



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 4000 S. US1  
 Parcel ID #(s) 243480100050106; 243480100040006  
 Project description Affordable Multi-Family project w/ Comm. use fronting US1.

**Application Type**

- Site Plan       Conditional Use w/New Construction       Conceptual Development Plan  
 Minor Amendment       Major Amendment

**Site Information**


*Non-Residential:* Proposed Sq. Ft.: 12,000 (max.)      Site Acreage: 1.58 ac.  
*Residential:* Proposed Units: 210      Proposed Sq. Ft.: 100,000 sf. (+/-)      Site Acreage: 14.53 ac.

**SP Sound LLC**

Property Owner(s)  
5403 W. Gray Street  
 Street Address  
Tampa      FL      33609  
 City      State      Zip  
 Phone Number  
blemmerman@sphome.com  
 Email Address

Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.  
 Applicant/Representative, Title, Company  
701 SE Ocean Blvd.  
 Street Address  
Stuart      FL      34994  
 City      State      Zip  
772.220.2100  
 Phone Number  
bnolan@lucidodesign.com  
 Email Address

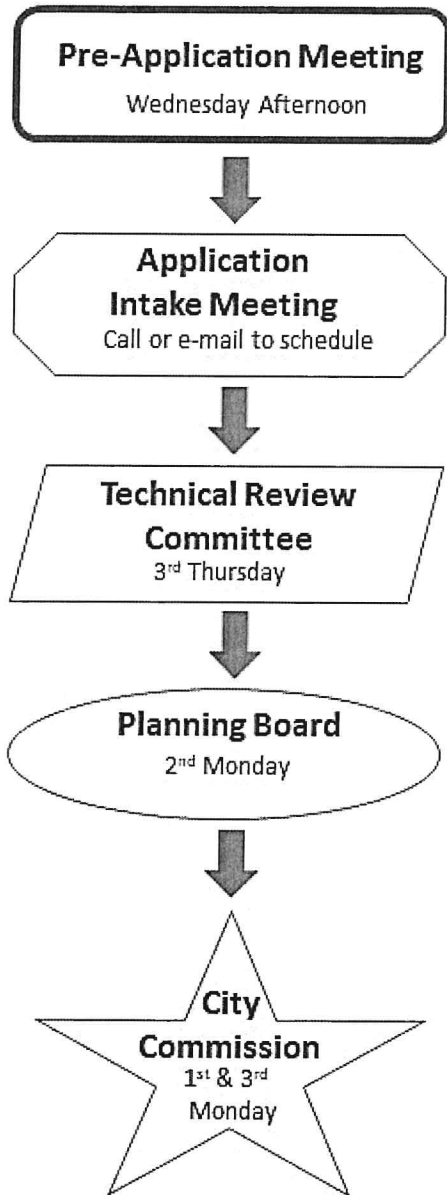
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

  
 Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**  
 CALL 772.467.3737 OR E-MAIL PLANNING\_DL@CITYOFFORTPIERCE.COM  
 For more information, please refer to the website:  
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



**Site Plan submittal requirements:**

*Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.*

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



**DESIGN REVIEW**

**Property Information**


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 Parcel ID #(s) 243480100050106; 243480100040006  
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 For more information, please refer to the website:  
<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

## **Design Review Application Checklist** **(City Code of Ordinances 125-314)**

### **Submittal for Administrative Approval**

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

### **Submittal for Board Approval**

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

# Design Review Submittal

*Prepared For:*

## *Sound Meadows*

*Prepared by:*



Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994  
tel: 772.220.2100 fax: 772.223.0220 web: [www.lucidodesign.com](http://www.lucidodesign.com)

*Updated: June 2023*

## Table of Contents

- I. Introduction
- II. General Information
- III. General Existing Site Conditions
- IV. Site Analysis
- V. Site Characteristic Photos
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### Attachments:

Site Aerial w/ Surrounding Future Land Use and Zoning  
Photo Key

**I. INTRODUCTION**

On behalf of SP Sound LLC, Lucido and Associates is pleased to present to you the proposed Sound Meadows Residential Community. As proposed, the development consists of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, a central refuse compactor, surface parking, stormwater storage areas, buffering, and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

The proposed project will be located on two contiguous parcels of land totaling approximately 16 ac. and is located on the East side of US1, approximately 900 feet North of Tumblin Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation. Surrounding uses within the US1 corridor North and South of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the South and East of the subject lies large-lot residential uses, and further East lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the East of the subject. The proposed use and intensity are also generally consistent with residential development East of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA’s electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provided by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City’s adopted Level of Service for public facilities.

**II. GENERAL INFORMATION**

**Prepared by:**.....Brian Nolan, AICP, ASLA  
**Lucido & Associates Project No.:**.....22-065  
**Property Owner:**.....SP Sound LLC  
**Parcel ID No’s.:**.....243480100050106; 243480100040006  
**Property Address:**.....4000 S. US1  
**Jurisdiction:**.....City of Fort Pierce (municipal)  
**Site Area:**.....16.11 ac. (Surveyed Acreage)  
**Future Land Use Classification:**.....GC (General Commercial)  
**Zoning Classifications:**.....C3 (General Commercial)

### **III. GENERAL EXISTING SITE CONDITIONS**

#### **Physical Characteristics**

Subject Size:	16.11 ac. (Surveyed Acreage)
Location	4000 S. US1, Fort Pierce, FL
Existing Use:	Vacant
Adjacent Uses:	North: Muslim Friends of Florida Int Inc.; vacant East: Single family; vacant South: Dyer Chevrolet; vacant West: Florida Falls Ent. Inc.; Paradise Home and Patio
Existing Improvements:	Vacant
Property Dimensions:	Approximately 1250 ft x 660 ft
Public Utility Service:	Fort Pierce Utility Authority
Drainage:	See attached civil engineering plans

#### **Existing Future Land Use**

##### General Description – GC (General Commercial)

The City of Ft. Pierce Comprehensive Plan describes the Future Land Use category as follows:

*The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.*

#### **Existing Zoning**

##### General Description – C3 (General Commercial):

City Code describes the C3 Zoning district, as follows:

*Sec. 125-200: Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and*

*tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.*

Permitted, Conditional and Prohibited Uses:

Sec. 125-187 – Use Table, outlines Permitted uses, Conditional uses, and Prohibited uses within each zoning district. Generally speaking, the C3 zoning district allows mixed-use building or development, community centers, food and retail establishments, and office buildings as Permitted uses, while allowing social service institutions and multi-dwelling buildings as Conditional uses. For a complete list of Permitting uses, Conditional uses, and Prohibited uses, please refer to Sec. 125-187 - Use Table.

Conditional Uses:

Sec. 125-235 through Sec. 125-249 govern Conditional Uses within the City of Fort Pierce, including the Purpose and Intent of the Conditional Use designation, review and processing of Conditional Use applications, time limits and compliance, among other things.

Accessory Uses:

Sec. 125-200(c)(2) of the City Code requires that, *Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.*

Lot Size and Dimensional Regulations:

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

- a. The minimum lot area shall be 10,000 square feet.
- b. The minimum lot width shall be 70 feet.
- c. The minimum lot depth shall be 90 feet.

(2) Yards.

- a. The minimum depth of the front yard will be 25 feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 65 feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

#### **IV. SITE ANALYSIS**

See attached Environmental Report.

#### **V. SITE CHARACTERISTIC PHOTOS**



1. Project Entry – Looking East

#### **VI. ARCHITECTURAL CONTEXT STATEMENT**

Development in subject's immediate vicinity include the Muslim Friends of Florida structure to the North, Dyer Chevrolet car dealership to the South, various commercial uses to the West and vacant residentially-zoned land to further to the South and West. US 1 is to the West along with several general commercial buildings.

The architectural context is also mixed and varied. The adjacent structures are generally single-story CBS or metal building type structures with flat or low sloping roofs.

Considering the adjacent and contextual architectural styles in the subject's close vicinity and broader context, our opinion is that the architectural style of the proposed multi-family structures and associated site improvements is appropriate and will be an asset to the area.

**VII. ARCHITECTURAL AND SITE CONTEXT PHOTOS**



2. Carpets by Five-Four South – Looking West - (ex. West side of US1, North of subject parcel)



3. Sunrise City Animal Hospital – Looking East – (ex. East side of US1, North of subject parcel)



4. Fort Pierce Motors – Looking West – (ex. West side of US1, North of subject parcel)



5. Adjacent Property- Muslim Friends of Florida International Inc. – Looking East - (ex. West side of US1, North of subject parcel)



6. Leak Busters Roof Repair – Looking West – (ex. West side of US1, West of subject parcel)



7. Florida Falls Stone Company – Looking West - (ex. West side of US1, West of subject parcel)



8. Paradise Home and Patio – Looking West - (ex. West side of US1, West of subject parcel)



9. Town Plaza – Facing West - (ex. West side of US1, South of subject parcel)



10. United Auto Sales and Services – Facing West - (ex. West side of US1, South of subject parcel)



11. Adjacent Property - Dyer Chevrolet – Facing East - (ex. East side of US1, South of subject parcel)



12. Jetson TV and Appliance – Facing North - (ex. West side of US1, South of subject parcel)



13. Residence – Tumblin Kling Road – Facing South



14. Residence – Tumblin Kling Road – Facing South

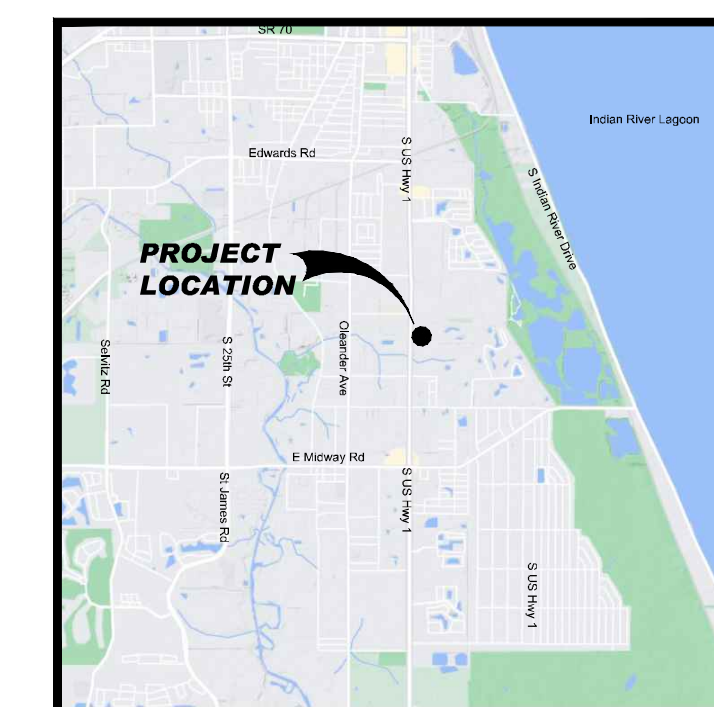


15. Residence - Tumblin Kling Road – Facing South



16. Residence – Tumblin Kling Road – Facing North

Key / Location:



Project Team:

**Client & Property Owner:** SP Sound LLC  
 5403 W. Gray Street  
 Tampa, FL 33609

**Land Planner / Landscape Architect:** Lucido & Associates  
 701 East Ocean Boulevard  
 Stuart, Florida 34994

**Engineer:** Stephen Cooper, P.E. & Assoc., Inc.  
 7450 S. Federal Hwy.  
 Port Saint Lucie, FL 34952

**Surveyor:** American Surveying, Inc.  
 4847 North Florida Ave.  
 Tampa, FL 33603

**Traffic Engineer:** Pinder Troutman Consulting, Inc.  
 601 Heritage Drive, Ste 493  
 Jupiter, FL 33458

**Environmental Consultant:** CPH  
 500 West Fulton Street  
 Sanford, FL 32771

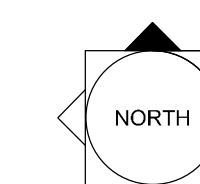


**Sound Meadows**

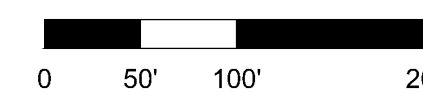
Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal



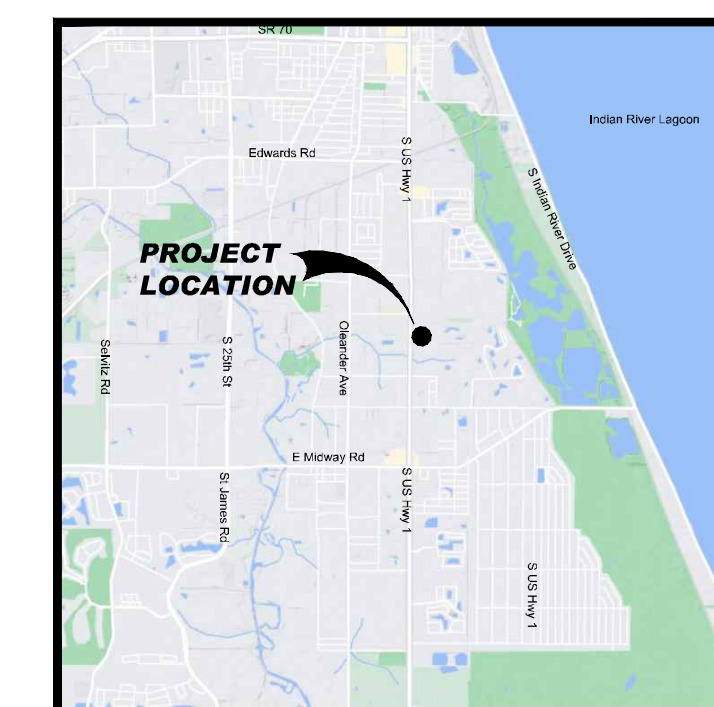
SCALE: 1" = 100'



REG. # 1018  
 Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	
Project Number	22-065	<b>A1</b>
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	

Key / Location:



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 Tampa, FL 33609

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 701 East Ocean Boulevard  
 Stuart, Florida 34994

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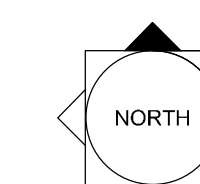


**Sound Meadows**

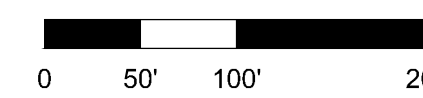
Fort Pierce, Florida

**Design Review  
 Context Photo Key**

Date	By	Description
05.23.23	SAW	Initial Submittal



SCALE: 1" = 100'



Designer	SAW	Sheet
Manager	BN	<b>A1</b>
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	





## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)



<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding



**SAINT LUCIE COUNTY FIRE DISTRICT  
DEVELOPMENT & SITE PLAN REVIEW APPLICATION**  
5160 N.W. Milner Drive  
Port Saint Lucie, FL 34983  
Telephone: 772-621.3322  
Fax: 772-621-3604  
Web Address: www.slcfcd.com

**Type of Request**

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Site Plan with Construction "Detail" Plans	<input type="checkbox"/> Amendment	<input type="checkbox"/> Re-submittal
<input type="checkbox"/> Preliminary Subdivision Plat with Construction "Detail" Plans		<input type="checkbox"/> Final Subdivision Plat with Construction "Detail" Plans	
<input type="checkbox"/> Development of Regional Impact	<input type="checkbox"/> Planned Unit Development		
<input type="checkbox"/> Other			

**Project Information**

Project Name	Sound Meadows		
Location	4000 S. US1		
City	Fort Pierce	Zip	
Number of Dwelling Units	210		
Type of Development/Intended Use	Multi-Family	Gross Square Feet of Structure/s	100,000 sf. (+/-)
Gross Acreage/Square Feet of Site	16.11 ac. / 701,751 sf.	Water Purveyor	FPUA

**Owner/Developer Information**

Name	SP Sound LLC		
Address	5403 W/ Gray Street	City	Tampa
State	FL	Zip	33609
Telephone		Fax	
E-Mail	blemmerman@sphome.com		

**Applicant/Agent for Owner**

Name	Brian J. Nolan, AICP, ASLA	Firm	Lucido & Assoc.
Address	701 SE Ocean Blvd.	City	Stuart
State	FL	Zip	34994
Telephone	772.220.2100	Fax	
E-Mail	bnolan@lucidodesign.com		

**Project Architect/Engineer**

Name	Stephen Cooper, P.E.		Firm	Stephen Cooper, P.E. & Assoc.	
Address	7450 South Federal Hwy.			City	Port Saint Lucie
State	FL	Zip	34952	Telephone	
				Fax	
E-Mail	scooper@scpeinc.com				

**Saint Lucie County Fire District Development & Site Plan Review Fees**

**Make fees payable to: Saint Lucie County Fire District**

**Minor**

\$108.75 (<5,000 sq. ft. or <5 units)  
\$217.50 (5,000-10,000 sq. ft. or 5-15 units)  
\$362.50 (10,000-25,000 sq. ft. or 16-25 units)

**Major**

\$507.50 (>25,000 sq. ft. or >25 units)

**Planned Unit Development (PUD)**

\$1087.50

**Development of Regional Impact (DRI)**


\$1450.00

**Applicable Codes**

**The currently adopted edition of the Florida Fire Prevention Code.  
The St. Lucie County Fire District Fire Prevention Code and Fee Schedule.**

**Client Agreement**

I hereby authorize the above listed agent to represent me.  
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name	Michael Molinari	Date	5/25/23
		Title	vice president		



May 23, 2023

Mr. Kev Freeman, Planning Director  
Planning Department  
City of Fort Pierce  
100 N US1  
Fort Pierce, FL 34950

**Re:** Sound Meadows (fka US1 Multi-Family) – Project Narrative  
**Our Reference Number:** 22-065

Dear Mr. Freeman:

On behalf of SP Sound LLC (Owner), Lucido & Associates (Agent) is pleased to present to you the proposed Sound Meadows residential community for the TRC's review.. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 16 ac. in area, lying on the east side of S. US1, approximately 900-feet (1/10<sup>th</sup> of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. As all proposed units will be "Affordable" units, the proposed site plan will be processed Administratively (Minor Site Plan) under the current GC and C-3 designations in accordance with the recently enrolled SB 102,

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

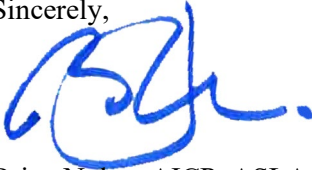
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within,

FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BN', with a stylized flourish at the end.

