

An aerial site plan for a planned development. The map shows various colored zones: a large green area at the top, a yellow area on the left with a blue pond, a blue area on the right with two ponds, and a red area at the bottom left. A road network is visible throughout the site.

# SUNRISE Planned Development

City of Fort Pierce

Planning Board

Regular Meeting  
August 12, 2024

**Owner/Applicant:** Sunrise Residential, LLC/Walton Acquisitions FL, LLC

**Land Planner:** Lucido and Associates

**Civil Engineer:** Mills and Associates

**Traffic Engineer:** Shaun Mackenzie, PE MacKenzie Engineering and Planning, INC

**Surveyor:** GSS Surveying & Mapping, LLC

**Environmental:** Aquatic Research Monitoring, Equipment & Deployment, LLC



Mills, Short  
& Associates  
CIVIL & STRUCTURAL ENGINEERING COMPANY



MacKenzie Engineering and Planning, Inc.



lucido & associates

Project Team

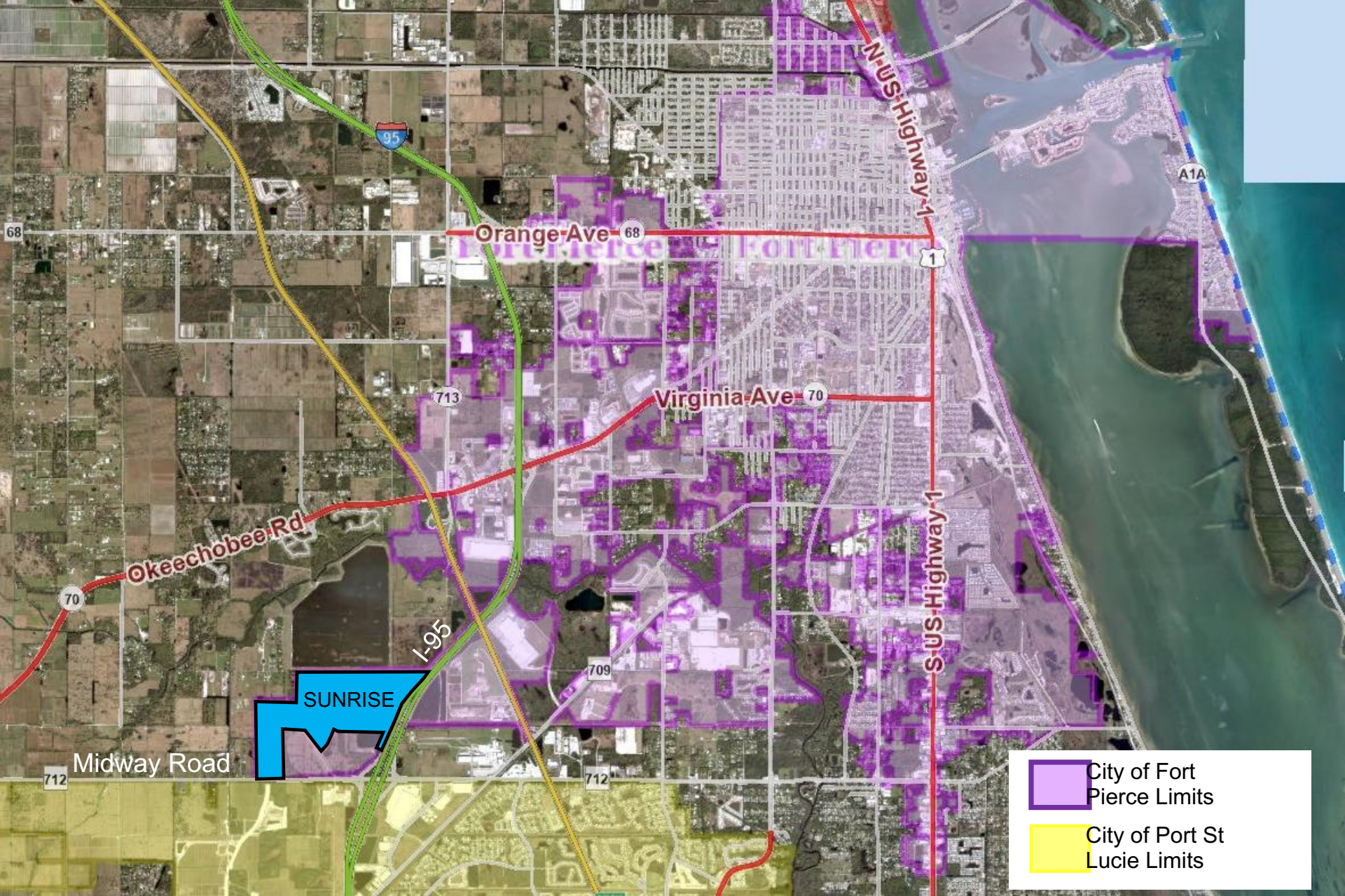
SUNRISE is a proposed Planned Development (PD) on approximately 516 acres of land lying immediately north of Midway Road, west of I-95, within the City of Fort Pierce.

