C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

City Commission Meeting - Monday, September 9, 2024 - 9:00 a.m.
City Hall - Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Minutes**

   a. Approval of Minutes from August 12, 2024 City Commission Meeting.

5. **Proclamations**

6. **Additions or deletions to agenda and approval of the agenda.**

7. **COMMENTS FROM THE PUBLIC**

   Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

8. **Miscellaneous Reports and Presentations**

   a. SUN Trail Port Connector Feasibility Study results presentation.

   b. Notification of administrative approval of a Site Plan (Development and Design Review) submitted under the 'Live Local' affordable housing Act; the development proposes a two-hundred and ten (210) unit affordable multifamily rental community at 4000 S. US Highway 1, Sound Meadows Apartments.

9. **Consent Agenda**

10. **City Commission - Resolutions**

11. **New Business - City Commission Discussion Items**

a. Discussion and direction regarding the final contract for Pay to Park Pilot Program with PCI Municipal Services.

12. **City Commission Boards and Committees Updates**

13. **Adjournment**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Day Meeting - 9:00 a.m. **4. a.**

Meeting Date: 09/09/2024

Re:

Submitted For: Brittany Meredith, Deputy City Clerk, City Clerk

SUBJECT:

Approval of Minutes from August 12, 2024 City Commission Meeting.

Attachments

Minutes

Form Review

Form Started By: Brittany Meredith Started On: 09/04/2024 05:01 PM

Final Approval Date: 09/04/2024

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 9 A.M. ON MONDAY, AUGUST 12, 2024.

1. **Call to Order**

Mayor Hudson called the August 12, 2024, Conference Agenda Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
Deputy City Manager Jack Andrews
City Attorney Sara Hedges

4. **Approval of Minutes**

a. Approval of Minutes from July, 08, 2024, Budget Workshop Meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the minutes from the July 08, 2024, Budget Workshop Meeting.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

5. **Proclamations**

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

7. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No Comments

8. **Miscellaneous Reports and Presentations**

a. 2024 Annual Community Rating Service (CRS) Project Status Report presented by Paul Thomas, CBO, CFM Building Official.

Building Official Paul Thomas, gave an update on the status of the Community Rating Service Project. The Commission wants additional CFMs to help with the rating and the program to be explained to the residents on how to get a discount on flood insurance. They suggested Mr. Thomas attend the September 18 th Town Hall meeting being held by Dana Trabulsy to discuss the flood insurance discount and help answer any questions the residents might have.

b. Adopt-A-Road Program Update

Public Works Special Projects Coordinator, Marsha Commond gave an update on the Adopt-A-Road program. She let the Commission know the recognition for this would be separate from the Great American Clean Up. The Commission suggested the raffles could have items from local businesses. They also would like the streets that need more attention to be a priority to be adopted.

9. **Consent Agenda**

a. Approval for of expenditure in the amount of $112,204.00 for the acquisition of an Edaptive Traffic Control System for the US 1 corridor from Fisherman's Wharf to Edwards Road.

b. Approval of Culpepper & Terpening, Inc.'s First Amendment and Specific Authorization No.10 for the design services of Granada Street Roadway Improvements in an amount not to exceed $60,335.00.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the Consent Agenda.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

10. **City Commission - Resolutions**

a. Resolution 24-R44 approving the Fort Pierce Utilities Authority FY2025 Annual Budget and FY2024 Amended Budget.

Javier Cineros and Barbara Mika gave the presentation on FY 2025 Budget and FY 2024 Amended Budget. They mentioned FPUA is working on expansion and extending services to more of the City of Fort Pierce. The Commission commended FPUA for their hard work.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Resolution 24-R44 adopting the FY 2025 Budget and FY 2024 Amended Budget.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Other: Commissioner Jeremiah Johnson (ABSTAIN)

Passed

Commissioner Jeremiah Johnson filed the required Form 8B.

11. **New Business - City Commission Discussion Items**

a. Recommendation of the Keep Fort Pierce Beautiful Advisory Board to Implement an Education Campaign on Littering and Recycling

Keep Fort Pierce Beautiful Board Chairperson Caleta Scott gave the board's recommendations. The Commission discussed getting the community involved in the outreach program.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve and implement the program.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Mayor Linda Hudson

Passed

b. Discussion and direction regarding the Second Amendment to the Amended and Restated Agreement for Development of King's Landing.

The discussion was introduced by City Attorney Sara Hedges. Scott Hawkins and Bill Ware presented themselves for any questions from the Commission. The Commission discussed parking issues, the minor/ major changes they're planning to make to the site plans, and the timeline and steps the approval will need to go through once submitted to the City. They were told the parking garage will be built in phase two of the construction while the hotel is in phase one. Their goal is to create onsite parking until the parking garage is built and utilize the City's parking garage for additional parking. Commissioners Gaines and Curtis Johnson both mentioned the unprofessionalism of the last minute documents they keep providing the City. Planning Director Kevin Freeman stated once the application is received it will take approximately six months to be approved internally.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Jeremiah Johnson to approve the updated Second Amendment with attachment B.

AYE: Commissioner Michael Broderick, Commissioner Jeremiah Johnson, Mayor Linda Hudson

NAY: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr.

Passed

12. City Commission Boards and Committees Updates

Commissioner Gaines mentioned the Treasure Coast Council of Local Government meeting was canceled for August. The Retirement Board meets this week, but he will not be able to attend the meeting as he will be out of town. The Homelessness task force asked if they could make a presentation to the Commission. He missed the Affordable Housing meeting. The Roundtable meetings are still difficult for him to attend. The Council on Aging is moving strongly and is working to find funding. He also wished his mother a Happy Birthday.

Commissioner Jeremiah Johnson mentioned at the last TDC meeting that they discussed tourism revenue is down 8.5% from last year's numbers, and it would be about $300,000 to renovate the airport.

Commissioner Broderick mentioned the Retirement Board meets this Thursday and the Parking Committee meets on Wednesday. The Sunrise Theater Board has an event tomorrow, and they are working on an RFP for outside management.

Commissioner Curtis Johnson mentioned the Fire Board had selected a clerk/ treasurer. The Lincoln Park Main Street has a meeting coming up. The Treasure Coast Regional Planning Council met and will be changing the schedule.

Mayor Hudson mentioned the TPO discussed two roadways in the city that are coming up for review and all her other meetings for her Boards are upcoming.

13. **Adjournment**

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Mayor Linda Hudson adjourned the meeting at 12:47 P.M.

ATTEST:

_____ _____

CITY CLERK MAYOR COMMISSIONER

City Commission Day Meeting - 9:00 a.m. **8. a.**

Meeting Date: 09/09/2024

Re: SUN Trail Port Connector Feasibility Study

Submitted For: Selena Griffett, Project Engineer, Engineering

SUBJECT:

SUN Trail Port Connector Feasibility Study results presentation.

Attachments

Slide Presentation

SunTrail Presentation

Form Review

Form Started By: Selena Griffett Started On: 08/01/2024 12:14 PM

Final Approval Date: 08/02/2024

St. Lucie Transportation Planning Organization

Florida Shared-Use Network (SUN) Trail Port of Fort Pierce Overpass Connector

Feasibility Assessment

Prepared By:

Kimley»Horn

August 2024

SUN Trail Design Criteria

Path width
- 10-14 feet

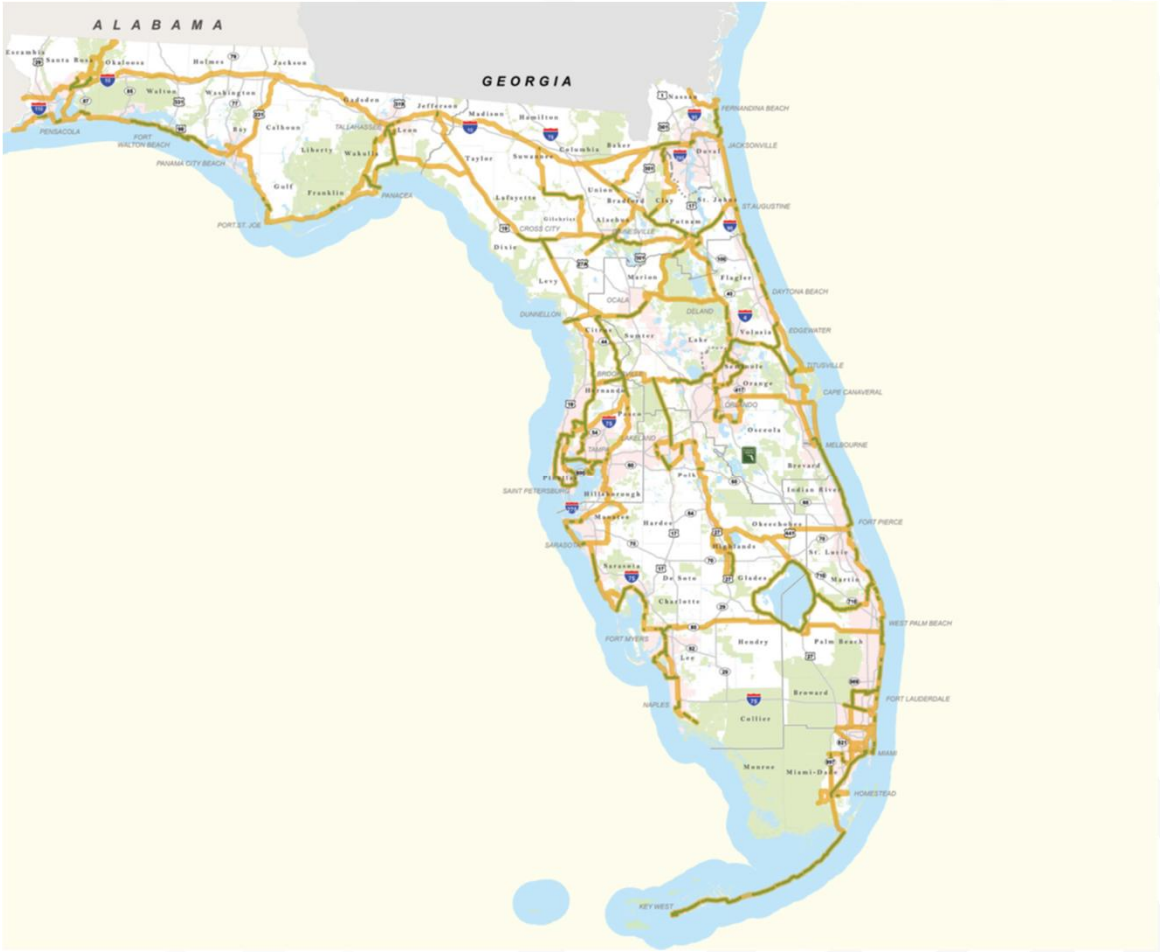
Path surface
- ADA-compliant hard surface pavement

Vertical clearance
- 10 feet minimum
- 12 feet preferred

Horizontal clearance
- 4 feet from edge of pavement

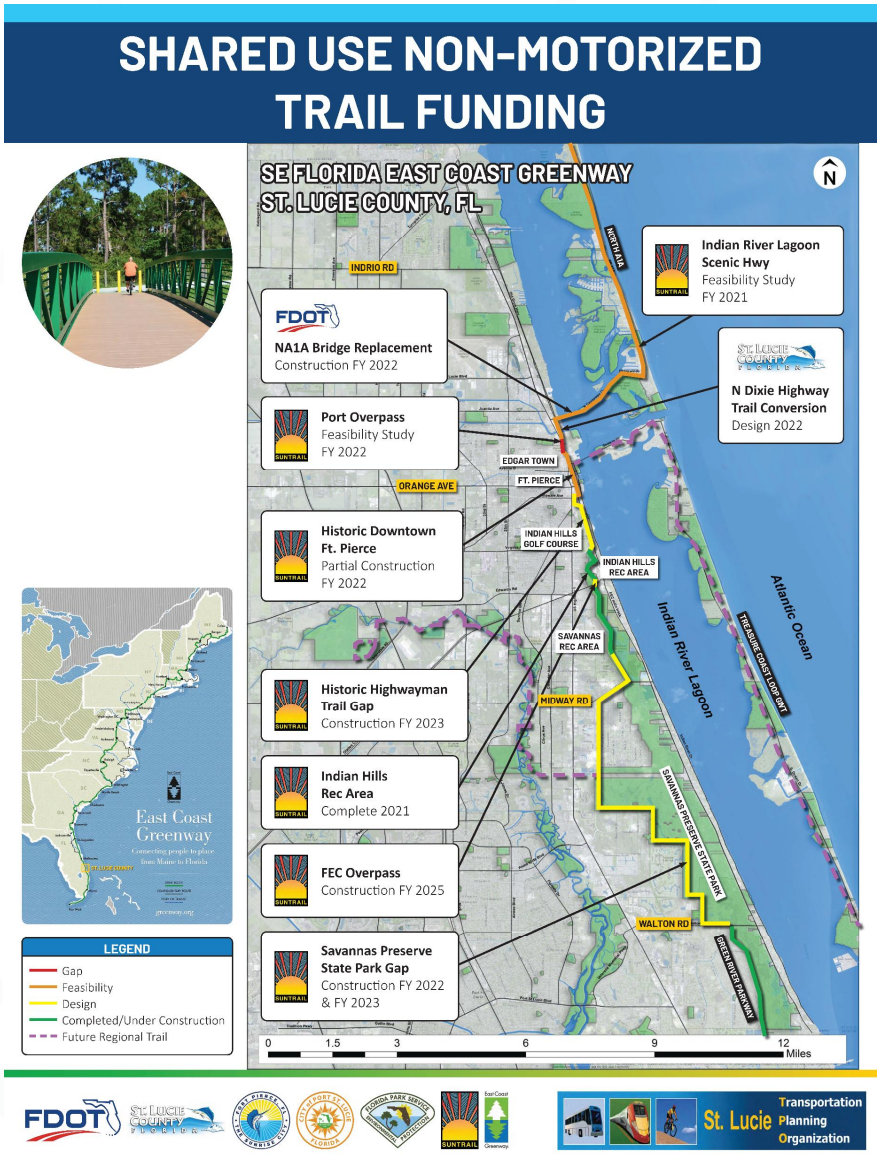
Grades
- Up to 5% running slope
- Short distances of steeper grades may be provided when necessary

Statewide Network



Kimley»Horn

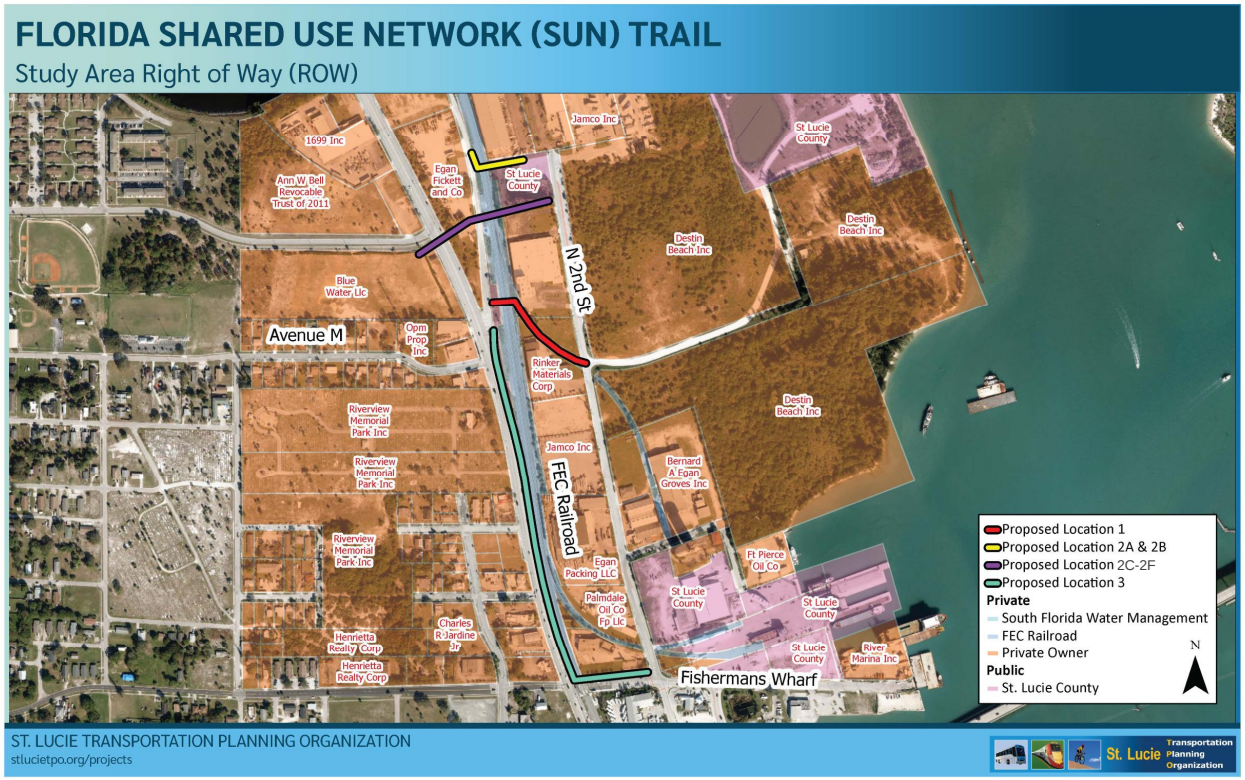
St. Lucie's Network



Kimley»Horn

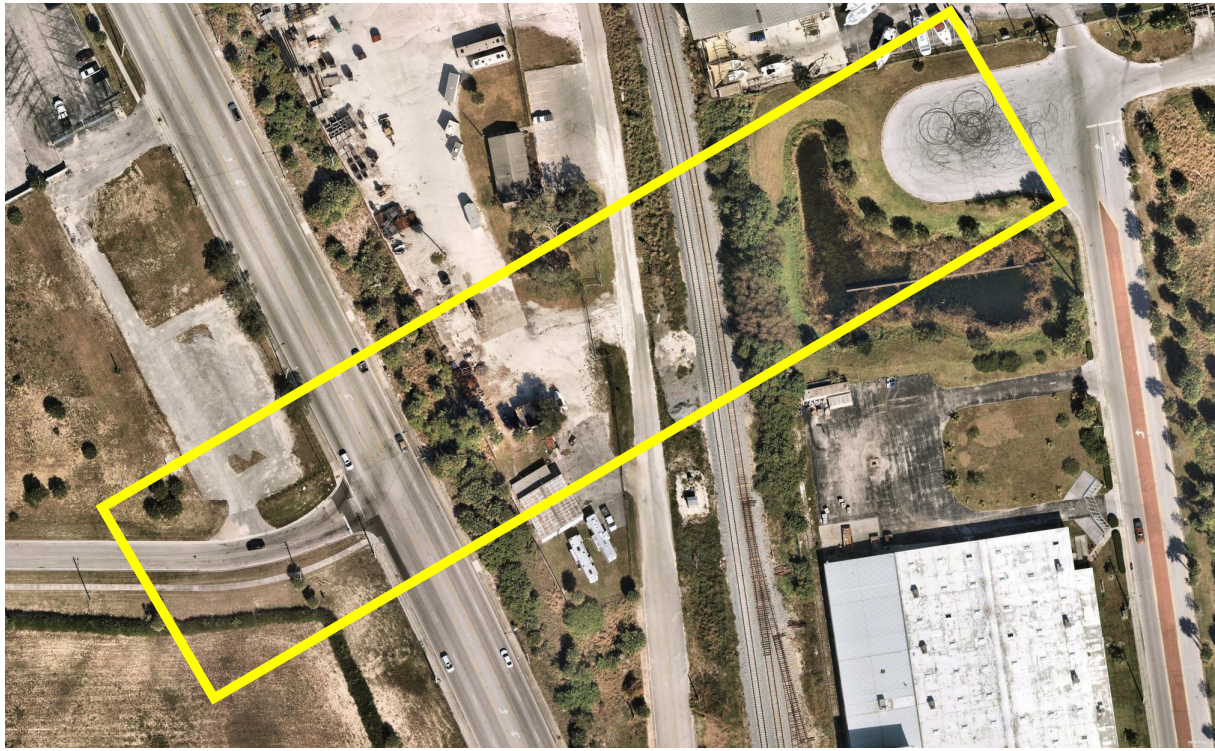
Potential Connector Locations

- Rail spur
- Truck turnaround
- Fisherman's Wharf to US-1



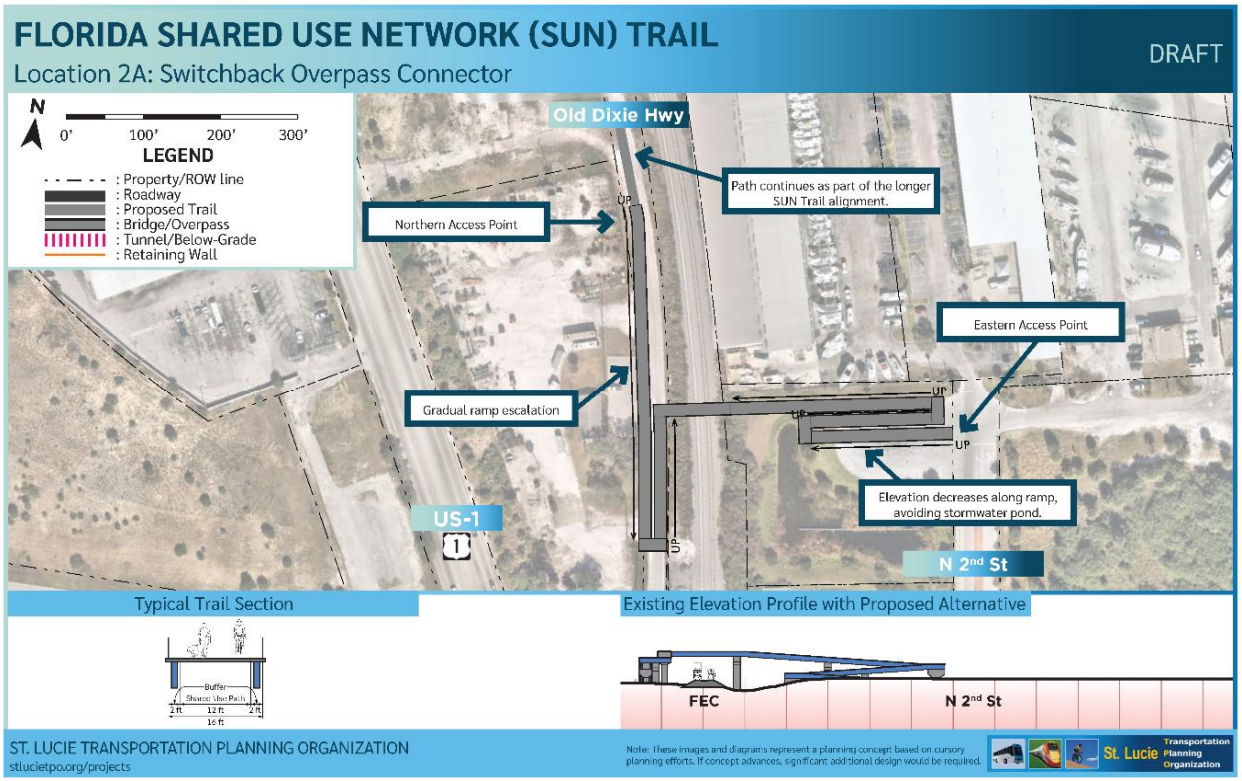
Truck Turnaround / Retention Pond Alt.

- Primary focus for alternatives analysis
  - General location for alternatives 2A-2F
- Public Ownership of retention pond
- Wedge parcel west of Old Dixie Highway currently privately owned



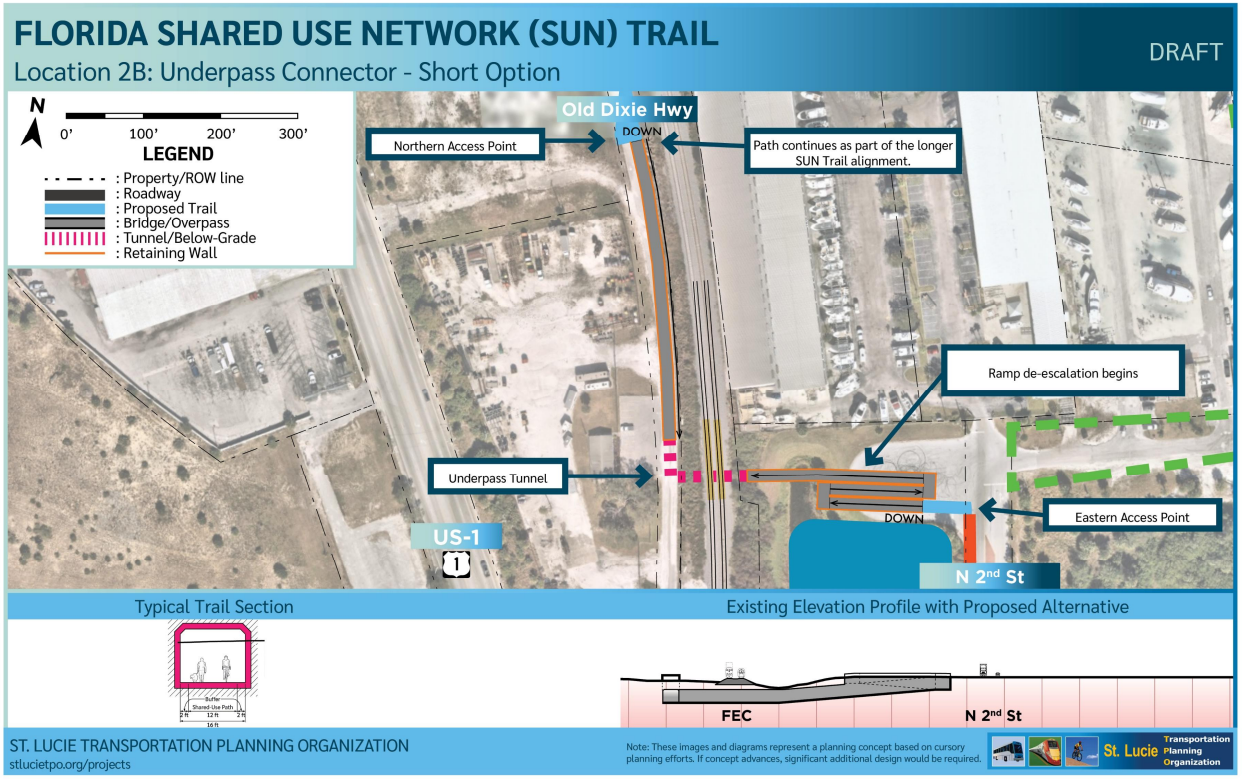
2A – Switchback Overpass Connector

- Elevated trail from N 2nd St to Old Dixie Hwy, over FEC Railway
- Switchbacks necessary to achieve accessible slope standards (max 5%)
- Eastern entrance aligns with envisioned entrance into Harbour Pointe Park



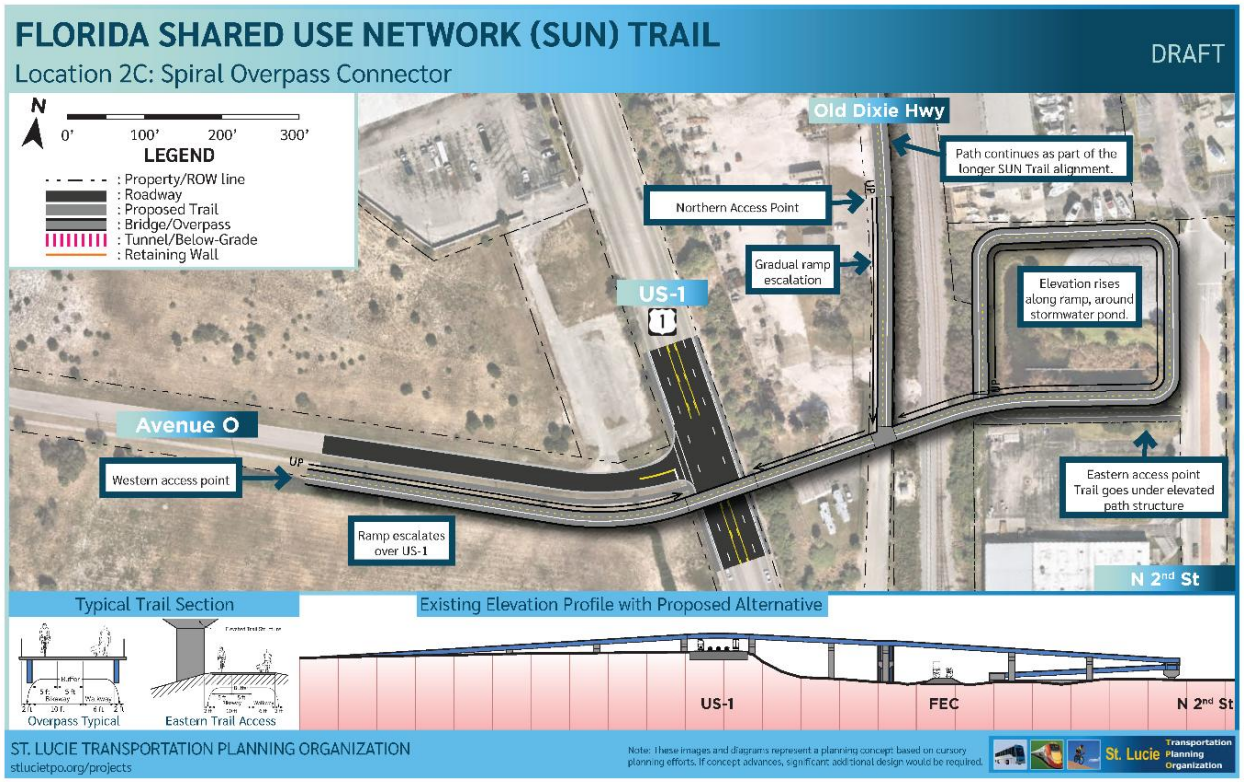
2B – Underpass Connector – Short Option

- Culvert-style underpass that would connect N 2nd St with Old Dixie Highway
  - Connection with planned shared-use path along Old Dixie Highway (also the current SUN Trail alignment)
- De-escalation begins along N 2nd Street to meet accessible slope standards (max 5%)



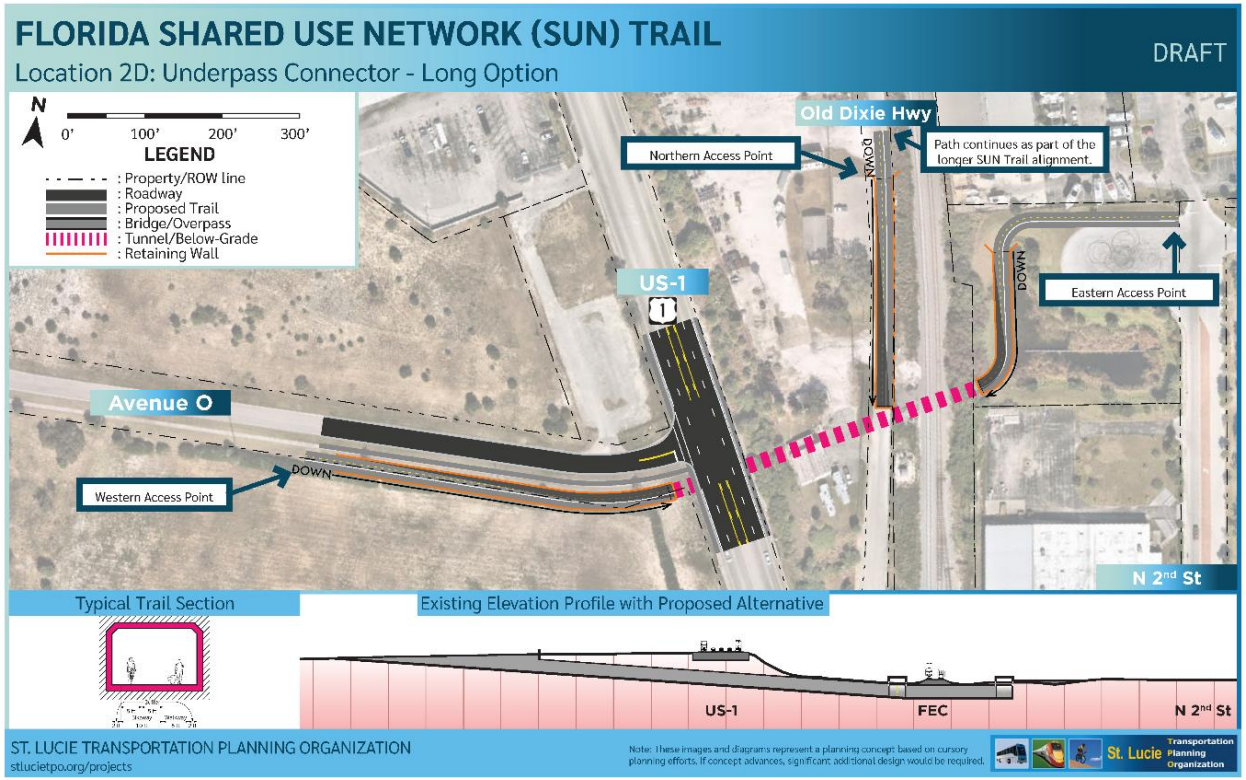
2C – Spiral Overpass Connector

- Connects N 2nd St to Avenue O, utilizing higher land elevation for an overpass
  - Path continues north to connect with existing SUN Trail alignment along Old Dixie Hwy
- Incorporates connectivity to the communities and recreation facilities west of US-1



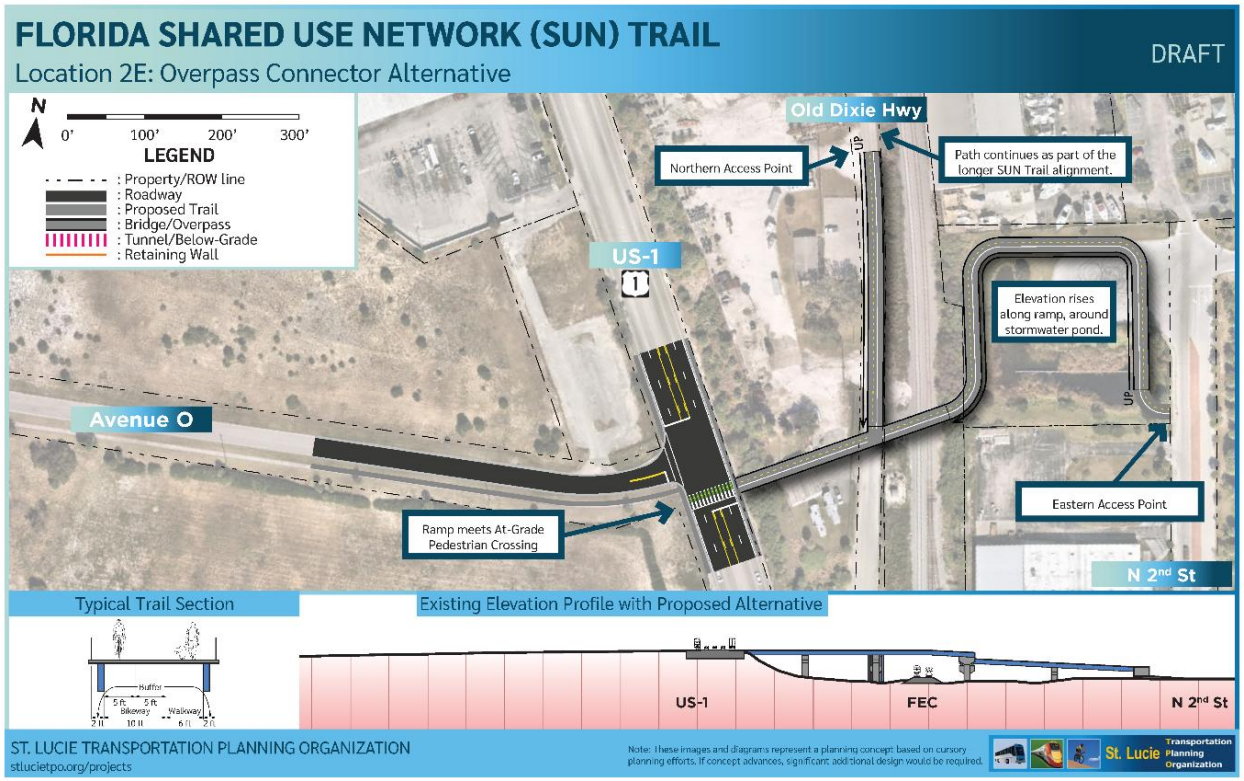
2D – Underpass Connector – Long Option

- Links to communities west of US-1 and connects to existing SUN Trail alignment along Old Dixie Hwy, and east to Harbour Pointe Park
- The elevation difference between US-1 and Old Dixie Highway requires a longer underground path to maintain accessibility



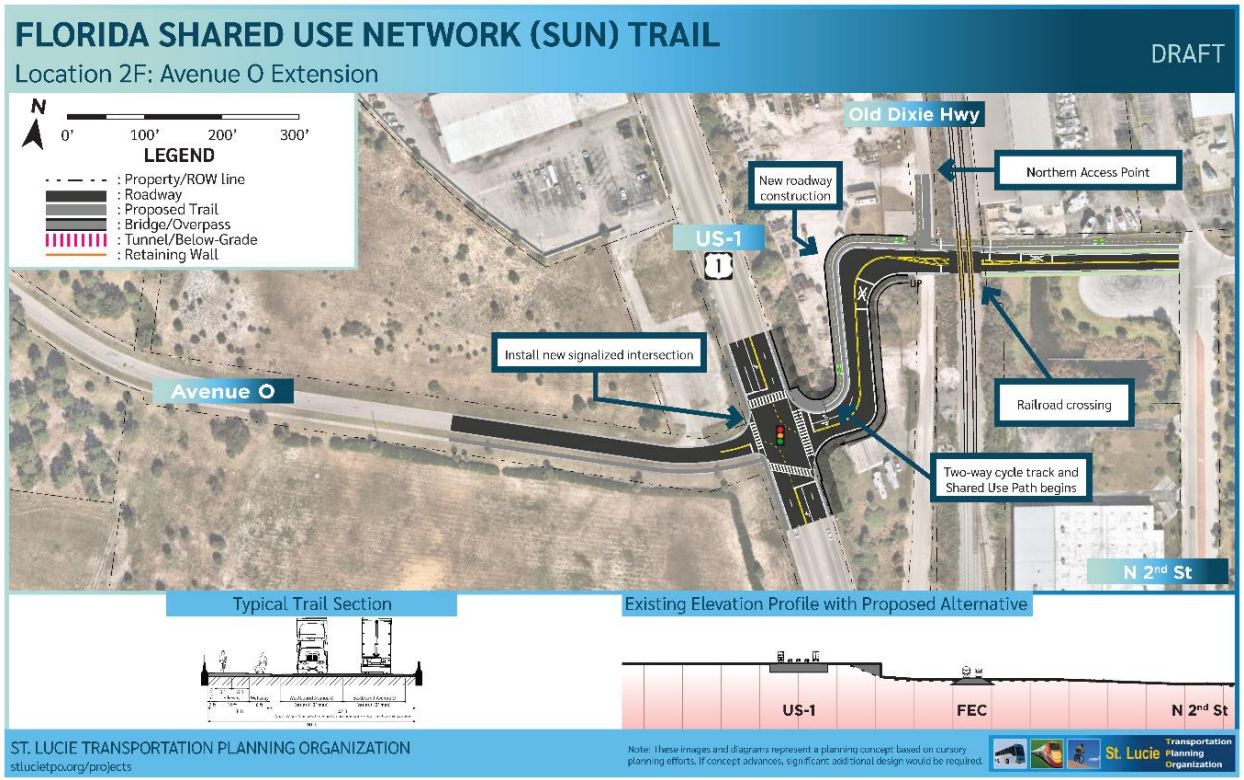
2E – Overpass Connector

- Medium-distance overpass concept that uses gradually sloped ramps to connect N 2nd St to US-1.
- Path features a more direct elevation to reach the minimum necessary vertical clearance over the FEC Railway
- Path meets US-1 at-grade and will include signalization at this intersection.
- 2E is approx. 550 feet shorter than 2C.



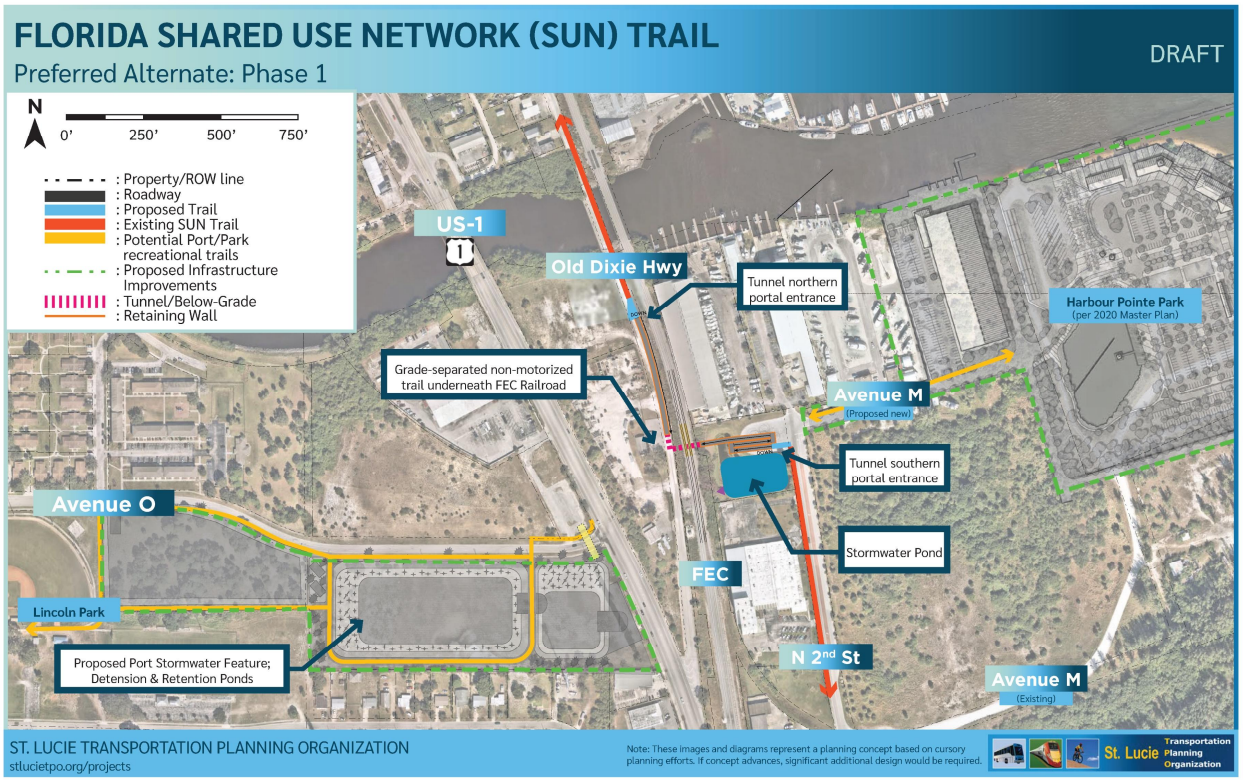
Additional Opportunity 2F – Avenue O Extension

- Extends the existing Avenue O roadway eastward, crossing the FEC Railway at-grade, and connecting to the existing N 2nd St roadway
- Includes an off-road 2-way cycle track/shared-use path running parallel to the Avenue O extension
- Provides bike/ped and vehicle access from Lincoln Park area to regional port destination
- **Challenge:** FEC requires 2 rail crossings to be closed for the opening of one new crossing



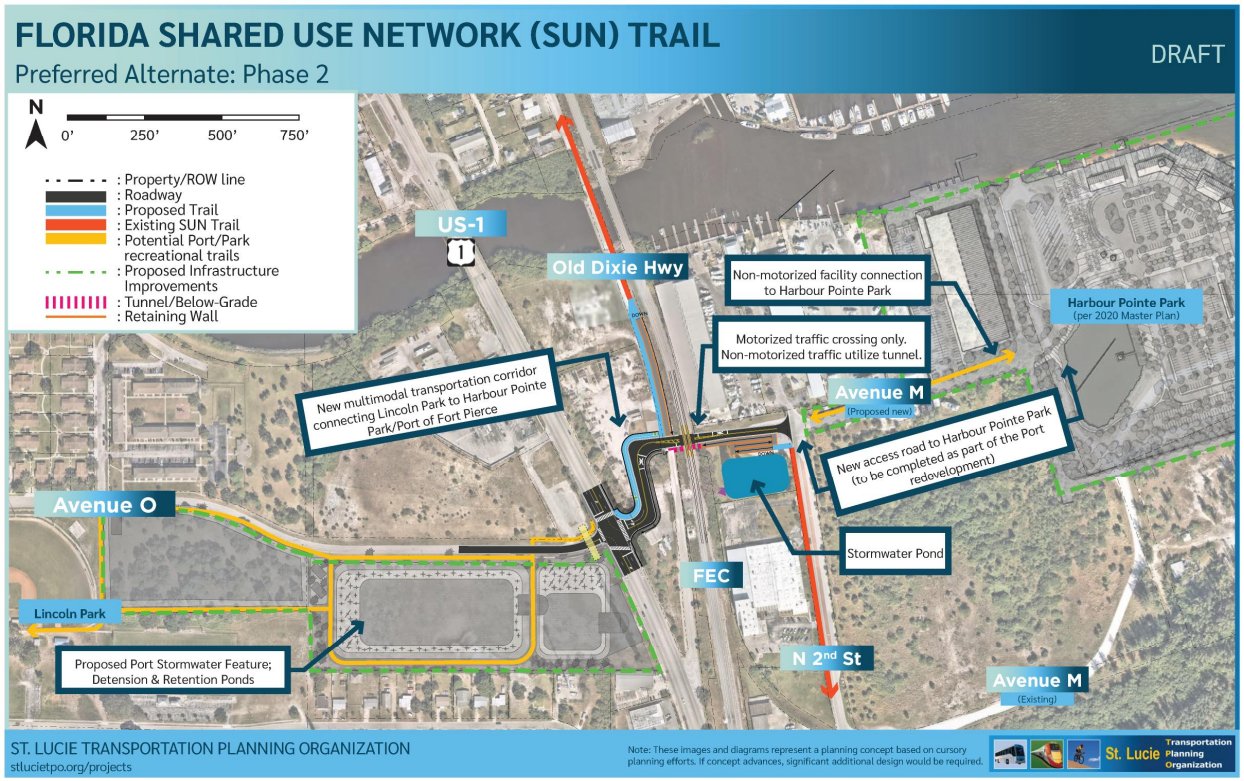
Preferred Alternative

- **Two-phased Implementation approach**
- Phase 1 includes the addition of Alternative 2B Underpass
- Phase 2 involves the addition of Alternative 2F, with the subtraction of the multi-use path east of Old Dixie Highway
- Phasing allows for non-motorized grade separated connection across the railroad while the TPO undergoes negotiations with FEC Railway for a new rail crossing



Preferred Alternative

- Alternative 2F has slight modifications to accommodate both facilities
- **Benefits:**
  - Meets SUN Trail requirements (grade-separated 10ft. SUP
  - Inclusion of Avenue O concept provides connectivity to communities west of US-1
  - Roadway extension provides essential road network addition as the port grows



St. Lucie Transportation Planning Organization

Thank You

Prepared By:

Kimley»Horn

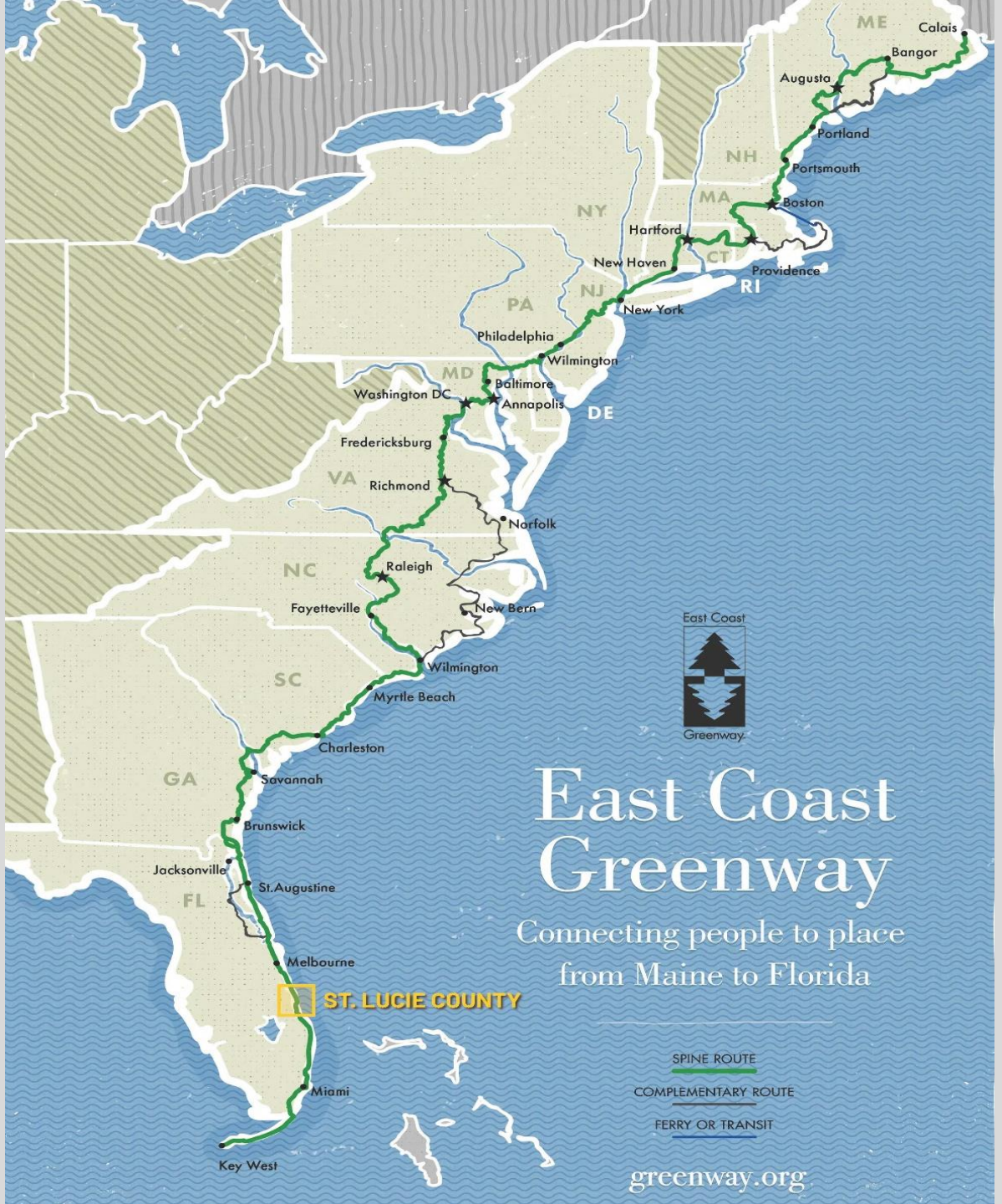
St. Lucie Transportation Planning Organization

Florida Shared-Use Network (SUN) Trail
Port of Fort Pierce Connector
Feasibility Study

Transportation Planning for Fort Pierce, Port St. Lucie, St. Lucie Village and St. Lucie County

Shared-Use Nonmotorized (SUN) Trail Network

Statewide Map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St. Lucie Bicycle / Pedest Corridor Stu

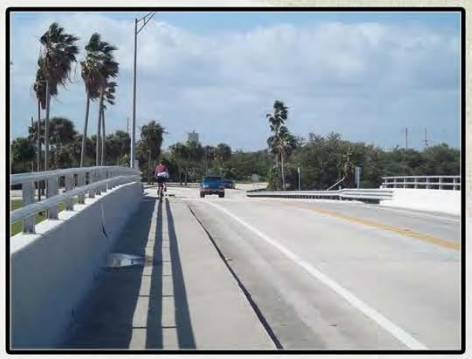
February 20

Kimley-Horn and Associates, Inc.
URBAN RESOURCE GROUP

ST. LUCIE Bicycle/Pedestrian Co Area of Interest Analys

St. Lucie Transportation Planning Organization

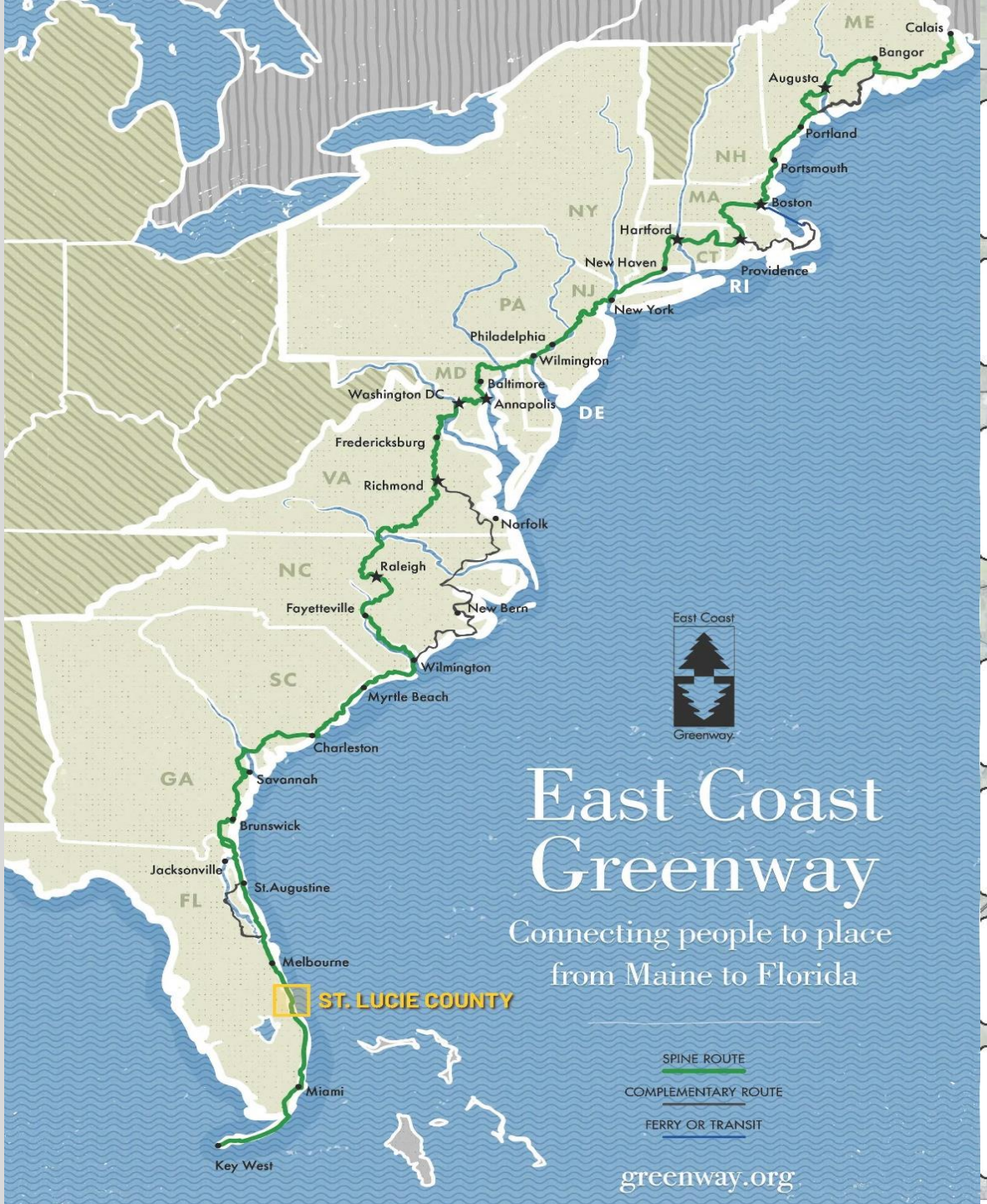
East Coast Greenway Implementation Plan



September 2012

St. Lucie Transportation Planning Organization

Kimley-Horn and Associates, Inc.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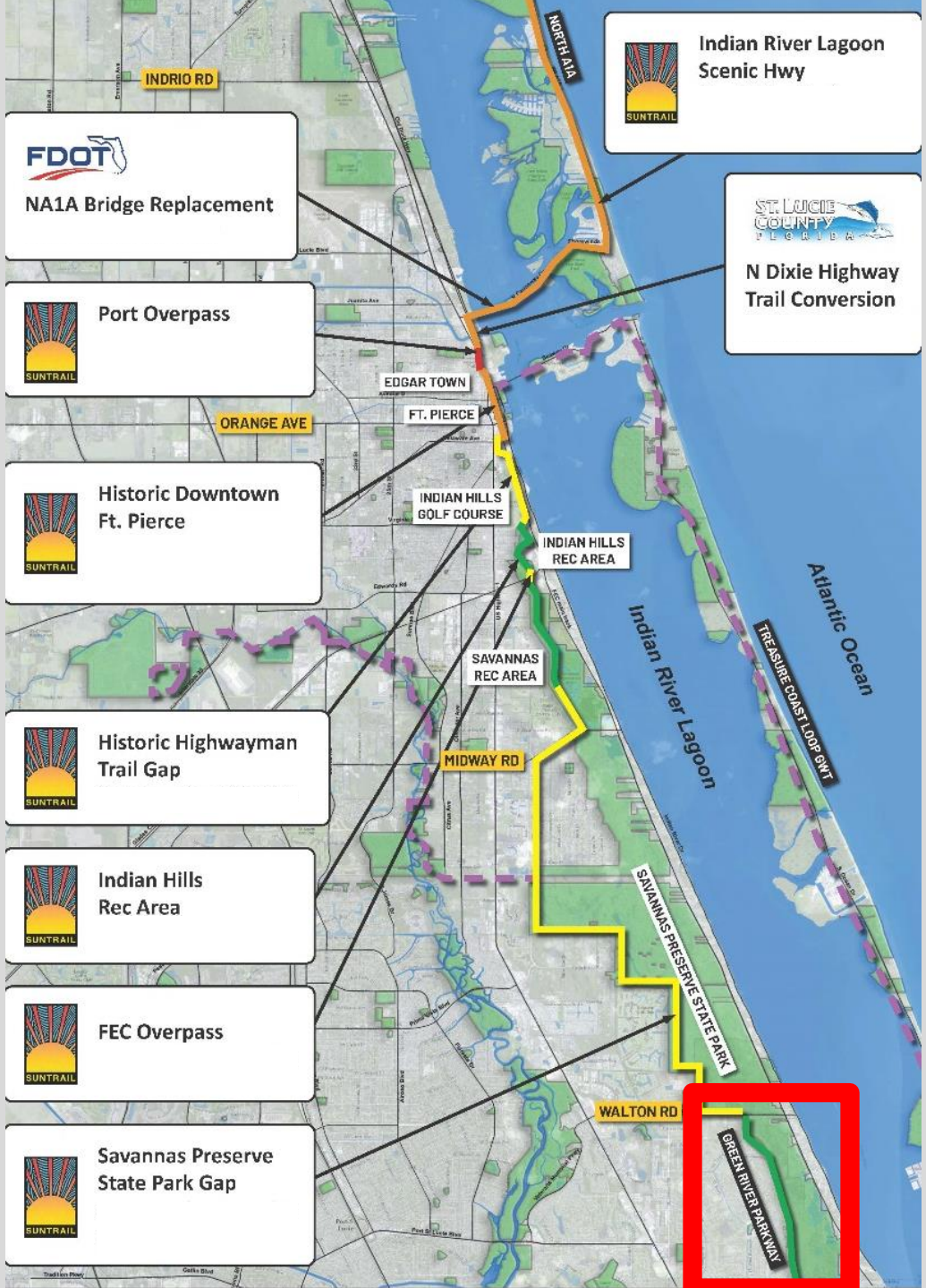
Jacksonville
St.Augustine
FL
Melbourne
ST. LUCIE COUNTY
Miami
Key West
East Coast
Greenway
East Coast Greenway
Connecting people to place from Maine to Florida
SPINE ROUTE
COMPLEMENTARY ROUTE
FERRY OR TRANSIT
greenway.org

INDRIO RD
NORTH A1A
FDOT
NA1A Bridge Replacement
Construction FY 2022
Indian River Lagoon Scenic Hwy
Feasibility Study
FY 2021
ST. LUCIE COUNTY FLORIDA
N Dixie Highway Trail Conversion
Design 2022
Port Overpass
Feasibility Study
FY 2022
EDGAR TOWN
FT. PIERCE
ORANGE AVE
Historic Downtown Ft. Pierce
Partial Construction
FY 2022
INDIAN HILLS GOLF COURSE
INDIAN HILLS REC AREA
SAVANNAS REC AREA
Historic Highwayman Trail Gap
Construction FY 2023
MIDWAY RD
Indian Hills Rec Area
Complete 2021
FEC Overpass
Construction FY 2025
SAVANNAS PRESERVE STATE PARK
WALTON RD
Savannas Preserve State Park Gap
Construction FY 2022
& FY 2023
GREEN RIVER PARKWAY
Indian River Lagoon
Atlantic Ocean
TREASURE COAST LOOP GWT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Atlantic Ocean
TREASURE COAST LOOP GWT
SAVANNAS PRESERVE STATE PARK
GREEN RIVER PARKWAY

