

# Sunrise Lakes

---



# History

---

- Met with Planning Staff in December 2023 to discuss potential townhome located in unincorporated in St. Lucie County.
- Staff suggested single family more appropriate for area
- Annexation applied for in February 2024.
- Site Plan approval submitted April 2024
- PD process in City updated after first submittal. Applicant resubmits new applications
- Planning Board approves 5-0 in May 2025
- City Commission tables July 2025
- Applicant meets with staff, updates plans
- Planning Board disapproves in September 2025

WHITE CITY CEMETERY  
ZONING: I  
PARCEL No. 2433-121-0001-000-5



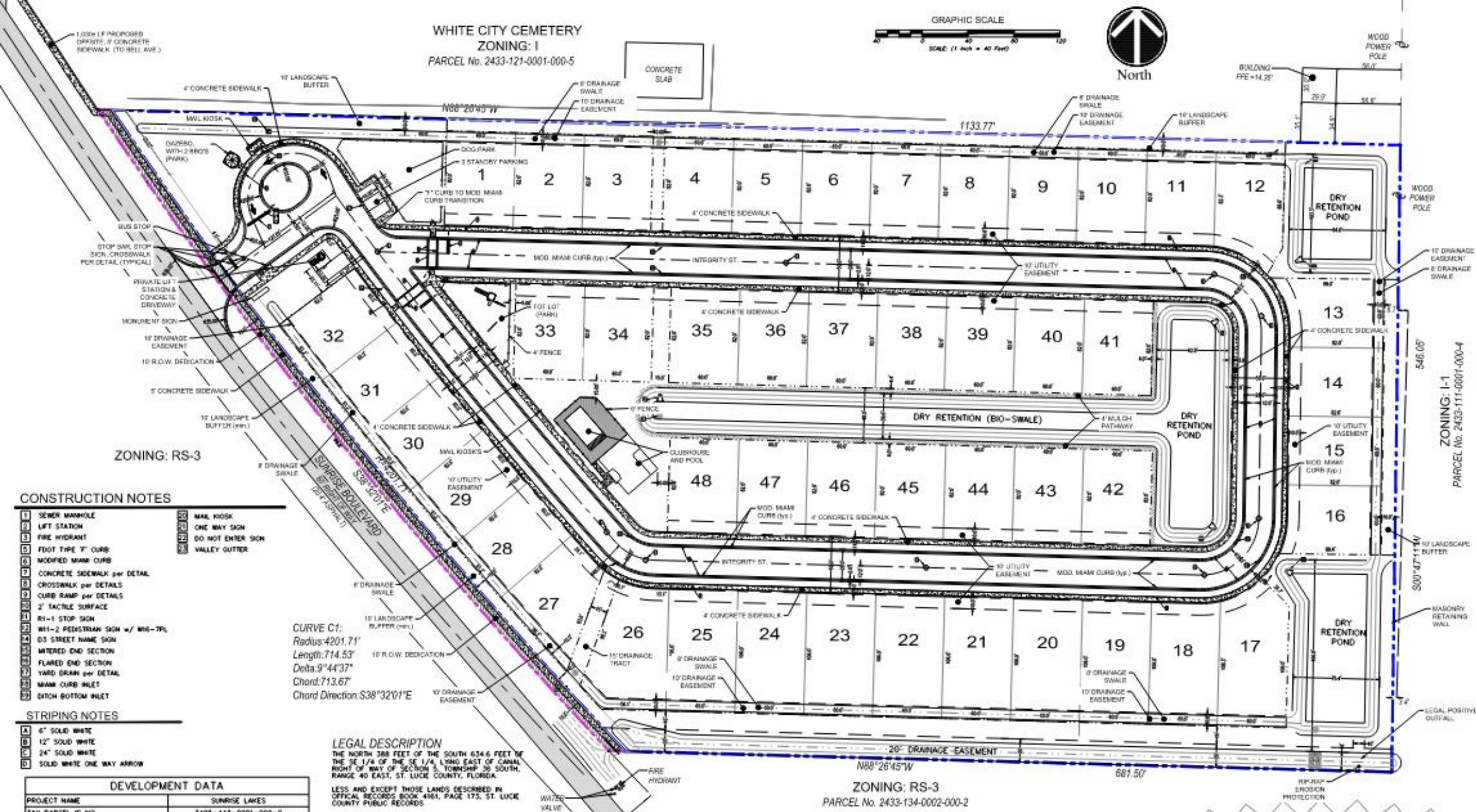
**SUNRISE LAKES**  
PROJECT

**INTEGRITY 1ST CONSTRUCTION GROUP**  
CLIENT



BLAINE DENNIS TROGER, P.E.  
FLORIDA LICENSE NO. 8499

10/9/2025



**CONSTRUCTION NOTES**

- |                                   |                      |
|-----------------------------------|----------------------|
| 1 SEWER MANHOLE                   | 10 MAIL KIOSK        |
| 2 LIFT STATION                    | 11 ONE WAY SIGN      |
| 3 FIRE HYDRANT                    | 12 DO NOT ENTER SIGN |
| 4 FOOT TYPE 'T' CURB              | 13 VALLEY GUTTER     |
| 5 MODIFIED MIAMI CURB             |                      |
| 6 CONCRETE SIDEWALK per DETAIL    |                      |
| 7 CROSSWALK per DETAILS           |                      |
| 8 CURB RAMP per DETAILS           |                      |
| 9 2" TACTILE SURFACE              |                      |
| 10 R1-1 STOP SIGN                 |                      |
| 11 W1-2 PEDESTRIAN SIGN w/ W06-TP |                      |
| 12 O3 STREET NAME SIGN            |                      |
| 13 WATERED END SECTION            |                      |
| 14 FLARED END SECTION             |                      |