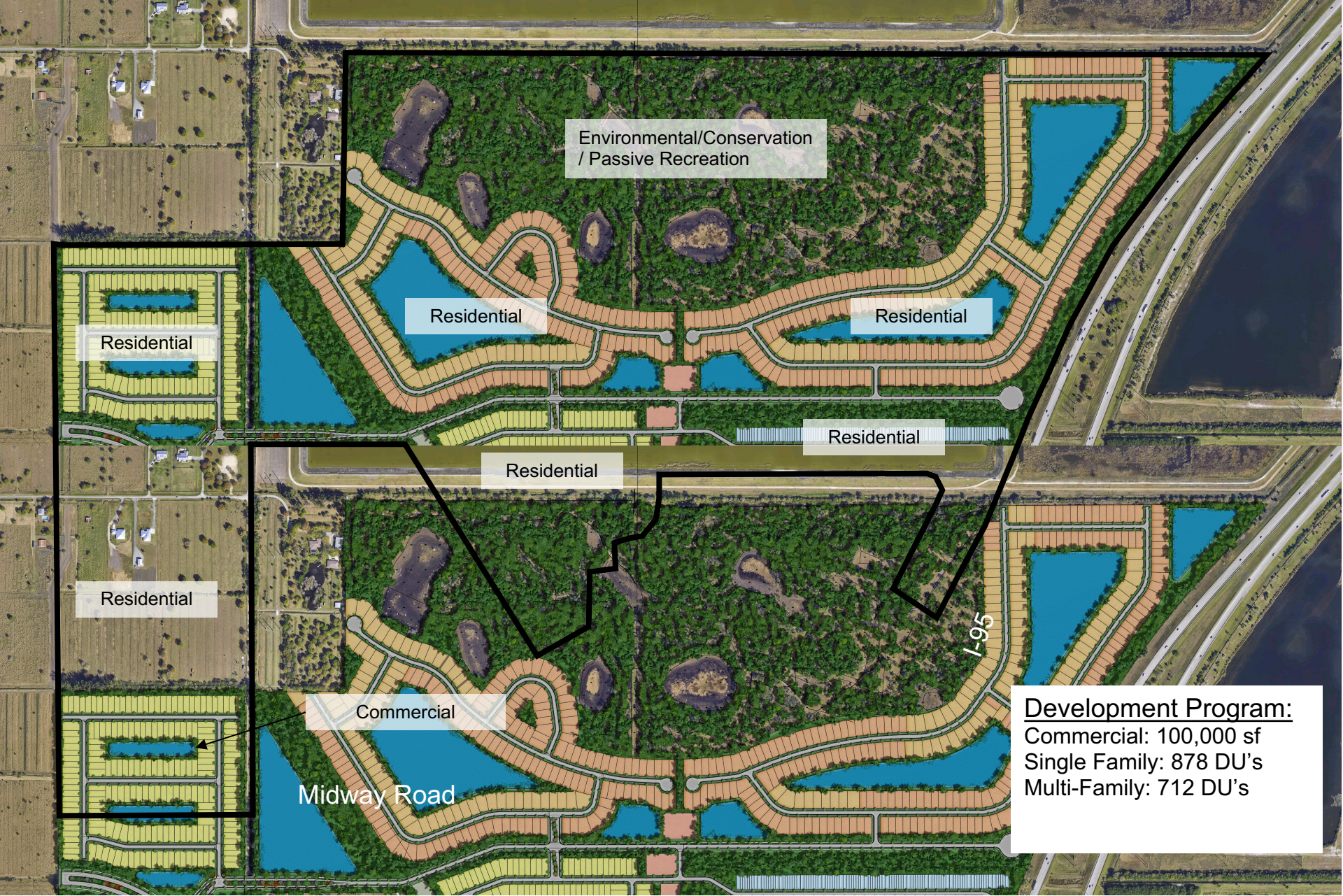
The intent of the proposed project is to provide the potential for sustainable and flexible development options for a variety of uses by utilizing the Planned Development (PD) Zoning District. Uses within the proposed development include general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited Multi-Family parcels (Townhomes, Apartment, Cluster, Horizontal Apartments).