East Coast
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FLORIDA TO MAINE
CITY of PORT ST. LUCIE
FLORIDA
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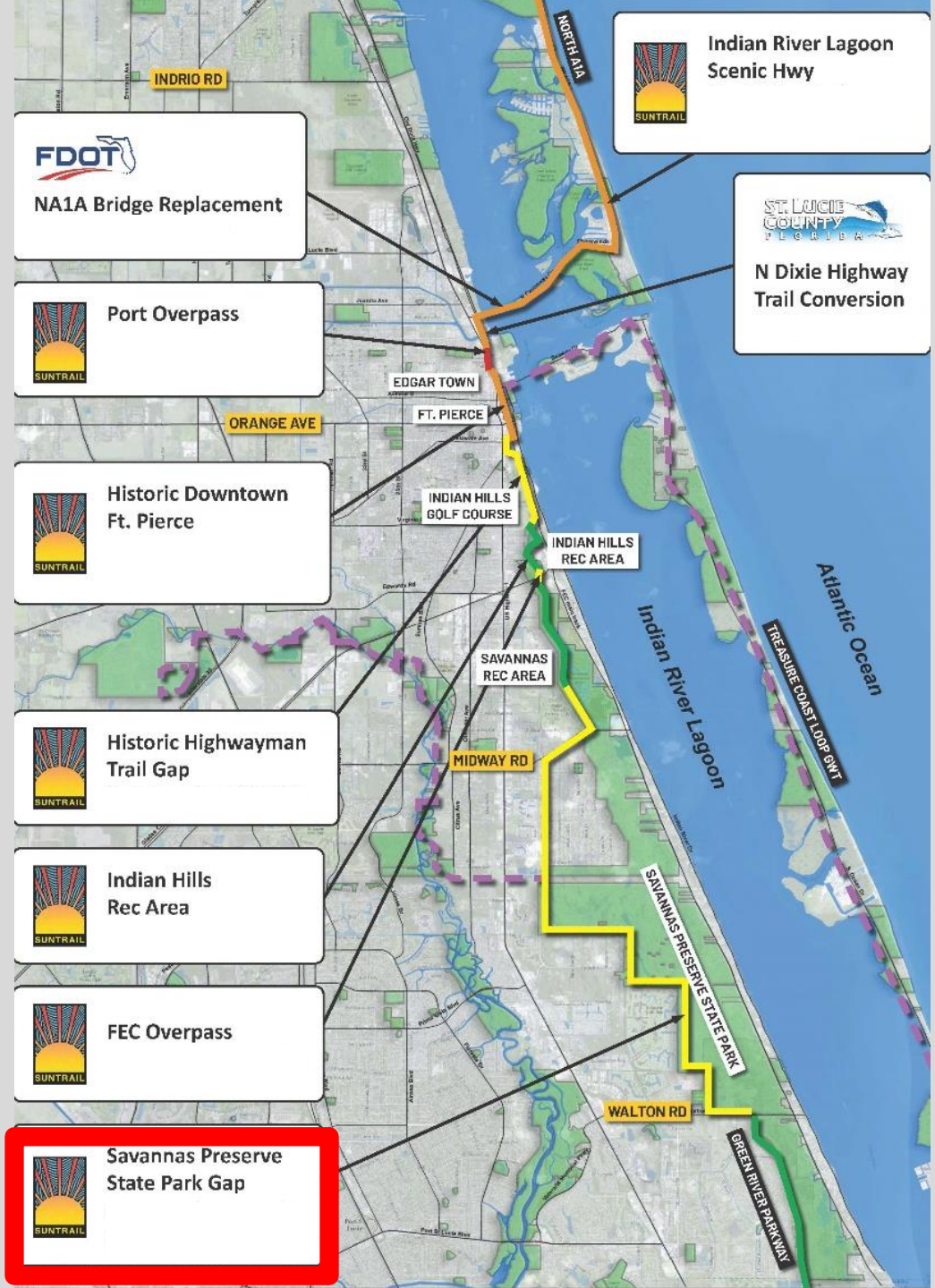
Indian River Lagoon Scenic Hwy
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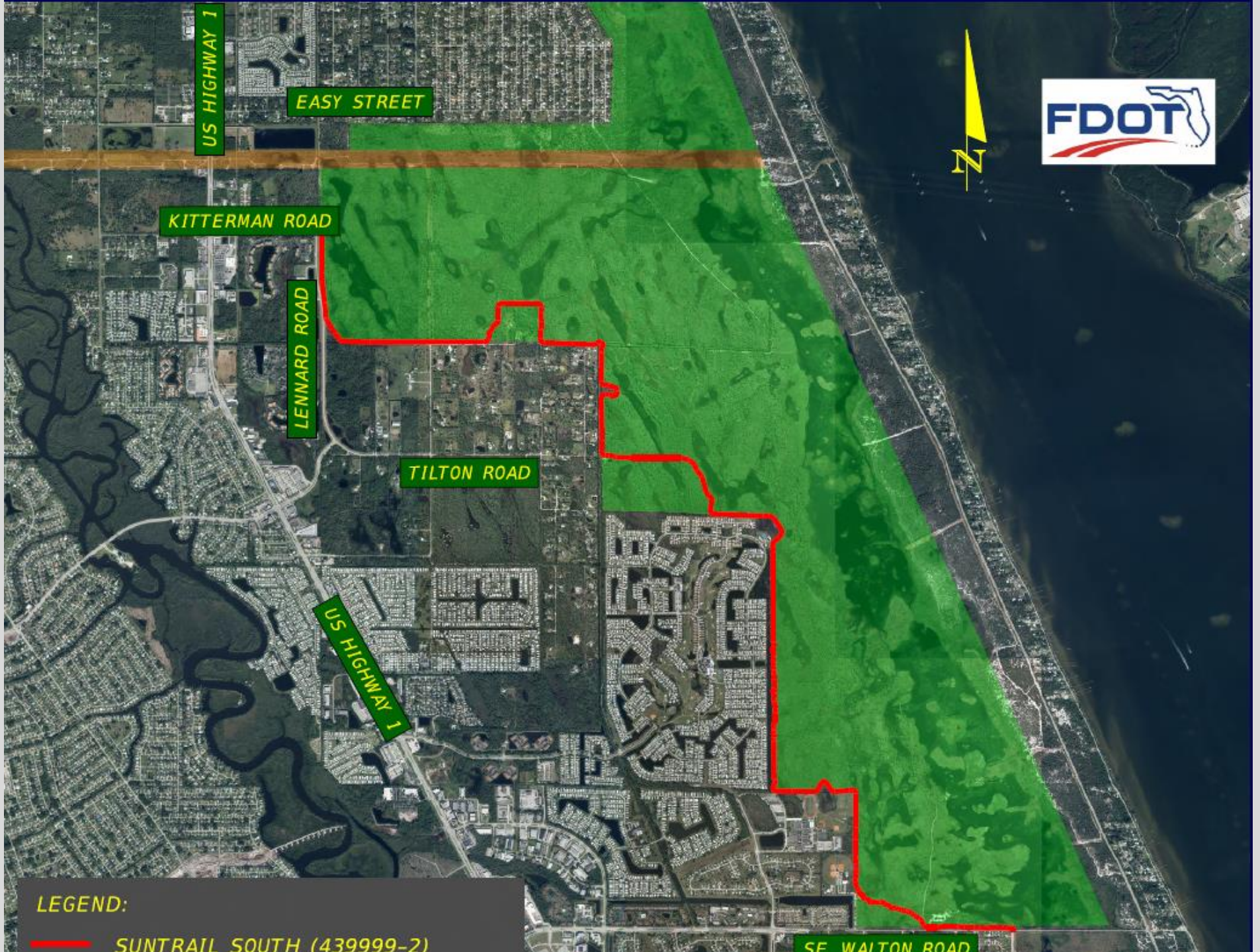
GREEN RIVER PARKWAY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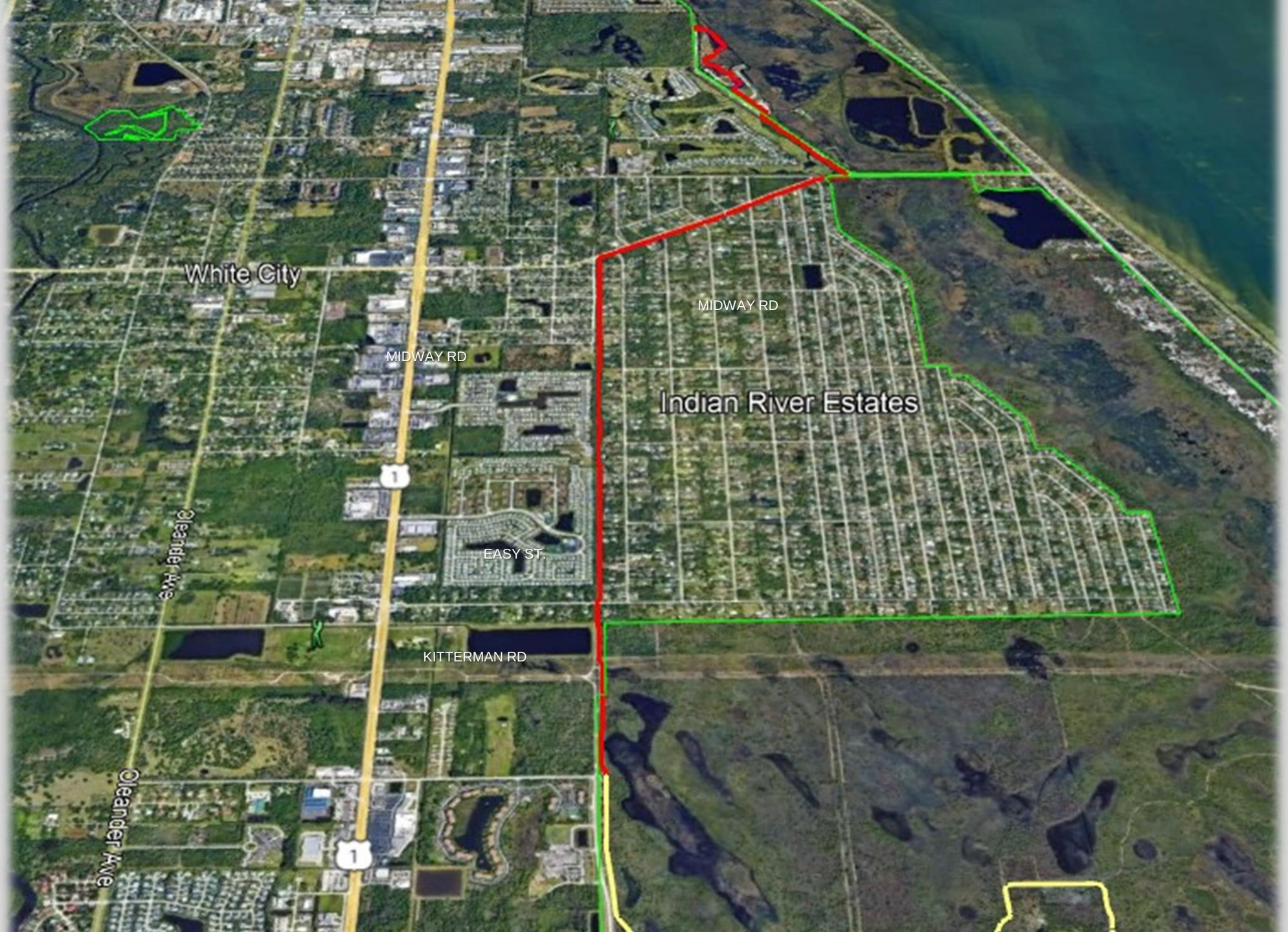
SUNTRAIL SOUTH (439999-2)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Aug 8, 2024 at 1:24:56 PM
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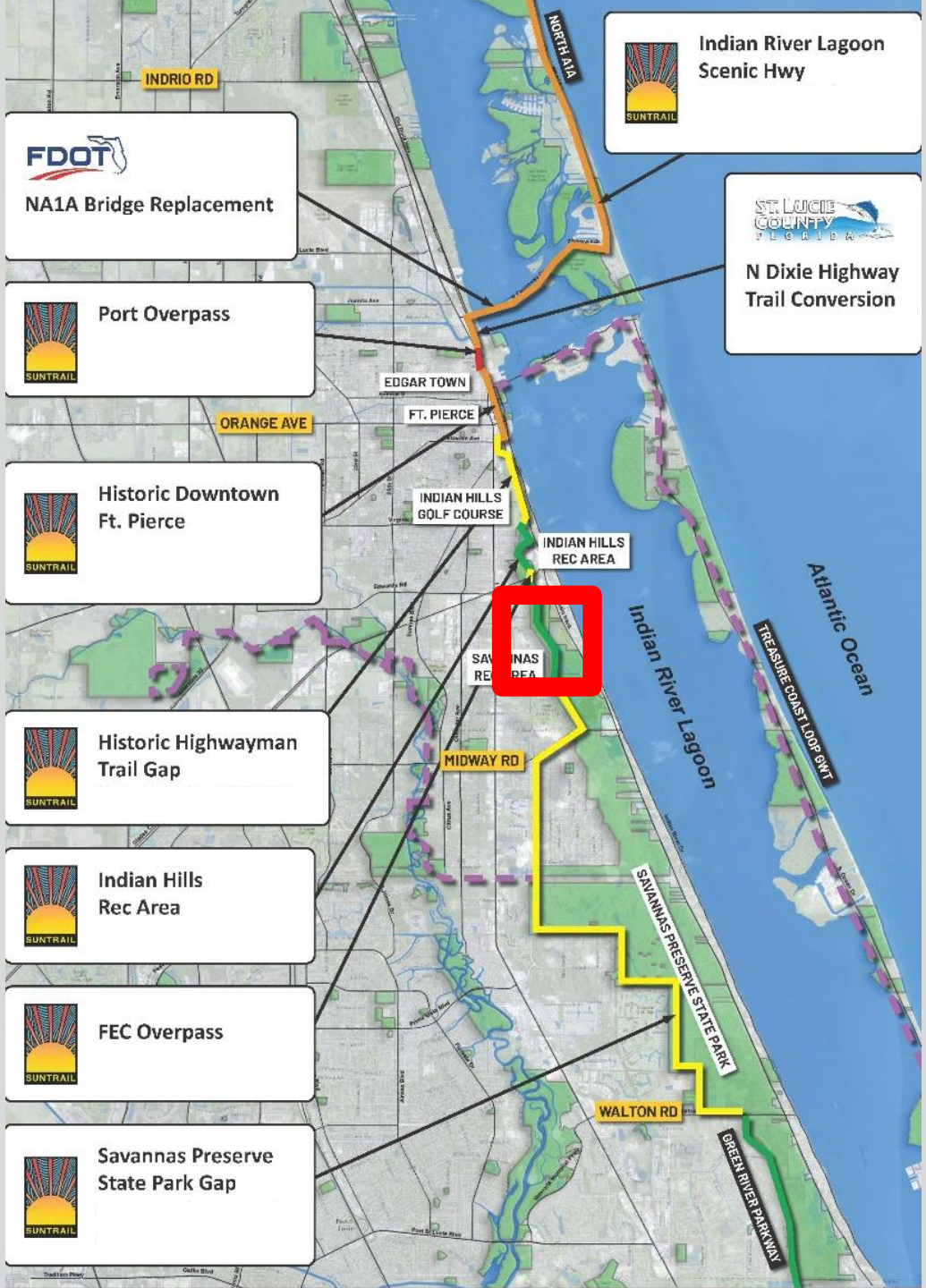
Port Saint Lucie
E4U88
Garmix
Trail S5

+27.324583,-80.284251
Savannas Preserve State Park Trail
Port Saint Lucie FL 34952
United States
Altitude:5.7meter
Speed:8.1km/h
E4U88
Ferierra
Boardwalk #5


FDOT
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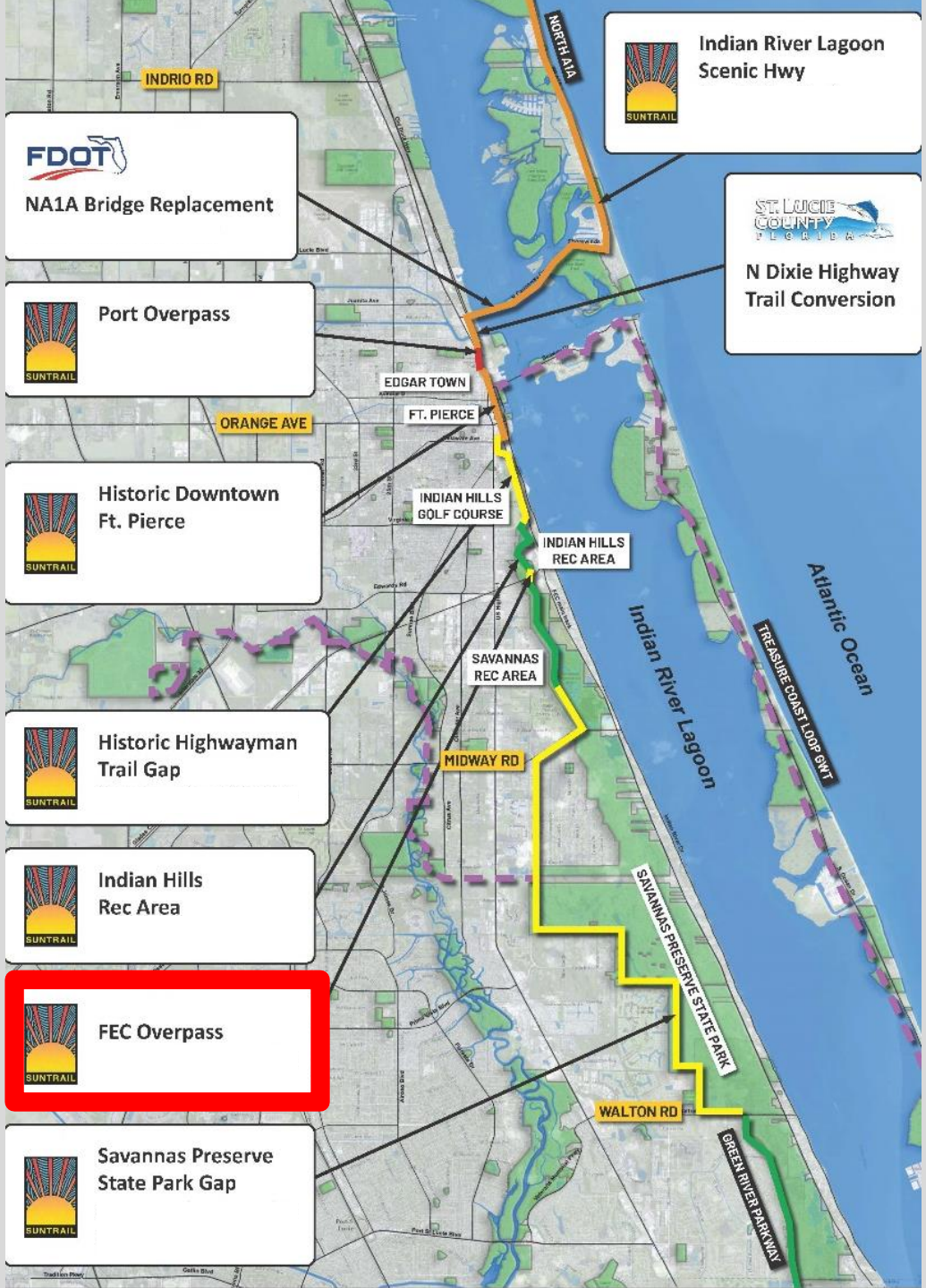
INDIAN HILLS REC AREA
MIDWAY RD
WALTON RD
Indian River Lagoon
Atlantic Ocean
TREASURE COAST LOOP GWT
SAVANNAS PRESERVE STATE PARK
GREEN RIVER PARKWAY


FDOT
NA1A Bridge Replacement
Port Overpass
Historic Downtown Ft. Pierce
Historic Highwayman Trail Gap
Indian Hills Rec Area
FEC Overpass
Savannas Preserve State Park Gap
Indian River Lagoon Scenic Hwy
St. Lucie County Florida
N Dixie Highway Trail Conversion
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EDGAR TOWN
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GREEN RIVER PARKWAY

Savannas Recreation Area
South Trail Dead End
FEC Railroad
North Trail Dead End
Indian Hills Stormwater Park

VIEW FROM
OBSERVATION TOWER
LOOKING SOUTH

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Indian River Lagoon
Atlantic Ocean

South side of **Savannah** Road
View facing north

North side of Savannah Road
View facing north

North side of Indian Hills Recreation Area.
View facing north from bridge

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Minor easement from private landowner required
SUNRISE BLVD
Pinewood Park
Hayes Road Park
HAYES RD
PINEWOOD DR
PARKWAY DR
CHIPOLA RD
3RD ST
OHIO AVE
FEDERAL HWY/US 1
Old Fort Historical Site
FEC MAIN TRACK
S INDIAN RIVER DR
Indian Hills Golf Course
Legend
10-14' multiuse path
SOUTHERN AVE
TENNESSEE AVE
GOLFVIEW CT
HILLS CT
Minor easement from FEC RR required
INDIAN HILLS DR
Indian Hills

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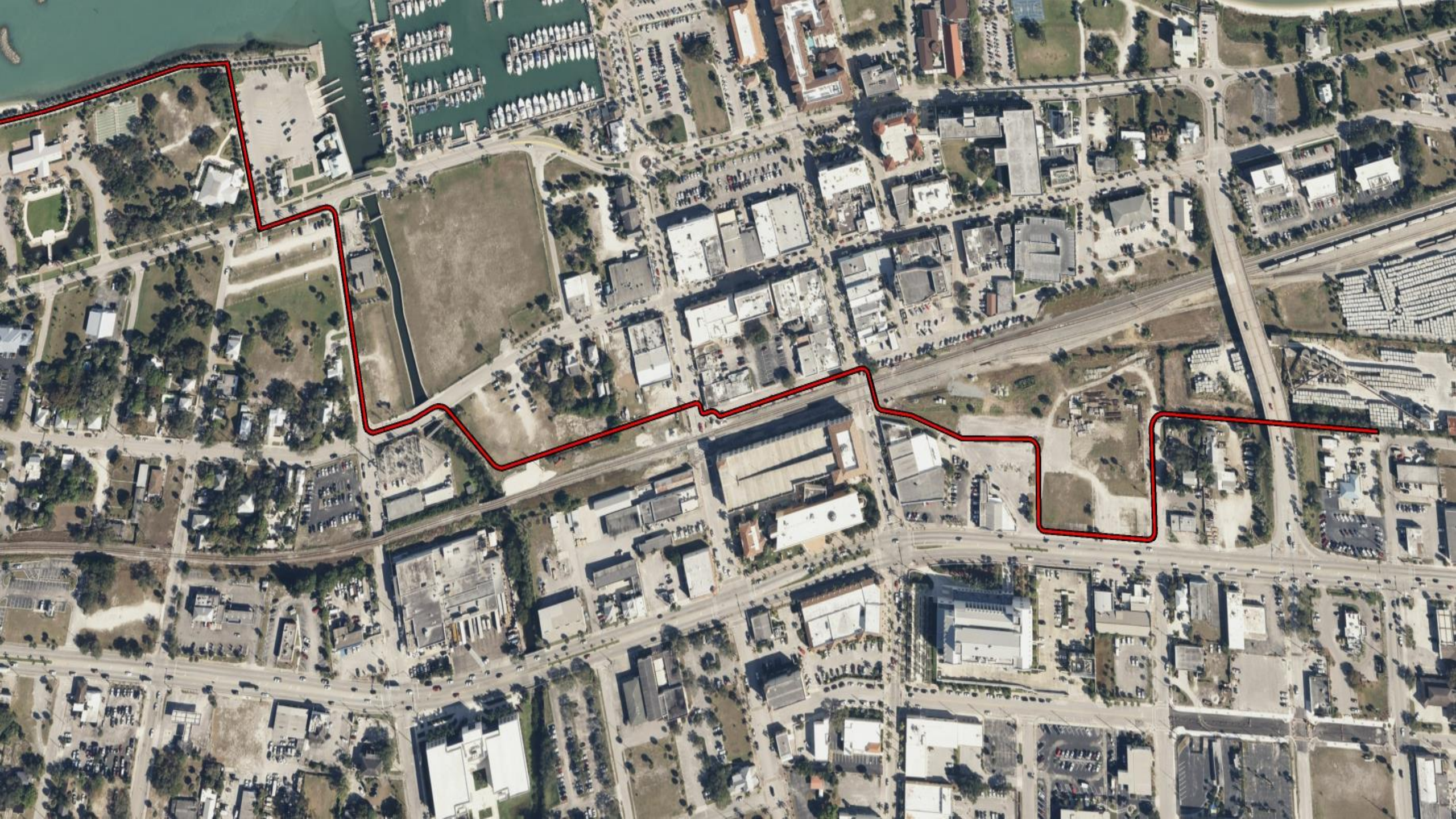

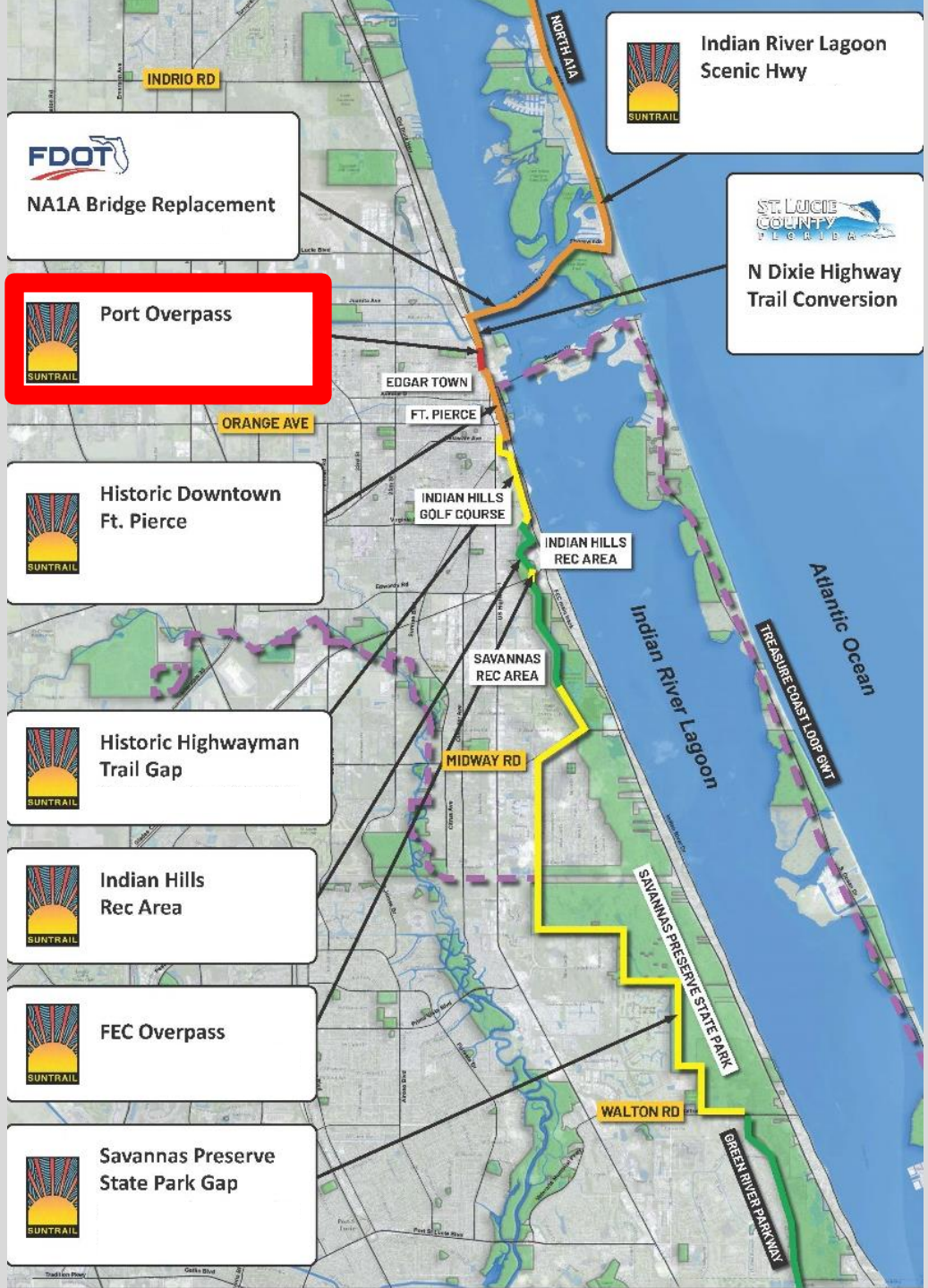
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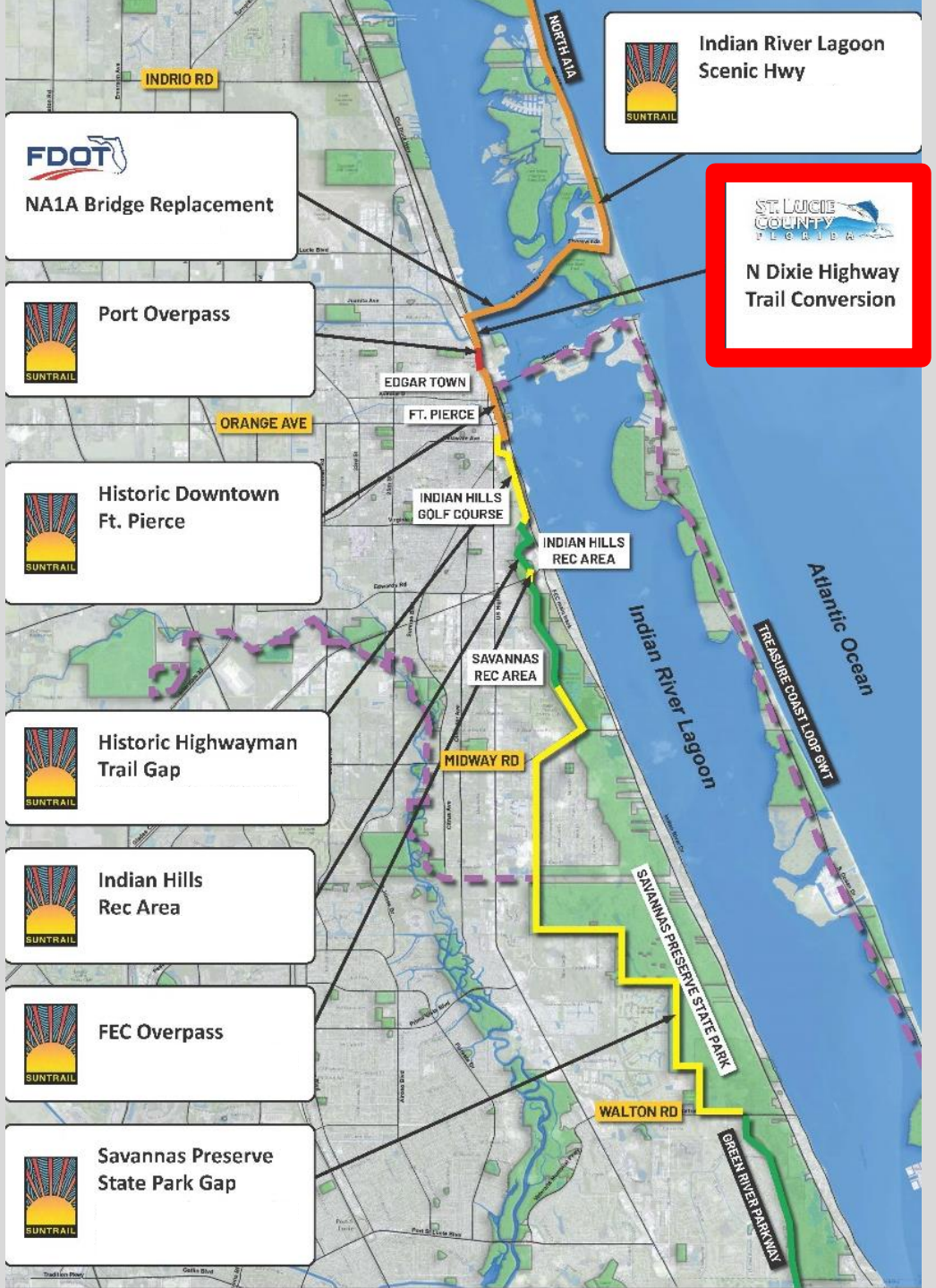
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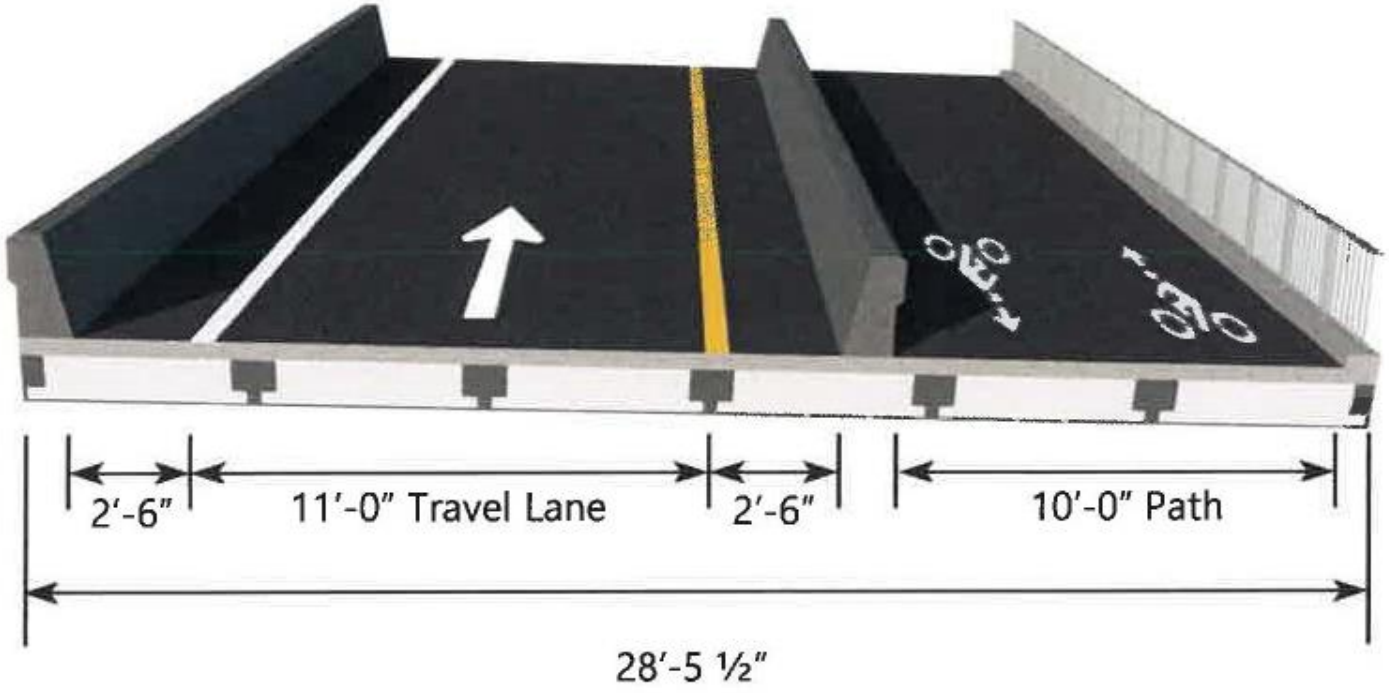
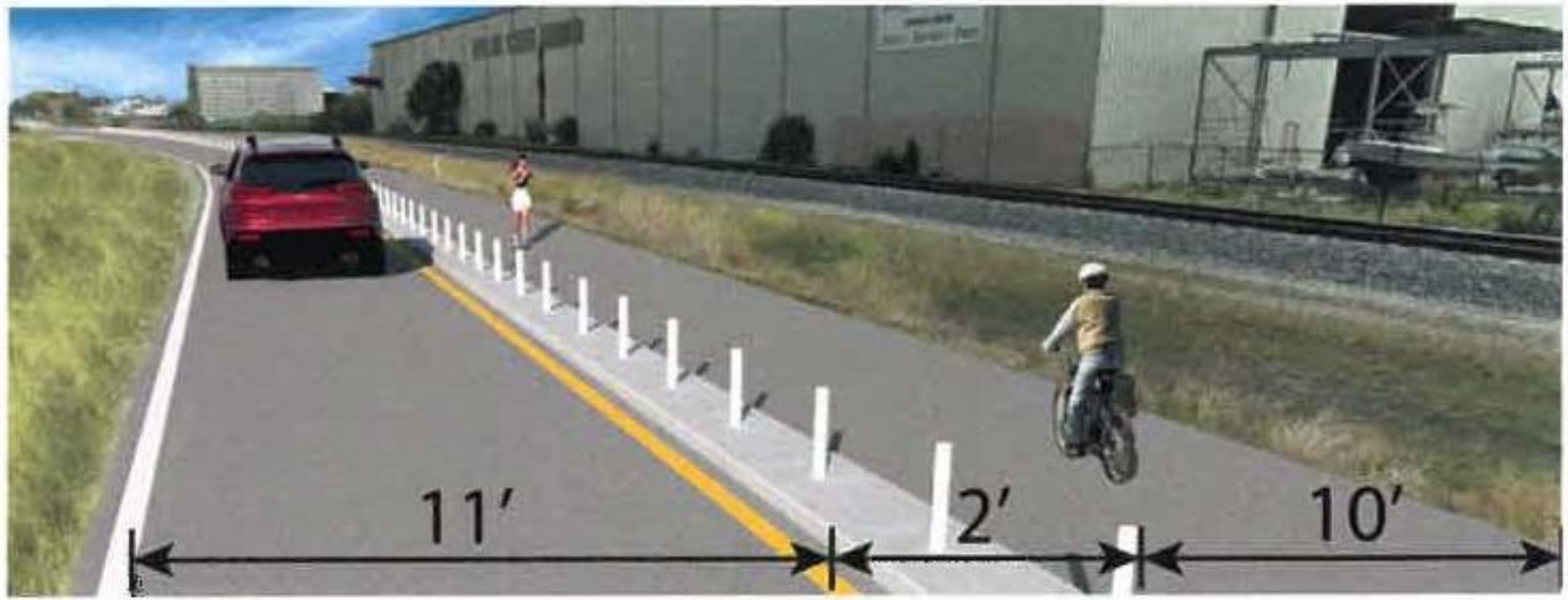
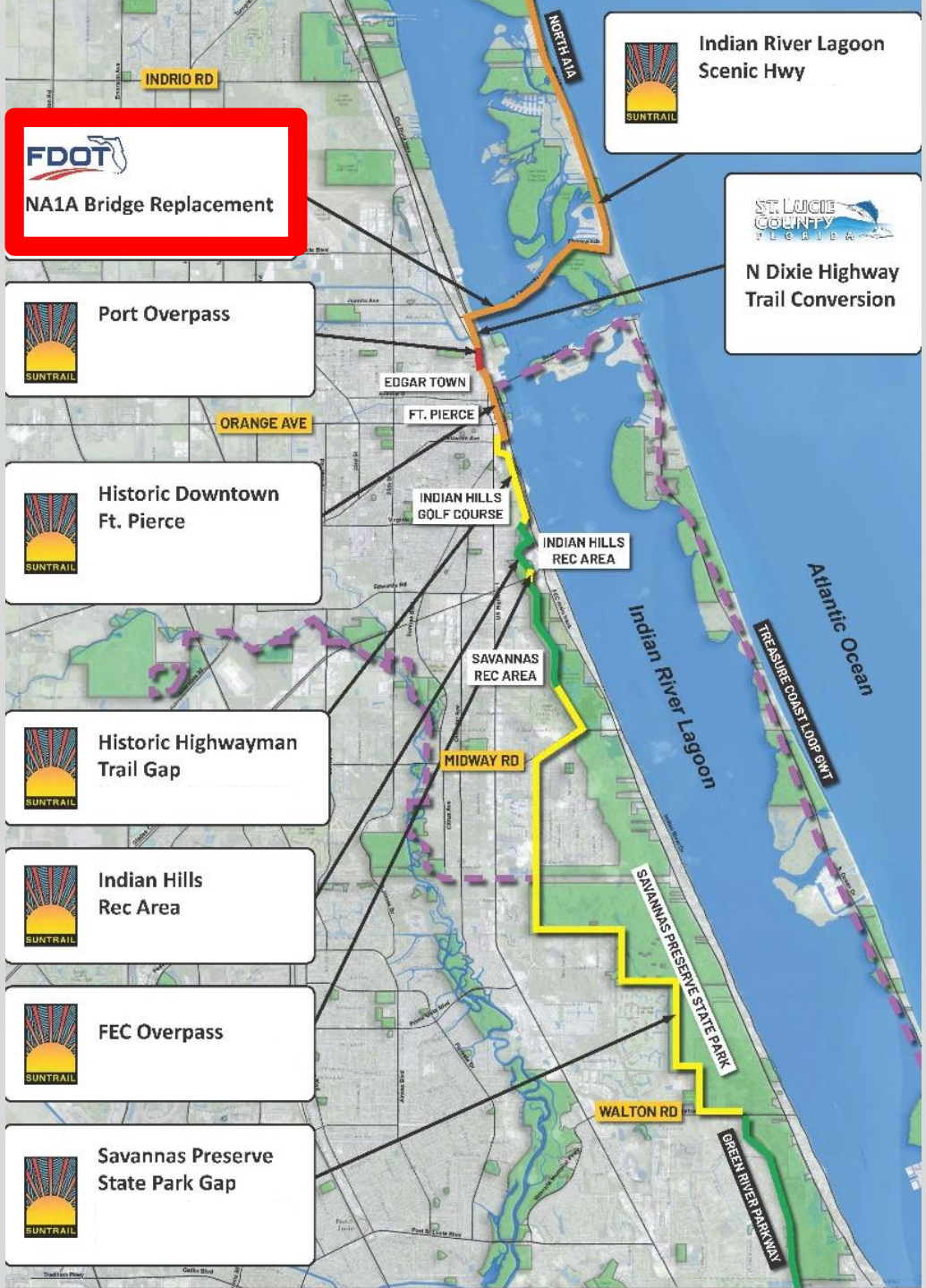

2'-6"
11'-0" Travel Lane
2'-6"
10'-0" Path
28'-5 ½"


11'
2'
10'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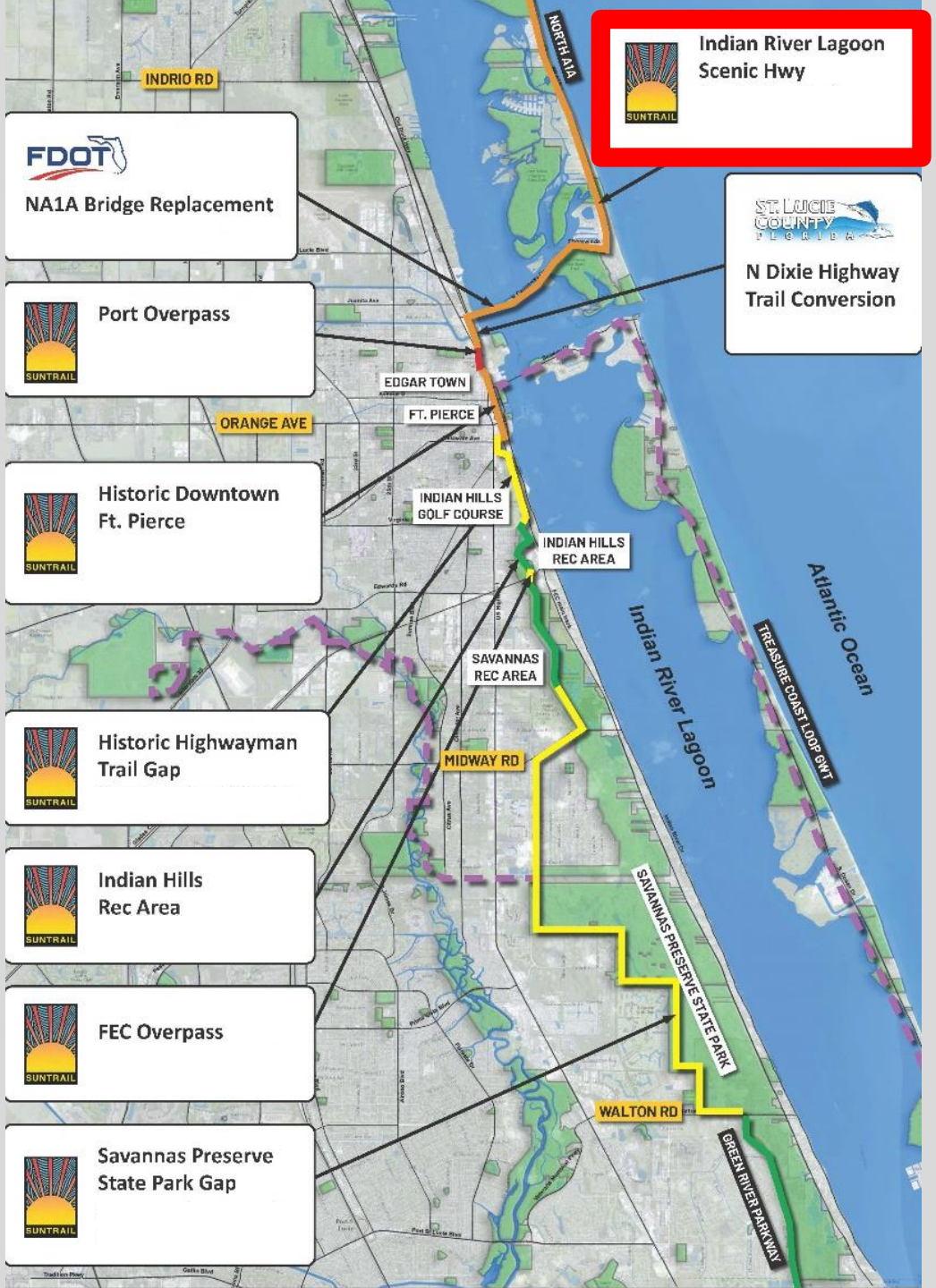
Atlantic Ocean

Indian River
Lagoon
SR A1A Bridge
Observation Deck
Drainage Pond
Observation Deck Path
East Coast
Greenway
Ramp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NORTH
ECG

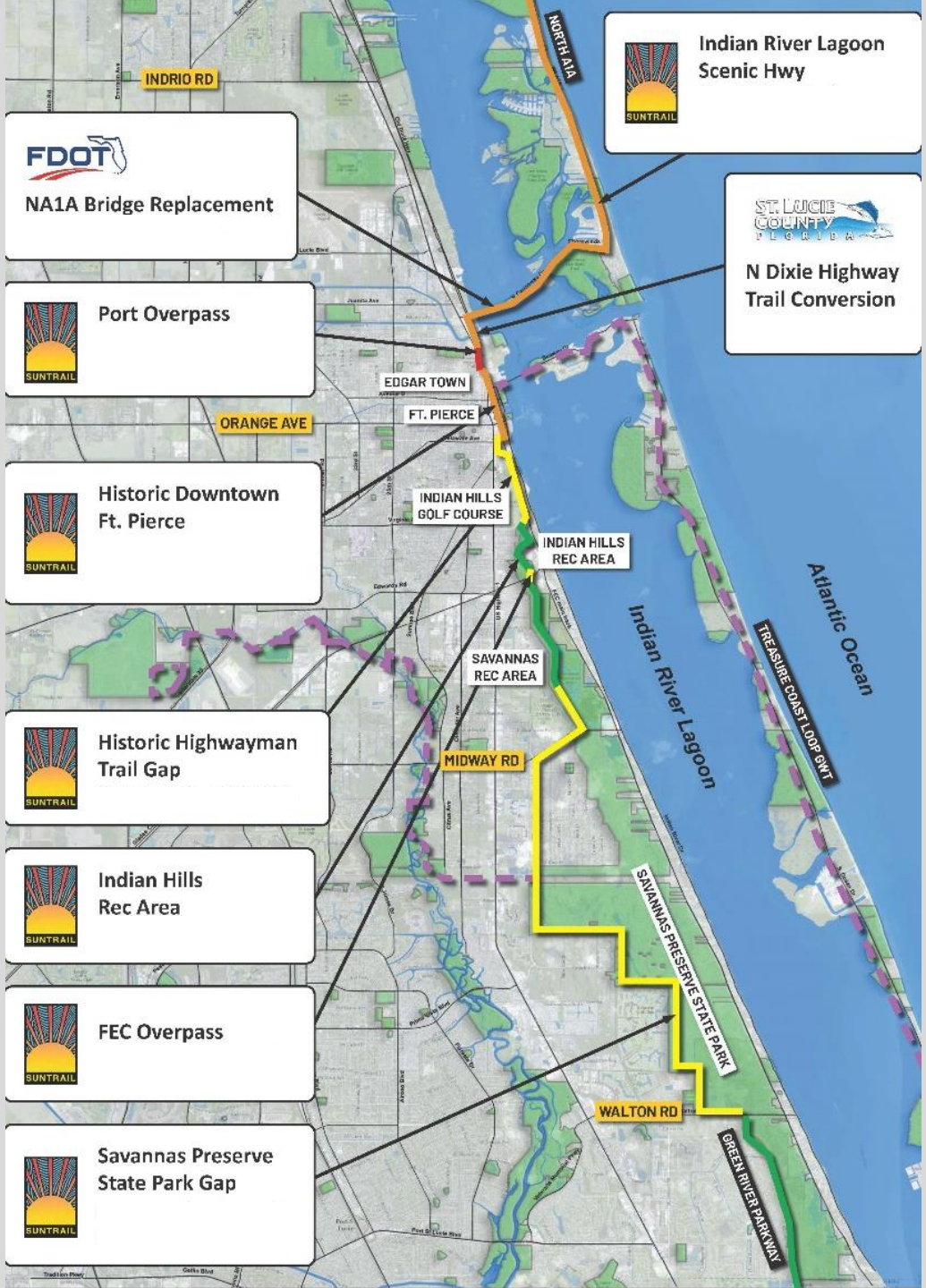
SOUTH
ECG
National Navy SEAL Museum

NORTH
ECG

NORTH
ECG

SOUTH
ECG

End Project
Ocean Estates Ct
Old Dixie Hwy
Indian River
Breakers Landing
Queens Rd
A1A
Regal Rd
Atlantic Ocean
Shore winds Dr
Begin Project
0 2,000 Feet
LEGEND
Alternative 4 - Hybrid Alignment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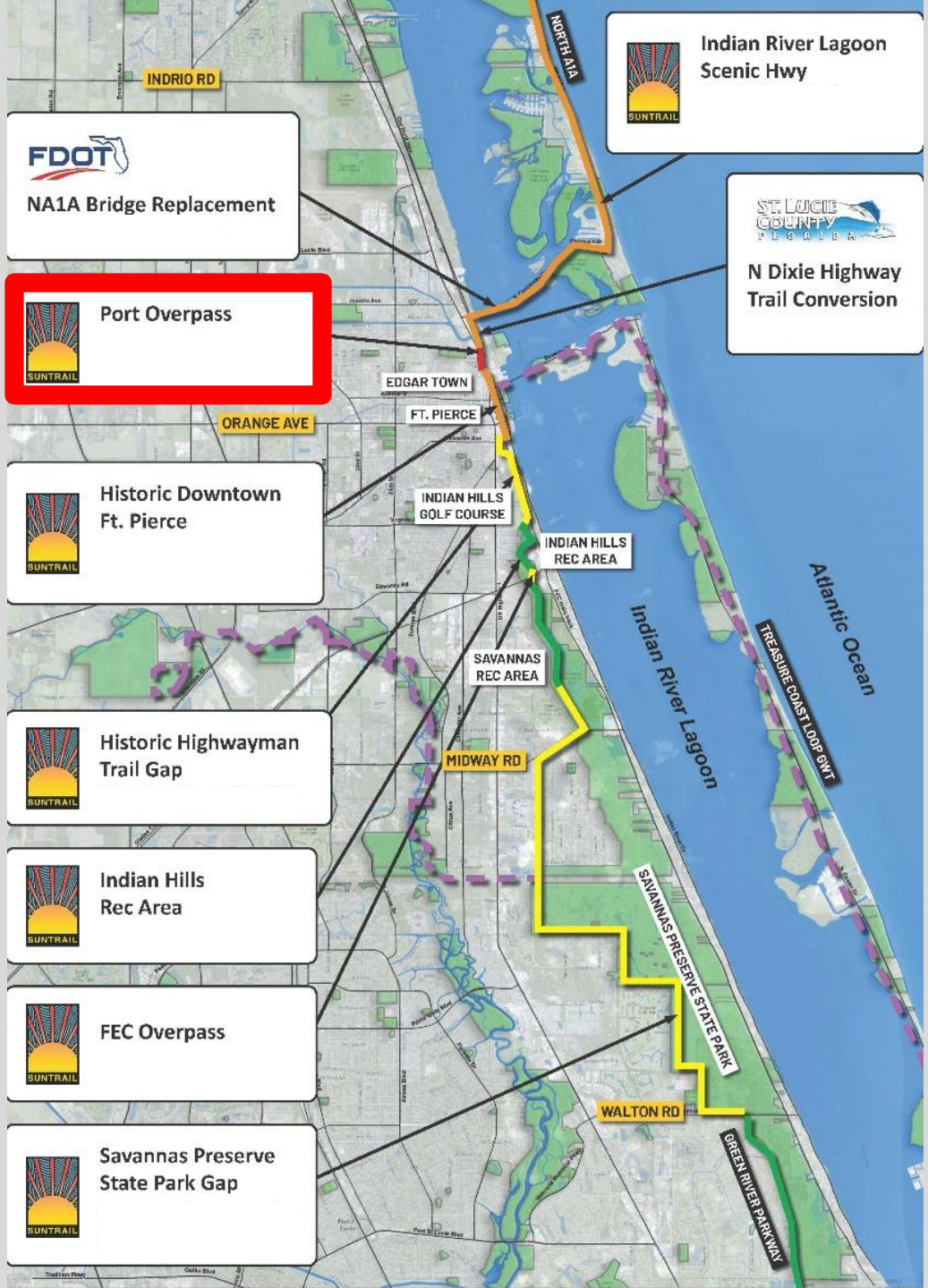
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SUNTRAIL

St. Lucie Transportation Planning Organization

Florida Shared Use Network (SUN) Trail Port of Fort Pierce Connector

Feasibility Assessment

Prepared By:

Kimley»Horn

September 2024

SUN Trail Design Criteria

Path width
- 10-14 feet

Path surface
- ADA-compliant hard surface pavement

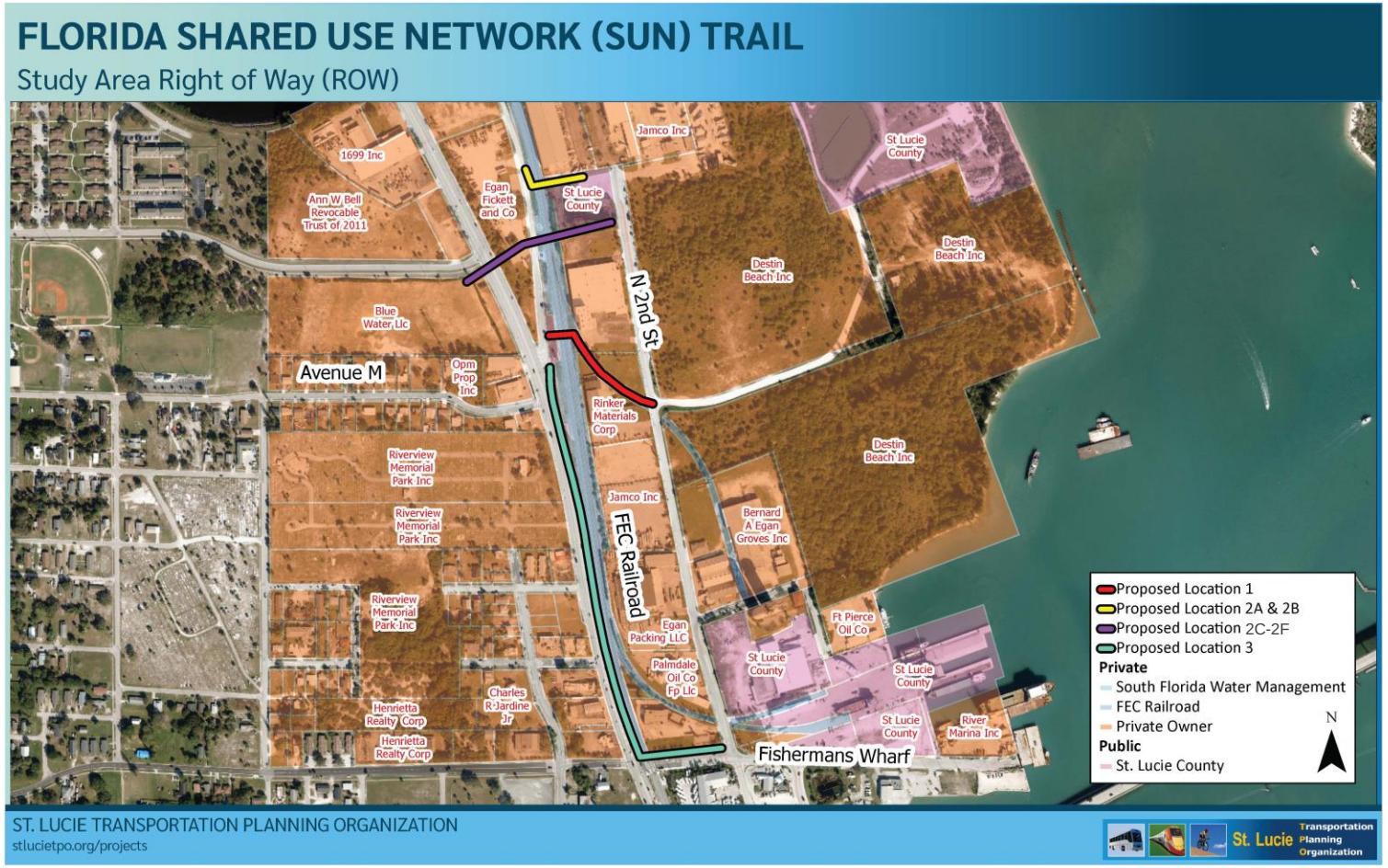
Vertical clearance
- 10 feet minimum
- 12 feet preferred

Horizontal clearance
- 4 feet from edge of pavement

Grades
- Up to 5% running slope
- Short distances of steeper grades may be provided when necessary

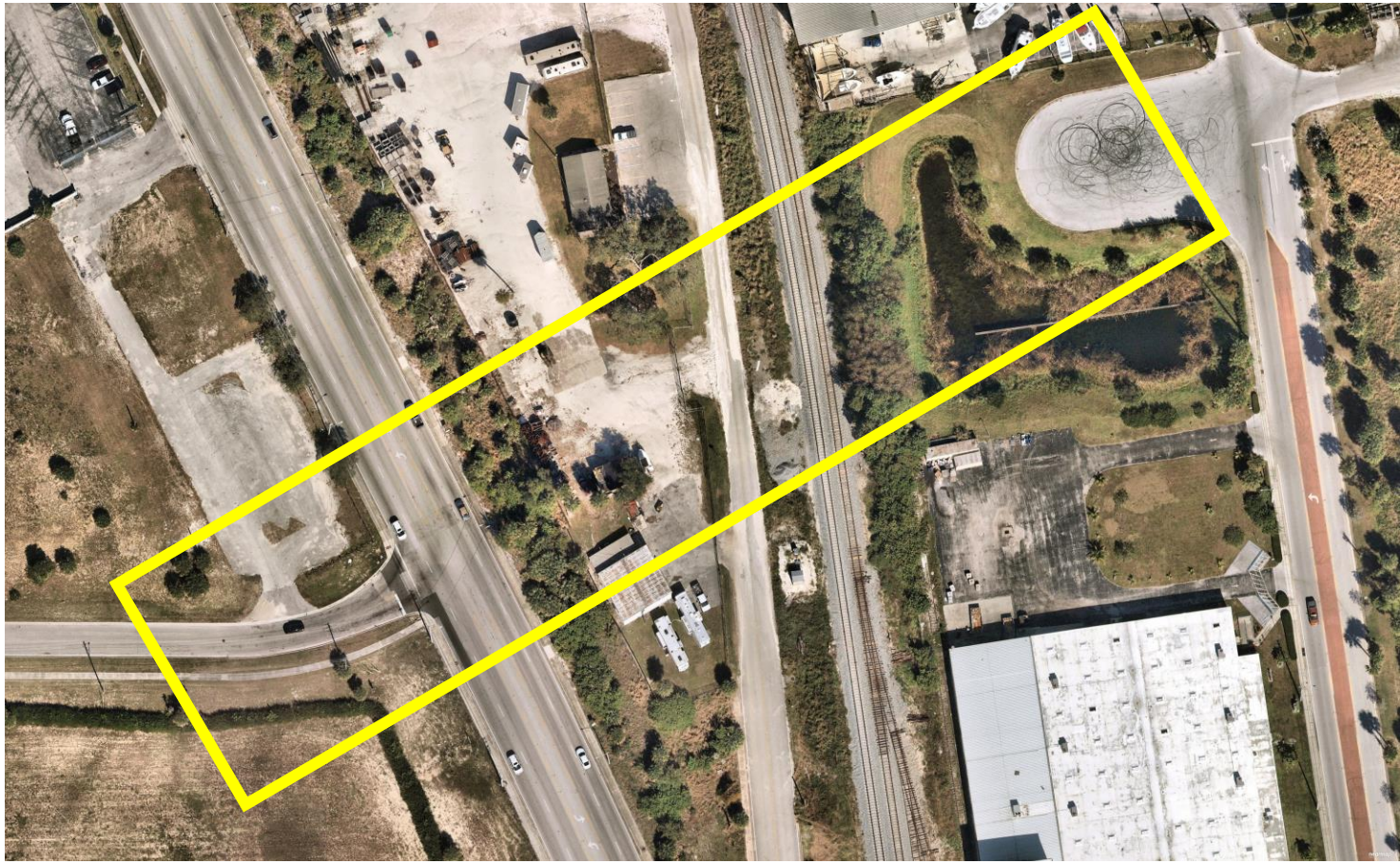
Potential Connector Locations

- Rail spur
- Truck turnaround
- Fisherman's Wharf to US-1



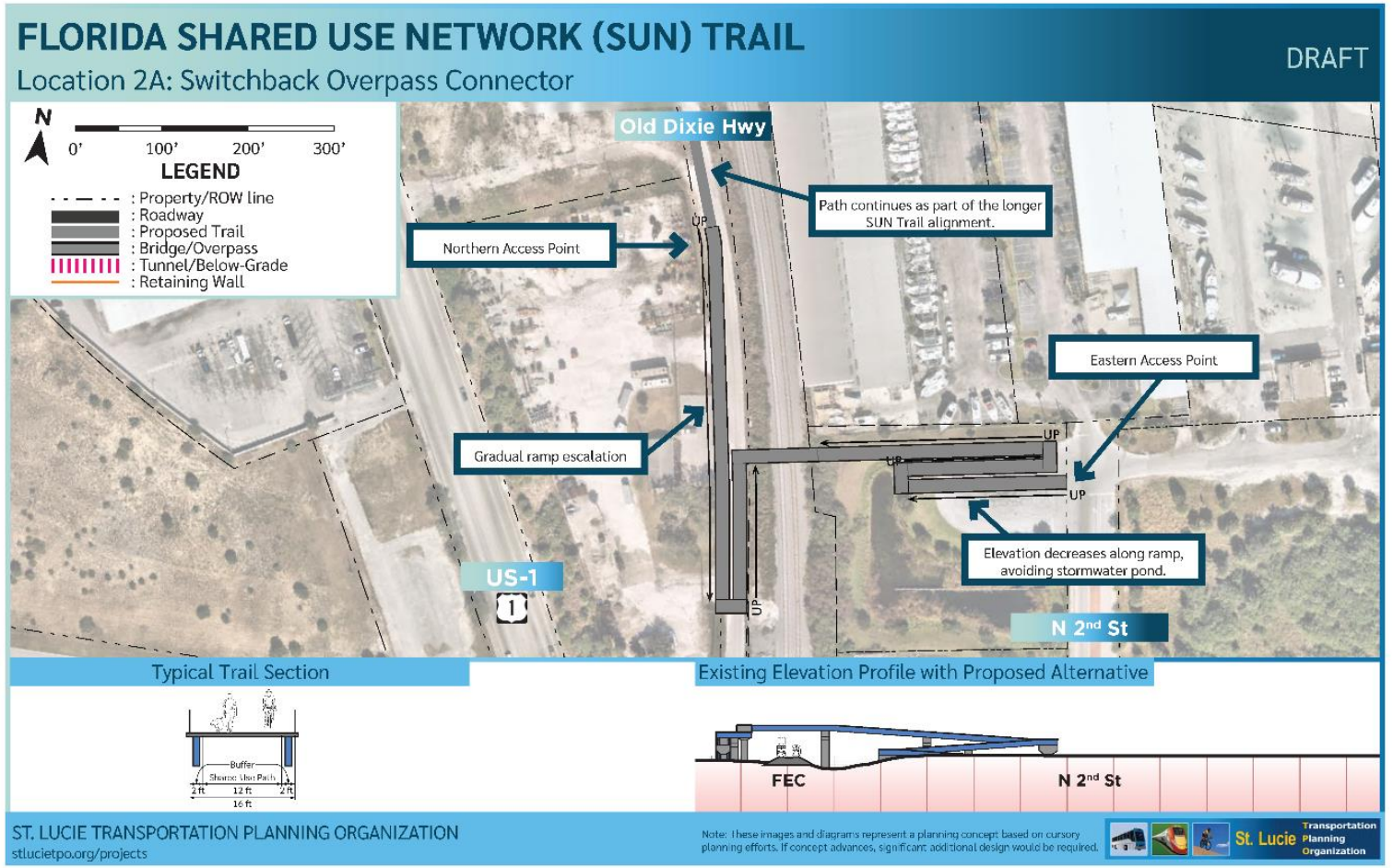
Truck Turnaround / Retention Pond Alt.

