



# CITY OF FORT PIERCE CITY COMMISSION

September 3<sup>rd</sup>, 2024

## UPDATE ON THE 'LIVE LOCAL' ACT and Sound Meadows Affordable Multi-family Site Plan - 4000 S. US Highway 1

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This year (2024) Senate Bill 328 ("SB328"), the enhancement to last year's Live Local Act ("LLA" or "SB102"), was signed into effect.

The amendments made to the Live Local Act by SB328 are significant.

<b>Application Process</b>	<b>Administrative</b>
<b>Max Height</b>	<b>Maximum within 1-mile of property</b>
<b>Density</b>	<b>Maximum allowed anywhere in the City (up to 30 du/acre)</b>
<b>Floor Area Ratio (FAR)</b>	<b>150% of FAR allowed anywhere in the City (up to 3.0 FAR)</b>
<b>Uses</b>	<b>Multifamily and Mixed Use permitted</b>
<b>Ownership</b>	<b>Allows a proportion of market-rate multifamily for sale</b>
<b>Rent</b>	<b>40% of multifamily rented at max 120% AMI</b>
<b>Uses</b>	<b>Maximum 35% non-residential</b>
<b>Review Standards</b>	<b>Comply with all non-Live Local Act regulations</b>
<b>Location</b>	<b>Area's zoned Commercial, Industrial or Mixed Use</b>
<b>Parking</b>	<b>Reductions available in certain circumstances</b>

LIVE LOCAL ACT - 2024 

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**APPLICANT:** Brian Nolan, AICP, ASLA- Partner - Lucido & Associates

**PROPERTY OWNER(S):** SP Sound LLC

**PARCEL ID #(S):** 2434-801-0005-010-6 and 2434-801-0004-000-6

**SUMMARY**

A Site Plan (Development and Design Review) for two-hundred and ten (210) unit affordable multi-family rental community at 4000 S. US Highway 1. Total site area is approximately 15.87, of which approximately 14.29 acres will be residential and approximately 1.58 acres retained for future commercial development.

The density of the project is 13.2 units per acre.

Sound Meadows Affordable Multi-family- Site Plan



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**SUMMARY (cont'd)**

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.

The residential component will consist of (9) 24-unit buildings and one 18-unit building; totaling approximately 31,454 sq. ft. livable space.

The gated community will consist of 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.

