

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:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$352,200	2023	2022	3600	Church	\$319,550
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 Special Assessment Breakdown

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