



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 116.1.4). 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.slcfcd.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@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,
Ryan



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 is 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
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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.

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Business Development Representative
Gas Operations
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Fort Pierce FL 34947
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C: 772-216-3498
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FPUA Gas: This is Approved. In talks to bring Natural Gas to this project.

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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.

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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.

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

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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.

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Response: Acknowledged.

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Response: Acknowledged.

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".

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).

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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.slcfcd.com/182/Applications-Permits> under fire permits.

Response: Acknowledged.

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,

A handwritten signature in blue ink, appearing to be 'BN.' with a stylized flourish.

Brian Nolan, AICP, ASLA
Partner

C/c

Applicant

Steve Cooper – Civil Engineer

Rebecca Mulcahy – Traffic Engineer

Nathan Meyers – Environmental Scientist



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

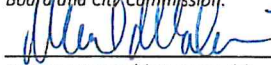
SP Sound LLC

Property Owner(s)
5403 W. Gray Street
 Street Address
Tampa FL 33609
 City State Zip
813.288.6988
 Phone Number
blemmerman@sphome.com
 Email Address

Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.

Applicant/Representative, Title, Company
701 SE Ocean Blvd
 Street Address
Stuart FL 34994
 City State Zip
772.220.2100
 Phone Number
bnolan@lucidodesign.com
 Email Address

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

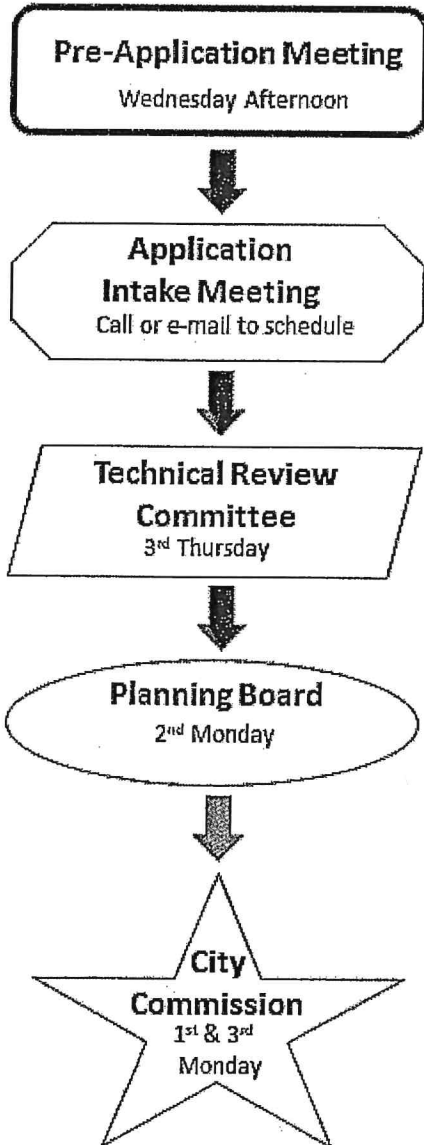

 Property Owner(s) Signature(s)


 Applicant/Representative Signature

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.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev1>

General Information

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



Site Plan submittal requirements:

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

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



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 $(180)(2.6) = (468 \text{ persons})(100\text{gpd}) = 46,800 \text{ gpd}$
**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) $(180)(2.6) = 468 \text{ persons} + 44,227 = 44,695$				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	$(44.22)(20) = 884 \text{ ac.}$	$(44.70)(20) = 894 \text{ ac.}$	+10 ac.
Urban District	5 acres per 1,000 people	$(44.22)(5) = 221 \text{ ac.}$	$(44.70)(5) = 224 \text{ ac.}$	+2 ac.
Community	2.5 acres per 1,000 people	$(44.22)(2.5) = 111 \text{ ac.}$	$(44.70)(2.5) = 112 \text{ ac.}$	+ 1 ac.
Neighborhood	1.36 acres per 1,000 people	$(44.22)(1.36) = 60 \text{ ac.}$	$(44.70)(1.36) = 61 \text{ ac.}$	+ 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) $(180)(0.207) = 37 \text{ Students}$		
	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	$290/60 = 5(8 \text{ yard}) = 40 \text{ yds.}$
**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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 (1/10th 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) 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 US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 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.

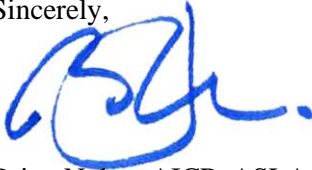
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community.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

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

Brian Nolan, AICP, ASLA
Partner

Design Review Submittal

Prepared For:

Sound Meadows

Prepared by:



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

Updated: June 2023

Updated January 2, 2024

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- 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
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)



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. Re0120122sidence – Tumblin Kling Road – Facing South

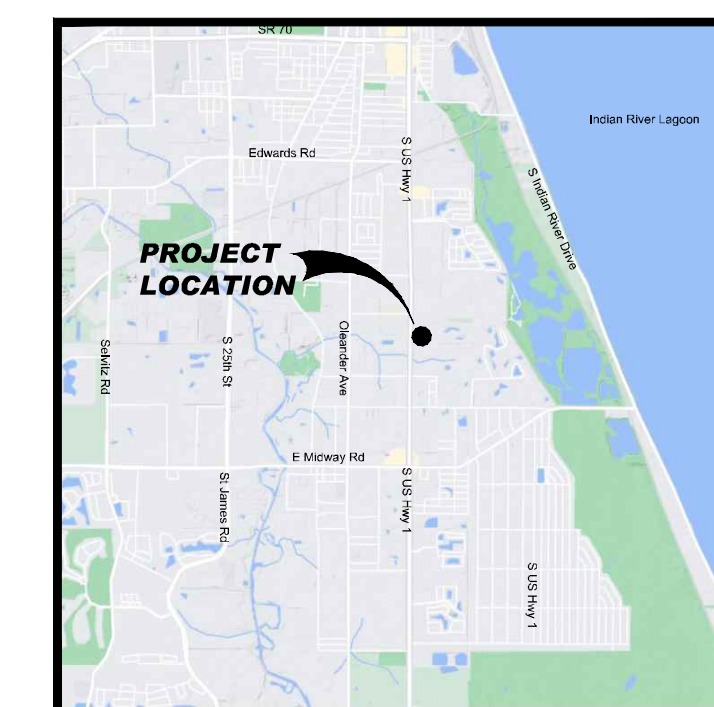


15. Residence - Tumblin Kling Road – Facing South



16. Residence – Tumblin Kling Road – Facing North

Key / Location:



Project Team:

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

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

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

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

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

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

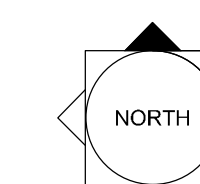


Sound Meadows

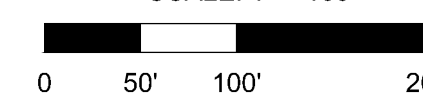
Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal



SCALE: 1" = 100'



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

Exhibit



PROPOSED COLORS

- P-1 PAINT - SHERWIN WILLIAMS 6198 ICEBERG
- P-2 PAINT - SHERWIN WILLIAMS 1602 INDIGO BATAK
- 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 1004 SNOWBOUND (TRIM)

MATERIALS LEGEND

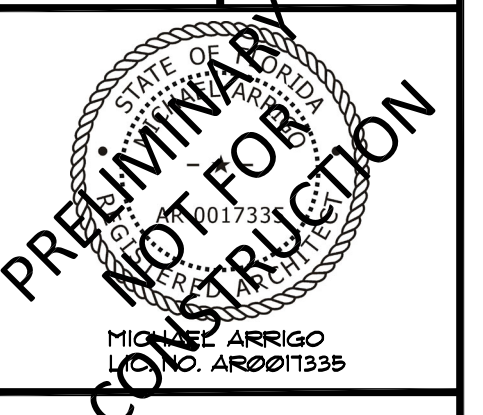
- HB-1 HARDIE SHINGLE SIDING
- HB-2 HARDIE LAP SIDING
- HB-3 HARDIE PANEL SIDING
- HT-1 HARDIE TRIM 5/4 SMOOTH BOARD
- V9-1 VINYL SOFFIT AT EAVES
- AS-1 GAF ASPHALT SHINGLES (COLOR TBD)
- MT-1 ENGLERT - STANDING SEAM METAL PANEL ROOF CLEAR ANODIZED ALUMINUM FINISH



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

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

Typical Elevation	Revisions
	Project No. 2023-182C Date: December 18, 2023



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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APPENDICES

Appendix A – Figures

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

Appendix B – UMAM Data Sheets

1.0 INTRODUCTION

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

2.0 PAST REGULATORY AUTHORIZATIONS

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

3.0 EXISTING SITE CONDITIONS

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

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

3.1 Soils

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

Ankona and Farmton sands

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

Riviera fine sand, 0 to 2 percent slopes

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

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

Susanna and Wauchula sands

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

3.2 Vegetation and Land Use

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

Open Land (FLUCFCS No. 190)

This land use classification describes a maintained, open, grassy field in the western portion of the project area where the temporary sales center was located. Predominant groundcover vegetation observed includes bahiagrass (*Paspalum notatum*), cogongrass (*Imperata cylindrica*), thin paspalum (*Paspalum setaceum*), milk pea (*Galactia elliptica*), frogfruit (*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 elliotii*), longleaf pine (*Pinus palustris*) and cabbage palm (*Sabal palmetto*). Understory species observed included saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), blackberry (*Rubus* sp.), caesarweed (*Urena lobata*), tropical soda apple (*Solanum viarum*), muscadine grape (*Vitis rotundifolia*) and bluestem (*Andropogon* sp.). This area has been disturbed by various activities including off-road vehicles.

Temperate Hardwood Forest (FLUCFCS No. 425)

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

Streams and Waterways (FLUCFCS No. 510)

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

Mixed Wetland Hardwood (FLUCFCS No. 617)

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

Willow (FLUCFCS No. 618)

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

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

Exotic Wetland Hardwoods (FLUCFCS No. 619)

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

3.3 Wetlands & Surface Waters

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

3.3.1 Wetlands

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

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

3.3.2 Surface Waters

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

4.0 WILDLIFE

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

4.1 Methodology and Site Conditions

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

4.2 Regulatory Review

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

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

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

4.3 Wildlife Survey Results

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

5.0 PROPOSED IMPROVEMENTS

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

5.1 Proposed Impacts

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

5.1.1 Proposed Wetland Impacts

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

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

Table No. 1 Proposed Wetland and Surface Water Impact Summary

Wetland Impact	FLUCFCS Code	Impact Acreage	Impact Type	Mitigation Required	Isolated
WI-1	618 & 619	0.98	Fill	Yes	Yes
WI-2	617	0.23	Fill	No	Yes
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.

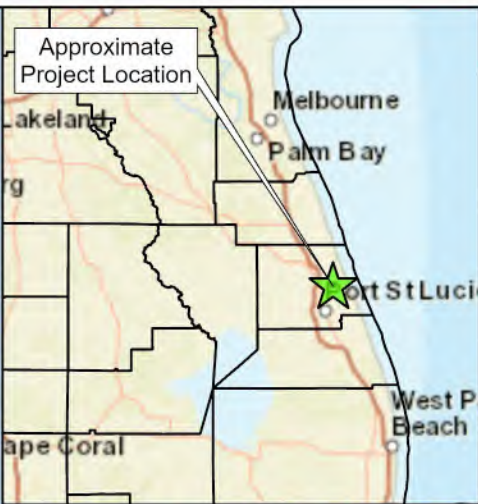
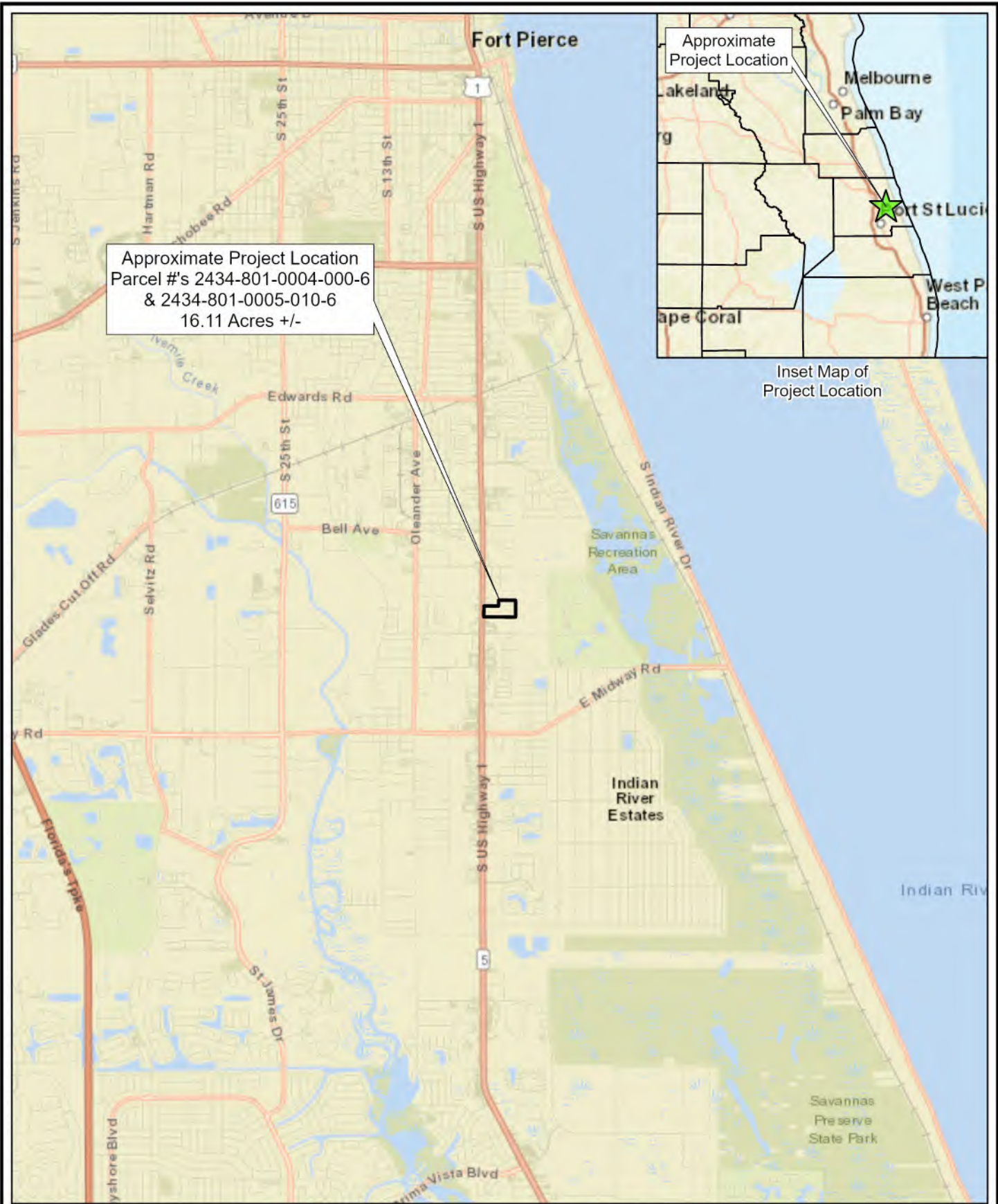
The Applicant is proposing to provide compensatory mitigation from the Bluefield Ranch Mitigation Bank upon concurrence of the plan by SFWMD.



