with a taxable value of \$34,991. The existing Future Land Use in St. Lucie County is Commercial (COM) and the existing zoning in St. Lucie County is Commercial General (CG). The proposed city Future Land Use is Low Density Residential (RL) and the proposed city zoning is Single-Family Intermediate Density, (R-2). Ms. Driver noted the six (6) vacant R-2 zoned parcels to the east and north-east are owned by Goose Development, and they will be combined at a later date.

Chair Kreisl asked if there were plans for something moving forward, and he expressed his lack of desire to have any residential units on US Highway 1.

Sebastian Reina, applicant representative, from the Keith Team, said they are proposing a residential community in an inverse "L" shape. He said the annexation is needed because the other properties they own are in the City of Fort Pierce. Mr. Reina said they want to rezone to Planned Development (PD) so the units are not facing US Highway 1; only the entrance to the development.

Mr. Collins asked the applicant if commercial businesses would be integrated onto US Highway 1.

Chair Kreisl said he was concerned that the annexation could be approved with no unity of title or fixed plan in place that will tie all the parcels together. He noted if the lot is changed to R2 and sold, anyone can develop the lot as residential, and he doesn't want that to happen in the future.

Mr. Freeman said to guarantee a commercial element in the location and also allow some residential development, there would need to be a potential future land use of mixed use with an overlay of C-3. The mixed use would allow commercial and residential. The C-3 zoning would allow 20% portion of the property to be residential.

Chair Kreisl asked if all the properties have to have a matching zoning to pursue a Planned Development. Mr. Freeman said not necessarily because the PD can be split into various phases of development providing the underlying future land use would allow that. Chair Kreisl suggested finding a more appropriate land use designation or zoning that gives the applicant an opportunity to pursue their intent and also gives the city protection if the property is sold.

Mr. Freeman said based on the chair's concerns, the staff recommendation would be a mixed-use future land use, which would require two uses on the property and a zoning of C-3 which allows residential to be accommodated.

Ms. Carter asked the applicant if the plan was to include residential on the lot or to use the entire lot as an entrance to the adjacent lots. Mr. Reina said the current plan for the PD was to have the entrance 1/3 of the way in and then residential would commence from there. Mr. Freeman explained that there is no restriction on where the commercial or residential space can go; the only restriction is the residential use can only be 20% of the floor space. Ms. Carter voiced her concerns about residential use surrounded by commercial use on a busy street, and she asked how to guarantee no residential on US Highway 1. Mr. Freeman said

the only way to guarantee that would be the approval of a Planned Development showing the location of the residential use and commercial use, if necessary.

Chair Kreisl said he would like to see the roadway entrance and bus loop be void of any residential use and the residential use start as far back as the existing residential use lots are currently located. He stated if the property is to be rezoned, he would like the zoning to prohibit any residential use. The applicant said he felt that the C-3 zoning is a good compromise.

Mr. Freeman suggested that if the applicant is amendable that the project be moved to the next Planning Board meeting, so staff can sit with the applicant and go through the options. The Board agreed with Mr. Freeman.

Motion was made by Christopher Widing, and seconded by Justine Carter to table the annexation to the October 13, 2025 Planning Board meeting.

AYE: Alexander Edwards, Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Chair Anton Kreisl

Passed

- b. **PD2024-00002**
Final Planned Development (Updated Proposal)
Sunrise Lakes
Parcel ID: 2433-123-0001-000-1

Mr. Freeman stated the Sunrise Lakes Planned Development (PD) was brought to the Planning Board previously and has also been presented to the City Commission. He said there were a number of comments from the neighborhood and copies of the e-mails were given to Board members.

Mr. Freeman stated the application is proposing a rezoning to a Final Planned Development (PD) of 50 single-family residences on 11.54 acres (4.41 units per acre) at 3804 Sunrise Boulevard. The property is zoned R-1 with a future land use of RL (6.5 units per acre). The site was recently annexed into the City of Ft. Pierce. The site is bordered by St. Lucie County single-family RS-3 zoning on the south and west. To the north is a cemetery and to the east is a Florida Department of Transportation building, both with industrial zoning. Mr. Freeman showed the Planned Development data, landscape plan and architectural details. Mr. Freeman noted that on May 12, 2025, the Planning Board recommended approval of the rezoning from R1 to PD for Sunrise Lakes by a vote of 5-0, subject to 10 conditions.