- Primary focus for alternatives analysis
  - General location for alternatives 2A-2F
- Public Ownership of retention pond
- Wedge parcel west of Old Dixie Highway currently privately owned



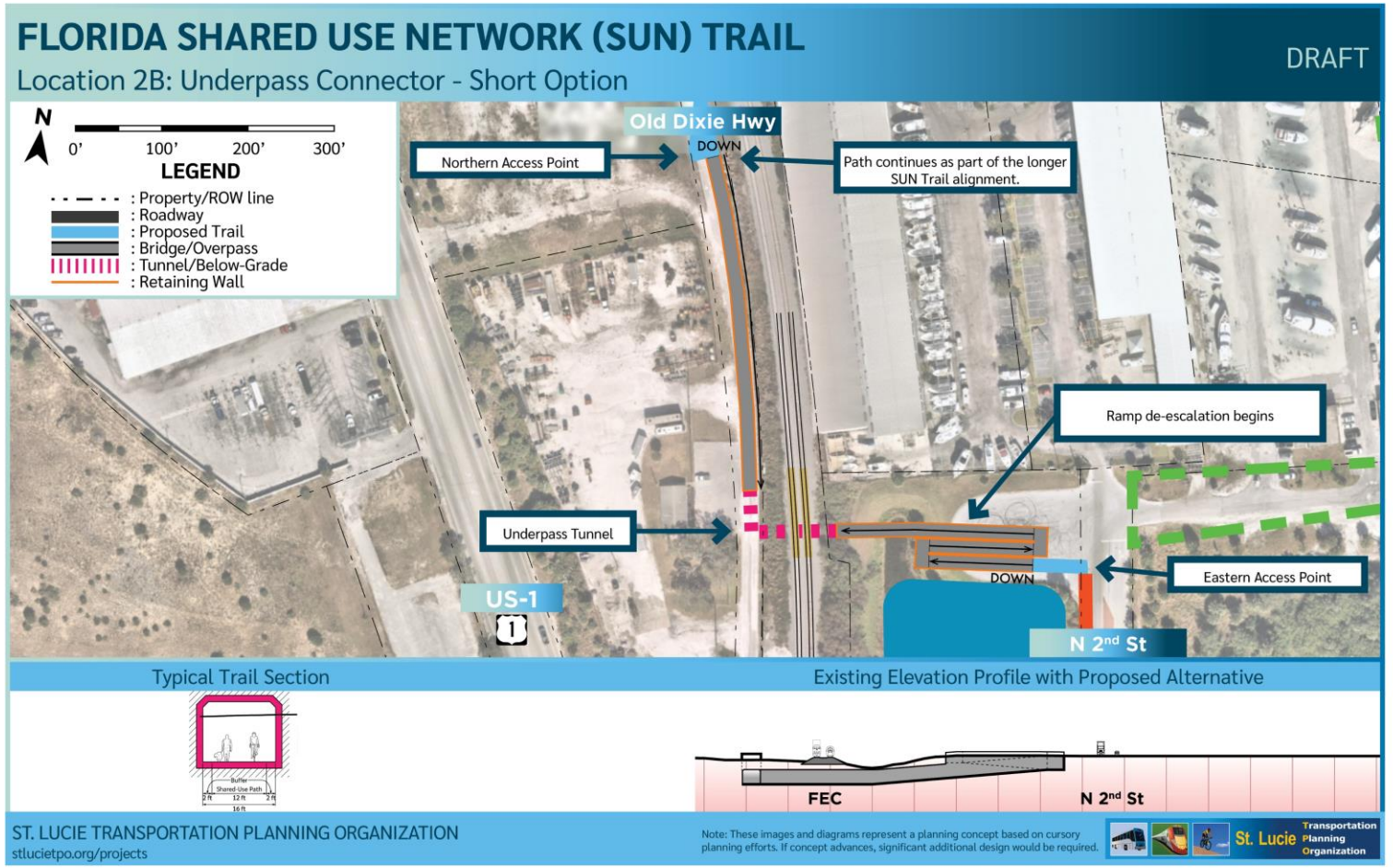
2A – Switchback Overpass Connector

- Elevated trail from N 2nd St to Old Dixie Hwy, over FEC Railway
- Switchbacks necessary to achieve accessible slope standards (max 5%)
- Eastern entrance aligns with envisioned entrance into Harbour Pointe Park



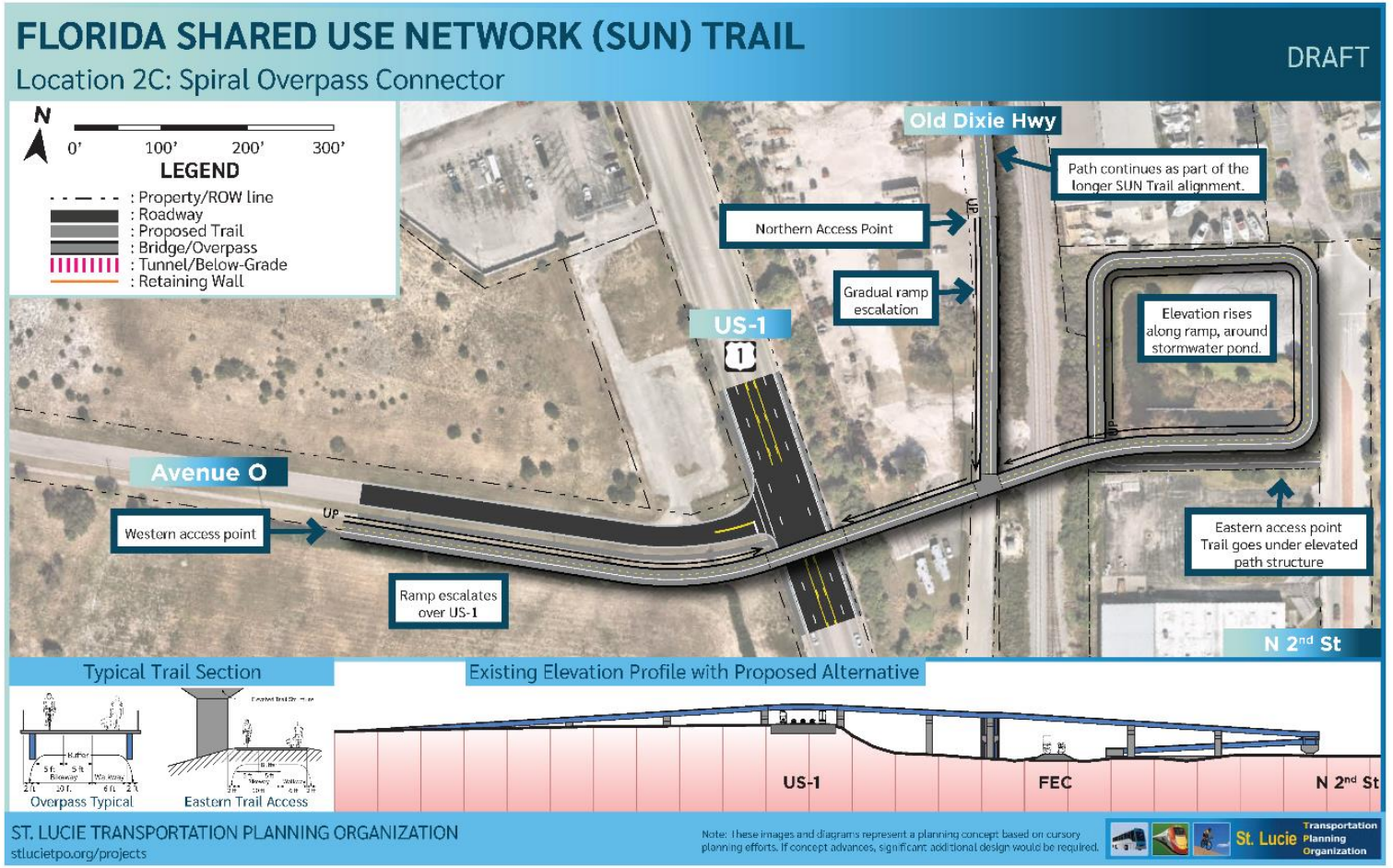
2B – Underpass Connector – Short Option

- Culvert-style underpass that would connect N 2nd St with Old Dixie Highway
  - Connection with planned shared-use path along Old Dixie Highway (also the current SUN Trail alignment)
- De-escalation begins along N 2nd Street to meet accessible slope standards (max 5%)



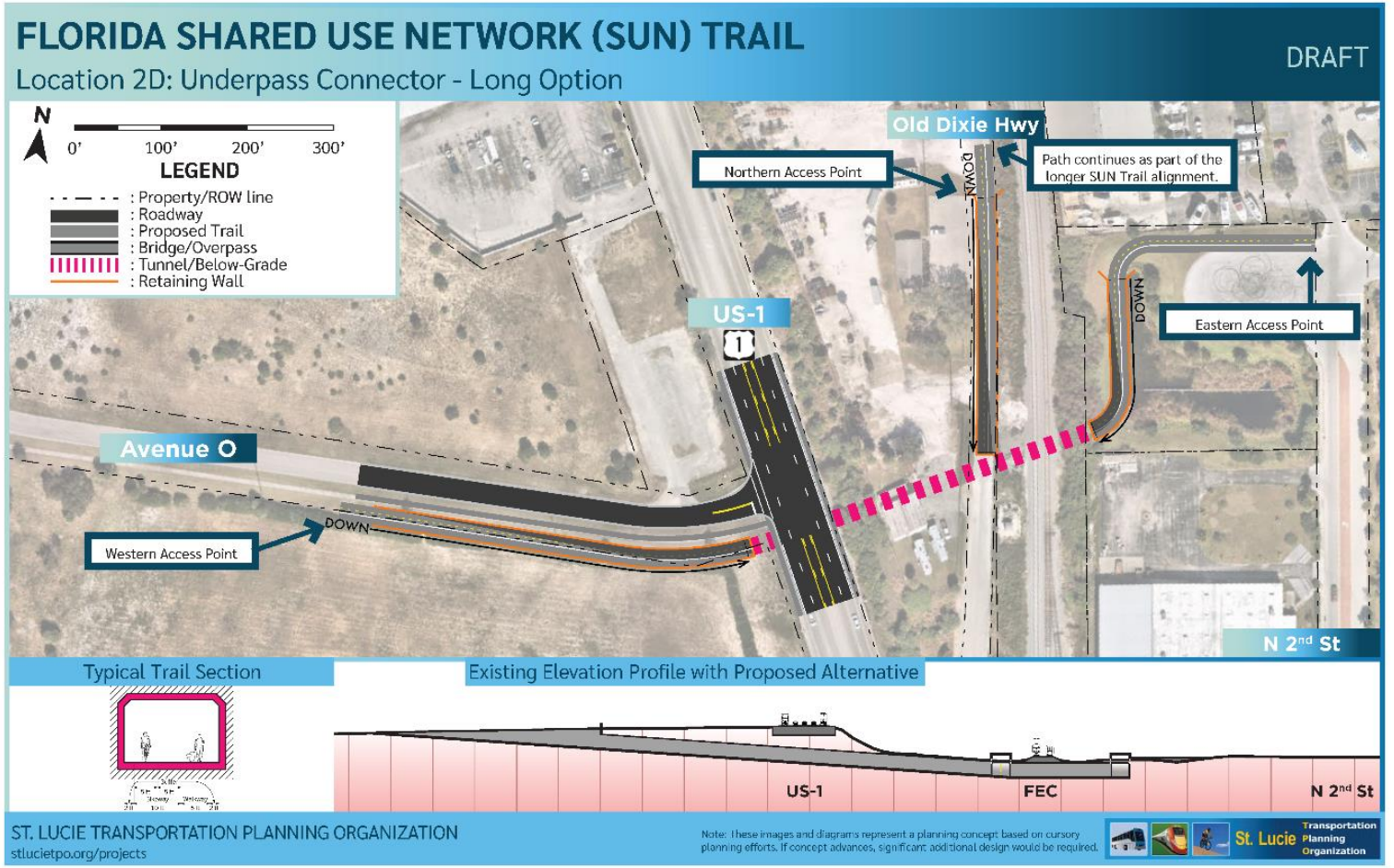
2C – Spiral Overpass Connector

- Connects N 2nd St to Avenue O, utilizing higher land elevation for an overpass
  - Path continues north to connect with existing SUN Trail alignment along Old Dixie Hwy
- Incorporates connectivity to the communities and recreation facilities west of US-1



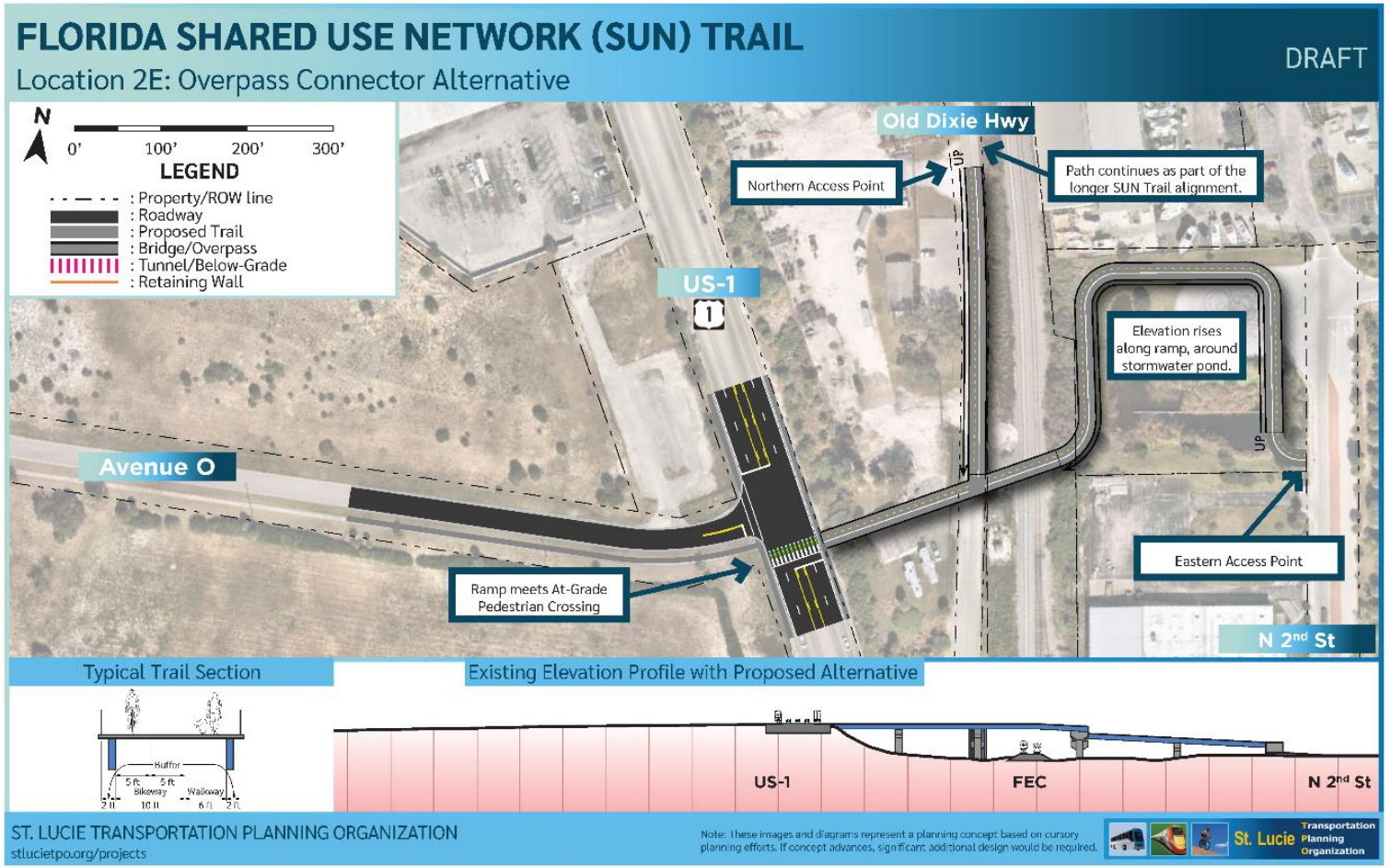
2D – Underpass Connector – Long Option

- Links to communities west of US-1 and connects to existing SUN Trail alignment along Old Dixie Hwy, and east to Harbour Pointe Park
- The elevation difference between US-1 and Old Dixie Highway requires a longer underground path to maintain accessibility



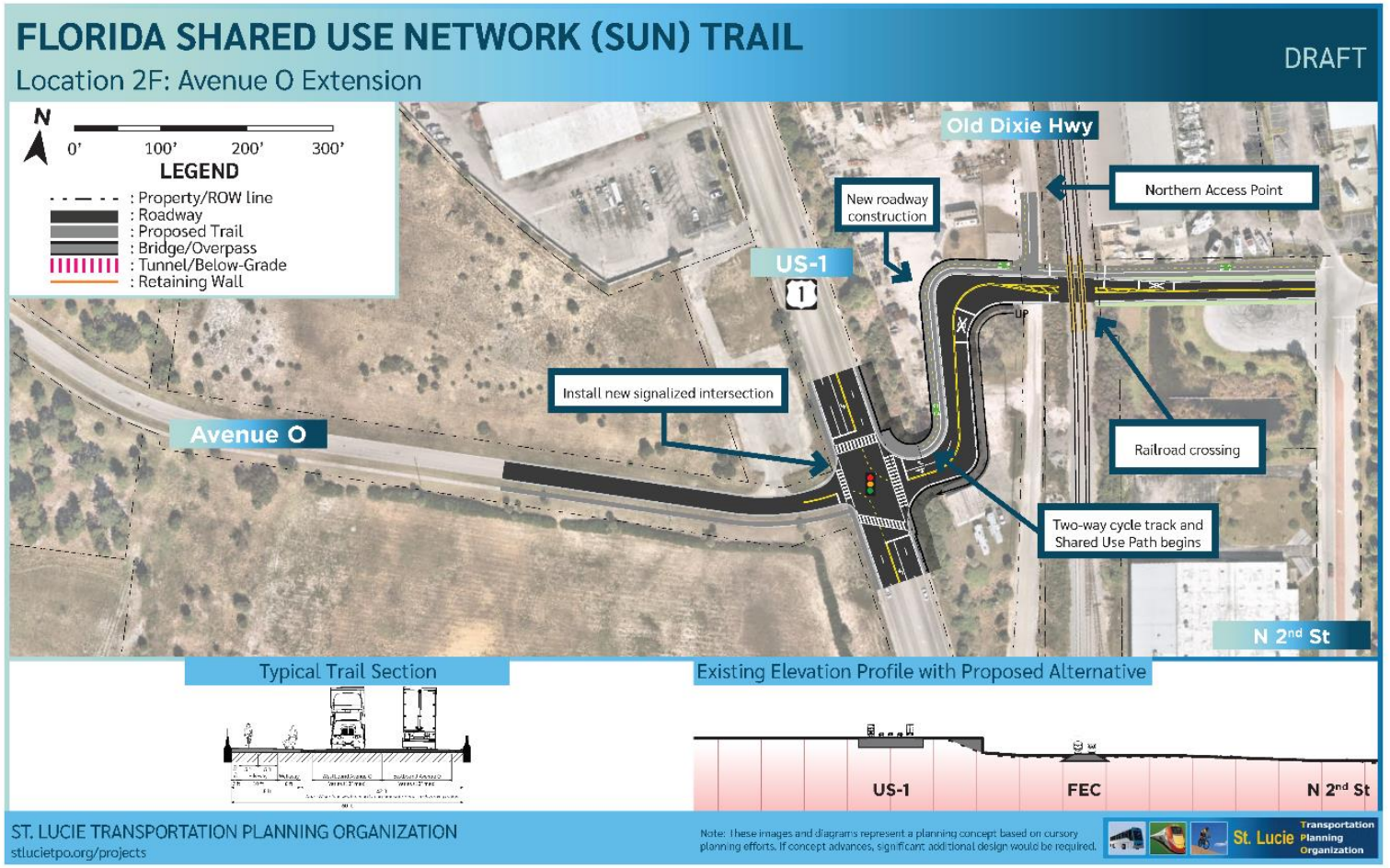
2E – Overpass Connector

- Medium-distance overpass concept that uses gradually sloped ramps to connect N 2nd St to US-1.
- Path features a more direct elevation to reach the minimum necessary vertical clearance over the FEC Railway
- Path meets US-1 at-grade and will include signalization at this intersection.
- 2E is approx. 550 feet shorter than 2C.



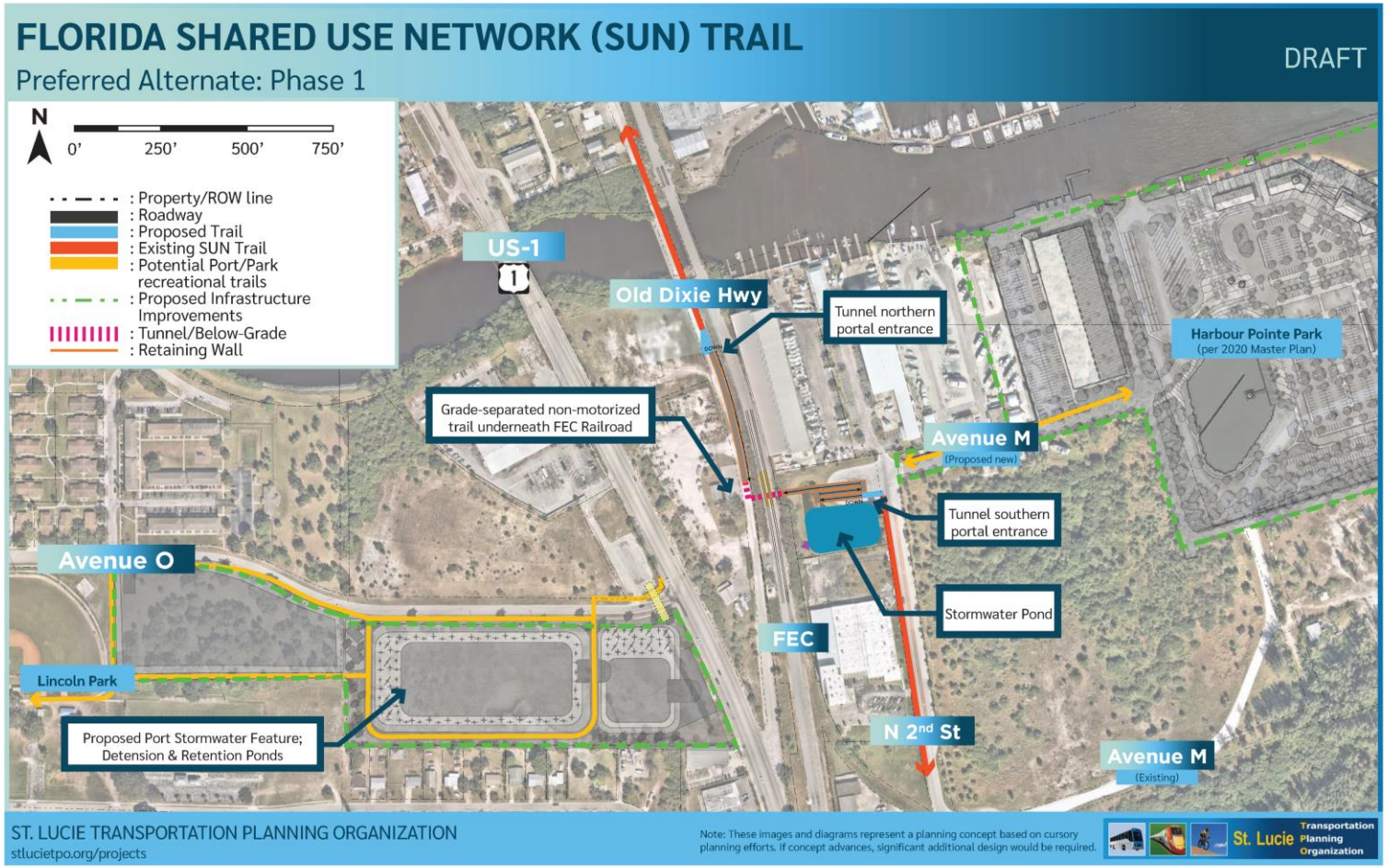
Additional Opportunity 2F – Avenue O Extension

- Extends the existing Avenue O roadway eastward, crossing the FEC Railway at-grade, and connecting to the existing N 2nd St roadway
- Includes an off-road 2-way cycle track/shared-use path running parallel to the Avenue O extension
- Provides bike/ped and vehicle access from Lincoln Park area to regional port destination
- **Challenge:** FEC requires 2 rail crossings to be closed for the opening of one new crossing



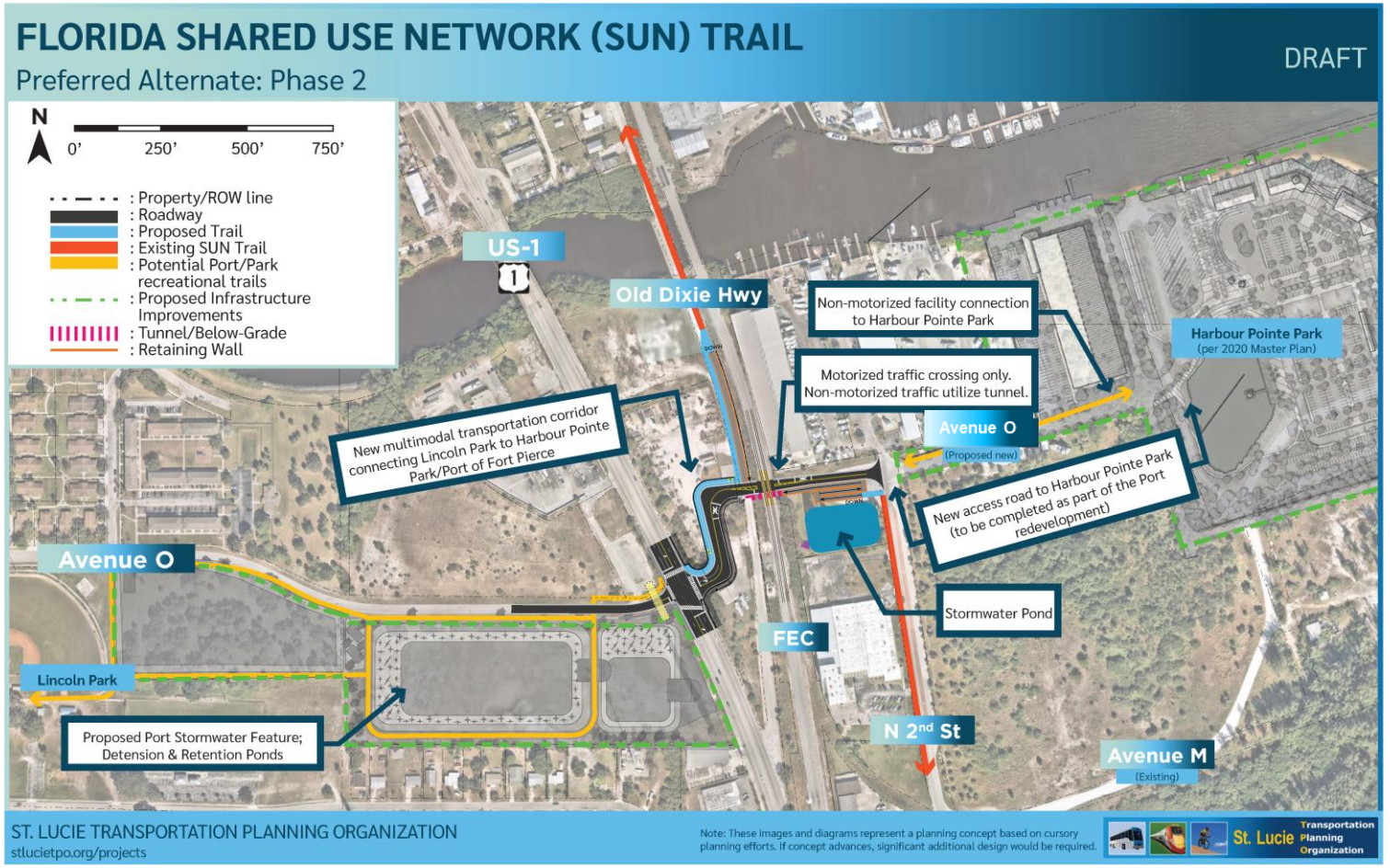
Preferred Alternative

- **Two-phased Implementation approach**
- Phase 1 includes the addition of Alternative 2B Underpass
- Phase 2 involves the addition of Alternative 2F
- Phasing allows for non-motorized grade separated connection under the FEC railroad while the Port to Parks Connector is being developed.



Preferred Alternative (Port to Parks Connector)

- Alternative 2F has slight modifications to accommodate both facilities
- **Benefits:**
  - Meets SUN Trail requirements (grade-separated 10ft. SUP)
  - Inclusion of Avenue O concept provides connectivity to communities west of US-1
  - Roadway extension provides essential road network addition as the port grows



PORT OF FORT PIERCE MASTER PLAN

MASTER PLAN & REINVESTMENT STRATEGY

FINAL / FEBRUARY, 2021

St. Lucie Transportation Planning Organization

Thank You

Prepared By:

Kimley»Horn

City Commission Day Meeting - 9:00 a.m. **8. b.**

Meeting Date: 09/09/2024

Re: Affordable Housing Site Plan - Sound Meadows Apartments - 4000 S. US Highway 1

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Notification of administrative approval of a Site Plan (Development and Design Review) submitted under the 'Live Local' affordable housing Act; the development proposes a two-hundred and ten (210) unit affordable multifamily rental community at 4000 S. US Highway 1, Sound Meadows Apartments.

SUMMARY:

This presentation is for information purposes only.

This item informs the City Commission of an administrative approval of a Site Plan (Development and Design Review) submitted under the 'Live Local' affordable housing Act. The development proposes a two-hundred and ten (210) unit affordable multifamily rental community at 4000 S. US Highway 1. The residential structures will consist of (9) 24-unit buildings and one 18-unit building; totaling about 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, storm water storage areas, buffering and associated infrastructure to support the proposed development.

The site plan comprises approximately 15.87 acres with the majority being used for residential use, retaining approximately 1.58 acres along the front of the property for future commercial development.

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

RECOMMENDATION:

This project has satisfied the requirements of the City Codes and requirements of the 'Live Local' Act.

This presentation is for information purpose only.

ALTERNATIVES:

This presentation is for information purpose only.

RESPONSIBLE STAFF:

Kerry C. Driver - Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report

Staff Presentation
Applicant File
Staff Supporting Documents

Form Review

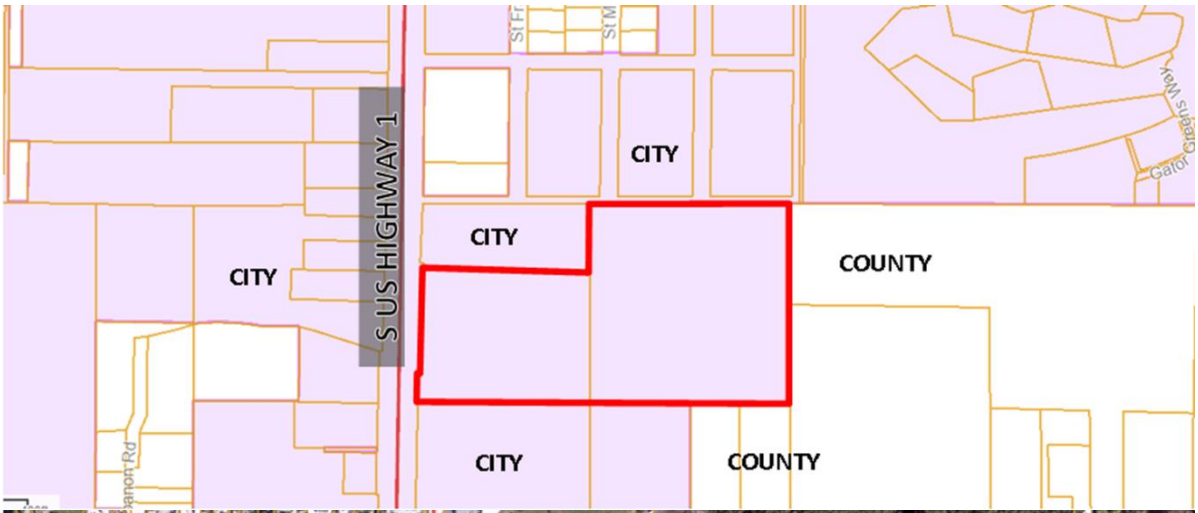
Inbox	Reviewed By	Date
City Manager	Linda Cox	08/26/2024 04:18 PM
Form Started By: Kerry Driver		Started On: 08/13/2024 03:36 PM
Final Approval Date: 08/26/2024		

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Linda Cox, Acting City Manager
THROUGH:	Kevin Freeman, Planning Director
FROM:	Kerry C. Driver, Planner
RE:	**Sound Meadows Affordable Housing Site Plan** **4000 S. US Highway 1**
BOARD DATE:	September 9, 2024

STAFF REPORT

Owner:	SP Sound LLC 5403 W. Gray St. Tampa, FL 33609
Applicant:	Brain Nolan, AICP 701 SE Ocean Blvd. Stuart, FL 34994
Applicant's Request:	Site Plan: Affordable Housing
Location(s):	4000 S. US Highway 1
Parcel ID:	2434-801-0005-010-6 2434-801-0004-000-6
Future Land Use:	General Commercial (GC)
Current Zoning:	C-3, General Commercial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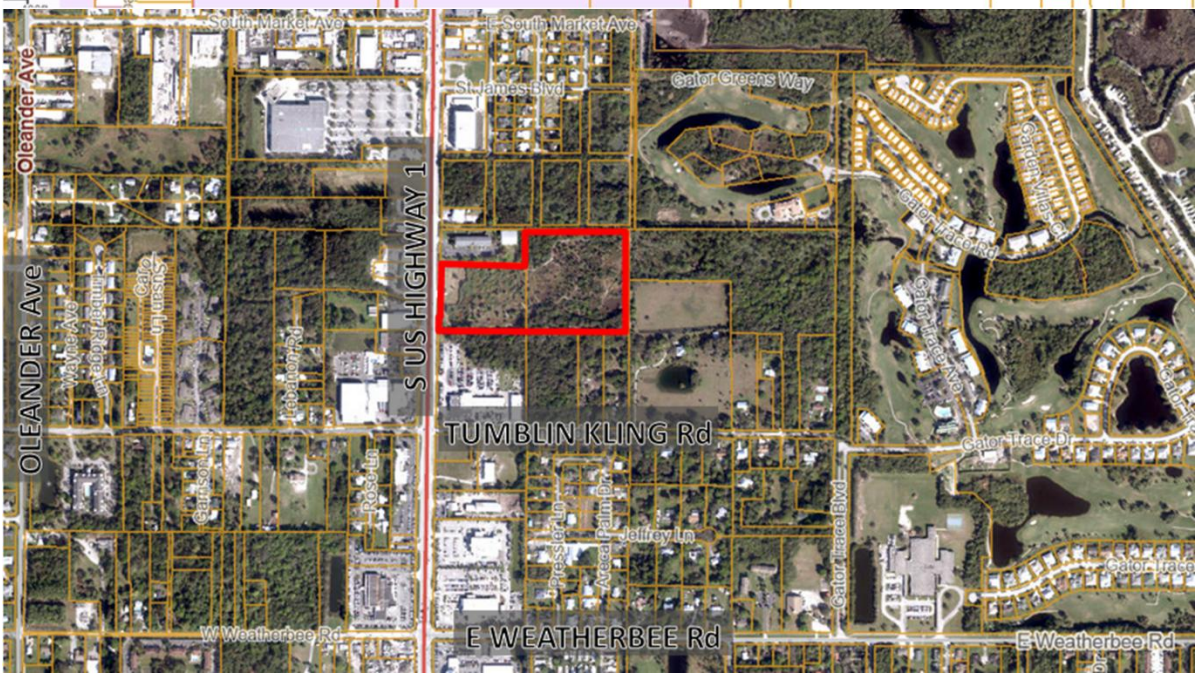

South Market Ave
Oleander Ave
S US HIGHWAY 1
OLEANDER Ave
TUMBLIN KLING Rd
E WEATHERBEE Rd
W Weatherbee Rd
E Weatherbee Rd
St James Blvd
Gator Greens Way
Gator Trace Dr
Gator Trace Blvd
Jeffrey Ln

Surrounding FLU:

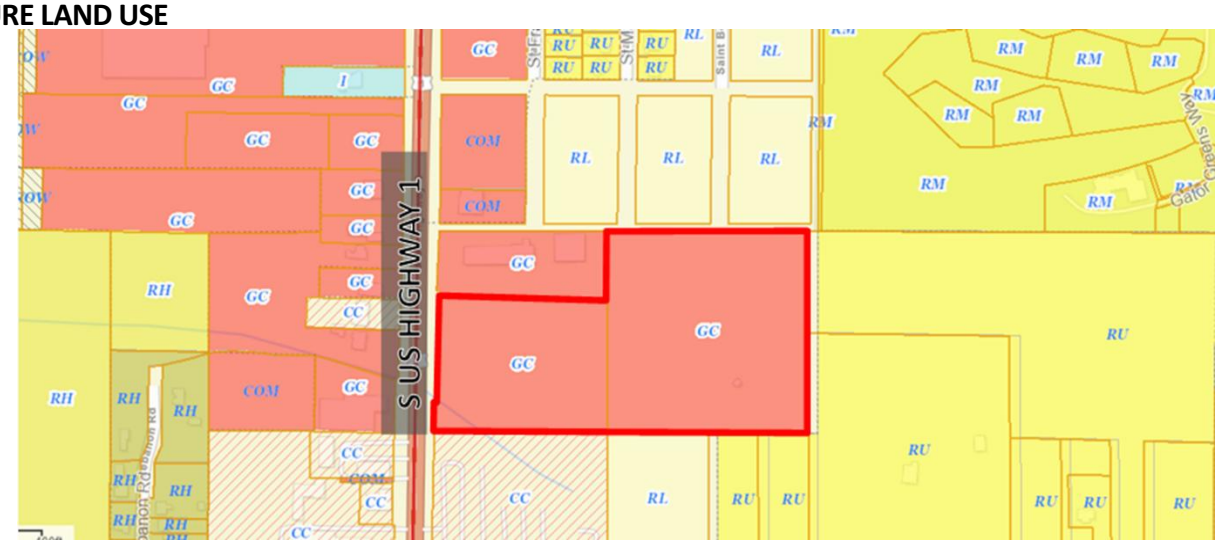
North	East	South	West
GC	RU	CC	GC

Surrounding Zoning:

North	East	South	West
C-3	RM-5	C-3	C-3

Utilities: FPUA

FUTURE LAND USE



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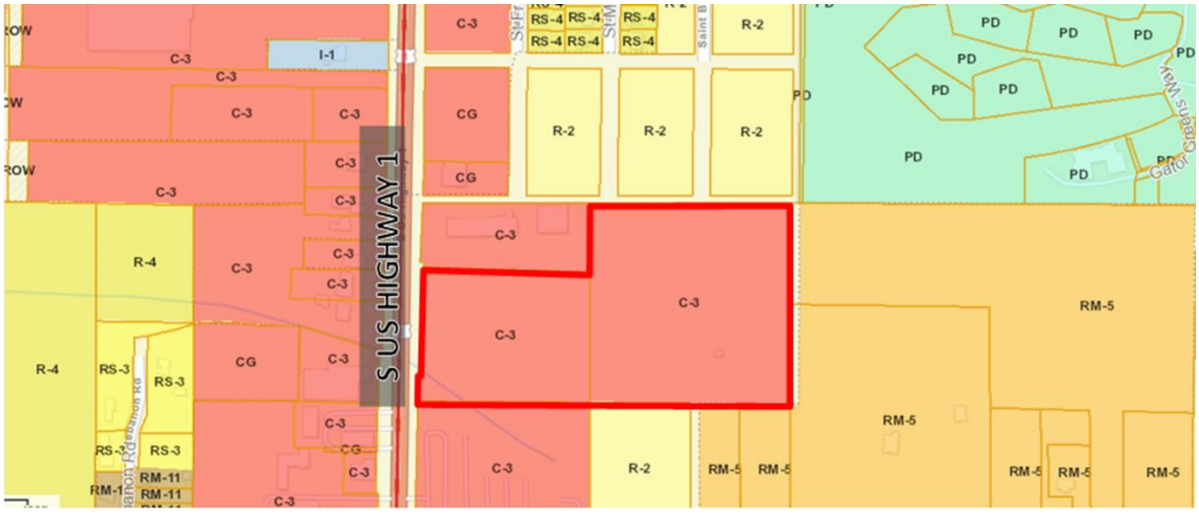


Staff Analysis:

Application

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.

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.

Future Land Use & Zoning

The General Commercial (GC) future land use 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.

The subject site has a zoning district classification of the General Commercial (C-3) district which is primarily intended for a broad variety of business activities including shoppers' goods stores,

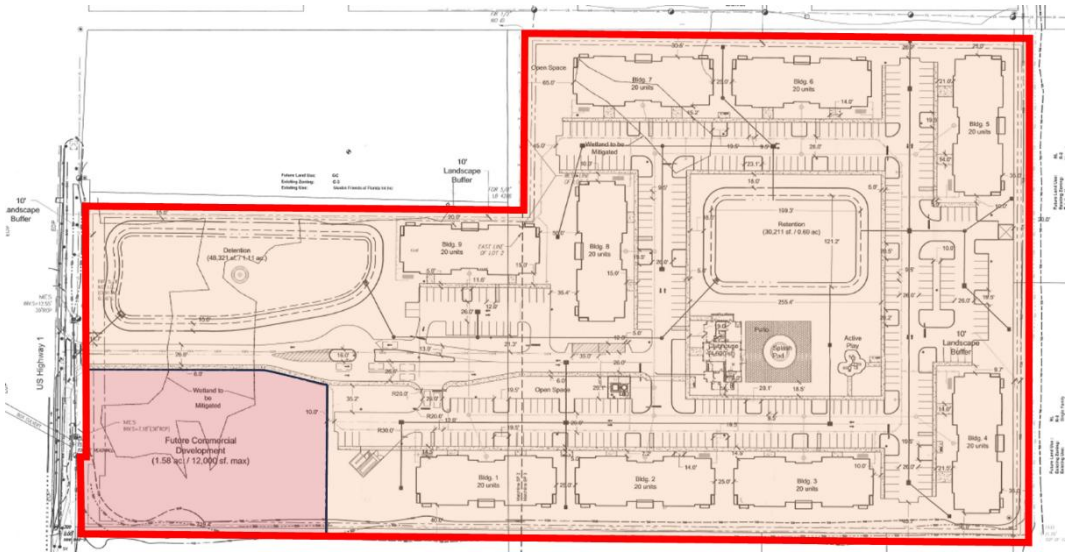
convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate.

Live Local/Affordable Housing

With LIVE LOCAL ACT preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development multifamily rental housing in commercial, industrial, and mixed-use zoned areas under certain circumstances.

Site Plan and Design Review

The residential structures will consist of (9) 24-unit buildings and one 18-unit building, totaling about 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.



1 PROPOSED FRONT ELEVATION

Parking

The project site requires 293 parking spaces. Including ADA parking spaces, the applicant will provide over 300 parking spaces, meeting code standards.

Landscaping

The project site requires a total of 154 trees. The submitted landscape plan indicates that the 250 trees will be planted throughout the site. The applicant will sign and submit a Landscape Maintenance Agreement prior to CO issuance.

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT
TREES					
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
PALMS					
AM3	2	Adonidia merrillii	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
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CES	295	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT
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IXN	39	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA
JAT	5	Jatropha integerrima	Jatropha	15G	4` HT
MFR	78	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT
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ILS	375	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT
JUP	58	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT
LIB	243	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA

Traffic Impact Statement

The project is projected to generate 1,415 daily, 84 AM peak hour and 107 peak hour trips.

Lighting

According to the submitted photometric plan, 43 pole mounts at least 25’ feet in height are being proposed to be placed around the site.

Technical Review Committee

All affected departments have reviewed the proposed Site Plan with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided with the staff’s supporting documents.

Conditions

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

***Staff Recommendation**:*

The proposed application for Affordable Living has satisfied the requirements. Therefore, Staff has administratively approved the project.

CITY OF FORT PIERCE

CITY COMMISSION

September 3rd, 2024

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

1

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.

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

LIVE LOCAL ACT - 2024

2

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

3

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

5

SITE LOCATION

SITE AREA = 15.87 +/- Acres

Sound Meadows Affordable Multi-family- Site Plan

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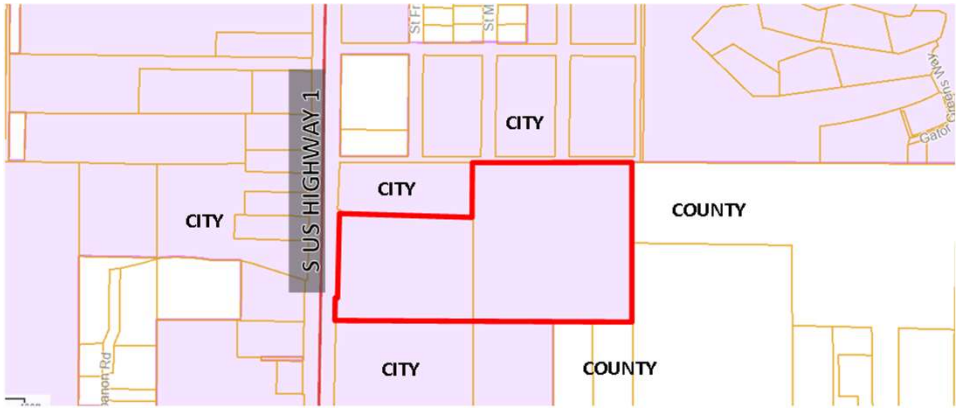
MUNICIPAL LIMITS



Sound Meadows Affordable Multi-family- Site Plan

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FUTURE LAND USE

Current FLU: General Commercial (GC)

Sound Meadows Affordable Multi-family- Site Plan

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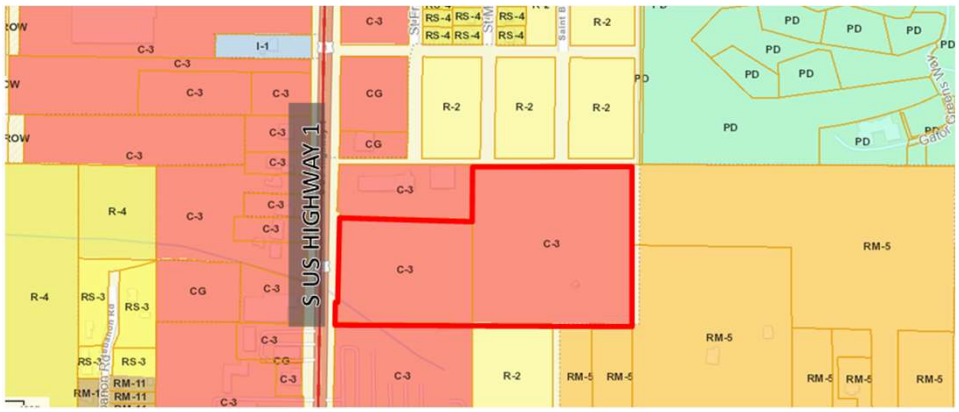
ZONING



Current Zoning: Commercial (C-3)

Sound Meadows Affordable Multi-family- Site Plan

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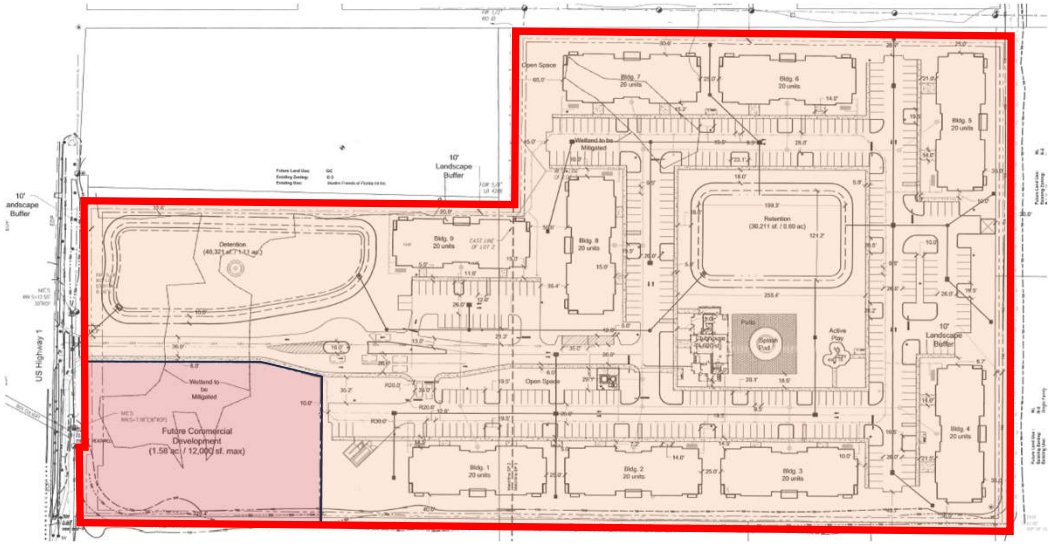
SITE PLAN



Sound Meadows Affordable Multi-family- Site Plan

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ELEVATIONS

1 PROPOSED FRONT ELEVATION

Sound Meadows Affordable Multi-family- Site Plan

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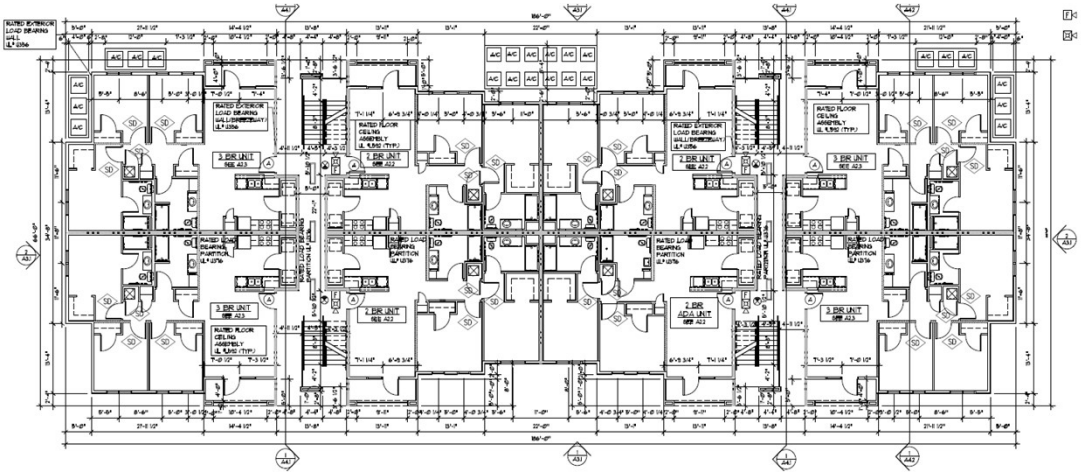
FLOOR PLAN



2- & 3-bedroom units

Sound Meadows Affordable Multi-family- Site Plan

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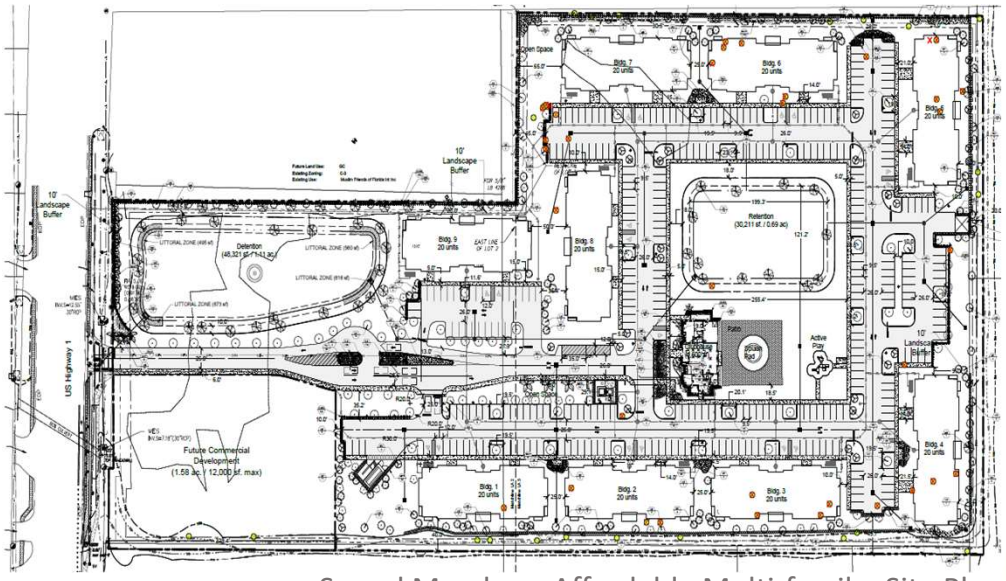
LANDSCAPE PLAN



Sound Meadows Affordable Multi-family- Site Plan

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LANDSCAPE SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT
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Sound Meadows Affordable Multi-family- Site Plan

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CONDITIONS OF APPROVAL

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Sound Meadows Affordable Multi-family – Site Plan

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CITY OF FORT PIERCE
CITY COMMISSION

September 3rd, 2024

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

16

TRIP GENERATION

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Resid. Multi Family LR	220	210 DUs	6.74 / DU	50%	1,415	-	0%	1,415
TOTAL					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	Trips
Resid. Multi Family LR	220	210 DUs	0.40 / DU	24%	20	64	84	-	0%	20	64	84
TOTAL					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	Trips
Resid. Multi Family LR	220	210 DUs	0.51 / DU	63%	67	40	107	-	0%	67	40	107
TOTAL					67	40	107	-		67	40	107

Sound Meadows Affordable Multi-family- Site Plan

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.
Property Owner(s)	Applicant/Representative, Title, Company
5403 W. Gray Street	701 SE Ocean Blvd.
Street Address	Street Address
Tampa FL 33609	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
blemmerman@sphome.com	bnolan@lucidodesign.com
Email Address	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

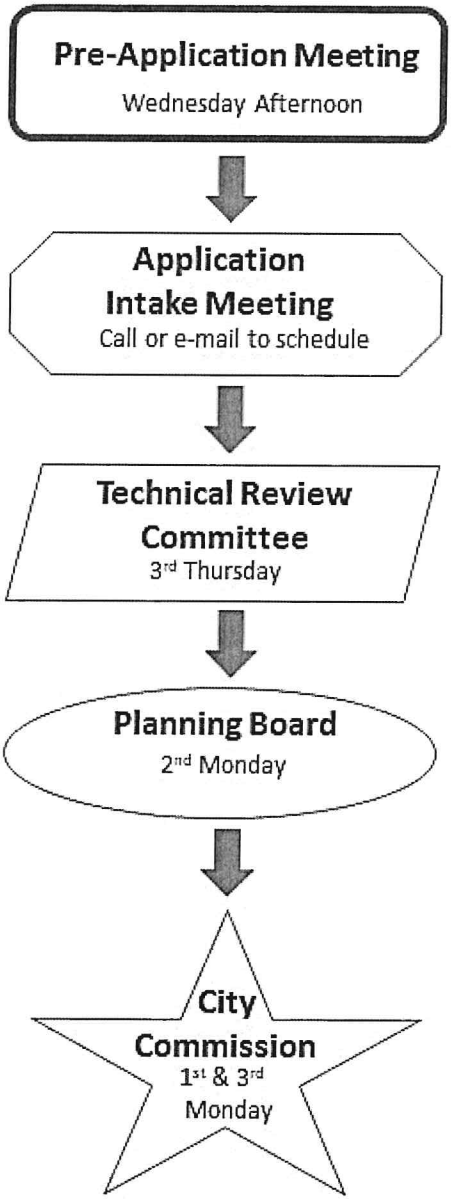
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN 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.

SP Sound LLC	Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
5403 W. Gray Street	701 SE Ocean Blvd.
Street Address	Street Address
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For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: 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

VI. Architectural Context Statement

VII. Architectural and Site Context Photos

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.

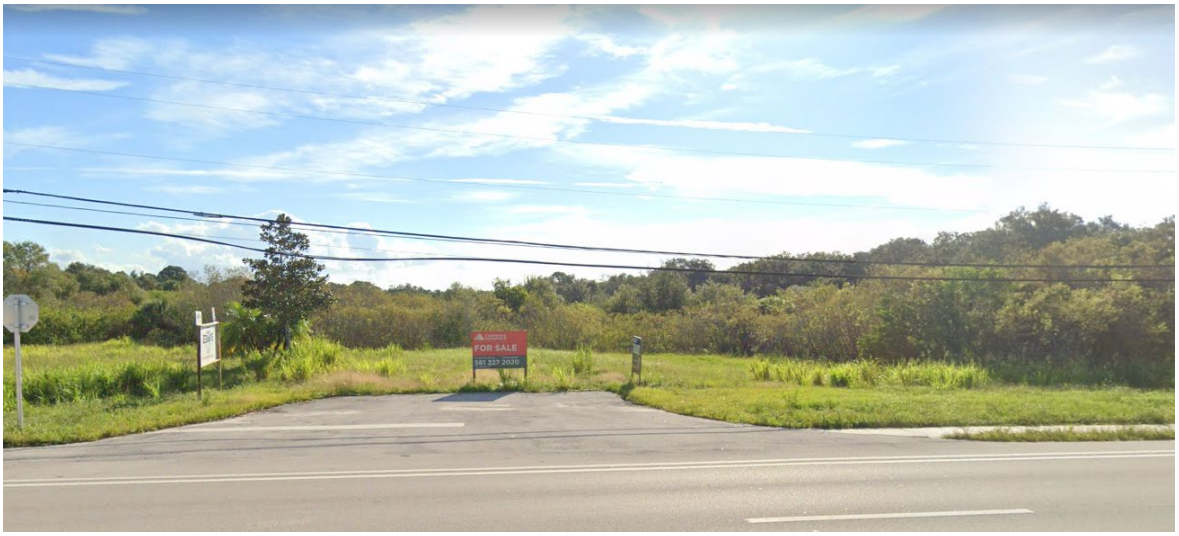
(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(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

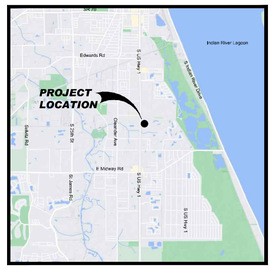
15. Residence - Tumblin Kling Road – Facing South

16. Residence – Tumblin Kling Road – Facing North

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	

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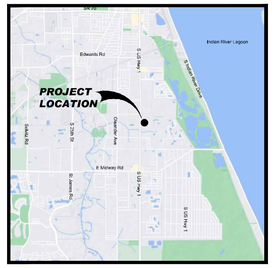
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Design Review Context Photo Key

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	—	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

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. Wastewater:	
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

C. Parks and Recreation (Residential Classifications Only):
(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			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (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)

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

SEE ATTACHED TIR

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

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.slcfd.com

Type of Request

- [x] Site Plan
- [ ] Site Plan with Construction "Detail" Plans
- [ ] Amendment
- [ ] Re-submittal
- [ ] Preliminary Subdivision Plat with Construction "Detail" Plans
- [ ] Final Subdivision Plat with Construction "Detail" Plans
- [ ] Development of Regional Impact
- [ ] Planned Unit Development
- [ ] 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		

lucido&associates

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 (1/10th 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 US1via 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.