As proposed, approval of an overall Master Planned Development Plan will **provide for a cohesive project build-out**, provide the foundation for future tenants, developers, or builders to submit detailed development plan proposals for review and approval by the City. This affords all involved, including the city, developer and potential tenants, developers, or builders, a clear, agreed path to provide for the most efficient and flexible development of the subject parcels.

As contained in the PD Guidelines, design and development parameters by lot type, such as, but not limited to: **permitted and prohibited uses**, applicable **setbacks**; allowable **building area**; **street cross sections**; **landscaping**, irrigation and **signage standards** have been provided for. A master Property Owners Association (POA) will be created to provide for continued and long-term maintenance of common areas, such as parks, open spaces and preserve areas, as well as the master stormwater system, master irrigation system, common area signage, street lighting, and other common improvements and services







Environmental/Conservation / Passive Recreation

Residential

Residential

Residential

Residential

Residential

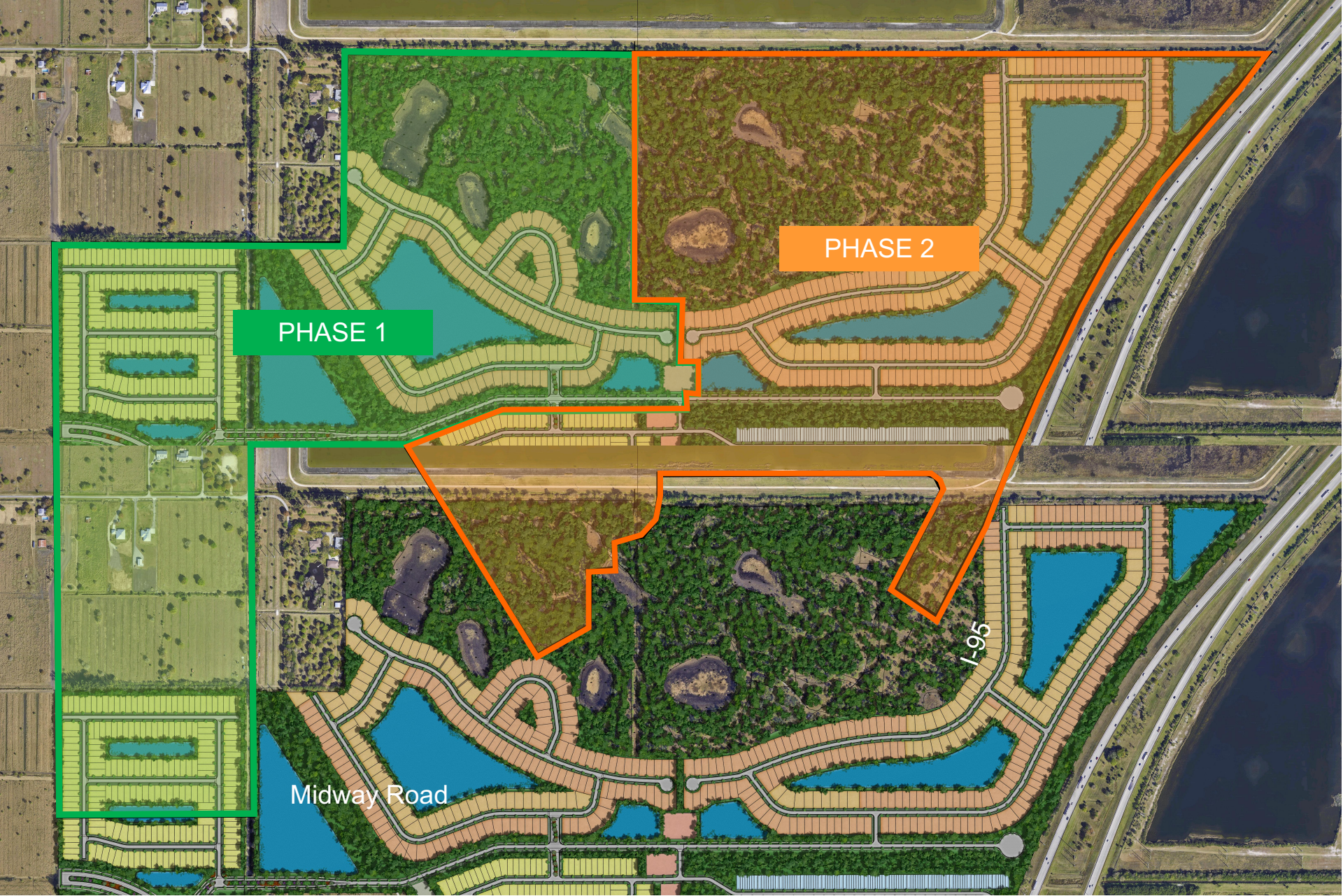