Mr. Freeman said the City Commission heard and received a number of comments from the neighbors of the site and e-mails were received from some of the neighbors reinforcing the comments relating to the resultant density. Staff calculated the proposed density at 4.41 acres based on the property appraiser's site area. He stated there is some mention of 4.33 units per acre in the application. Based on the property appraiser's site area, with 50 units proposed, the density is 4.41 which is below the R-1 Future Land Use of 6.5 units per acre. The neighbors had concerns about flooding, traffic and the lot size.

Mr. Freeman stated the existing future land use will not change. He said the site plan proposes 50 lots, with a school bus shelter and increased landscape buffer to the south. Mr. Freeman noted the architectural details are not regulated by the city and are exempt from regulation by state statute.

Mr. Freeman explained the City Commission listened to the comments from the

neighborhood and the second reading was scheduled for the City Commission on September 15, 2025. Mr. Freeman noted the site plan incorporated some changes, including additional explanation of what the public benefits are and improvements to the amenities of the property. He said staff re-advertised the meeting to go through the process again and also to clear up the existing zoning of R1 and not be confused with the counties RS-3 zoning which was listed in the previous advertisement. Mr. Freeman said the project has been re-reviewed, and he went over the 12 conditions of approval with the Board.

Mr. Freeman answered questions from the Board about the number of units allowed with the current zoning, when the property was annexed into the city and what the current property owner is entitled to do. He noted the minimum lot size would be 12,000 square feet, which would reduce the number of lots. He said the PD will increase density, increase buffers, provide amenities, add better buffer treatments and allow them to potentially develop up to 6.5 units per acre. Mr. Freeman said there is an issue with the zoning code that does not properly reflect the future land use for the lot size.

Mr. Widing asked if the additional two (2) conditions come close to addressing the neighbors' concerns. Mr. Freeman said the conditions decrease the impact of the proposal and the additional conditions are improvements to the previously proposed conditions. He said the improvements include a drainage ditch, a buffer wall, a force main and a school district bus stop installed before the Certificate of Occupancy.

Blaine Bergstressor, KMA Engineering, applicant representative, stated he came to the Planning Board a few months ago and had a 5-0 approval, and then they went to the City Commission and received some feedback from neighbors and the City Commission. He said two of the main items have been addressed. They looked at which trees could be incorporated on site, incorporating a more opaque landscape buffer, and adding a drainage easement. Mr. Bergstressor also provided call-outs on the site plan showing the amenities, which will include a pool and clubhouse, gazebo and bbq area, and a fenced-in tot lot. He noted they would also be utilizing a bioswale with tall grass, trees, rocks and a mulch walking path. Mr. Bergstressor highlighted that they will be extending a force main along Sunrise Boulevard which will allow FPUA to extend the service to the south for all the neighbors on a septic system.

Mr. Bergstressor inquired about a pull-off lane for the bus stop and, due to the drainage improvements they are doing on Sunrise Boulevard, they are unable to get a pull-off on the right-hand side of the road. He said the bus will have to pull into the development and loop back out or the bus could stop on Sunrise Boulevard.

Chair Kreisl said it would take time for the bus to move through the property. He said, over time to stay on schedule, the bus will start stopping on Sunrise Boulevard. Chair Kreisl concluded it is not safe and is also a problem for people in the community.

Ms. Carter said she is not comfortable with the bus stop in its current location. She said it is causing more issues, and does not address the concerns of students and traffic. She suggested changing the layout, so there would be a turnout for the school bus. Ms. Carter said her other concerns is how close lots 28-34 are to a busy road and the high density on the parcel.

Mr. Collins agreed with all of Ms. Carter's concerns, especially the density, and he said it does not match anything in the area.

Ms. Clemons stated she has concerns about the bus stop, outside the development, being a continuous issue every morning.

Mr. Johnson asked if innovation was addressed when the project was heard at the City Commission.