Brian Nolan, AICP, ASLA  
Partner

Date: May 24, 2023

Michel Molinari  
SP Sound LLC  
5403 West Gray Street  
Tampa, FL 33609

To: ~~Mr.~~ Kev Freeman, Planning Director  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

Re: **OWNER'S AUTHORIZATION**  
(LA Ref. #22-066)


**Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED**

Dear Mr. Freeman:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian J. Nolan, Partner, of Lucido & Associates**, to represent **SP Sound LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), development plan approval and such related matters to effectuate the review process for the proposed development.

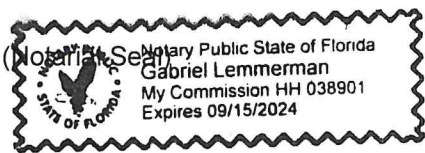
Thank you for your attention to this matter.


Sincerely,

  
\_\_\_\_\_  
Michael Molinari  
Vice President

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing was acknowledged before me this 25 day of May, 2023, by Michael Molinar, of SP Sound LLC, as VP. He/She [] is personally known to me or [] has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
(Print Name) Gabriel Lemmerman  
NOTARY PUBLIC

My Commission Expires: 9/15/2024

Prepared by:

Ileana M. Rodriguez, Esq.  
Lusky & Rodriguez, P.A.  
770 Ponce De Leon Boulevard Suite 306  
Coral Gables, FL 33134

Return to:

Jameson Pepple Cantu PLLC  
2430 Estancia Boulevard, Suite 114  
Clearwater, FL 33761

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 12th day of **September, 2022** between **KAS Land LLC**, a dissolved Florida limited liability company for the purpose of winding up the affairs of the company, whose post office address is **6303 Blue Lagoon Drive, Suite 350, Miami, FL 33126**, grantor, and **SP Sound LLC**, a Florida limited liability company whose post office address is **5403 West Gray Street, Tampa, Florida 33609**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

**Parcel Identification Number: 2434-801-0005-010/6**

**and**

**Parcel Identification Number: 2434-801-0004-000/6**

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described property unto said grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever.

**THIS CONVEYANCE** is subject to taxes and assessments for the current calendar year and all subsequent years, restrictions, covenants, conditions, reservations, easements and other matters of record.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor will warrant and defend title to said land unto said Grantee and unto Grantee's heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, under or through Grantor but no other.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KAS Land LLC, a dissolved Florida limited liability company

By: [Signature]  
Daniel Stuzin, Manager

[Signature]  
Witness Name: Adalys Rivero

[Signature]  
Witness Name: Keren Nieto

State of Florida  
County of Miami-Dade

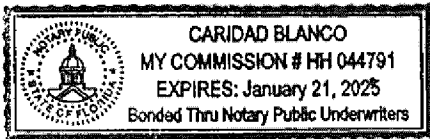
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of September, 2022 by Daniel Stuzin, Manager of KAS Land LLC, a dissolved Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Schedule A**

**Legal Description**

Parcel 1:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast  $\frac{1}{4}$  of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Southerly of the following described line and less and excepting the right-of-way of U.S. Highway No. 1 as laid out and in use:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South  $89^{\circ}41'37''$  East, a distance of 78 feet; thence run South  $00^{\circ}20'07''$  West, a distance of 197.27 feet; thence run South  $89^{\circ}41'37''$  East, a distance of 10 feet; thence run South  $00^{\circ}20'07''$  West, a distance of 37.73 feet to the point of beginning; thence run South  $89^{\circ}41'37''$  East to a point on the East line of said Lot 4, said point being the point of terminus.

Also less and excepting from Parcel 1, the following described parcel:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast  $\frac{1}{4}$  of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Northerly and Easterly of the following described line:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South  $89^{\circ}41'37''$  East, a distance of 78 feet to the point of beginning; thence run South  $00^{\circ}20'07''$  West, a distance of 197.27 feet; thence run South  $89^{\circ}41'37''$  East, a distance of 10 feet; thence run South  $00^{\circ}20'07''$  West, a distance of 37.73 feet; thence run South  $89^{\circ}41'37''$  East to a point on the East line of said Lot 4, said point being the point of terminus.

Parcel 2:

Lot 3 of F.C.L.C. & T. CO. subdivision in the Southeast  $\frac{1}{4}$  Section 34, Township 35 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 1, page 43, of the Public Records of St. Lucie County, Florida.

### Property Identification

Site Address: 4000 S US HIGHWAY 1  
 Sec/Town/Range: 34/35S/40E  
 Parcel ID: 2434-801-0005-010-6  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 33534  
 Map ID: 24/34S  
 Zoning: General Co

### Ownership

SP SOUND LLC  
 5403 W Gray ST  
 Tampa, FL 33609

### Legal Description

FLA COAST LINE CANAL AND TRANS CO'S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)



### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.78
Land Size (SF):	251,776.8

### Current Values

Just/Market Value:	\$796,400
Assessed Value:	\$474,210
Exemptions:	\$0
Taxable Value:	\$474,210

**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.

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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

Download TRIM for this parcel: [Download PDF](#)

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 9, 2022	4888 / 0262	0205	SPWD	KAS Land LLC	\$1,600,000
May 15, 2012	3392 / 0586	0205	SPWD	CRM Florida Properties LLC	\$500,000
Jul 21, 2010	3221 / 1095	0311	CertTitle	Symphony Builders at Platts Cr	\$100
Aug 5, 2005	2325 / 1062	XX02	WD	Platt's Creek Developers LLC	\$5,300,000
Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	\$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	\$700,000
Mar 10, 1995	0945 / 0977	XX02	CertTitle	GREENBRIER PLAZA INC	\$715,000
May 1, 1979	0309 / 0692	XX01	CV		\$0

### 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  
 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%



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 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: \$796,400  
 Just/Market: \$796,400  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$322,190  
 Assessed: \$474,210  
 Exemption(s): \$0  
 Taxable: \$474,210

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	16.3	Fort Pierce Stormwater Charge	\$1,124.70

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
2022	\$796,400	\$474,210	\$0	\$474,210
2021	\$431,100	\$431,100	\$0	\$431,100
2020	\$431,100	\$431,100	\$0	\$431,100
2019	\$431,100	\$431,100	\$0	\$431,100

## Permits

Number	Issue Date	Description	Amount	Fee
TT20062	Feb 1, 2006	Unknown	\$5,000	\$275
IRR200656	Dec 1, 2006	Sprinkler System	\$3,600	\$100
BP11-0454	Apr 1, 2011	Demolition	\$0	\$525

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

---

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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### Property Identification

Site Address: TBD  
 Sec/Town/Range: 34/35S/40E  
 Parcel ID: 2434-801-0004-000-6  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 33532  
 Map ID: 24/34S  
 Zoning: General Co

### Ownership

SP SOUND LLC  
 5403 W Gray ST  
 Tampa, FL 33609

### Legal Description

FLA COAST LINE CANAL AND TRANS CO'S S/D LOT 3-LESS RD AND DRAINAGE RS/W- (10.07 AC)



### Current Values

Just/Market Value: \$808,400  
 Assessed Value: \$296,120  
 Exemptions: \$0  
 Taxable Value: \$296,120

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 10.09  
 Land Size (SF): 439,445.111

**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.

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 9, 2022	4888 / 0262	0205	SPWD	KAS Land LLC	\$1,600,000
May 15, 2012	3392 / 0586	0205	SPWD	CRM Florida Properties LLC	\$500,000
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Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	\$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	\$700,000
Mar 10, 1995	0945 / 0977	XX02	CertTitle	GREENBRIER PLAZA INC	\$715,000
Feb 1, 1985	0476 / 1899	XX00	CV		\$74,000

### 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  
 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: \$808,400  
 Just/Market: \$808,400  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$512,280  
 Assessed: \$296,120  
 Exemption(s): \$0  
 Taxable: \$296,120

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	8.2	Fort Pierce Stormwater Charge	\$565.80

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
2022	\$808,400	\$296,120	\$0	\$296,120
2021	\$269,200	\$269,200	\$0	\$269,200
2020	\$269,200	\$269,200	\$0	\$269,200
2019	\$269,200	\$269,200	\$0	\$269,200

## Permits

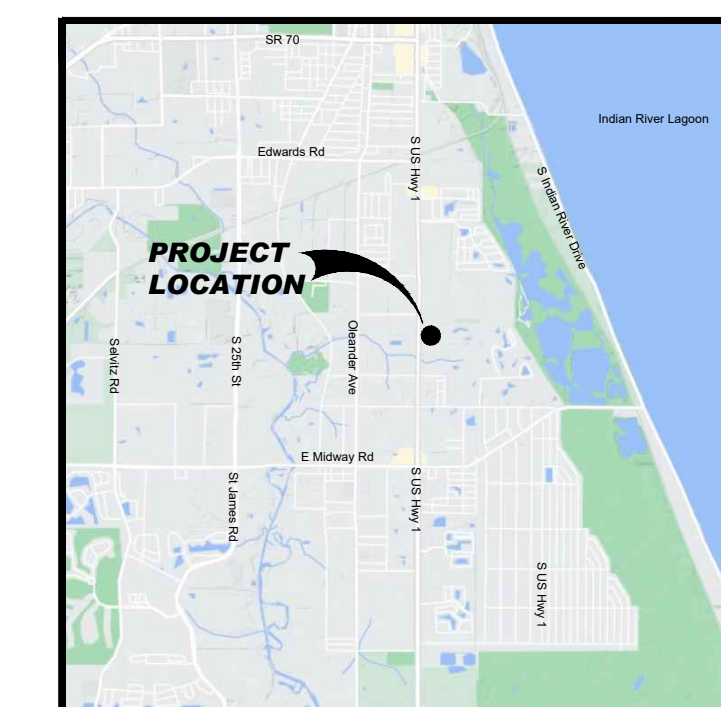
Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

---

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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Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc  
 5403 W Gray Street  
 Tampa, FL 33609

Land Planner / Landscape Architect: Lucido & Associates  
 701 East Ocean Boulevard  
 Stuart, Florida 34994

Engineer:

Surveyor:

Traffic Engineer:

Environmental Consultant:

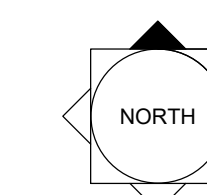


**US1 Multi-Family**

Fort Pierce, Florida

**Future Land Use and Zoning**

Date	By	Description
03.04.22	SAW	Pre Application



SCALE: 1" = 100'  
 0 50' 100' 200'



REG. # 1018  
 Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	<b>1 of 1</b>
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compact.dwg	





**Street Elevation** Building  
Architectonics Studio

**SOUND MEADOWS  
SOUTHPORT FINANCIAL SERVICES  
ST. LUCIE COUNTY, FLORIDA**

**ENVIRONMENTAL RESOURCE PERMITTING  
REPORT**

**JUNE 2023**



*Engineers  
Architects  
Planners  
Surveyors  
Landscape Architects  
Traffic/Transportation  
Environmental Scientists  
Construction Management*

**Prepared by:**

CPH, LLC.  
1117 E. Robinson Street  
Orlando, Florida 32801

**SOUND MEADOWS  
ST. LUCIE COUNTY  
ENVIRONMENTAL RESOURCE PERMIT REPORT  
June 2023**

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**SOUND MEADOWS  
ST. LUCIE COUNTY  
ENVIRONMENTAL RESOURCE PERMIT REPORT  
June 2023**

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**APPENDICES**

**Appendix A – Figures**

FIGURE 1	Location Map
FIGURE 2	USGS Quad Sheet
FIGURE 3	Soils Map
FIGURE 4	Preliminary Vegetation & Land Use Map
FIGURE 5	Wetland and Surface Water Location Map
FIGURE 6	Proposed Improvements Map
FIGURE 7	Proposed Wetland and Surface Water Impact Map
FIGURE 8	Post-FLUCFCS Maps

**Appendix B – UMAM Data Sheets**

## **1.0 INTRODUCTION**

Southport Financial Services is proposing to construct a multifamily residential project known as Sound Meadows. The residential development is approximately 16.11-acres and shall consist of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The subject project is located at 4000 South US Highway 1 within Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida (**Figure 1, Appendix A**).

## **2.0 PAST REGULATORY AUTHORIZATIONS**

A search was conducted on publicly available databases to discover previous and/or existing regulatory approvals for the subject project area. The project site is included in at least one (1) regulatory approval, on January 11, 2007, SFWMD issued ERP No. 56-02597. This permit authorized Phase 1 of the proposed Platts Creek Development plan. This phase included the construction and operation of a stormwater management system to serve 0.80-acres of commercial development, the Platts Creek Sales Center. The sales office, stormwater retention pond and parking area were constructed in 2007 and were designed to be temporary features until a permit modification for Phase 2 of the development plan was issued. The latter phase proposed the construction of a multifamily residential development and associated stormwater management system. Phase 2 was not permitted and only the Platts Creek Sales Center was permitted and constructed. According to historical aerials, by 2010 most of the site had been cleared except for the forested areas found along the northern and southern boundaries. Then at some point between 2010 and 2012, the sales center was demolished. The permit expired on January 11, 2012.

## **3.0 EXISTING SITE CONDITIONS**

The 16.11-acre project area is surrounded by commercial, institutional, residential, transportation and undeveloped land uses. Commercial development and South US Highway 1 border the western boundary of the project site. A church borders the northern portion of the project area and undeveloped land uses are located to the east and south. A surface water known as Platts Creek flows from offsite through a culvert into the project area at the southwestern corner. This surface water continues along the southern and eastern

boundaries and flows offsite. **Figure 2** depicts the subject project site on Fort Pierce Quadrangle USGS Map. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water. During the field investigation, recreational motor vehicle trails were observed within the central portion of the project area.

### **3.1 Soils**

The *Soil Survey of St. Lucie County, Florida* identifies three (3) soil map units within the subject project area (**Figure 3**). A summary of the characteristics of these soil types, as described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), formerly Soil Conservation Service (SCS) Soil Survey Geographic (SSURGO) database is as follows:

#### **Ankona and Farmton sands**

This is a nearly level, poorly drained soil that is commonly found on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. During extended dry periods the water table recedes to a depth of more than 40 inches. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil and moderately rapid to rapid in the lower part of the subsoil and substratum. The available water capacity is low in the surface and subsurface layer, medium in the subsoil and low in the substratum. Natural fertility and organic matter content are low.

#### **Riviera fine sand, 0 to 2 percent slopes**

This poorly drained, nearly level soil is in hammocks and along drainageways. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches; 20 to 40 inches for 1 to 4 months during the summer rainy season in most years. This soil has rapid permeability in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Natural fertility and organic matter content are

low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil type as hydric, which are typically found in wetland habitats.

### **Susanna and Wauchula sands**

This poorly drained, nearly level soil is found in the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the subsoil during the summer rainy season and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. This soil has rapid permeability in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Natural fertility and organic matter content are low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil mapping unit as having 7 percent hydric inclusions.

