

We would like to provide a narrative regarding our project, **Sunrise Lakes**, located at 3804 Sunrise Boulevard in Fort Pierce. Planning and engagement with the City began prior to our closing on the property on December 21, 2023. From the inception of this development, our objective has been to create a high-quality residential neighborhood that adds long-term value to the City of Fort Pierce.

Recognizing the significant industrial and commercial growth taking place in the area, we believe Sunrise Lakes will meet an important housing need for families and professionals relocating here. As a locally owned and operated developer—not a national builder—we take pride in employing exclusively local subcontractors, thereby supporting the regional workforce and economy while ensuring accountability and quality throughout the construction process.

Sunrise Lakes has been designed as a homeowners' association (HOA) community to ensure consistent standards, long-term maintenance and feature amenities designed to enhance both livability and community value, including:

- A community pool and children playground
- BBQ/gathering area
- Walking trails
- A dedicated school bus stop within the community for improved safety and accessibility

In close consultation with City planning, zoning, and senior staff, we have made several project enhancements, including:

- Construction of a LED-illuminated monument entrance sign
- Creation of a nature walk around the retention areas
- Relocation of over 150 existing trees and shrubs, and planting of an additional 100+, to provide buffers along Sunrise Boulevard and the southern property line

Additional concessions made by the developer include:

- Reducing overall density from 50 to 48 homes which also allows easier access for school buses to turn around in the community
- Extending a pedestrian sidewalk from the project entrance to Bell Avenue, providing safe pedestrian passage where none currently exists
- Upgrading the sewer system to modern standards, which will also allow neighboring properties to tie in at a future date

To date, significant investment has been made, and we remain committed to working collaboratively with City officials, neighboring residents, and other stakeholders to deliver a project that not only provides needed housing, but also enhances the character, safety, and long-term prosperity of Fort Pierce.

Thanking you in advance,

Joseph Scionti