| 15 YARD DRAIN per DETAIL          |                      |
| 16 MIAMI CURB INLET               |                      |
| 17 SLOTTED BOTTOM INLET           |                      |

**STRIPING NOTES**

- |                             |
|-----------------------------|
| A 6" SOLID WHITE            |
| B 12" SOLID WHITE           |
| C 24" SOLID WHITE           |
| D SOLID WHITE ONE WAY ARROW |

**CURVE C1:**  
Radius: 4201.71'  
Length: 714.53'  
Delta: 9°44'37"  
Chord: 713.67'  
Chord Direction: S38°32'01"E

**LEGAL DESCRIPTION**  
THE NORTH 128 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LONG EAST OF CANAL, RIGHT OF WAY OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.  
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4961, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS.

DEVELOPMENT DATA	
PROJECT NAME	SUNRISE LAKES
TAX PARCEL ID NO.	3405-443-0001-000-0
EXISTING FUTURE LAND USE	RESIDENTIAL LOW DENSITY (RL)
PROPOSED FUTURE LAND USE	RESIDENTIAL LOW DENSITY (RL)
EXISTING ZONING	R-1
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)
PROJECT USE	SINGLE-FAMILY RESIDENTIAL
MAXIMUM ALLOWABLE DENSITY	RL = 6.5 DU/AC

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,882 SF	11.54 AC	100.00%
AREA OF ONSITE WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,882 SF	11.54 AC	100.00%

ZONING	
MIN. LOT SIZE	4,920 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	80'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%

**CIVIL ENGINEER**  
KMA ENGINEERING & SURVEYING, LLC  
3008 INDUSTRIAL AVE 2  
FORT PIERCE, FL 34949  
PHONE: (772) 569-5505  
**OWNER/DEVELOPER**  
DT VENTURES I, LLC  
PO BOX 1000

LINEWORK & SYMBOL LEGEND	
	DENOTES PROPERTY BOUNDARY
	DENOTES RIGHT-OF-WAY
	DENOTES COVERAGE
	DENOTES EASEMENT
	DENOTES RUNOFF OVERLAND FLOW
	DENOTES PROPOSED ELEVATIONS
	DENOTES EXISTING GRADES