Mr. Bergstressor said that 'imaginative' was mentioned. He said they focused on the neighbors that were not industrial by adding enhanced landscape buffering, enhanced architectural features and enhanced amenities.

Chair Kreisl listed items that would be included in the proposal for the development: roadway improvements, sidewalk improvements, force main extension, stormwater management drainage ditch and easement. He questioned whether the Planned Development project is a balanced negotiation. Chair Kreisl noted that if straight zoning was used, the number of units that could be built would be severely limited on the property. He said the surrounding residents are seeing more homes than they would otherwise see, the developer is getting more homes and the community is getting the improvements listed above.

Rhonda Perry, resident, said the project is not going to benefit the surrounding residents or the traffic on Sunrise Boulevard. She said she was concerned about the treacherous tailgating and passing on Sunrise Boulevard, and she also feels the density is too high for that area.

Krista Storey, resident, said she is a long-term resident of White City and a land use attorney. She said she is concerned about not seeing a justification for the change in zoning and the applicant has not shown why they are entitled to a PD. Ms. Storey said there is a significant reduction in the lot size. She said you cannot compare an area and number of units because it doesn't take into account the infrastructure. She said the character of the neighborhood and the impact on adjoining properties needs to be considered.

Debra Johns, applicant, stated the Board members have her letter that was e-mailed, and she agrees with what everyone else has said.

Mr. Bergstressor read the PD section of the city's zoning code as part of final comments. He highlighted that they pushed the units to the north to create a bigger buffer to the south. Mr. Bergstressor said, instead of people having amenities in their backyard with a small lot size, the amenities have been pushed to a common area and residents will not be responsible for taking care of the amenity. Mr. Bergstressor noted a traffic study was approved by St. Lucie County stating there will not be a lower level of service on Sunrise Boulevard. He said he is open to suggestions on improving the bus stop by adding a bus turn off.

The Board members provided final comments.

Mr. Collins said the density and lot size do not benefit the surrounding area.

Ms. Carter said she has problems with the density, and she said this is not the right location for the site plan. She also stated she has bus stop concerns. Ms. Carter concluded that there is not a balance in the discussion of willingness to change things.

Ms. Clemons said she is not comfortable that the Board has not heard directly from the School Board on the suggestion for the bus stop location.

Mr. Widing has concerns about the density and kids getting on and off the school bus.

Mr. Johnson said the bus stop is mostly an issue.

Mr. Edwards said there are a lot of houses and at least 100 people will be added to the area.

Chair Kreisl said there are logistic things about the plan that he cannot accept in its current form. He said, ultimately, we need to see willingness from the developer to lose units in order to apply the kinds of things the community wants to see.

Mr. Freeman reiterated that the reasons for denial from the Board are the issues with the school bus stop and the density.

Motion was made by Ryan Collins, and seconded by Justine Carter to forward a recommendation of disapproval to the City Commission.

AYE: Nichelle Clemons, Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Alexander Edwards, Chair Anton Kreisl

Passed

- c. **PZCON2025-00005**
Conditional Use with New Construction
Martinez Single-Family Residence
1606 Surfside Drive

Ms. Driver stated the applicant is proposing to construct a multi-story single-family residence, to the height of 35 feet. The property is in the R-1, Single-family Low density zoning district and has a future land use designation of HIR, Hutchinson Island Residential. The site is approximately .54 acres. Ms. Driver provided the site plan details and color renderings.

Chair Kreisl asked if it had been established where the height is being measured from. He said in the application, the 35-foot height is being measured from grade.

Mr. Freeman stated there is a differential in the zoning code and the building regulations. The zoning code says above grade and the building regulations refer to the flood plain elevation. Mr. Freeman noted the flood plain elevation is being raised due to sea level rise.

Mr. Widing asked if the grass was at current grade.

Mr. Collins noted there are more residents with homes over 25 feet in the area and the bottom floor of this proposal is not being used for habitable space.

Board discussion ensued on flood plain elevation needing to be addressed for resiliency.

Joe McCarty, architect, stated there are two things working against the applicant. The beaches are pushing the houses up and the height restriction is pulling the houses down. He said the home is in line with other houses in the area. The height is 34.10 feet and the existing grade is 6 feet and the finished grade is 6.9 feet. The first floor is at 18.4 feet.