Residential

Commercial

**Development Program:**  
Commercial: 100,000 sf  
Single Family: 878 DU's  
Multi-Family: 712 DU's

Midway Road

I-95



PHASE 1

PHASE 2

Midway Road

I-95

**ARTERIAL 'A'**  
(Wylde Parkway  
south of Midway)

**East/West Parkway**

**Emergency  
Access**

**ACCESS  
EASEMENT**

Midway Road

**MAIN ENTRANCE**

I-95



Mills, Short  
& Associates  
CIVIL & STRUCTURAL ENGINEERING | ENVIRONMENTAL



MacKenzie Engineering and Planning, Inc.



lucido&associates

**Roads and Access**

Drawing Name: A:\Projects\Active\22-405-Sunrise Residential\Site Plan\ Snp\_214\_2023.dwg Sunrise Residential\Prop\Proposal.dwg

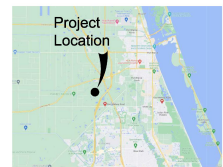


**LEGEND**

- PRIMARY TRAILS (1.56 MILES)
- SECONDARY TRAILS (.78 MILES)
- EXISTING ROAD/TRAIL (OUTSIDE OF PROJECT SCOPE), 5.73 MILES
- CONNECTING TRAIL TO GORDY ROAD (1.12 MILES)
- WETLAND



Key / Location:



Project Team:

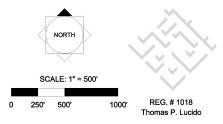
**ACTIVITIES LEGEND**

- HIKING
- CYCLING
- FISHING
- BIRD WATCHING
- PICNIC
- PARKING
- TRAIL SIGNAGE
- DOG WALK
- VIEWING TOWER, WILDLIFE BLIND, PLATFORMS
- TRAIL CROSSROADS
- RESERVE ENTRY
- TRAIL SYSTEM CONNECTION WITH COMMUNITY AND OTHER OUTSIDE PROJECT SCOPE AMENITIES
- 0.1 DISTANCE BETWEEN NODES IN MILES