APPENDIX A

Figures

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



Inset Map of Project Location

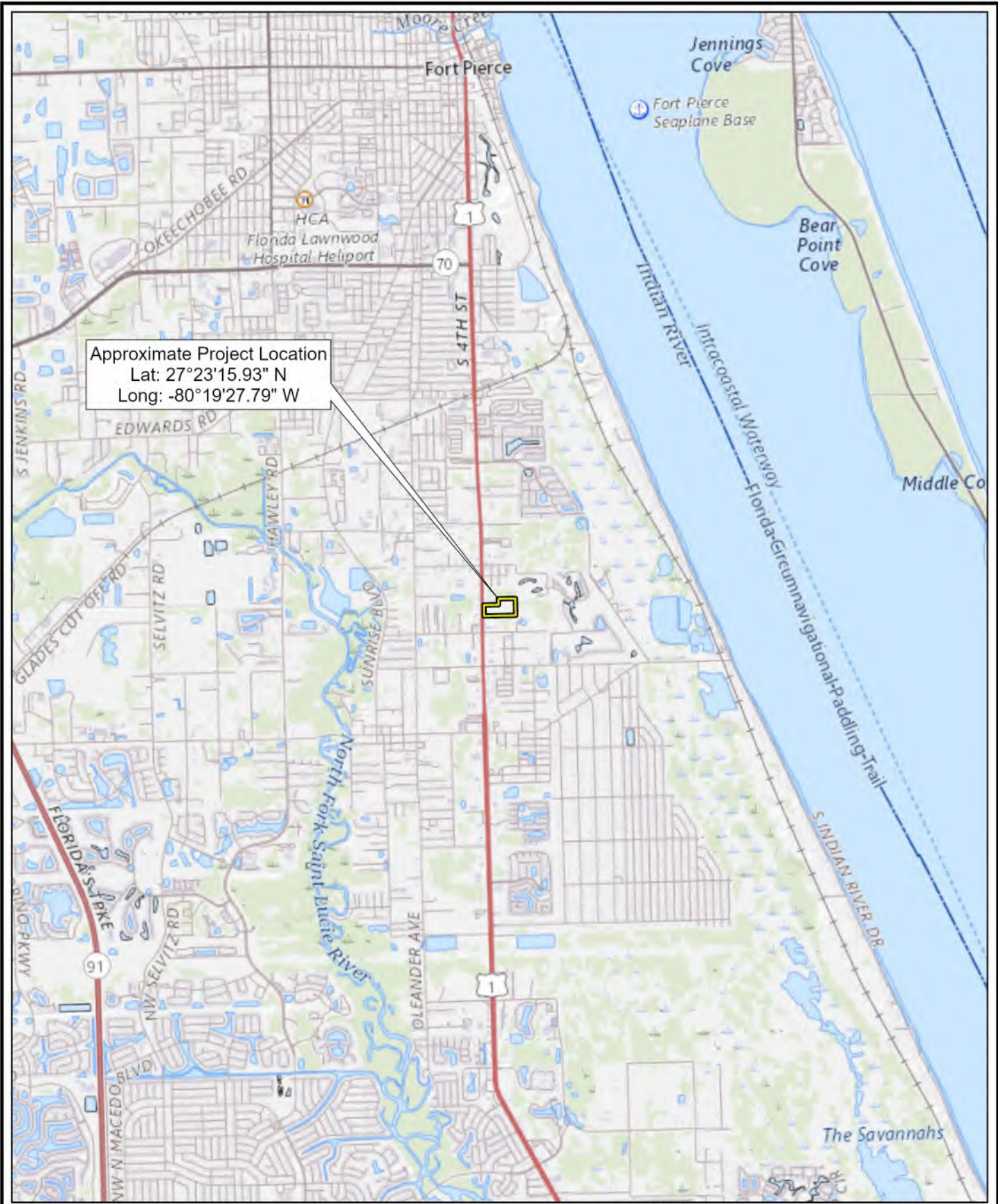


Scale: 1 inch = 1 mile
 Date: 1/4/2024
 Photo Date: N/A
 Project No. S36404
 Biologist: NM GIS: ERR



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

FIGURE 1



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



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



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

FIGURE
2

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



Scale: 1 inch = 250 feet
 Date: 1/4/2024
 Photo Date: 2021
 Project No. S36404
 Biologist: NM GIS: ERR

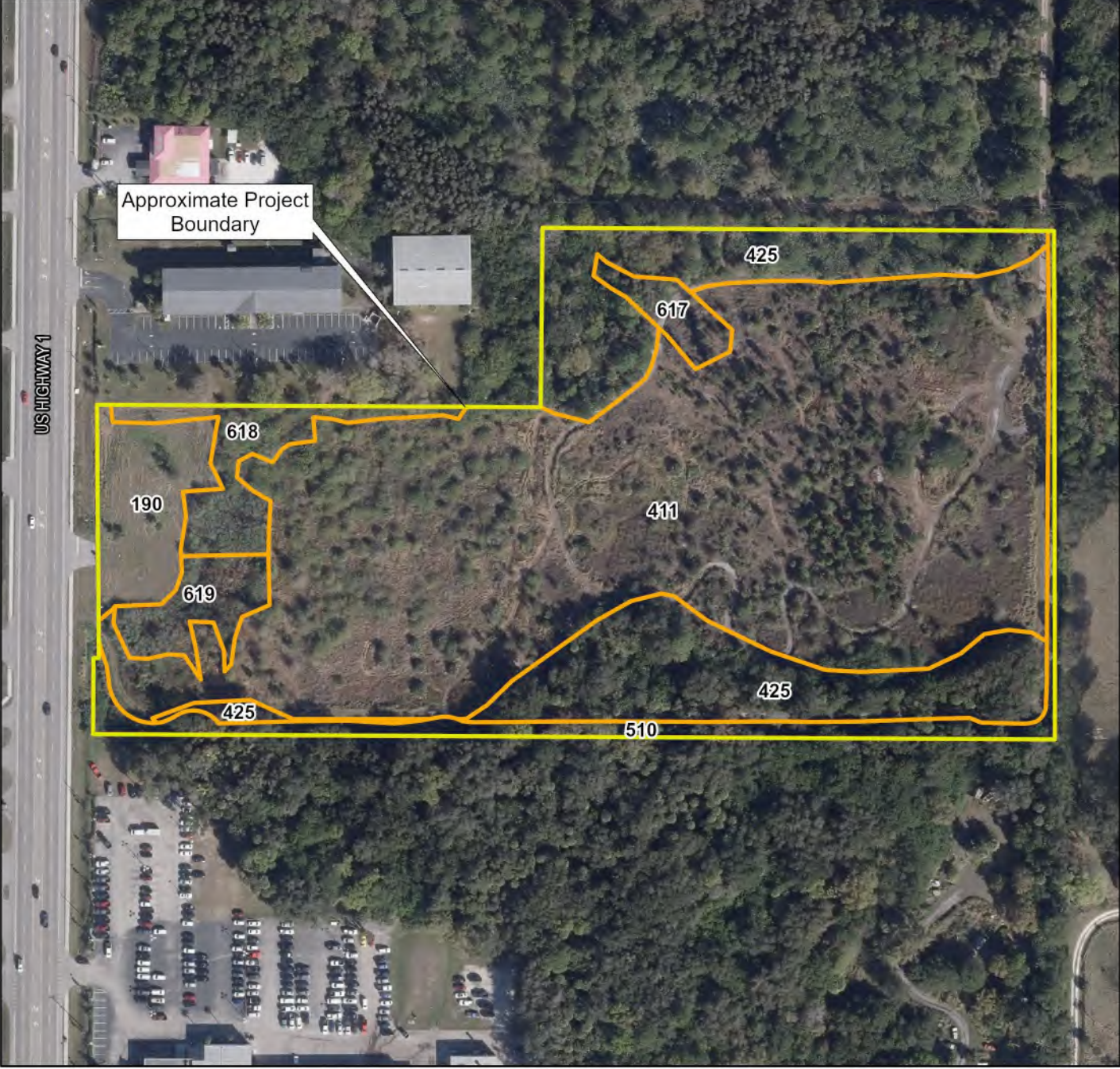


SOILS MAP
 SOUND MEADOWS
 SOUTHPORT FINANCIAL SERVICES
 SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA

FIGURE 3

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

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



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



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

FIGURE 4



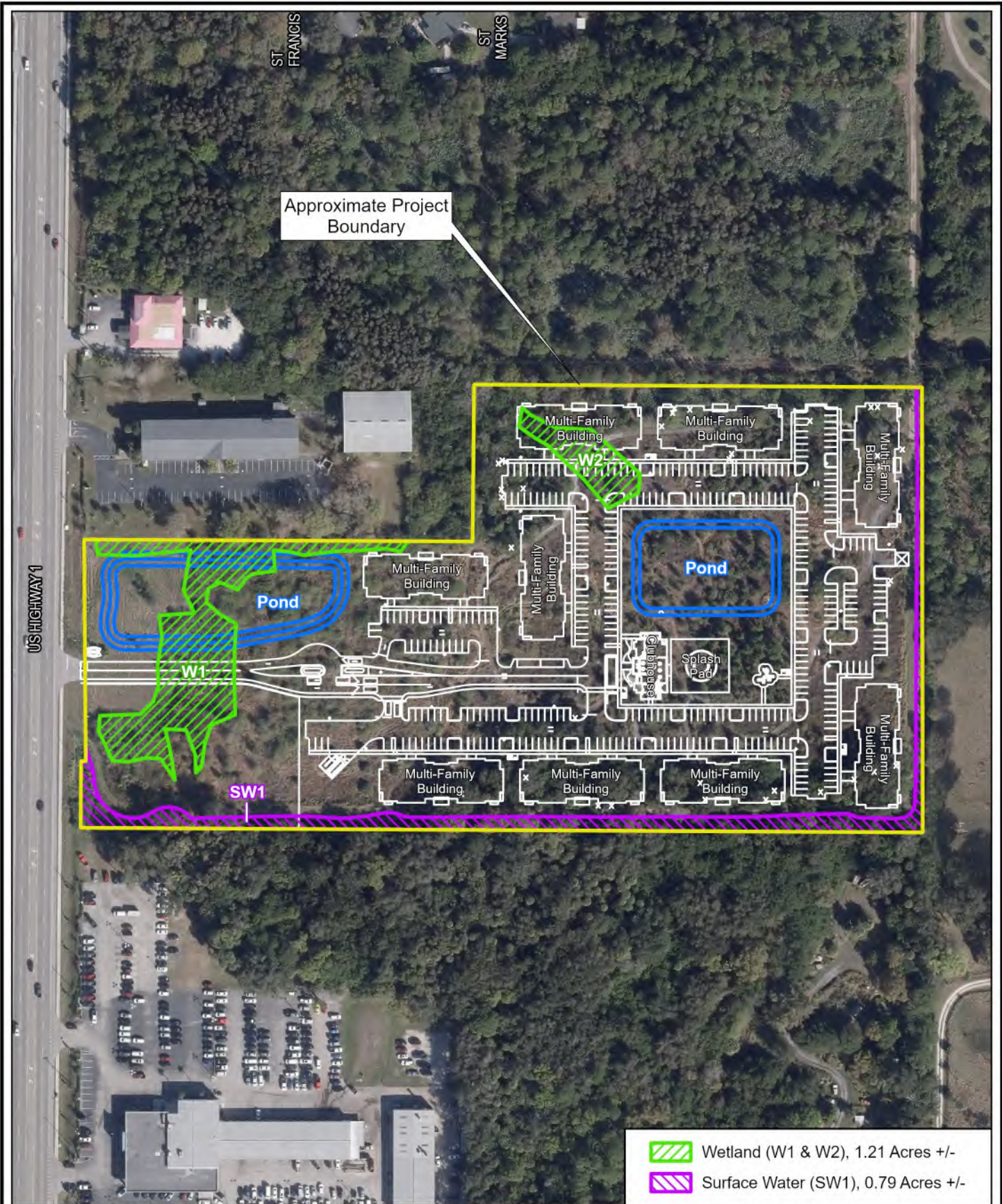
Scale: 1 inch = 200 feet
 Date: 1/4/2024
 Photo Date: 2021
 Project No. S36404
 Biologist: NM GIS: ERR