## **3.2 Vegetation and Land Use**

There are seven (7) vegetation and land use classifications mapped within the subject property boundaries. Vegetation and land use classifications are generally classified in accordance with the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) (FDOT 1999). The following descriptive titles and FLUCFCS numbers assess the project's vegetation and land uses and are presented on the enclosed aerial photographs (**Figure 4**).

### **Open Land (FLUCFCS No. 190)**

This land use classification describes a maintained, open, grassy field in the western portion of the project area where the temporary sales center was located. Predominant groundcover vegetation observed includes bahiagrass (*Paspalum notatum*), cogongrass (*Imperata cylindrica*), thin paspalum (*Paspalum setaceum*), milk pea (*Galactia elliptica*), frogfruit (*Phyllanthus nodiflora*), dog fennel (*Eupatorium capillifolium*) and various sedges and grasses.

### **Pine Flatwoods (FLUCFCS No. 411)**

This habitat classification is found in the central portion of the project area. Canopy species observed included slash pine (*Pinus elliotii*), longleaf pine (*Pinus palustris*) and cabbage palm (*Sabal palmetto*). Understory species observed included saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), blackberry (*Rubus* sp.), caesarweed (*Urena lobata*), tropical soda apple (*Solanum viarum*), muscadine grape (*Vitis rotundifolia*) and bluestem (*Andropogon* sp.). This area has been disturbed by various activities including off-road vehicles.

### **Temperate Hardwood Forest (FLUCFCS No. 425)**

This habitat classification is found along the northern and southern boundaries of the subject project area. Canopy species observed included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), melaleuca (*Melaleuca quinquenervia*), cabbage palm, red bay (*Persea borbonia*) and sweetgum (*Liquidambar styraciflua*). Predominate understory and groundcover include saw palmetto and gallberry.

### **Streams and Waterways (FLUCFCS No. 510)**

This land use classification is found along the southern and eastern project area boundaries. Vegetation observed included Brazilian pepper (*Schinus terebinthifolia*), arrowhead (*Sagittaria latifolia*), water lily (*Nymphaea odorata*), duckweed (*Hydrocotyle* spp.) and elephant ear (*Alocasia* sp.).

### **Mixed Wetland Hardwood (FLUCFCS No. 617)**

This habitat type is found in the northeastern portion of the subject project area. Canopy species observed included laurel oak, slash pine, dahoon holly (*Ilex cassine*), melaleuca, cabbage palm, red bay, sweet bay (*Magnolia virginiana*) and sweetgum. Understory and groundcover vegetation observed included saw palmetto and greenbriar (*Smilax* sp.).

### **Willow (FLUCFCS No. 618)**

This habitat type is found along the northwestern portion of the subject project area. The dominant canopy species observed was Carolina willow (*Salix caroliniana*). Other species

observed included wax myrtle, Brazilian pepper, red maple (*Acer rubrum*), torpedo grass (*Panicum repens*), sawgrass (*Cladium jamaicense*), duckweed and dollar weed (*Hydrocotyle spp.*).

### **Exotic Wetland Hardwoods (FLUCFCS No. 619)**

This habitat type occupies an area south of the willow habitat in the western portion of the subject project area. There are signs of heavy disturbance from past permitted site work which have facilitated the introduction of exotic species. The dominant canopy species observed is Brazilian pepper. Other species observed included wax myrtle, Carolina willow, cabbage palm, torpedo grass, red maple, Caesar's weed, green briar, sawgrass, duckweed and dollar weed.

## **3.3 Wetlands & Surface Waters**

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340, F.A.C.), two (2) wetlands and one (1) surface water were observed within the project boundaries during the field investigations. The wetland and surface water areas are depicted in **Figure 5**. The following describes the wetland and surface water areas within the subject project limits.

### **3.3.1 Wetlands**

**Wetland 1 (W-1)** is a shrub system characterized as an Exotic Wetland Hardwood (FLUCFCS No. 619) and Willow (FLUCFCS No. 618). Wetland No. 1 is approximately 0.98-acres and is located in the western portion of the subject project area. Historically, a portion of this wetland was a stormwater pond constructed in 2007 as part of the Platts Creek Sales Center. Disturbance and the lack of maintenance have contributed to the formation of this wetland. The dominant vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar.

**Wetland 2 (W-2)** is an isolated shrub system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617). W-2 is approximately 0.23-acres and is located in the northeastern portion of the subject project area. Vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff.

### **3.3.2 Surface Waters**

**Surface Water 1 (SW-1)** is known as Platts Creek and is characterized as Streams and Waterways (FLUCFCS No. 510). SW-1 includes approximately 0.79-acres of the subject project area. Vegetation observed included Brazilian pepper, arrowhead, water lily, duckweed and elephant ear.

## **4.0 WILDLIFE**

CPH biologists conducted field investigations of the subject project area on July 22, 2022. General reconnaissance of the site was conducted focusing on the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

### **4.1 Methodology and Site Conditions**

Prior to initiation of field work, a records review of documented wildlife observations (Wildlife Occurrence Database System) maintained by the Florida Fish and Wildlife Conservation Commission (FFWCC) was conducted. Other resources used as aids included the following: aerials, Soil Survey of St. Lucie County, Florida; and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FFWCC). **The records review did not indicate recorded observations or occurrences of protected species within the subject project area.**

## 4.2 Regulatory Review

Regulatory oversight for protected fauna and flora is the responsibility of the U.S. Fish and Wildlife Service (USFWS), FFWCC and the Florida Department of Agriculture and Consumer Services (DACS). The USFWS is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA," 16 U.S.C. 1513-1543). **Species (or their signs) protected under the ESA were not observed in the subject project area during the field investigation.**

The Florida Fish and Wildlife Conservation Commission (FFWCC) regulates the taking of species listed as endangered, threatened or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code (FAC). The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities which may affect fish and wildlife and their habitat. **A state listed threatened species protected under Rule 68A-27, FAC was observed on the subject project area during the field investigations. Two (2) gopher tortoise (*Gopherus polyphemus*) burrows were found on or near the project boundary during the July 2022 field investigation. One burrow was observed near the northern boundary and one in the central portion of the subject project. An updated gopher tortoise survey will need to be completed at least 90 days prior to the start of construction. If gopher tortoises are still present, the applicant will apply for the appropriate permit through FFWCC. Other state protected species protected under Rules 68A-27 F.A.C. were not observed within, or adjacent to, the subject project during the field investigation.**

Section 581.185, Florida Statutes and Chapter 5B-40, F.A.C., delegates authority to the Florida Department of Agriculture and Consumer Services (DACS) to designate and regulate plants listed as "endangered," "commercially exploited" and "threatened." It is unlawful for an individual to harvest endangered or commercially exploited plants from the private land of another or any public land without first obtaining written permission of the landowner and a permit from DACS. It is unlawful for an individual to harvest a threatened plant from private land or public land without first obtaining written permission of the landowner. **DACS protected plants were not observed within the subject project during the field investigation.**

### 4.3 Wildlife Survey Results

Wildlife utilization is a measure of direct observations or evidence of animals' presence (e.g. scat, tracks, dens, etc.). Potential wildlife utilization was evaluated on the basis of food sources, nesting areas, roosting areas, den areas and protective covering. During the field investigations of the subject property, direct observations (or signs) of the following wildlife were noted: northern cardinal (*Cardinalis cardinalis*), mockingbird (*Mimus polyglottos*), red bellied woodpecker (*Melanerpes carolinus*), cattle egret (*Bubulcus ibis*), great egret (*Ardea alba*), American crow (*Corvus brachyrhynchos*), white ibis (*Eudocimus albus*), black racer (*Coluber constrictor*), brown anole (*Anolis sagrei*) and gopher tortoise (*Gopherus polyphemus*) burrows.

## 5.0 PROPOSED IMPROVEMENTS

The Sound Meadows project is proposing to construct a residential development consisting of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. The proposed improvement plan is depicted in **Figure 6**. The majority of the project area is located within uplands. The proposed impacts have been minimized to the greatest extent practicable while still meeting development requirements set forth by the local Land Development Code (LDC). Two (2) wetlands and one (1) surface water are located within the project limits. Impacts to W-1 and W-2 are unavoidable and the surface water feature will not be impacted.

### 5.1 Proposed Impacts

The boundaries of SFWMD jurisdictional wetlands are determined by groundtruthing, using the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C) and criteria outlined in the *Corps of Engineers Wetland Delineation Manual* (1987) and the *2008 Corps Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region*. The proposed development plan and wetland impacts are depicted on **Figure 7**. As indicated in **Table No. 1**, proposed construction will impact 1.21-acres of SFWMD jurisdictional wetlands. Pursuant to 10.2.2.1, wetland impact No.2 will not require mitigation. Impacts proposed to FDEP 404 jurisdictional wetlands are not a consideration for this project. **Table No. 1** details information on each impact area such as habitat type, type of impact and impact size.

### 5.1.1 Proposed Wetland Impacts

**Wetland Impact 1 (WI-1)** is an isolated shrub system characterized as Willow and Exotic Wetland Hardwoods (FLUCFCS Nos. 618 & 619). W-1 is approximately 0.98-acres, vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar. The proposed impact is associated with 0.98-acres of fill for the construction of stormwater facilities, future commercial development and a road. This wetland is isolated and non-jurisdictional for the FDEP 404 and is not considered “Waters of the United States” (non-WOTUS).

**Wetland Impact 2 (WI-2)** is a 0.23-acre isolated system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617) located in the northeastern portion of the subject project area. The vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff. The proposed impact is associated with 0.23-acres of fill for the construction of multifamily residential housing. This isolated wetland is non-jurisdictional for the FDEP 404 and is not considered “Waters of the United States” (non-WOTUS). Pursuant to the *Applicants Handbook*, Section 10.2.2.1, mitigation is not required to compensate for the impact.

**Table No. 1 Proposed Wetland and Surface Water Impact Summary**

Wetland Impact	FLUCFCS Code	Impact Acreage	Impact Type	Mitigation Required	Isolated
WI-1	618 & 619	0.98	Fill	Yes	Yes
WI-2	617	0.23	Fill	No	Yes
<b>Total</b>		<b>1.21</b>			

## 5.2 Post-Development Design

The proposed post-development vegetation and land uses within the project area is depicted on **Figure 8**.

### 5.2.1 Avoidance and Minimization

All jurisdictional systems in the vicinity of the South Meadows project were identified during planning efforts and delineated. All wetlands on, and adjacent to, the project was inspected to ascertain

current functions and values. The locations of the wetlands in relation to the proposed residential development were taken into consideration during design to limit potential adverse secondary impacts. Practices to avoid impacts to the surface waters that will remain include silt fence installation along the proposed development boundary.

During the field reviews, conducted to document the existing conditions of the Sound Meadows project, strict attention was given to wildlife use and in particular, wetland areas. No jurisdictional areas that could be utilized by threatened or endangered species are present and proposed for impact. The project area is not directly located in an area of critical state concern.

### **5.2.2 Secondary Impacts**

Secondary impacts were reviewed relative to water quality, wetland functions and upland habitat for aquatic or wetland dependent listed species. Future anticipated activities were also reviewed and no secondary impacts are anticipated in association with the proposed activities.

**Water Quality** – The wetland impacts associated with the residential development are not anticipated to cause violations of water quality standards or adverse impacts to the functions of wetlands. Silt fences will be installed at the construction limits along the project's entire length. Side slopes of fill will be stabilized to prevent erosion. There are no design features that would adversely affect the quality of water outside of the construct of the future residential project, and therefore, there are no presumed secondary impacts from the completed mixed-use commercial and residential project in regards to water quality.

**Ecological Value of Uplands to Aquatic or Wetland Dependent Species** – Adverse secondary impacts are not expected or anticipated to occur to FFWCC and USFWS protected species. The residential development will be constructed in an urban area intended for development. The project is adjacent to South U.S. Highway 1 and existing development. Undeveloped areas surrounding the eastern portion of the project are densely vegetated making significant wildlife movement difficult. Eagle nests are not located within proximity to the proposed project. The project area is located within a wood stork core foraging area and the proposed improvements include the construction of two stormwater retention ponds. The existing surface water will not be impacted by the proposed residential development and mitigation will be provided to offset any loss in value for the proposed

impacts to the onsite wetlands. No adverse effects are anticipated to occur to FFWCC and USFWS protected species.

**Future Activities and Additional Phases** – The project as proposed is self-contained. There are no additional phases proposed for this project.

### **5.2.3 Cumulative Impacts**

Pursuant to Section 10.2.8 of the Applicant's Handbook, cumulative impacts are considered unacceptable when the proposed system, taken in conjunction with past, present and future activities of similar impacts, would result in violation of state water quality standards or significant adverse impacts to functions of wetland or surface waters. The residential and commercial development will employ best management practices, such as erosion and turbidity control devices, and is not expected to cause a violation of state water quality standards.

The self-contained 16.11-acre project is located in an area of Fort Pierce proposed for residential and commercial development. The project consists of 14.11-acres of uplands and 2.0-acres of wetlands and surface waters. In the post-development condition, the project will retain 2.39-acres of surface waters. The *Applicant's Handbook*, Section 10.2.8.1 states, "Cumulative impacts are considered unacceptable when the proposed activity, considered in conjunction with the past, present, and future activities as described in Section 10.2.8, would then result in a violation of state water quality standards as set forth in Section 10.1.1(c) above, or significant adverse impacts to functions of wetlands or other surface waters identified in Section 10.2.2, within the same drainage basin when considering the basin as a whole." This asks the question whether the proposed system, considered in conjunction with past, present, and future activities, would be the proverbial "straw that breaks the camel's back" regarding the above referenced water quality or wetland and other surface water functions in the basin. In reference to this, the applicant has identified a local, regionally significant wetland mitigation bank to provide mitigation for this project. The relative functional loss associated with the impact and the relative functional gain associated with the proposed mitigation activities provides for a compensatory mitigation plan that fully and adequately compensates for the impact associated with this project.

As for any contemplated past, present and future activities within the basin it is assumed the regulatory agencies will evaluate applications brought forth for consideration as well as for projects

which these Agencies have issued permits will be or were evaluated by their own merit. The applicant has no control over what projects and applications may be brought before the SFWMD currently or in the future. It is assumed the regulatory “checks and balances” will need to be met for applicants

to receive permits. It is also assumed that all applicants which have had applications reviewed by the SFWMD have met regulatory requirements for permit issuance and therefore, are no longer a consideration for any cumulative impacts. The Sound Meadows project as proposed has provided a mitigation plan that compensates for impacts which require mitigation. As such, the project meets the cumulative impact assessment.

## **6.0 WATER QUANTITY, QUALITY, HYDROPERIOD AND HABITAT PRESERVATION**

Best Management Practices (BMP) during construction will help eliminate and/or reduce the loss of valuable wetland functions as a result of sedimentation. Sedimentation causes loss of soil properties and vegetation that are characteristic of wetlands, thus resulting in the loss of wildlife habitat. All necessary turbidity control devices will be in place, preventing violation of State water quality standards during construction.

### **6.1 Erosion and Turbidity Control**

The temporary erosion and turbidity control measures will be implemented as the first step of construction. Permanent erosion and turbidity control measures will be installed within 15 calendar days after completion of final grading of the residential and commercial development. During construction, the contractor is required to take all reasonable measures to insure against polluting, silting or disturbing to such an extent as to cause an increase in turbidity to the remaining water resources. Such measures shall be approved by the project engineer and may include, but not limited to, construction of temporary erosion control structures such as sediment basins, sediment checks and/or silt barriers and hay bales. There are no other aspects of the residential and commercial development construction that are anticipated to have an adverse impact on the water quality along the project limits, and therefore, the project will be in compliance with the water quality standards as described in Sections 62-302 and 62-4, F.A.C.

The proposed residential and commercial development will be designed to capture stormwater and treat it according to SFWMD criteria. Therefore, the quantity of water that is expected to adversely

affect the adjacent properties or wetlands would be negligible. The current hydrology in the adjacent wetland and surface water systems will be maintained per regulatory requirements. There are no wells, ditches, stormwater ponds or similar features proposed for the project that could be perceived to affect the hydroperiod or water quantity of the project and surrounding areas and so, the proposed recreational facility is not expected to adversely affect wetlands or other surface water functions.

## 7.0 PUBLIC INTEREST

The project is not situated within Class II Waters or Outstanding Florida Waters (OFW), therefore, the project must not be contrary to the public interest as described in the *SFWMD Applicant's Handbook*. The proposed residential development project will be permanent in nature in an area proposed and intended for residential and commercial development. The project is not situated along an existing navigable waterway, and therefore, the project will not adversely affect navigation or the flow of water or cause harmful erosion or shoaling. Appropriate BMPs will be used during construction to ensure secondary impacts do not occur during construction. Therefore, the regulated impacts to W-1 and W-2, will not adversely affect conservation of fish and wildlife including protected species. Field investigations conducted since 2022 support this assertion.