**Sunrise Residential**

City of Port St. Lucie  
**Sunrise Site Plan**

Date	By	Description
09/21/23	JE	Draft Conceptual Plan

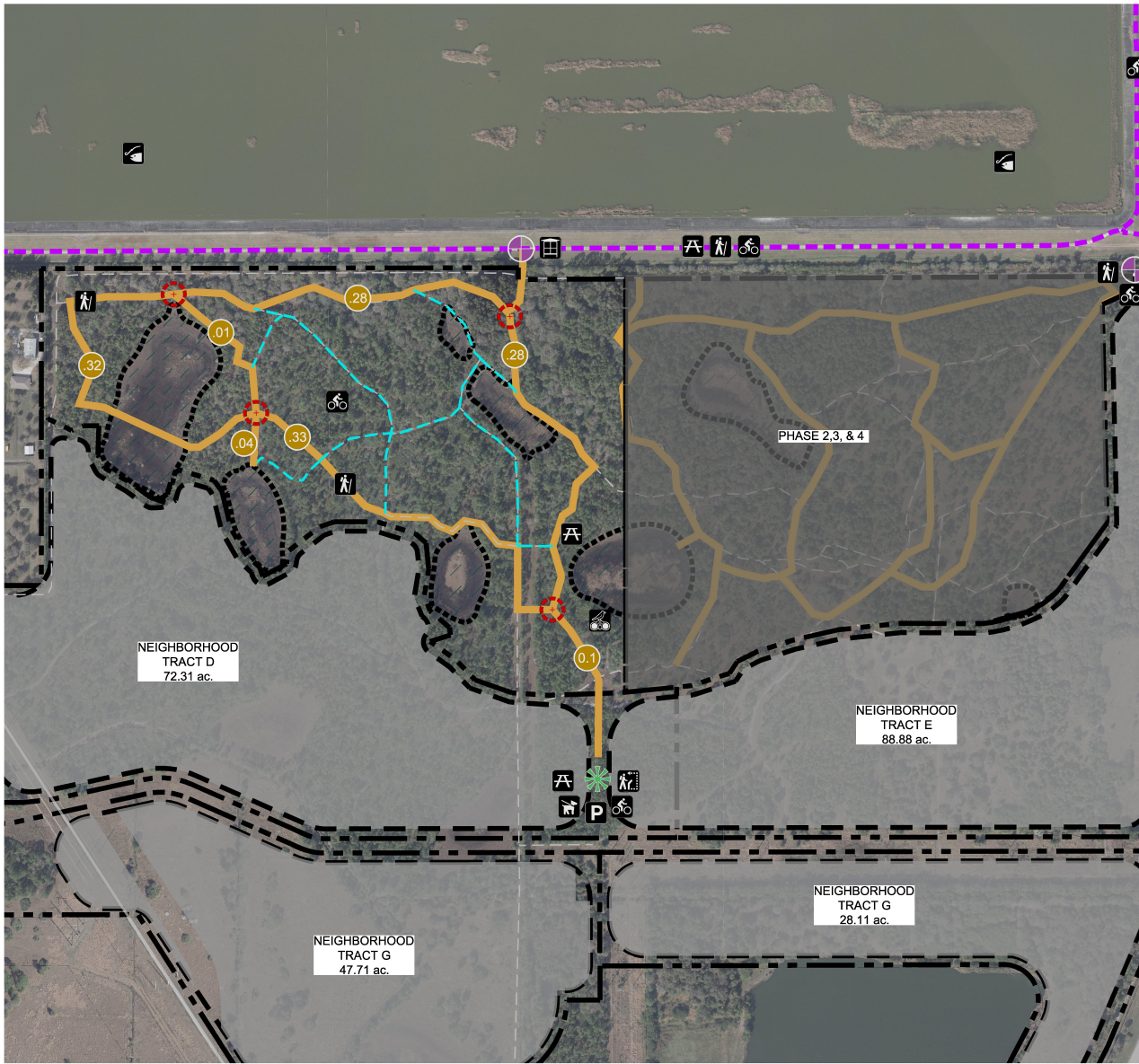


Designer	JE	Sheet
Manager	SG	<b>1 of 3</b>
Project Number	22-405	
Municipal Number		
Computer File	Sunrise Residential Proposal.dwg	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. No reproduction, copying, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Drawing Name: A\Projects Active\22-405 Sunrise Residential\Site Plan\ Snp\_214\_2023.dwg



**LEGEND**

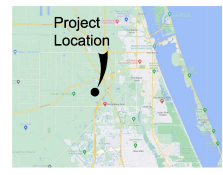
- PRIMARY TRAILS (1.56 MILES)
- SECONDARY TRAILS (.78 MILES)
- EXISTING ROAD/TRAIL (OUTSIDE OF PROJECT SCOPE), 5.73 MILES
- CONNECTING TRAIL TO GORDI ROAD (1.12 MILES)
- WETLAND