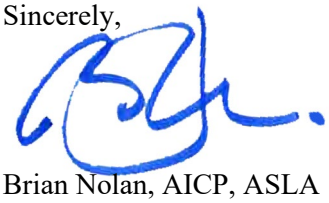
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community. 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,



Brian Nolan, AICP, ASLA
Partner

Date: May 24, 2023

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

To: Ms. 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.

(Notarial Seal)

Notary Public State of Florida
Gabriel Lemmerman
My Commission HH 038901
Expires 09/15/2024

(Print Name) Gabriel Lemmerman
NOTARY PUBLIC

My Commission Expires: 9/15/2024

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5096700 OR BOOK 4888 PAGE 262, Recorded 09/13/2022 02:32:50 PM Doc Tax: $11200.00

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.

DoubleTime®

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: _____
Daniel Stuzin, Manager

_____
Witness Name: _____

_____
Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

CARIDAD BLANCO
MY COMMISSION # HH 044791
EXPIRES: January 21, 2025
Bonded Thru Notary Public Underwriters

DoubleTime®

Schedule A

Legal Description

Parcel 1:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast ¼ 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 ¼ 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 ¼ 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.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

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 Assessements 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

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

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 Assessements 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

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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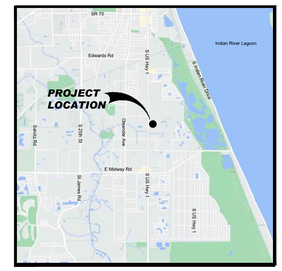
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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:	

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Future Land Use and Zoning

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

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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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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 elliottii*), frogfruit (*Phyla 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 elliottii*), 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 Statues 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
Total		**1.21**			

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

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

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.

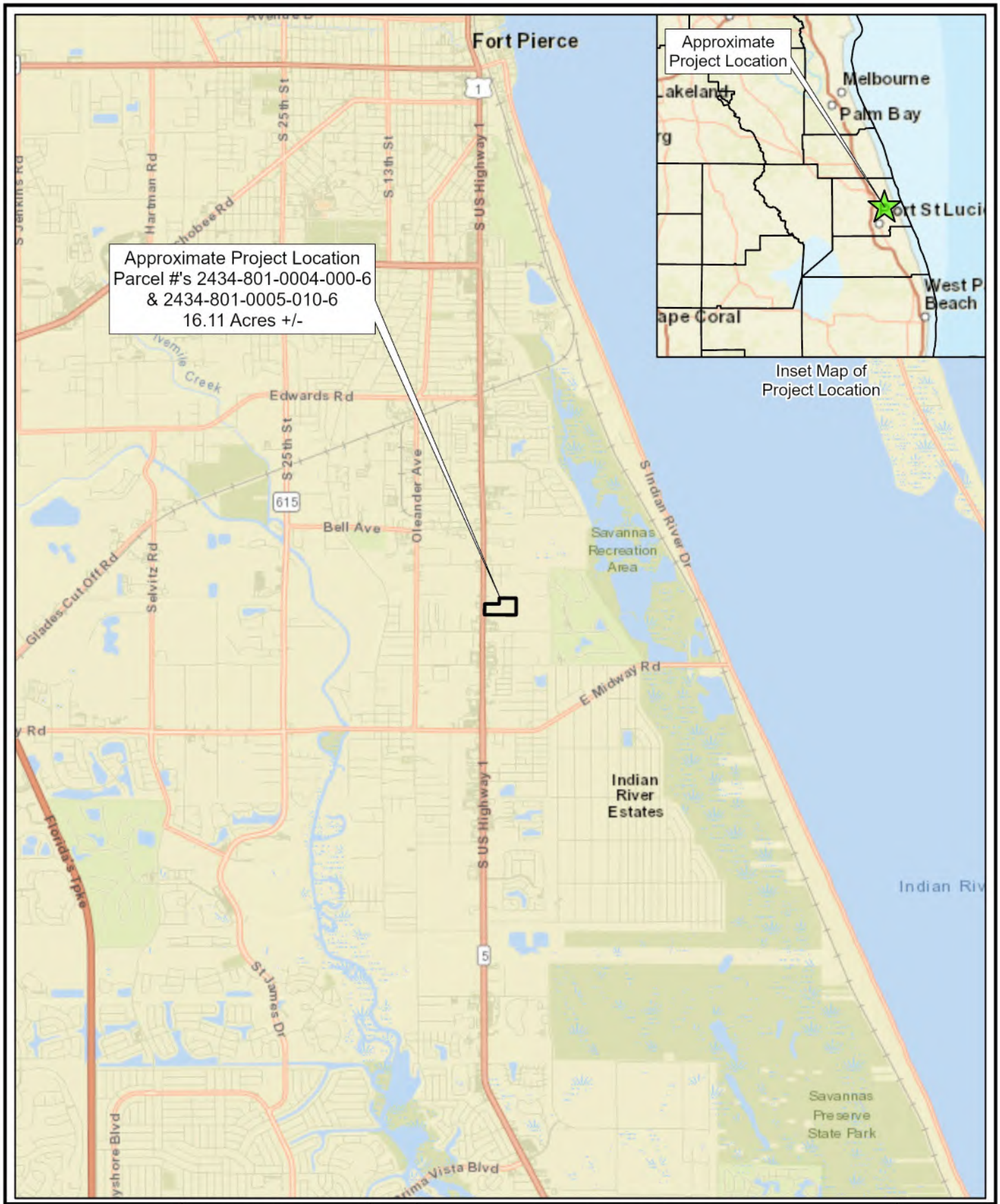
CPH biologists conducted field investigations of the subject project area in 2022. General reconnaissance of the site was conducted, looking for the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

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

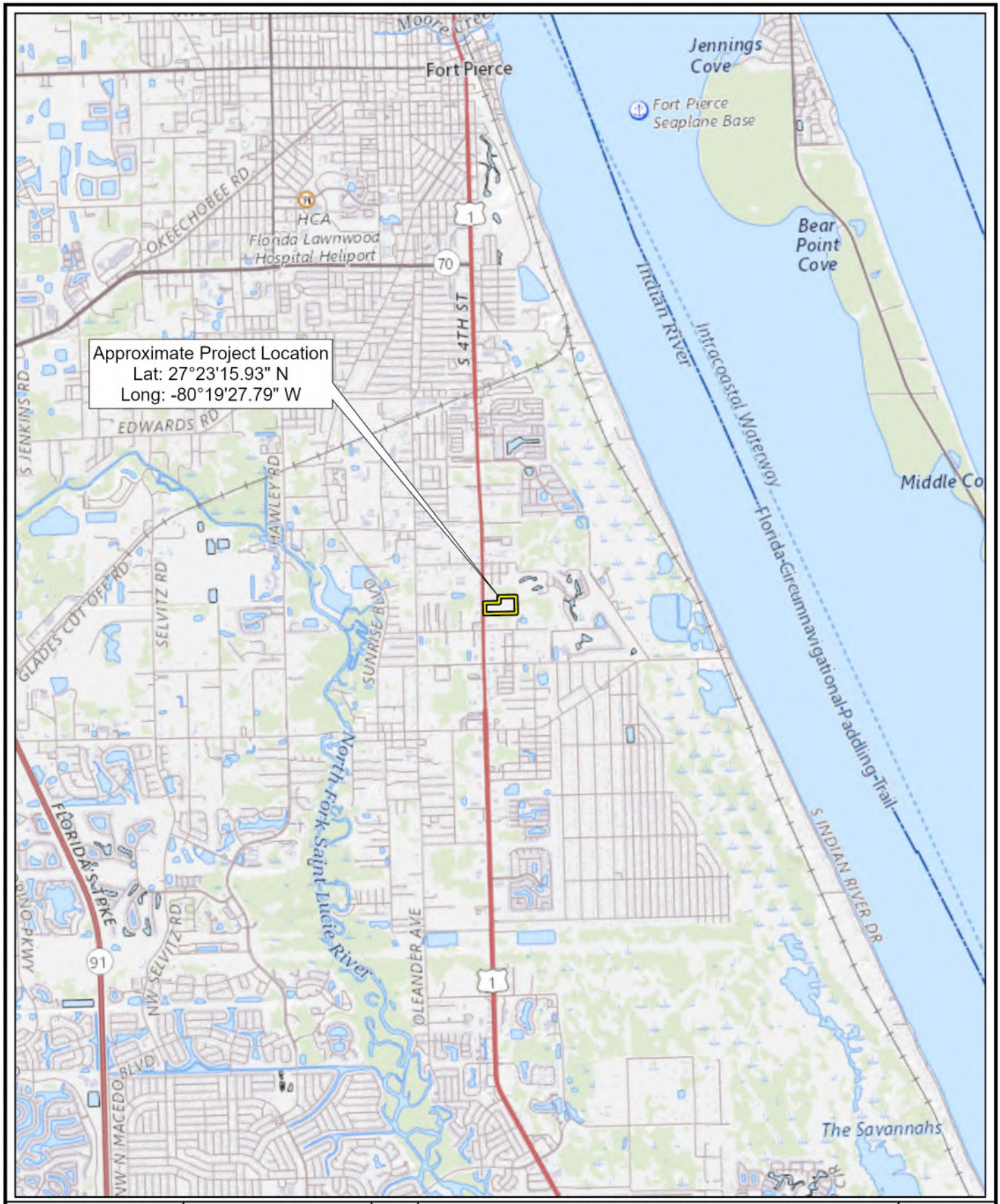
APPENDIX A

Figures

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



cph	Scale: 1 inch = 1 mile Date: 5/26/2023 Photo Date: N/A Project No. S36404 Biologist: NM GIS: ERR	N	LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	FIGURE 1



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

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

cph

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

N

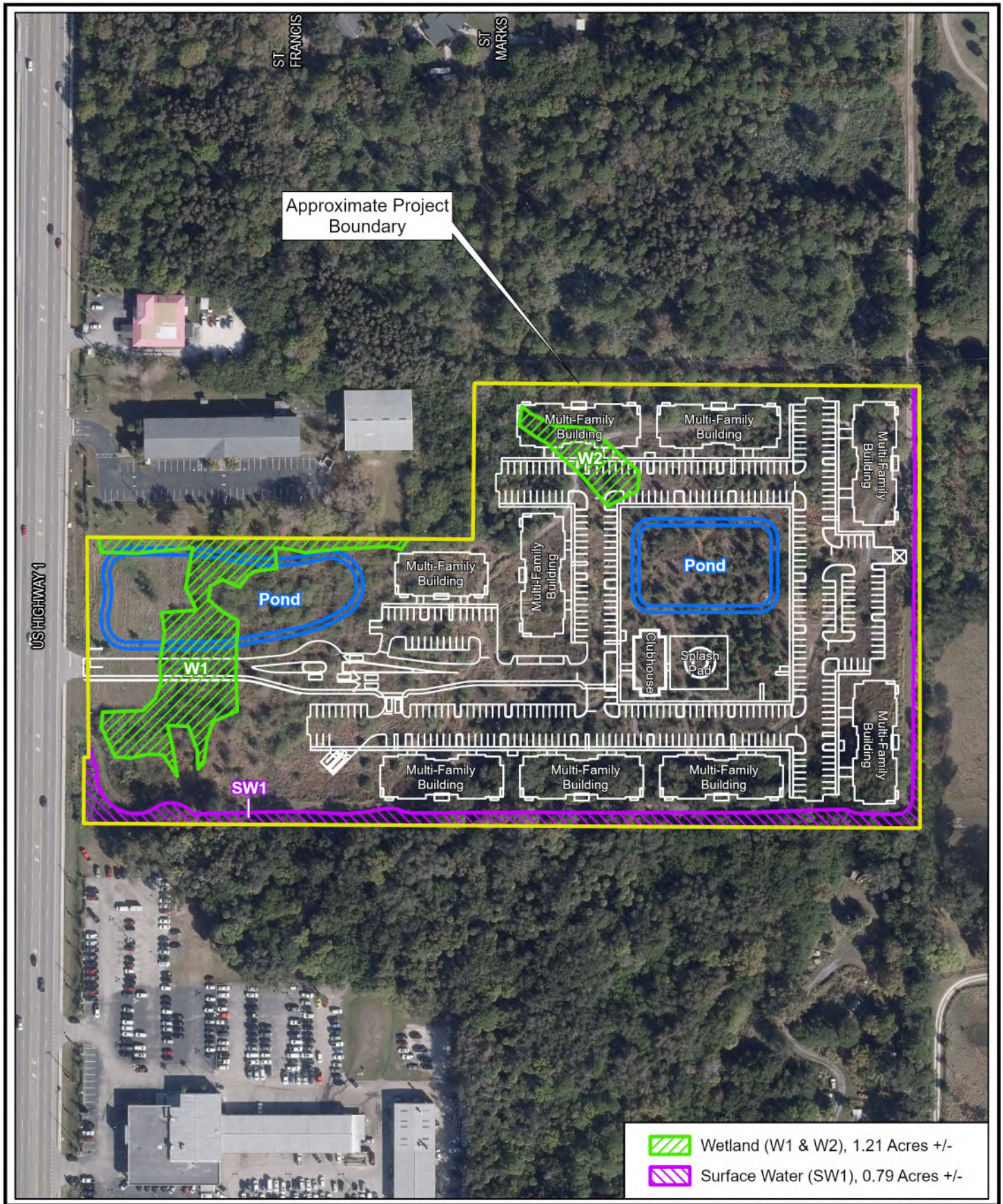
PRELIMINARY LAND USE AND VEGETATION MAP

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

FIGURE 4

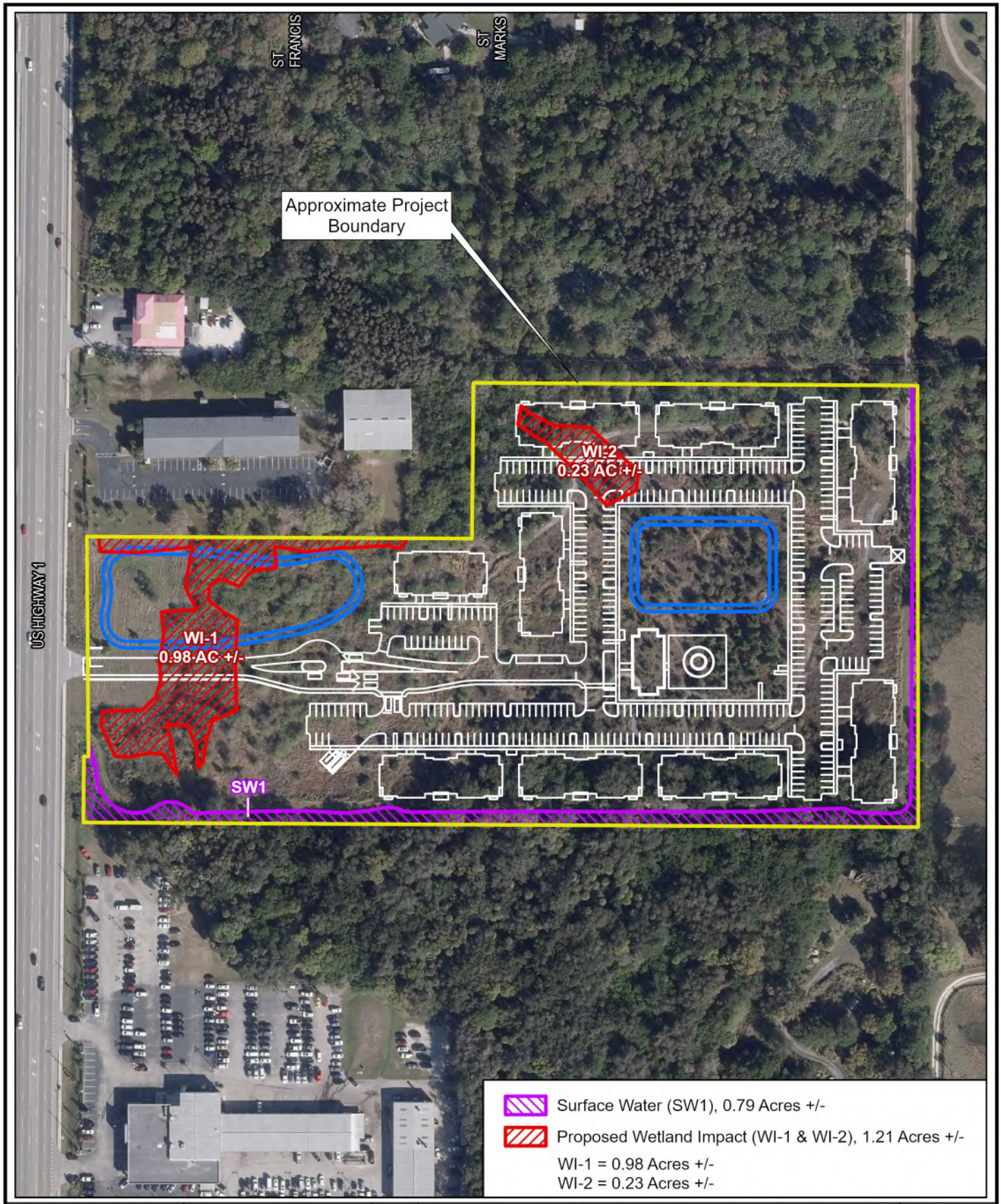
cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	WETLAND LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

FIGURE 5



cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED IMPROVEMENTS MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

FIGURE 6

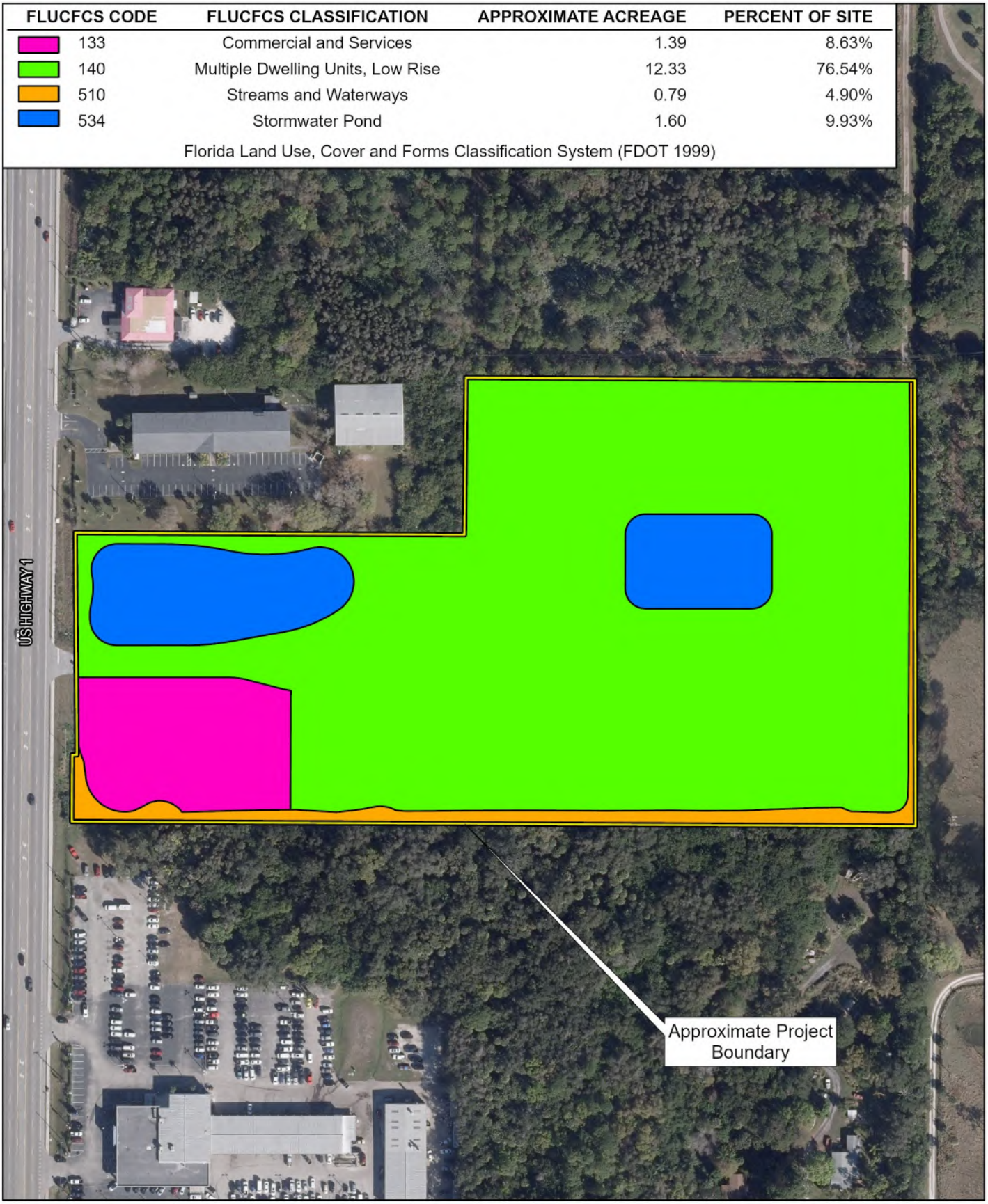


cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED WETLAND IMPACT MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

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)



cph

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

N

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

Site/Project Name:	Application Number:	Date:
Sound Meadows		May 31, 2023

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	-	-	-	-	-	-	-	-	-	-	-
								TOTAL		0.98	0.313

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
													TOTAL	0.00	0.000

TOTALS					
Impacts	**Acres**	**Mitigation - Upland**	**Acres**	**Mitigation - Wetland**	**Acres**
				Creation	0.00
		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
Total Impacts	**0.57**	**Total Upland Mitigation**	**0.00**	**Total Wetland Mitigation**	**0.00**

Total Functional Loss	**0.313**
Total Functional Gain	**0.000**
Mitigation Deficit	**-0.313**

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	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 1**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
618		**Direct Impact**	**0.57** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

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.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

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)
Fish, amphibians, song birds, wading birds and small mammals	**none**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

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:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 1**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	**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 habitat support** outside of AA.		
	b. **Invasive plant species** in proximity to AA**.**		
	c. **Wildlife access** to and from AA (proximity and barriers).		
	d. **Downstream benefits** provided to fish and wildlife.		
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.		
	f. **Hydrologic impediments and flow restrictions.**		
Current / **With Impact**	g. **Dependency** of downstream habitats on quantity or quality of discharges.		
	h. Protection of wetland functions provided by uplands (**upland** AAs only).		
4	Additional Notes:		

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

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

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

Impact Acres =	0.57

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.190

Impact Delta (ID)	
Current - w/Impact	0.333333333

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 mitigaiton 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	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 2**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
619		**Direct**	**0.41** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

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Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

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)
Fish, amphibians, song birds, wading birds and small mammals	

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

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:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 2**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	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 habitat support** outside of AA.	
b. **Invasive plant species** in proximity to AA**.**	
c. **Wildlife access** to and from AA (proximity and barriers).	
d. **Downstream benefits** provided to fish and wildlife.	
e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	
f. **Hydrologic impediments and flow restrictions.**	
g. **Dependency** of downstream habitats on quantity or quality of discharges.	
h. Protection of wetland functions provided by uplands (**upland** AAs only).	

Current	With Impact
4	

Additional Notes:

.500(6)(b) Water Environment (n/a for uplands)

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

Current	With Impact
3	

Additional Notes:

.500(6)(c) Community Structure

X Vegetation

____ Benthic

____ 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	

Current	With Impact
2	

Additional Notes:

Raw Score = Sum of above scores/30 (if uplands, divide by 20)

Current	With Impact
0.3	0

Impact Delta (ID)	
Current - w/Impact	0.3

Impact Acres =	0.41

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.123

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 mitigaiton 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:	9,270 SQ. FT.
	31,454 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 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 = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

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

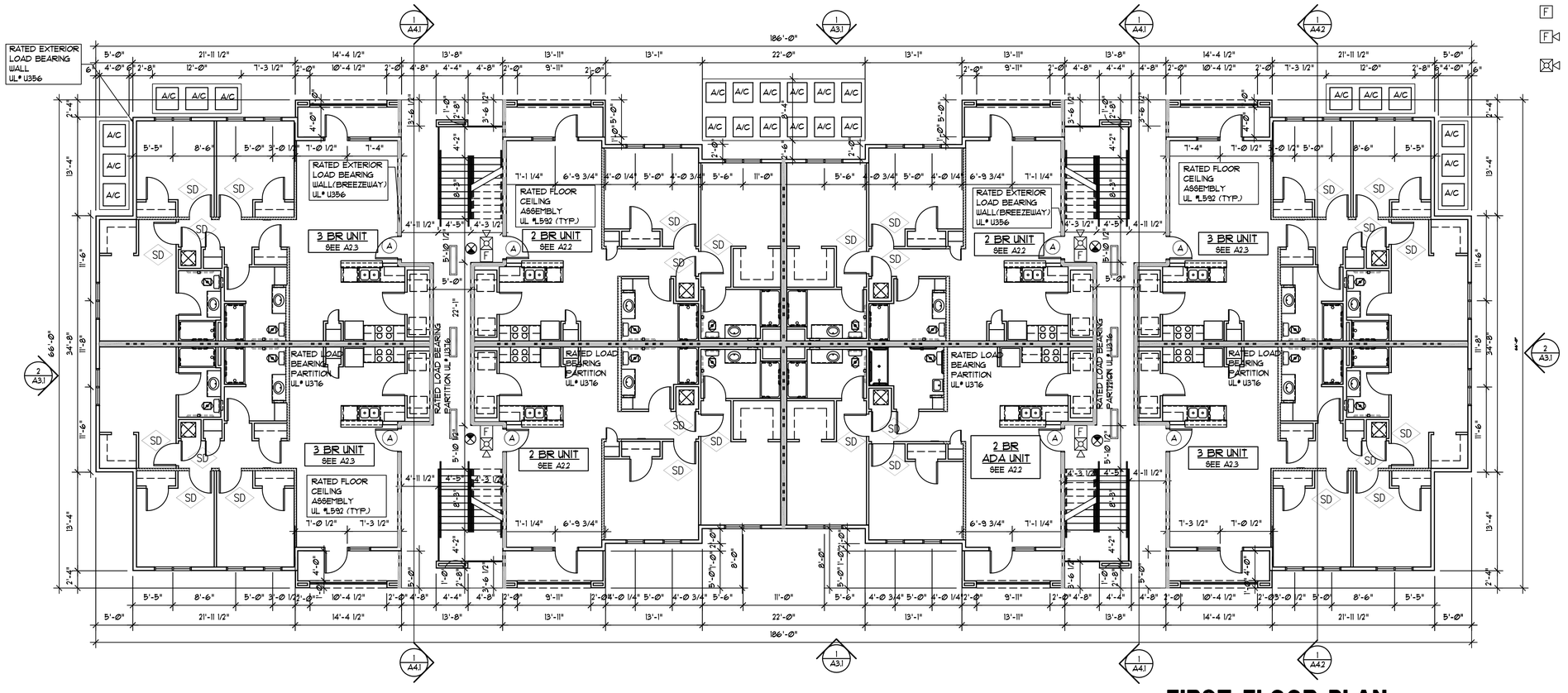
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. 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 (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

Symbols Legend

- UL #J376 - TENANT SEPARATION - STUD 1 HR
  UL #J356 - EXTERIOR BEARING - STUD 1 HR
  UL #J356 - 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 G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE



FIRST FLOOR PLAN

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

ARCHITECTONICS Studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Parrish Oaks
Proposed Multi-Family Housing Community
Building Five
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

Proposed Bldg 5
1st Floor Plan

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
AR-0017335
REGISTERED ARCHITECT
MICHAEL ARRIGO
LIC. NO. AR0017335

a1.1

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 ¼ 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 ¼ 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 ¼ 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-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY

4 SURVEYOR'S NOTES

1. 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.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. 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.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. 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.

6. 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.

7. 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.

8. 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.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

10. 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.

11. THE PROPERTY HAS DIRECT ACCESS TO SOUTH US HIGHWAY 1, A DEDICATED PUBLIC STREET OR HIGHWAY.

12. PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

13. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.

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

PARKING COUNT (STRIPED)
0 REGULAR SPACES
0 HANDICAP SPACES

0 TOTAL SPACES

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'

X7.54' = 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

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

NO.	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–1

NO.	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

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

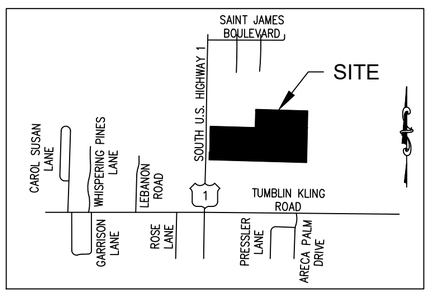
WETLAND AREA W–3

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

17 VICINITY MAP



NOT TO SCALE

16 LEGEND

● UGC	= UNDERGROUND CABLE POST
● UGS	= UNDERGROUND SEWER POST
⋈	= WATER VALVE
T	= TELECOMMUNICATIONS RISER
	= TRAFFIC SIGN
	= UTILITY POLE
←–	= GUY WIRE
● SV	= 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	= CPS, INC. ENVIRONMENTAL SERVICES
NAVD	= NORTH AMERICAN VERTICAL DATUM (1988)
NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
SAN SAN	= UNDERGROUND SANITARY SEWER LINE
	= CPH WETLAND LINE
	= CPH WETLAND SETBACK LINE
////	= WOOD FENCE LINE
XXXX	= CHAIN LINK FENCE LINE
<>	= METAL FENCE LINE
W	= UNDERGROUND WATER LINE PAINT MARKS
TOB	= TOP OF BANK
	= 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
#"	= DIAMETER AT BREAST HEIGHT
#".#".#"	= 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.

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 PEPPLE CANTU PLLC;
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION;
FIRST AMERICAN TITLE INSURANCE COMPANY;
BROWN, HUFF & ZOHAR, PLLC
SP SOUND LLC, A FLORIDA LIMITIED 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)(B1)(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

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234–0103 • FAX (813)234–0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01–13–2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

ALTA SURVEY KEY

1 TITLE COMMITMENT
2 LEGAL DESCRIPTION
3 SCHEDULE B-'II' ITEMS
4 SURVEYORS 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

Sheet 1 of 3

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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'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — 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)

671.35'(P)

L1

FIR 5/8"
BENT BOTTOM

S 00°20'07" W
197.27'(D)

WEST LINE OF LOT 4

LESS AND EXCEPT
REMAINDER OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM#2
SN&D
ELEV.=13.50'

BASIS OF BEARINGS:
NORTH PROPERTY LINE

FIR 5/8"
BENT BOTTOM
NO I.D.
(0.14'W., 0.48'S.)

L2

L3

P.O.B. PARCEL 1

N 89°41'37" W 582.29'(F)
S 89°41'37" E TO EAST LINE OF LOT 3(D)

FCIR 5/8"
LB 4286

EAST LINE
OF LOT 2

S 00°33'48" W 235.45'(F)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

N 89°26'1
67.62

142'(FDOT)

69.7'

36.5'

25.6'

CONCRETE SIDEWALK

OPEN DITCH

EOP

CONCRETE SIDEWALK

EASTERLY R/W LINE

OTHER'S ASPHALT DRIVEWAY

FIR 5/8"
NO I.D.
(0.91'W., 0.36'S.)

L4

SCIR

MES
INV.S=12.55'
30"RCP

ASPHALT APRON

CONCRETE

TBM#1
SN&D
ELEV.=16.94'

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

LESS AND EXCEPT
ROAD R/W (D)

S 00°20'07" E
200.00'(C)

REMAINDER OF
LOT 4
(NOT INCLUDED)

69.7'

TOP OF BANK

CONCRETE SIDEWALK

EOP

OPEN DITCH

HEADWALL

BOX CULVERT

MES
INV.S=7.18"(30"RCP)

CORNERS FALL IN WATER

L5

N 71°44'00" E
31.68'(F)

S00°20'07"W
100.00'(C)

CORNER FALLS IN WATER

UPLAND
AREA

WETLAND
AREA
W-1

UPLAND
AREA

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

VACANT
LAND

GRASS

WETLAND LINE (TYP)

PARCEL 1
PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC

8' DIRT PATH (TYP)

GRASS

GRASS

N 89°40'54" W
1262.25'(C)

672.62'(P)

LOT 5
(NOT INCLUDED)
PARCEL NO. 2434-801-0006-000-0
AUTO PARTNERS III INC

TOP OF BANK (TYP)

SHADED AREA
INDICATES SURFACE
WATER 1

W M1-J 12.97
W M1-G 12.54
W M1-I 12.95
W M1-H 12.84
W M1-F 12.66
W M1-E 12.60
W1-A 12.38
W1-B 11.92
W1-C 12.21
W1-D 11.91
W1-1 12.03
W1-2 12.15
W1-3 11.72
W1-4 12.47
W1-5 12.46
W1-6 12.90
W1-7 12.57
W1-8 11.43
W1-9 11.77
W1-10
W1-11 11.49
W1-12 11.19
W1-13 11.47
W1-14 12.23
W1-15 11.44
W1-16 11.39
W1-17 11.74
W1-18 11.50
W1-19 12.19
W1-20 11.39
W1-21 11.32
W1-22 11.44
W1-23 11.60
W1-24 11.28
W1-25 12.18
W1-26 12.05
W1-27 11.90
W1-28 12.07
W1-29 12.17
W1-30 11.80
W1-31 12.88
W1-32 12.86
W1-33 12.74
W1-34 12.31
W1-35 12.76
W1-36 12.94
W1-37 13.70
W1-38 13.12
W1-39 13.48
W3-1 12.94

SWD-1
SWD-2 15.25
SWD-3
SWD-4
SWD-5
SWD-6
SWD-7
SWD-8
SWD-9

16 LEGEND

- UGC = UNDERGROUND CABLE POST
- UGS = UNDERGROUND SEWER POST
- = WATER VALVE
- = TELECOMMUNICATIONS RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
- SV = 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 = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- = DIRT DRIVE
- SAN — SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- = WOOD FENCE LINE
- = CHAIN LINK FENCE LINE
- = 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

TREE DESCRIPTION

- # = OAK TREE
- # = PALM TREE
- # = UNKNOWN TREE
- # = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = 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.

x17.54' = 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

SHEET 2 — MATCHLINE — SHEET 3

Sheet 2 of 3

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 ° FAX (813)234-0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

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L3	S00°20'07"W	37.73'
L4	S89°41'37"E	2.00'
L5	N89°41'37"W	7.00'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

8' DIRT PATH (TYP)

W.C. FCIR
LB 2391
(7.88'W.)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

235.45'(F)

S 00°33'48" W

671.37'(P) N 89°39'10" W 671.37'(F)

CORNER FALLS IN WATER

GRASS

UPLAND AREA

W2-10 13.30'
W2-9 13.28'
W2-11 12.60'
W2-8 13.07'
W2-7 13.27'
W2-12 12.94'
W2-13
W2-6 13.16'
W2-1
W2-5 13.21'
W2-2
W2-4 13.13'
W2-3 13.30'

N 89°26'12" W 67.62'

WETLAND AREA W-2

WETLAND LINE (TYP)

8' DIRT PATH (TYP)

UPLAND AREA

WEST LINE OF LOT 3

FCIR 5/8"
LB 4286

6' CLF

4.7'

97.13'

EAST LINE OF LOT 2

8' DIRT PATH

PARCEL 2

PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC

A PORTION OF LOT 3
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT LAND

GRASS

UPLAND AREA

GRASS

UPLAND AREA

GRASS

PARCEL NO. 2434-801-0001-000-5
SUSAN A CALLIE-SMITH

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

LOT 2
(NOT INCLUDED)

667.50'(C) N 00°05'35" W

OPEN DITCH

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

SHADED AREA INDICATES SURFACE WATER 1

WITNESS CORNER
FCIR 5/8"
LB 4286
(25.04'W.,
30.44'N.)

672.62'(P) N 89°40'54" W 1262.25'(C)

TOP OF BANK (TYP)

TOE OF SLOPE (TYP)

CORNER FALLS IN WATER

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

LOT 6
(NOT INCLUDED)

SHEET 2 — MATCHLINE — SHEET 3

+17.54' = 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

16 LEGEND

UGC	= UNDERGROUND CABLE POST
UGS	= UNDERGROUND SEWER POST
	= WATER VALVE
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	= TRAFFIC SIGN
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SAN — SAN	= UNDERGROUND SANITARY SEWER LINE
	= CPH WETLAND LINE
	= CPH WETLAND SETBACK LINE
//——//	= WOOD FENCE LINE
X——X	= CHAIN LINK FENCE LINE
<>	= METAL FENCE LINE
W	= UNDERGROUND WATER LINE PAINT MARKS
TOB	= TOP OF BANK
	= DIRT DRIVE
WL#	= CPH WETLAND FLAG AND NUMBER
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TREE DESCRIPTION

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Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

Sheet 3 of 3

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GRAPHIC SCALE
25 50 100
(IN FEET)
1 inch = 50 ft.

SITE

LOCATION MAP N.T.S.

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

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

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: 772-336-2930
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN

SOUND MEADOWS PLANNED DEVELOPMENT

FORT PIERCE FLORIDA

DATE: APRIL 2023
DRAWN BY: CCL
DESIGNED BY: SSC
CHECKED BY: SSC
HORZ. SCALE:
VERT. SCALE:

DRAWING NO.
C1.0

JOB NO.2022-121

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 PERIMETER OF THE PROJECT (US1). THE PROPOSED RESIDENTIAL MULTIFAMILY UNITS WILL BE METERED 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 DDCV).

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 – SFWMD/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 PERIMETER. THE EXISTING DITCH LEADS TO THE EXISTING NSLRWCD CANAL 15 (PLATT'S BRANCH) AND ULTIMATELY TO THE NORT FORK OF THE ST. LUCIE RIVER.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

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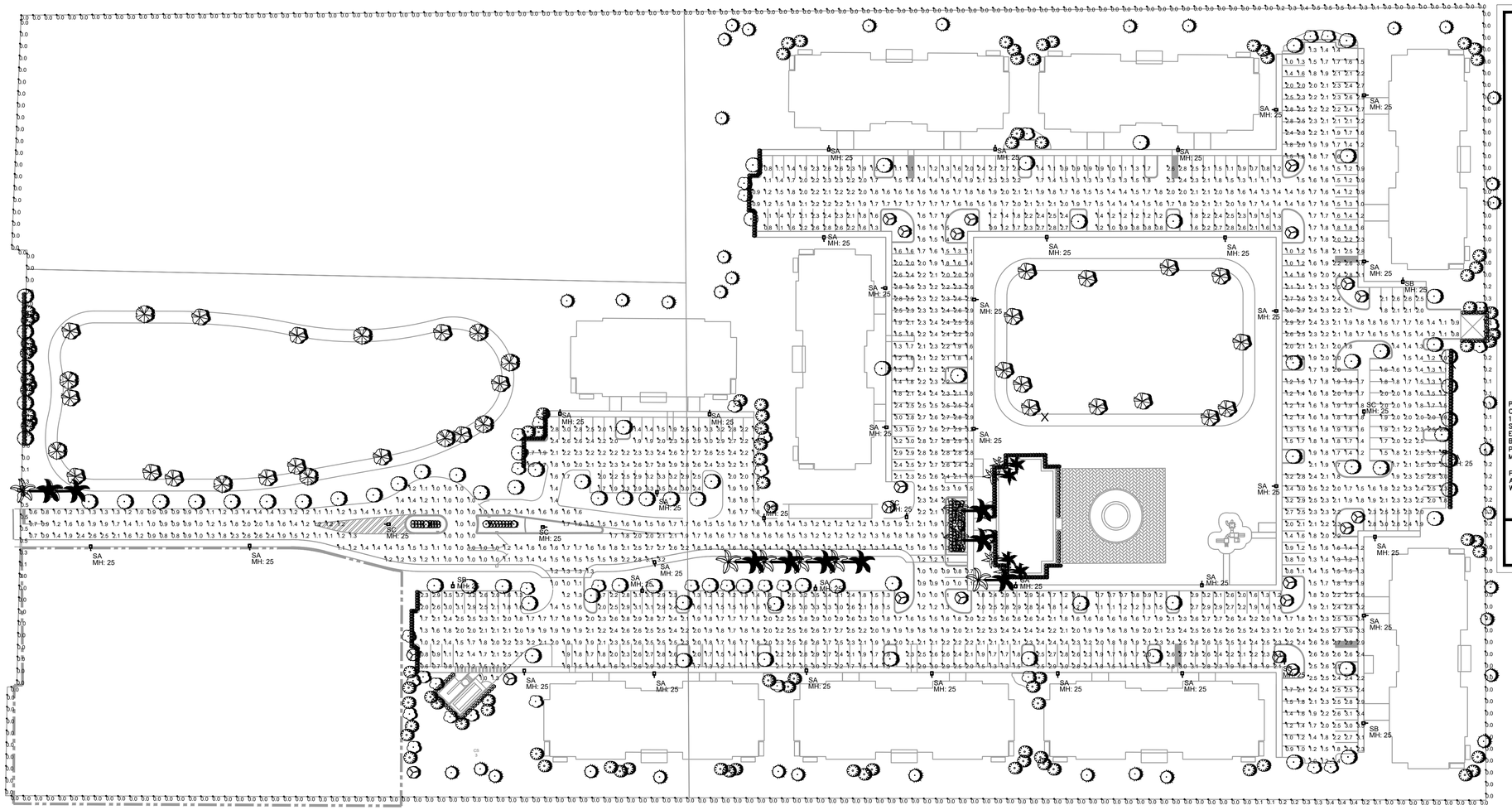
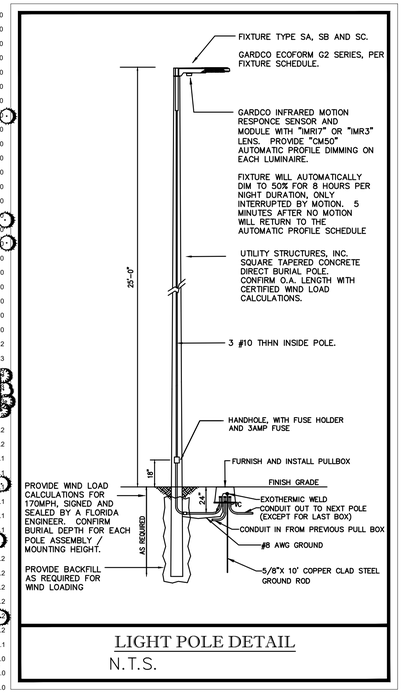




LIGHT POLE DETAIL
N.T.S.

Luminaire Schedule								
Project: SOUND MEADOWS SITE 06-08-2023								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	34	SA	GARDCO	ECF-S-32L-1_2A-NW-G2-3-HIS POLE MOUNT 25' AFG	11830	0.900	121.6	4134.4
	3	SB	GARDCO	ECF-S-32L-1_2A-NW-G2-4-HIS POLE MOUNT 25' AFG	12183	0.900	121.6	364.8
	6	SC	GARDCO	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG	20755	0.900	158.7	952.2

Calculation Summary								
Project: SOUND MEADOWS SITE 06-08-2023								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROPERTY LINE	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.	
DRIVES	Illuminance	Fc	1.84	3.2	0.6	3.07	5.33	
PARKING	Illuminance	Fc	2.04	3.7	0.6	3.40	6.17	

PHOTOMETRIC PLAN
1"=50'-0" NORTH

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCITON

KAMM CONSULTING PROJECT #: 2023-0261
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
- date
signed

lucido & associates

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description

PHOTOMETRIC PLAN

E1.1

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

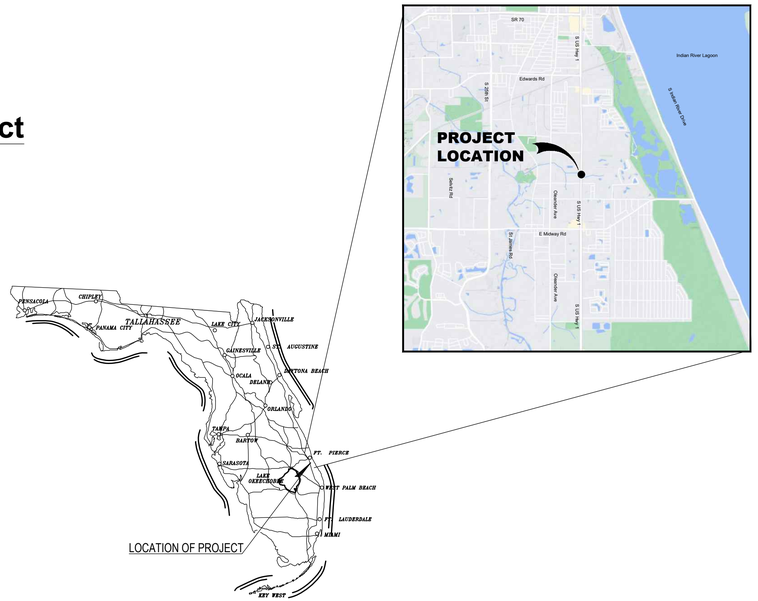
Engineer
Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

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



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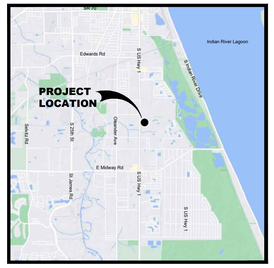
Cover Sheet	
Site Aerial	A1
Site Plans	SP 1 - SP 3
Landscape Plans	LA 1 - LA 5
Mitigation Plans	MT 1 - MT 3

lucido&associates

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	A1
Project Number	22-065	
Municipal Number	---	
Computer File		

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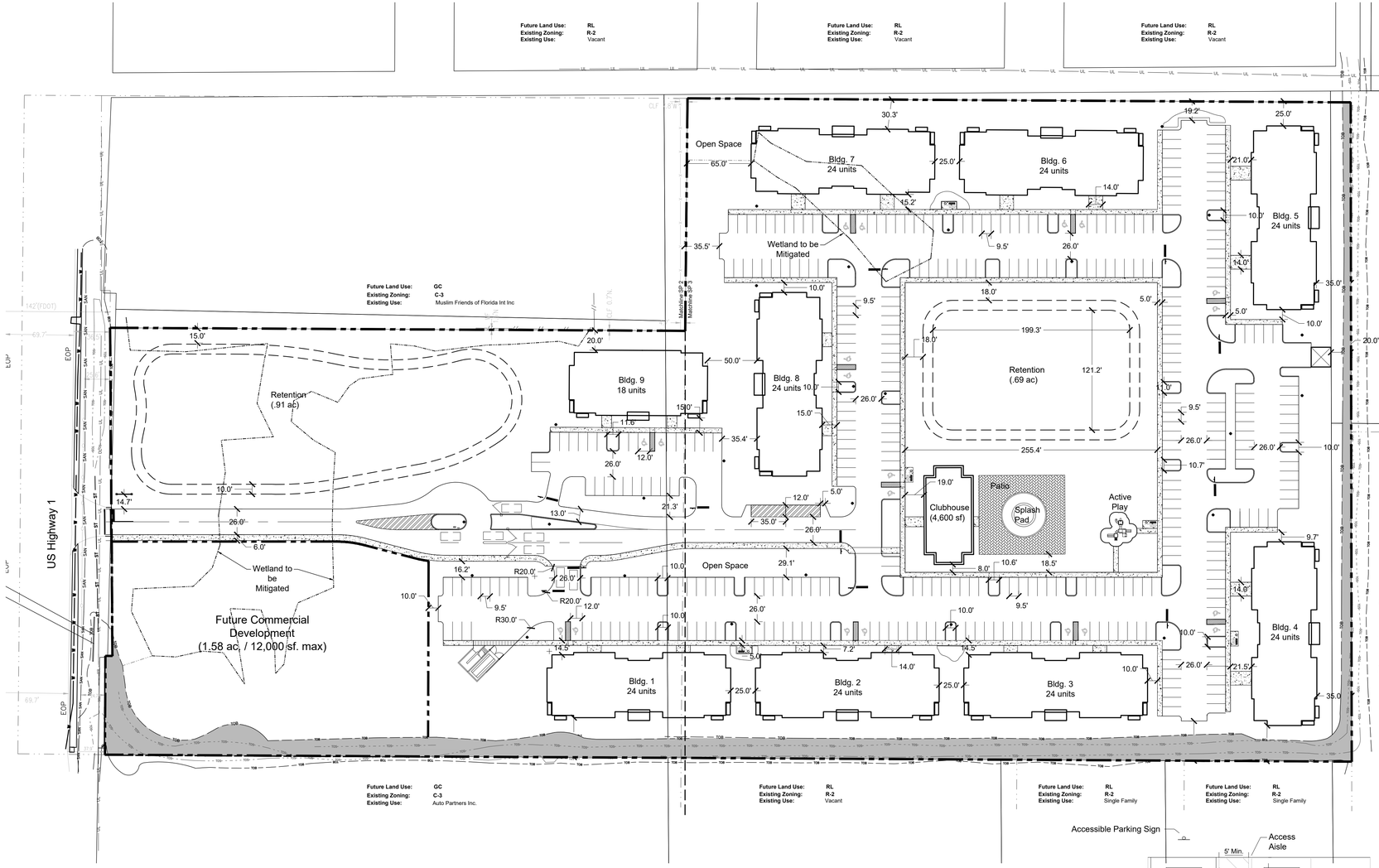


Site Data

Total Area:		16.11 ac
Existing Use:		Vacant
Existing Zoning:		C-3
Existing Future Land Use:		GC
Multi-Family Parcel:		
Area:		14.53 ac.
Product Type:		Multi-Family
Total Units:		210 Units
Gross Density (Based on 16.11 ac.):		13.03 DU/ac.
Allowable Density:		15 DU/ac. / 242 DU's
Allowable Density Bonus (See Note #2):		3 DU/ac. / 44 DU's
Total Allowable Density:		18 DU/ac. / 290
Req'd Common Open Space:		20% (2.91 ac.)
Common Open Space Prov'd:		44% (6.84 ac.)
Impervious Area:	309,733 sf	7.11 ac 49%
Buildings Pads:	99,807 sf	2.29 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.11 ac
Pavement (Including Curb & Refuse):	170,985 sf	3.93 ac
Sidewalk:	25,299 sf	.58 ac
Splash Pad Patio:	6,972 sf	.16 ac
Pervious Area:	392,058 sf	7.42 ac 51%
Landscape Islands:	25,157 sf	0.58 ac
*Retention Area:	81,008 sf	1.86 ac
*Open Space:	217,050 sf	4.98 ac
*Included in Common Open Space		
Future Comm. Dev. Parcel		
Area:		1.58 ac.
Max. Allowable Bldg. sf.:		12,000 sf.
Req'd Open Space:		20% (.31 ac.)

Building and Lot Data

Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front:	25'
Side:	15'
Side @ Corner:	15'
Rear:	15'

Parking Requirements

Vehicle Parking Required:	338 Spaces
Multi-Family:	
1.5 spaces per unit @ 210 units = 315 spaces	
Accessible Spaces Req'd: 8 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	382 Spaces
ADA Spaces Provided: 20 Spaces	
Bicycle Parking Req'd:	24 Spaces
Multi-Family:	
1:10 Units @ 210 Units = 21 Spaces	
Clubhouse:	
1:10 Stalls @ 23 Stalls = 3 Spaces	
Bicycle Parking Provided:	25 Spaces
Loading Spaces Req'd:	1 Spaces
Multi-Family:	
0 > 25,000 sf.	
1 for ea. 75,000 sf. over 25,000 @ 99,807 sf. = 1 Spaces	
Clubhouse:	
0 > 10,000 sf. @ 4,600 sf. = 0	
Loading Spaces Provided:	2 Spaces

General Notes

1. The proposed development is an Affordable Multi-family residential community, wherein 100% of the units will be "Affordable", as defined in FS. As such, the proposed development shall be processed Administratively (Minor Site Plan) under the current commercial FLU and Zoning designations, in accordance with Florida Senate Bill 102 (SB 102).
2. Allowable Density Bonus: Within ¼ mile of Transit Stop, outside of CRA: 3 DU's/ac. (Sec. 125-326(c)(2)).
3. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
4. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
5. All interior sidewalks to be 5' wide minimum.
6. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
7. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
8. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Project Description

210-unit "Affordable" multi-family community consisting of six (8) 24-unit buildings and (1) 18-unit building, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Additionally, a 1.58 ac. Comm. Parcel has been set aside for future development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.

Meets and Bound Legal Description:

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 ¼ 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.

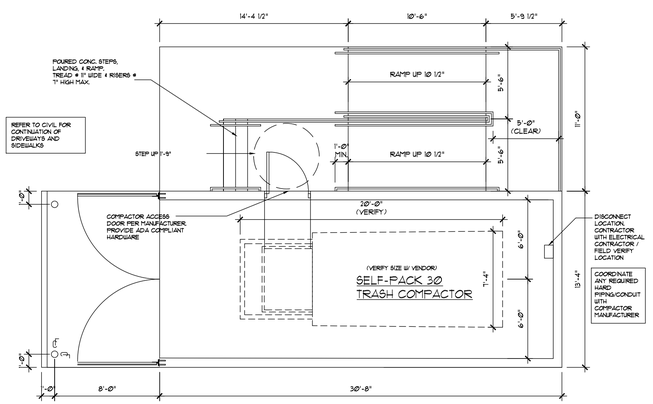
ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ 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:

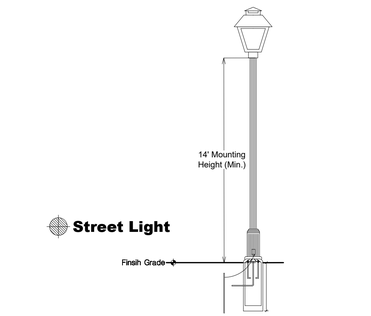
FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 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 ¼ 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.