WETLAND LOCATION MAP

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

FIGURE 5

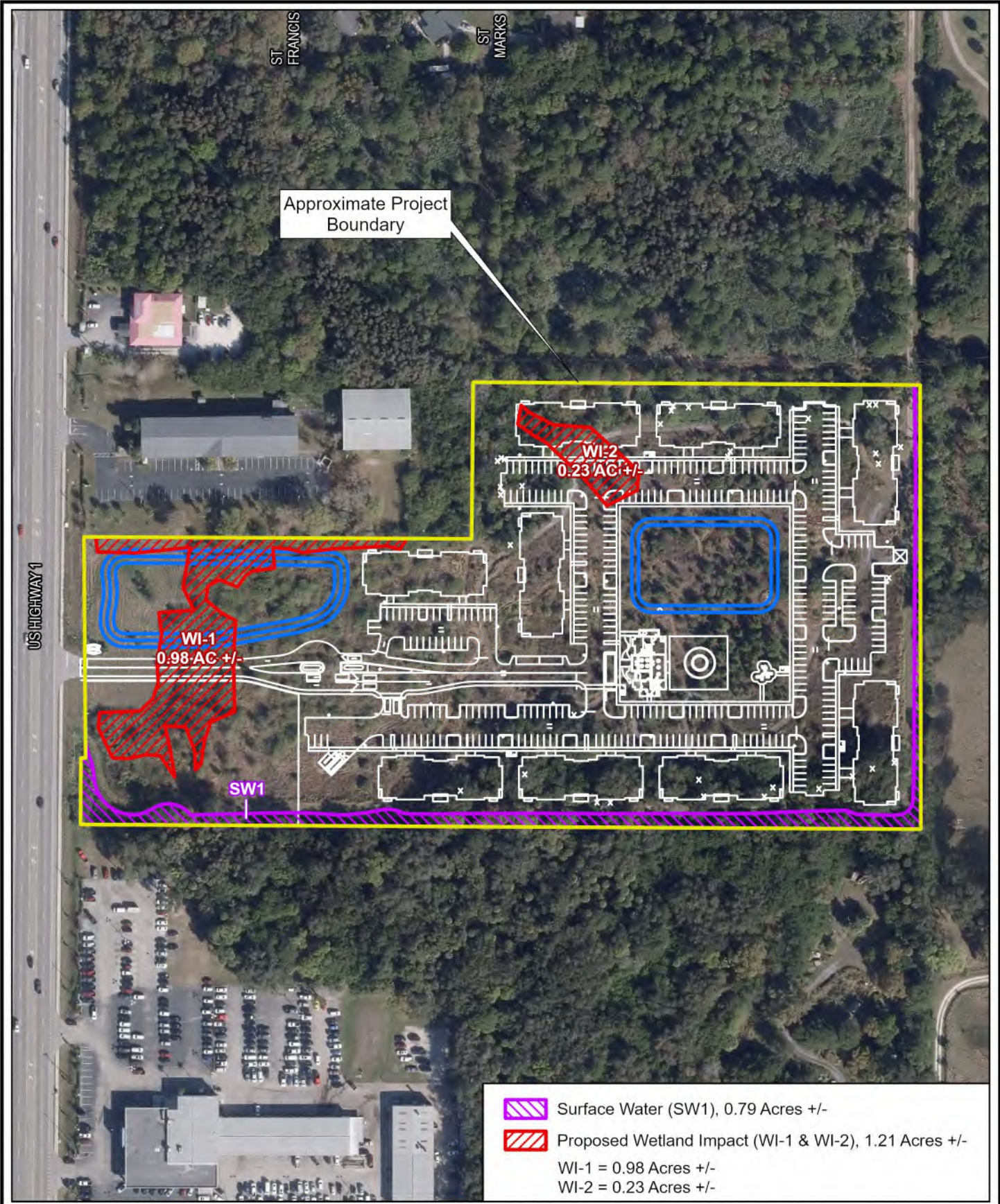


Scale: 1 inch = 200 feet
 Date: 1/4/2024
 Photo Date: 2021
 Project No. S36404
 Biologist: NM GIS: ERR



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

FIGURE 6







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



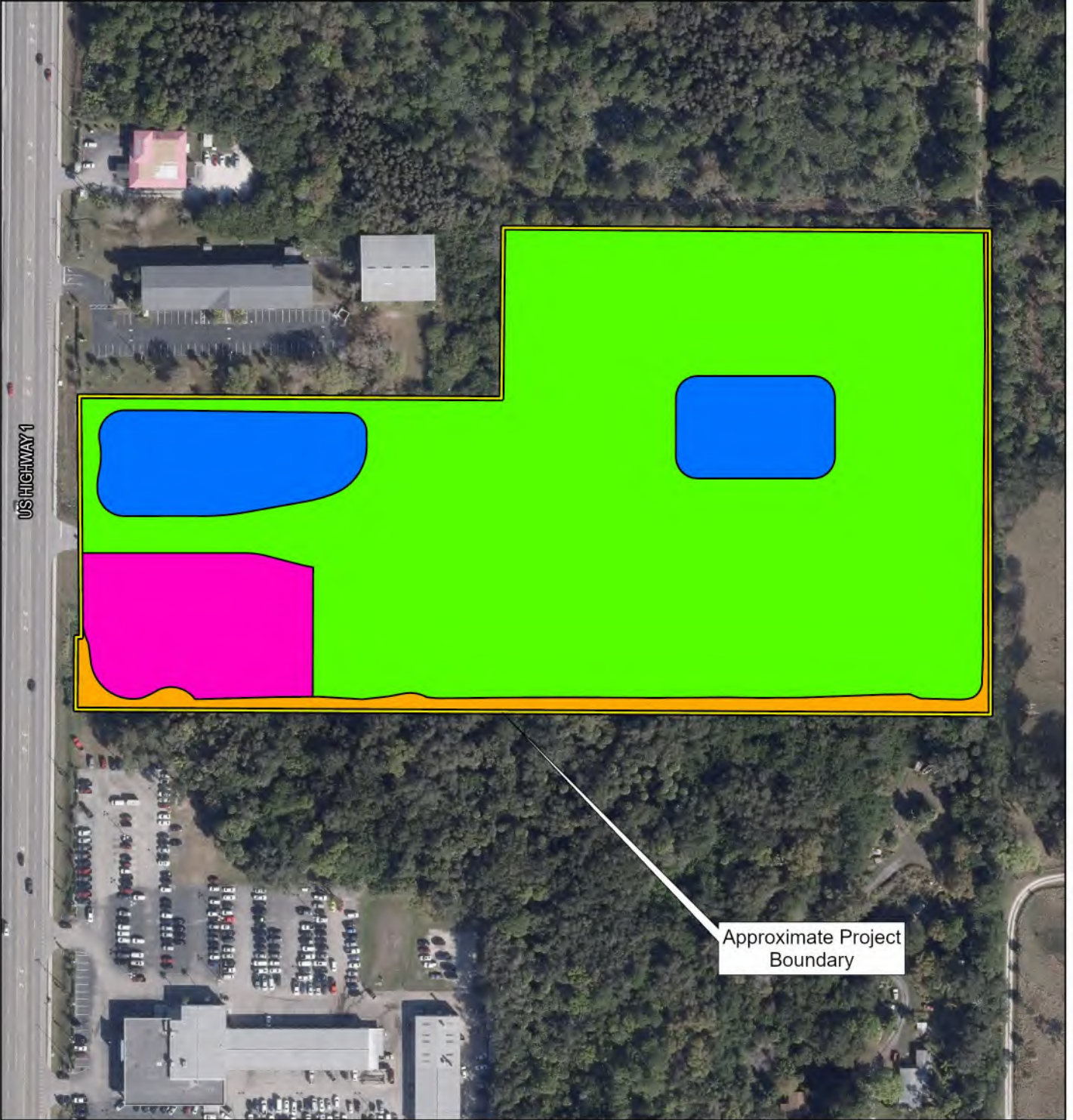
PROPOSED WETLAND IMPACT MAP

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

FIGURE
 7

FLUCFCS CODE	FLUCFCS CLASSIFICATION	APPROXIMATE ACREAGE	PERCENT OF SITE
 133	Commercial and Services	1.39	8.63%
 140	Multiple Dwelling Units, Low Rise	12.13	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)



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



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

FIGURE 8



APPENDIX B

UMAM Data Sheets

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

Uniform Mitigation Assessment Method Summary

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

Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
		Current	w/Impact	Current	w/Impact	Current	w/Impact			
1 Wetland 1 (W-1) Asse	Direct Impact	4	-	3	-	3	-	0.333333	0.57	0.190
2 Wetland 1 (W-1) Asse	Direct	4	-	3	-	2	-	0.3	0.41	0.123
3 -	-	-	-	-	-	-	-	-	-	-
4 -	-	-	-	-	-	-	-	-	-	-
5 -	-	-	-	-	-	-	-	-	-	-
6 -	-	-	-	-	-	-	-	-	-	-
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
		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 Sound Meadows		Application Number		Assessment Area Name or Number Wetland 1 (W-1) Assessment Area 1	
FLUCCs code 618		Further classification (optional)		Impact Type Direct Impact	
Assessment Area Size 0.57 Acres					
Basin/Watershed Name/Number St. Lucie		Affected Waterbody (Class) Class III		Special Classification (i.e. OFW, AP, other local/state/federal designation of importance)	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
<p>Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low density residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.</p>					
Assessment area description					
<p>A portion of the Assessment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.</p>					
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: Sound Meadows	Application Number: -	Assessment Area Name or Number: Wetland 1 (W-1) Assessment Area 1
Impact or Mitigation: Impact	Assessment Conducted by: Nathan Myers	Assessment Date: 7/22/2022, 5/25/2023

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

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of 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).	
		Additional Notes:	
4			

.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 animals 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.	
Current	With Impact	l. Water depth, wave energy, currents, and light penetration .	
		Additional Notes:	
3			

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

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	0.33333333

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

Additional Notes:

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

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

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

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support		a. Quality and quantity of 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 animals 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.	
Current	With Impact	l. Water depth, wave energy, currents, and light penetration .	
		Additional Notes:	
3			

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

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

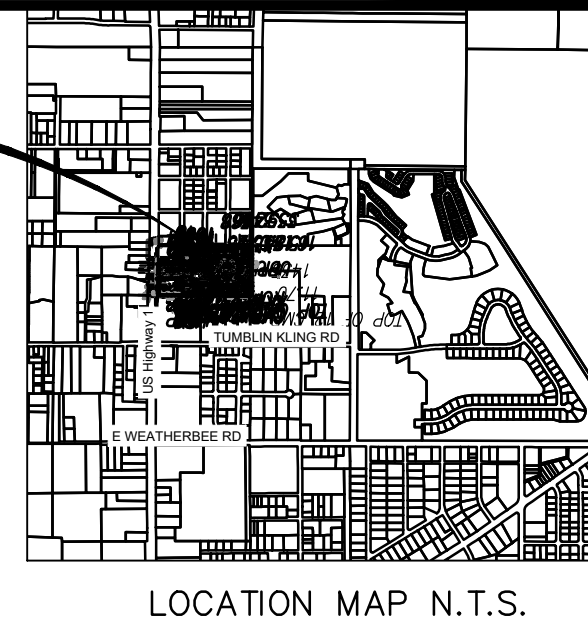
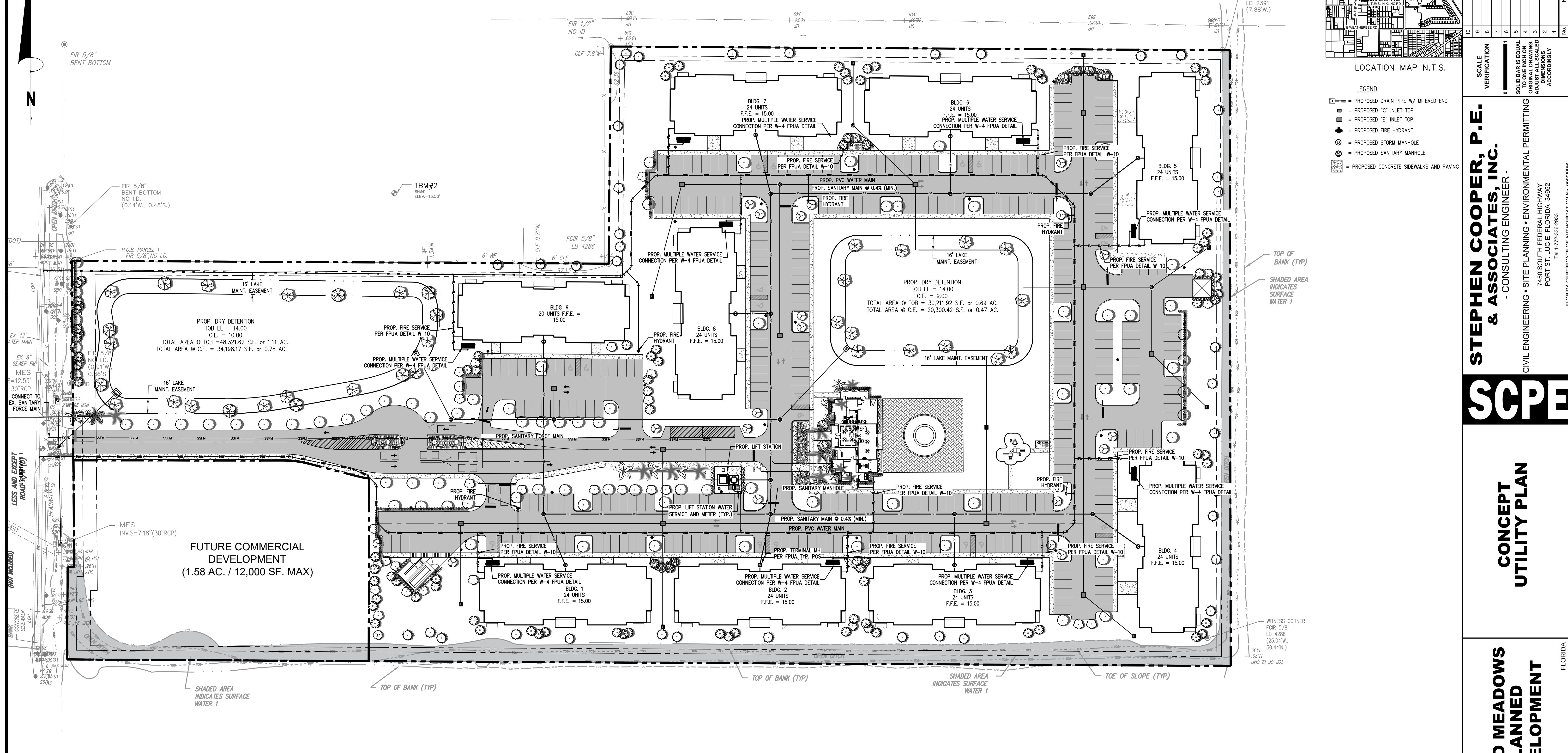
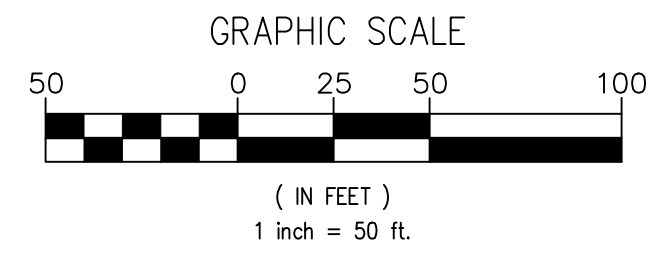
Impact Acres =	0.41
-----------------------	------

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

Impact Delta (ID)	
Current - w/Impact	0.3

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

Additional Notes:



- 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

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

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
 CONSULTING ENGINEER
 CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
 7450 SOUTH FEDERAL HIGHWAY
 PORT ST. LUCIE, FLORIDA 34952
 TEL: 1-772-336-2933
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00089886

SCOPE

CONCEPT UTILITY PLAN

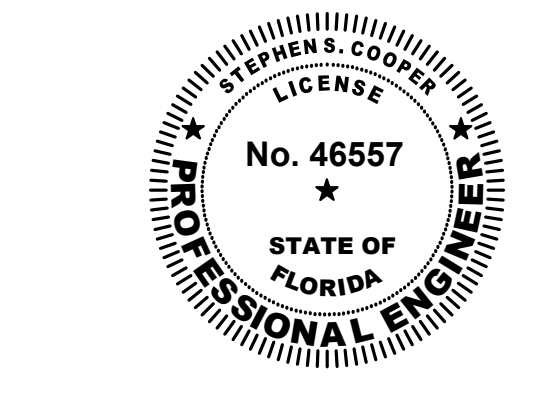
SOUND MEADOWS PLANNED DEVELOPMENT

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

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 DDV).