# Purpose of a Planned Development

---

- 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 property design. A PD should provide a variety of natural features and scenic areas, efficient and economical land use, improved amenities, orderly and economic development, and the protection of adjacent existing and future development.”*

# Variety of Natural Features and Scenic Areas

---

- The project proposes three (3) dry ponds. The middle pond will be planted as a bioswale to provide natural feel compared to a typical dry pond with bahia sod. A walking path will be constructed around the pond.



CAP ROCK BOULDERS

LARGE EGG ROCK

# Variety of Natural Features and Scenic Areas

---

- The two other ponds will be planted with existing sabal palms relocated along the banks

SABAL PALMS  
CYPRESS TREES  
SPARTINA GRASSES



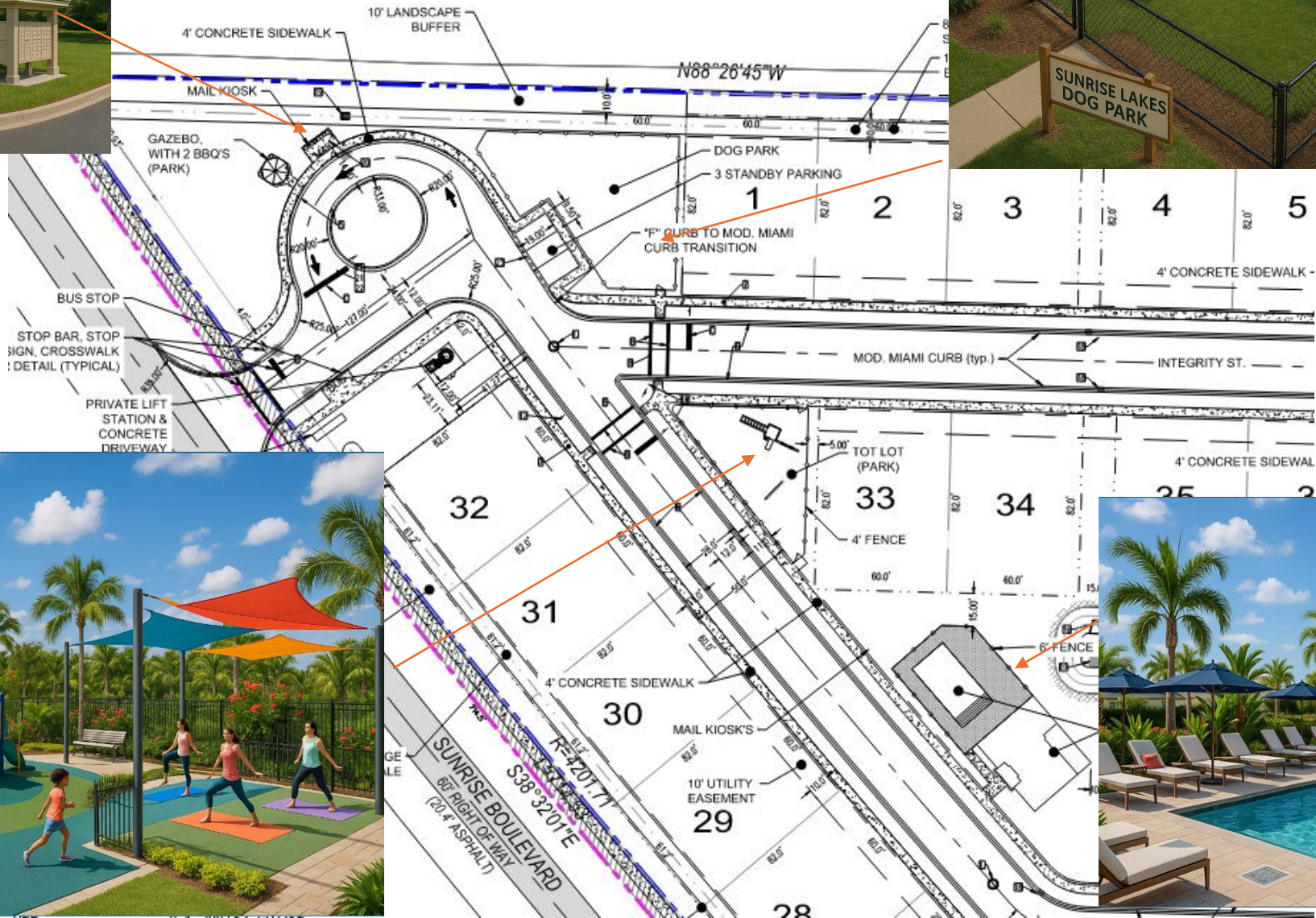


# Efficient and Economical Land Use

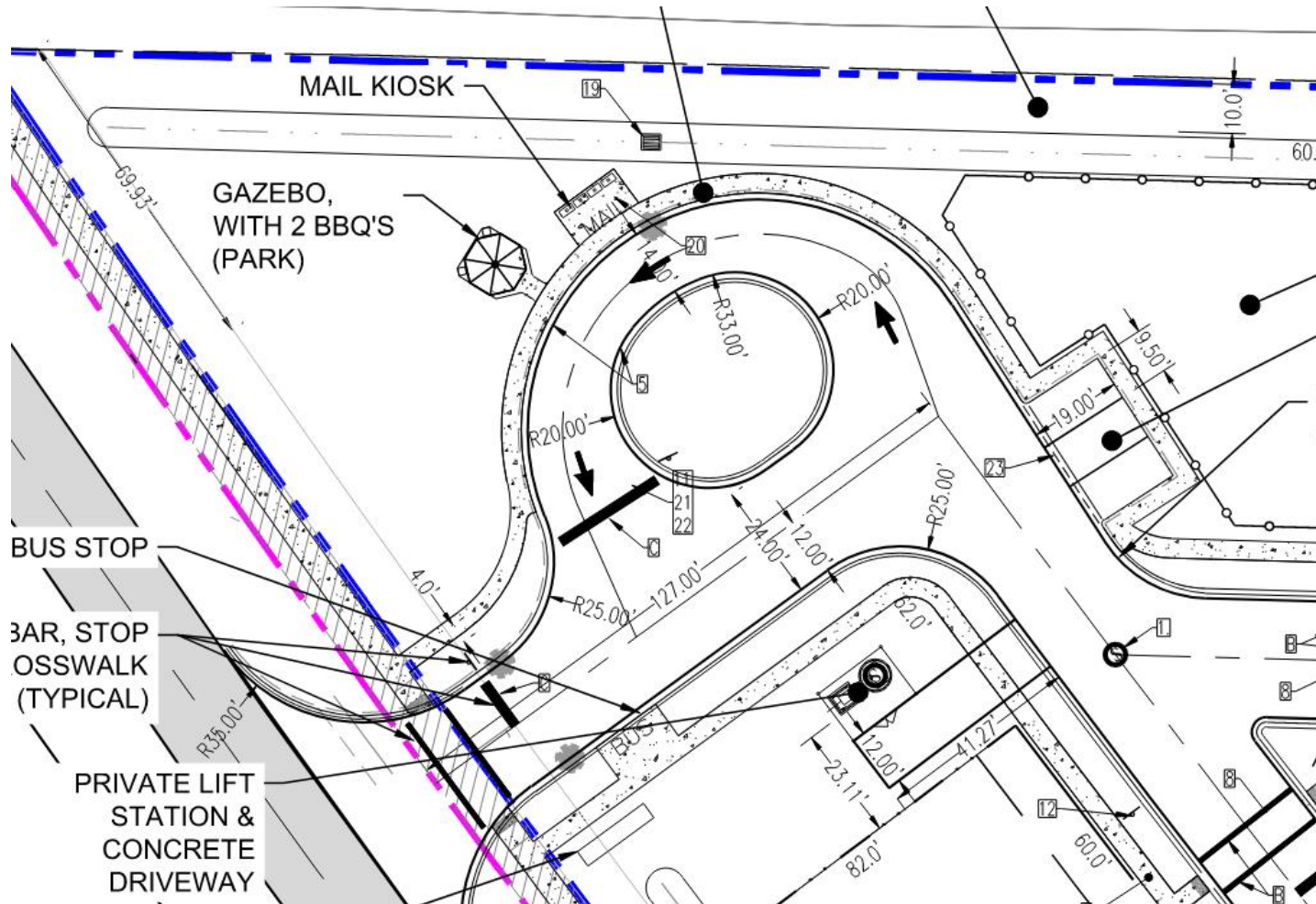
---

- Driveway pushed north to move traffic away from driveways to the south
- All lots pushed north to create 36' buffer from parcel to south