Sound Meadows Affordable Multi-family- Site Plan



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### SITE LOCATION



Sound Meadows Affordable Multi-family- Site Plan



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### SITE LOCATION



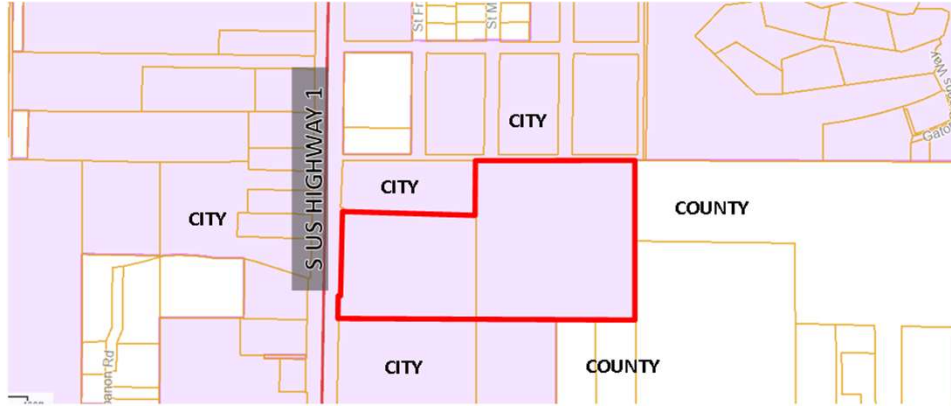
SITE AREA = 15.87 +/- Acres

Sound Meadows Affordable Multi-family- Site Plan



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### MUNICIPAL LIMITS



Sound Meadows Affordable Multi-family- Site Plan



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### FUTURE LAND USE



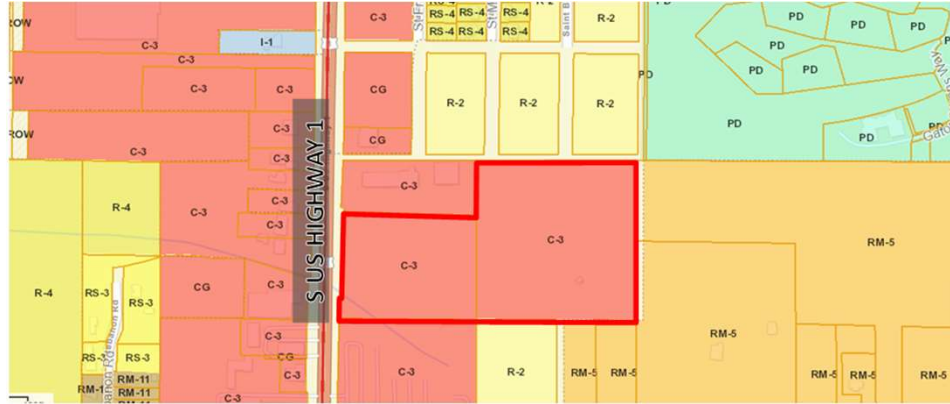
Current FLU: General Commercial (GC)

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### ZONING



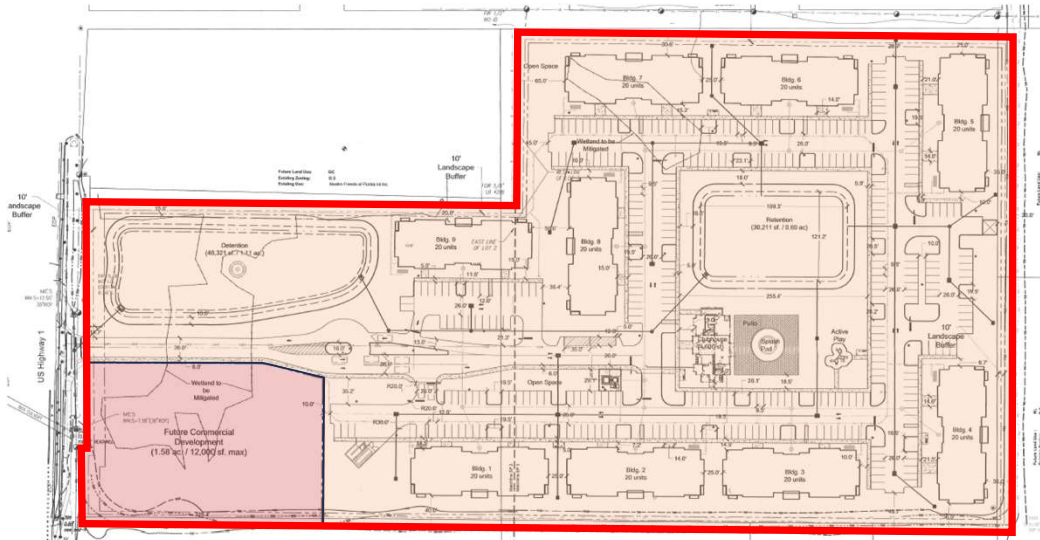
Current Zoning: Commercial (C-3)