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 - SFWM/DITY 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 NORTH FORK OF THE ST. LUCIE RIVER.



Stephen Cooper, P.E. #46557



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

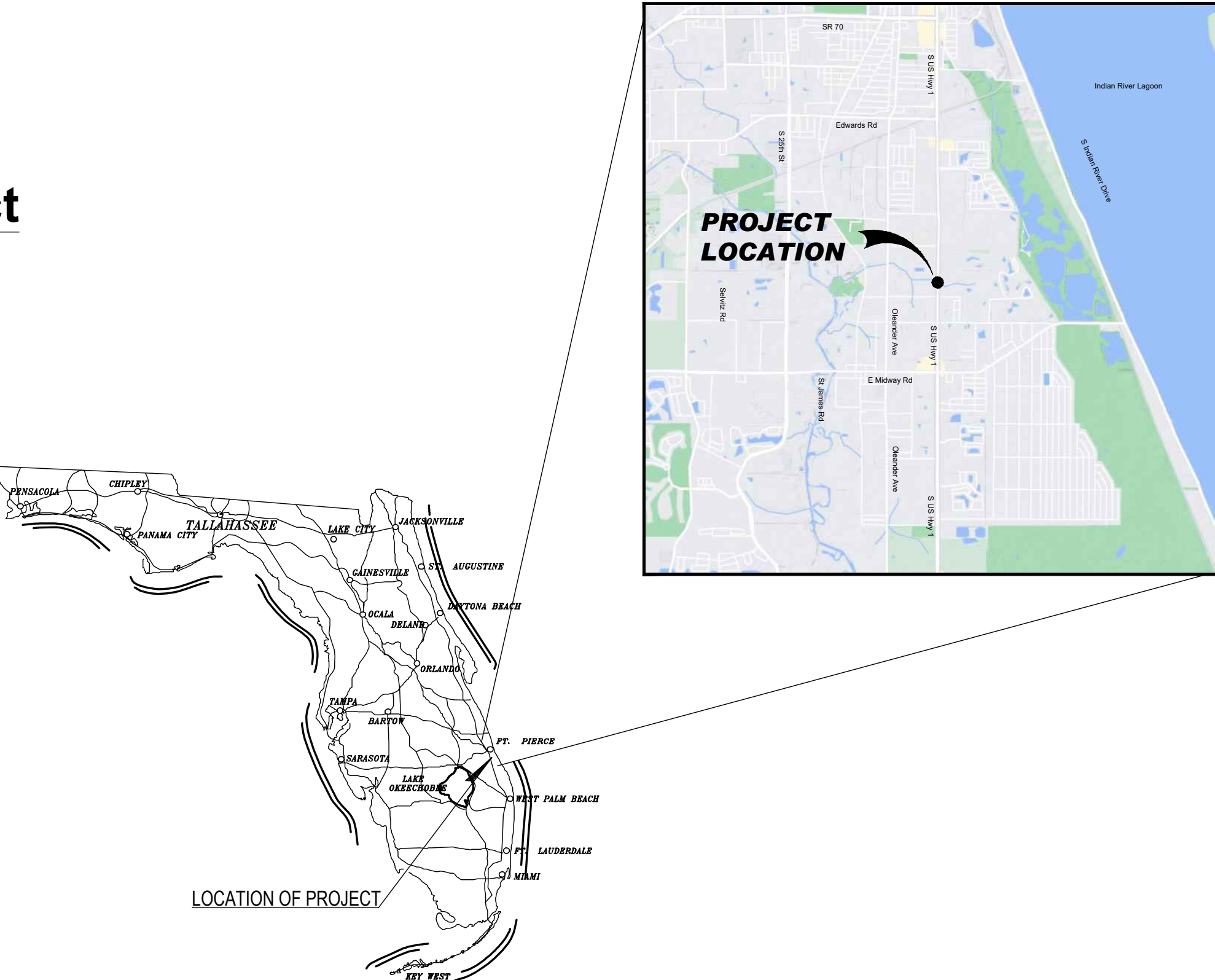
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

Traffic Engineer

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

Environmental Consultant

CPH
500 West Fulton Street
Sanford, FL 32771

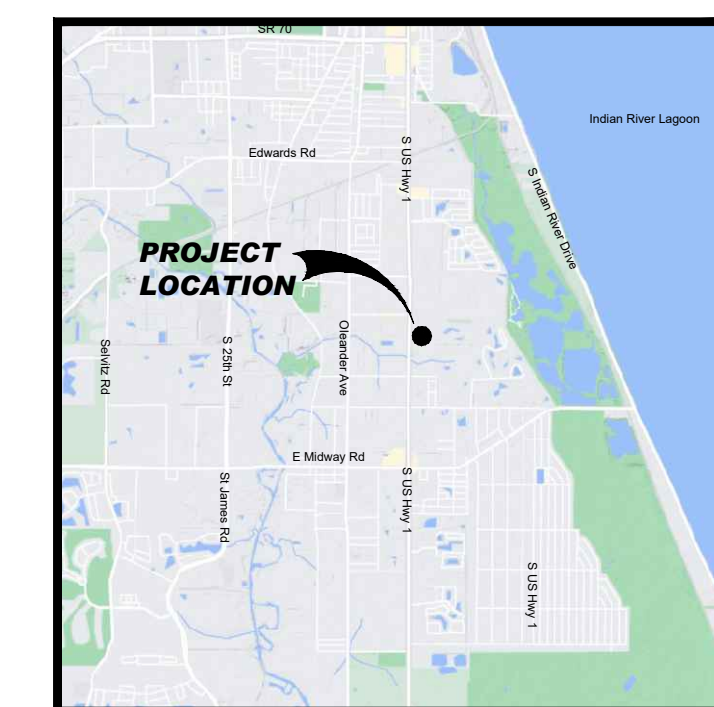


Sheet Index

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



Key / Location:



Project Team:

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

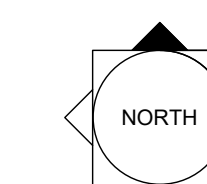


Sound Meadows

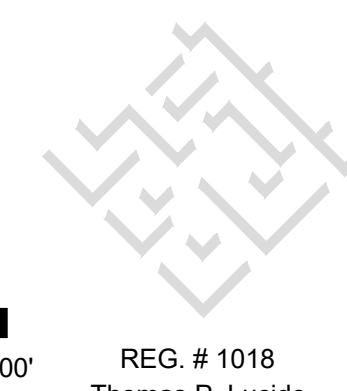
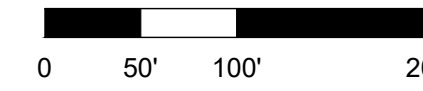
Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

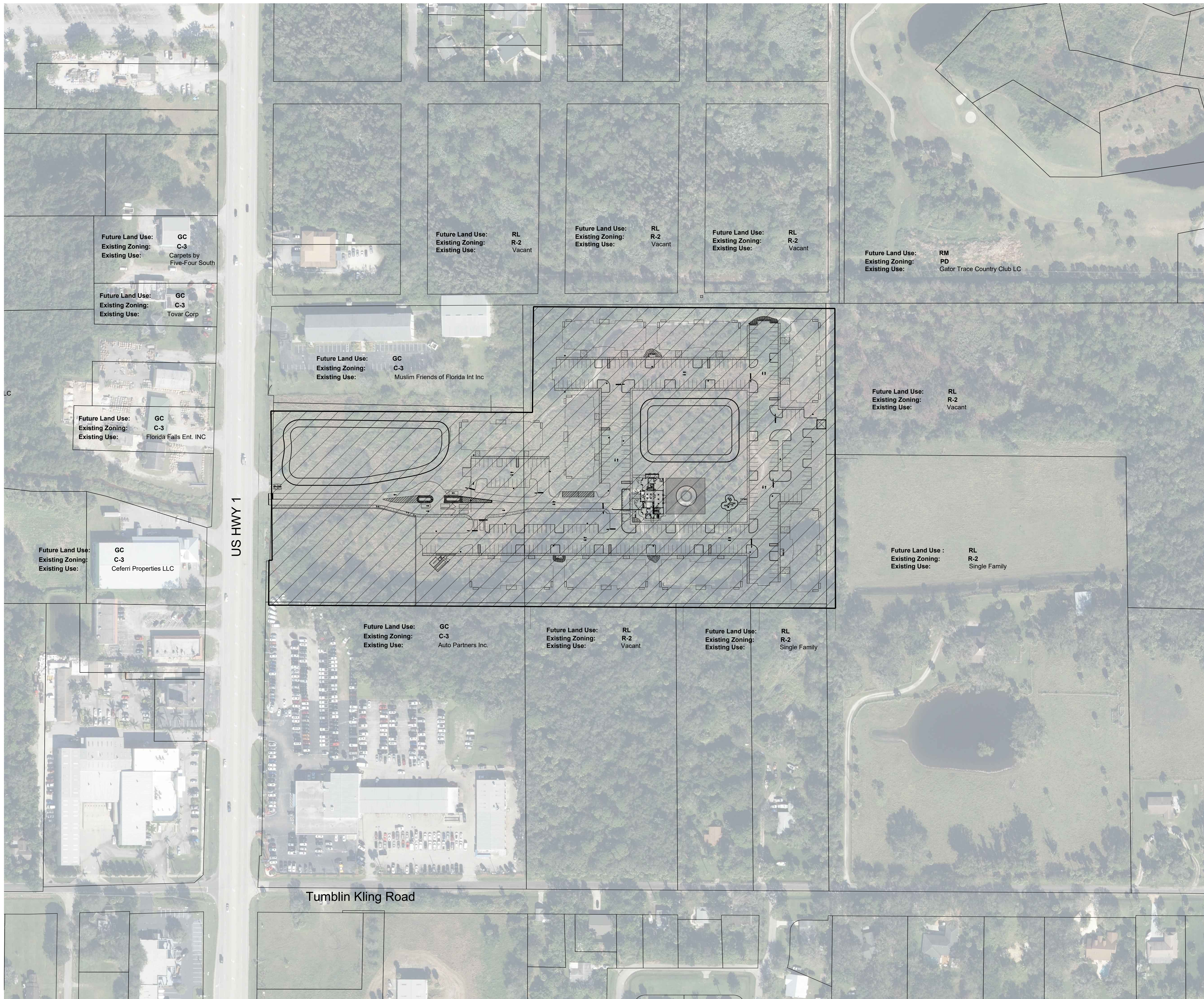


SCALE: 1" = 100'



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

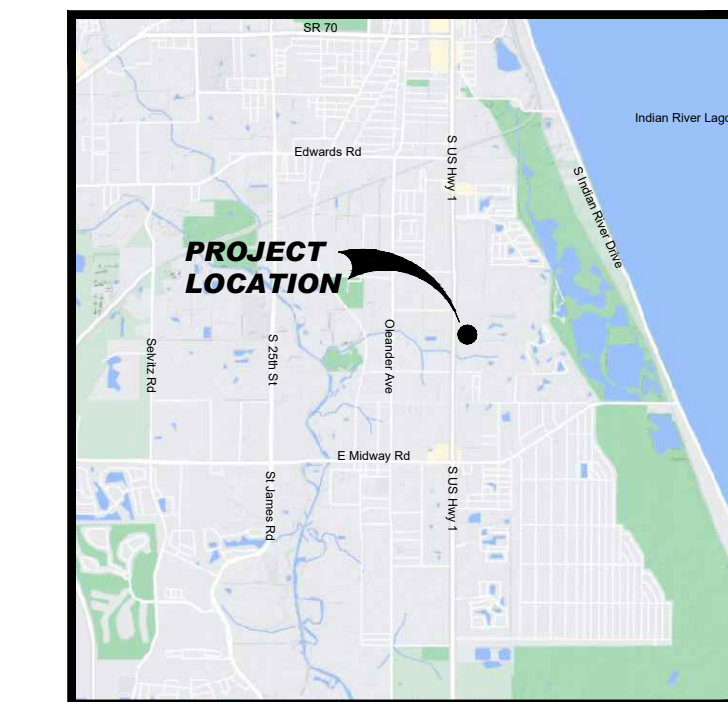
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US HWY 1

Tumblin Kling Road

Key / Location:



Project Team:

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

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

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

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

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

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

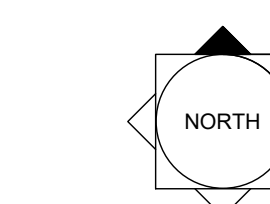


Sound Meadows

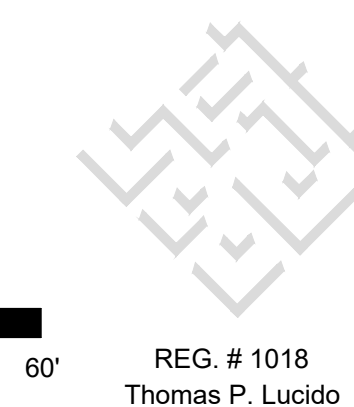
Fort Pierce, Florida

**Minor Site Plan
 Site Plan Enlargement**

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

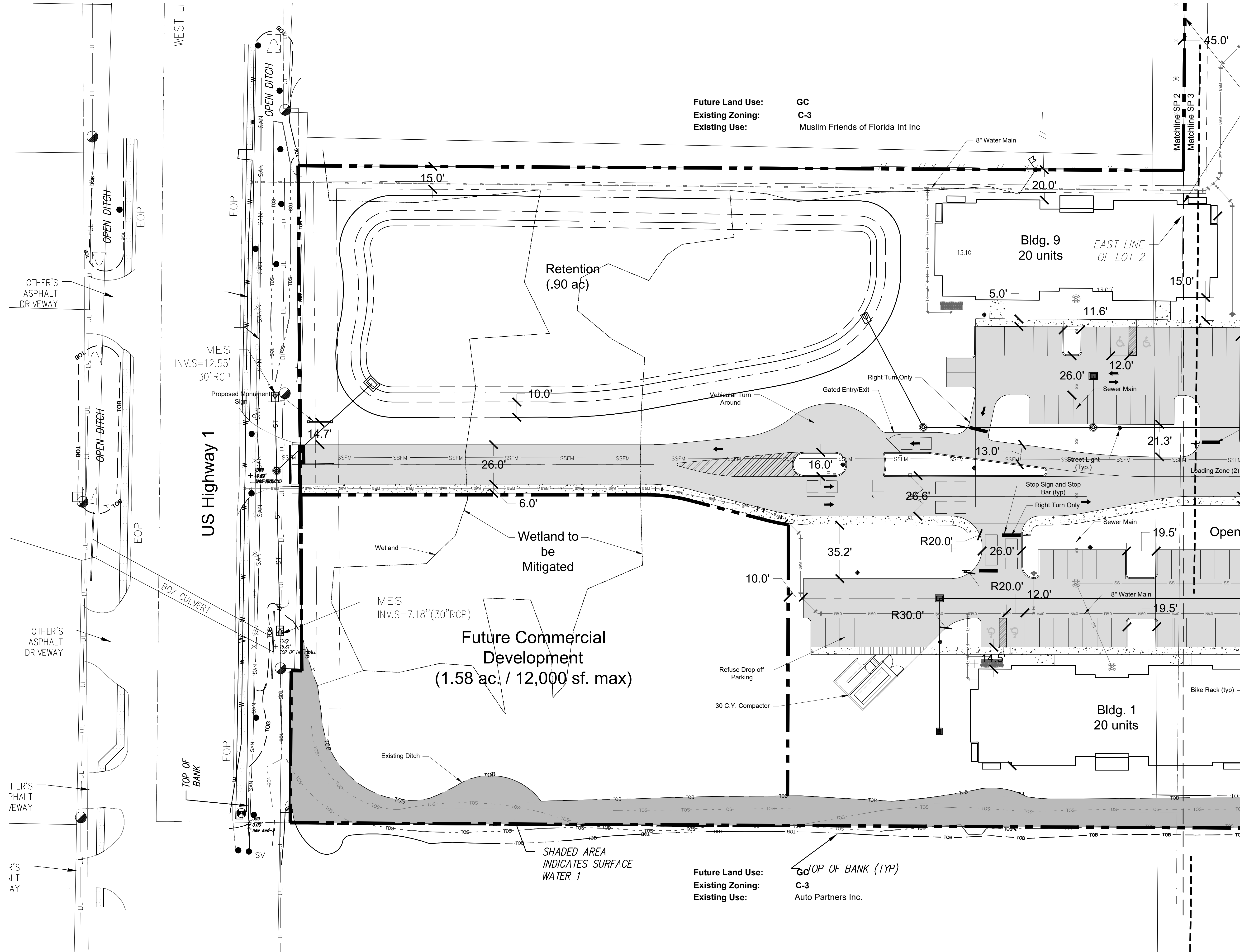


SCALE: 1" = 30'



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

SP 2



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

Future Land Use: TOP OF BANK (TYP)
Existing Zoning: C-3
Existing Use: Auto Partners Inc.

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

Retention
 (.90 ac)

Bldg. 9
 20 units

Bldg. 1
 20 units

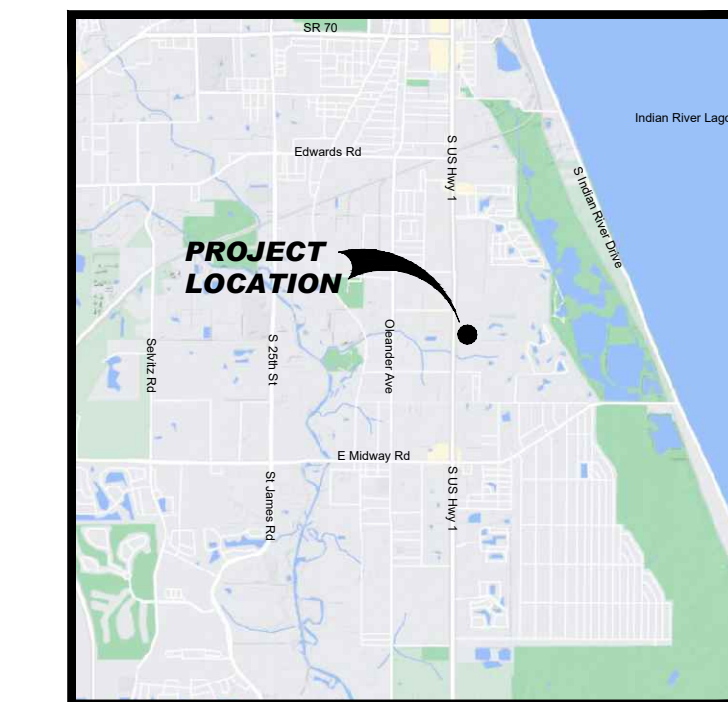
MES
 INV.S=12.55'
 30"RCP

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

SHADED AREA
 INDICATES SURFACE
 WATER 1

REG. # 1018
 Thomas P. Lucido

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

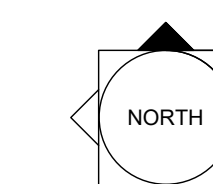


Sound Meadows

Fort Pierce, Florida

**Minor Site Plan
Site Plan Enlargement**

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

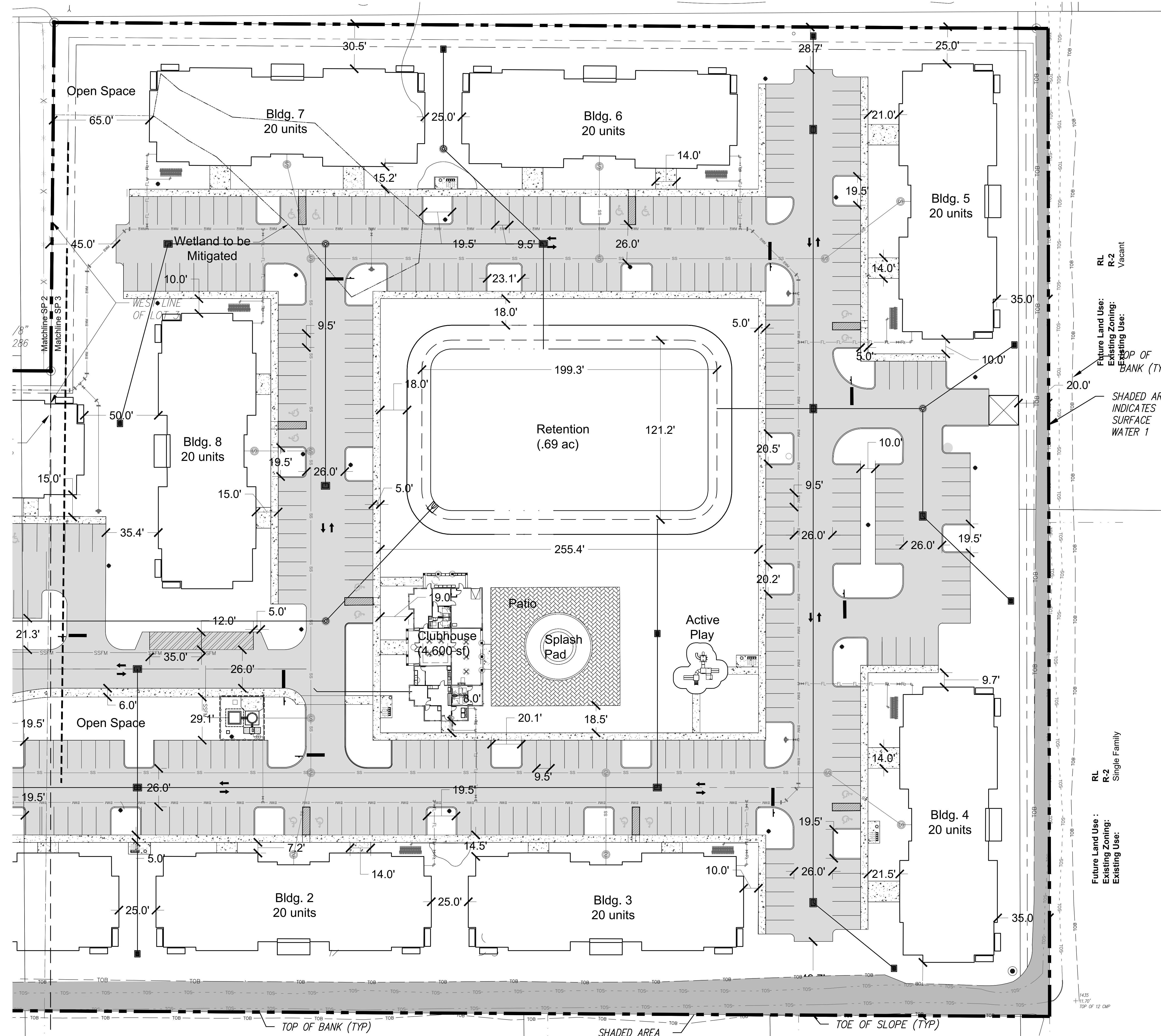


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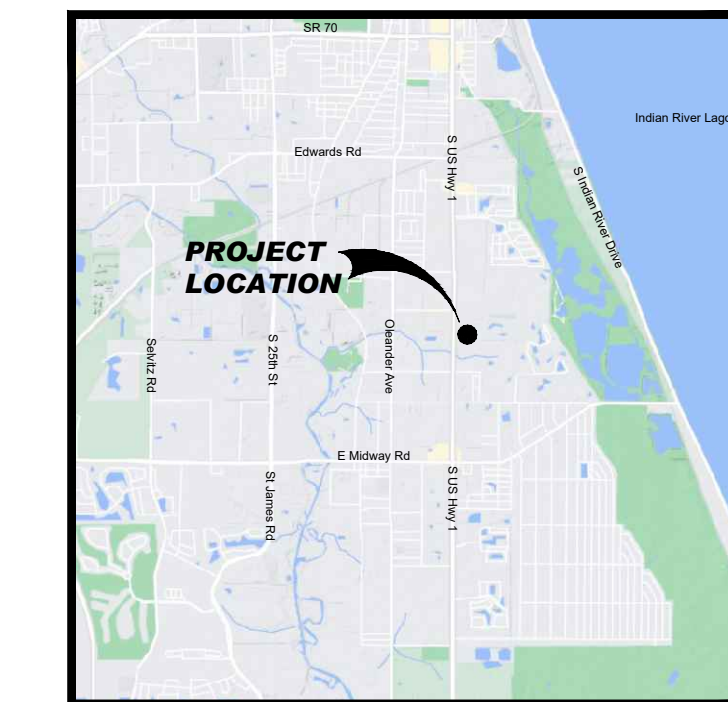


Designer	SAW	Sheet
Manager	BN	SP 3
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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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



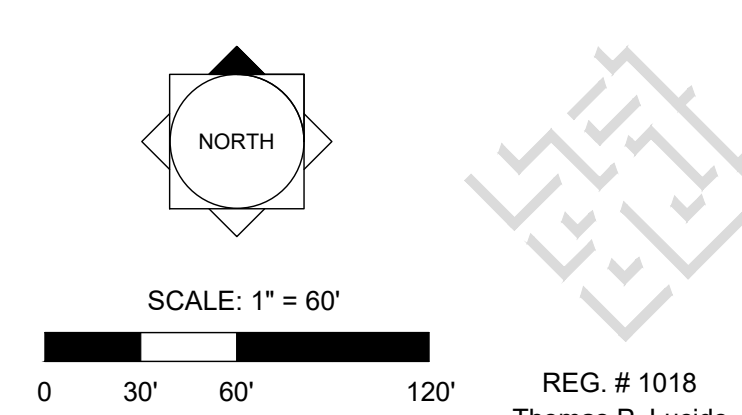
Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

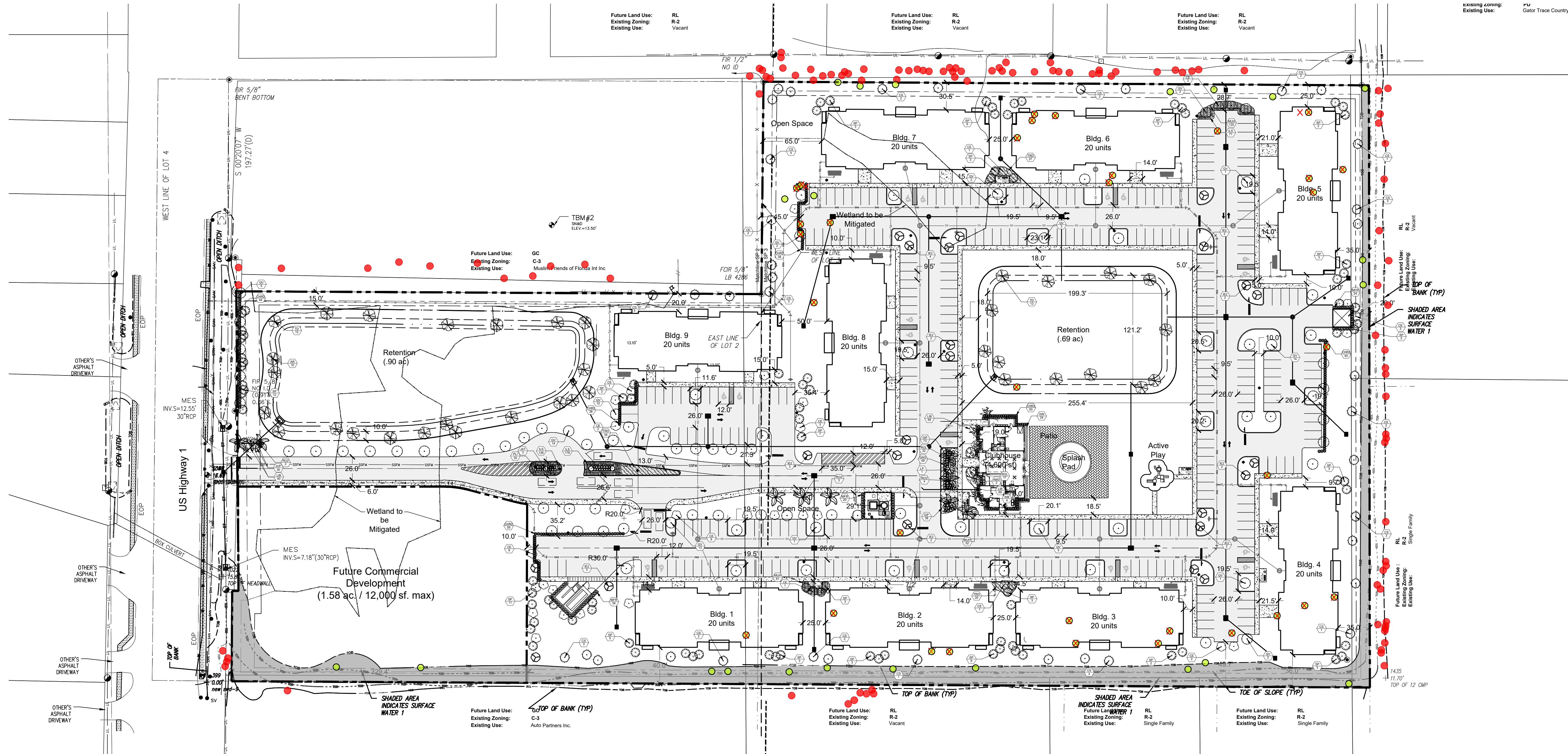
Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