30 CY Compactor Enclosure Detail

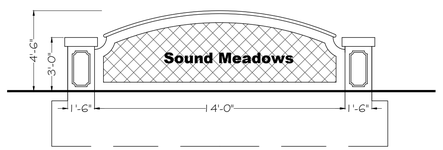


Typical Parking Stall Detail

NTS

Standard Light Pole Detail

NTS



Typical Project ID Sign Detail

NTS

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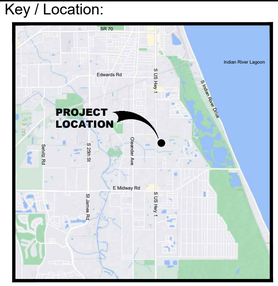
Key / Location:



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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**SP 1**
Project Number	22-065	
Municipal Number	---	
Computer File		

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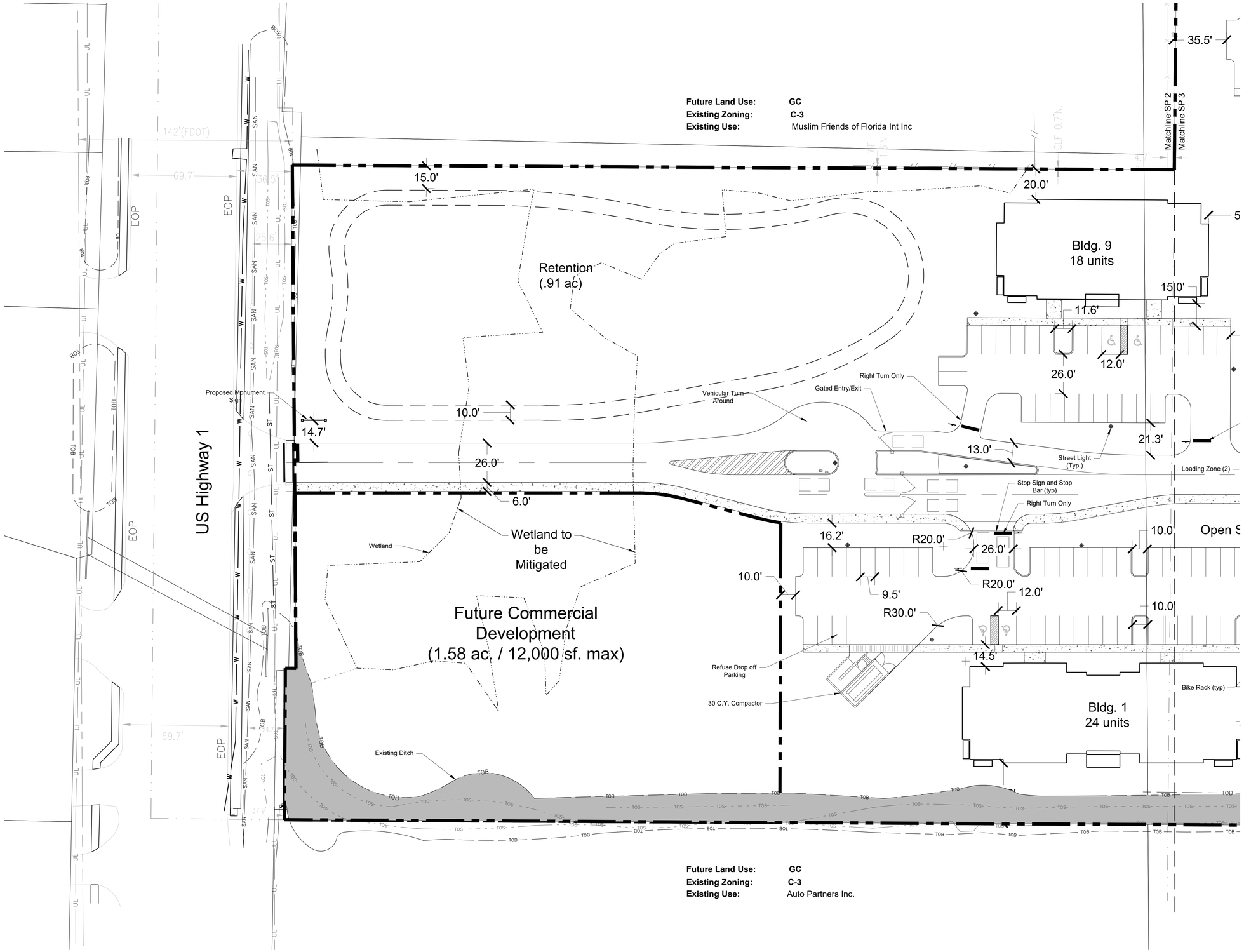

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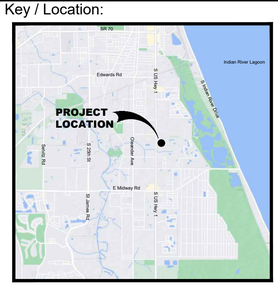

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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

Sheet **SP 2**

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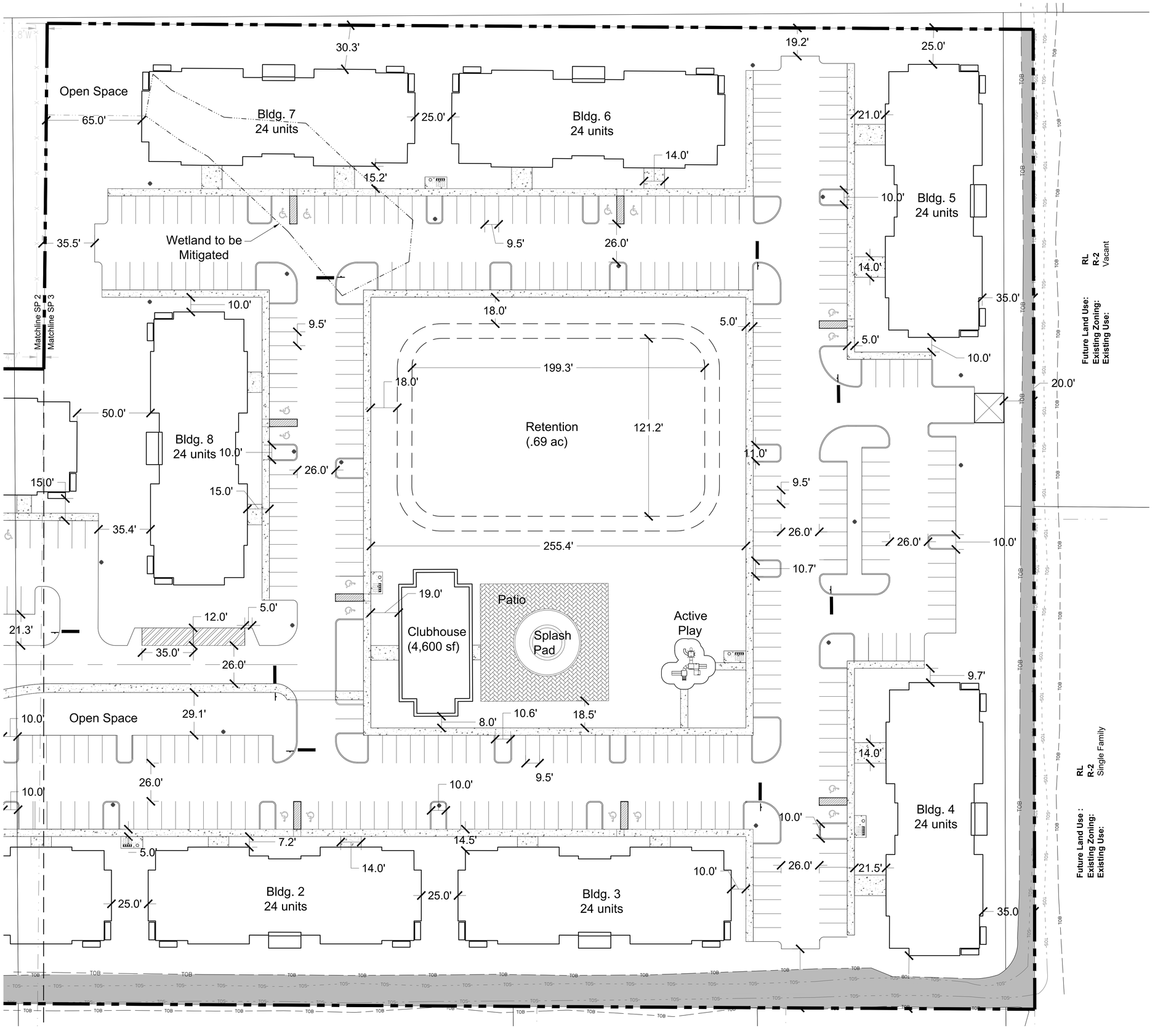

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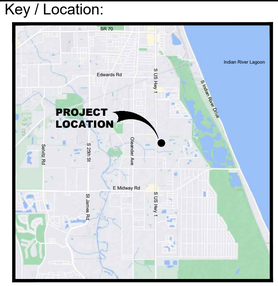

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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

Sheet **SP 3**

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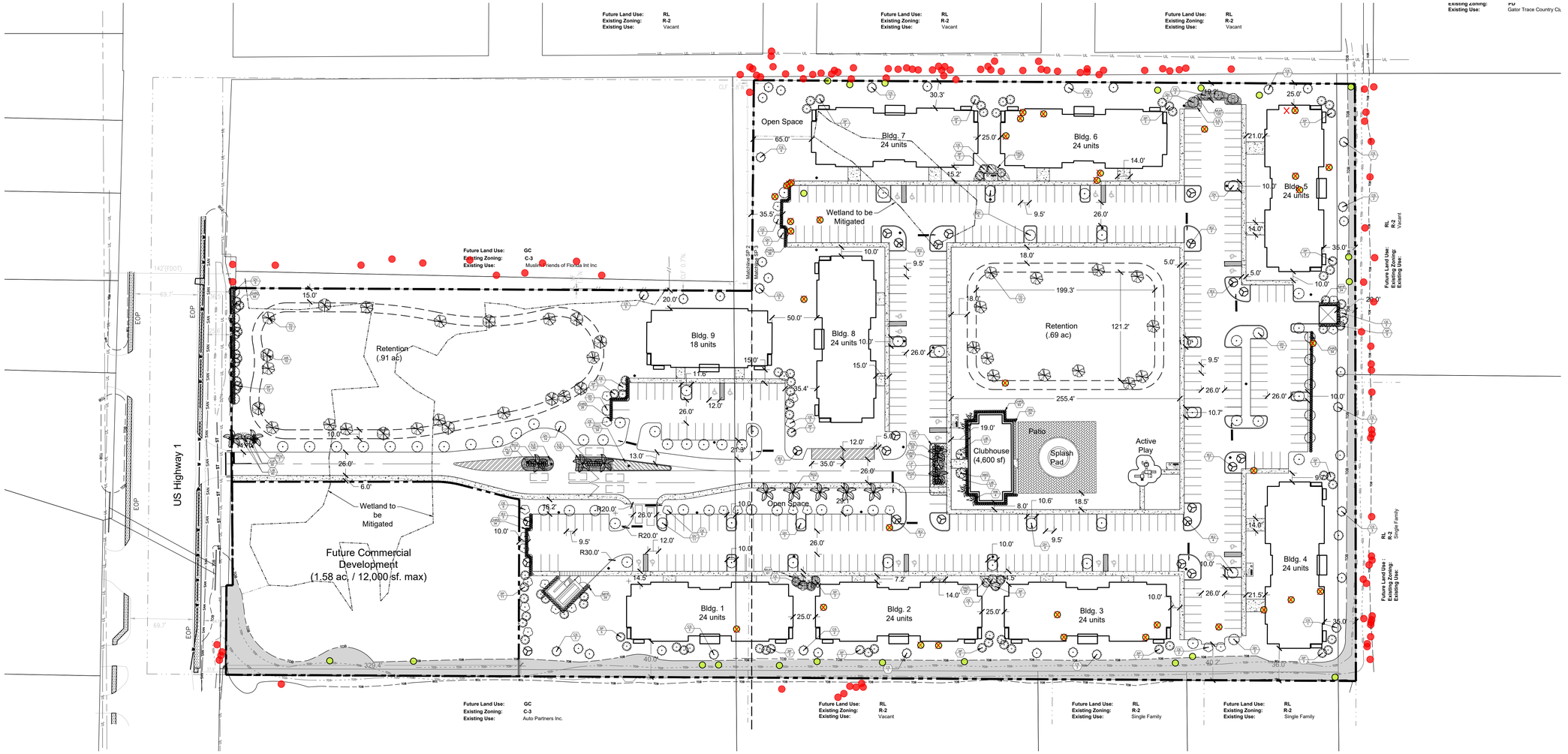

PLANT SCHEDULE SOUND MEADOW

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
AR	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	33	Conocarpus erectus	Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
CS	37	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
IE2	22	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR	STD, F, SP	Native	3" Caliper
LP	1	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	12` W	ML, 3` CT, Specimen	Non-native	
QV	81	Quercus virginiana	Southern Live Oak	65G	14` HT	5` SPR	F, SP	Native	3" Caliper
TD	26	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	4" Caliper
PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	16`-18` OA		Triple, Full Heads, SP	Non-native	
RO2	12	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars		
SP	90	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16` - 18` HT. 6` GW		Full Head, Str, Specimen	Non-native	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
CHR2	291	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	
GAG	38	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
IXN	24	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
JAT	2	Jatropha integerrima	Jatropha	15G	4` HT	3`W	STD, SP	Non-native	
MFR	58	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	
PLI	30	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
ROL	25	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
MUH	181	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.
TRD	81	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
GIF	92	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full		18" o.c.
ILS	375	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
JUP	30	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
LIB	182	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA		F		18" o.c.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
705 Linear Feet along Property Line
636 x 10 = 7,050 sq. ft. required Landscape Area
(7,050) / 200 = **35 Trees Required**
Vehicular Use Area along Right of Way
150 Linear Feet along Right of Way
1,500 x 10 = 15,000 sq. ft. required Landscape Area
(15,000) / 300 = **50 Trees Required**
Interior Vehicular Use Area
171,405 sq. ft. total Vehicular Use Area
171,405 / 15 = 11,427 sq. ft. required Landscape Area
(11,427) / 100 = **114 Trees Required**
Total Landscape Area Required: 36,777 sq. ft.
Landscape Area Provided: + sf.
Total Trees Required: 199
Trees Provided = 250 Canopy Trees

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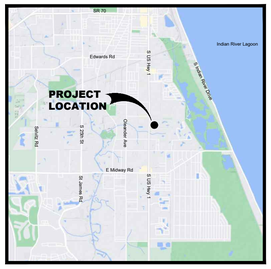

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 1**
Project Number	22-065	
Municipal Number	---	
Computer File		

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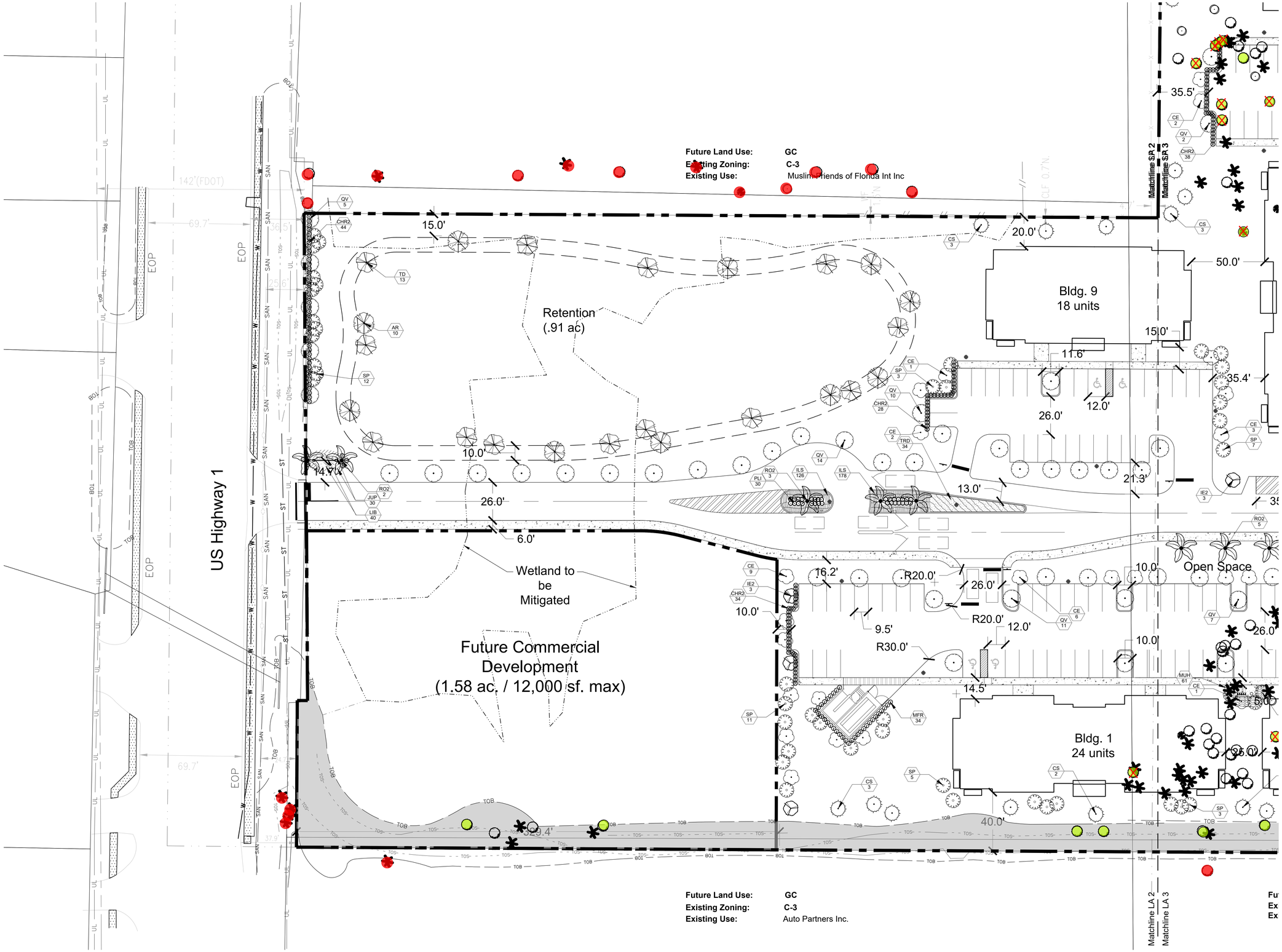

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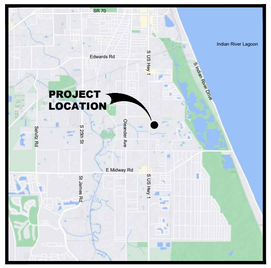

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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

Sheet **LA 2**

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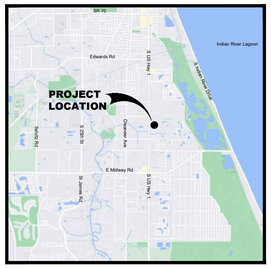

Project Team:

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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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 3**
Project Number	22-065	
Municipal Number	---	
Computer File		

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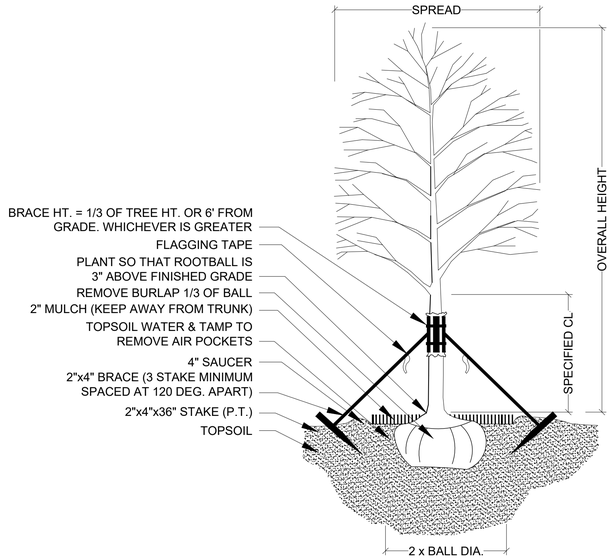
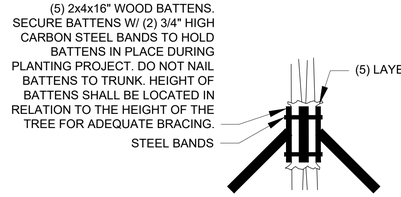


TREE PLANTING & STAKING

NOT TO SCALE



BRACING DETAIL

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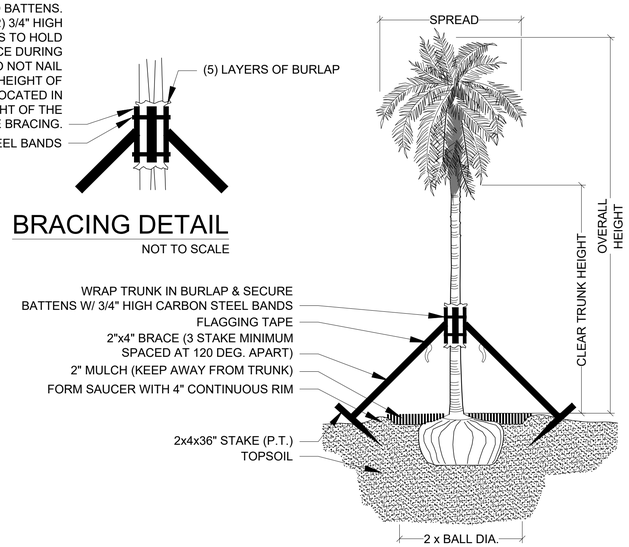
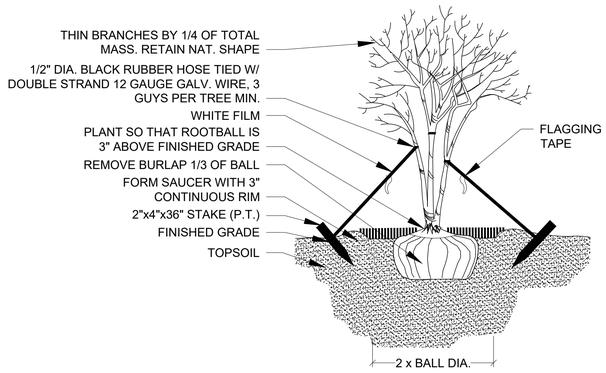


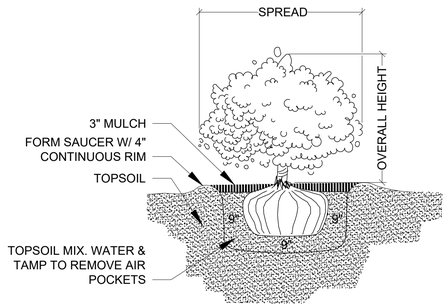
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



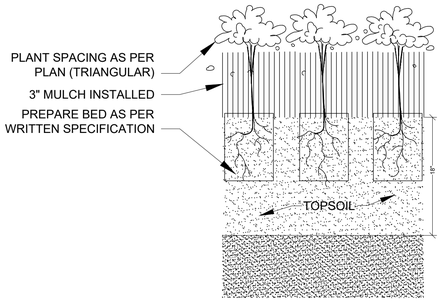
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



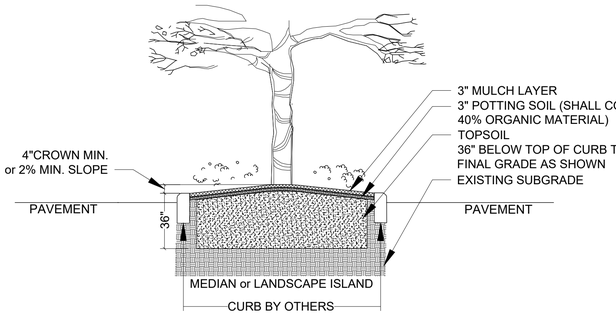
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

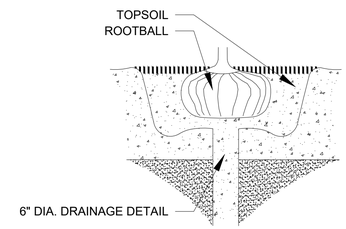


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

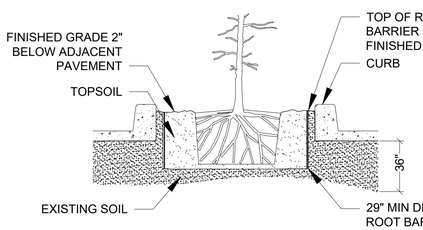
NOT TO SCALE

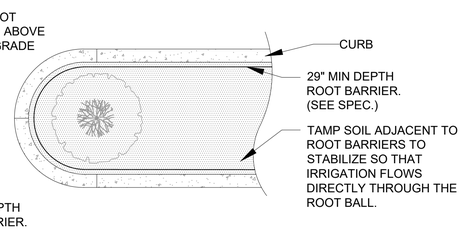
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE

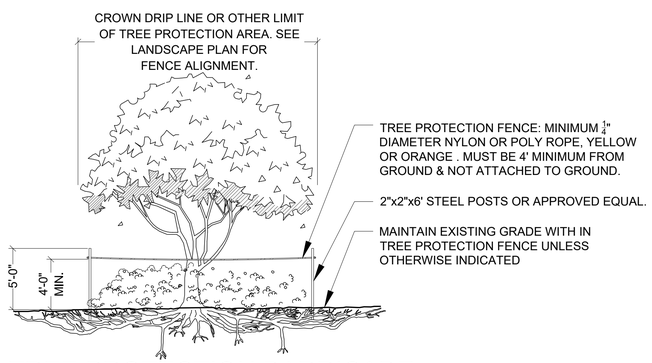




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

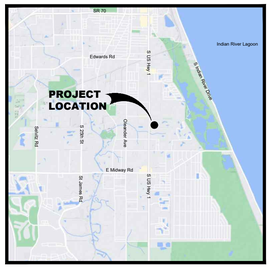
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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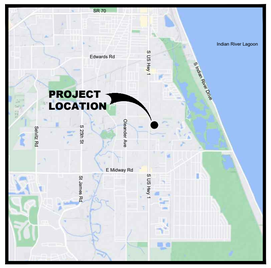
Key / Location:



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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Specifications

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	LA 5
Project Number	22-065	
Municipal Number	---	
Computer File		

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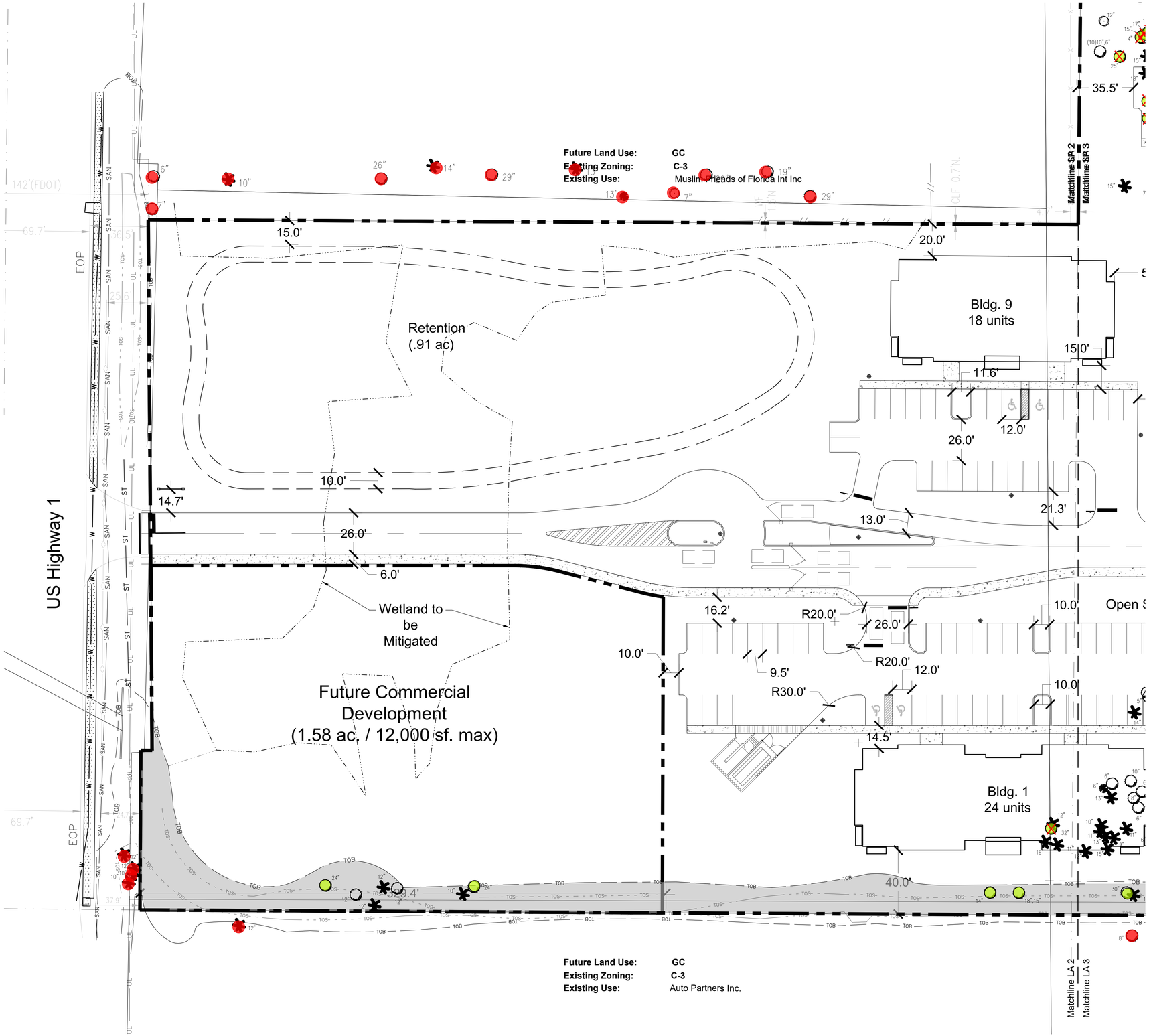

Tree to be Preserved

Tree to be Removed

Off site Tree - exempt from Mitigation Requirements

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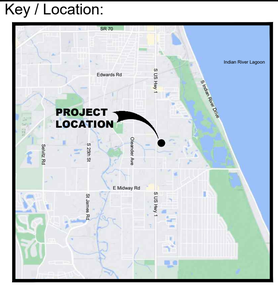
Key / Location:



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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT1**
Project Number	22-065	
Municipal Number	---	
Computer File		

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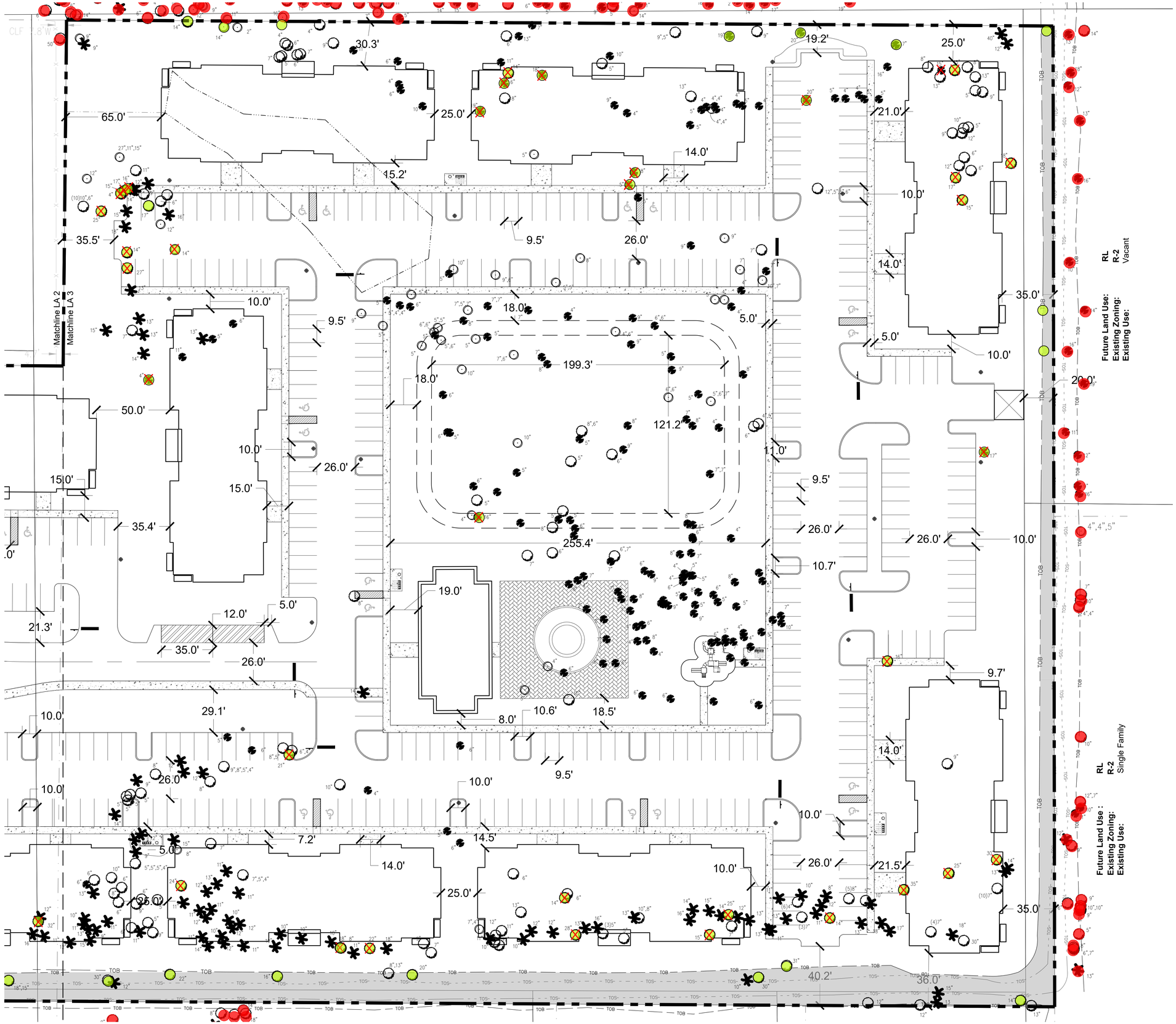

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Key / Location:

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-2**
Project Number	22-065	
Municipal Number	---	
Computer File		

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Tree #	Species	Meets Clear trunk criterion	DBH	To be Removed	To be Preserved
1580	Slash Pine		15	x	
1591	Slash Pine		17	x	
1593	Slash Pine		15	x	
1594	Live Oak		18	x	
1595	Cabbage Palm	x	12		
1596	Cabbage Palm	x	12		
1597	Slash Pine		20	x	
1599	Slash Pine		16	x	
1600	Slash Pine		17		x
1604	Slash Pine		20		x
1615	Slash Pine		19		x
1623	Live Oak		5		
1626	Slash Pine		18	x	
1632	Slash Pine		16	x	
1633	Live Oak		14	x	
1689	Unknown		26		x
1699	Slash Pine		15	x	
1700	Slash Pine		18	x	
1854	Slash Pine		16	x	
1859	Slash Pine		14	x	
1872	Live Oak		14		x
1876	Slash Pine		16	x	
1880	Slash Pine		14		x
1881	Slash Pine		16		x
1894	Cabbage Palm	x	10		
1895	Cabbage Palm	x	11		
1896	Cabbage Palm	x	12		
1903	Slash Pine		16	x	
1918	Live Oak		14		x
1919	Unknown		11		
1920	Unknown		14		x
1939	Cabbage Palm	x	9		
1948	Cabbage Palm	x	16		
1949	Cabbage Palm	x	12		
1950	Cabbage Palm	x	14		
1951	Unknown		16	x	
1952	Unknown		17	x	
1953	Unknown		15	x	
1955	Unknown		27	x	
1958	Live Oak		25	x	
1960	Cabbage Palm	x	18		
1961	Cabbage Palm	x	15		
1967	Cabbage Palm	x	16		
1969	Unknown		14	x	

1971	Live Oak		27	x	
1972	Live Oak		14	x	
1973	Cabbage Palm	x	13		
1974	Cabbage Palm	x	12		
1975	Cabbage Palm	x	13		
1976	Cabbage Palm	x	14		
1978	Cabbage Palm	x	15		
1981	Live Oak		30	x	
1982	Cabbage Palm	x	14		
1983	Cabbage Palm	x	13		
1984	Live Oak		30	x	
1986	Live Oak		25	x	
1994	Live Oak		14		x
1995	Cabbage Palm	x	15		
1997	Cabbage Palm	x	18		
1999	Cabbage Palm	x	17		
2000	Cabbage Palm	x	18		
2001	Live Oak		35	x	
2002	Cabbage Palm	x	10		
2005	Cabbage Palm	x	13		
2006	Live Oak		14	x	
2007	Cabbage Palm	x	11		
2009	Cabbage Palm	x	13		
2011	Cabbage Palm	x	12		
2012	Cabbage Palm	x	8		
2013	Cabbage Palm	x	10		
2014	Cabbage Palm	x	11		
2015	Cabbage Palm	x	11		
2016	Cabbage Palm	x	13		
2017	Cabbage Palm	x	13		
2018	Cabbage Palm	x	21		
2019	Live Oak		25	x	
2021	Cabbage Palm	x	14		
2022	Cabbage Palm	x	15		
2023	Cabbage Palm	x	14		
2024	Cabbage Palm	x	16		
2025	Live Oak		15	x	
2026	Live Oak		31		x
2027	Live Oak		30		x
2028	Cabbage Palm	x	10		
2029	Cabbage Palm	x	13		
2034	Cabbage Palm	x	16		
2035	Live Oak		32	x	
2036	Cabbage Palm	x	12		
2037	Cabbage Palm	x	11		
2038	Cabbage Palm	x	12		
2039	Cabbage Palm	x	15		

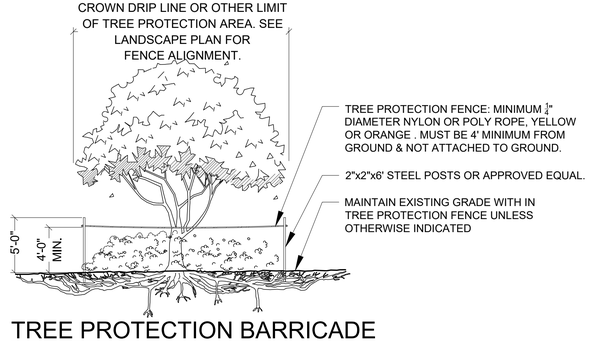
2040	Cabbage Palm	x	13		
2041	Cabbage Palm	x	9		
2042	Cabbage Palm	x	11		
2043	Cabbage Palm	x	10		
2044	Cabbage Palm	x	13		
	Total Cabbage Palm	229		648	229
	Total DBH			648"	229"

Mitigation Notes:
1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

Tree Mitigation Data:

Total Tree Inches to be Removed:	648"
Total Tree Inches Preserved:	229"
Tree Mitigation Credits Required:	419"
Total Palms:	51
Total Palms to be Removed:	40
Total Palms to be Preserved	11
Palm Mitigation Credits Required:	40
Total Tree Replacement Credits Provided:	420
Total Palm Replacement Credits Provided:	40

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 136 total trees (204") count as half credit toward mitigation required, Trees planted onsite @ 4" DBH exceed minimum code requirements, 36 total trees (72") count as half credit toward mitigation required.
An additional (48) 3 inch trees provided to satisfy total replacement requirement. A totall of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.



TREE PROTECTION BARRICADE
NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

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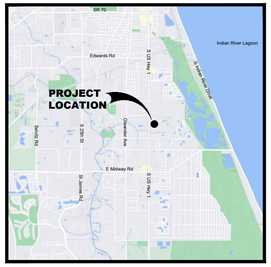

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Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-3**
Project Number	22-065	
Municipal Number	---	
Computer File		

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Exhibit 2
Sound Meadows
Trip Generation - Proposed Use

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)		Total Trips
Resid. Multi Family LR	220	210 DUs	6.74 / DU	50%	1,415	-	0%	1,415
TOTAL					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	Trips
Resid. Multi Family LR	220	210 DUs	0.40 / DU	24%	20	64	84	-	0%	20	64	84
TOTAL					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	Trips
Resid. Multi Family LR	220	210 DUs	0.51 / DU	63%	67	40	107	-	0%	67	40	107
TOTAL					67	40	107	-		67	40	107

(1) Source: ITE Trip Generation, *11th Edition*.

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

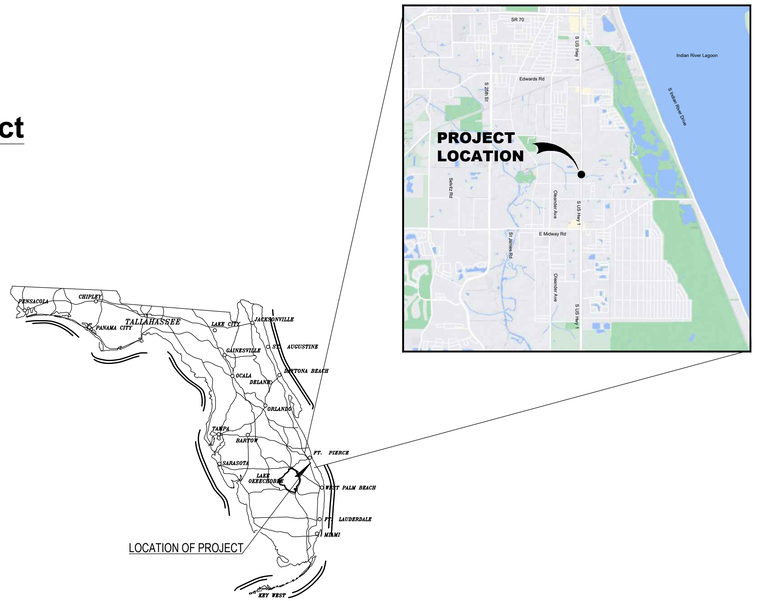
Engineer
Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

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

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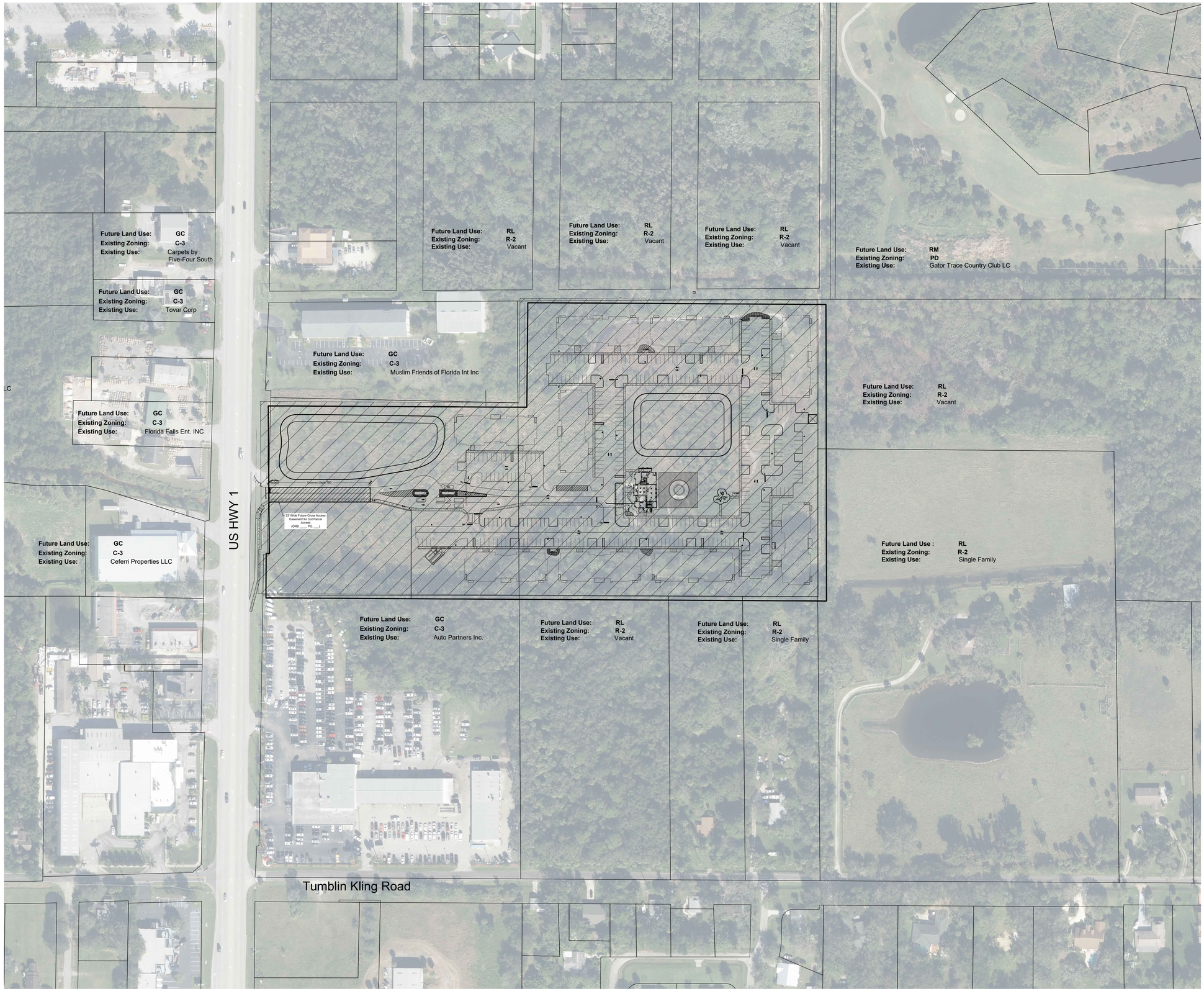

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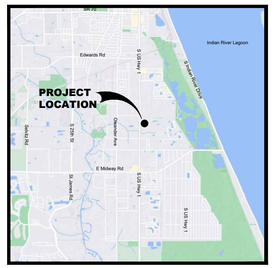

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg	

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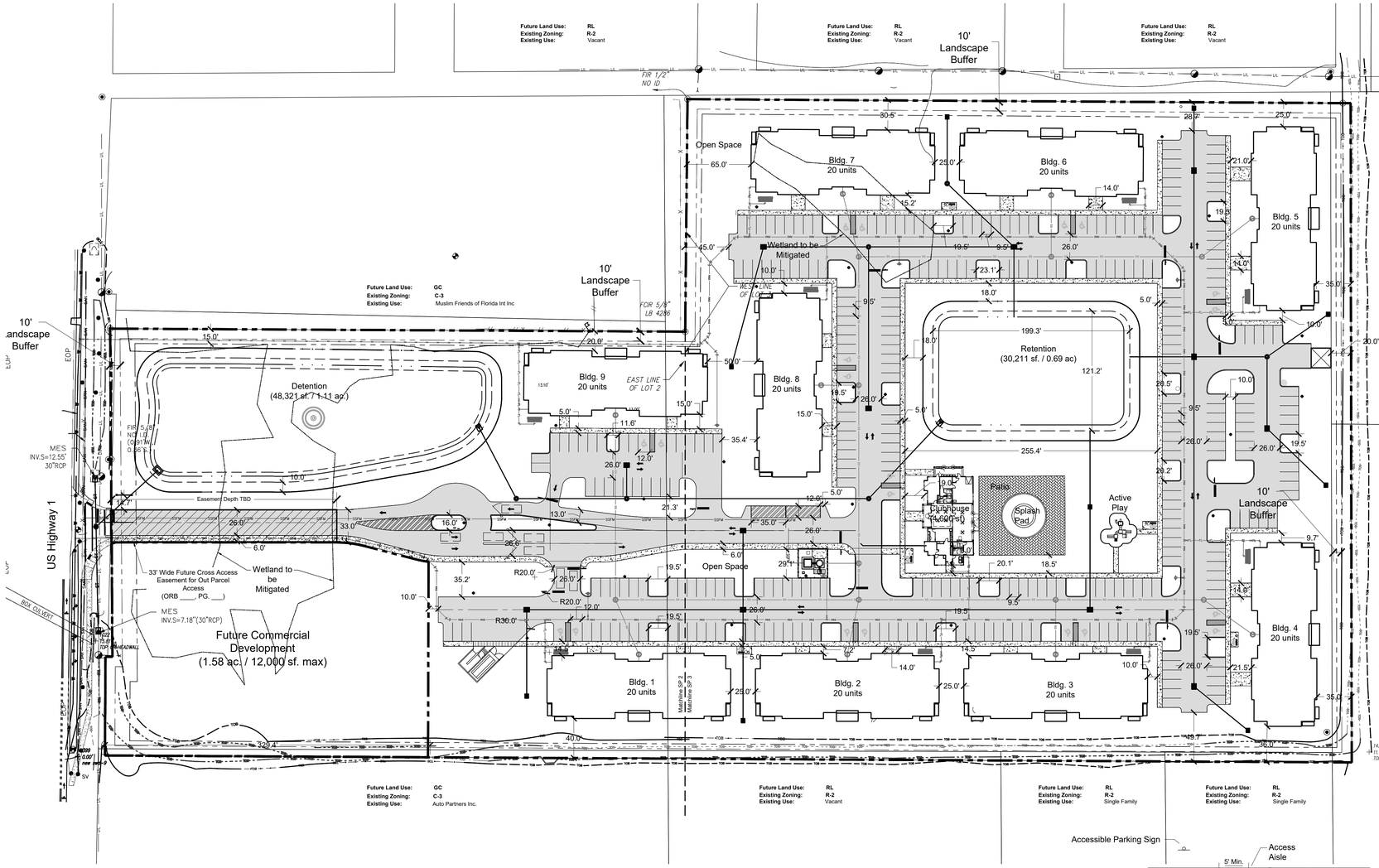

Site Data

Total Area:	16.11 ac	
Existing Use:	Vacant	
Existing Zoning:	C-3	
Existing Future Land Use:	GC	
Multi-Family Parcel:		
Area:	14.53 ac.	
Product Type:	Multi-Family	
Total Units:	180 Units	
Gross Density (Based on 16.11 ac.):	11.17 DU/ac.	
Allowable Density:	15 DU/ac. / 242 DU's	
Allowable Density Bonus (See Note #2):	3 DU/ac. / 44 DU's	
Total Allowable Density:	18 DU/ac. / 290	
Req'd Common Open Space:	20% (2.91 ac.)	
Common Open Space Prov'd:	44% (6.84 ac.)	
Impervious Area:	302,417 sf	6.94 ac 48%
Buildings Pads:	101,934 sf	2.34 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.11 ac
Pavement (Including Curb & Refuse):	161,542 sf	3.70 ac
Sidewalk:	25,299 sf	.58 ac
Splash Pad Patio:	6,972 sf	.16 ac
Pervious Area:	339,526 sf	7.79 ac 52%
Landscape Islands:	28,561 sf	0.66 ac
*Retention Area:	78,532 sf	1.80 ac
*Open Space:	232,433 sf	5.33 ac
*Included in Common Open Space		
Future Comm. Dev. Parcel		
Area:	1.58 ac.	
Max. Allowable Bldg. sf.:	12,000 sf.	
Req'd Open Space:	20% (.31 ac.)	

Building and Lot Data

Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front:	25'
Side:	15'
Side @ Corner:	15'
Rear:	15'

Parking Requirements

Vehicle Parking Required: 293 Spaces

Multi-Family:
1.5 spaces per unit @ 180 units = 270 spaces
Accessible Spaces Req'd: 8 Spaces
Clubhouse:
1:200 sf @ 4,600 sf. = 23 spaces
ADA Spaces Req'd: 1 Space

Vehicle Parking Provided: 336 Spaces
ADA Spaces Provided: 20 Spaces

Bicycle Parking Req'd: 21 Spaces
Multi-Family:
1:10 Units @ 180 Units = 18 Spaces
Clubhouse:
1:10 Stalls @ 23 Stalls = 3 Spaces

Bicycle Parking Provided: 25 Spaces

Loading Spaces Req'd: 1 Spaces
Multi-Family:
0 > 25,000 sf.
1 for ea. 75,000 sf. over 25,000 @ 101,934 sf. = 2 Spaces
Clubhouse:
0 > 10,000 sf. @ 4,600 sf. = 0

Loading Spaces Provided: 2 Spaces

General Notes

1. The proposed development is an Affordable Multi-family residential community, wherein 100% of the units will be "Affordable", as defined in FS. As such, the proposed development shall be processed Administratively (Minor Site Plan) under the current commercial FLU and Zoning designations, in accordance with Florida Senate Bill 102 (SB 102).
2. Allowable Density Bonus: Within ¼ mile of Transit Stop, outside of CRA: 3 DU's/ac. (Sec. 125-326(c)(2)).
3. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
4. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
5. All interior sidewalks to be 5' wide minimum.
6. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
7. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
8. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
9. All Construction shall comply with the City of Fort Pierce Code of Ordinances, Section 107,119 and 125.

Project Description

210-unit "Affordable" multi-family community consisting of six (8) 24-unit buildings and (1) 18-unit building, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Additionally, a 1.58 ac. Comm. Parcel has been set aside for future development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.

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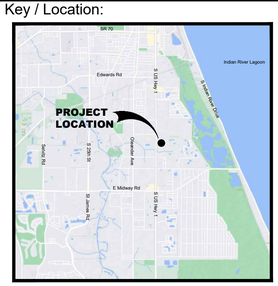
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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
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Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**SP 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg	

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Meets and Bound Legal Description:

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 ¼ 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.

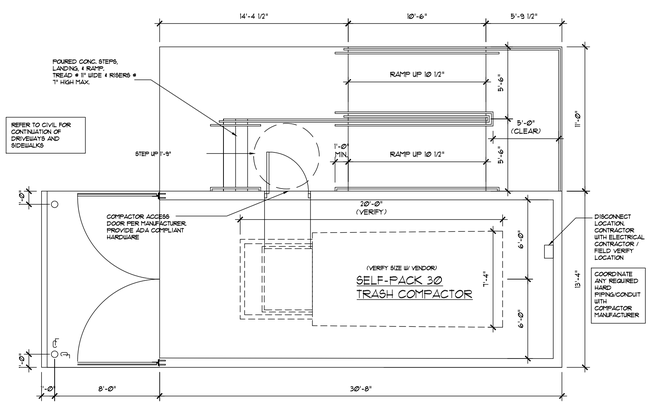
ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ 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:

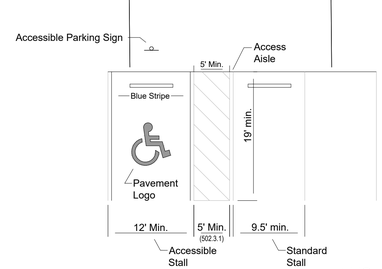
FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 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 ¼ 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.

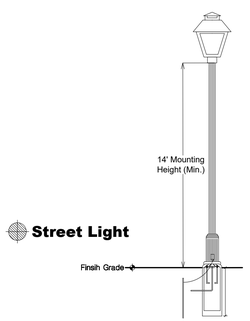


30 CY Compactor Enclosure Detail



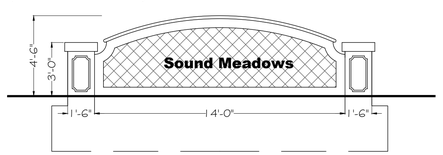
Typical Parking Stall Detail

NTS



Standard Light Pole Detail

NTS



Typical Project ID Sign Detail

NTS

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

10' Landscape Buffer

15.0'

8" Water Main

10' Landscape Buffer

45.0'

20.0'

Detention
(48,321 sf. / 1.11 ac.)

Fountain

Bldg. 9
20 units

EAST LINE OF LOT 2

13.10'

5.0'

15.0'

11.6'

12.0'

26.0'

Sewer Main

OTHER'S ASPHALT DRIVEWAY

MES
INV.S=12.55'
30"RCP

Proposed Monument Sign

Vehicular Turn Around

Gated Entry/Exit

Right Turn Only

10.0'

Easement Depth TBD

14.7'

US Highway 1

26.0'

33.0'

16.0'

13.0'

21.3'

Street Light (Typ.)

Loading Zone (2)

6.0'

26.6'

Stop Sign and Stop Bar (typ)

Right Turn Only

Sewer Main

19.5'

Open S

35.2'

R20.0'

26.0'

10.0'

R20.0'

12.0'

8" Water Main

R30.0'

19.5'

14.5'

Refuse Drop off Parking

30 C.Y. Compactor

Bike Rack (typ)

Bldg. 1
20 units

Matchline SP 2
Matchline SP 3

33' Wide Future Cross Access Easement for Out Parcel Access
(ORB ____, PG. ___)

Wetland to be Mitigated

MES
INV.S=7.18"(30"RCP)

Future Commercial Development
(1.58 ac. / 12,000 sf. max)

BOX CULVERT

OTHER'S ASPHALT DRIVEWAY

Existing Ditch

329.4'

40.0'

Existing Ditch

Existing Ditch

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

lucido & associates

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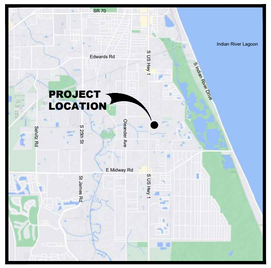

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

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04.23.24	SAW	Resubmittal

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0 15' 30' 60'

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**SP 2**
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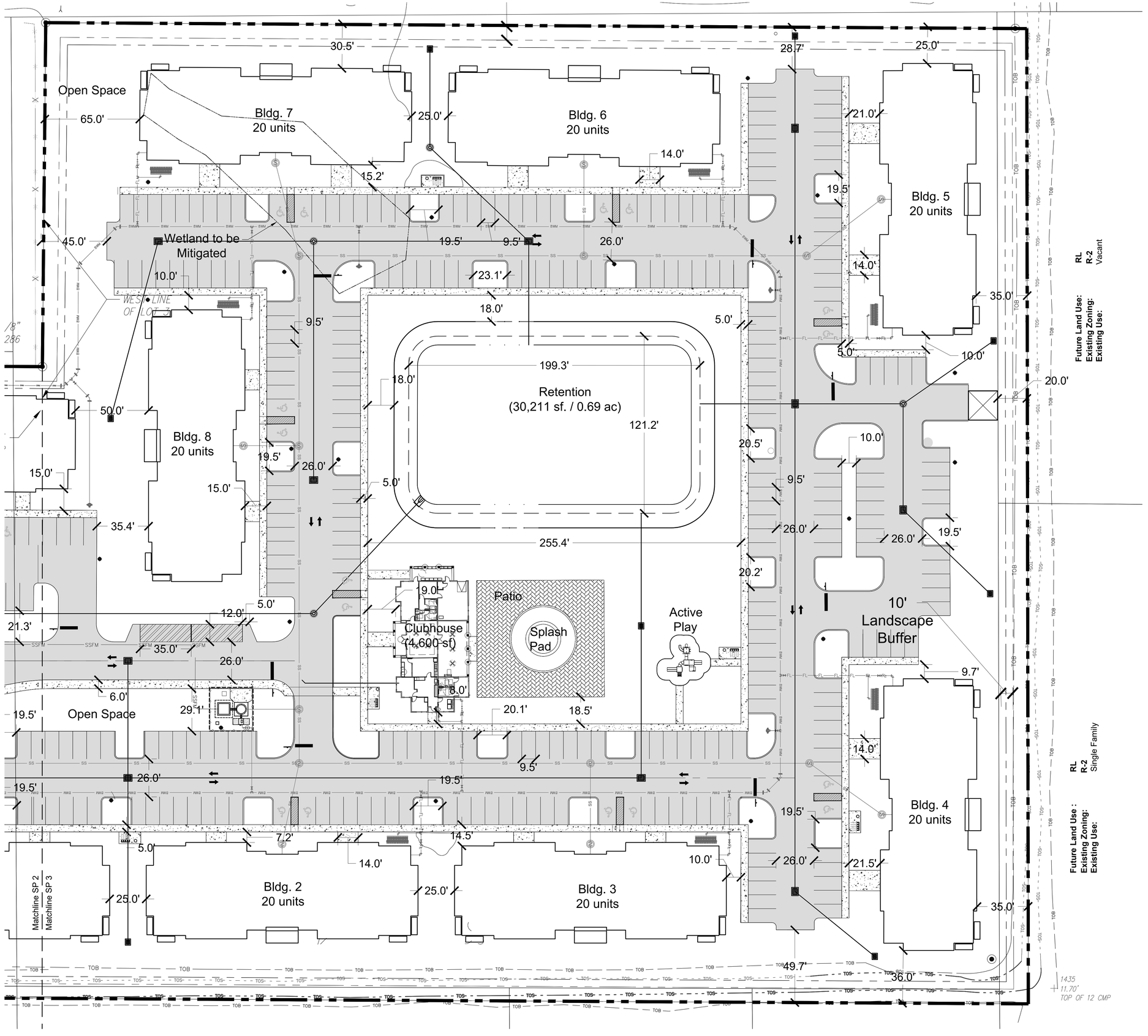

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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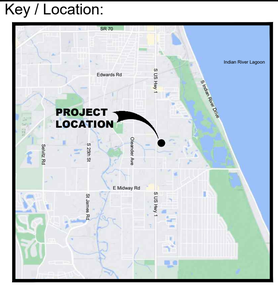

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REG. # 6667144
Steven D Garrett

Designer	SAW
Manager	BN
Project Number	22-065
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Sheet **SP 3**

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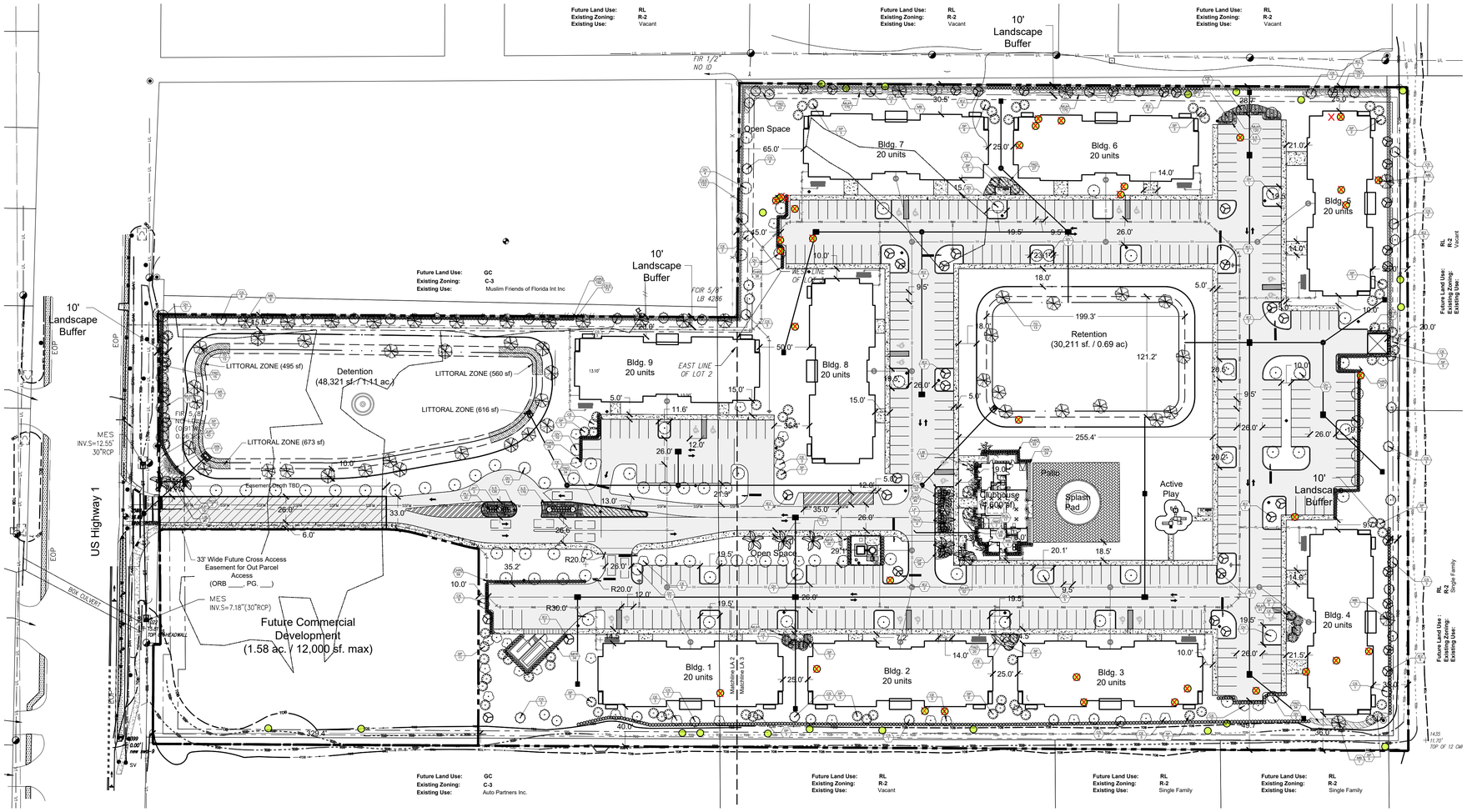


Landscape Calculations:

Vehicular Use Area along Property Lines
705 Linear Feet along Property Line
705 x 10 = 7,050 sq. ft. required Landscape Area
(7,050) / 200 = **35 Trees Required**
Vehicular Use Area along Right of Way
150 Linear Feet along Right of Way
150 x 10 = 1,500 sq. ft. required Landscape Area
(1,500) / 300 = **5 Trees Required**
Interior Vehicular Use Area
171,405 sq. ft. total Vehicular Use Area
171,405 / 15 = 11,427 sq. ft. required Landscape Area
(11,427) / 100 = **114 Trees Required**
Total Landscape Area Required: 36,777 sq. ft.
Landscape Area Provided: + sf.
Total Trees Required: 154
Trees Provided = 250 Canopy Trees

PLANT SCHEDULE SOUND MEADOW

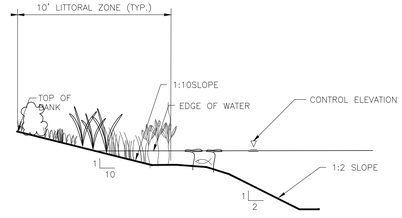
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
TREES									
AR	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	42	Conocarpus erectus	Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
CS	45	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
IE2	42	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR	STD, F, SP	Native	3" Caliper
LP	1	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	12` W	ML, 3` CT, Specimen	Non-native	
MB	17	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia	65G	12` HT	6`W	FTB, SP	Native	
QV	88	Quercus virginiana	Southern Live Oak	65G	14` HT	5` SPR	F, SP	Native	3" Caliper
TD	26	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	4" Caliper
PALMS									
AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	16`-18` OA		Triple, Full Heads, SP	Non-native	
RO2	9	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars		
SP	90	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16` - 18` HT. 6` GW		Full Head, Str, Specimen	Non-native	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
SHRUBS									
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
CHR2	461	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	
CE2	188	Conocarpus erectus	Buttonwood	3G	24" HT	24" SPR	FTB, SP	Native	
CES	295	Conocarpus erectus `Sericeus`	Silver Buttonwood	3G	24" HT	24"W	F	Native	
GAG	49	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
IXN	39	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
JAT	5	Jatropha integerrima	Jatropha	15G	4` HT	3`W	STD, SP	Non-native	
MFR	78	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	
PLI	30	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
ROL	49	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	
VO	159	Viburnum odoratissimum	Sweet Viburnum	3G	24" OA				

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
GRASSES										
MUH	636	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F			24" o.c.
TRD	175	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native		48" o.c.
GROUND COVERS										
GIF	111	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full			18" o.c.
ILS	375	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native		18" o.c.
JUP	58	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native		24" o.c.
LIB	243	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA		F			18" o.c.