# Improved Amenities

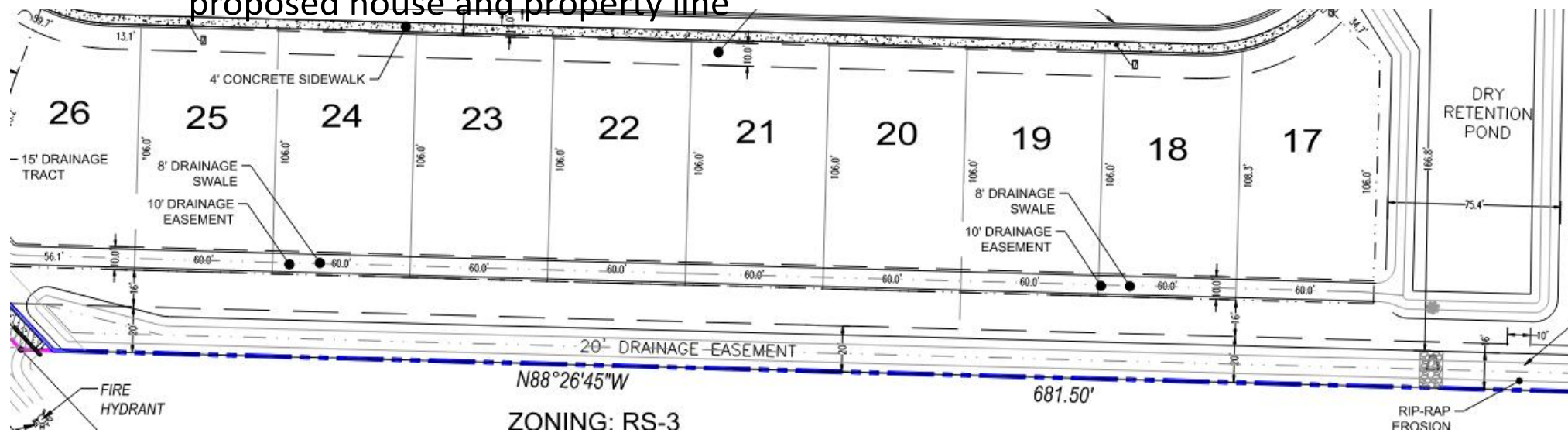


# Improved Amenities-Bus Stop

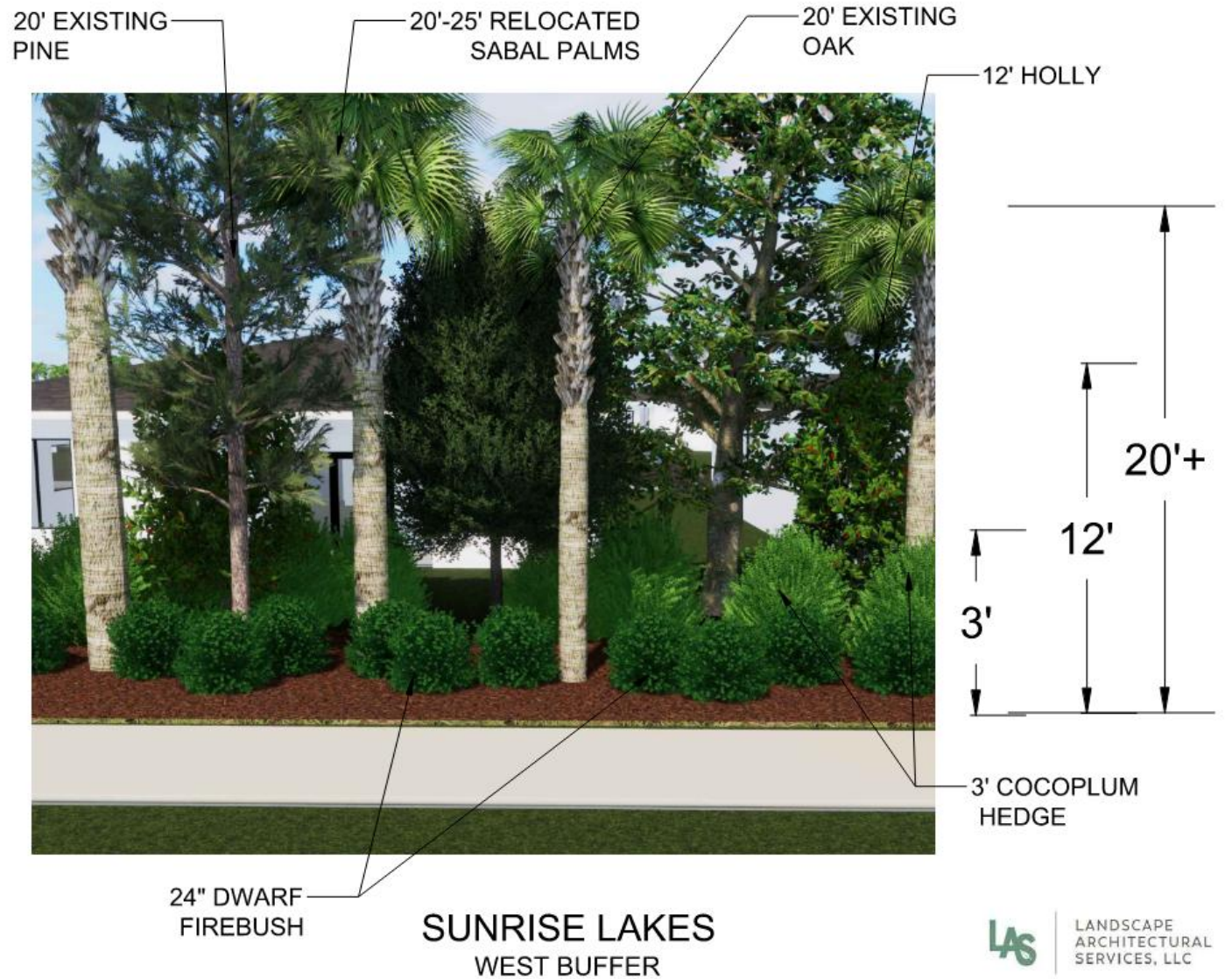


# Protection of Adjacent and Existing Development

- West- Sunrise Boulevard
- East-FDOT Service Yard
- North- Cemetery
- South-RS-3 zoned single family residence
  - 20' drainage easement, 16' increased landscape buffer, 15' rear yard setback= 51' between proposed house and property line