Mr. McCarty answered questions from the Board about the proposed building heights for the 2nd and 3rd floors.

Jim Conroy, contractor, confirmed that the ceiling height on the 2nd floor is 10.4 feet and the 3rd floor is 9.4 feet. He said they are having the same height issue in Martin County, where a 2-story home was unable to be built. He noted that people do not want to buy lots because the house ends up being crunched.

Dawn Martinez, the property owner, stated she bought the property and found out that she would need to knock down walls on the first ground level. She said the unusable space could

be used for parking and storage. Ms. Martinez said the first floor is very open because the ceilings have to go up to the 2nd story in order to have a normal 2-story home.

The Board commented on revisiting the ordinance for specific flood plain elevation areas.

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following three (3) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9.
2. Prior to issuance of the final certificate of occupancy, the City-issued Landscape Maintenance Agreement shall be notarized and submitted for filing.
3. The proposed landscape plan has improvements, including trees within the City's right-of-way. Acknowledgment that any capital improvements deemed necessary by the city, the homeowner's landscape other than sod, will be removed without replacement.

AYE: Christopher Widing, Justine Carter, Clayton Johnson, Ryan Collins, Alexander Edwards, Nichelle Clemons, Chair Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman introduced the new Assistant Planning Director, Chris Suneson. Mr. Freeman said he brings some serious experience and will be a great asset.

Mr. Freeman said Causeway Cove is still being reviewed. He said there was a recent agreement between the applicant, FDOT and the Transportation Planning Organization (TPO) regarding the methodology of their transportation and traffic analysis, which is being run through St. Lucie County. There has been discussion on how the combination of uses is measured. He said the proposed use is almost 1,000 units, 2 hotels, a conference center and a marina.

Mr. Freeman said he will be presenting an update to the City Commission about the Port Overlay ordinance in October 2025.

Mr. Freeman said staff is looking at the landscape code. He said staff is having to take a look at the latest Senate Bill 180, which has a provision where any zoning code change cannot be more restrictive than what is already in place.

Mr. Freeman stated the Kings Highway Job Corridor was recently approved by the City Commission and the city is working on encouraging more commercial activity and workforce housing along Kings Highway.

Mr. Freeman said staff will be bringing forward a discussion to the City Commission regarding the annexation strategy. He said they will be looking at priorities and working with FPUA to determine their service area. He said they will be creating an ongoing annexation strategy of both residential and commercial properties.

9. BOARD COMMENTS

Chair Kreisl thanked Mr. Freeman for his long hours and hard work due to being short staffed.

10. ADJOURNMENT

September 7,2025

To: City Of Fort Pierce Planning and Zoning Board

Re: 3804 Sunrise Blvd Development Proposal

Dear Members of the Board

I am writing to express my objection to the 3804 Sunrise Blvd. Zoning change request from R1/RL to PD .The proposed PD is a typical “Cookie Cutter” neighborhood. White City is quaint historic community know for its generous lot sizes, lush vegetation and beautiful Oak trees., the proposal does not fit in with the character and rural lifestyle of our community.

As seen on the applicants web page (sunriselakesluxury.com) this is a beautiful parcel of land with many large oak trees. Our trees make our neighborhood and City valuable, unique , and desirable when compared to the landscape typical of Port St. Lucie. The plan appears to retain only those Oak trees on the edges of the property. I urge you to recommend saving as many of the “Protected Oak Trees” on the interior of the property as possible.

The residential homes in proximity to the site are mostly Estate Sized lots. Growth in our area should match the existing larger lots and unique single family homes. A density of 1/2 to 1/4 acres lot sizes would be acceptable in my personal opinion.

Comparisons to nearby developments :

Wilderness Drive - 26 homes on about 18 ac

Estates of Longwood - 48 homes on about 27 ac

The proposed PD will produce an Increased density of at least 2.4 times the number of allowed dwellings for the current zoning of R1 to the proposed PD if not more when all of the setbacks and other infrastructure required is calculated into the project.