Sound Meadows Affordable Multi-family- Site Plan



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### SITE PLAN



Sound Meadows Affordable Multi-family- Site Plan



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# ELEVATIONS



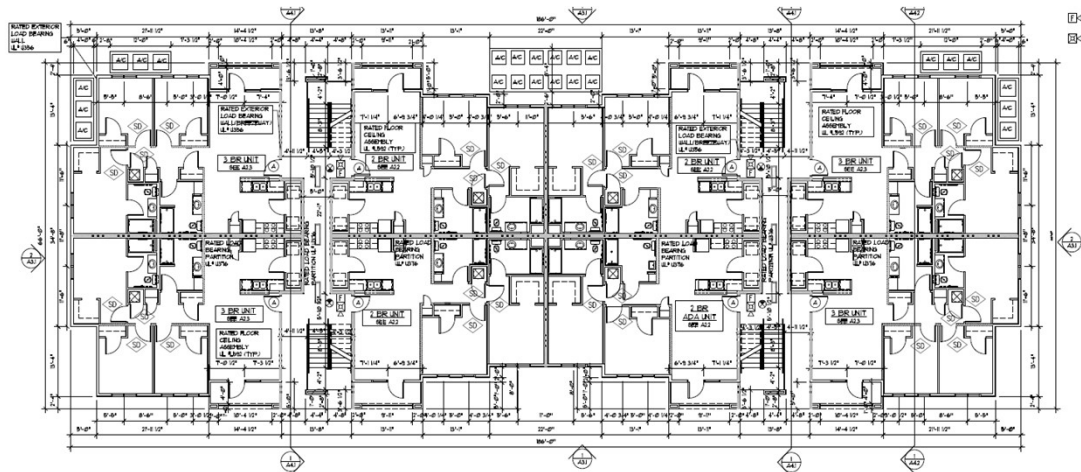
1 PROPOSED FRONT ELEVATION  
SCALE: 1/8"=1'-0"