The project was originally proposed for residential development and was permitted for a single phase of the multi-phase development. Portions of the uplands and wetland areas have been altered by authorized site construction activities and clearing. This proposal for development is similar to the SFWMD Permit (#56-02597) previously issued.

## 8.0 MITIGATION

Mitigation is proposed to compensate for the 0.98-acres of unavoidable wetland impacts to W-1. Mitigation is proposed for the impacts to W-2 is not required pursuant to the *Applicant's Handbook* Section 10.2.2.1.

**Table No. 2** below summarizes the proposed mitigation. The project as proposed has minimal or insignificant individual and cumulative adverse impacts on the water resource. UMAM datasheets are completed and located in **Appendix B** for the impact area for which mitigation is proposed.

**Table No. 2 Proposed Mitigation Summary**

<b>Wetland ID</b>	<b>FLUCFCS Code</b>	<b>Impact Acreage</b>	<b>Isolated</b>	<b>Jurisdiction</b>	<b>UMAM Functional Loss</b>	<b>Mitigation Proposed</b>
W-1	618	0.57	Yes	SJRWMD	0.19	Yes
W-1	619	0.41	Yes	SJRWMD	0.13	Yes
<b>Total</b>		<b>Total</b>			<b>Total</b>	

The Applicant is proposing to purchase 0.13-acres of Freshwater Forested credits and 0.19-acres of Freshwater Herbaceous credits from Bluefield Ranch Mitigation Bank. A credit reservation letter shall be provided upon concurrence of the proposed mitigation plan by SFWMD.

**9.0 PROJECT SUMMARY**

Southport Financial Services is proposing to construct a 16.11-acre multifamily residential project known as Sound Meadows. The subject project is located at 4000 South US Highway 1 in the City of Ft. Pierce, St Lucie County, Florida. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water.

A portion of the project area was originally permitted under SFWMD Permit (# 56-02597) for the construction and operation of a stormwater management system to serve 0.80-acres of commercial development. The Platts Creek Sales Center was constructed in 2007 and demolished by 2012 and the SFWMD permit expired on January 12, 2011. Phase 2 of the overall Platts Creek Development Plan was never permitted.

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340.300, F.A.C.), three (3) habitats classified as wetlands or surface waters were observed within the subject project area during the field investigations.

The majority of the project area is located within uplands. The uplands have been altered by clearing and construction activities. The self-contained stormwater pond associated with the 2007 permit was not maintained and therefore facilitated the creation of W-1. The proposed improvements include multi-family residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial

development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The project has avoided wetland impacts to the greatest extent practical and shall provide mitigation to compensate for the 0.98-acre impact to W-1. Mitigation is not proposed for the impacts to W-2 pursuant to the *Applicant's Handbook* Section 10.2.2.1. After construction is complete, a portion of W-1 will be reincorporated back into a storm water pond. The existing surface water known as Platts Creek will not be impacted during construction.

CPH biologists conducted field investigations of the subject project area in 2022. General reconnaissance of the site was conducted, looking for the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

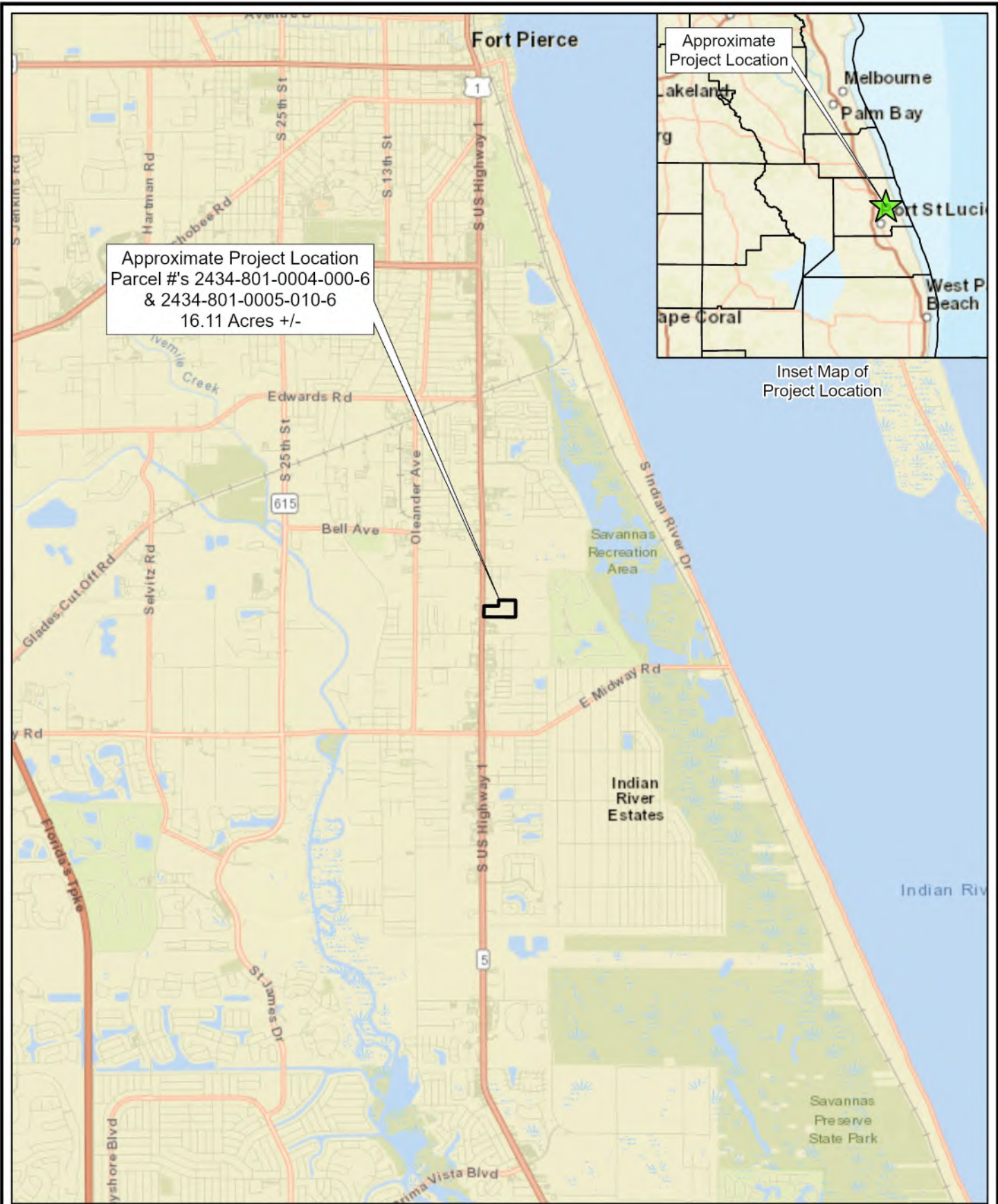
The Applicant is proposing to provide compensatory mitigation from the Bluefield Ranch Mitigation Bank upon concurrence of the plan by SFWMD.



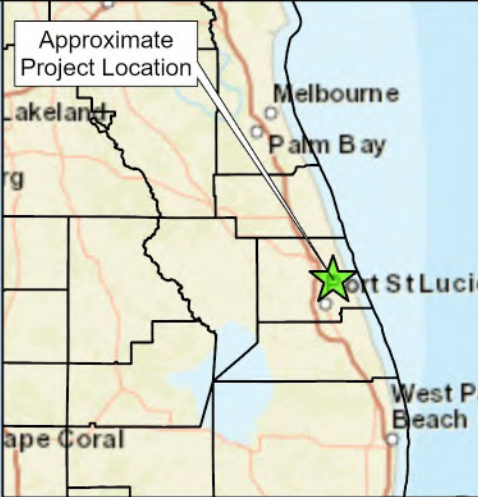
## **APPENDIX A**

### **Figures**

# **Sound Meadows – Southport Financial Services Environmental Resource Permit Report St. Lucie County, Florida**



Approximate Project Location  
 Parcel #'s 2434-801-0004-000-6  
 & 2434-801-0005-010-6  
 16.11 Acres +/-



Inset Map of Project Location

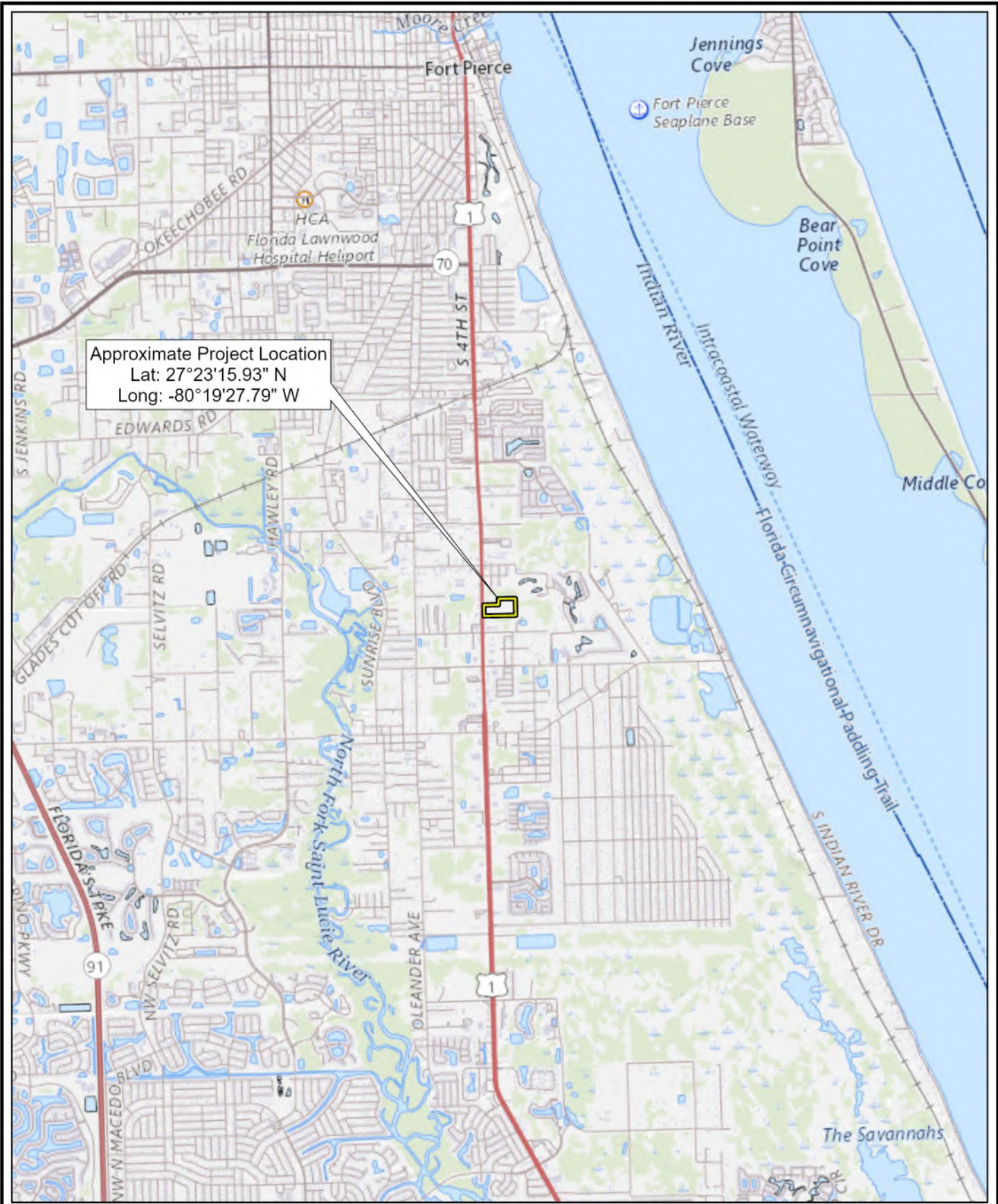


Scale: 1 inch = 1 mile  
 Date: 5/26/2023  
 Photo Date: N/A  
 Project No. S36404  
 Biologist: NM GIS: ERR



**LOCATION MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE 1**



Approximate Project Location  
 Lat: 27°23'15.93" N  
 Long: -80°19'27.79" W



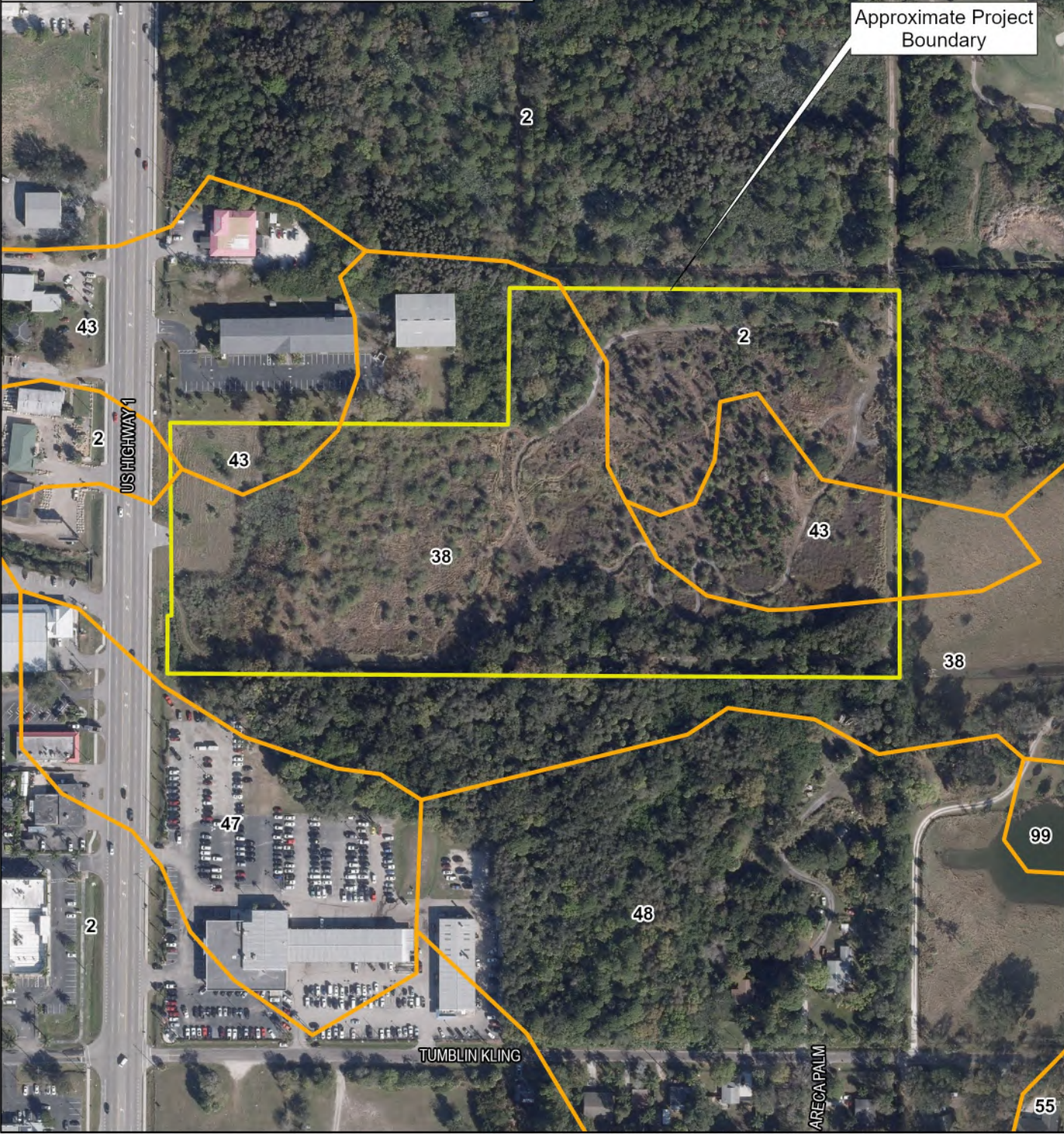
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 Date: 5/26/2023  
 Photo Date: N/A  
 Project No. S36404  
 Biologist: NM GIS: ERR



USGS MAP - FORT PIERCE QUADRANGLE  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE**  
**2**

Soil No	Description	Approx Acres
2	Ankona and Farmton sands	3.68
38	Riviera fine sand, 0 to 2 percent slopes	9.54
43	Susanna and Wauchula sands	2.89
USDA Natural Resource Conservation Service		