R1	Proposed PD
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Minimum lot size	12,000 SQ FT	Lot size	4,920 SQ FT
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Min lot width.	75 FT	Lot width.	60 FT
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Min lot depth	110 FT	Lot depth.	70 FT
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Density (FL).	6.5 is not achievable With lot size requirements:
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Density is listed as both 4.33 and 4.41 Project Description by KMA Engineering & Surveying, LLC in the application documents.
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Parcel SF 493,970.4 / Lot min. 12,000 = 41.16

Without any setbacks, right of ways, roads

Actual number of allowed homes would probably be

Half of the proposed PD for 50 homes

Conflicting information provided on the actual size of the property and current zoning/ future land use :

Property Appraisers record card provided the the documents shows the Parcel is 11.34 acres or 493,970.4 SF

The Applicants documents show the parcel is 11.54 acres or 502682 SF

The applicants calculated SF results in 8,711.6 more SF than the property appraiser records.

Property Zoning is R-1/ Future land use is RL

Applicants site plan shows the zoning incorrectly as RS-3, and previously listed the property incorrectly as RM when it is actually RL.

Traffic Concerns are a major problem in our community. Roads in this area are over burdened with traffic, resulting in numerous accidents in our residential neighborhoods, making it very dangerous for motorists and pedestrians. Physical condition of the roads are poor, most have potholes or patches for temporary repairs. We are also laking sidewalks in most of our community.

Flooding, Water Quality of our River, and Sub-standard Roads. The White City area as a whole has poor drainage and flooding issues. Many of the canals and drainage ditches are either failing or inadequate. Outfall from the massive amount of new developments in the area eventually ends up in our river which in turn causes, poor water quality and flooding.

As a community we rely on our City Staff to protect the interest of the existing stakeholders in our neighborhoods. I urge you to disapproved the proposed zoning change for 3804 Sunrise Blvd due to loss of protected tress, lack of common characteristics with the Unique White City area, sub-standard roadways, drainage and flooding issues. Thank you for your continued service and support of our community.

Best regards,

Debra Johns

909 W Weatherbee Rd.

Fort Pierce, FL 34982

Property Identification

Site Address: 3804 SUNRISE BLVD
 Sec/Town/Range: 33/35S/40E
 Parcel ID: 2433-123-0001-000-1
 Jurisdiction: Saint Lucie County

Use Type: 0000
 Account #: 33028
 Map ID: 24/33N
Zoning: RS-3 - Cou

Ownership

DT VENTURES 1 LLC
 PO Box 92280
 Rochester, NY 14692

Legal Description

33 35 40 S 546 FT OF NW 1/4 OF NE 1/4 LYG E OF SUNRISE BV (11.34 AC)

Current Values

Just/Market Value: \$352,200
 Assessed Value: \$319,550
 Exemptions: \$319,550
 Taxable Value: \$0



Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 11.34
 Land Size (SF): 493,970.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 21, 2023	5087 / 2982	0117	WD	CONGREGATION OF THE SACRED HEART OF JESUS INC	\$915,000
Sep 11, 2021	4702 / 2343	0111	QC	Le AmyLou N	\$100
Apr 26, 2021	4608 / 0109	0001	WD	Robert G Skinner Living Trust	\$340,000
Apr 26, 2021	4608 / 0109	0001	WD	Skinner (LF EST) Robert G	\$340,000
May 19, 2020	4428 / 1540	0114	WD	Skinner Robert G	\$100
May 14, 2003	1712 / 2861	XX01	TRUST	Ida L Childs Revocable Trust	\$140,000
Jul 21, 1998	1160 / 1657	XX02	WD	Ida L Childs	\$100
Dec 10, 1997	1114 / 2909	XX02	WD	Ida F Childs	\$100
Aug 15, 1996	1031 / 0540	XX02	WD		\$100
Aug 15, 1996	1031 / 0540	XX02	WD	CHILDS, REGINALD L REV TR	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:
Building Type:
Grade:
Story Height:

Roof Cover:
Year Built: N/A
Effective Year: N/A
No. Units: 0

Roof Structure:
Frame:
Primary Wall:
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric:
Heat Type:
Heat Fuel:
Heated %: N/A%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors:
Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values