Area	Calculation	Result
Vehicular Use Area along Property Lines	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
Interior Vehicular Use Area	171,405 sq. ft. total Vehicular Use Area	171,405 / 15 = 11,427 sq. ft. required Landscape Area
Total Landscape Area Required:		36,777 sq. ft.
Landscape Area Provided:		+ sf.
Total Trees Required:		199
Trees Provided =		250 Canopy Trees



Designer	SAW	Sheet
Manager	BN	
Project Number	22-065	LA 1
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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General Landscape Notes:

- 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.
- 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.
- 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.
- 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.
- Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
- 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.
- Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- 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.
- 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.
- Existing understory shall be maintained in areas of undisturbed native vegetation.
- All Category 1 exotic plant species will be eradicated from the site.
- 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.
- All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
- Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
 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**

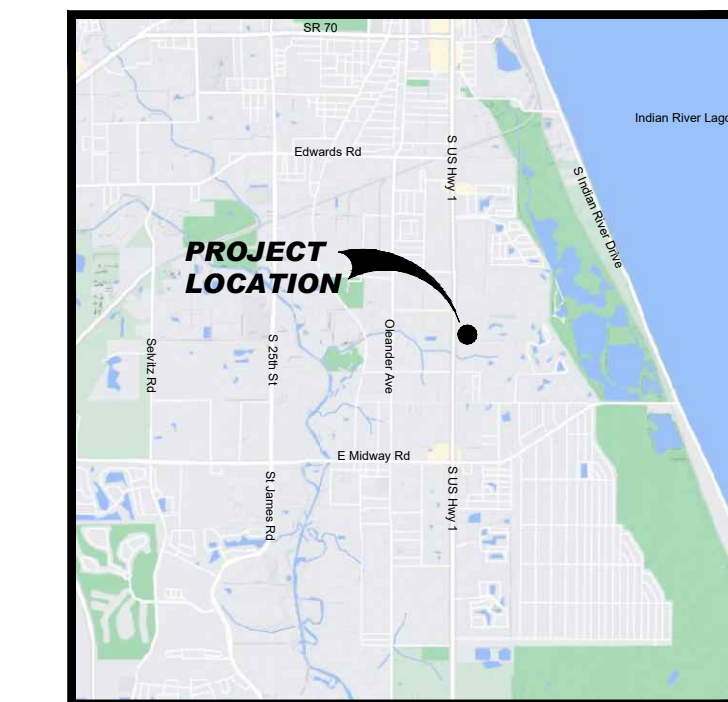
Interior Vehicular Use Area
 171,405 sq. ft. total Vehicular Use Area
 171,405 / 15 = 11,427 sq. ft. required Landscape Area
 (11,427) / 100 = **114 Trees Required**

Total Landscape Area Required: 36,777 sq. ft.
 Landscape Area Provided: + sf.
Total Trees Required: 199
 Trees Provided = 250 Canopy Trees

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	Buttontreed	65G	14' HT	4' SPR	STD, F, SP	Native	3" Caliper
CS	37	Conocarpus erectus f. sericeus	Silver Buttontreed	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	12' W	MU, 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	Adonia Merrillii	Christmas Palm Triple	FG	16-18' OA	6' GW	Triple, Full Heads, SP	Non-native	
RO2	9	Roystonia regia	Florida/Cuban Royal Palm	FG	8' GW	4' SPR	F, SP, No Scars	Non-native	
SP	90	Sabal palmetto	Sabal Palm	FG	10-18' CT	12' W	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	24" W	F, SP	Non-native	
CHR2	316	Chrysobalanus icaco 'Red Tip'	Red Tip Coccolupum	3G	24" HT	24" W	F, SP	Native	
GAG	49	Galphimia glauca	Thyralls	3G	24" HT	18" W	F	Non-native	
IXN	24	Ixora coccinea 'Nora Grant'	Red Ixora	3G	24" OA	4" HT	FTB	Non-native	
JAT	5	Jatropha integririma	Simpson's Stopper	15G	4' HT	3' W	STD, SP	Non-native	
MFR	78	Mycianthus fragrans	Plumbago	7G	4' HT	3' W	FTB, SP	Native	
PLI	30	Plumbago auriculata 'Imperial Blue'	Plumbago	3G	24" HT	3' 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
MUH	280	Muhlenbergia capillaris	Pink Muhly	3G	18" OA	F	F	Native	24" o.c.
TRD	81	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA	F	F	Native	48" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
GIF	111	Ficus microcarpa 'Green Island'	Green Island Ficus	1G	12" HT	12" W	Full	Native	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'	Parson's 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	F	Non-native	18" o.c.

Key / Location:



Project Team:

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

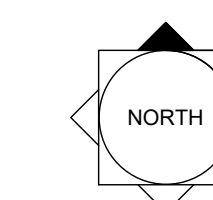


Sound Meadows

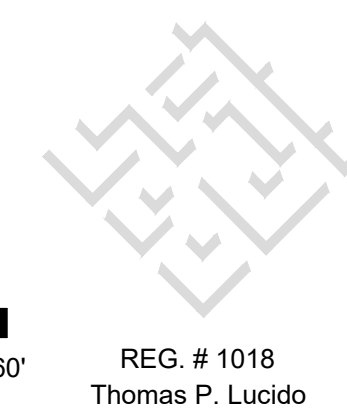
Fort Pierce, Florida

**Minor Site Plan
Landscape Plan**

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

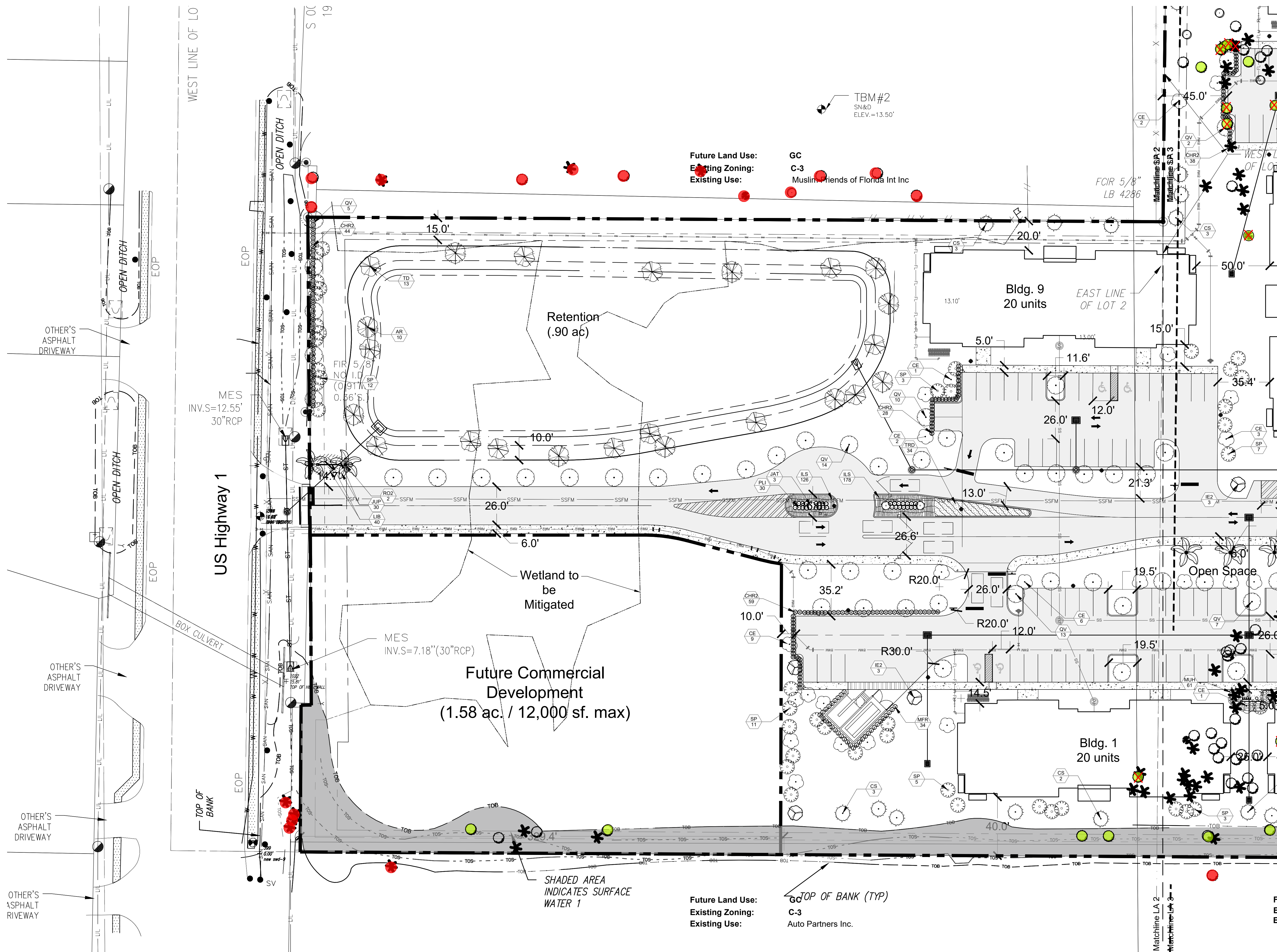


SCALE: 1" = 30'
 0 15' 30' 60'



Designer	SAW	Sheet
Manager	BN	LA 2
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

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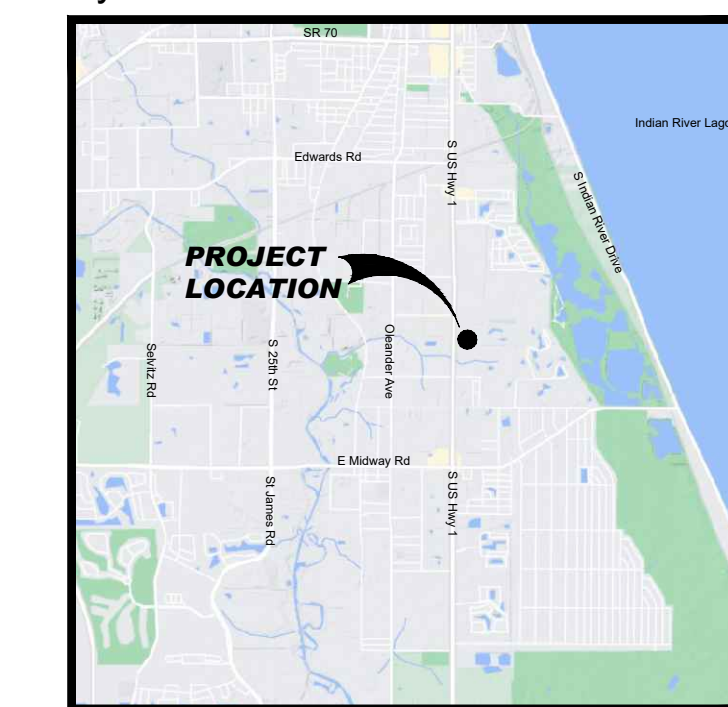


Future Land Use: GC
 Existing Zoning: C-3
 Existing Use: Muslim Friends of Florida Int Inc

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

Fu
 Ex
 Ex

Key / Location:



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Tampa, FL 33609
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601 Heritage Drive, Ste 493
Jupiter, FL 33458
- Environmental Consultant: CPH
500 West Fulton Street
Sanford, FL 32771

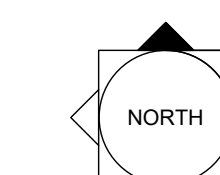


Sound Meadows

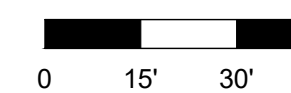
Fort Pierce, Florida

**Minor Site Plan
Landscape Plan**

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal



SCALE: 1" = 30'