PLANT SCHEDULE LITTORAL

LITTORAL ZONE	2,337 sf
Eleocharis cellulosa / Gulf Coast Spikerush	61
Eleocharis equisetoides / Jointed Spikerush	61
Eleocharis interstincta / Knotted Spikerush	61
Pontederia cordata / Pickerel Weed	152
Sagittaria lancifolia / Duck Potato	91
Spartina bakeri / Sand Cord Grass	183



TYPICAL LITTORAL DETAIL
SCALE: NTS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

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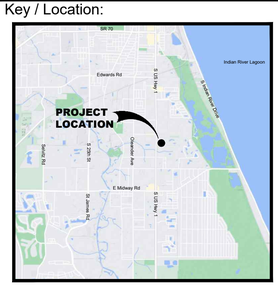

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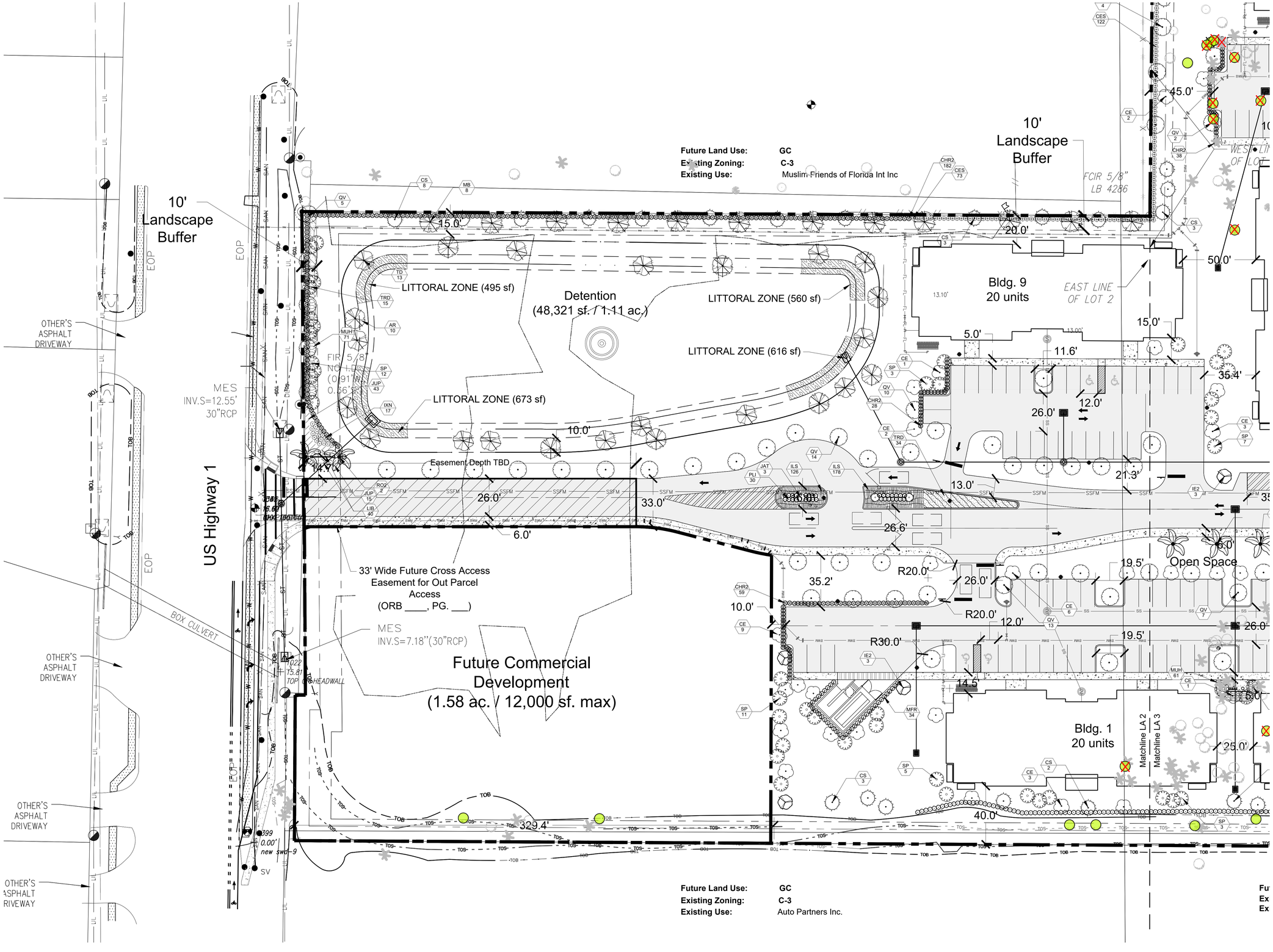

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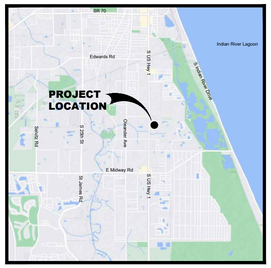

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Open Space
65.0'
Bldg. 7
20 units
30.5'
Bldg. 6
20 units
25.0'
14.0'
15.0'
28.7'
25.0'
21.0'
Bldg. 5
20 units
19.5'
45.0'
19.5'
9.5'
26.0'
10.0'
23.1'
14.0'
35.0'
18.0'
5.0'
9.5'
199.3'
Retention
(30,211 sf. / 0.69 ac)
121.2'
18.0'
5.0'
10.0'
20.0'
50.0'
Bldg. 8
20 units
19.5'
26.0'
15.0'
15.0'
20.5'
10.0'
9.5'
5.0'
26.0'
26.0'
19.5'
35.4'
12.0'
255.4'
Patio
Splash
Pad
Clubhouse
(4,600 sf)
Active
Play
9.0'
8.0'
20.1'
18.5'
20.2'
10'
Landscape
Buffer
9.7'
12.0'
5.0'
21.3'
35.0'
26.0'
6.0'
Open Space
29.1'
19.5'
26.0'
9.5'
19.5'
19.5'
14.0'
Bldg. 4
20 units
7.2'
14.5'
5.0'
14.0'
25.0'
10.0'
26.0'
21.5'
35.0'
Bldg. 1
20 units
Matchline LA 2
Matchline LA 3
25.0'
Bldg. 2
20 units
Bldg. 3
20 units
49.7'
36.0'
14.35
11.70'
TOP OF 12 CMP

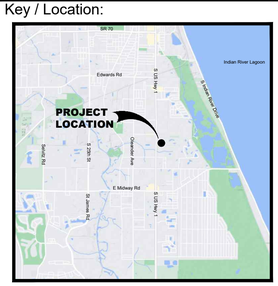
FCIR 5/8"
LB 4286
WEST LINE
OF LOT 3
EAST LINE
OF LOT 2

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use : RL
Existing Zoning: R-2
Existing Use: Single Family

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**LA 3**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg	

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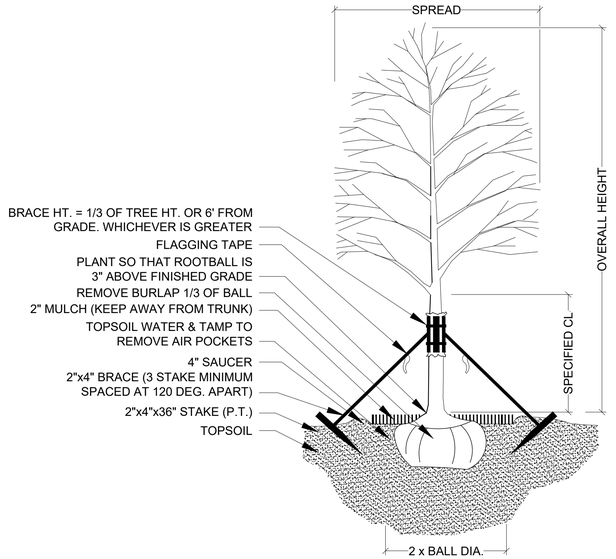
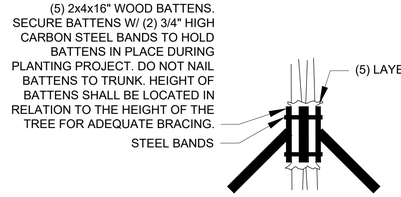


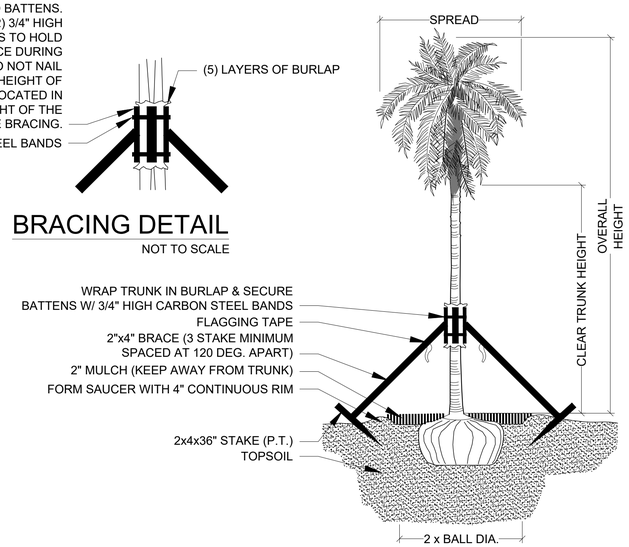
TREE PLANTING & STAKING

NOT TO SCALE



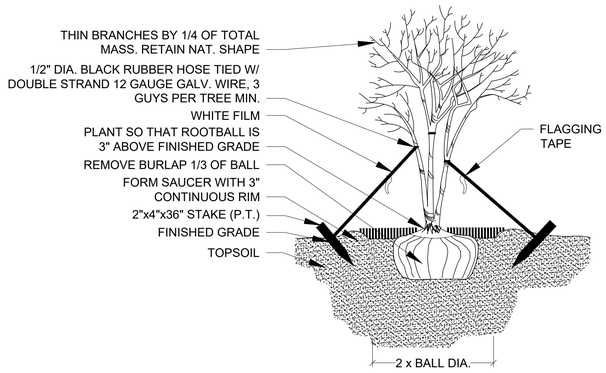
BRACING DETAIL

NOT TO SCALE



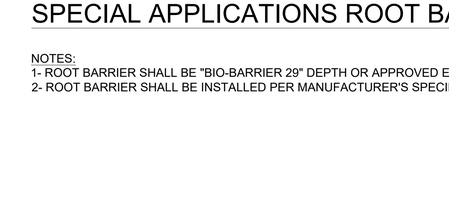
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



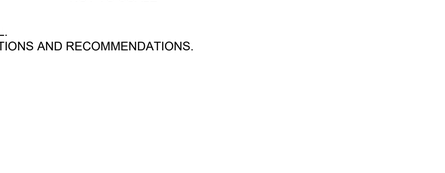
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



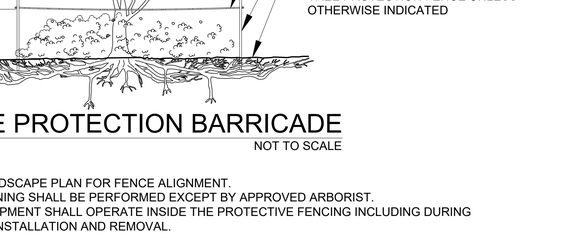
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

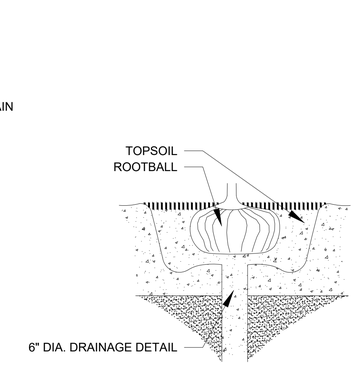


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

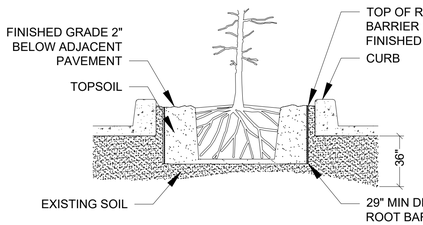
NOT TO SCALE

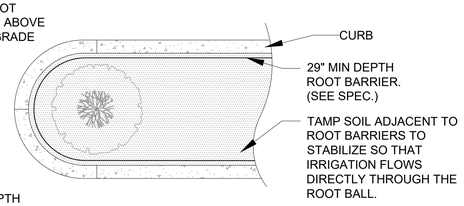
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE

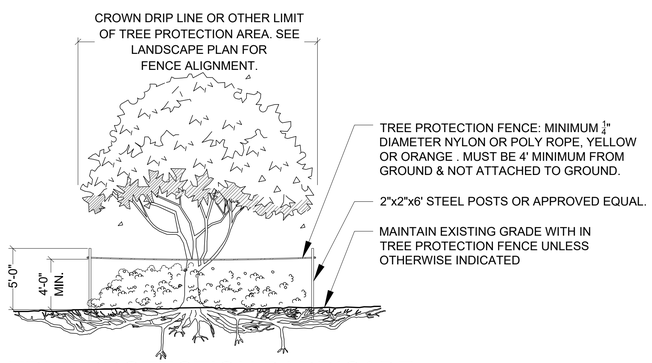




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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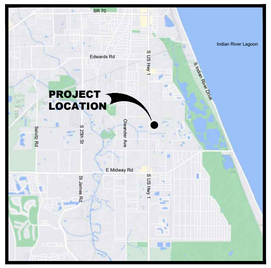
Key / Location:



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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan Landscape Details

Date	By	Description
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02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" =

0

REG. # 6667144
Steven D Garrett

Designer	SAW
Manager	BN
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Sheet **LA 4**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

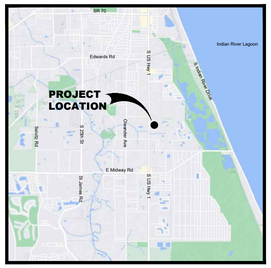
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Specifications

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" =

0

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**LA 5**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg	

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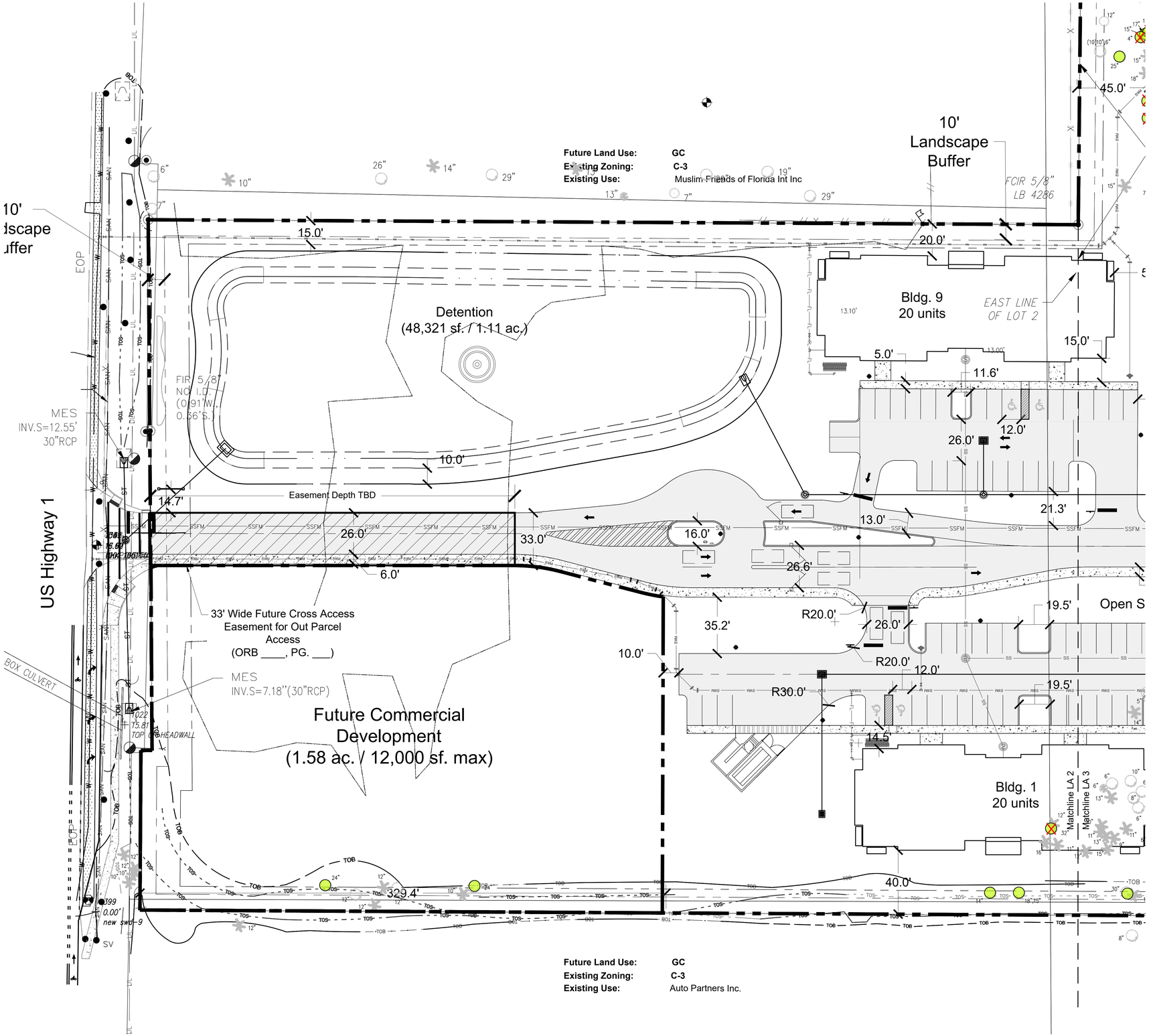

Tree to be Preserved

Tree to be Removed

Off site Tree - exempt from Mitigation Requirements

lucido & associates

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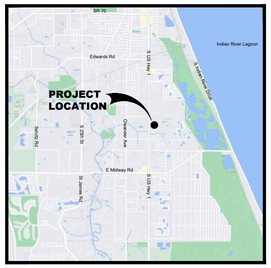
Key / Location:



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Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 6667144
Steven D Garrett

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg

Sheet **MT1**

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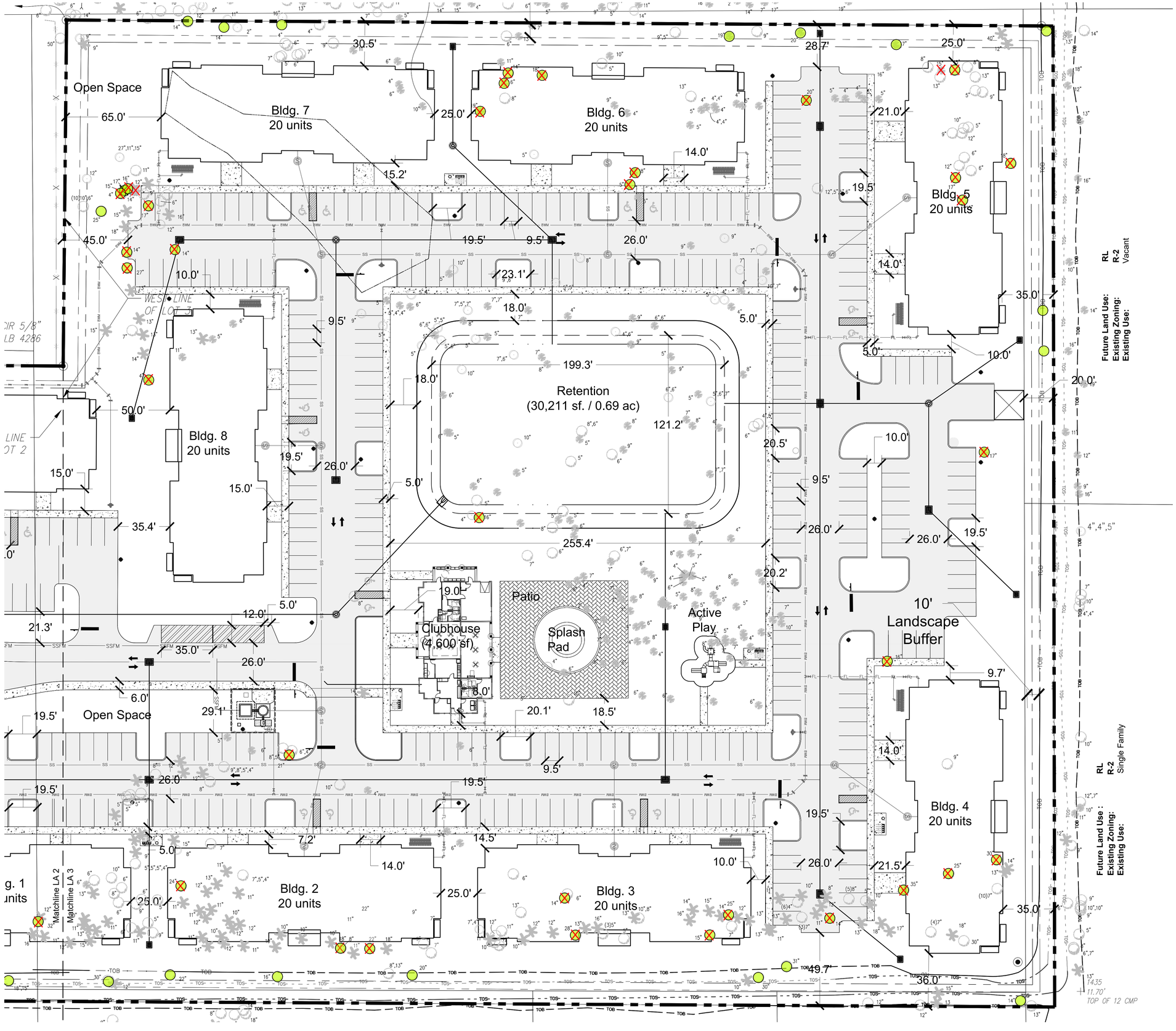

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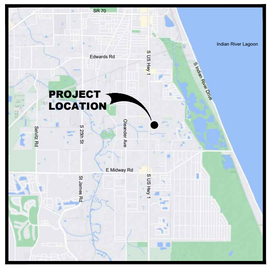

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 6667144
Steven D Garrett

Designer	SAW	Sheet
Manager	BN	**MT-2**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg	

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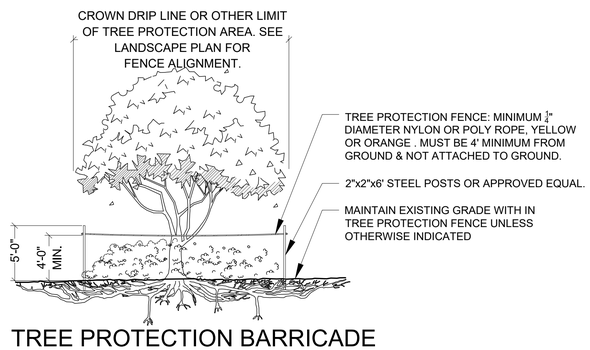
Tree #	Species	Meets Clear trunk criterion	DBH	To be Removed	To be Preserved
1580	Slash Pine		15	x	
1591	Slash Pine		17	x	
1593	Slash Pine		15	x	
1594	Live Oak		18	x	
1595	Cabbage Palm	x	12		
1596	Cabbage Palm	x	12		
1597	Slash Pine		20	x	
1599	Slash Pine		16	x	
1600	Slash Pine		17		x
1604	Slash Pine		20		x
1615	Slash Pine		19		x
1623	Live Oak		5		
1626	Slash Pine		18	x	
1632	Slash Pine		16	x	
1633	Live Oak		14	x	
1689	Unknown		26		x
1699	Slash Pine		15	x	
1700	Slash Pine		18	x	
1854	Slash Pine		16	x	
1859	Slash Pine		14	x	
1872	Live Oak		14		x
1876	Slash Pine		16	x	
1880	Slash Pine		14		x
1881	Slash Pine		16		x
1894	Cabbage Palm	x	10		
1895	Cabbage Palm	x	11		
1896	Cabbage Palm	x	12		
1903	Slash Pine		16	x	
1918	Live Oak		14		x
1919	Unknown		11		
1920	Unknown		14		x
1939	Cabbage Palm	x	9		
1948	Cabbage Palm	x	16		
1949	Cabbage Palm	x	12		
1950	Cabbage Palm	x	14		
1951	Unknown		16	x	
1952	Unknown		17	x	
1953	Unknown		15	x	
1955	Unknown		27	x	
1958	Live Oak		25		x
1960	Cabbage Palm	x	18		
1961	Cabbage Palm	x	15		
1967	Cabbage Palm	x	16		
1969	Unknown		14	x	
1971	Live Oak		27	x	
1972	Live Oak		14	x	
1973	Cabbage Palm	x	13		
1974	Cabbage Palm	x	12		
1975	Cabbage Palm	x	13		
1976	Cabbage Palm	x	14		
1978	Cabbage Palm	x	15		
1981	Live Oak		30	x	
1982	Cabbage Palm	x	14		
1983	Cabbage Palm	x	13		
1984	Live Oak		30	x	
1986	Live Oak		25	x	
1994	Live Oak		14		x
1995	Cabbage Palm	x	15		
1997	Cabbage Palm	x	18		
1999	Cabbage Palm	x	17		
2000	Cabbage Palm	x	18		
2001	Live Oak		35	x	
2002	Cabbage Palm	x	10		
2005	Cabbage Palm	x	13		
2006	Live Oak		14	x	
2007	Cabbage Palm	x	11		
2009	Cabbage Palm	x	13		
2011	Cabbage Palm	x	12		
2012	Cabbage Palm	x	8		
2013	Cabbage Palm	x	10		
2014	Cabbage Palm	x	11		
2015	Cabbage Palm	x	11		
2016	Cabbage Palm	x	13		
2017	Cabbage Palm	x	13		
2018	Cabbage Palm	x	21		
2019	Live Oak		25	x	
2021	Cabbage Palm	x	14		
2022	Cabbage Palm	x	15		
2023	Cabbage Palm	x	14		
2024	Cabbage Palm	x	16		
2025	Live Oak		15	x	
2026	Live Oak		31		x
2027	Live Oak		30		x
2028	Cabbage Palm	x	10		
2029	Cabbage Palm	x	13		
2034	Cabbage Palm	x	16		
2035	Live Oak		32	x	
2036	Cabbage Palm	x	12		
2037	Cabbage Palm	x	11		
2038	Cabbage Palm	x	12		
2039	Cabbage Palm	x	15		
2040	Cabbage Palm	x	13		
2041	Cabbage Palm	x	9		
2042	Cabbage Palm	x	11		
2043	Cabbage Palm	x	10		
2044	Cabbage Palm	x	13		
	Total Cabbage Palm	229		623	254
	Total DBH			623"	254"

Mitigation Notes:
1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

Tree Mitigation Data:

Total Tree Inches to be Removed:	648"
Total Tree Inches Preserved:	229"
Tree Mitigation Credits Required:	419"
Total Palms:	51
Total Palms to be Removed:	40
Total Palms to be Preserved	11
Palm Mitigation Credits Required:	40
Total Tree Replacement Credits Provided:	420
Total Palm Replacement Credits Provided:	40

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 136 total trees (204") count as half credit toward mitigation required, Trees planted onsite @ 4" DBH exceed minimum code requirements, 36 total trees (72") count as half credit toward mitigation required.
An additional (48) 3 inch trees provided to satisfy total replacement requirement. A totall of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.



TREE PROTECTION BARRICADE
NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

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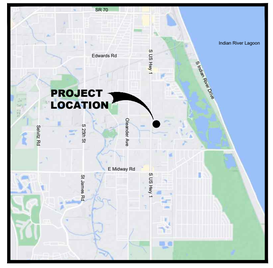
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation

Date	By	Description
05.23.23	SAW	Initial Submittal
02.07.24	SAW	Resubmittal
04.23.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 6667144
Steven D Garrett

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	22-065_SoundMeadows_SitePlan_BN.dwg

Sheet **MT-3**

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PROPOSED COLORS

P-1	PAINT - SHERWIN WILLIAMS 6798 ICEBERG	
P-2	PAINT - SHERWIN WILLIAMS 7602 INDIGO BATIK	
P-3	PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY	
P-4	PAINT - SHERWIN WILLIAMS 9143 CADET	
P-5	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)	
P-6	PAINT - SHERWIN WILLIAMS 7004 SNOWBOUND (TRIM)	

MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING
HB-2	HARDIE LAP SIDING
HB-3	HARDIE PANEL SIDING
HT-1 VS-1	HARDIE TRIM 5/4 SMOOTH BOARD VINYL SOFFIT AT EAVES
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

1 PROPOSED FRONT ELEVATION

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

ARCHITECTONICS studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(o) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Sound Meadows Apartments
Proposed Multi-Family Housing Community
Fort Pierce, Florida

Typical Elevation

Revisions:

Project No. 2023-132C
Date: December 18, 2023

STATE OF FLORIDA
MICHAEL ARRIGO
LICENSE NO. AR0017335
PRELIMINARY - NOT FOR CONSTRUCTION

MICHAEL ARRIGO
LIC. NO. AR0017335

a3.1

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 ¼ 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 ¼ 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 ¼ 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-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY

4 SURVEYOR'S NOTES

1. 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.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. 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.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. 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.

6. 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.

7. 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.

8. 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.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

10. 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.

11. THE PROPERTY HAS DIRECT ACCESS TO SOUTH US HIGHWAY 1, A DEDICATED PUBLIC STREET OR HIGHWAY.

12. PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

13. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.

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

PARKING COUNT (STRIPED)
0 REGULAR SPACES
0 HANDICAP SPACES

0 TOTAL SPACES

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'

X7.54' = 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

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

NO.	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–1

NO.	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

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

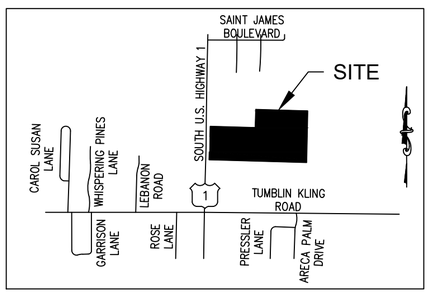
WETLAND AREA W–3

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

17 VICINITY MAP



NOT TO SCALE

16 LEGEND

● UGC	= UNDERGROUND CABLE POST
● UGS	= UNDERGROUND SEWER POST
⋈	= WATER VALVE
T	= TELECOMMUNICATIONS RISER
	= TRAFFIC SIGN
	= UTILITY POLE
←–	= GUY WIRE
● SV	= 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	= CPS, INC. ENVIRONMENTAL SERVICES
NAVD	= NORTH AMERICAN VERTICAL DATUM (1988)
NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
SAN SAN	= UNDERGROUND SANITARY SEWER LINE
	= CPH WETLAND LINE
	= CPH WETLAND SETBACK LINE
////	= WOOD FENCE LINE
XXXX	= CHAIN LINK FENCE LINE
<>	= METAL FENCE LINE
W	= UNDERGROUND WATER LINE PAINT MARKS
TOB	= TOP OF BANK
	= 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
#"	= DIAMETER AT BREAST HEIGHT
#".#".#"	= 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.

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 PEPPLE CANTU PLLC;
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION;
FIRST AMERICAN TITLE INSURANCE COMPANY;
BROWN, HUFF & ZOHAR, PLLC
SP SOUND LLC, A FLORIDA LIMITIED 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)(B1)(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

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234–0103 • FAX (813)234–0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01–13–2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

ALTA SURVEY KEY

1 TITLE COMMITMENT
2 LEGAL DESCRIPTION
3 SCHEDULE B-'II' ITEMS
4 SURVEYORS 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

Sheet 1 of 3

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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'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — 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)

671.35'(P)

L1

FIR 5/8"
BENT BOTTOM

S 00°20'07" W
197.27'(D)

WEST LINE OF LOT 4

LESS AND EXCEPT
REMAINDER OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM#2
SN&D
ELEV.=13.50'

BASIS OF BEARINGS:
NORTH PROPERTY LINE

FIR 5/8"
BENT BOTTOM
NO I.D.
(0.14'W., 0.48'S.)

L2

L3

P.O.B. PARCEL 1

N 89°41'37" W 582.29'(F)
S 89°41'37" E TO EAST LINE OF LOT 3(D)

FCIR 5/8"
LB 4286

EAST LINE
OF LOT 2

S 00°33'48" W 235.45'(F)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

N 89°26'1
67.62

142'(FDOT)

69.7'

36.5'

25.6'

CONCRETE SIDEWALK

OPEN DITCH

EOP

CONCRETE SIDEWALK

EASTERLY R/W LINE

OTHER'S ASPHALT DRIVEWAY

FIR 5/8"
NO I.D.
(0.91'W., 0.36'S.)

L4

SCIR

MES
INV.S=12.55'
30"RCP

ASPHALT APRON

CONCRETE

TBM#1
SN&D
ELEV.=16.94'

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

LESS AND EXCEPT
ROAD R/W (D)

S 00°20'07" E
200.00'(C)

REMAINDER OF
LOT 4
(NOT INCLUDED)

69.7'

TOP OF BANK

CONCRETE SIDEWALK

EOP

OPEN DITCH

HEADWALL

BOX CULVERT

MES
INV.S=7.18"(30"RCP)

CORNERS FALL IN WATER

L5

N 71°44'00" E
31.68'(F)

S00°20'07"W
100.00'(C)

CORNER FALLS IN WATER

UPLAND
AREA

WETLAND
AREA
W-1

UPLAND
AREA

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

VACANT
LAND

GRASS

WETLAND LINE (TYP)

PARCEL 1
PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC

8' DIRT PATH (TYP)

GRASS

GRASS

N 89°40'54" W
1262.25'(C)

672.62'(P)

LOT 5
(NOT INCLUDED)
PARCEL NO. 2434-801-0006-000-0
AUTO PARTNERS III INC

TOP OF BANK (TYP)

SHADED AREA
INDICATES SURFACE
WATER 1

W M1-J 12.97
W M1-G 12.54
W M1-I 12.95
W M1-H 12.84
W M1-F 12.66
W M1-E 12.60
W1-A 12.38
W1-B 11.92
W1-C 12.21
W1-D 11.91
W1-1 12.03
W1-2 12.15
W1-3 11.72
W1-4 12.47
W1-5 12.46
W1-6 12.90
W1-7 12.57
W1-8 11.43
W1-9 11.77
W1-10
W1-11 11.49
W1-12 11.19
W1-13 11.47
W1-14 12.23
W1-15 11.44
W1-16 11.39
W1-17 11.74
W1-18 11.50
W1-19 12.19
W1-20 11.39
W1-21 11.32
W1-22 11.44
W1-23 11.60
W1-24 11.28
W1-25 12.18
W1-26 12.05
W1-27 11.90
W1-28 12.07
W1-29 12.17
W1-30 11.80
W1-31 12.88
W1-32 12.86
W1-33 12.74
W1-34 12.31
W1-35 12.76
W1-36 12.94
W1-37 13.70
W1-38 13.12
W1-39 13.48
W3-1 12.94

SWD-1
SWD-2 15.25
SWD-3
SWD-4
SWD-5
SWD-6
SWD-7
SWD-8
SWD-9

16 LEGEND

- UGC = UNDERGROUND CABLE POST
- UGS = UNDERGROUND SEWER POST
- = WATER VALVE
- = TELECOMMUNICATIONS RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
- SV = 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 = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- = DIRT DRIVE
- SAN — SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- = WOOD FENCE LINE
- = CHAIN LINK FENCE LINE
- = 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

TREE DESCRIPTION

- # = OAK TREE
- # = PALM TREE
- # = UNKNOWN TREE
- # = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = 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.

x17.54' = 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

SHEET 2 — MATCHLINE — SHEET 3

Sheet 2 of 3

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 ° FAX (813)234-0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

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LINE TABLE(D)		
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L3	S00°20'07"W	37.73'
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L5	N89°41'37"W	7.00'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

8' DIRT PATH (TYP)

W.C. FCIR
LB 2391
(7.88'W.)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

235.45'(F)

S 00°33'48" W

671.37'(P) N 89°39'10" W 671.37'(F)

CORNER FALLS IN WATER

GRASS

UPLAND AREA

W2-10 13.30'
W2-9 13.28'
W2-11 12.60'
W2-8 13.07'
W2-7 13.27'
W2-12 12.94'
W2-13
W2-6 13.16'
W2-1
W2-5 13.21'
W2-2
W2-4 13.13'
W2-3 13.30'

N 89°26'12" W 67.62'

WETLAND AREA W-2

WETLAND LINE (TYP)

8' DIRT PATH (TYP)

UPLAND AREA

WEST LINE OF LOT 3

FCIR 5/8"
LB 4286

6' CLF

4.7'

97.13'

EAST LINE OF LOT 2

8' DIRT PATH

PARCEL 2

PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC

A PORTION OF LOT 3
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT LAND

GRASS

UPLAND AREA

GRASS

UPLAND AREA

GRASS

PARCEL NO. 2434-801-0001-000-5
SUSAN A CALLIE-SMITH

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

LOT 2
(NOT INCLUDED)

667.50'(C) N 00°05'35" W

OPEN DITCH

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

SHADED AREA INDICATES SURFACE WATER 1

WITNESS CORNER
FCIR 5/8"
LB 4286
(25.04'W.,
30.44'N.)

672.62'(P) N 89°40'54" W 1262.25'(C)

TOP OF BANK (TYP)

TOE OF SLOPE (TYP)

CORNER FALLS IN WATER

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

LOT 6
(NOT INCLUDED)

SHEET 2 — MATCHLINE — SHEET 3

+17.54' = 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

16 LEGEND

UGC	= UNDERGROUND CABLE POST
UGS	= UNDERGROUND SEWER POST
	= WATER VALVE
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	= TRAFFIC SIGN
	= UTILITY POLE
	= GUY WIRE
SV	= 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	= CPS, INC. ENVIRONMENTAL SERVICES
NAVD	= NORTH AMERICAN VERTICAL DATUM (1988)
NGVD	= NATIONAL GEODETIC VERTICAL DATUM (1929)
SAN — SAN	= UNDERGROUND SANITARY SEWER LINE
	= CPH WETLAND LINE
	= CPH WETLAND SETBACK LINE
//——//	= WOOD FENCE LINE
X——X	= CHAIN LINK FENCE LINE
<>	= METAL FENCE LINE
W	= UNDERGROUND WATER LINE PAINT MARKS
TOB	= TOP OF BANK
	= 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
#	= DIAMETER AT BREAST HEIGHT
#",#",#"	= 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.

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 • FAX (813)234-0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

Sheet 3 of 3

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GRAPHIC SCALE

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(IN FEET)
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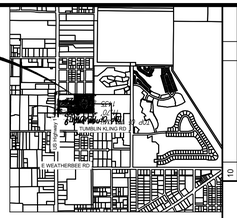

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SCPE

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CONCEPT UTILITY PLAN

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FORT PIERCE FLORIDA

DATE: APRIL 2023
DRAWN BY: CCL
DESIGNED BY: SSC
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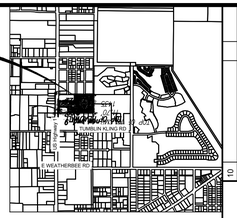

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Brian Nolan, AICP, ASLA – Partner/Lucido & Assoc.
701 SE Ocean Blvd.
Stuart, FL 34994

Subject: Site Plan (Development & Design Review) - Parcel IDs: 2434-801-0005-010-6 & 2434-801-0004-000-6 – Technical Review Committee Comments for August 17, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property. Please Identify on Site Plan.

3. 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 conducted before the issuance of a Building Permit.

4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.

5. Is there only 1 dumpster being proposed for the complex?

6. Please submit color board and all elevations for the design review.

7. Please provide information on how mail will be received throughout the complex.

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Must meet the following Accessibility requirements: Accessible Route, handicapped parking spaces and means of egress.

4. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

5. Building Permit required.

6. Signed and sealed construction drawings required.

7. Will need to meet the Fire Code.

Fort Pierce Police Department

With the addition of the proposed residential units to our city, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact types of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved as noted:

Water and wastewater are available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and commercial service application. Details and Specifications can be found at W/WW

Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

Note:
Projects located east of US 1 must meet requirements of detail M-13.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sandlin@fpua.com
772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: This is Approved. In talks to bring Natural Gas to this project.

FPUAnet Fiber: FPUAnet approves

If client would like service from FPUAnet Communications, please contact Eric Peters at (772)468-1697 for Fiber internet requirements if service is desired.

St. Lucie County Fire District

1. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

2. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).

3. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

4. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

5. The Fire District reserves the right for future comments at the site plan & building construction phase.

6. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
   Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

9. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

10. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

11. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

12. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

13. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

14. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

15. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

16. Minimum Size of Water Mains
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

17. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

18. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.

19. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet

shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

20. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Site Plan (Affordable Housing) - 23-07000018** **Parcel IDs: 2434-801-0005-010-6 & 2434-801-0004-000-6**
BOARD DATE:	August 17, 2023

Resubmittal of Site Plan (Affordable Housing) at Parcel IDs: 2434-801-0005-010-6 & 2434-801-0004-000-6

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan (Affordable Housing) at Parcel IDs: 2434-801-0005-010-6 & 2434-801-0004-000-6

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

Thank you,
Ryan

lucido&associates

February 5,2024

Mr. Ryan Altizer, Sr. Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Sound Meadows Minor Site Plan – Comment Response Letter #1
Our Reference Number: 22-065

Dear Mr. Altizer,

We are in received of the Technical Review Committee's comments, as received at the August 17th TRC meeting. Please find below all comments received, along with our responses in ***bold italics***.

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

Response: Acknowledged.

2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property. Please Identify on Site Plan.

Response: Acknowledged; all proposed striping, as included on the Civil Engineer's Preliminary Civil Engineering Plans, are shown on the revised Site Plan.

3. 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 conducted before the issuance of a Building Permit.

Response: Acknowledged.

4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.

Response: Acknowledged.

5. Is there only 1 dumpster being proposed for the complex?\

Response: One compactor is proposed to service the project, which has been sized accordingly and sited for ease of access for refuse collection and disposal.

6. Please submit color board and all elevations for the design review.

Response: Please see enclosed color elevation and material board for the mult-family buildings.

7. Please provide information on how mail will be received throughout the complex.

Response: A covered mail kiosk in incorporated into the footprint of the clubhouse; such mail collection area is noted on the Site Plan.

City of Fort Pierce Engineering Department

1. The proposed wet detention abutting the US 1 right-of-way shall have a water feature in accordance with the City of Fort Pierce Code of Ordinance Section 119-9(2)(a).

Response: The referenced pond has been revised to be dry.

2. Provide further information regarding access and maintenance for the proposed wet detention located adjacent to the clubhouse. Additionally, the landscape plans depict trees and vegetation located within the proposed 20' Lake Maintenance Easement.

Response: Access will be accommodated for via the adjacent parking stalls, with adequate width around the stormwater area for maintenance. The landscape plan has been revised to remove the referenced trees.

3. The stormwater management was noted to ultimately discharged south of the property to an existing ditch own and maintained by NSLRWCD. Are there any existing access and maintenance easements?

Response:

4. Provide the Tree Survey in reference to the Tree Mitigation Plan Sheet MT-3.

Response: The submitted ALTA Survey includes locations of existing native trees.

5. All parking spaces shall include bumper rails in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.

Response: Abutting sidewalks shall be utilized in lieu of wheel stops (bumper rails); such sidewalks to be 6" above the finished pavement surface and are proposed to be 5' in width, to allow for the Code-afforded 1' overhang, while still maintaining the min. 48" width to meet ADA requirements. In areas where head-in parking abuts a landscape area, a 6" non-mountable curb is proposed and no landscape will be installed within the 1' overhang area.

6. General Notes #3, #4, #6, and #7 shall reference the revised number sections for the City of Fort Pierce Code of Ordinance.

Response: Acknowledged; the reference notes have been updated to reflect current City Code citations.

7. The Environmental Assessment, page 14 Table No. 2 shall reference SFWMD as the correct jurisdiction and not SJRWMD.

Response: Acknowledged; the information has been corrected as requested.

8. The proposed site plan has a 1.58-acre development located at the southwestern corner of the site. Is there an existing agreement in place? Please note that access, parking and stormwater management for future development.

Response: The referenced outparcel is set aside for future commercial development. At such time development is proposed, necessary agreements will be drafted and entered into, which may include ingress/egress and stormwater management agreements.

9. Site Plan shall have a note that all construction shall comply with the City of Fort Pierce Code of Ordinance Section 107, 119 and 125.

Response: Acknowledged; the referenced note has been added to the Site Plan; please refer to Note # 9 on Sheet SP-1.

Advisory Comments:

1. A South Florida Water Management District (SFWMD) permit shall be required prior to DPCR approval.

Response: Acknowledged.

2. The site has two regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.

Response: Acknowledged.

3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.

Response: Acknowledged.

4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.

Response: Acknowledged.

5. A FDOT Driveway and Drainage permits shall be required prior to DPCR approval.

Response: Acknowledged.

6. A Unity of Title shall be required prior to DPCR approval.

Response: Acknowledged.

7. The stormwater management was reviewed conceptually but will be reviewed in depth at the time of DPCR application.

Response: Acknowledged.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Response: Acknowledged.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

Response: Acknowledged.

3. Must meet the following Accessibility requirements: Accessible Route, handicapped parking spaces and means of egress.

Response: Acknowledged.

4. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

Response: Acknowledged.

5. Building Permit required.

Response: Acknowledged.

6. Signed and sealed construction drawings required.

Response: Acknowledged; such plans will be provided at time of permitting.

7. Will need to meet the Fire Code.

Response: Acknowledged.

Fort Pierce Police Department

1. With the addition of the proposed residential units to our city, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact types of calls cannot be predicted, it should be presumed that calls for service will arise from within this project once it is completed and occupied by the intended users.

Response: Acknowledged.

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved as noted:

Response: Acknowledged.

Water and wastewater are available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

Response: Acknowledged; Applicant and project's Civil Engineer will coordinate directly with FPUA regarding gas service during the construction permitting process.

Note:
Projects located east of US 1 must meet requirements of detail M-13.

Response: Acknowledged; Applicant and project's Civil Engineer will coordinate directly with FPUA regarding gas service during the construction permitting process.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sandlin@fpua.com
772.466.1600 ext. 6308

Response: Acknowledged; Applicant and project's Civil Engineer will coordinate directly with FPUA regarding gas service during the construction permitting process.

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: This is Approved. In talks to bring Natural Gas to this project.

Response: Acknowledged; Applicant and project's Civil Engineer will coordinate directly with FPUA regarding gas service during the construction permitting process.

FPUAnet Fiber: FPUAnet approves

If client would like service from FPUAnet Communications, please contact Eric Peters at (772)468-1697 for Fiber internet requirements if service is desired.

Response: Acknowledged; Applicant and project's Civil Engineer will coordinate directly with FPUA regarding gas service during the construction permitting process.

St. Lucie County Fire District

1. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

2. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).

Response: Acknowledged.

3. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

Response: Acknowledged.

4. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

Response: Acknowledged.

5. The Fire District reserves the right for future comments at the site plan & building construction phase.

Response: Acknowledged.

6. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).

Response: Acknowledged.

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

Response: Acknowledged.

8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

Response: Acknowledged.

9. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

Response: Acknowledged.

10. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

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Response: Acknowledged.

13. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

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department connections. The locations of connections shall be based upon the access requirements of the fire department.

Response: Acknowledged.

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18. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.

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19. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

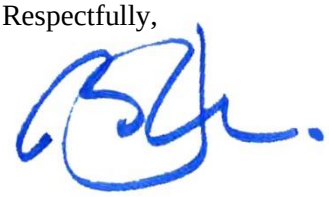
Response: Acknowledged.

20. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses, and we look forward to working with you further in bringing high quality, affordable housing options to the Sunrise City.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

C/c
Applicant
Steve Cooper – Civil Engineer
Rebecca Mulcahy – Traffic Engineer
Nathan Meyers – Environmental Scientist

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 4000 S US1

Parcel ID #(s) 243480100050106; 243480100040006

Project description Affordable Multi-Family Project w/ Commercial 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: 180 Proposed Sq. Ft.: +/- 100,000 sf Site Acreage: 14.53 ac

SP Sound LLC	Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.
Property Owner(s)	Applicant/Representative, Title, Company
5403 W. Gray Street	701 SE Ocean Blvd
Street Address	Street Address
Tampa FL 33609	Stuart FL 34994
City State Zip	City State Zip
813.288.6988	772.220.2100
Phone Number	Phone Number
blemmerman@sphome.com	bnolan@lucidodesign.com
Email Address	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.*

I Michael Molinari

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

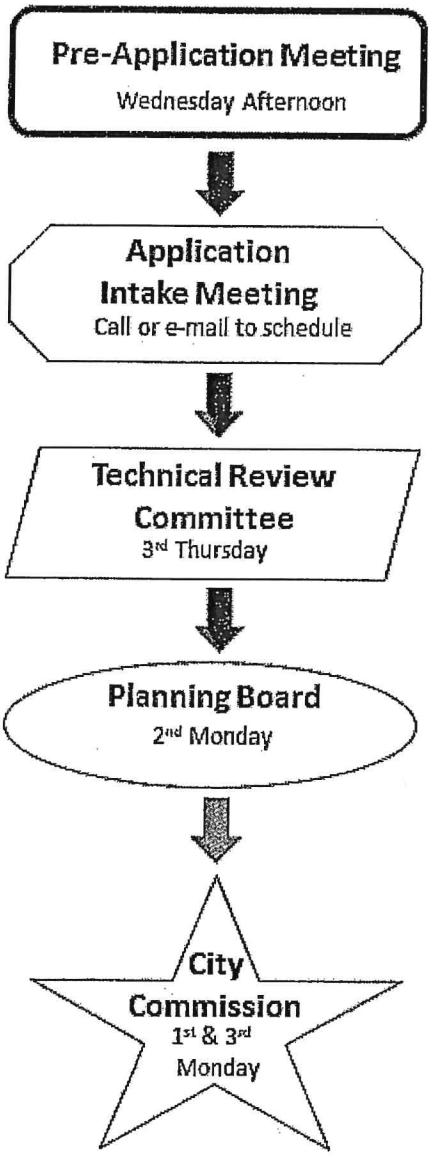
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

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.

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Religious Vacant Single-Family	GC RL	C-3 R-2
South	Comm (Dyer Chevrolet) Single Family	CC RL	C-3 R-2
East	Vacant	RU (County)	RM-5 (County)
West	Various Comm Uses	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C-3	18 (highest allowed in City)	14.53 (proposed Res. area)	X
****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 (180)(2.6)= (468 persons)(100gpd) = 46,800 gpd
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
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 (180)(2.6)= (468 persons)(100gpd) = 46,800 gpd
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (180)(2.6) = 468 persons + 44,227 = 44,695
(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	(44.22)(20) = 884 ac.	(44.70)(20) = 894 ac.	+10 ac.
Urban District	5 acres per 1,000 people	(44.22)(5) = 221 ac.	(44.70)(5) = 224 ac.	+2 ac.
Community	2.5 acres per 1,000 people	(44.22)(2.5) = 111 ac.	(44.70)(2.5) = 112 ac.	+ 1 ac.
Neighborhood	1.36 acres per 1,000 people	(44.22)(1.36) = 60 ac.	(44.70)(1.36) = 61 ac.	+ 1 ac.

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) (180)(0.207) = 37 Students

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	30	13
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (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	290/60 = 5(8 yard) = 40 yds.
**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)

Impact	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

SEE ATTACHED TIR

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☑ Yes ☐ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 180 Single Family: Multifamily: 180
Non-residential (square footage): Up to 12,000 sf.
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total) Phase I = 180 Units; Phase II is future comm development (up to 12,000 sf.)

RESIDENTIAL DATA

Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	I	180	14.53	Summer 2023	Spring 2024
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Future commercial	II	12,000 sf. (max)	1.5	TBD	TBD

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: None

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

July 12, 2023
Updated January, 2, 2024

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 ($1/10^{th}$ 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) 20-unit buildings (total of 180 units / 11.17 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 US1via 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 293 parking stalls are required, with a total of 336 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.

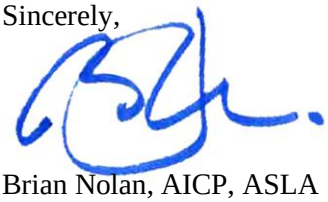
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community. 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,



Brian Nolan, AICP, ASLA
Partner

Design Review Submittal

Prepared For:

Sound Meadows

Prepared by:

lucido & associates

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Updated: June 2023
Updated January 2, 2024

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Photo Key
Architectural Material Board

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) 20-unit buildings and one 18-unit building (total of 180 units / 11.17 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)

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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

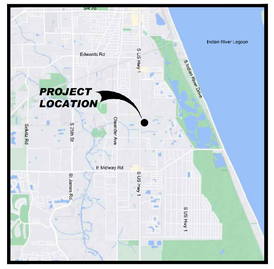
14. Re0120122sidence – Tumblin Kling Road – Facing South

15. Residence - Tumblin Kling Road – Facing South

16. Residence – Tumblin Kling Road – Facing North

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**Exhibit**
Project Number	22-065	
Municipal Number	—	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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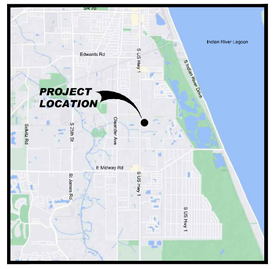
lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Jupiter, FL 33458

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500 West Fulton Street
Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Design Review Context Photo Key

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
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PROPOSED COLORS

P-1	PAINT - SHERWIN WILLIAMS 6798 ICEBERG	
P-2	PAINT - SHERWIN WILLIAMS 7602 INDIGO BATIK	
P-3	PAINT - SHERWIN WILLIAMS 6234 UNCERTAIN GRAY	
P-4	PAINT - SHERWIN WILLIAMS 9143 CADET	
P-5	PAINT - SHERWIN WILLIAMS 6258 TRICORN BLACK (RAILINGS)	
P-6	PAINT - SHERWIN WILLIAMS 7004 SNOWBOUND (TRIM)	

MATERIALS LEGEND

HB-1	HARDIE SHINGLE SIDING
HB-2	HARDIE LAP SIDING
HB-3	HARDIE PANEL SIDING
HT-1 VS-1	HARDIE TRIM 5/4 SMOOTH BOARD VINYL SOFFIT AT EAVES
AS-1	GAF ASPHALT SHINGLES (COLOR TBD)
MT-1	ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH

1 PROPOSED FRONT ELEVATION

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

ARCHITECTONICS studio
architects • planners
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www.architectonicsstudio.com

Sound Meadows Apartments
Proposed Multi-Family Housing Community
Fort Pierce, Florida

Typical Elevation

Revisions:

Project No. 2023-132C
Date: December 18, 2023

STATE OF FLORIDA
MICHAEL ARRIGO
LICENSE NO. AR0017335
PRELIMINARY - NOT FOR CONSTRUCTION

MICHAEL ARRIGO
LIC. NO. AR0017335

a3.1

SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
ST. LUCIE COUNTY, FLORIDA

ENVIRONMENTAL RESOURCE PERMITTING REPORT

JANUARY 2024

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
January 2024

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SOUND MEADOWS
ST. LUCIE COUNTY
ENVIRONMENTAL RESOURCE PERMIT REPORT
January 2024

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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 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 elliottii*), frogfruit (*Phyla 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 elliottii*), 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 Statues 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
Total		**1.21**			

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 regard 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

Wetland ID	FLUCFCS Code	Impact Acreage	Isolated	Jurisdiction	UMAM Functional Loss	Mitigation Proposed
W-1	618	0.57	Yes	SFWMD	0.19	Yes
W-1	619	0.41	Yes	SFWMD	0.13	Yes
Total		**Total**			**Total**	

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.

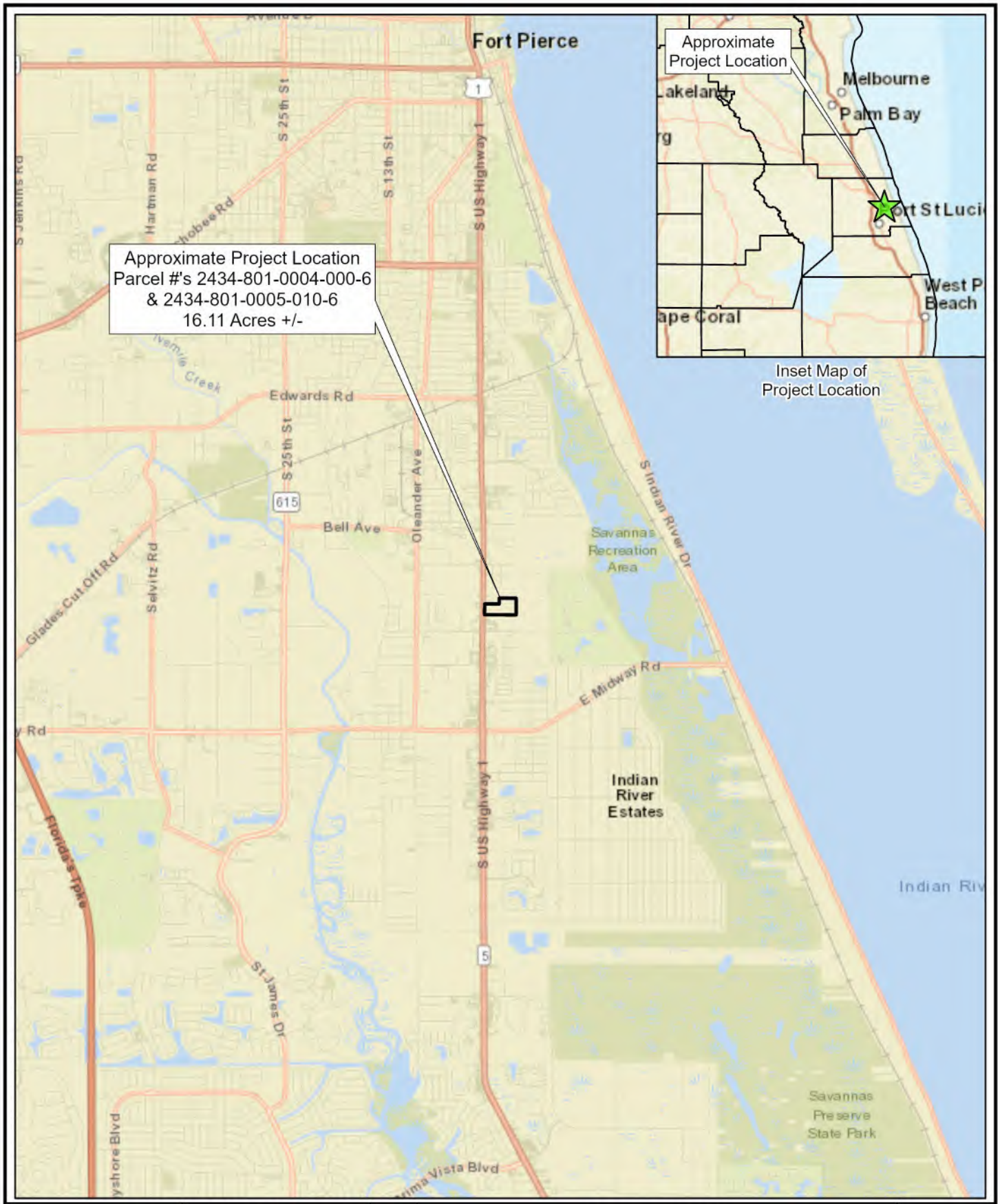
CPH biologists conducted field investigations of the subject project area in 2022. General reconnaissance of the site was conducted, looking for the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

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

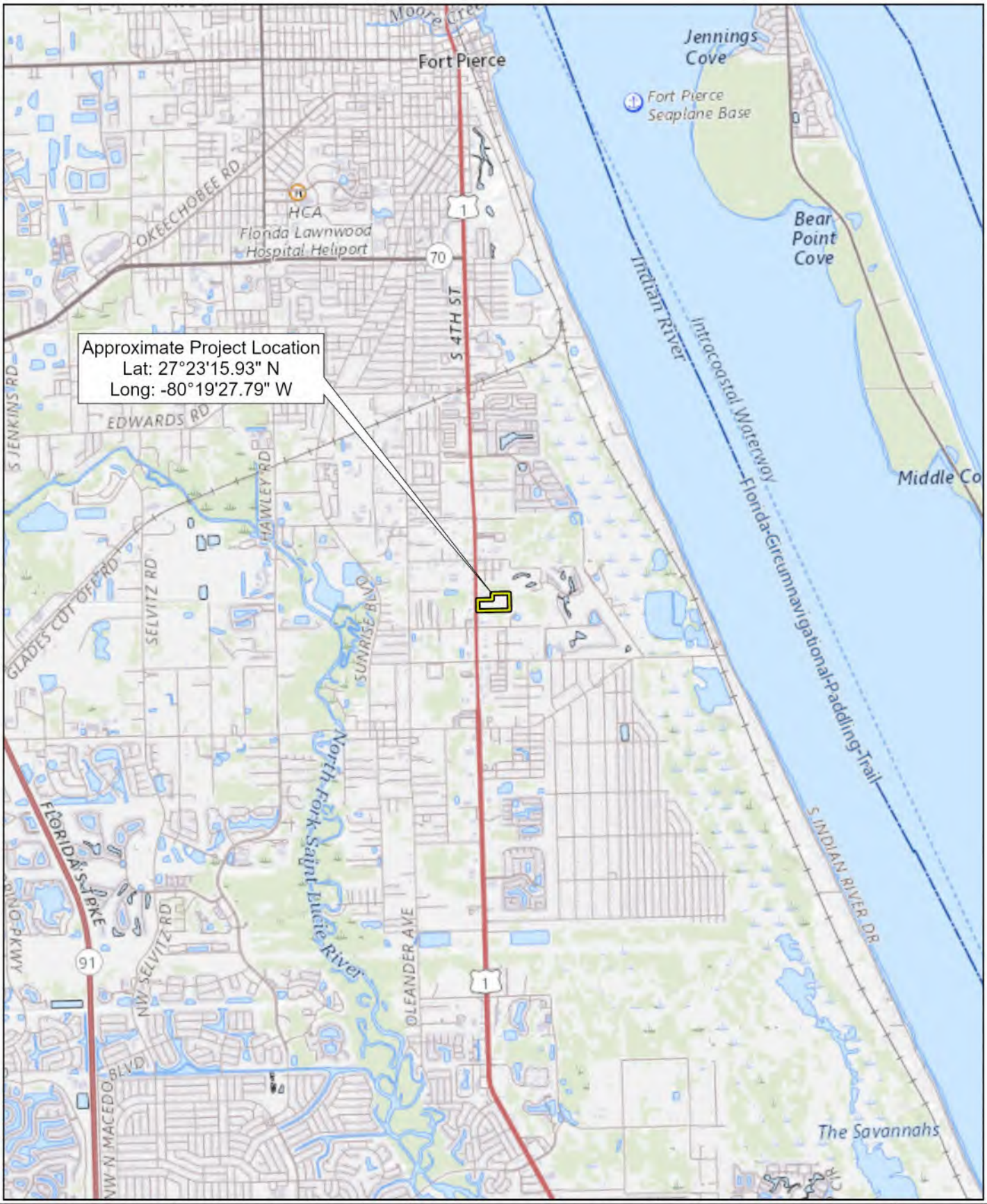
APPENDIX A

Figures

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



cph	Scale: 1 inch = 1 mile Date: 1/4/2024 Photo Date: N/A Project No. S36404 Biologist: NM GIS: ERR	N	LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	FIGURE 1



cph	Scale: 1 inch = 1 mile Date: 1/4/2024 Photo Date: N/A Project No. S36404 Biologist: NM GIS: ERR	N	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: 1/4/2024	
Photo Date: 2021	
Project No. S36404	
Biologist: NM	GIS: ERR

N

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)

cph

Scale: 1 inch = 200 feet
Date: 1/4/2024
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