Scale: 1 inch = 250 feet  
 Date: 5/26/2023  
 Photo Date: 2021  
 Project No. S36404  
 Biologist: NM GIS: ERR

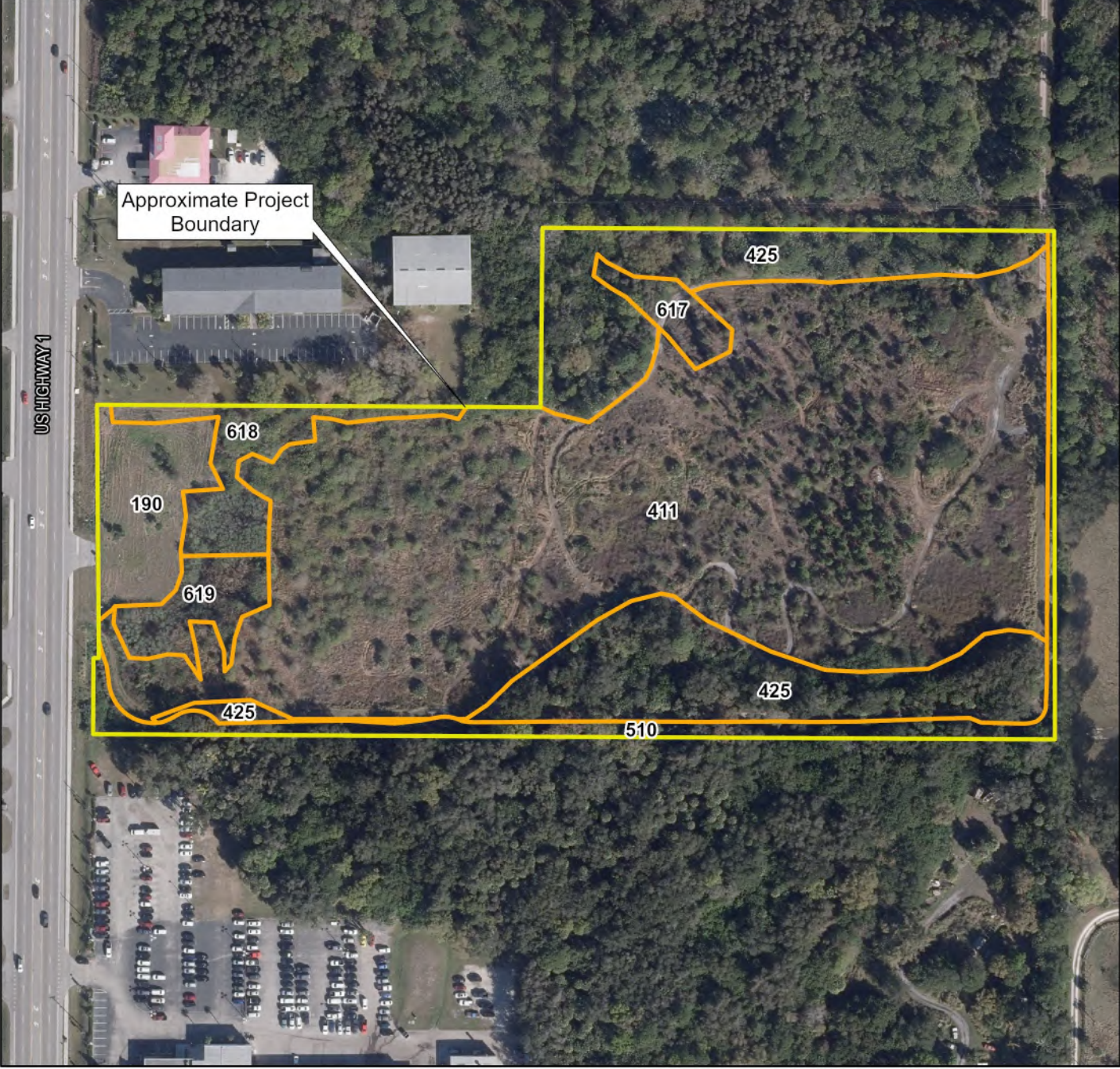


**SOILS MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE 3**

FLUCFCS CODE	FLUCFCS CLASSIFICATION	APPROXIMATE ACREAGE	PERCENT OF SITE
190	Open Land	0.71	4.41%
411	Pine Flatwood	10.14	62.93%
425	Temperate Hardwood	3.26	20.24%
510	Streams and Waterways	0.79	4.90%
617	Mixed Wetland Hardwood	0.23	1.43%
618	Willow	0.57	3.54%
619	Exotic Wetland Hardwood	0.41	2.55%

Florida Land Use, Cover and Forms Classification System (FDOT 1999)



Scale: 1 inch = 200 feet  
 Date: 5/26/2023  
 Photo Date: 2021  
 Project No. S36404  
 Biologist: NM GIS: ERR



**PRELIMINARY LAND USE AND VEGETATION MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE 4**



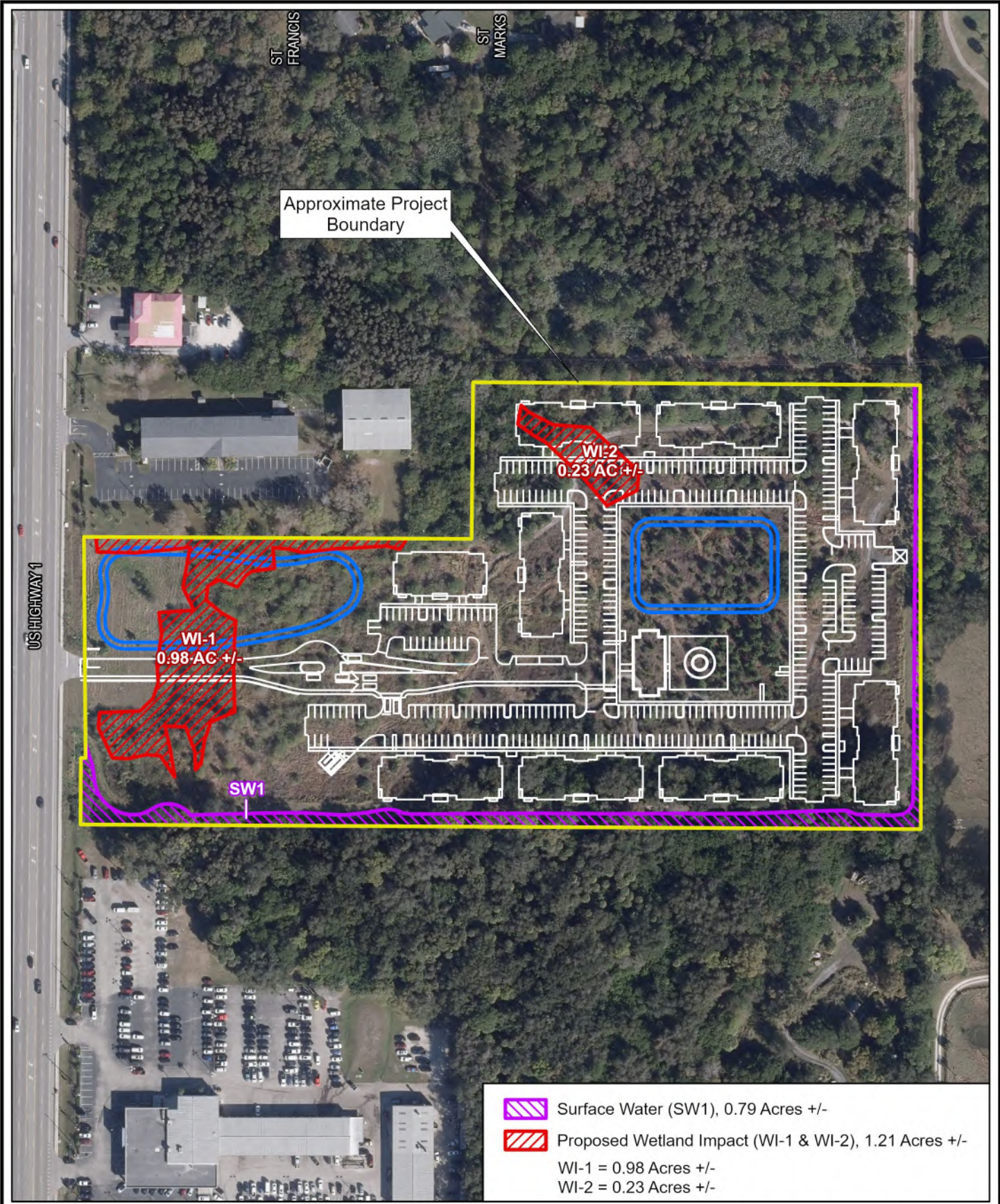
Scale: 1 inch = 200 feet  
 Date: 5/26/2023  
 Photo Date: 2021  
 Project No. S36404  
 Biologist: NM GIS: ERR



**WETLAND LOCATION MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE 5**









Scale: 1 inch = 200 feet  
 Date: 5/26/2023  
 Photo Date: 2021  
 Project No. S36404  
 Biologist: NM GIS: ERR



**PROPOSED WETLAND IMPACT MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE  
7**

FLUCFCS CODE	FLUCFCS CLASSIFICATION	APPROXIMATE ACREAGE	PERCENT OF SITE
 133	Commercial and Services	1.39	8.63%
 140	Multiple Dwelling Units, Low Rise	12.33	76.54%
 510	Streams and Waterways	0.79	4.90%
 534	Stormwater Pond	1.60	9.93%

Florida Land Use, Cover and Forms Classification System (FDOT 1999)



Approximate Project Boundary



Scale: 1 inch = 200 feet  
 Date: 5/26/2023  
 Photo Date: 2021  
 Project No. S36404  
 Biologist: NM GIS: ERR



**POST FLUCFCS MAP**  
 SOUND MEADOWS  
 SOUTHPORT FINANCIAL SERVICES  
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
 ST. LUCIE COUNTY, FLORIDA

**FIGURE 8**



**APPENDIX B**

**UMAM Data Sheets**

**Sound Meadows – Southport Financial Services  
Environmental Resource Permit Report  
St. Lucie County, Florida**

**Uniform Mitigation Assessment Method Summary**

<b>Site/Project Name:</b> <p align="center">Sound Meadows</p>	<b>Application Number:</b>	<b>Date:</b> <p align="center">May 31, 2023</p>
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**Impact Summary**

Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
		Current	w/Impact	Current	w/Impact	Current	w/Impact			
1 Wetland 1 (W-1) Asse	Direct Impact	4	-	3	-	3	-	0.333333	0.57	0.190
2 Wetland 1 (W-1) Asse	Direct	4	-	3	-	2	-	0.3	0.41	0.123
3 -	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>									<b>0.98</b>	<b>0.313</b>

**Mitigation Summary**

Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Mitigation Delta	Time Lag	Risk	PAF	RFG	Acres	Functional Gain
		w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit							
1 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>												<b>0.00</b>	<b>0.000</b>	

<b>TOTALS</b>					
Impacts	Acres	Mitigation - Upland	Acres	Mitigation - Wetland	Acres
		Restoration	0.00	Restoration	0.00
Direct Impacts	0.57	Enhancement	0.00	Enhancement	0.00
Secondary Impacts	0.00	Preservation	0.00	Preservation	0.00
<b>Total Impacts</b>	<b>0.57</b>	<b>Total Upland Mitigation</b>	<b>0.00</b>	<b>Total Wetland Mitigation</b>	<b>0.00</b>

<b>Total Functional Loss</b>	<b>0.313</b>
<b>Total Functional Gain</b>	<b>0.000</b>
<b>Mitigation Deficit</b>	<b>-0.313</b>

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT**  
**Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)**

Site/Project Name <b>Sound Meadows</b>		Application Number		Assessment Area Name or Number <b>Wetland 1 (W-1) Assessment Area 1</b>	
FLUCCs code <b>618</b>		Further classification (optional)		Impact Type <b>Direct Impact</b>	
Assessment Area Size <b>0.57 Acres</b>					
Basin/Watershed Name/Number <b>St. Lucie</b>		Affected Waterbody (Class) <b>Class III</b>		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p><b>Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low density residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.</b></p>					
Assessment area description					
<p><b>A portion of the Assessment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.</b></p>					
Significant Nearby Features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
<b>South US Highway 1, Savannas Preserve State Park</b>			<b>Not unique</b>		
Functions			Mitigation for previous permit/other historic use		
<b>Provides water storage, food chain support for wading birds and small mamals</b>			<b>No</b>		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found )			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
<b>Fish, amphibians, song birds, wading birds and small mammals</b>			<b>none</b>		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
<b>song bird activity</b>					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
<b>Nathan Myers</b>			<b>7/22/2022, 5/25/2023</b>		

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT**  
**Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)**

Site/Project Name: <b>Sound Meadows</b>	Application Number: -	Assessment Area Name or Number: <b>Wetland 1 (W-1) Assessment Area 1</b>
Impact or Mitigation: <b>Impact</b>	Assessment Conducted by: <b>Nathan Myers</b>	Assessment Date: <b>7/22/2022, 5/25/2023</b>

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of <b>habitat support</b> outside of AA.	
		b. <b>Invasive plant species</b> in proximity to AA.	
		c. <b>Wildlife access</b> to and from AA (proximity and barriers).	
		d. <b>Downstream benefits</b> provided to fish and wildlife.	
		e. Adverse impacts to wildlife in AA from <b>land uses</b> outside of AA.	
		f. <b>Hydrologic impediments and flow restrictions</b> .	
<b>Current</b>	<b>With Impact</b>	g. <b>Dependency</b> of downstream habitats on quantity or quality of discharges.	
		h. Protection of wetland functions provided by uplands ( <b>upland</b> AAs only).	
		Additional Notes:	
<b>4</b>			

.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of <b>water levels and flows</b> .	
		b. Reliability of <b>water level indicators</b> .	
		c. Appropriateness of <b>soil moisture</b> .	
		d. <b>Soil erosion</b> or <b>depositional patterns, flow rates/points of discharge</b> .	
		e. <b>Fire history</b> (frequency/severity).	
		f. <b>Appropriate vegetative and/or benthic zonation</b> .	
		g. <b>Hydrologic stress</b> on vegetation.	
		h. <b>Use by animals</b> with hydrologic requirements.	
		i. <b>Plant community composition</b> associated with water quality (i.e., plants tolerant of poor WQ).	
		j. <b>Water quality of standing water by observation</b> (i.e., discoloration, turbidity).	
		k. <b>Water quality data</b> for the type of community.	
<b>Current</b>	<b>With Impact</b>	l. <b>Water depth, wave energy, currents, and light penetration</b> .	
		Additional Notes:	
<b>3</b>			

.500(6)(c) Community Structure		I. Appropriate/desirable species	
		II. Invasive/exotic plant species	
		III. Regeneration/recruitment	
		IV. Age, size distribution.	
		V. Snags, dens, cavity, etc.	
		VI. Plants' condition.	
		VII. Land management practices.	
		VIII. Topographic features (refugia, channels, hummocks).	
		IX. Submerged vegetation (only score if present).	
		X. Upland assessment area	
<b>Current</b>	<b>With Impact</b>	Additional Notes:	
<b>3</b>			

<b>Raw Score</b> = Sum of above scores/30 (if uplands, divide by 20)	
<b>Current</b>	<b>With Impact</b>
0.3333333	0

<b>Impact Acres =</b>	0.57
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<b>Functional Loss (FL)</b> [For Impact Assessment Areas]:	
<b>FL = ID x Impact Acres =</b>	0.190

<b>Impact Delta (ID)</b>	
Current - w/Impact	0.33333333

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

Additional Notes:

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT**  
**Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)**

Site/Project Name <b>Sound Meadows</b>		Application Number		Assessment Area Name or Number <b>Wetland 1 (W-1) Assessment Area 2</b>	
FLUCCs code <b>619</b>		Further classification (optional)		Impact Type <b>Direct</b>	
Assessment Area Size <b>0.41 Acres</b>					
Basin/Watershed Name/Number <b>St. Lucie</b>		Affected Waterbody (Class) <b>Class III</b>		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p><b>Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low density residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.</b></p>					
Assessment area description					
<p><b>A portion of the Assesment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.</b></p>					
Significant Nearby Features <b>South US Highway 1, Savannas Preserve State Park</b>			Uniqueness (considering the relative rarity in relation to the regional landscape.) <b>Not unique</b>		
Functions <b>Provides water storage, food chain support for wading birds and small mamals</b>			Mitigation for previous permit/other historic use <b>No</b>		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found )  <b>Fish, amphibians, song birds, wading birds and small mammals</b>			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):  <b>song bird activity</b>					
Additional relevant factors:					
Assessment conducted by: <b>Nathan Myers</b>			Assessment date(s): <b>7/22/2022, 5/25/2023</b>		

**UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT**  
**Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)**

Site/Project Name: <b>Sound Meadows</b>	Application Number: -	Assessment Area Name or Number: <b>Wetland 1 (W-1) Assessment Area 2</b>
Impact or Mitigation: <b>Impact</b>	Assessment Conducted by: <b>Nathan Myers</b>	Assessment Date: 7/22/2022, 5/25/2023

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of <b>habitat support</b> outside of AA.	
		b. <b>Invasive plant species</b> in proximity to AA.	
		c. <b>Wildlife access</b> to and from AA (proximity and barriers).	
		d. <b>Downstream benefits</b> provided to fish and wildlife.	
		e. Adverse impacts to wildlife in AA from <b>land uses</b> outside of AA.	
		f. <b>Hydrologic impediments and flow restrictions</b> .	
<b>Current</b>	<b>With Impact</b>	g. <b>Dependency</b> of downstream habitats on quantity or quality of discharges.	
		h. Protection of wetland functions provided by uplands ( <b>upland</b> AAs only).	
<b>4</b>		Additional Notes:	

.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of <b>water levels and flows</b> .	
		b. Reliability of <b>water level indicators</b> .	
		c. Appropriateness of <b>soil moisture</b> .	
		d. <b>Soil erosion or depositional patterns, flow rates/points of discharge</b> .	
		e. <b>Fire history</b> (frequency/severity).	
		f. <b>Appropriate vegetative and/or benthic zonation</b> .	
		g. <b>Hydrologic stress</b> on vegetation.	
		h. <b>Use by animals</b> with hydrologic requirements.	
		i. <b>Plant community composition</b> associated with water quality (i.e., plants tolerant of poor WQ).	
		j. <b>Water quality of standing water by observation</b> (i.e., discoloration, turbidity).	
		k. <b>Water quality data</b> for the type of community.	
<b>Current</b>	<b>With Impact</b>	l. <b>Water depth, wave energy, currents, and light penetration</b> .	
		Additional Notes:	
<b>3</b>			

.500(6)(c) Community Structure  <input checked="" type="checkbox"/> Vegetation  <input type="checkbox"/> Benthic  <input type="checkbox"/> Both		I. Appropriate/desirable species	
		II. Invasive/exotic plant species	
		III. Regeneration/recruitment	
		IV. Age, size distribution.	
		V. Snags, dens, cavity, etc.	
		VI. Plants' condition.	
		VII. Land management practices.	
		VIII. Topographic features (refugia, channels, hummocks).	
		IX. Submerged vegetation (only score if present).	
		X. Upland assessment area	
<b>Current</b>	<b>With Impact</b>	Additional Notes:	
<b>2</b>			

<b>Raw Score</b> = Sum of above scores/30 (if uplands, divide by 20)	
<b>Current</b>	<b>With Impact</b>
0.3	0

<b>Impact Acres</b> =	0.41
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<b>Functional Loss (FL)</b> [For Impact Assessment Areas]:	
<b>FL</b> = ID x Impact Acres =	0.123

<b>Impact Delta (ID)</b>	
Current - w/Impact	0.3

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

Additional Notes:

**AREA BREAKDOWN:**

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,710 SQ. FT.
	31,884 SQ. FT.

**OCCUPANT LOAD**

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,929 / 200	158

**OCCUPANT LOAD:**

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53 = 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
- MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
- MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED = 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 47'-141'-11"

REFER TO SHEET A81 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DUELLING UNIT SEPARATIONS

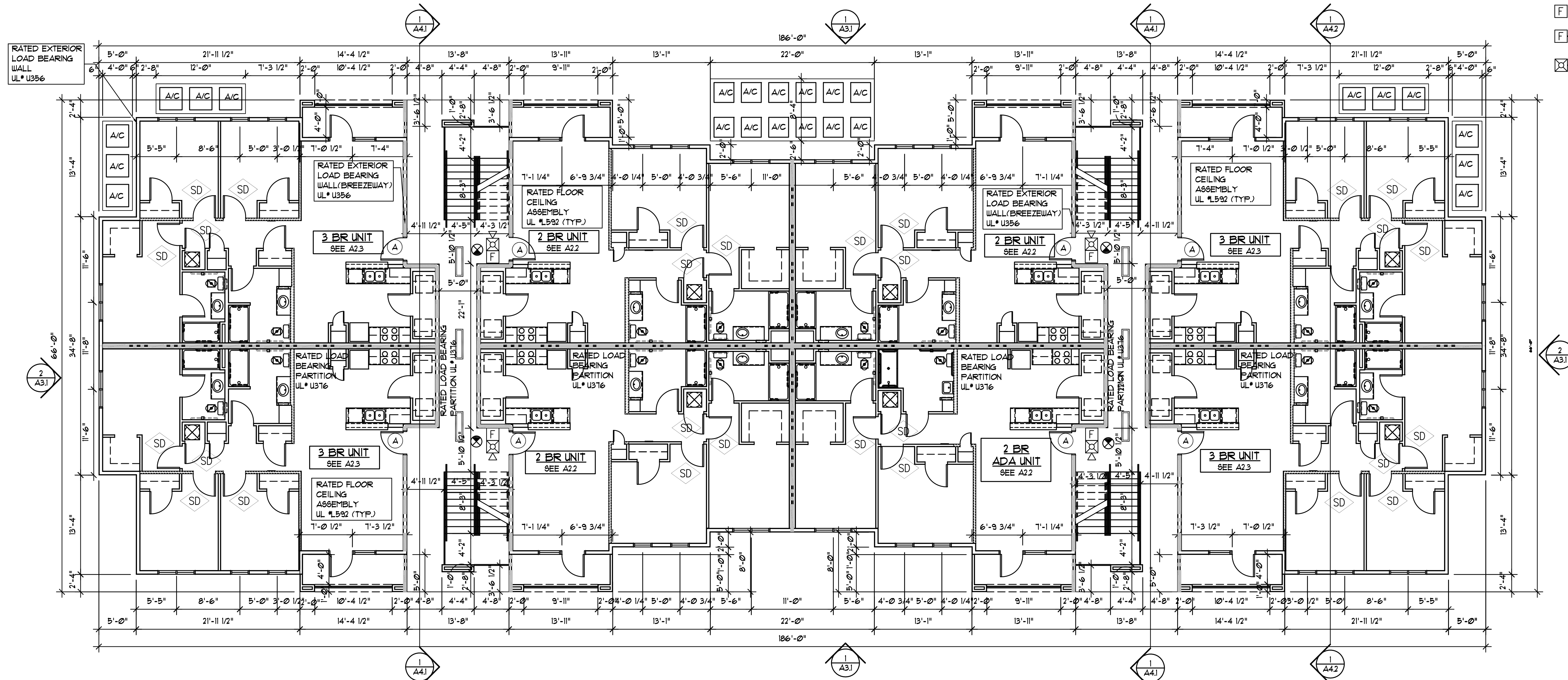
**General Notes & Scope**

**TYPICAL DRAWING NOTES**

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DUELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SPL).
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK.
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A21-A25 FOR DESCRIPTION OF WORK.

**Symbols Legend**

- UL \*U316 - TENANT SEPARATION - STUD 1 HR
- UL \*U356 - EXTERIOR BEARING - STUD 1 HR
- UL \*U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- ◇ SD SMOKE DETECTOR
- ⊗ EXIT SIGNAGE
- ⊗ FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G02
- ⊗ 20 MIN RATED ENTRY DOOR W/ CLOSER
- ⊗ FIRE ALARM FULL STATION
- ⊗ FIRE ALARM HORN
- ⊗ FIRE ALARM HORN 4 STROBE



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"

# 1 TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061-5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

# 2 LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:  
ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND LESS AND EXCEPTING THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS LAID OUT AND IN USE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL 2:

LOT 3 OF F.C.L.C. & T. CO. SUBDIVISION IN THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061-5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

# 3 SCHEDULE 'B-I' ITEMS

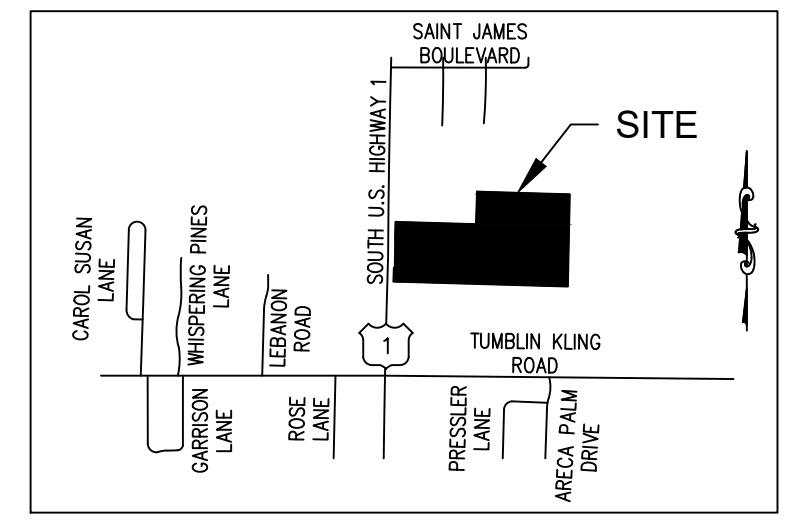
NONE TO NOTE AT TIME OF SURVEY

# 4 SURVEYOR'S NOTES

- UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.
- OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
- THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE PROPERTY HAS DIRECT ACCESS TO SOUTH US HIGHWAY 1, A DEDICATED PUBLIC STREET OR HIGHWAY.
- PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.
- NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.

$\nabla$  = EXISTING ELEVATION  
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

# 17 VICINITY MAP



NOT TO SCALE

# 16 LEGEND

- UIC = UNDERGROUND CABLE POST
- UUS = UNDERGROUND SEWER POST
- ⊕ = WATER VALVE
- ⊞ = TELECOMMUNICATIONS RISER
- ⊞ = TRAFFIC SIGN
- ⊞ = UTILITY POLE
- ⊞ = GUY WIRE
- ⊞ = SEWER VALVE
- ⊞ = MITERED END SECTION
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- ⊞ = FOUND IRON ROD, AS DESCRIBED
- ⊞ = CONCRETE MONUMENT, AS DESCRIBED
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- TBM = TEMPORARY BENCHMARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- VCP = VITREOUS CLAY PIPE
- CPH = GPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- SAN = UNDERGROUND SANITARY SEWER LINE
- CPH = CPH WETLAND LINE
- CPH = CPH WETLAND SETBACK LINE
- WFL = WOOD FENCE LINE
- CLF = CHAIN LINK FENCE LINE
- MFL = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- DRT = DIRT DRIVE
- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

# TREE DESCRIPTION

- = OAK TREE
- ✱ = PALM TREE
- = UNKNOWN TREE
- ✱ = PINE TREE
- f = DIAMETER AT BREAST HEIGHT
- f:f:f = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

# WETLAND AREA CHART

WETLAND AREA W1 = 42,486 SQUARE FEET OR 0.9753 ACRES
WETLAND AREA W2 = 10,196 SQUARE FEET OR 0.2340 ACRES
SURFACE WATER 1 AREA = 34,138 SQUARE FEET OR 0.7837 ACRES
UPLAND AREA = 614,961 SQUARE FEET OR 14.1175 ACRES
TOTAL LAND AREA = 701,791 SQUARE FEET OR 16.1110 ACRES

# WETLAND AREA W1 A-H

	NORTHING	EASTING
W1-A	1110666.1120	875138.2780
W1-B	1110709.8820	875145.1790
W1-C	1110742.1200	875141.0730
W1-D	1110745.6260	875193.7860
W1-E	1110779.4120	875177.3140
W1-F	1110823.5590	875184.6960
W1-G	1110840.1070	875188.0960
W1-H	1110831.7530	875105.4750

# WETLAND AREA W-2

NO.	NORTHING	EASTING
W2-1	1110965.7727	875756.4968
W2-2	1110946.5095	875777.0411
W2-3	1110902.7850	875813.9520
W2-4	1110925.8890	875859.3820
W2-5	1110954.3660	875862.1100
W2-6	1110992.2450	875819.1230
W2-7	1111020.2950	875789.2090
W2-8	1111024.3790	875733.4110
W2-9	1111042.8500	875697.6750
W2-10	1111053.7180	875685.0570
W2-11	1111025.2690	875680.0700
W2-12	1111008.4500	875703.8230
W2-13	1110997.5291	875722.6288

# WETLAND AREA W-3

NO.	NORTHING	EASTING
W3-1	1110861.4050	875025.9450

# WETLAND AREA SWD

NO.	NORTHING	EASTING
SWD-1	1110556.5061	875024.9093
SWD-2	1110566.4253	875014.7209
SWD-3	1110565.5655	875008.5026
SWD-4	1110515.7916	875007.5588
SWD-5	1110499.2136	875005.7196
SWD-6	1110487.6862	875007.7648
SWD-7	1110475.6596	875006.4584
SWD-8	1110460.6571	874996.1740
SWD-9	1110422.6579	874995.6083

# WETLAND AREA W-1

	NORTHING	EASTING
W1-1	1110636.4590	875139.9180
W1-2	1110612.8010	875131.8770
W1-3	1110594.1370	875112.6440
W1-4	1110591.6550	875052.0120
W1-5	1110568.8780	875050.0730
W1-6	1110523.8020	875071.2040
W1-7	1110522.6860	875095.1600
W1-8	1110528.5260	875121.5410
W1-9	1110527.0560	875143.0240
W1-10	1110511.1075	875153.8710
W1-11	1110495.1590	875164.7180
W1-12	1110537.8260	875157.8340
W1-13	1110571.6610	875150.0050
W1-14	1110570.2870	875181.3170
W1-15	1110532.9410	875195.0920
W1-16	1110505.8960	875195.9490
W1-17	1110515.4190	875204.6020
W1-18	1110549.8240	875209.3740
W1-19	1110577.5670	875218.8190
W1-20	1110593.0970	875254.8560
W1-21	1110654.6760	875253.3750
W1-22	1110696.6310	875254.2820
W1-23	1110729.8460	875256.3590
W1-24	1110742.0720	875234.6180
W1-25	1110760.9760	875211.9820
W1-26	1110782.1850	875214.3860
W1-27	1110791.5460	875232.4040
W1-28	1110780.5130	875259.0340
W1-29	1110797.4460	875271.0690
W1-30	1110804.2520	875280.8890
W1-31	1110808.7800	875314.7110
W1-32	1110839.7250	875312.3190
W1-33	1110837.5160	875336.7390
W1-34	1110832.4160	875357.3180
W1-35	1110838.4570	875409.2980
W1-36	1110839.1680	875434.1820
W1-37	1110842.3000	875483.0730
W1-38	1110837.3300	875502.7250
W1-39	1110853.3796	875513.6181

# 6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0189K, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

# 7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

# 8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"  
NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B).

# 9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

# 10 PARKING NOTES

- REGULAR SPACES
- HANDICAP SPACES
- TOTAL SPACES

# 5 INFORMATION BOX

# ALTA/NSPS LAND TITLE SURVEY

<b>AMERICAN SURVEYING INC.</b> L.B. #7168 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 EMAIL: INFO@AMERICANSURVEYING.COM TELEPHONE (813)234-0103 • FAX (813)234-0108			FIELD DATE 01-13-2023 CREW CHIEF SP DWN. BY LCN APRVD. BY JWS DWG. NO. 03000522B
Section 21 Township 34S Range 40E	County, State ST. LUCIE COUNTY, FLORIDA	SCALE 1"=40' DATE 1/24 REVISIONS CLIENT'S COMMENTS	Project Name <b>COMMERCIAL PROPERTY</b> Project Address <b>4000 U.S. HIGHWAY 1</b> Project Location <b>FT. PIERCE, FLORIDA</b>
Prepared For: <b>SOUTHPORT FINANCIAL REAL ESTATE LLC</b>	Job Order Number <b>03000522B</b>		

# ALTA SURVEY KEY

- 1 TITLE COMMITMENT
- 2 LEGAL DESCRIPTION
- 3 SCHEDULE B-II ITEMS
- 4 SURVEYOR'S NOTES
- 5 INFORMATION BOX
- 6 FLOOD ZONE INFORMATION
- 7 CEMETERY NOTE
- 8 ZONING INFORMATION
- 9 POSSIBLE ENCROACHMENT
- 10 PARKING NOTES
- 11 SURVEYORS CERTIFICATION
- 12 BEARING BASIS
- 13 BUILDING AREA
- 14 BUILDING HEIGHT
- 15 PROPERTY AREA
- 16 LEGEND
- 17 VICINITY MAP
- 18 DRAWING SCALE

# 15 PROPERTY AREA

LAND AREA = 701,791 SQUARE FEET OR 16.111 ACRES

# 14 BUILDING HEIGHT

NONE TO NOTE

# 13 BUILDING AREA

NONE TO NOTE

# 12 BEARING BASIS

BEARINGS ARE BASED ON THE NORTH LINE OF THE PROPERTY, WHICH BEARS S 89°41'37" E, PER TITLE COMMITMENT.