Sound Meadows Affordable Multi-family- Site Plan



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# FLOOR PLAN

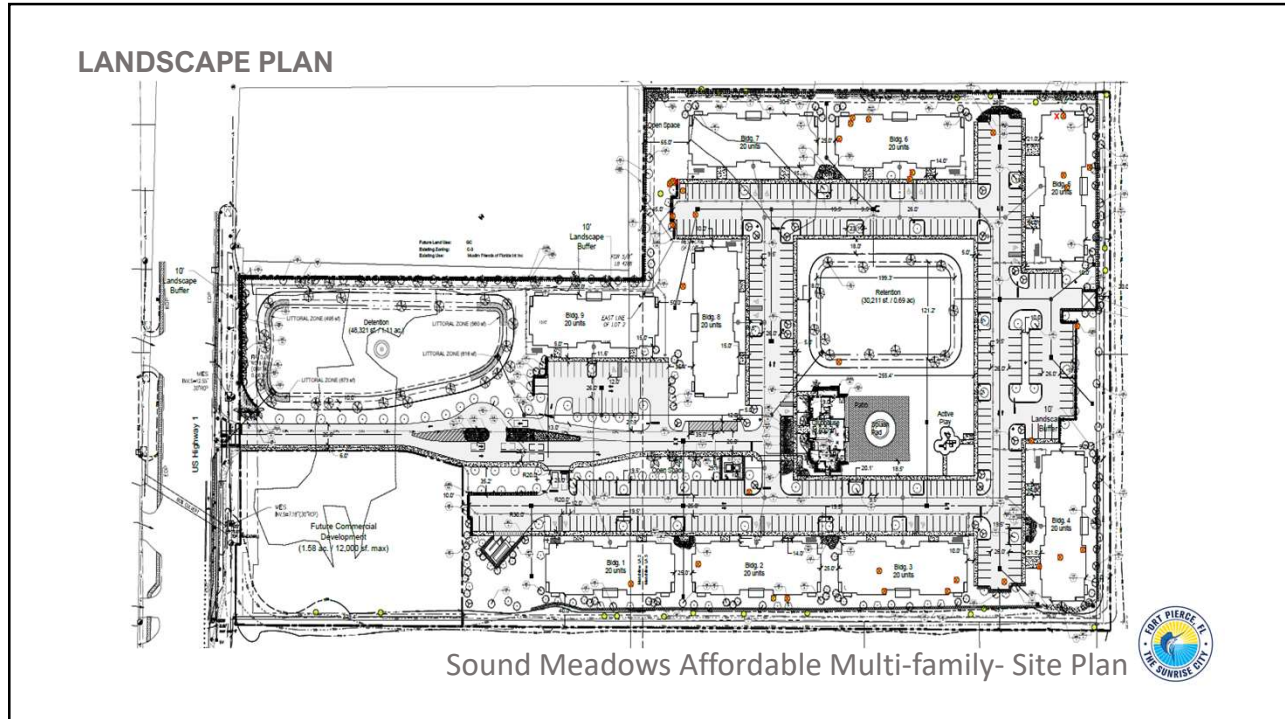


2- & 3-bedroom units

Sound Meadows Affordable Multi-family- Site Plan



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### LANDSCAPE SCHEDULE

<b>TREES</b>					
AR	10	Acer rubrum	Red Maple	65G	14' HT
CE	42	Conocarpus erectus	Buttonwood	65G	14' HT
CS	45	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	14' HT
IE2	42	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12' HT
LP	1	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12' HT
MB	17	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	65G	12' HT
QV	88	Quercus virginiana	Southern Live Oak	65G	14' HT
TD	26	Taxodium distichum	Bald Cypress	FG	14' HT
<b>PALMS</b>					
AM3	2	Adonidia merillii	Christmas Palm Triple	FG	16'-18' OA
RO2	9	Roystonea regia	Florida/Cuban Royal Palm	FG	8' GW
SP	90	Sabal palmetto	Sabal Palm	FG	10'-18' CT
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16' - 18' HT. 6' GW
<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONTAINER</b>	<b>HEIGHT</b>
<b>SHRUBS</b>					
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA
CHR2	461	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3G	24" HT
CE2	188	Conocarpus erectus	Buttonwood	3G	24" HT
CES	295	Conocarpus erectus 'Sericeus'	Silver Buttonwood	3G	24" HT
GAG	49	Galphimia glauca	Thryalis	3G	24" HT
IKN	39	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA
JAT	5	Jatropha integrifolia	Jatropha	15G	4' HT
MFR	78	Myrcianthes fragrans	Simpson's Stopper	7G	4' HT
PLI	30	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT
ROL	49	Rondeletia leucophylla	Panama Rose 'Pink'	3G	24" HT
VO	159	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA
<b>CODE</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONTAINER</b>	<b>HEIGHT</b>
<b>GRASSES</b>					
MUH	636	Muhlenbergia capillaris	Pink Muhly	3G	18" OA
TRD	175	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA
<b>GROUND COVER</b>					
GIF	111	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT
ILS	375	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	1G	12" HT
JUP	58	Juniperus chinensis 'Parsonii'	Parson Juniper	1G	10" HT
LIB	243	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA

Sound Meadows Affordable Multi-family- Site Plan

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**CONDITIONS OF APPROVAL**

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
  1. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that its conformity with the following requirements:
    - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article
    - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance
  2. A Unity of Title with the St. Lucie County clerk of Courts and a parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit
  3. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit shall be submitted to the Planning Department
  4. Prior to issuance of final certificate of occupancy, a signed and submitted Affordable Housing Agreement must be submitted to the Planning Department for filing

Sound Meadows Affordable Multi-family – Site Plan



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CITY COMMISSION**

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## TRIP GENERATION

### DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		Total Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Resid. Multi Family LR	220	210 DUs	6.74 / DU	50%			1,415	-	0%			1,415
<b>TOTAL</b>							1,415	-				1,415

### AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Resid. Multi Family LR	220	210 DUs	0.40 / DU	24%	20	64	84	-	0%	20	64	84
<b>TOTAL</b>					20	64	84	-		20	64	84

### PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips			Pass-by Trips (1)		New Trips		
					In	Out	Trips	In	Out	In	Out	Trips
Resid. Multi Family LR	220	210 DUs	0.51 / DU	63%	67	40	107	-	0%	67	40	107
<b>TOTAL</b>					67	40	107	-		67	40	107

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