Current Values Breakdown

Building: \$0
Land: \$352,200
Just/Market: \$352,200
Ag Credit: \$0
Save Our Homes or 10% Cap: \$32,650
Assessed: \$319,550
Exemption(s): \$319,550
Taxable: \$0

Current Year Exemption Value Breakdown

Tax Year 2023 Grant Year 2022 Code 3600 Description Church Amount \$319,550

Current Year Special Assessment Breakdown

Start Year 2013 AssessCode 0054 Units 11.34 Description North St. Lucie Water Management District Amount \$272.16

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$352,200	\$319,550	\$319,550	\$0
2022	\$290,500	\$290,500	\$290,500	\$0
2021	\$218,800	\$218,800	\$0	\$218,800
2020	\$212,400	\$204,574	\$0	\$204,574

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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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

Previous RS-3 County Zoning
10,000 SF min
3 units per acres

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*

From: wcicinc1893
To: [Linda Cox](#); [Kevin Freeman](#); [Alicia Rosenthal](#)
Subject: Sunrise Estates
Date: Sunday, September 7, 2025 11:23:28 PM

City of Fort Pierce

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Mayor and Commissioners,

I'm writing this to follow up on the commission meeting on July 21st, regarding the zoning request for Sunrise Lakes. While I was deeply relieved when the zoning change was not initially approved, I find myself anxious as the next hearing in September approaches as I will be out of town, and I feel it is one that deserves your full attention.

Having lived and worked in St. Lucie County for 47 years, I've had the privilege of watching this area grow and evolve. I know the neighborhoods here, the people, and the history- from Ft. Pierce's unique historic homes and charming streets to the untouched beauty of our beaches and the Indian River Lagoon. This area is special, and it's uniqueness is what draws so many of us to call it home.

But with the proposed development, I can't help but feel as though we're slowly watching the heart of our small community being chipped away, piece by piece. This is not just about land or zoning- it's about preserving the character that makes our home so unique. We all understand growth is inevitable, but why must it come at the cost of the very charm and authenticity that attracted us to this place? It's heartbreaking to think that what makes us special could eventually be replaced with concrete and overcrowded streets.

The developer behind Sunrise Lakes, in my opinion, overpaid for raw land with no improvements. I can only assume that the drive for profit is behind this request, but the consequences fall squarely on the shoulders of those of us who call White City home. I've been a realtor for 28 years and I've always advised my clients to thoroughly research a property and it's surroundings before making a purchase. This is something I strongly believe in. So, why should a developer who, no doubt, understood the zoning restrictions when they bought the land, now be allowed to change the very zoning that made the land valuable in the first place?

What's even more troubling is the thought that a developer from New York, with no long standing ties to the community, could potentially override the interests of those of us who have worked hard and paid taxes for decades. White City is not just a place to us- it's our home, our history and our future. I urge you to consider the impact this development will have on our community, and to stand with us, the people who have nurtured and cared for this neighborhood for so many years.

Isn't it the responsibility of the Mayor and Commissioners to apply the code and protect the public health, safety, and welfare of the residents? This includes not only the physical needs of the area but also the preservation of its uniqueness. We cannot afford to throw away our historic areas for the sake of unchecked development.

On another note, I would like to address one of the commissioners concerns raised during the hearing about how or why they can approve or deny similar requests. As a Real Estate professional, I know there is no one-size fits all approach. We are taught that appraising land is an art. It requires experience and knowledge of the area. I trust that you, as elected officials, also have that experience with the neighborhoods you represent and know the residents and character of each area you were elected to make decisions for and protect the communities integrity. This is why I hope you will stand with us in opposing this zoning change.

Additionally, I want to mention that I am a member of the St. Lucie County Historical commission and am passionate about all our historic buildings and neighborhoods. Not just White City. The heart of a community lies in its historic roots. I encourage you to take a drive down Sunrise Blvd., starting at Midway Rd., the heart of White City. You'll quickly realize why this zoning change is not a good fit for the neighborhood.

I know my concerns are long, but this issue affects us deeply. Thank you for your time and all you do for the City. I can tell you do not take your responsibility lightly, and for that, I am truly grateful.

Sincerely,
Judy Biglin

Sent from Samsung Galaxy smartphone.