# 11 SURVEYORS CERTIFICATION

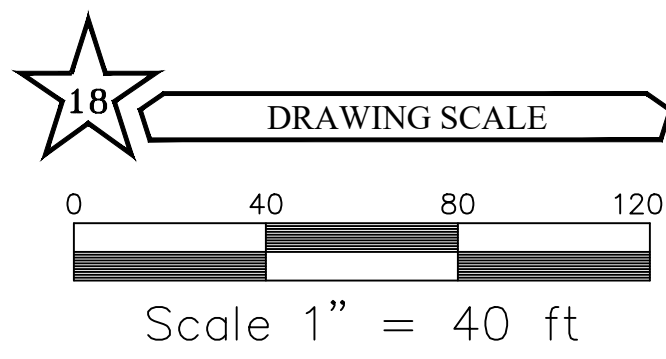
CERTIFIED TO:  
SOUTHPORT FINANCIAL REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
JAMESON PEPPEL CANTU PLLC;  
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION;  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
BROWN, HUFF & ZOHAR, PLLC  
SP SOUND LLC, A FLORIDA LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01-13-2023.  
DATE OF PLAT OR MAP: 01-25-2023



JOHN W. STRACHAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION # 6312  
JSTRACHAN@AMERICANSURVEYING.COM  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

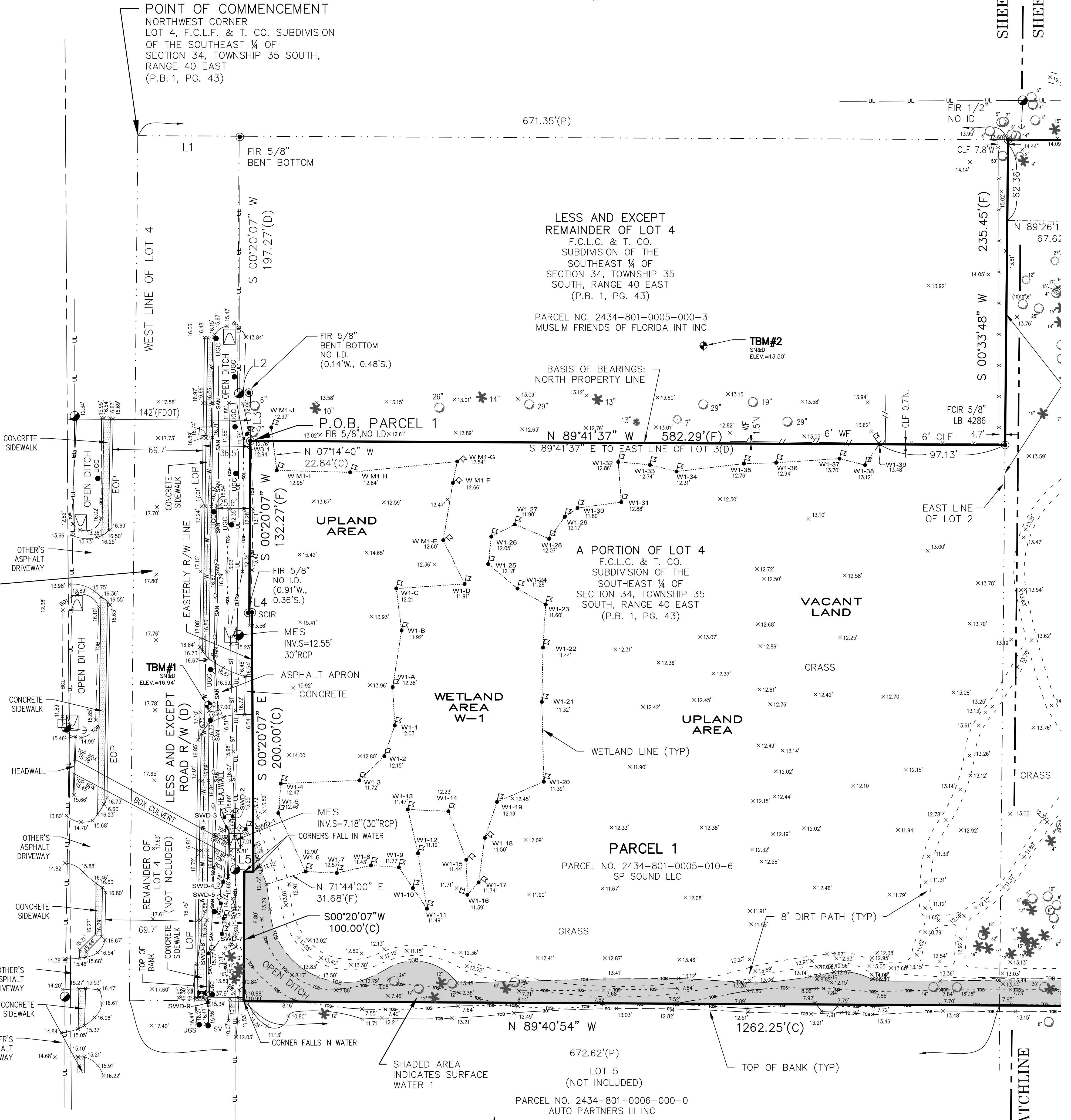
LINE TABLE(D)		
LINE	BEARING	LENGTH
L1	S89°41'37"E	78.00'
L2	S89°41'37"E	10.00'
L3	S00°20'07"W	37.73'
L4	S89°41'37"E	2.00'
L5	N89°41'37"W	7.00'



SHEET 2  
SHEET 3

POINT OF COMMENCEMENT  
NORTHWEST CORNER  
LOT 4, F.C.L.F. & T. CO. SUBDIVISION  
OF THE SOUTHEAST ¼ OF  
SECTION 34, TOWNSHIP 35 SOUTH,  
RANGE 40 EAST  
(P.B. 1, PG. 43)

**SOUTH U.S. HIGHWAY 1**  
(STATE ROAD 5)  
VARIABLE WIDTH PUBLIC R/W PER FDOT R/W MAP  
SECTION 94010-2510  
69.7' ASPHALT PAVEMENT



EXISTING ELEVATION  
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL  
GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88  
(ELEVATION=13.45') ARE IN REFERENCE TO NORTH  
AMERICAN VERTICAL DATUM 1988



**TREE DESCRIPTION**

- = OAK TREE
- ✱ = PALM TREE
- = UNKNOWN TREE
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**INFORMATION BOX**

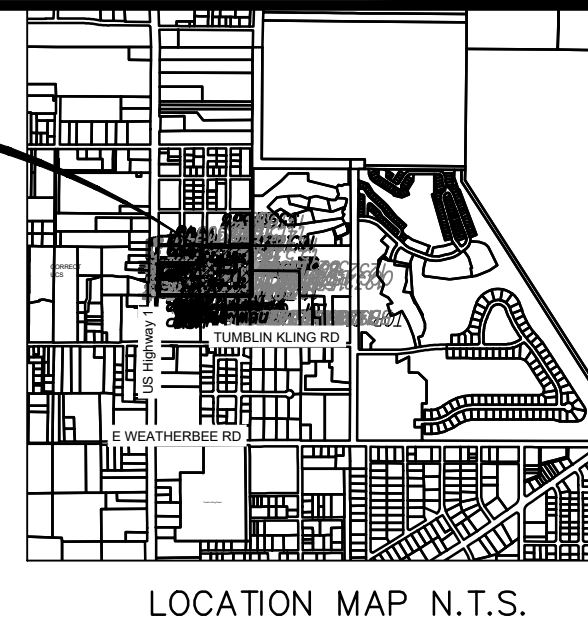
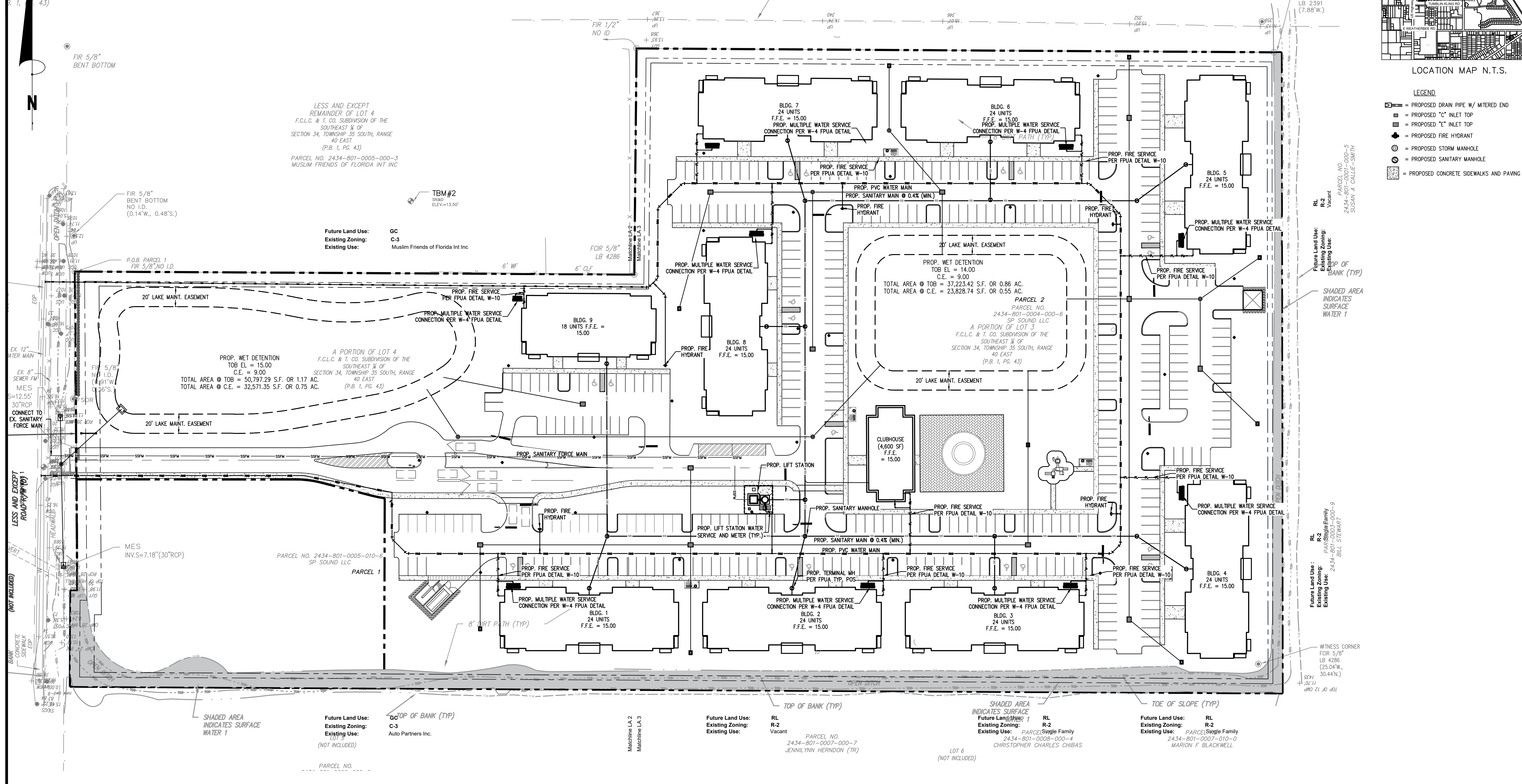
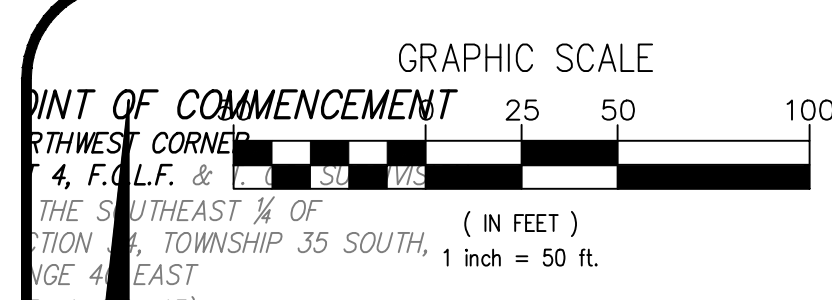
**ALTA/NSPS LAND TITLE SURVEY**

<b>AMERICAN SURVEYING INC.</b> L.B. #7168 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 EMAIL: INFO@AMERICANSURVEYING.COM TELEPHONE (813)234-0103 • FAX (813)234-0108		FIELD DATE: 01-13-2023
Section: 21	Township: 34S	Range: 40E
County, State: ST. LUCIE COUNTY, FLORIDA		CREW CHIEF: SP
Project Name: COMMERCIAL PROPERTY		DWN. BY: LCN
Project Address: 4000 U.S. HIGHWAY 1		APRVD. BY: JWS
Project Location: FT. PIERCE, FLORIDA		DWG. NO.: 03000522B
Prepared For: SOUTHPORT FINANCIAL REAL ESTATE LLC	Project Name: COMMERCIAL PROPERTY	SCALE: 1"=40'
Job Order Number: 03000522B	Project Location: FT. PIERCE, FLORIDA	DATE: 1/24
		REVISIONS: CLIENT'S COMMENTS

- SAN --- SAN --- UNDERGROUND SANITARY SEWER LINE
- CPH --- CPH WETLAND LINE
- CPH --- CPH WETLAND SETBACK LINE
- W --- WOOD FENCE LINE
- X --- CHAIN LINK FENCE LINE
- M --- METAL FENCE LINE
- W --- UNDERGROUND WATER LINE PAINT MARKS
- TOB --- TOP OF BANK
- WL# --- CPH WETLAND FLAG AND NUMBER
- SWD# --- SURFACE WATER WETLAND FLAG AND NUMBER

SHEET 2  
SHEET 3





- LEGEND**
- PROPOSED DRAIN PIPE W/ MITERED END
  - PROPOSED "C" INLET TOP
  - PROPOSED "T" INLET TOP
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM MANHOLE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED CONCRETE SIDEWALKS AND PAVING

**WATER STATEMENT**

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO A PROPOSED FPUA SPECIFIED LIFT STATION. WASTEWATER IS THEN TRANSMITTED TO THE EXISTING FORCE MAIN ON US1, ADJACENT TO THE PROJECT.

**WASTEWATER STATEMENT**

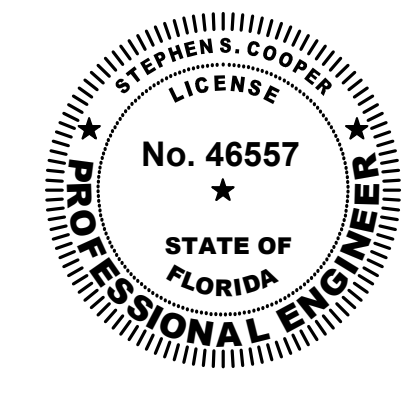
POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PUBLIC WATER MAIN EXTENSION INTO THE SITE. AN EXISTING WATERMAIN RUNS ALONG THE WEST PERMETER OF THE PROJECT (US1). THE PROPOSED RESIDENTIAL MULTIFAMILY UNITS WILL BE METRED SEPARATELY. THE PROPOSED MULTIFAMILY STRUCTURES WILL INCLUDE FIRE SPRINKLER SYSTEMS. FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA (150' MAX FROM DDVC).

**DRAINAGE STATEMENT**

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION SYSTEM. THE PROPOSED DETENTION SYSTEM AREA WILL PROVIDE WATER QUALITY TREATMENT PRIOR TO OVERFLOWING TO THE ADJACENT DITCH/NSLRWCD CANAL. FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS:

- 10 YEAR, 1 DAY STORM (ROAD PROTECTION - SFWD/CITY OF FT PIERCE)
- 25 YEAR, 3 DAY (CITY OF FT. PIERCE - PRE VERSES POST DISCHARGE)
- 100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

THE PROPOSED WET DETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE PROJECT'S SOUTH PERMETER. THE EXISTING DITCH LEADS TO THE EXISTING NSLRWCD CANAL 15 (PLATT'S BRANCH) AND ULTIMATELY TO THE NORTH FORK OF THE ST. LUCIE RIVER.