**ACTIVITIES LEGEND**

- HIKING
- CYCLING
- FISHING
- BIRD WATCHING
- PICNIC
- PARKING
- TRAIL SIGNAGE
- DOG WALK
- VIEWING TOWER, WILDLIFE BLIND, PLATFORMS
- TRAIL CROSSROADS
- RESERVE ENTRY
- TRAIL SYSTEM CONNECTION WITH COMMUNITY AND OTHER OUTSIDE PROJECT SCOPE AMENITIES
- 0.1 DISTANCE BETWEEN NODES IN MILES

**Lucido & Associates**  
 111 E. Ocean Blvd., Suite, Florida 34804 (772) 225-2110, Fax (772) 225-0220  
 128 N. W. 4th St., Fort Pierce, Florida 34949 (772) 467-1841, Fax (772) 467-1833  
 607 South Transfer Avenue, Ocala, Florida 32665 (352) 966-0511, Fax (352) 966-0518

Key / Location:



Project Team:

**Sunrise Residential**  
 Eco Experience & Trail System

City of Port St. Lucie

Date	By	Description
09/21/23	JE	Draft Conceptual Plan

NORTH

SCALE: 1" = 200'

0 100' 200' 400'

REG. # 1018  
Thomas P. Lucido

Designer	JE	Sheet
Manager	SG	<b>2 OF 3</b>
Project Number	22-405	
Municipal Number		
Computer File	Sunrise Residential Proposal.dwg	

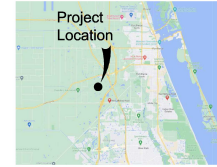
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. No reproduction, copies, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

Drawing Name: \Projects\Active\22-405\_Sunrise\_Residential\Site\Plan\ Site Plan - Sunrise Residential\Prop Image Board.dwg

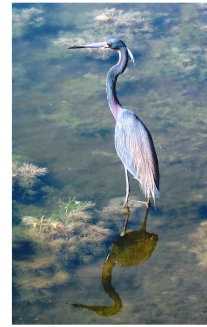
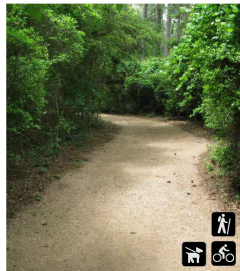
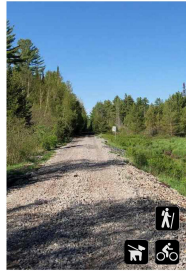


**lucido & associates**  
 191 E Ocean Blvd., Suite, Fort Pierce, FL 34949 (772) 325-2193, Fax (772) 325-0203  
 138 N. W. A. State St., Fort Pierce, Florida 34950 (772) 467-1941, Fax (772) 467-1933  
 607 South Transfer Avenue, Orlando, Florida 32833 (407) 866-0521, Fax (407) 866-0398

Key / Location:



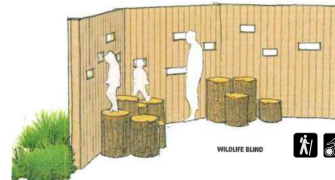
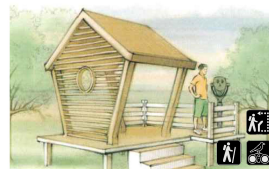
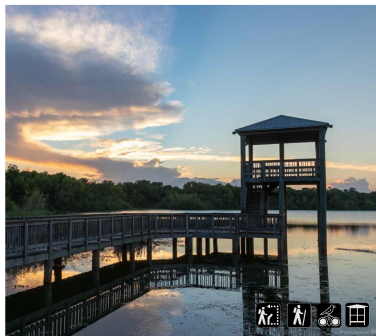
Project Team:



**Sunrise Residential**

City of Port St. Lucie  
**Eco Experience & Trail System**

Date	By	Description
09/21/23	J.E.	Draft Conceptual Plan



NORTH

SCALE: 1" = n.L.s.