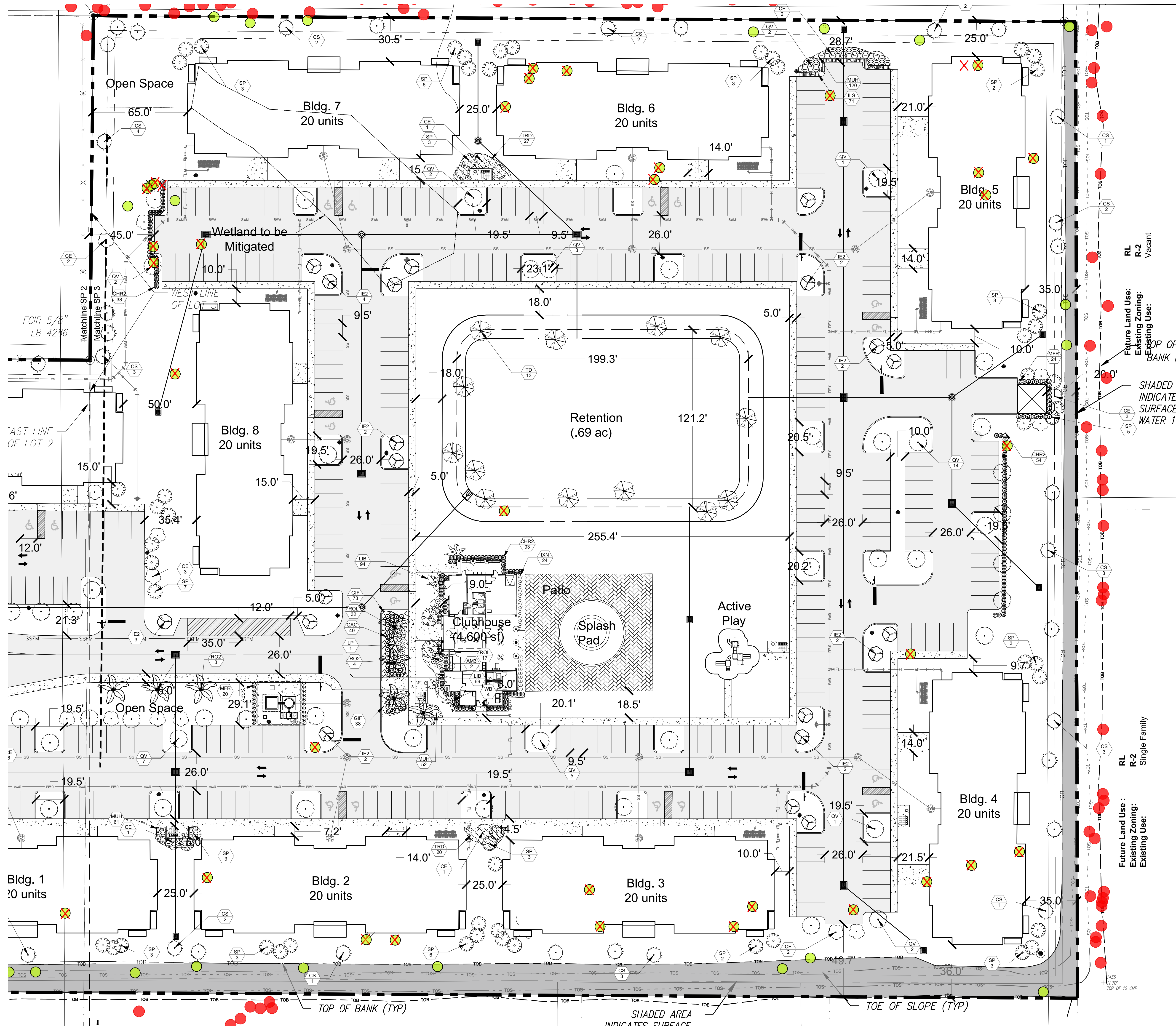


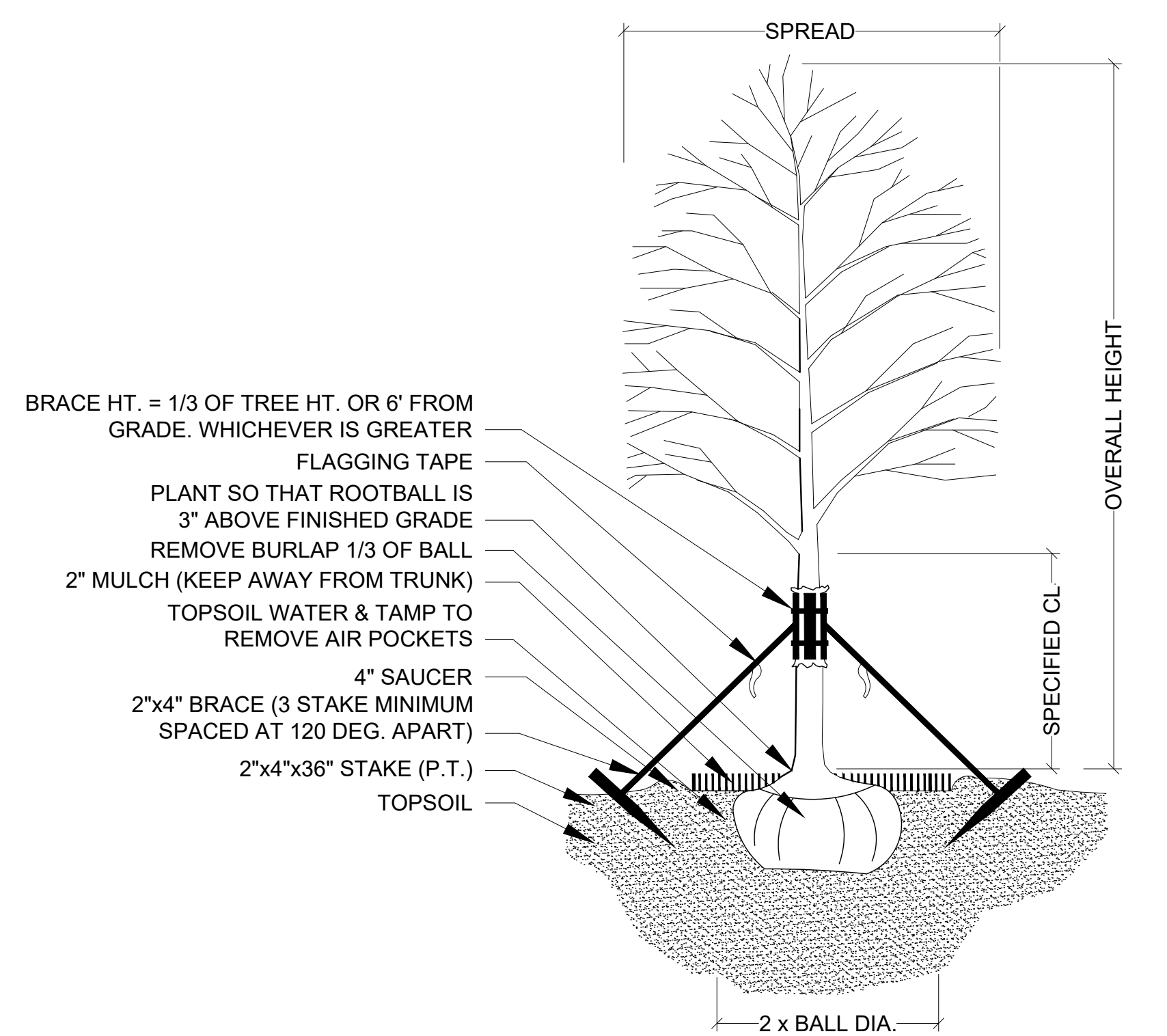
REG. # 1018
Thomas P. Lucido

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

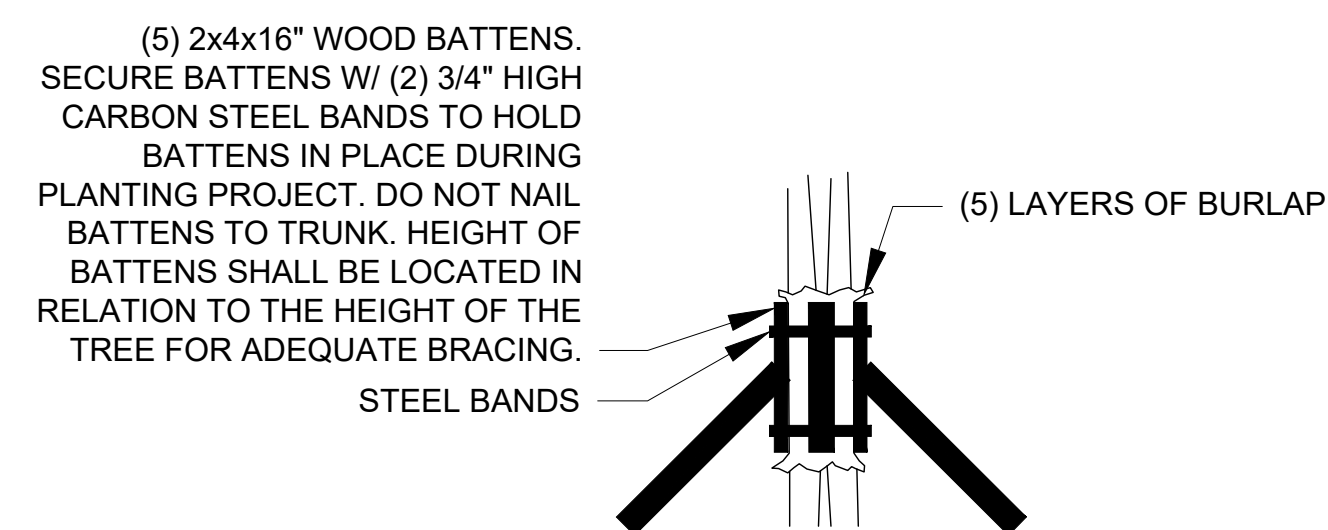
LA 3

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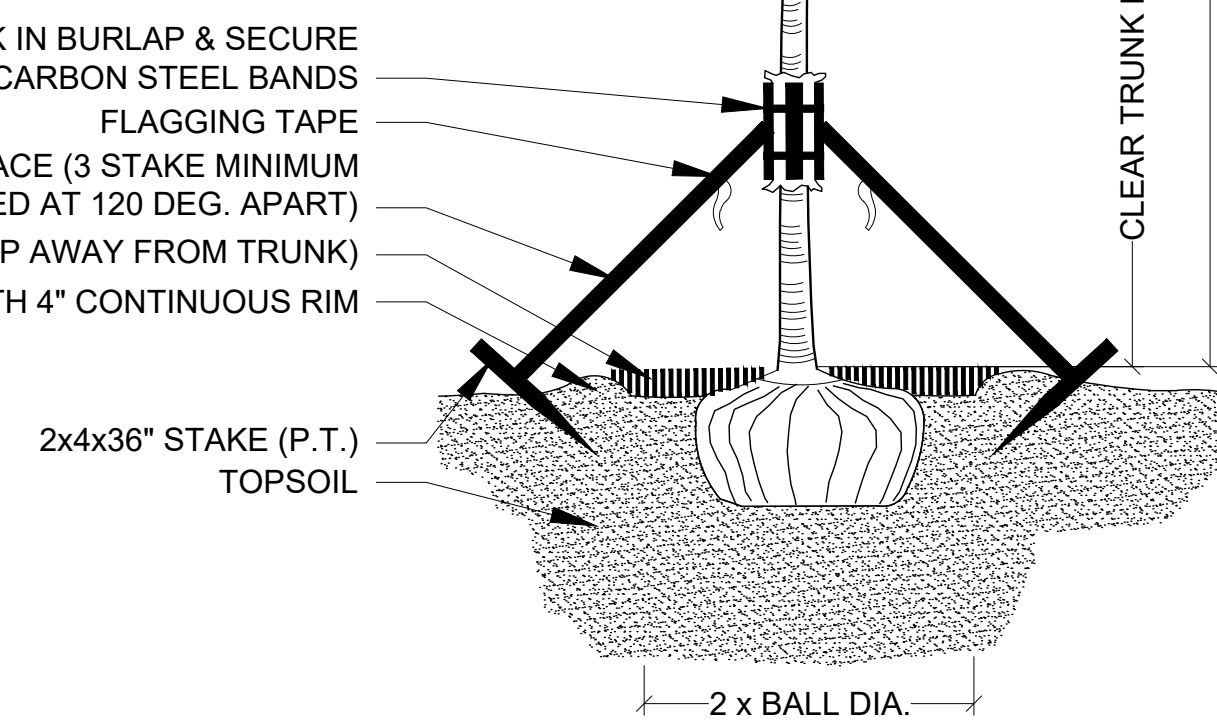