**Stephen Cooper, P.E. #46557**



NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**STEPHEN COOPER, P.E. & ASSOCIATES, INC.**  
- CONSULTING ENGINEER -

CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

7450 SOUTH FEDERAL HIGHWAY  
PORT ST. LUCIE, FLORIDA 34952  
Tel: 1-772-336-2933

FLORIDA CERTIFICATE OF AUTHORIZATION No. 0008986



**CONCEPT  
UTILITY PLAN**

**SOUND MEADOWS  
PLANNED  
DEVELOPMENT**

FLORIDA  
FORT PIERCE

DATE:	APRIL 2023
DRAWN BY:	CCL
DESIGNED BY:	SSC
CHECKED BY:	SSC
HORIZ. SCALE:	
VERT. SCALE:	
DRAWING NO.	<b>C1.0</b>
JOB NO.	2022-121



# Sound Meadows Minor Site Plan

## Site and Landscape Plan

City of Fort Pierce, Florida

**Owner/Applicant**

SP Sound LLC  
5403 W. Gray Street  
Tampa, FL 33609

**Engineer**

Stephen Cooper, P.E. & Assoc., Inc.  
7450 S. Federal Hwy.  
Port Saint Lucie, FL 34952

**Surveyor**

American Surveying, Inc.  
4847 North Florida Ave.  
Tampa, FL 33603

**Land Planner / Landscape Architect**

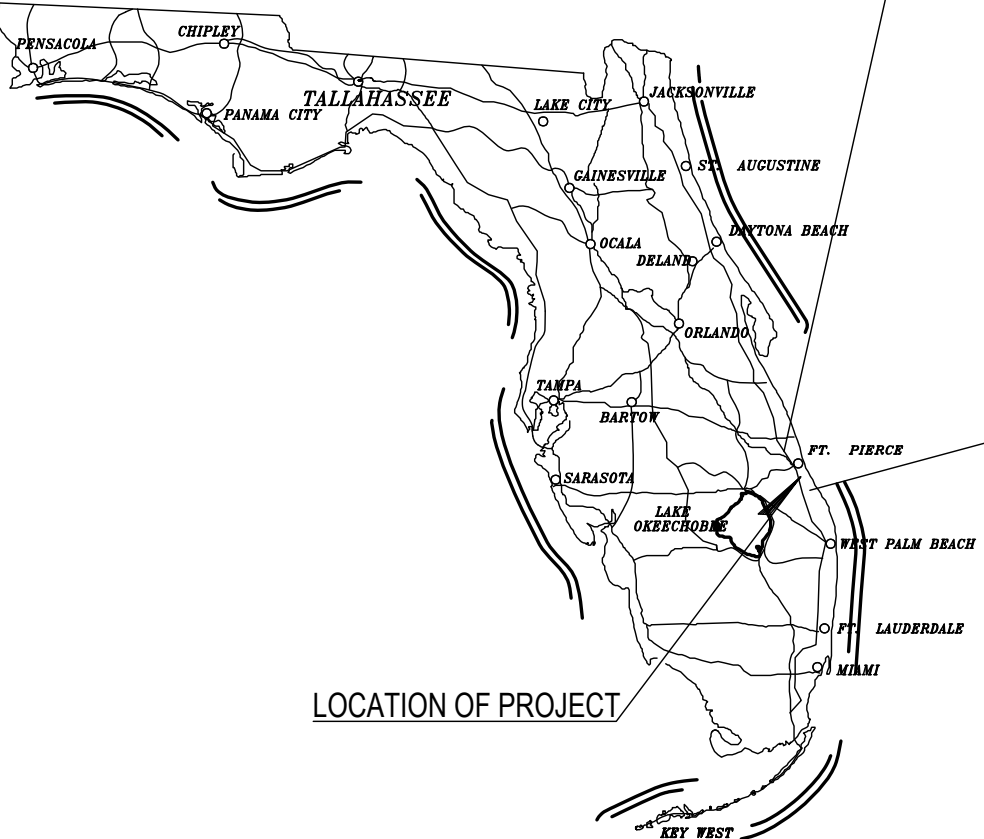
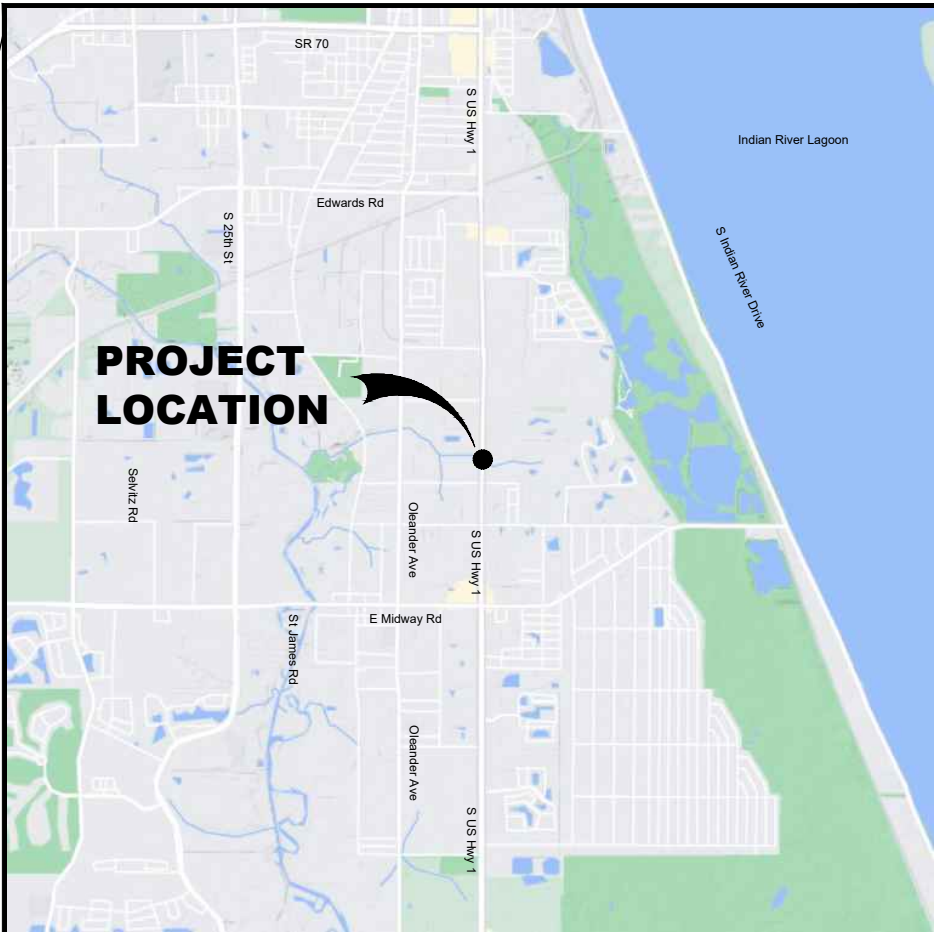
Lucido & Associates  
701 East Ocean Blvd.  
Stuart, FL 34994

**Traffic Engineer**

Pinder Troutman Consulting, Inc.  
601 Heritage Drive, Ste 493  
Jupiter, FL 33458

**Environmental Consultant**

CPH  
500 West Fulton Street  
Sanford, FL 32771

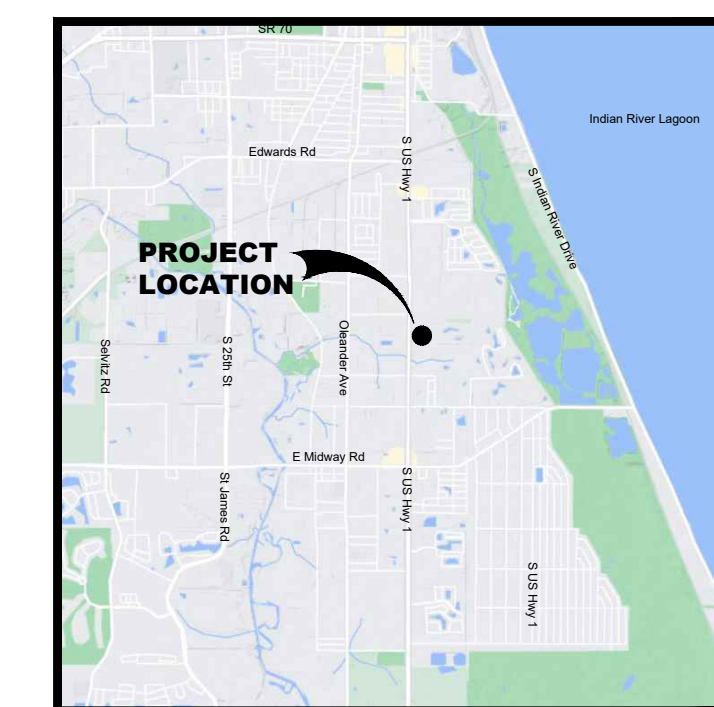


**Sheet Index**

Cover Sheet	
Site Aerial	A1
Site Plans	SP 1 - SP 3
Landscape Plans	LA 1 - LA 5
Mitigation Plans	MT 1 - MT 3



Key / Location:



Project Team:

- Client & Property Owner:** SP Sound LLC  
5403 W. Gray Street  
Tampa, FL 33609
- Land Planner / Landscape Architect:** Lucido & Associates  
701 East Ocean Boulevard  
Stuart, Florida 34994
- Engineer:** Stephen Cooper, P.E. & Assoc., Inc.  
7450 S. Federal Hwy  
Port Saint Lucie, FL 34952
- Surveyor:** American Surveying, Inc.  
4847 North Florida Ave.  
Tampa, FL 33603
- Traffic Engineer:** Pinder Troutman Consulting, Inc.  
601 Heritage Drive, Ste 493  
Jupiter, FL 33458
- Environmental Consultant:** CPH  
500 West Fulton Street  
Sanford, FL 32771

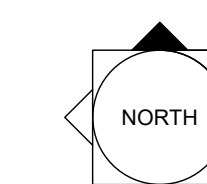


**Sound Meadows**

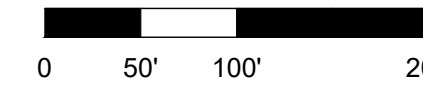
Fort Pierce, Florida

**Site Aerial**

Date	By	Description
05.23.23	SAW	Initial Submittal



SCALE: 1" = 100'



REG. # 1018  
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	
Project Number	22-065	
Municipal Number	---	
Computer File	_____	

**A1**

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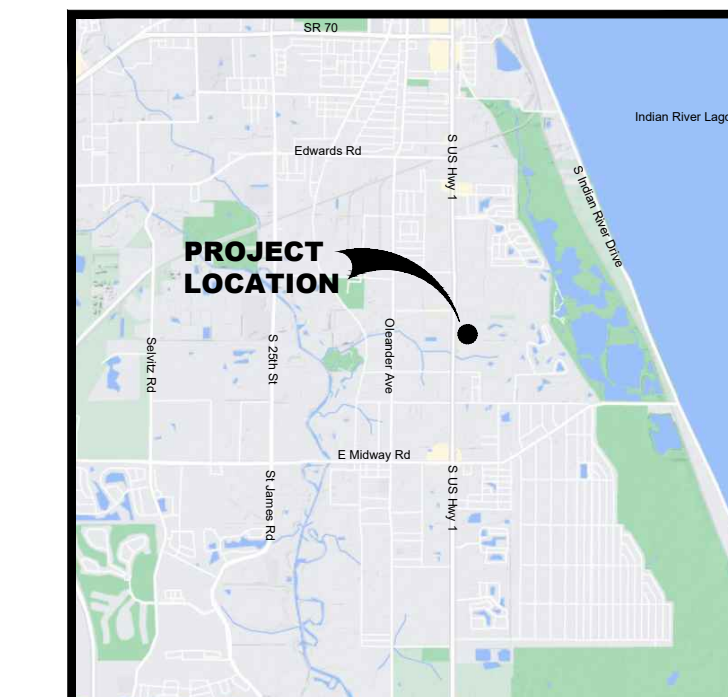








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Project Team:

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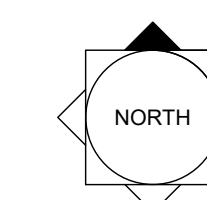


**Sound Meadows**

Fort Pierce, Florida

**Minor Site Plan  
Landscape Plan**

Date	By	Description
05.23.23	SAW	Initial Submittal

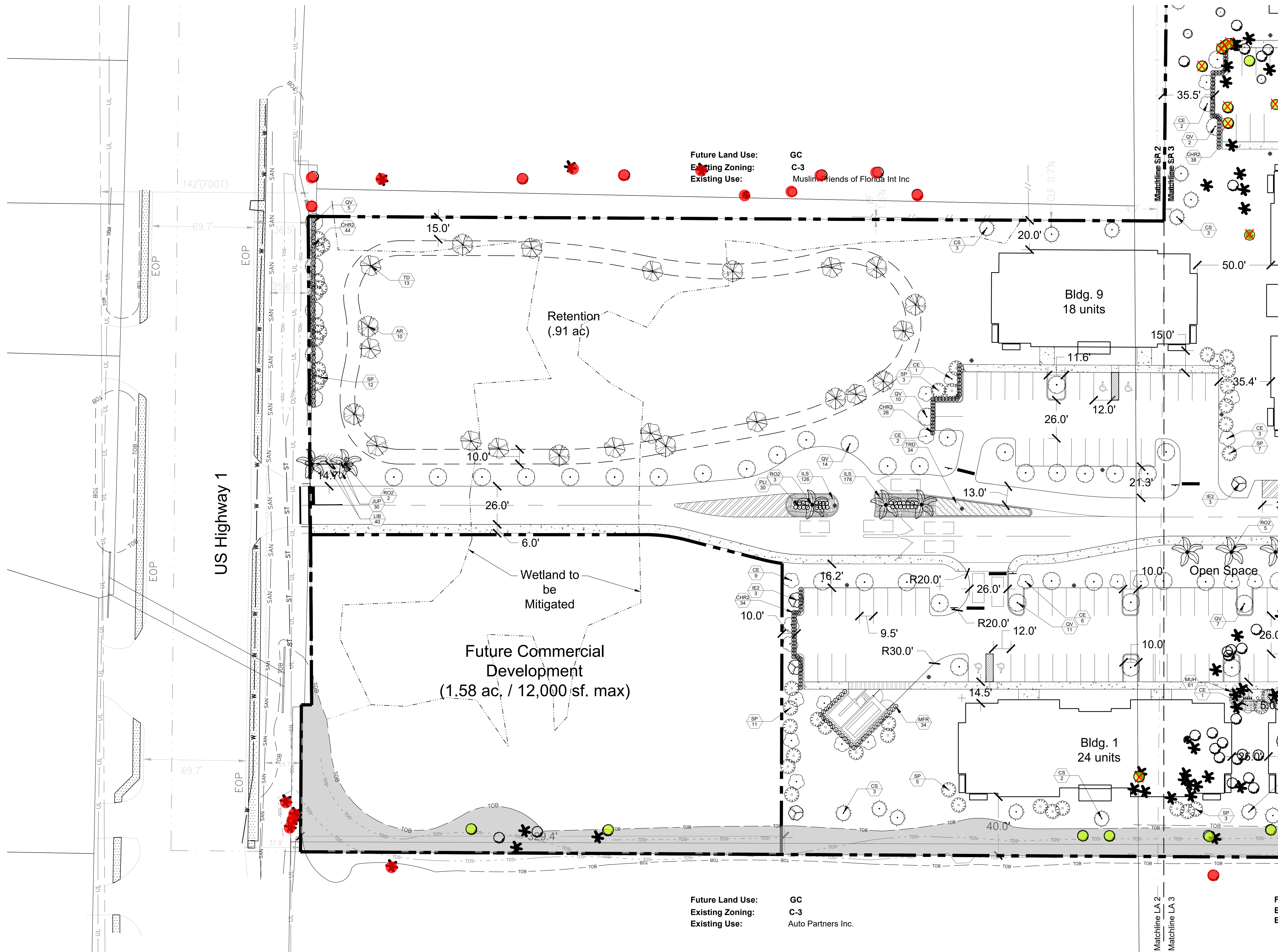


SCALE: 1" = 30'  
 0 15' 30' 60'



Designer	SAW	Sheet
Manager	BN	
Project Number	22-065	<b>LA 2</b>
Municipal Number	---	
Computer File		

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**Future Land Use:** GC  
**Existing Zoning:** C-3  
**Existing Use:** Muslim Friends of Florida Int Inc

**Future Land Use:** GC  
**Existing Zoning:** C-3  
**Existing Use:** Auto Partners Inc.

Fu  
Ex  
Ex