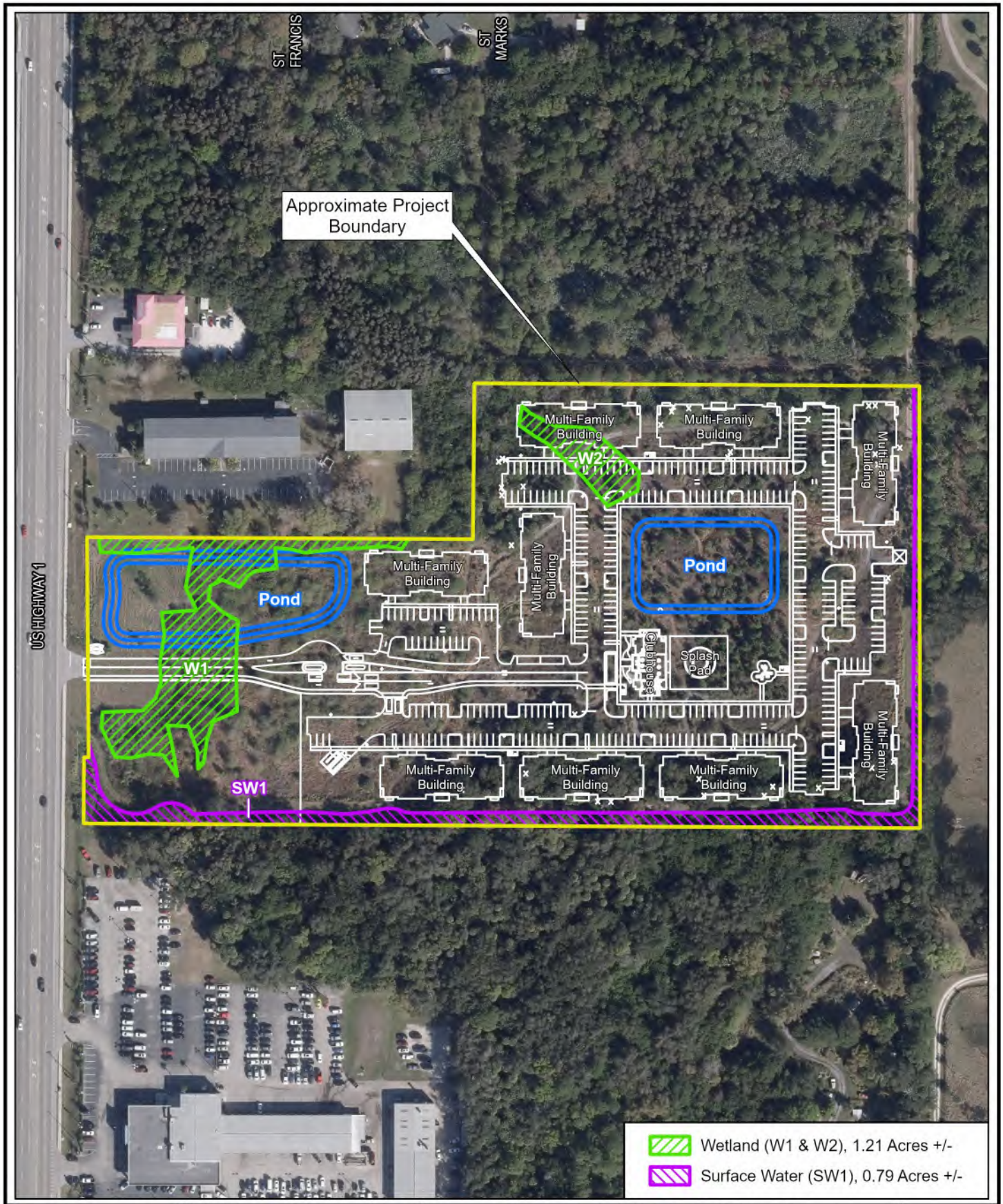
N

PRELIMINARY LAND USE AND VEGETATION MAP

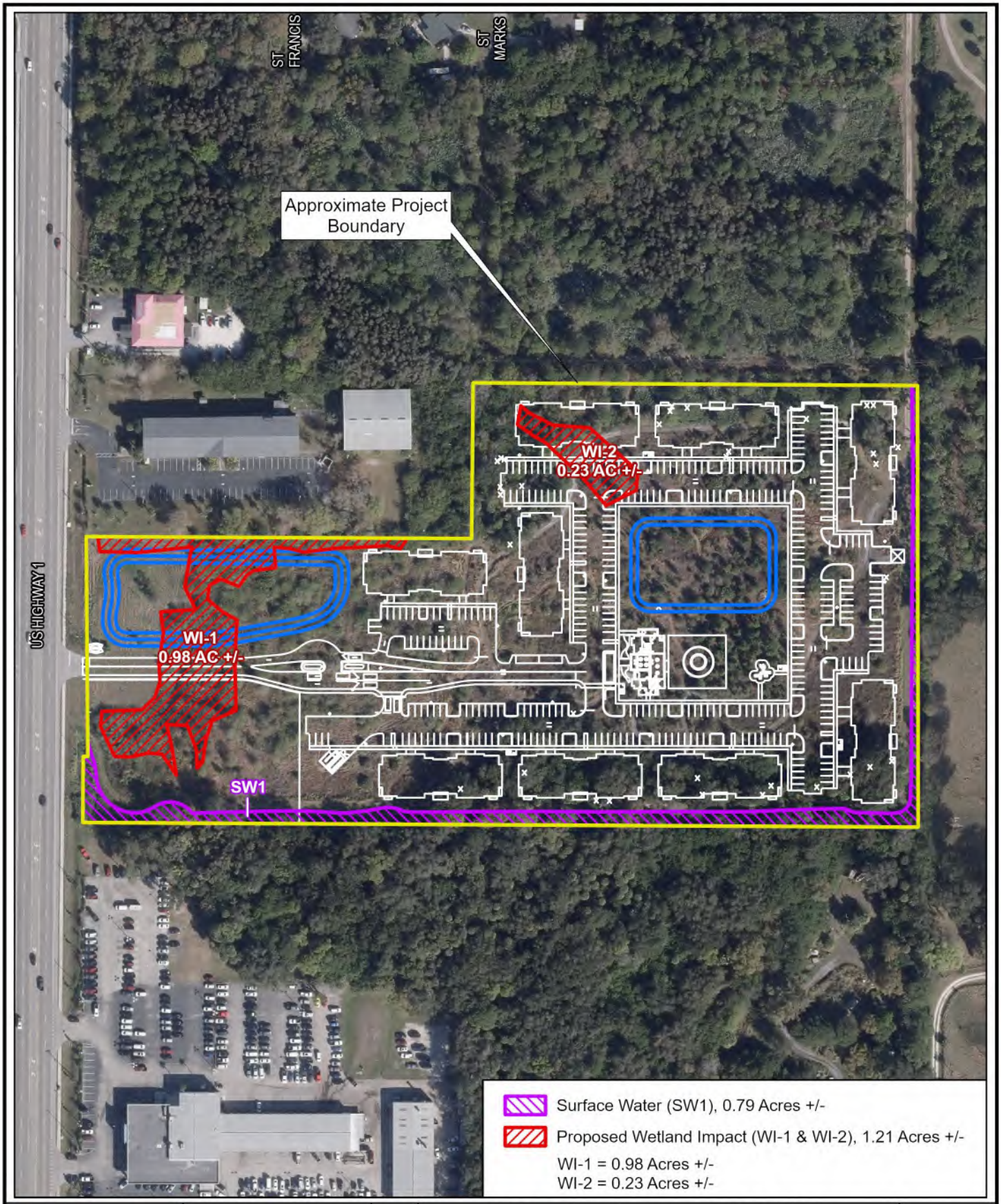
SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

FIGURE 4

cph	Scale: 1 inch = 200 feet Date: 1/4/2024 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	WETLAND LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	FIGURE 5



cph	Scale: 1 inch = 200 feet Date: 1/4/2024 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED IMPROVEMENTS MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	FIGURE 6

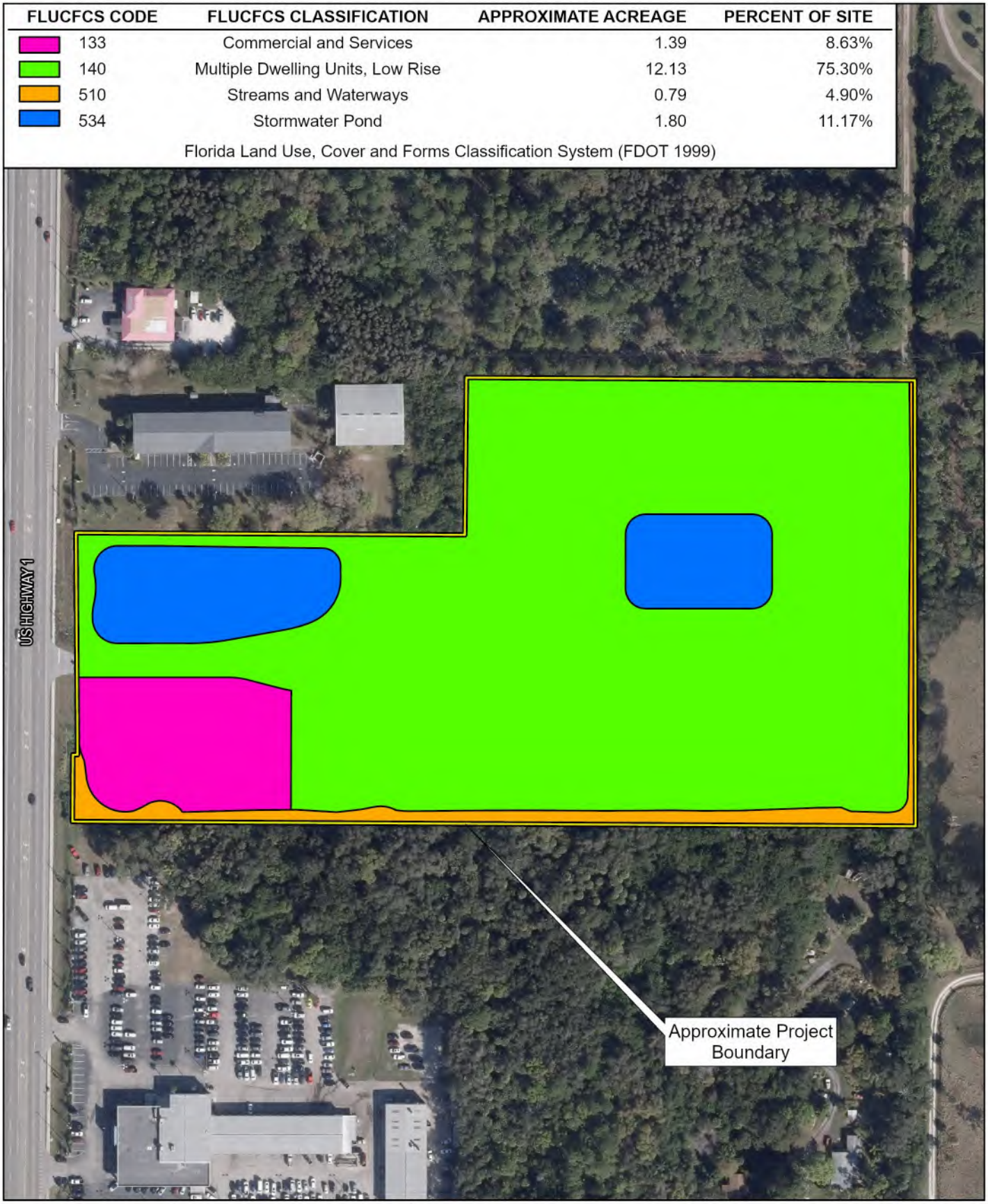


cph	Scale: 1 inch = 200 feet Date: 1/4/2024 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED WETLAND IMPACT MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

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	12.13	75.30%
510	Streams and Waterways	0.79	4.90%
534	Stormwater Pond	1.80	11.17%

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



cph

Scale: 1 inch = 200 feet
Date: 1/4/2024
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

N

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

Site/Project Name:	Application Number:	Date:
Sound Meadows		May 31, 2023

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	-	-	-	-	-	-	-	-	-	-	-
								TOTAL		0.98	0.313

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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
													TOTAL	0.00	0.000

TOTALS					
Impacts	**Acres**	**Mitigation - Upland**	**Acres**	**Mitigation - Wetland**	**Acres**
				Creation	0.00
		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
Total Impacts	**0.57**	**Total Upland Mitigation**	**0.00**	**Total Wetland Mitigation**	**0.00**

Total Functional Loss	**0.313**
Total Functional Gain	**0.000**
Mitigation Deficit	**-0.313**

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	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 1**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
618		**Direct Impact**	**0.57** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

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.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

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)
Fish, amphibians, song birds, wading birds and small mammals	**none**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

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:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 1**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	**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 habitat support** outside of AA.		
	b. **Invasive plant species** in proximity to AA**.**		
	c. **Wildlife access** to and from AA (proximity and barriers).		
	d. **Downstream benefits** provided to fish and wildlife.		
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.		
	f. **Hydrologic impediments and flow restrictions.**		
Current / **With Impact**	g. **Dependency** of downstream habitats on quantity or quality of discharges.		
	h. Protection of wetland functions provided by uplands (**upland** AAs only).		
4	Additional Notes:		

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

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

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

Impact Acres =	0.57

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.190

Impact Delta (ID)	
Current - w/Impact	0.333333333

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 mitigaiton 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	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 2**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
619		**Direct**	**0.41** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

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.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

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)
Fish, amphibians, song birds, wading birds and small mammals	

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

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:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 2**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	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 habitat support** outside of AA.	
b. **Invasive plant species** in proximity to AA**.**	
c. **Wildlife access** to and from AA (proximity and barriers).	
d. **Downstream benefits** provided to fish and wildlife.	
e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	
f. **Hydrologic impediments and flow restrictions.**	
g. **Dependency** of downstream habitats on quantity or quality of discharges.	
h. Protection of wetland functions provided by uplands (**upland** AAs only).	

Current	With Impact
4	

Additional Notes:

.500(6)(b) Water Environment (n/a for uplands)

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

Current	With Impact
3	

Additional Notes:

.500(6)(c) Community Structure

X Vegetation

____ Benthic

____ 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	

Current	With Impact
2	

Additional Notes:

Raw Score = Sum of above scores/30 (if uplands, divide by 20)

Current	With Impact
0.3	0

Impact Delta (ID)	
Current - w/Impact	0.3

Impact Acres =	0.41

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.123

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 mitigaiton bank.

Additional Notes:

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

N

SITE

LOCATION MAP N.T.S.

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

FIR 5/8" BENT BOTTOM
FIR 1/2" NO ID
CLF 7.8'W
W.C. FCIR LB 2391 (7.88'W.)
FIR 5/8" BENT BOTTOM NO I.D. (0.14'W., 0.48'S.)
TBM#2 SN&O ELEV.=13.50'
P.O.B. PARCEL 1 FIR 5/8" NO I.D.
FCIR 5/8" LB 4286
CLF 0.72'N
6' WF
6' CLF
WF 1.54'N
97.13'
62.35'
OPEN DITCH (DOT)
EOP
EX. 12" WATER MAIN
EX. 8" SEWER FM
MES S=12.55' 30"RCP
CONNECT TO EX. SANITARY FORCE MAIN
FIR 5/8" NO I.D. (0.91'W., 0.66'S.)
LESS AND EXCEPT ROAD R/W (NOT INCLUDED)
MES INV.S=7.18"(30"RCP)
BANK CONCRETE SEAWALL EOP
FUTURE COMMERCIAL DEVELOPMENT (1.58 AC. / 12,000 SF. MAX)

BLDG. 7
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 6
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 5
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 9
20 UNITS F.F.E. = 15.00

BLDG. 8
24 UNITS
F.F.E. = 15.00

BLDG. 4
24 UNITS
F.F.E. = 15.00

BLDG. 1
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 2
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 3
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

PROP. FIRE SERVICE PER FPUA DETAIL W-10
PROP. PVC WATER MAIN
PROP. SANITARY MAIN @ 0.4% (MIN.)
PROP. FIRE HYDRANT
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL
16' LAKE MAINT. EASEMENT
PROP. DRY DETENTION
TOB EL = 14.00
C.E. = 10.00
TOTAL AREA @ TOB =48,321.62 S.F. or 1.11 AC..
TOTAL AREA @ C.E. = 34,198.17 S.F. or 0.78 AC.
PROP. DRY DETENTION
TOB EL = 14.00
C.E. = 9.00
TOTAL AREA @ TOB = 30,211.92 S.F. or 0.69 AC.
TOTAL AREA @ C.E. = 20,300.42 S.F. or 0.47 AC.
16' LAKE MAINT. EASEMENT
PROP. SANITARY FORCE MAIN
PROP. LIFT STATION
PROP. LIFT STATION WATER SERVICE AND METER (TYP.)
PROP. SANITARY MANHOLE
PROP. TERMINAL MH PER FPUA TYP. POS.
CLUBHOUSE 4,000 SF
POOL
TOP OF BANK (TYP)
SHADED AREA INDICATES SURFACE WATER 1
OPEN DITCH
TOE OF SLOPE (TYP)
WITNESS CORNER FOR S/E LB 4286 (25.04'W., 30.44'N.)

WASTEWATER 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.

WATER 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 PERIMETER OF THE PROJECT (US1). THE PROPOSED RESIDENTIAL MULTIFAMILY UNITS WILL BE METERED 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 DDCV).

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 – SFWMD/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 DRY RETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE PROJECT'S SOUTH PERIMETER. THE EXISTING DITCH LEADS TO THE EXISTING NSLRWCD CANAL 15 (PLATT'S BRANCH) AND ULTIMATELY TO THE NORT FORK OF THE ST. LUCIE RIVER.

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

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 772-336-2830
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN

SOUND MEADOWS PLANNED DEVELOPMENT

FORT PIERCE FLORIDA

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

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DATE: APRIL 2023	
DRAWN BY:	CCL
DESIGNED BY:	SSC
CHECKED BY:	SSC
HORZ. SCALE:	
VERT. SCALE:	
DRAWING NO.	C1.0
JOB NO.	2022-121

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

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

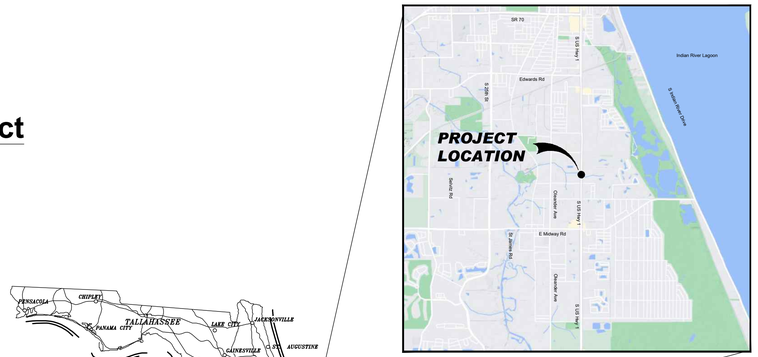
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

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

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

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

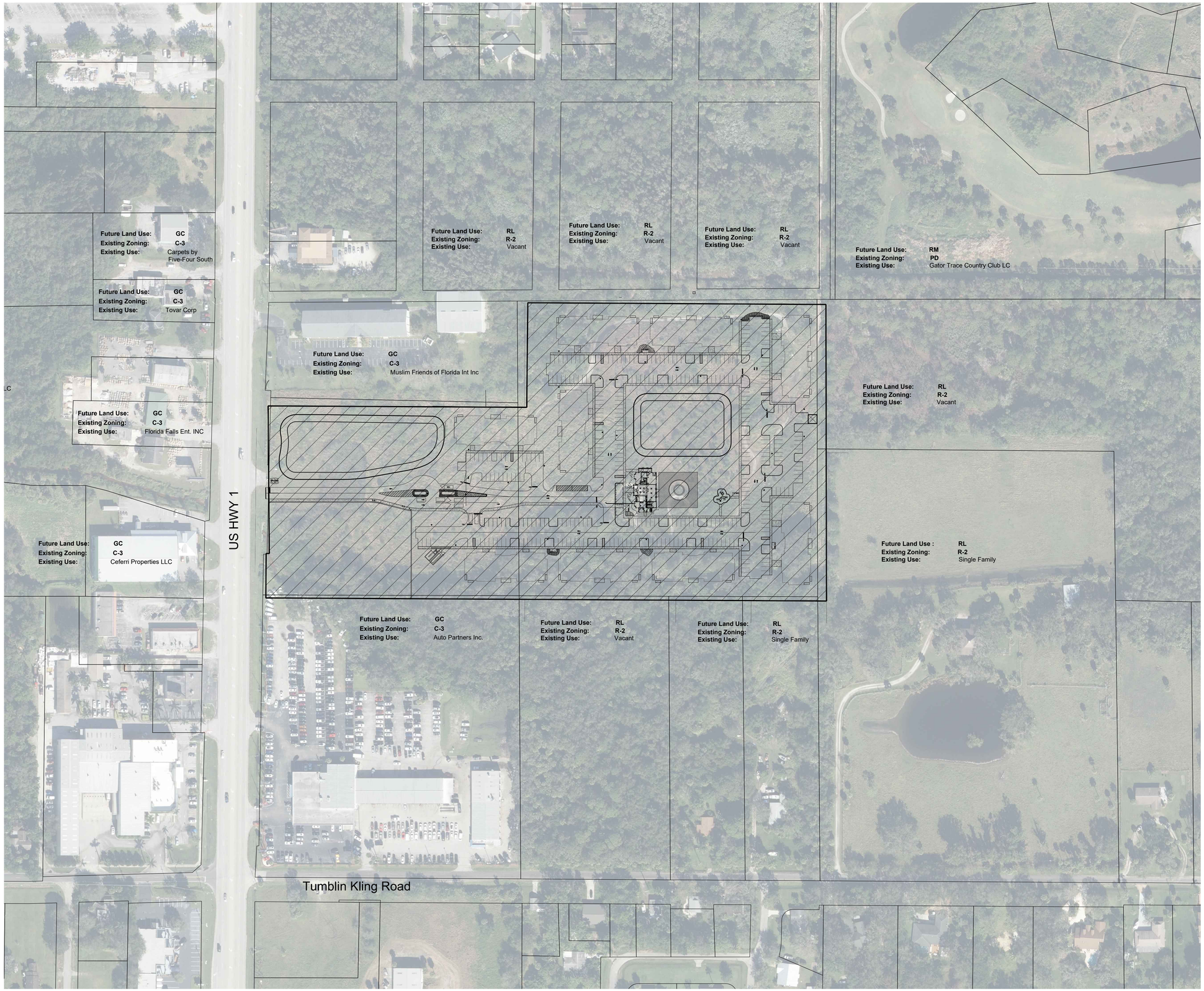
Environmental Consultant
CPH
500 West Fulton Street
Sanford, Fl 32771



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

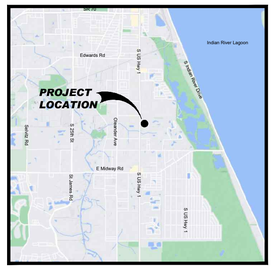
lucido&associates



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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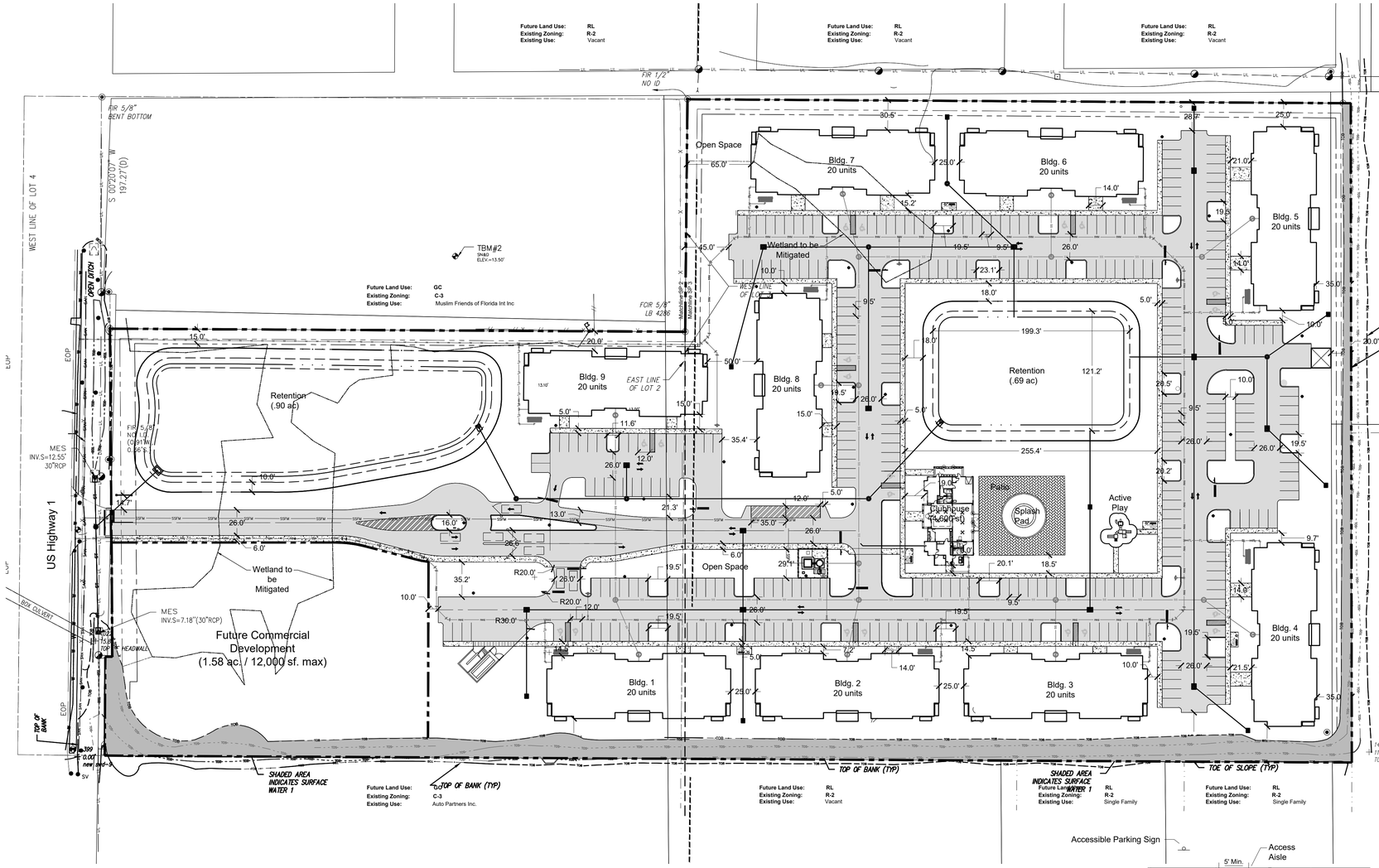


Site Data

Total Area:	16.11 ac
Existing Use:	Vacant
Existing Zoning:	C-3
Existing Future Land Use:	GC

Multi-Family Parcel:

Area:		14.53 ac.
Product Type:		Multi-Family
Total Units:		180 Units
Gross Density (Based on 16.11 ac.):		11.17 DU/ac.
Allowable Density:		15 DU/ac. / 242 DU's
Allowable Density Bonus (See Note #2):		3 DU/ac. / 44 DU's
Total Allowable Density:		18 DU/ac. / 290
Req'd Common Open Space:		20% (2.91 ac.)
Common Open Space Prov'd:		44% (6.84 ac.)
Impervious Area:	302,417 sf	6.94 ac 48%
Buildings Pads:	101,934 sf	2.34 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.11 ac
Pavement (Including Curb & Refuse):	161,542 sf	3.70 ac
Sidewalk:	25,299 sf	.58 ac
Splash Pad Patio:	6,972 sf	.16 ac
Pervious Area:	330,510 sf	7.59 ac 52%
Landscape Islands:	28,561 sf	0.66 ac
*Retention Area:	69,516 sf	1.60 ac
*Open Space:	232,433 sf	5.33 ac

*Included in Common Open Space

Future Comm. Dev. Parcel

Area:	1.58 ac.
Max. Allowable Bldg. sf.:	12,000 sf.
Req'd Open Space:	20% (.31 ac.)

Building and Lot Data

Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front:	25'
Side:	15'
Side @ Corner:	15'
Rear:	15'

Parking Requirements

Vehicle Parking Required: 293 Spaces

Multi-Family:
1.5 spaces per unit @ 180 units = 270 spaces
Accessible Spaces Req'd: 8 Spaces
Clubhouse:
1:200 sf @ 4,600 sf. = 23 spaces
ADA Spaces Req'd: 1 Space

Vehicle Parking Provided: 336 Spaces
ADA Spaces Provided: 20 Spaces

Bicycle Parking Req'd: 21 Spaces
Multi-Family:
1:10 Units @ 180 Units = 18 Spaces
Clubhouse:
1:10 Stalls @ 23 Stalls = 3 Spaces

Bicycle Parking Provided: 25 Spaces

Loading Spaces Req'd: 1 Spaces
Multi-Family:
0 > 25,000 sf
1 for ea. 75,000 sf over 25,000 @ 101,934 sf. = 2 Spaces
Clubhouse:
0 > 10,000 sf. @ 4,600 sf. = 0

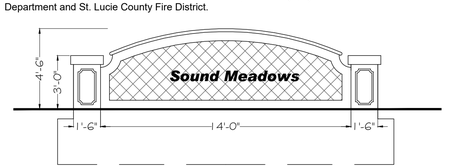
Loading Spaces Provided: 2 Spaces

General Notes

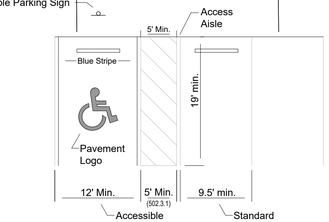
1. The proposed development is an Affordable Multi-family residential community, wherein 100% of the units will be "Affordable", as defined in FS. As such, the proposed development shall be processed Administratively (Minor Site Plan) under the current commercial FLU and Zoning designations, in accordance with Florida Senate Bill 102 (SB 102).
2. Allowable Density Bonus: Within ¼ mile of Transit Stop, outside of CRA: 3 DU's/ac. (Sec. 125-326(c)(2)).
3. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
4. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
5. All interior sidewalks to be 5' wide minimum.
6. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
7. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
8. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.
9. All Construction shall comply with the City of Fort Pierce Code of Ordinances, Section 107,119 and 125.

Project Description

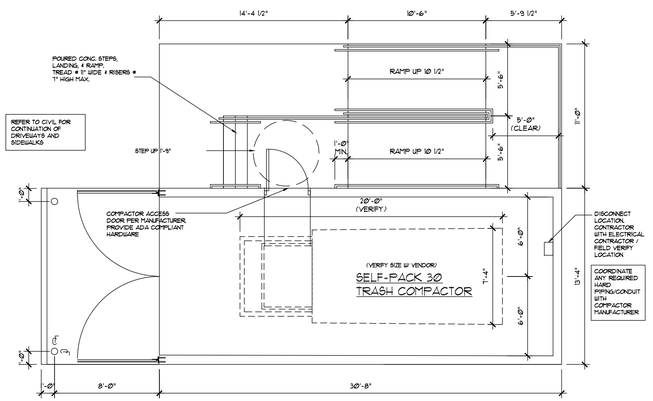
210-unit "Affordable" multi-family community consisting of six (8) 24-unit buildings and (1) 18-unit building, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Additionally, a 1.58 ac. Comm. Parcel has been set aside for future development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.



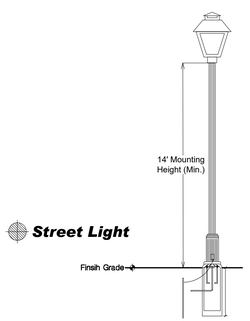
Typical Project ID Sign Detail NTS



Typical Parking Stall Detail NTS



30 CY Compactor Enclosure Detail



Standard Light Pole Detail NTS

Meets and Bound Legal Description:

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 ¼ 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 ¼ 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 ¼ 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.

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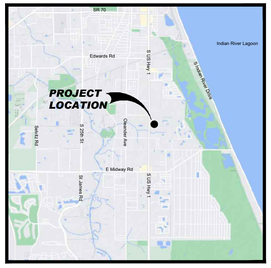
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	SP 1
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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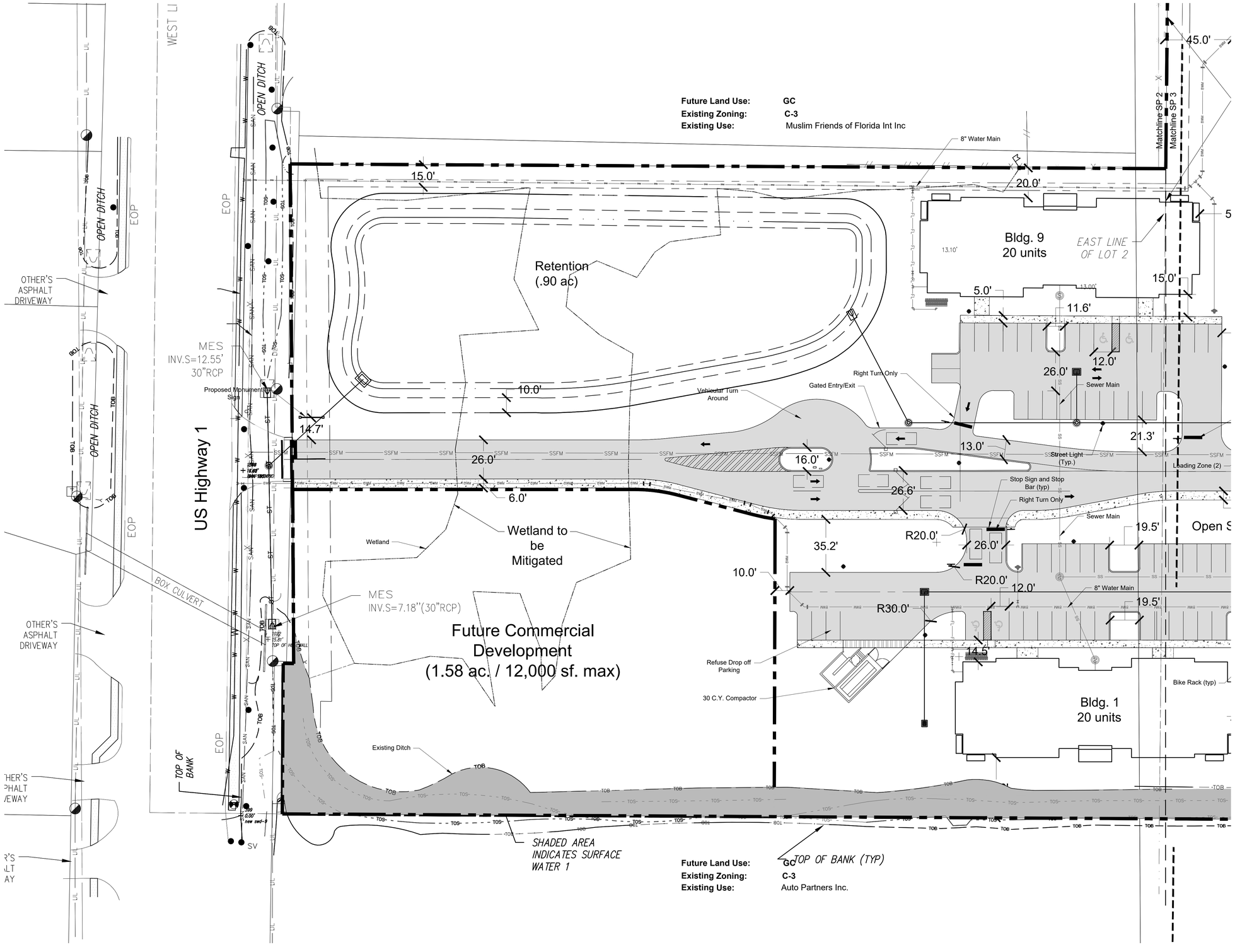

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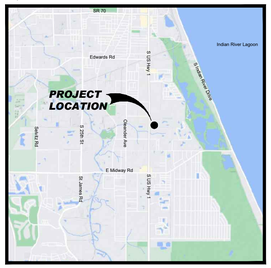

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	22-065_SoundMeadows_SitePlan.dwg

Sheet **SP 2**

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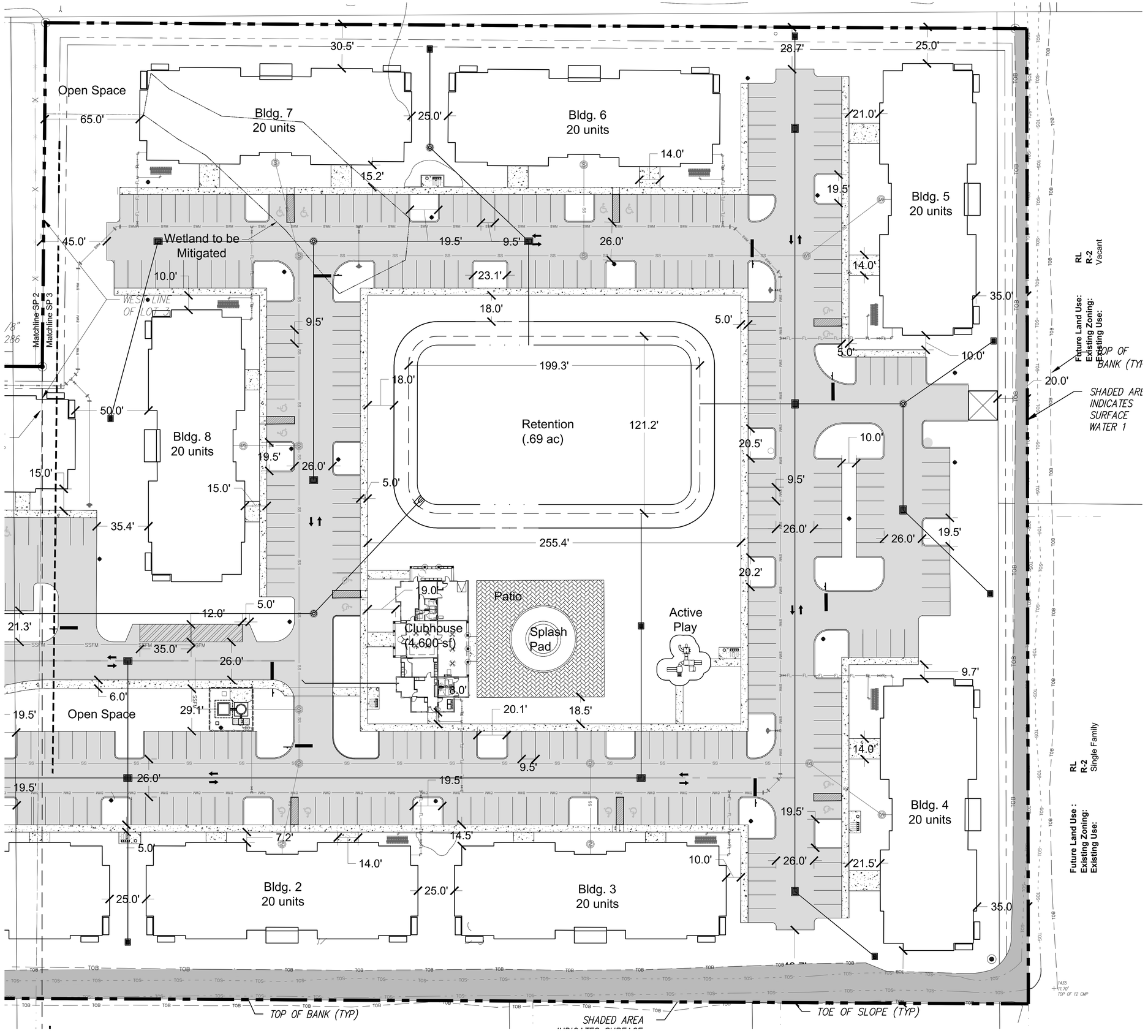

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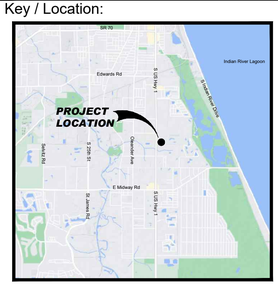

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Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**SP 3**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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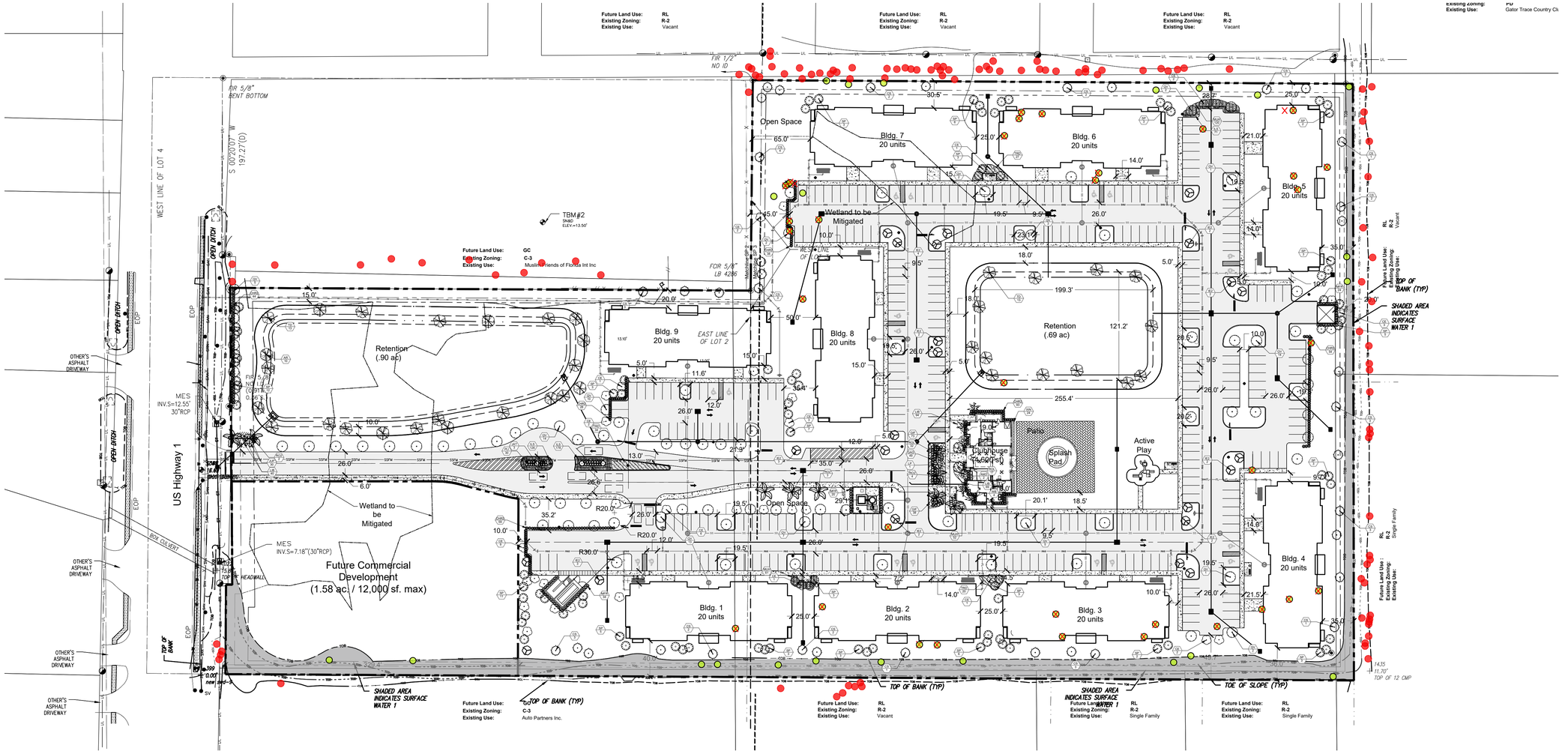

PLANT SCHEDULE SOUND MEADOW

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
AR	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	33	Conocarpus erectus	Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
CS	37	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
IE2	23	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR	STD, F, SP	Native	3" Caliper
LP	1	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	5` SPR	ML, 3` CT, Specimen	Non-native	
QV	84	Quercus virginiana	Southern Live Oak	65G	14` HT	5` SPR	F, SP	Native	3" Caliper
TD	26	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	4" Caliper

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CAL/DBH
AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	16`-18` OA		Triple, Full Heads, SP	Non-native	
RO2	9	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars		
SP	90	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16` - 18` HT. 6` GW		Full Head, Str, Specimen	Non-native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
CHR2	316	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	
GAG	49	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
IXN	24	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
JAT	5	Jatropha integerrima	Jatropha	15G	4` HT	3`W	STD, SP	Non-native	
MFR	78	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	
PLI	30	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
ROL	32	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
MUH	280	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F			24" o.c.
TRD	81	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native		48" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING	SPACING
GIF	111	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full			18" o.c.
ILS	375	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native		18" o.c.
JUP	30	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native		24" o.c.
LIB	182	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA		F			18" o.c.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
705 Linear Feet along Property Line
636 x 10 = 7,050 sq. ft. required Landscape Area
(7,050) / 200 = **35 Trees Required**
Vehicular Use Area along Right of Way
150 Linear Feet along Right of Way
1,500 x 10 = 15,000 sq. ft. required Landscape Area
(15,000) / 300 = **50 Trees Required**
Interior Vehicular Use Area
171,405 sq. ft. total Vehicular Use Area
171,405 / 15 = 11,427 sq. ft. required Landscape Area
(11,427) / 100 = **114 Trees Required**
Total Landscape Area Required: 36,777 sq. ft.
Landscape Area Provided: + sf.
Total Trees Required: 199
Trees Provided = 250 Canopy Trees

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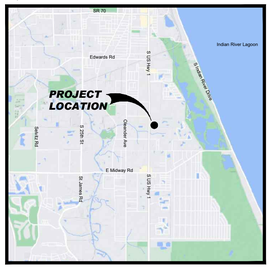

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 1**
Project Number	22-065	
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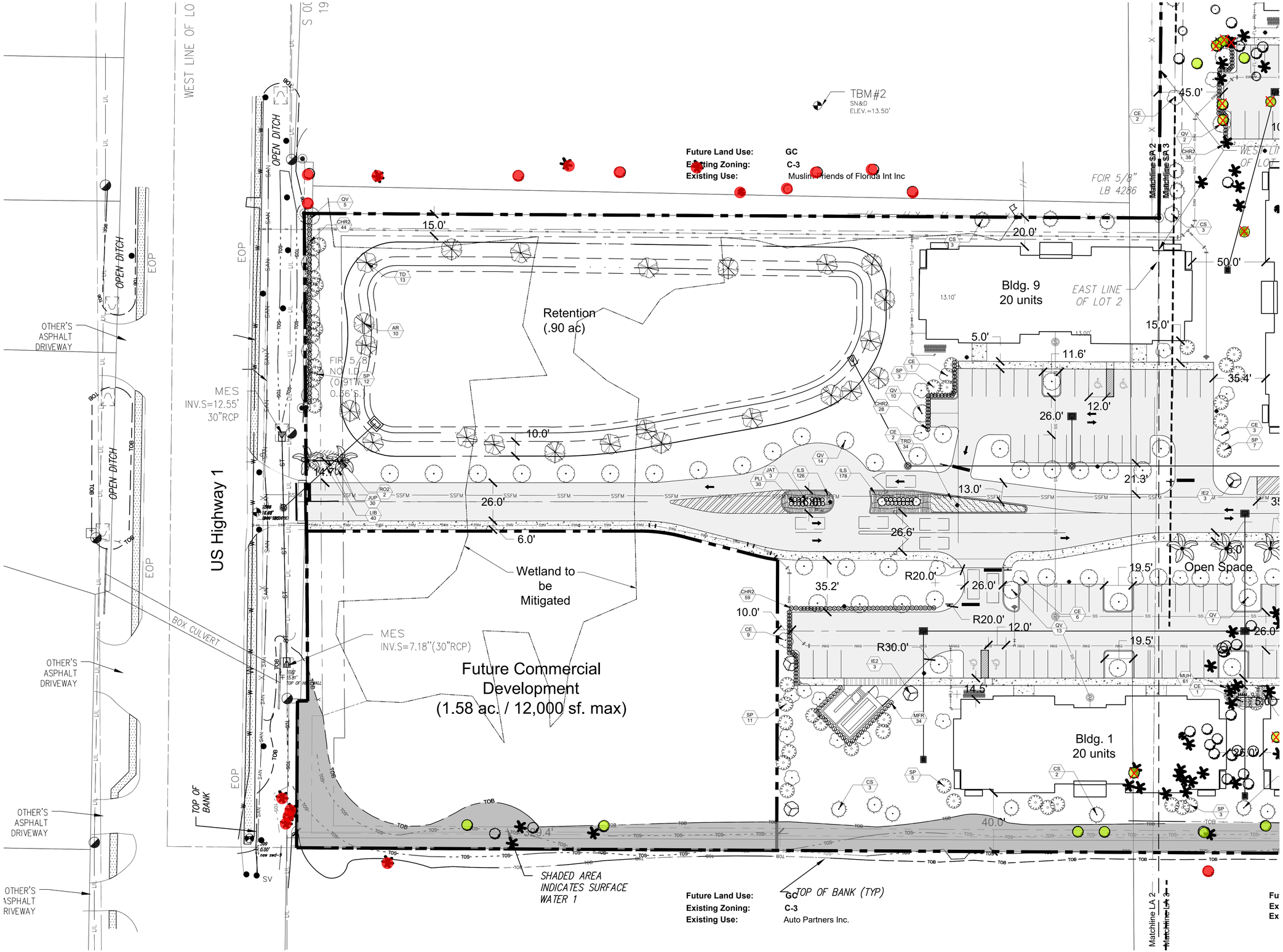

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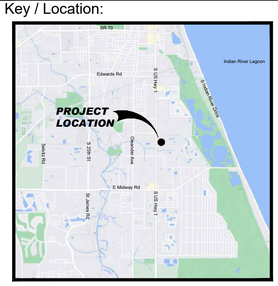

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Sheet **LA 2**

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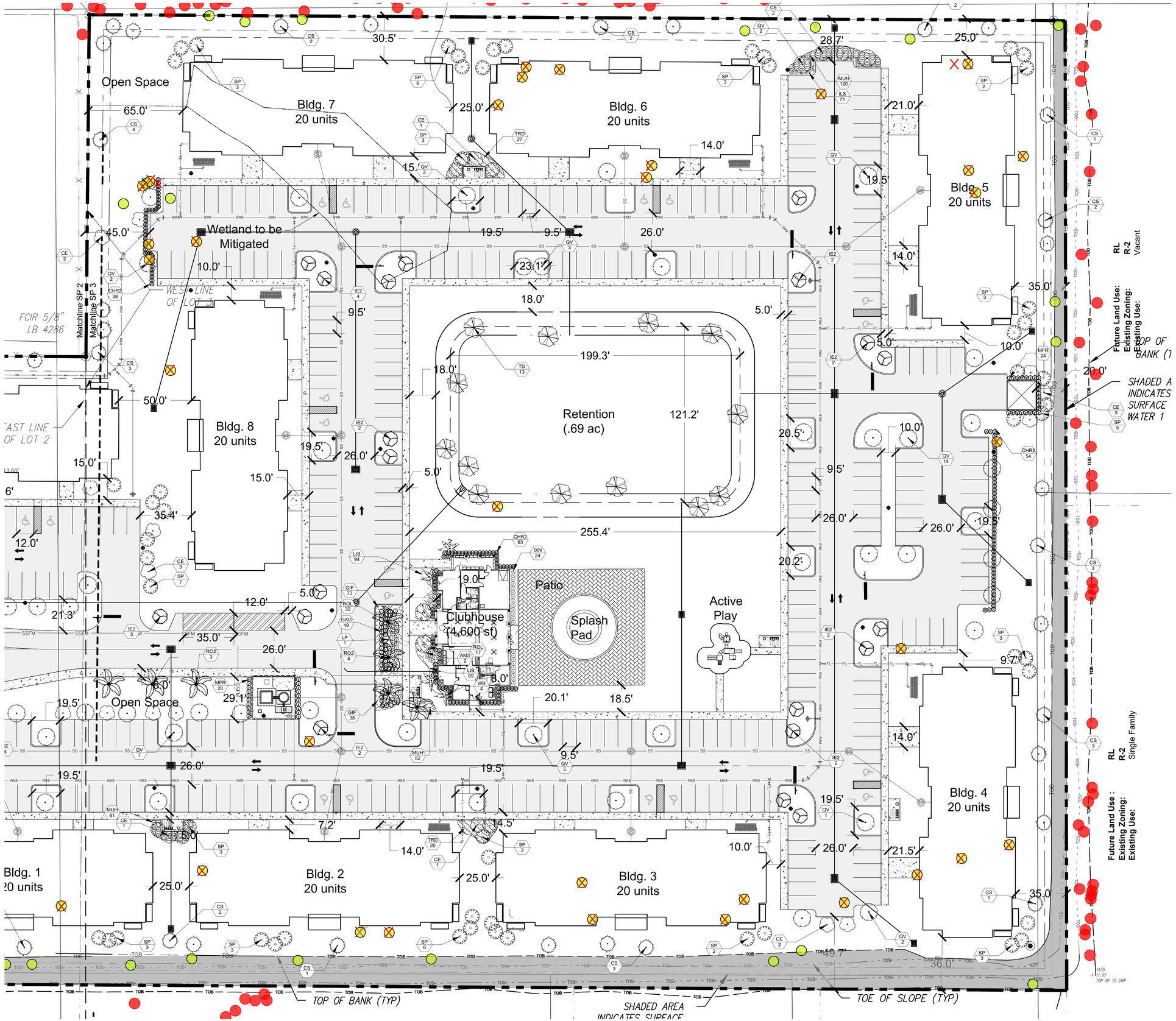

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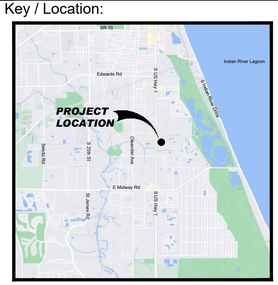

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Thomas P. Lucido

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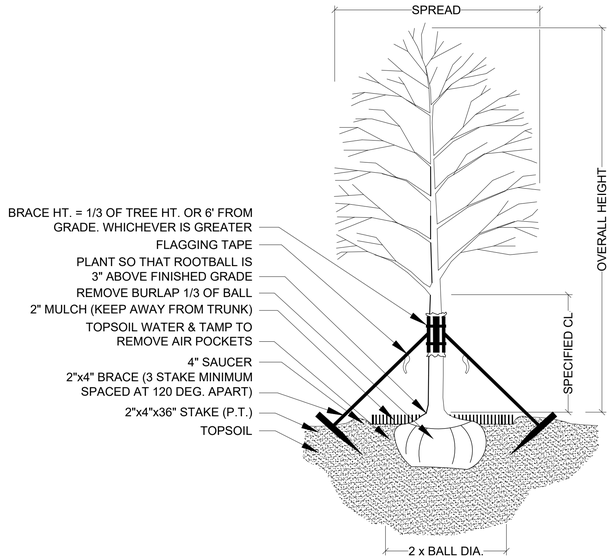
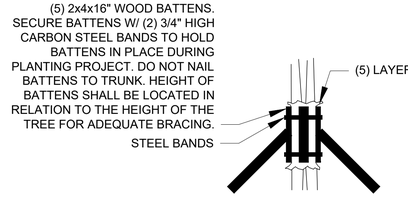


TREE PLANTING & STAKING

NOT TO SCALE



BRACING DETAIL

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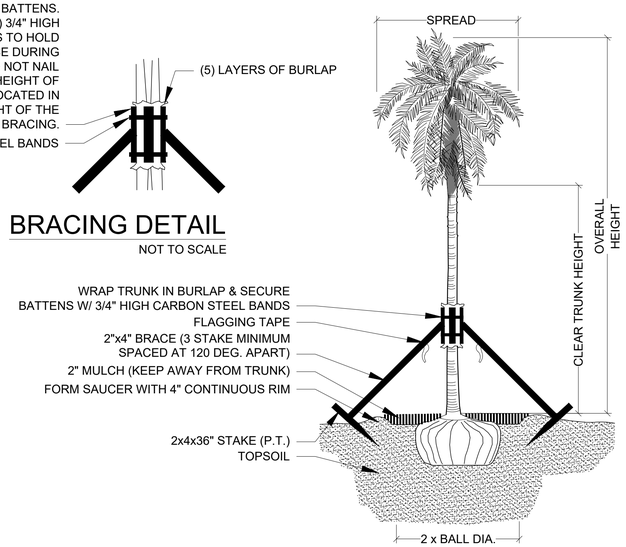
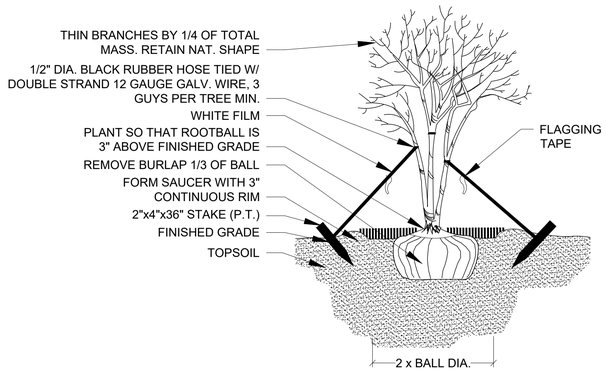


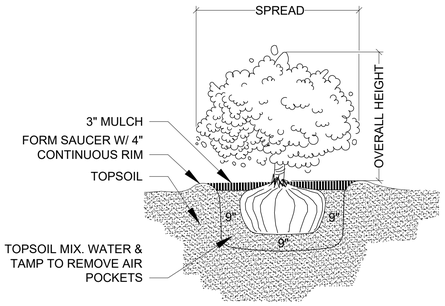
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



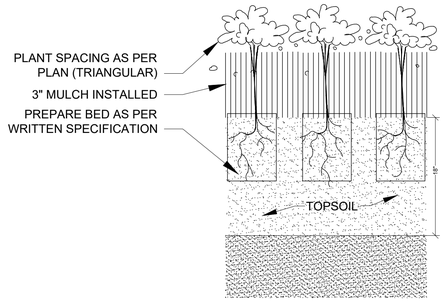
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



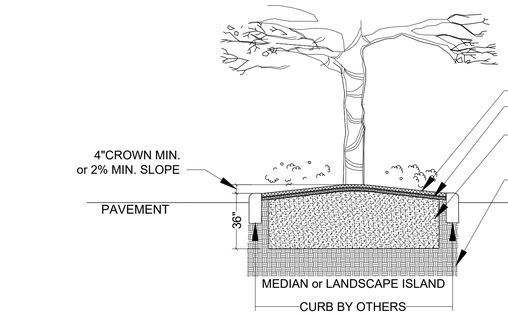
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

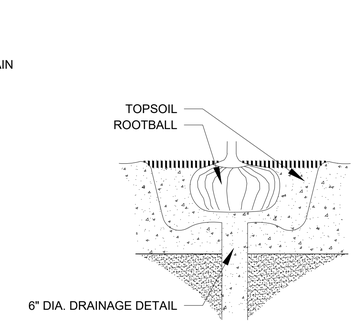


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

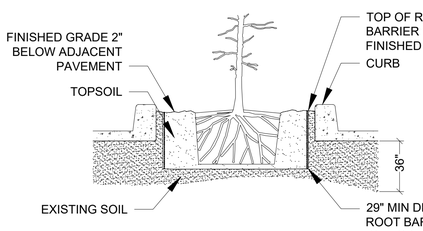
NOT TO SCALE

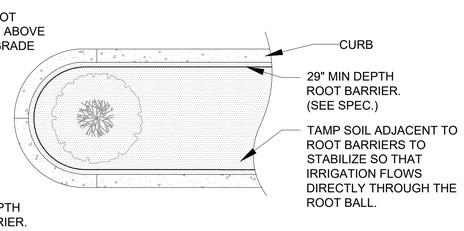
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE

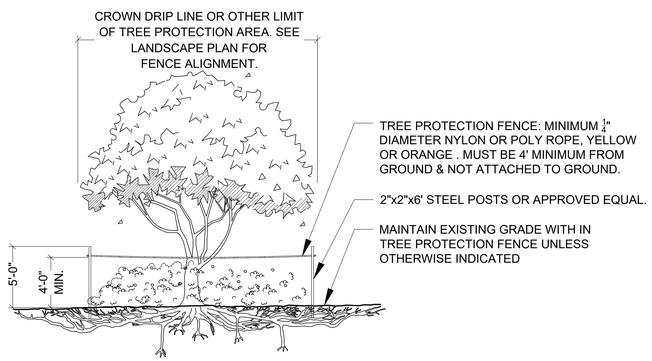




SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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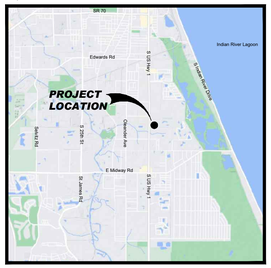
Key / Location:



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

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan Landscape Details

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 4**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

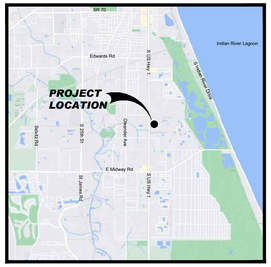
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Specifications

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SCALE: 1" =
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REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 5**
Project Number	22-065	
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Computer File	22-065_SoundMeadows_SitePlan.dwg	

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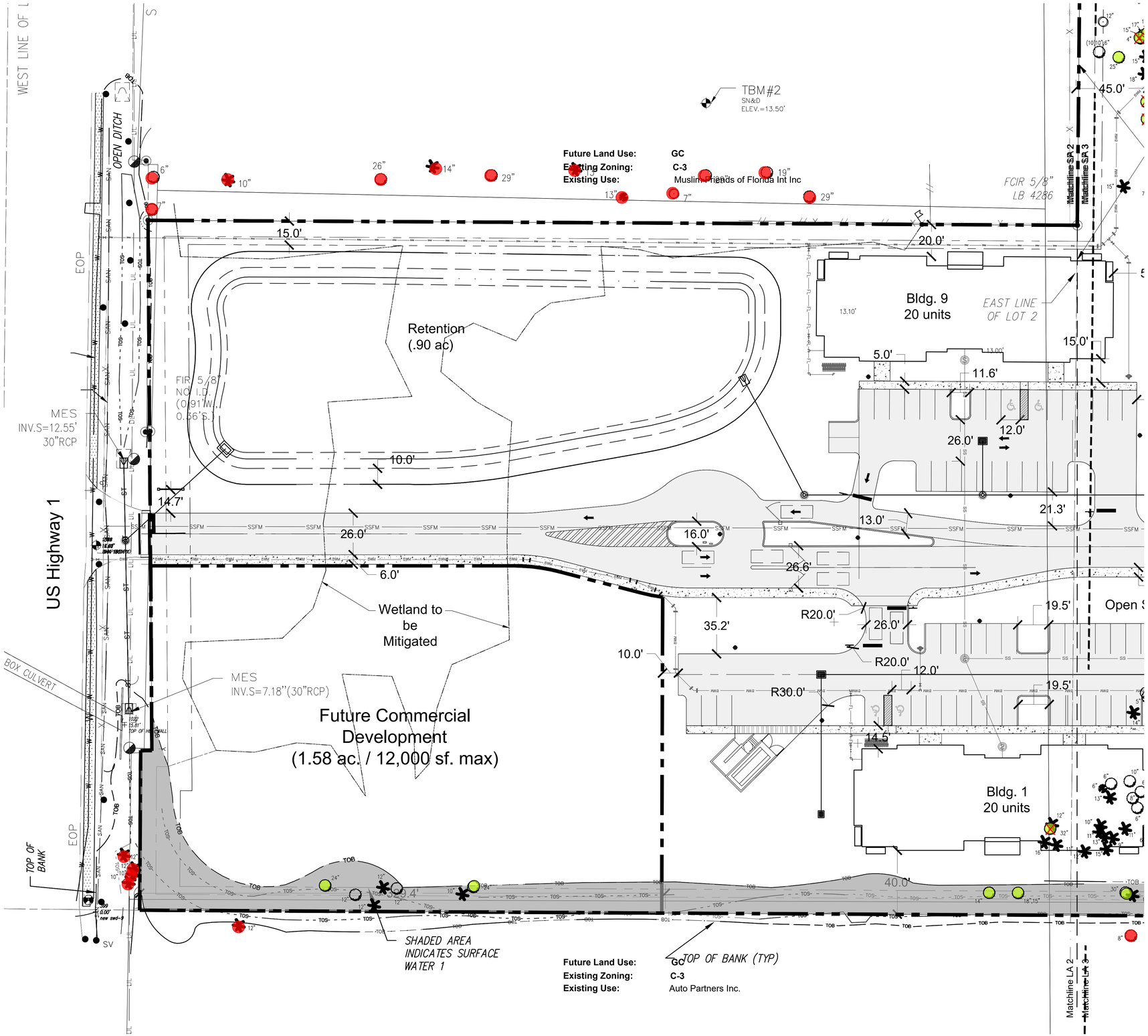