# Typical Buffer





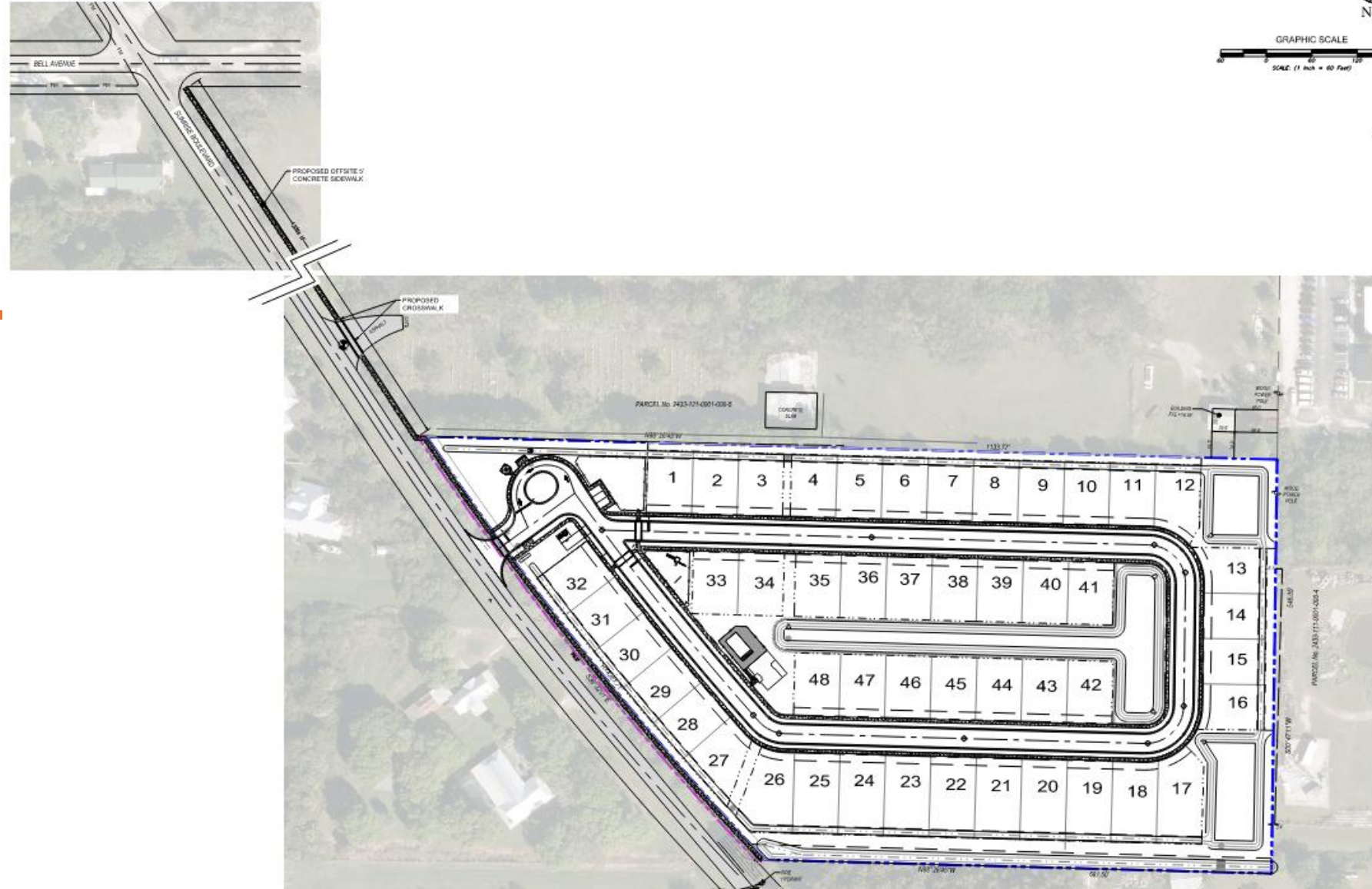






# Added Benefits

- 1,031 LF of additional sidewalk to Bell Ave
- 1,290 LF of 4" Force Main



# Architectural

---





FamilyID=Office\_ArchiveTorn



Architectural