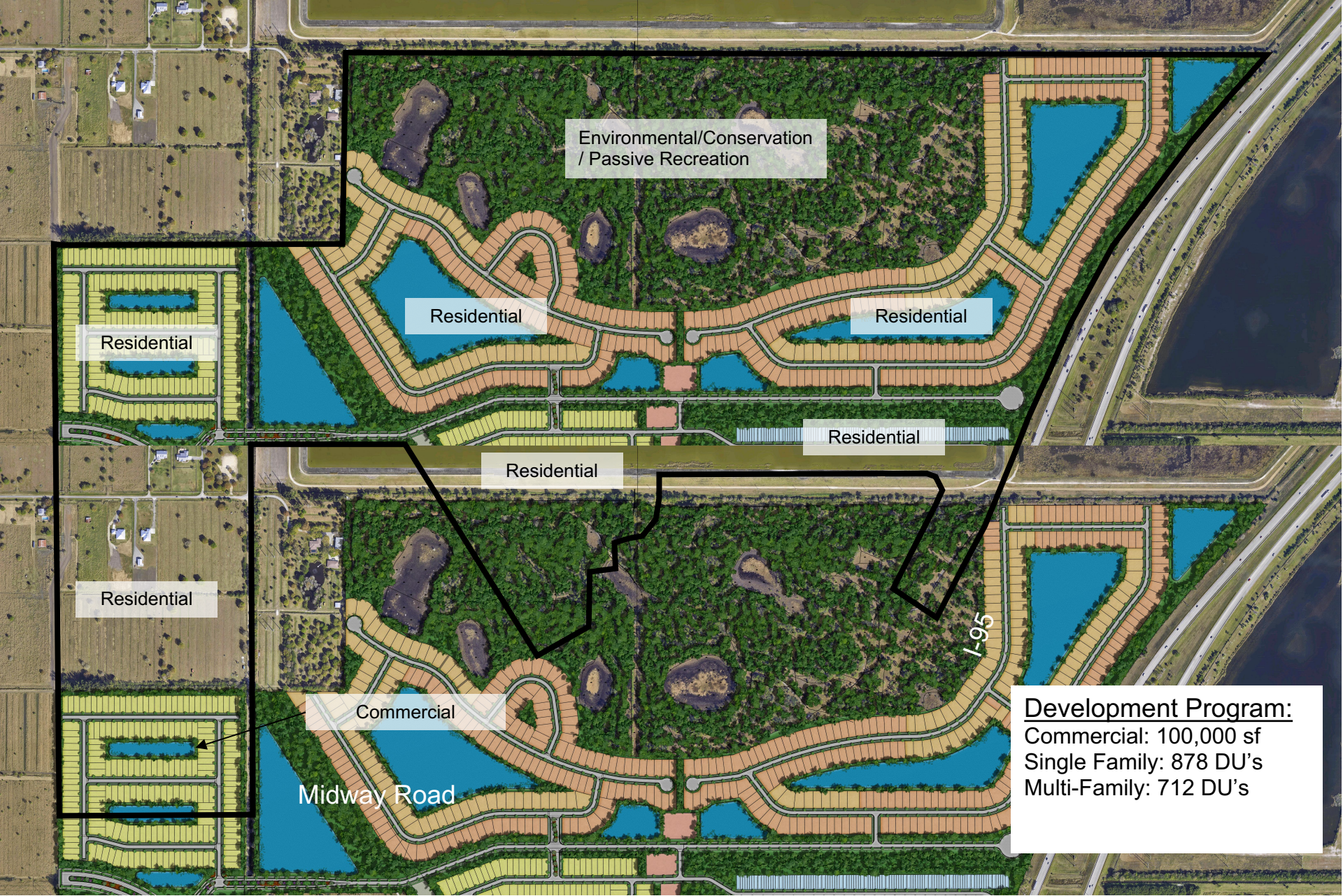
0 10 20 30 40 50 60 70 80 90 100

REG. # 1018  
 Thomas P. Lucido

Designer: JE Sheet  
 Manager: SG  
 Project Number: 22-405  
 Municipal Number:  
 Computer File: Sunrise Residential Proposal Image Board.dwg

**3 of 3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. No reproduction, copying, modification or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Environmental/Conservation / Passive Recreation

Residential

Residential

Residential

Residential

Residential

Residential

Commercial

**Development Program:**  
Commercial: 100,000 sf  
Single Family: 878 DU's  
Multi-Family: 712 DU's

Midway Road

I-95