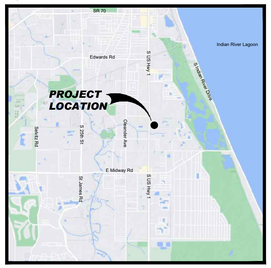
Tree to be Preserved

Tree to be Removed

Off site Tree - exempt from Mitigation Requirements

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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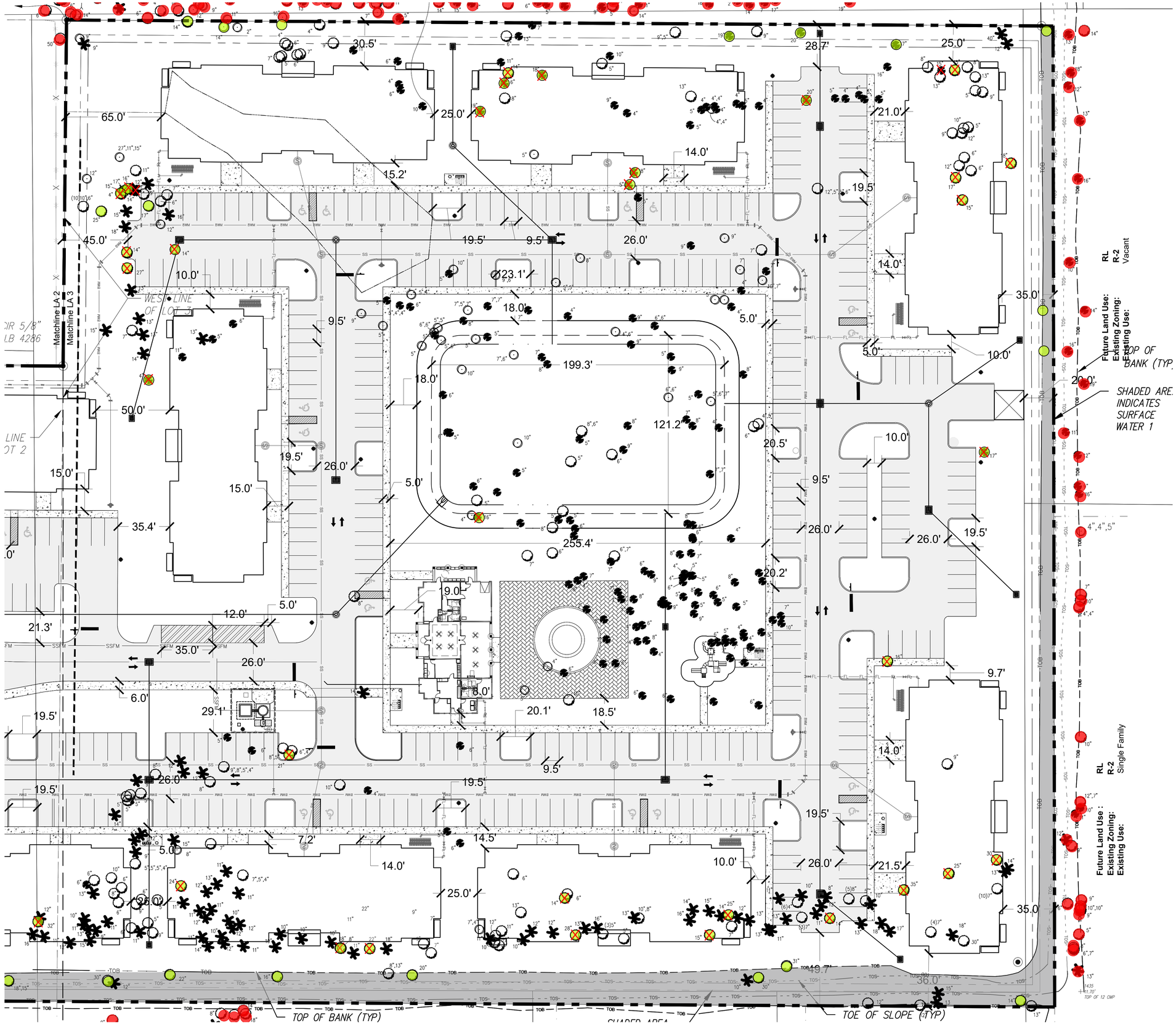

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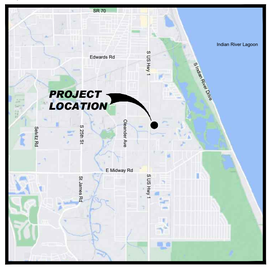

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-2**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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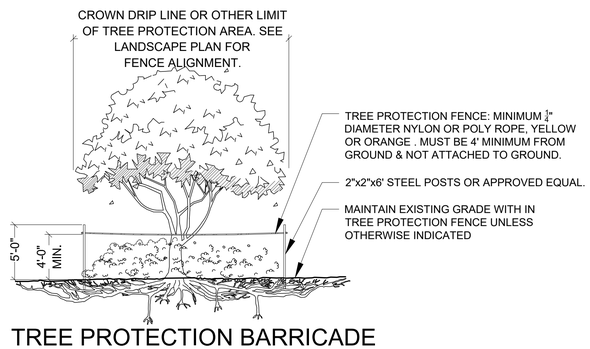
Tree #	Species	Meets Clear trunk criterion	DBH	To be Removed	To be Preserved
1580	Slash Pine		15	x	
1591	Slash Pine		17	x	
1593	Slash Pine		15	x	
1594	Live Oak		18	x	
1595	Cabbage Palm	x	12		
1596	Cabbage Palm	x	12		
1597	Slash Pine		20	x	
1599	Slash Pine		16	x	
1600	Slash Pine		17		x
1604	Slash Pine		20		x
1615	Slash Pine		19		x
1623	Live Oak		5		
1626	Slash Pine		18	x	
1632	Slash Pine		16	x	
1633	Live Oak		14	x	
1689	Unknown		26		x
1699	Slash Pine		15	x	
1700	Slash Pine		18	x	
1854	Slash Pine		16	x	
1859	Slash Pine		14	x	
1872	Live Oak		14		x
1876	Slash Pine		16	x	
1880	Slash Pine		14		x
1881	Slash Pine		16		x
1894	Cabbage Palm	x	10		
1895	Cabbage Palm	x	11		
1896	Cabbage Palm	x	12		
1903	Slash Pine		16	x	
1918	Live Oak		14		x
1919	Unknown		11		
1920	Unknown		14		x
1939	Cabbage Palm	x	9		
1948	Cabbage Palm	x	16		
1949	Cabbage Palm	x	12		
1950	Cabbage Palm	x	14		
1951	Unknown		16	x	
1952	Unknown		17	x	
1953	Unknown		15	x	
1955	Unknown		27	x	
1958	Live Oak		25		x
1960	Cabbage Palm	x	18		
1961	Cabbage Palm	x	15		
1967	Cabbage Palm	x	16		
1969	Unknown		14	x	
1971	Live Oak		27	x	
1972	Live Oak		14	x	
1973	Cabbage Palm	x	13		
1974	Cabbage Palm	x	12		
1975	Cabbage Palm	x	13		
1976	Cabbage Palm	x	14		
1978	Cabbage Palm	x	15		
1981	Live Oak		30	x	
1982	Cabbage Palm	x	14		
1983	Cabbage Palm	x	13		
1984	Live Oak		30	x	
1986	Live Oak		25	x	
1994	Live Oak		14		x
1995	Cabbage Palm	x	15		
1997	Cabbage Palm	x	18		
1999	Cabbage Palm	x	17		
2000	Cabbage Palm	x	18		
2001	Live Oak		35	x	
2002	Cabbage Palm	x	10		
2005	Cabbage Palm	x	13		
2006	Live Oak		14	x	
2007	Cabbage Palm	x	11		
2009	Cabbage Palm	x	13		
2011	Cabbage Palm	x	12		
2012	Cabbage Palm	x	8		
2013	Cabbage Palm	x	10		
2014	Cabbage Palm	x	11		
2015	Cabbage Palm	x	11		
2016	Cabbage Palm	x	13		
2017	Cabbage Palm	x	13		
2018	Cabbage Palm	x	21		
2019	Live Oak		25	x	
2021	Cabbage Palm	x	14		
2022	Cabbage Palm	x	15		
2023	Cabbage Palm	x	14		
2024	Cabbage Palm	x	16		
2025	Live Oak		15	x	
2026	Live Oak		31		x
2027	Live Oak		30		x
2028	Cabbage Palm	x	10		
2029	Cabbage Palm	x	13		
2034	Cabbage Palm	x	16		
2035	Live Oak		32	x	
2036	Cabbage Palm	x	12		
2037	Cabbage Palm	x	11		
2038	Cabbage Palm	x	12		
2039	Cabbage Palm	x	15		
2040	Cabbage Palm	x	13		
2041	Cabbage Palm	x	9		
2042	Cabbage Palm	x	11		
2043	Cabbage Palm	x	10		
2044	Cabbage Palm	x	13		
	Total Cabbage Palm	229		623	254
	Total DBH			623"	254"

Mitigation Notes:
1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

Tree Mitigation Data:

Total Tree Inches to be Removed:	648"
Total Tree Inches Preserved:	229"
Tree Mitigation Credits Required:	419"
Total Palms:	51
Total Palms to be Removed:	40
Total Palms to be Preserved	11
Palm Mitigation Credits Required:	40
Total Tree Replacement Credits Provided:	420
Total Palm Replacement Credits Provided:	40

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 136 total trees (204") count as half credit toward mitigation required, Trees planted onsite @ 4" DBH exceed minimum code requirements, 36 total trees (72") count as half credit toward mitigation required.
An additional (48) 3 inch trees provided to satisfy total replacement requirement. A totall of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.

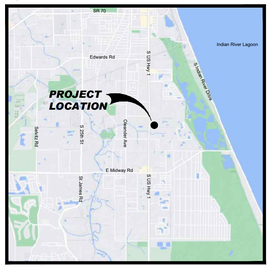


TREE PROTECTION BARRICADE
NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-3**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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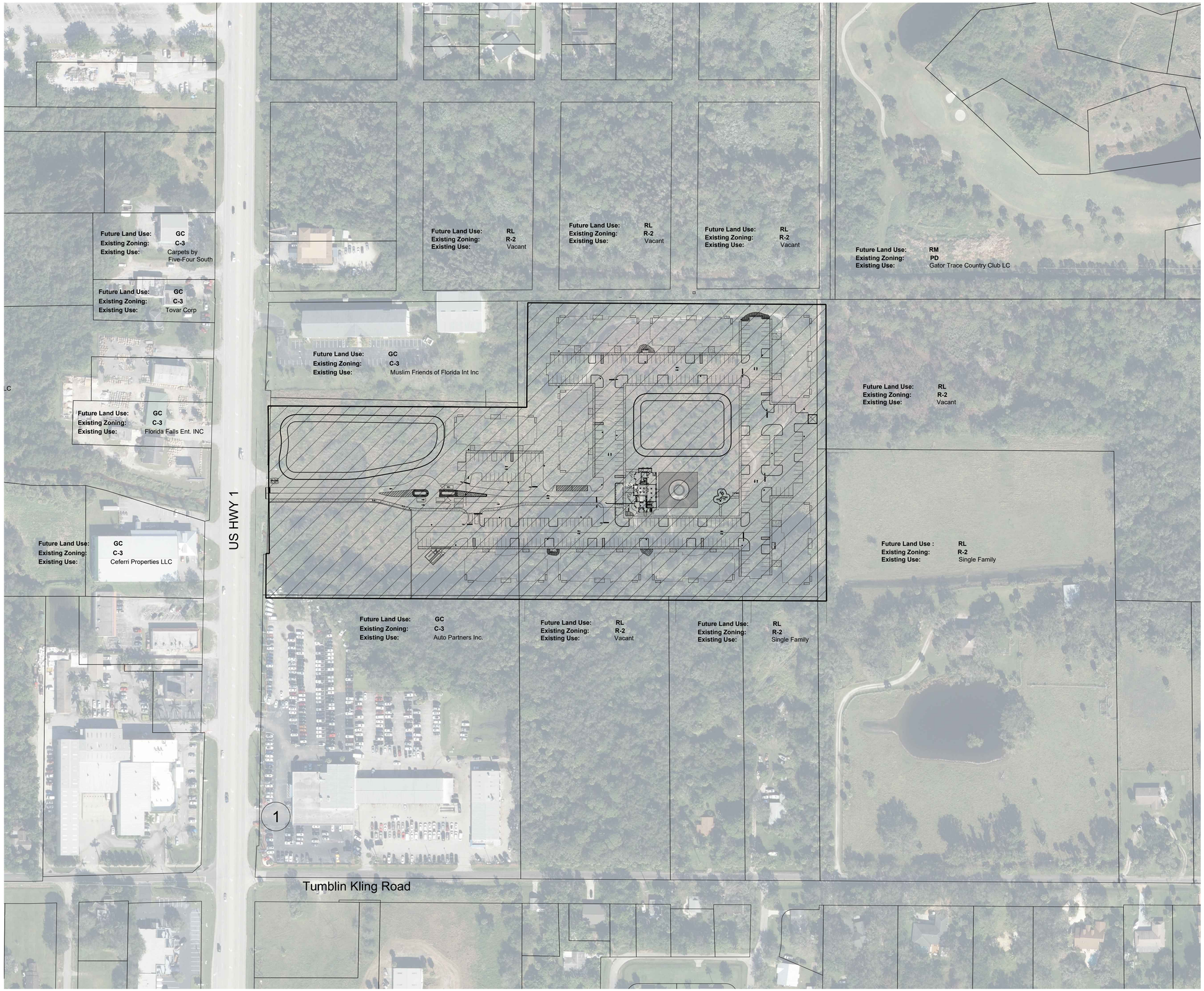

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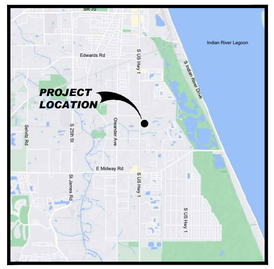

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SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Design Review
Context Photo Key

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	---	
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TRANSMITTAL

June 5,2024

Mrs. Kerry C. Driver, Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Sound Meadows Minor Site Plan – Resubmittal #2
Our Reference Number: 22-065

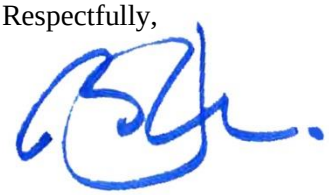
Dear Mrs. Driver,

Please find attached herewith, the (2) copies of the following documents for the resubmittal of the above referenced application, along with a flash drive containing the same in .pdf format (enumerated to match digital file naming):

1. Comment Response Letter;
2. Color-rendered Architectural Elevation w/ Material Pallet;
3. ALTA Survey (signed and sealed);
4. Civil Engineering Plan (signed and sealed);
5. Site, Landscape and Tree Mitigation Plan set (LA Sheets signed and sealed).

We appreciate the opportunity to provide you with the above plans and documents, and we look forward to working with you further in bringing high quality, affordable housing options to the Sunrise City.

Respectfully,



Brian Nolan, AICP, ASLA
Partner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From: Venetia Barnes, Stormwater Engineer

Thru: Tracy Telle, Assistant City Engineer

Re : Site Plan (Development & Design Review) – Sound Meadows Affordable Housing – 4000 S. US 1 TRC 23-07000018

Date : June 28, 2024

This is to advise you that we have completed the review of the following documents as received by this office on June 13, 2024:

☒ Site Plan (Development & Design) ☐ Construction Drawings

☐ Test Reports & Related Documents ☐ Executed Construction Contract

☐ Record Drawings ☐ Permits

Based on our reviews and appropriate site final inspection, we

☐ Recommend ☒ Do Not Recommend

☐ Variance Approval ☒ SP (Development & Design Review) ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ENGINEERING COMMENTS:

1. The resubmittal package did not include the paper copy of the certified boundary and topographic survey. Please provide the required survey as per the City of Fort Pierce Code of Ordinances Section 119-2.
2. The FDOT Pre-application Letter stipulated that the development would be required to provide a northbound right turn lane along with a buffered bicycle lane, and a cross access easement with the property to the south as part of the US 1 access approval process. The resubmitted site plan and civil plan did not include the stipulated cross access with the property to the south. Please update the site plan to reflect this requirement.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) permit shall be required prior to DPCR approval.
2. A NSLRWCD permit shall be required prior to DPCR approval.
3. The site has two regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
4. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
5. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
6. A FDOT Driveway and Drainage permits shall be required prior to DPCR approval.
7. A Unity of Title shall be required prior to DPCR approval.
8. The stormwater management was reviewed conceptually but will be reviewed in depth at the time of DPCR application.
9. The tree mitigation calculations will be verified at time of DPCR application.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

October 4, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – October 4, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Rebecca Mulcahy, PE
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493, Jupiter, FL 33458

Dear Rebecca Mulcahy:
RE: Pre-application Review for **Category D Driveway,** Pre-application Meeting Date: **September 13, 2023**
St Lucie County - Ft. Pierce; SR 5; Sec. # 94010000; MP: 9.09; Access Class - 5;
Posted Speed - 45; SIS - No; FDOT Ref. Project: FM 451080.1-Ronald Wallace-LIGHTING

Request:
Full access driveway connection to US 1 / S. US Highwway 1, approximately 1 mile north of Midway Road in St. Lucie County.

SITE SPECIFIC INFORMATION
Project Name & Address: **Sound Meadows – Not addressed yet**
Property Owner: **SP Sound LLC**; Parcel Size: **16.10 Acres**
Development Size: **210 Multi-family Low-Rise Dwelling Units**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is installed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **A northbound right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **Future cross access easement with the adjacent property to the south shall be provided at the time of Permit. The cross-access easement shall be labeled and detailed on the site plan, as a hatch or shaded area and include the Official Record Book (ORB) and page number or instrument number on the plan sheet.**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Digitally signed by: Carina Harvey
Date: 2023.10.04 17:35:48 -04'00'

Carina Harvey
District Access Management Manager

cc: Nesa Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From: Venetia Barnes, Stormwater Engineer

Thru : Tracy Telle, Engineering Manager

Re : Site Plan (Development & Design Review) – Sound Meadows Affordable Housing – 4000 S. US 1 TRC 23-07000018

Date : July 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on July 17, 2024:

☒ Site Plan (Development & Design) ☐ Construction Drawings

☐ Test Reports & Related Documents ☐ Executed Construction Contract

☐ Record Drawings ☐ Permits

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☐ Variance Approval ☒ SP (Development & Design Review) ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

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ADVISORY COMMENTS:

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3. The site has two regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
4. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
5. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
6. A FDOT Driveway and Drainage permits shall be required prior to DPCR approval.
7. As per the FDOT requirement, a cross-access agreement shall be required with the Future Commercial Development as part of the US 1 access approval process.
8. A Unity of Title shall be required prior to DPCR approval.
9. The stormwater management was reviewed conceptually but will be reviewed in depth at the time of DPCR application.
10. The tree mitigation calculations will be verified at time of DPCR application.

City Commission Day Meeting - 9:00 a.m. **11. a.**

Meeting Date: 09/09/2024

Re: Contract Approval - PCI Municipal Corporation - Pay to Park program

Submitted For: Peggy Arraiz, Code Compliance Manager, Code Enforcement

---

SUBJECT:

Discussion and direction regarding the final contract for Pay to Park Pilot Program with PCI Municipal Services.

SUMMARY:

- As directed by the City Commission, a contract has been negotiated with PCI Municipal Services to provide a full-service pay to park program.
- The decision of free permits for City and/or County residents must still be determined.

RECOMMENDATION:

Staff recommends approving the contract with the following conditions:

1. Staff schedule will include 24 hour patrols on Friday and Saturday.
2. The monthly management fee will be a revenue share model - 54% to COFP and $46% to PCI.
3. Free annual permits for City residents only.

ALTERNATIVES:

Eliminate the over-night attendant on the weekends.
Amend the monthly maintenance fee to a flat rate.
Free annual permits for both City and County residents.

RESPONSIBLE STAFF:

Margaret M. Arraiz, Community Response Director

COORDINATED WITH:

City Attorney's Office

Fiscal Impact

OTHER INFORMATION:

Proposed revenue share of 46% to PCI.

Attachments

Contract presentation

Pay to Park Pilot Program - Proposed Contract with PCI Municipal Services - Clean Copy

Memo from CA re Pay to park contract

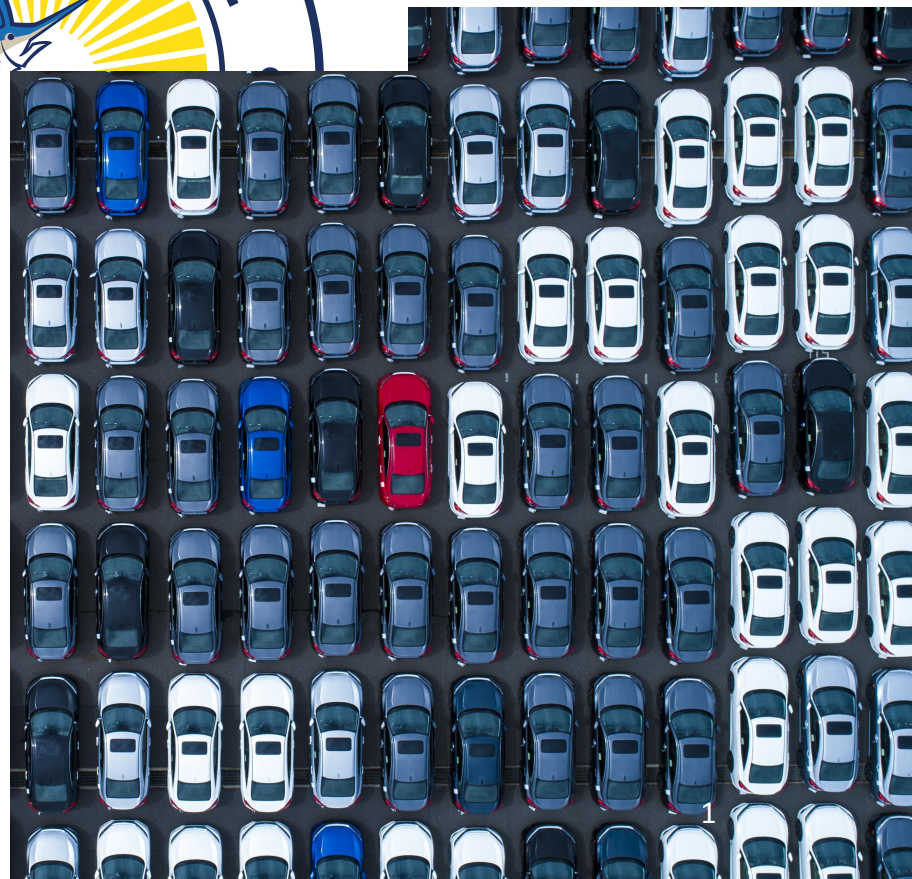
Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	08/20/2024 05:48 PM
Form Started By: Peggy Arraiz		Started On: 08/20/2024 10:12 AM
Final Approval Date: 08/20/2024		

Pay to Park Pilot Program

PCI Municipal Services LLC

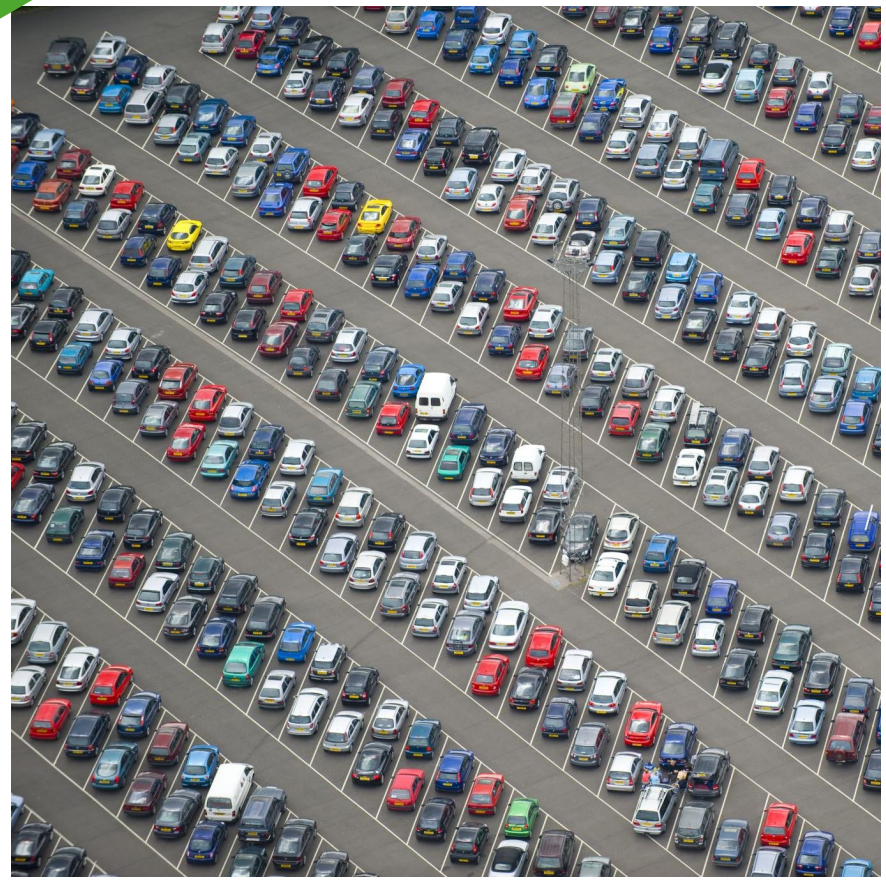
Presented: September 9, 2024



Basic contract terms

PCI Municipal Services will provide the following:

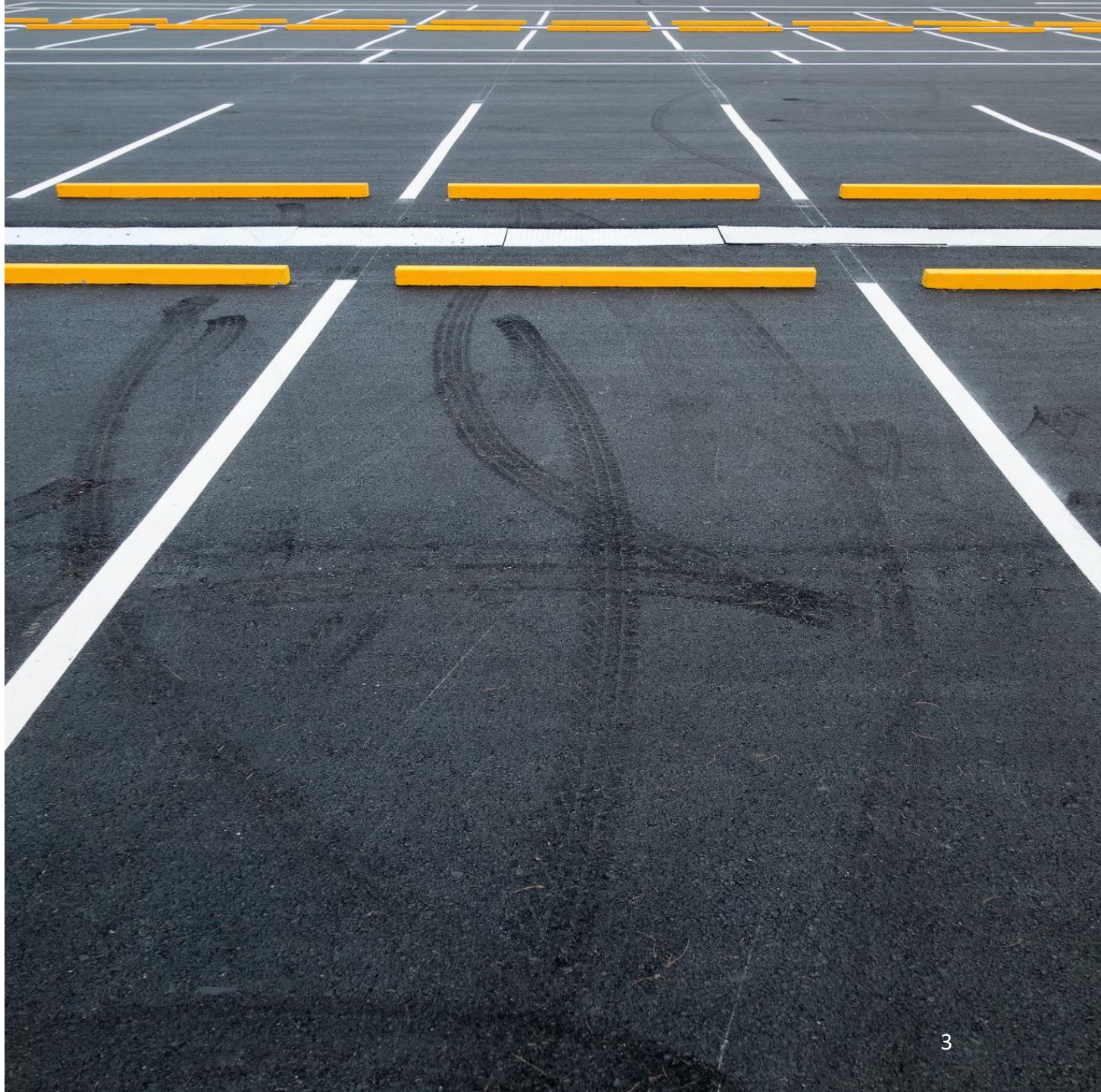
- Contractor will manage, maintain, and administer the public parking facilities as pay to park parking in accordance with the guidelines set forth by the City.
- Contractor will provide for accounting purposes within ten (10) days after the end of each accounting month, a detailed written statement of the total revenue collected, management fee earned, and operating expenses incurred during the preceding month.
- Contractor will also provide daily and monthly reports including maintenance, customer service, incident, accident, occupancy, and other types of reports that may be required by the City.
- Contractor will submit a detailed list of monthly accounts receivable, along with any other management reports reasonably deemed necessary by the City in accordance with the Agreement.



Items for consideration

- Staff Hours
- Parking Permits
- Management Fee

**Staff's recommendation



Staff hours

- **Option 1:**
  - **7 days/week**
  - **8 am – 8 pm**
  - **Price included in proposed fee**

- **Option 2**:**
  - **Sun-Thurs: 8 am – 8 pm**
  - **Fri – Sat: 24 hours**
  - **Add $25,000 to proposed fee**

- The Parking Committee recommended that all St. Lucie County residents be issued free parking permits.
- To legally provide a differential permit fee, certain items must be considered, providing the basis of the differential fee.
- City vs. City/County permits will impact the financial considerations.
  - Income will be reduced.
  - Maintenance fee will be increased.

	City Funding	County Funding	State Funding
Facility Maintenance	Yes	No	No
Maintenance Staff	Yes	No	No
Capital Improvements	Yes	No	No

Revenue assumptions**:

(based on PCI input)

- $3.00 per hr. rate (24/7)
- Max Daily Rate of $20
- Permits are FREE, however $3.50 administrative fee per vehicle permitted.
- Parking citations at current City rates.
- Revenue includes all fees and parking citation revenue
- Sales tax and credit card fees are deducted before share calculations, or under a Fixed Fee they would be deducted out of revenues.

Management fee

Option 1 – Flat rate fee

	Flat rate City resident permit	Flat rate City/County resident permit
Projected Revenue	$689,828	$484,882
Flat rate to PCI	$264,000	$312,000
w/ 24 hr option	$289,000	$337,000

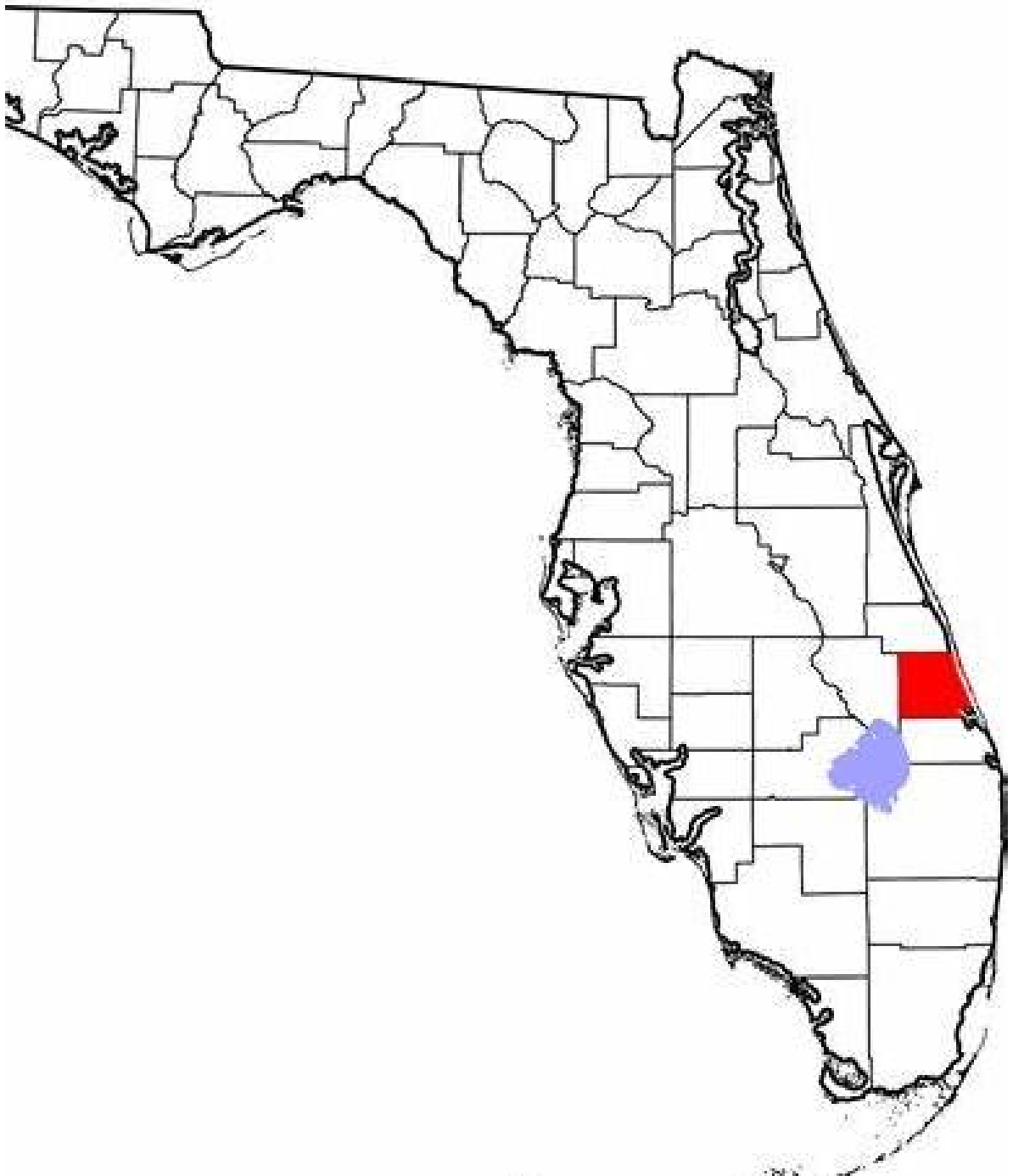
Option 2 – Revenue share**

	Revenue Share City resident permit	Revenue Share City/County resident permit
Projected Revenue	$689,828	$484,882
Revenue Share to PCI	40% ($271,931)	60% ($290,929)
w/ 24 hr option	46% ($317,320)**	66% ($320,022)

Supporting Information

- An evaluation of citations issued in 2021/2022 found the following:
  - 34% of citations issued to out of county residents
  - 64% of citations issued to SLC residents (SLC/COFP combined)

- And evaluation of occupancy in 2023 found the following:
  - 45% - out of SLC/out of state
  - 40% - SLC residents
  - 15% - COFP residents



QUESTIONS OR COMMENTS?

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 2024, between PCI Municipal Services, LLC (hereinafter called "Contractor") and the City of Fort Pierce, Florida (hereinafter called "City"), a municipal corporation organized and existing under the laws of the State of Florida.

WHEREAS, the City has a need for a qualified contractor to provide Parking Management and Enforcement Services; and

WHEREAS, the City issued an RFP for Parking Management Services (Request for Proposals (RFP) 2023-057), attached hereto as an Exhibit 1; and

WHEREAS, Contractor submitted a proposal for Parking Management Services, attached hereto as an Exhibit 2, in response to the City's RFP which was deemed the best response received by the City and accepted as such; and

WHEREAS, the City and the Contractor desire to enter into an Agreement wherein the Contractor shall provide such services as set forth herein below.

NOW, THEREFORE, for and in consideration of the mutual promises, undertakings and covenants set forth herein, the receipt and sufficiency of which is acknowledged and affirmed by the City and the Contractor, the parties hereto agree as follows:

A. General Terms

1. The term of this Agreement shall commence upon the date first written above, and shall continue in effect for a period of three (3) years from the "Go Live" date, which is anticipated to be November 1, 2024, subject to the rights of termination detailed herein. The Go Live date shall be determined by the actual date of the first parking payment collections at the City parking lots. Upon expiration of the initial Term, the parties may mutually agree to extend the Agreement for one (1) additional two (2) year term.

2. This Agreement shall not be assigned nor subcontracted by Contractor in whole or in part without the prior written consent of City.

3. Contractor will manage, maintain, and administer the public parking facilities as pay to park parking in accordance with the guidelines set forth by the City. Contractor will not use the facilities for purposes other than those required under the Agreement. The City reserves the right for itself and others for supplementary and complimentary uses, including other revenue generating activities, at its sole discretion, except as otherwise stated in the Agreement.

4. Contractor will provide for accounting purposes within ten (10) days after the end of each accounting month, a detailed written statement of the total revenue collected,

management fee earned, and operating expenses incurred during the preceding month. Contractor will also provide daily and monthly reports including maintenance, customer service, incident, accident, occupancy, and other types of reports that may be required by the City. Contractor will submit a detailed list of monthly accounts receivable, along with any other management reports reasonably deemed necessary by the City in accordance with the Agreement.

B. Scope of Work

During the hours of operation, Contractor will manage and administer a public pay to park operation. Services to be provided in connection therewith will include the following without limitation:

1. Management and operation of the pay to park program, including supervision of the parking and circulation of vehicles within the facilities, administration, and monitoring of all access and revenue control technologies.

2. Collection of and accounting for all cash and other types of payments from any source derived for use of the parking facilities, including sums payable with respect to daily, monthly, validated and/or discounted parking fees.

3. Operation of a centralized parking management office and responding to calls from patrons needing assistance. Contractor must be comfortable working with and be able to interface with the permit management and access and revenue control solutions.

4. Operation and routine maintenance of the facilities, and the access and revenue control equipment installed at the facilities.

5. Employment of such parking personnel needed for the effective management and operation of the facilities to accommodate paid public parking, and to include real time facilitation of solutions for customer service issues.

6. Maintenance of accounting records for all income and expenses related to the management and operation of the pay to park program.

7. Periodic consultation with the City on matters related to the management and operation of the pay to park program.

8. Contractor will, in consultation with the City, implement a method for handling customer complaints and reporting the nature and reasonable disposition to the City. Contact information regarding the Contractor and directions for handling customer complaints and questions will be posted in clear view within the parking program offices.

C. System Parking Locations & Spaces

1. The City Parking Program ("System") consists of approximately 295 paid parking spaces, including the following:

   i. **Jaycee Park** – 1415 S. Ocean Drive – 122 regular spaces, 5 handicapped spaces, 16 marked boat trailer spaces (grassy area not currently marked).

   ii. **Jetty Park** – 1950 Seaway Drive – 84 regular spaces, 4 handicapped spaces, 5 motorcycle spaces, plus additional lot not currently marked.

   iii. **S. Causeway Park** – 420 Seaway Drive (boat ramp west border of City area) – 55 regular spaces, 4 handicapped spaces and currently an open, unmarked area that will be redesigned for boat trailer parking.

   iv. The City may add additional parking locations and spaces to the System during the Term of this Agreement. If parking facilities and/or spaces are added to the System the parties will agree upon a fair and equitable adjustment to the Management Fee.

2. Contractor will be responsible for the facilities during the hours of operation. All facilities shall operate seven (7) days per week with the hours of operations ranging from sunrise to sunset to 24-hours based upon location type and service; and will be subject to change at the City's discretion and final approval. Contractor is responsible for meeting the requested on-site staffing levels included in Exhibit 3**.**

3. The City shall establish the parking rates for its paid parking program, including parking fees, permit fees, and fines.

4. The City may expand the number of parking spaces in its paid parking program. Contractor agrees to manage any parking spaces added by the City under the terms and conditions of this Agreement. If the City's addition of parking spaces to the System requires an alteration of the terms and conditions of this Agreement, the parties will address such in an Addendum to this Agreement.

5. The fees charged for parking will be determined and regulated solely by the City, with recommendations from the Contractor. Contractor will provide a market survey of public parking rates bi-annually to the City for review throughout the Term of the Agreement. The market rate survey will include any recommended rate changes prescribed by the Contractor, which shall be subject to City approval prior to implementation. Contractor will collect parking fees in accordance with the approved fee structure and will install signage and provide notice to customers of fees and any changes that may occur to the fee structure from time to time. The collection of fees not in conformance with the

approved fee structure will constitute a breach of contract that may result in termination of the Agreement.

D. Relationship and Management Fee

1. Contractor has been authorized as the exclusive manager of the City Parking Program ("System") and shall operate System at the direction of City.

2. Management Fee.

   i. As compensation for Contractor's performance of its services as detailed herein, the City shall pay Contractor a Monthly Management Fee equal to forty-six percent (46%) of collected revenue. Contractor shall collect all Parking Revenue and shall provide the City a Settlement on, or before, the 10th day of each month, net of its Management Fee, applicable taxes, credit card fees and any other expenses pre-approved by the City.

   ii. Contractor's Management Fee shall be increased in the event of the addition to the Scope of Work, or the addition of parking facilities and/or parking spaces to the System. The parties shall negotiate in good faith an equitable increase in Contractor's Management Fee.

3. Independent Contractor. In performing its responsibilities pursuant to this Agreement, it is understood and agreed that Contractor is acting as an independent contractor, and Contractor is not a partner, joint-venture partner, or employee of the City. Contractor acknowledges and agrees that neither it, nor its employees or agents have any right, power, or authority to incur and will not incur any financial obligation, legal obligation or liability, or other obligation on behalf of, or binding upon the City. Nothing herein shall diminish the right of Contractor to receive reimbursement from City for any preapproved reimbursable Operating Expenses set forth in this Contract, but City shall have no obligation to any third party, directly or otherwise, to pay for Operating Expenses.

4. City and Contractor agree that during the term of this Agreement all personnel employed by Contractor to operate the System shall be solely the employees of Contractor and shall have no contractual relationship with City.

5. Contractor shall be responsible for payment of its business income taxes, unemployment taxes, and payroll related taxes, if any, for all such employees.

6. Contractor shall have full responsibility for hiring, firing, and managing its employees and/or agents. However, should the City request the removal of any personnel for any reason, Contractor shall remove such employee as soon as possible, but in any event no more than three (3) working days from the City's request, and replace such employee with another qualified employee, if asked by City. Contractor shall comply with all applicable

federal, state, and local laws and regulations. The Contractor shall procure and keep in force all permits and licenses required by such laws and regulations. These laws and regulations include but are not necessarily limited to; the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Americans with Disabilities Act, Fair Labor Standards Act, Family and Medical Leave Act, unemployment compensation laws and regulations, and workers' compensation laws and regulations.

7. The contractor must secure their own electronic payment/merchant card vendor that is compatible with the City's parking machines. Transaction fees for parking should ideally be 3% or less, but in any event shall not exceed 5%.

8. Parking Enforcement & Citation Management Duties

    i. Contractor shall provide parking enforcement and issue citations for vehicles parked in violation of paid parking rules, as well as general parking enforcement, according to City ordinance.

    ii. Contractor will be responsible for providing or procuring their own citation system and the administration of it to include the collections and delinquency processes.

    iii. The contractor is responsible for managing all parking citations and violations. Contractor shall address all unpaid or contested parking citations as directed by the City of Fort Pierce.

        a. The contractor shall establish a review process for all contested citations to provide for an administrative review prior to the matter being scheduled for a hearing.

        b. The contactor shall be prepared to adequately represent their citations before the City's Special Magistrate or the County court as needed.

    iv. Contractor shall be responsible for the immobilization of vehicles per City ordinances. Contractor shall secure a self-releasing immobilization technology from a qualified third-party vendor to be used in the performance of its duties hereunder. The City approved Immobilization Fee collected from customers shall be used to pay for this service.

9. Contractor needs to be responsive to timely requests for parking related assistance from city staff and public safety dispatch.

10. Contractor shall manage and administer an annual residential and paid nonresidential parking permit program in accordance with policies approved by the City through Resolution.

    i. Contractor shall abide by the policies and the Resolution approved by the City.

ii. Contractor shall establish a Resident Parking Permit application process requiring proper documentation of applicant's residency. Contractor will work with the City to establish a list of documents that will serve as proof of residency.

iii. Contractor shall assess, and retain, an administrative permit processing fee of $3.50 per vehicle.

11. Contractor shall provide a professional parking website to serve as a source of information and promotion of the System. The City shall have the authority to approve all website content prior to publication. Approval, however, does not subject the City to administration of or liability for any items on the website. The website shall at all times be administered and controlled by the Contractor. It shall be Contractor's responsibility alone to comply with all federal, state, and local laws, rules, and regulations regarding the website.

12. Other Requirements of Contractor:

i. Require all employees involved with issuance of citations, collection, or handling of money, or appeals of parking citations to undergo a reasonable screening process, including criminal background checks.

ii. Ensure that all employees engaged in above activities undergo a detailed training program. Contractor shall collaborate with the City on the scope and content of its employee training programs.

iii. Maintenance of state and local licenses, approvals, and certificates necessary to operate a business in the City of Fort Pierce.

iv. Comply with all applicable federal, state, and local laws, ordinances, and regulations.

E. Revenue

1. Contractor agrees to collect or cause to be collected all the revenues from the operation and use of the System. Revenue shall include all sources of revenue including parking fee payments, parking permit fees, citation fines (including fines collected by a collection agency), immobilization fees, but not limited to irregular payments for special events, and any other sources that may occur from time to time throughout the term of the contract.

2. All receipts collected by Contractor shall be deposited in a timely manner, typically the next business day, by Contractor in the bank account designated by Contractor.

3. In the event of a loss or theft of funds, Contractor shall immediately notify City. The amount of theft or loss shall be accounted for and repaid by the Contractor within thirty (30) days.

4. All parking permit receipts will be remitted to an address determined by the Contractor and deposited into the Contractor's bank account.

5. Contractor shall consider alternative ways to generate revenue including promoting under-used spaces, maximizing available spaces in each lot, and seasonal pricing. All pricing is subject to limits set by the City in the contract or per City Resolution or Ordinance.

F. Operating Expenses

1. Contractor shall be responsible for its Operating Expenses required to provide the Scope of Work as detailed herein, including all payroll, payroll taxes, hiring, employee training, insurance premiums to maintain coverages as required herein, uniforms, supplies, software and hardware fees related to parking enforcement for its staff, digital permitting software subscription fees, operating supplies, parking signage, vehicle expenses, and permits and licenses.

2. City shall be responsible for its Operating Expenses, including structural repairs and maintenance of the parking lots, roadways, sidewalks, and curbs. The City shall also be responsible for all costs of capital expenditures related to the System, including the purchase of additional parking kiosks beyond those initially provided by Contractor and detailed in Exhibit 4, property insurance premiums, utilities for the parking lots, landscaping, lighting and bulb replacement, trash pickup services and parking surface sweeping related to the System.

G. Accounting & Reporting

1. Contractor will provide a monthly operating statement to the City detailing all revenues, separated between parking lots, as well as parking enforcement citation revenue. Contractor shall provide a detailed reporting of Gross Revenues, including applicable credit card fee documentation.

2. Contractor will submit for City approval, all accounting, collection, and cash handling procedures. Contractor will strive to maximize revenues, but not at the expense of customer service or facility maintenance.

3. In addition to the routine audits/reviews performed by Contractor's local staff the Contractor shall have audits/reviews performed by personnel not involved with the System on a routine basis; the findings of which, shall be provided to the City.

H. Facility Maintenance

1. Contractor will maintain the facilities in clean and safe condition. Maintenance requirements will include daily policing and cleanup of common public areas, garbage and trash removal, periodic maintenance of pay-to-park equipment and signage. Maintenance services will be subject to City review, inspection, and verification of all activities and reporting requirements at any time without notice.

2. Contractor shall be responsible for all parking signage, including installation and maintenance thereof. All signage shall be approved by the City prior to installation. Lot signage shall clearly include instructions for payment, enforcement dates/times, and rates.

3. Contactor shall be responsible for the maintenance of the parking kiosks detailed in Exhibit 4 as follows:

   i. Periodic cleaning and maintenance of the units to ensure that all kiosks remain operational.

   ii. Contractor shall be responsible for repair costs of the kiosks up to the cost of full replacement.

   iii. Contractor shall be responsible for the removal of the kiosks in the event of a storm or hurricane.

4. City shall remain responsible for all landscaping, electrical, plumbing, striping, grading, lighting, curb and sidewalk maintenance, surface repairs and maintenance, and all repairs of a capital nature related to the Facilities, including the full replacement cost of a kiosk if needed.

I. Information Technology

1. Contractor shall employee an in-house IT team, or qualified IT service provider, with the technical competency and experience to create and maintain both effective and user-friendly customer and client facing IT applications, including but not limited to web-based payment and request systems, a System website, mobile payment applications, and other parking solutions.

2. Contractor shall perform routine and preventative maintenance on all parking and information technology equipment with a goal of keeping all equipment up and running effectively.

3. Contractor shall have the staff, capability, and capacity to recommend, procure, and implement new technologies to System as requested. As new technologies are considered or added to the System, Contractor shall provide City with project planning details that include cost estimates, timelines, and schedule for implementation.

4. City shall retain all rights and access to the parking data generated from System.

5. Contractor shall be required to be the merchant of record on behalf of the City, and to accept related responsibility, to facilitate acceptance credit card payments throughout System.

J. Insurance

1. Concurrent with the execution of an Agreement, Contractor shall procure and maintain during the term, and any extensions or renewals thereof, at its own expense, the following minimum policies of insurance, which shall: 1) be issued by insurance companies authorized to do business in the State of Florida, and having a rating from A.M. Best of "A+" or better, unless the City, in writing and in its sole discretion, accepts otherwise; 2) be primary and non-contributory over any other valid and collectable insurance; 3) waive rights of subrogation against the City; and, 4) contain deductibles or self-insured retentions acceptable to the City.
2. Contractor will be solely responsible for paying any amount designated as a deductible or self-insured retention. Insurance shall be provided in the following minimum limits.
    i. Commercial General Liability: $1,000,000 per occurrence and $2,000,000 aggregate
    ii. Commercial Umbrella Liability: $5,000,000 aggregate, personal injury/each occurrence
    iii. Workers' Compensation: Maintained at minimum requirement of Florida Law
    iv. Business Automobile Liability: $1,000.000 each accident
3. Neither approval nor failure to disapprove insurance furnished by Contractor shall relieve Contractor from the responsibility to provide insurance as required by this Agreement.
4. All insurance policies provided by the contractor shall be endorsed to provide the City with thirty (30) days' prior written notice of cancellation.
5. Certificates of Insurance must be completed as follows: Certificate Holder City of Fort Pierce Attn: Purchasing Division P.O. Box 1480 Fort Pierce FL 34954-1480 Additional Insured on the Commercial General Liability City of Fort Pierce and their respective officials, officers, and employees

K. Indemnification

1. Except as provided in Paragraph J(2) below, To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City of Fort Pierce, its officials, agents, representatives, volunteers, and employees from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or

not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

2. In no event shall Contractor indemnify or defend City with respect to, or otherwise be responsible for, claims, costs, expenses or other liabilities arising out of or in connection with (i) structural defects in the System, (ii) violations of applicable statutes, ordinances, regulations or rules relating to the System and not caused by Contractor, (iii) negligent actions or failure(s) to act of City, its employees or agents, or (iv) any construction activities which City performs or causes to be performed in the System.

3. Promptly upon becoming aware of any claim or matter (an "Indemnified Claim") as to which a party hereto (the "Indemnitee") has been indemnified by the other party (the "Indemnitor") hereunder, indemnitee shall give indemnitor written notice of, and a reasonable time in which to elect to defend Indemnitee's interests relative to, the Indemnified Claim; however, that in the event Indemnitor does not elect within a reasonable time to assume said defense, Indemnitee shall be free to do so without in any manner reducing, altering or impairing Indemnitor's obligations relative to the Indemnified Claim by reason of the foregoing provisions of this Paragraph. If Indemnitor assumes and diligently pursues the defense of the Indemnified Claim, Indemnitee agrees not to enter into any settlement or compromise of same without Indemnitor's prior written consent.

L. Health and Safety

1. Contractor agrees that Contractor has been retained by City for reasons which include Contractor's expertise regarding the safety and health hazards associated with System and services to be performed by Contractor. Contractor agrees that it has and will have sole responsibility for the health, safety and welfare of its employees and all other persons performing services for the System. At all times while performing services, Contractor will also comply with all applicable health, safety, security and environmental procedures, policies, and guidelines of City.

2. It is expressly acknowledged that Contractor is not a security company, nor a provider of security services, and is offering no services related to security as a part of this Agreement for the facilities, fixtures, or patrons.

M. Penalties and Termination

1. Either party may cancel this Contract for any reason without cause upon ninety (90) days' written notice.

2. In the event Contractor shall fail to abide to this Agreement fully and faithfully, City shall have the right to forthwith terminate the Agreement immediately, regain immediate possession of the System, and hold Contractor liable for any damages resulting to City.

City agrees to provide Contractor with written notice of default or deficiency and allow ten (10) days to cure any issues rated to its performance hereunder.

3. If it shall become impossible on account of Force Majeure for Contractor or City to fulfill its obligations under the Agreement, such party shall be excused from the performance of said obligation, including Contractor's payment of the Operating Payment, for the period that said performance is impossible. The term "Force Majeure" as used in this paragraph shall include:

    i. fire, pandemic, earthquake, weather events, acts of God, strike, or other labor disturbance beyond the reasonable control of Contractor, riot or civil commotion, failure of power, law or regulation which prohibits performance, court order, insurrections, war or any other matter or situation of a like nature (including local hostilities), with or without formal declaration of war.

    ii. Any law regulation or order of any government authority prohibiting the performance of the obligations set forth in this Agreement.

4. In the event that this Agreement is terminated prior to the expiration of the initial Term City shall reimburse Contractor for the unamortized balance of the Parking Technology installed and utilized in the City paid parking program within thirty (30) days of the effective termination.

N. Other

1. It is understood and agreed that this Agreement shall be binding upon and inure to the benefits of the heirs, personal representatives, successors, and assigns of the parties. The previous sentence notwithstanding, no assignment of or subcontracting under this Agreement or the rights and obligations of Contractor shall be valid without the prior written consent of City.

2. Notwithstanding all provisions of this Agreement, it is mutually understood between the parties hereto, that this Agreement shall not in any way be construed to be a lease but is merely a recitation of contract provisions.

3. If any section of this Agreement is found unlawful or illegal or becomes so, the remainder of the contracted terms shall remain in full force and effect.

4. The terms of this Agreement shall be modified only by a written addendum signed by both City and Contractor.

5. Public Records.

    i. Contractor shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by it in conjunction with this Agreement.

ii. Contractor shall comply with Florida's Public Records Law. Specifically, Contractor shall:

a. Keep and maintain public records that ordinarily and necessarily would be required by the City to perform the service.

b. Upon request, provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in state law or otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following termination of the Agreement if Contractor does not transfer the records to the City.

d. Meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology system of the City.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTRACTOR SHOULD CONTACT THE CITY'S CUSTODIAN OF RECORDS AS FOLLOWS:

CITY CLERK'S OFFICE
100 N US 1
FORT PIERCE, FL 34950
772-467-3065
lcox@citoffortpierce.com

O. Notification

1. Notice to both City and Contractor shall be sent using overnight courier service; signature required for delivery, or by certified mail, return receipt requested; to the following addresses:

To City:	To Contractor:
City of Fort Pierce Attn: City Manager 100 N. US Highway 1,	PCI Municipal Services, LLC Attn: Brian Kern, President 12 Mauchly, Building I

Fort Pierce, FL 34950

Irvine, CA 92618

With a Copy to:
City Attorney
100 N. US Highway 1,
Fort Pierce, FL 34950

Brian Kern, President via email:
bkern@municipalparking.com

P. Choice of Law

This Agreement shall be construed, governed, and enforced in accordance with the laws of the State of South Florida. Venue for any disputes shall be in a court of competent jurisdiction in St. Lucie County, Florida.

Q. E-Verify

All requirements of Section 448.095, Florida Statutes, shall be complied with by Contractor. In accordance with, Section 448.095, Florida Statutes, Contractor shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If Contractor enters into a contract with a subcontractor performing work or providing services on its behalf, Contractor shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. Contractor shall, upon request, provide evidence of compliance with this provision to the Licensee. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the Licensee terminates this contract with a contractor, the contractor may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. Contractor is liable for any additional costs incurred by the City as a result of the termination of this contract under Section 448.095, Florida Statutes.

R. City Approvals

Any review and/or approvals required by the City for implementation of any act, policy, procedure, or otherwise by the contract is not intended to and does not create a legal obligation upon the City for which liability exists based on the City's approval. Liability shall still lie with the Contractor. Further, failure of the City to review and/or approve any act, policy, procedure, or otherwise of the Contractor is not intended to and does not create a legal obligation upon the City For which liability exists. Liability shall still lie with the Contractor.

S. Sovereign Immunity

Nothing contained in this Contract shall be deemed or otherwise interpreted as waiving the City's Sovereign Immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures hereto the date first written hereinabove.

PCI MUNICIPAL SERVICES, LLC:

_____ Date: _____

By: Brian Kern, President

Its: President & Owner

PCI MUNICIPAL SERVICES, LLC WITNESSES:

By: _____ By: _____

Name: _____ Name: _____

Address: _____ Address: _____

CITY OF FORT PIERCE:

_____ Date: _____

By: Linda Hudson, Mayor

ATTEST:

_____

By: Linda Cox, City Clerk

APPROVED AS TO FORM
AND CORRECTNESS:

_____

Sara Hedges, City Attorney

EXHIBIT 1 – RFP 2023-057

EXHIBIT 2 – PCI Municipal Services Proposal

EXHIBIT 3 – BASE STAFFING PLAN

Contractor shall staff the Fort Pierce parking program following the Base Staffing Plan detailed below. Contractor shall provide enforcement 24 hours a day on Fridays and Saturdays. Contractor shall have discretion to adjust staffing to best meet parking demand and weather conditions.

The City may request Contractor to provide additional staffing during the Term of the Agreement with the expense thereof being a reimbursable expense to Contractor.

Fort Pierce Base Staffing Schedule							
	MON	TUE	WED	THU	FRI	SAT	SUN
Manager	9a – 6p	9a – 6p	9a – 6p	9a – 6p	9a – 6p		
Supervisor				12p – 8p	2p – 2a	2p – 2a	12p – 8p
Ambassador	12p – 8p	12p – 8p	12p – 8p		2a – 10a	2a – 10a	
Ambassador					10a – 4p	10a – 4p	8a – 4p

EXHIBIT 4 – PARKING TECHNOLOGY

Contractor shall provide at its expense the following technology for the City of Fort Pierce parking program. Contractor shall be responsible all repairs and maintenance of the technology during the Term of the Agreement.

- **Parking Kiosks** – Flowbird CWT (12 units)
- **Parking Enforcement Solution**
- **Parking Permitting Solution**

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: PEGGY ARRAIZ, DIRECTOR OF COMMUNITY RESPONSE

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: PAY TO PARK PILOT PROGRAM - CONTRACT WITH PCI MUNICIPAL SERVICES

CAO RLS FILE: RLS 24-242

DATE: JULY 30, 2024

I have reviewed the draft Contract with PCI Municipal Services (Vendor) related to a Pay to Park Pilot Program. I have made suggested changes and comments on the Contract for your review. I will note the following concerns, specifically:

1. As it relates to free parking for City/County residents, the City must show justification for this practice. I have uploaded AGO 74-279 and AGO 87-58 for your review.

2. This Contract calls for the Vendor to issue City citations. Such needs to be authorized within our Code of Ordinances, otherwise City employees will need to issue the citations.

3. The Vendor proposed two variations of payment. Mr. Mimms has indicated to me he would prefer the opposite structure from what you included.

4. The Exhibit numbers within the Agreement need to be reviewed for accuracy.

5. The Contract calls for a collections agency instead of citations being processed as the City normally does, through the County Court system if it is not paid following a Special Magistrate hearing.

Consideration should be given to setting this Contract be set for a discussion item to determine whether the City Commission wishes to proceed and how, at this point in time.

Please review the Track Changes Agreement uploaded to Agenda Quick. The remainder of the Contract, with the above issues addressed, and the changes implemented, are approved as to form and correctness. Also, this Vendor will be required to provide a Human Trafficking Affidavit to the City prior to signing of this Contract, pursuant to new legislation effective July 1, 2024.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.