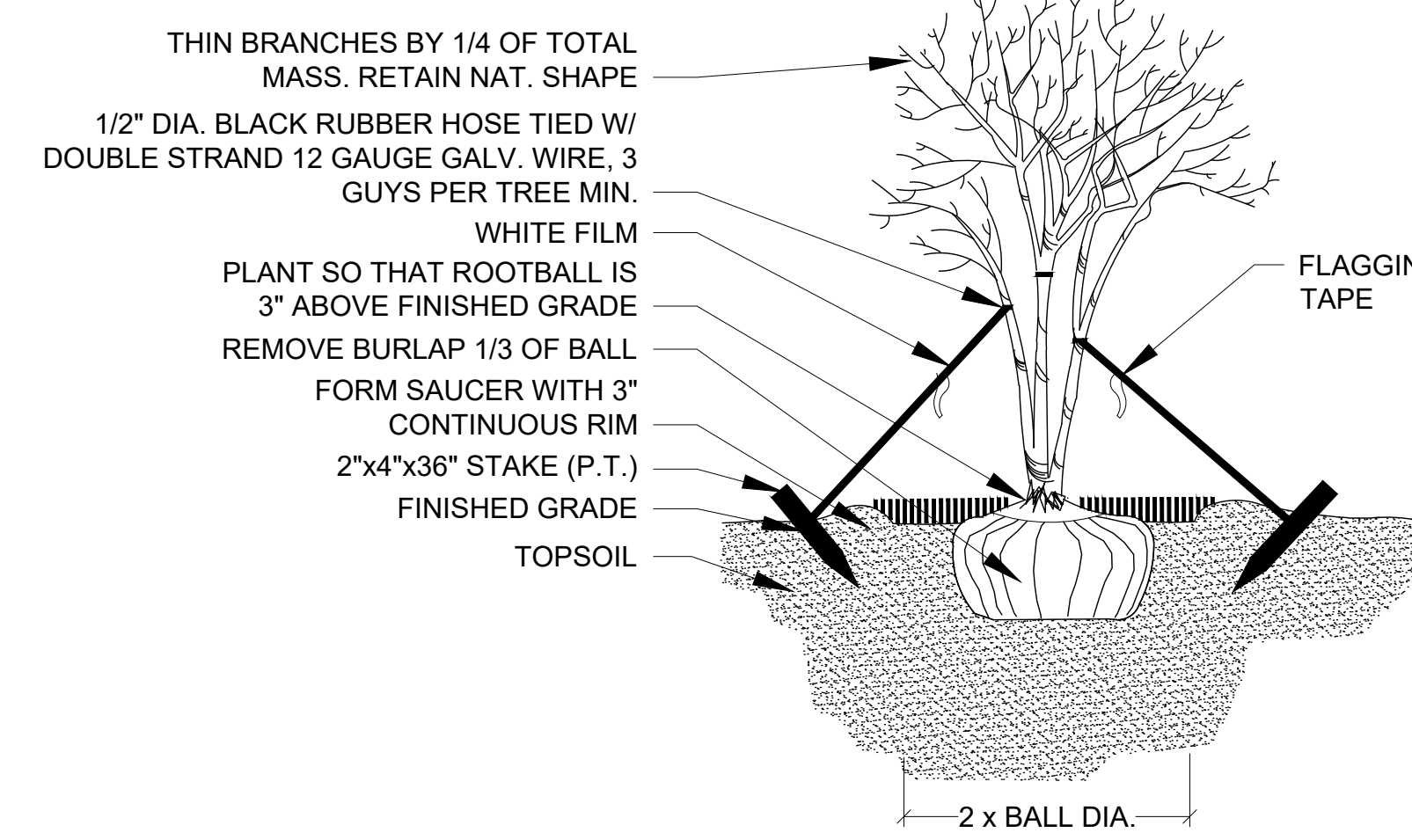
TREE PLANTING & STAKING
NOT TO SCALE



BRACING DETAIL
NOT TO SCALE

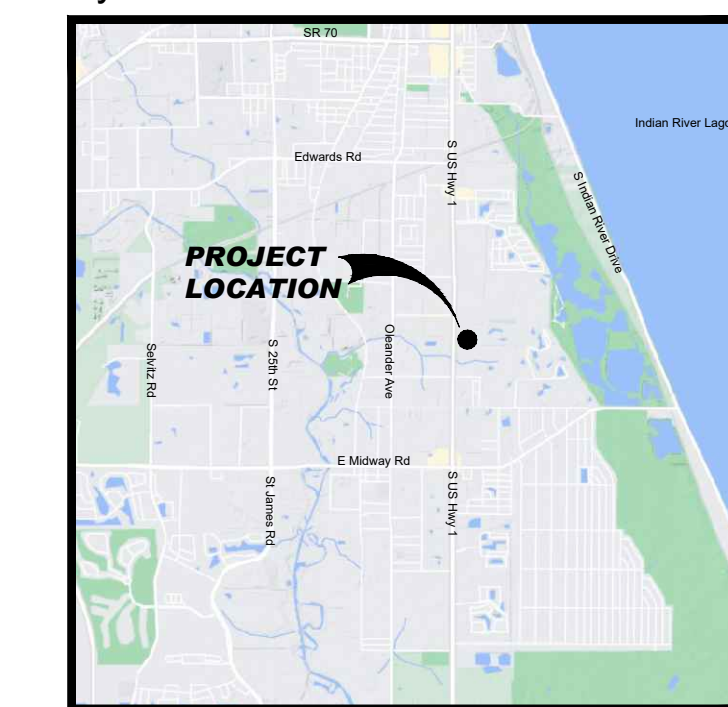


PALM PLANTING - ANGLE STAKE
NOT TO SCALE



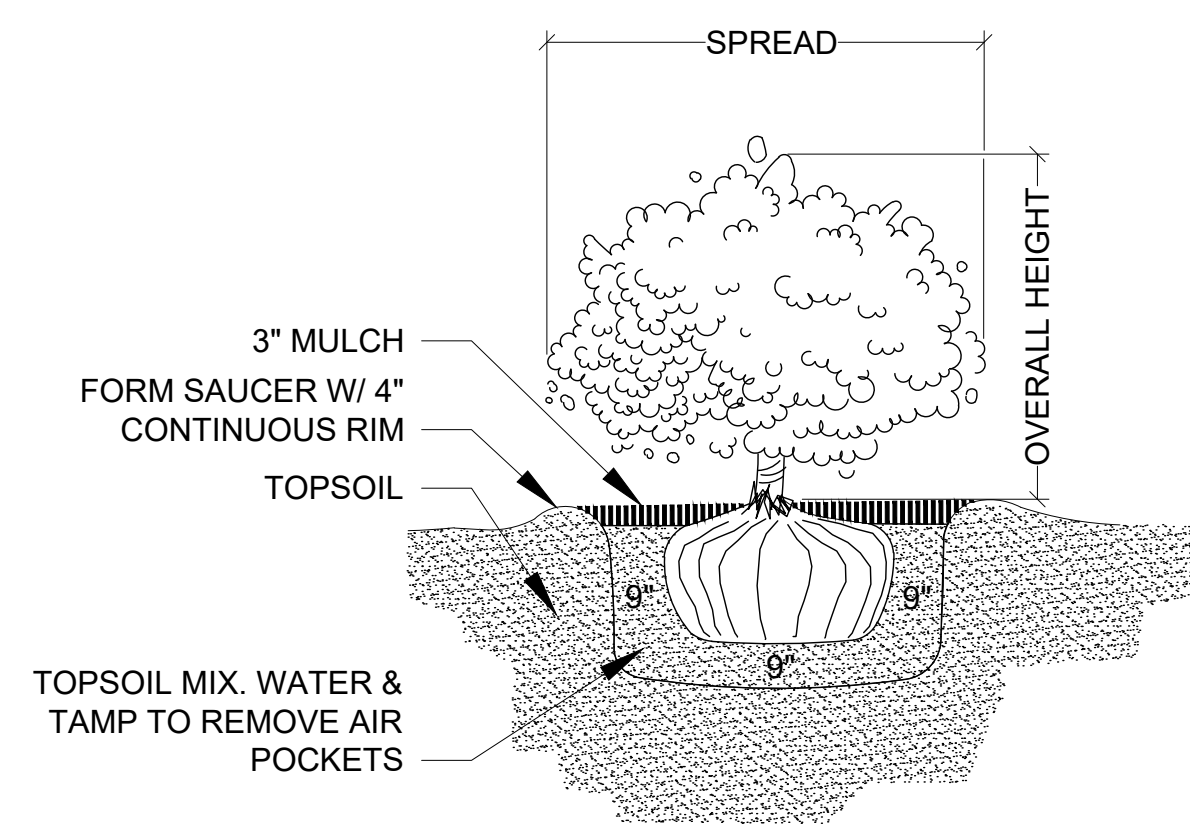
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

Key / Location:

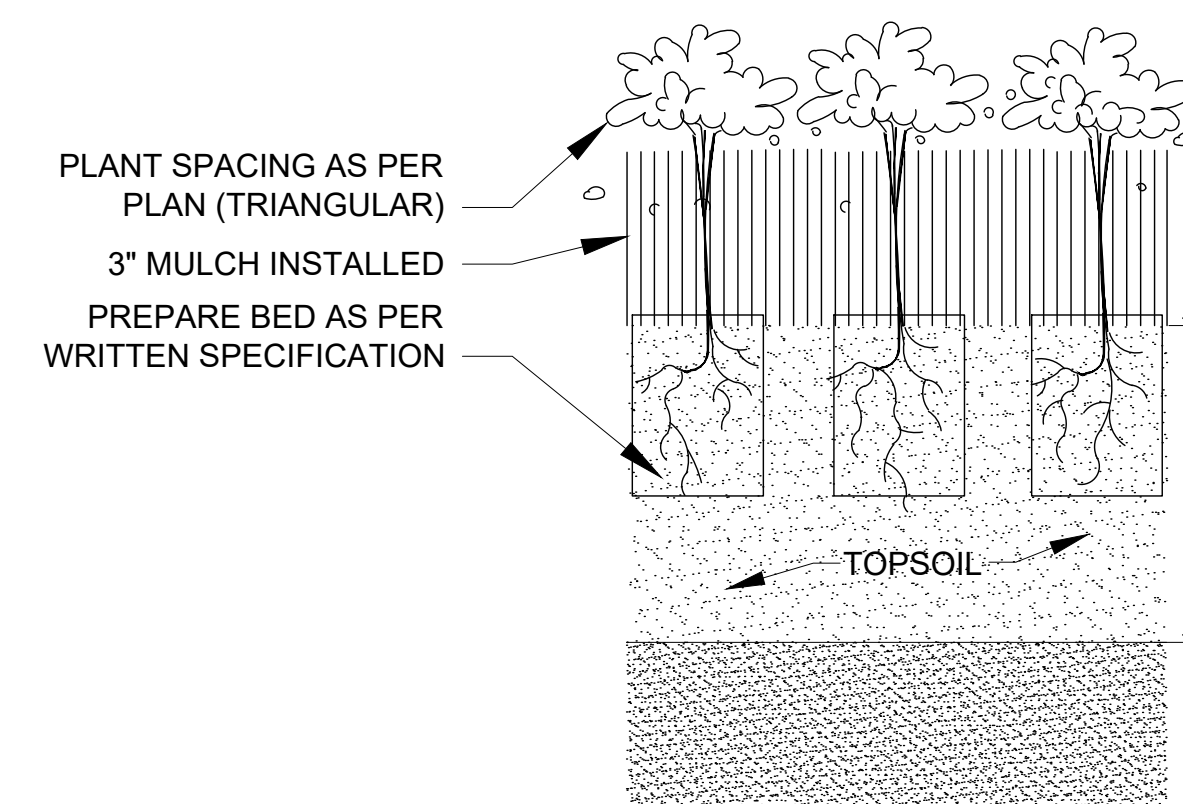


Project Team:

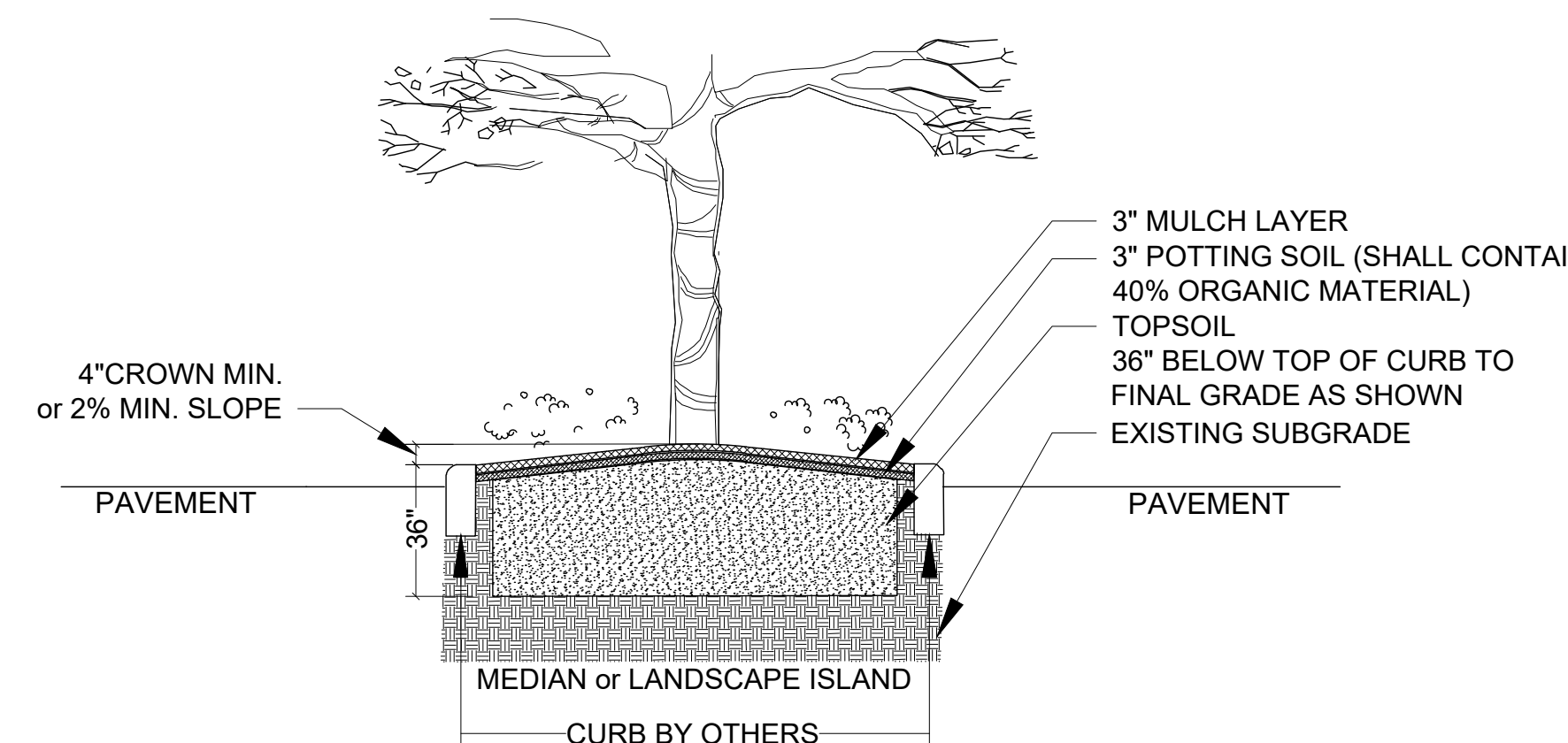
Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, FL 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy Port Saint Lucie, FL 34952
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Traffic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



SHRUB PLANTING
NOT TO SCALE



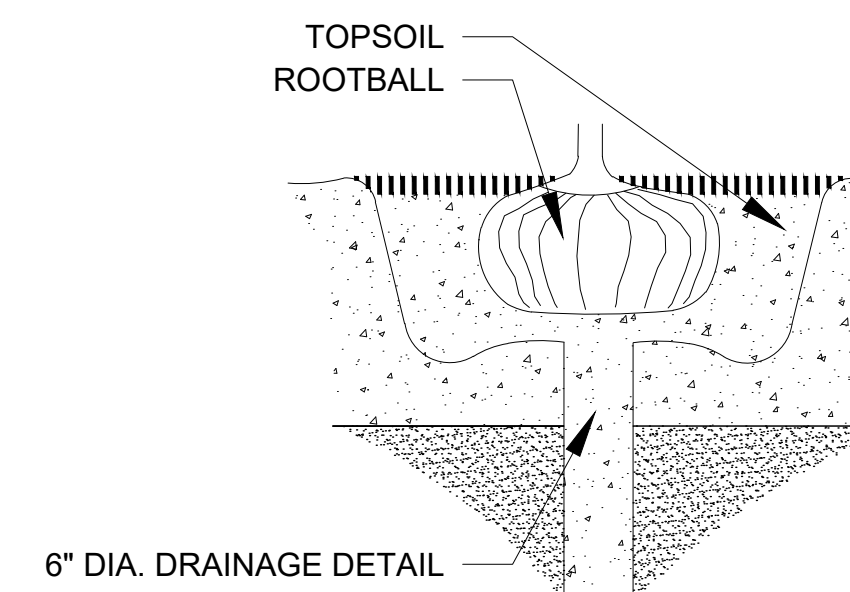
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



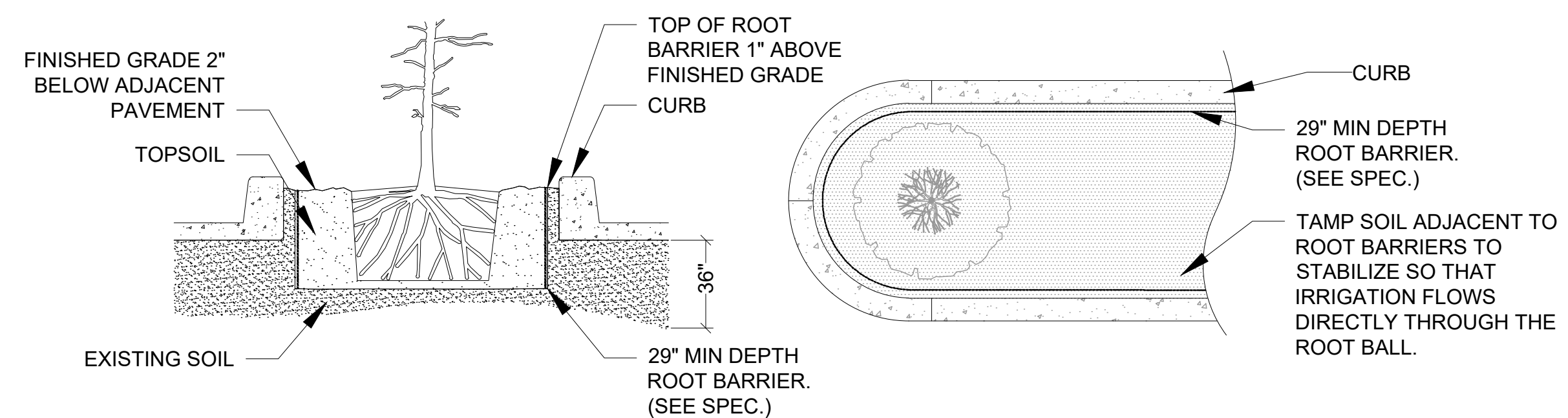
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

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

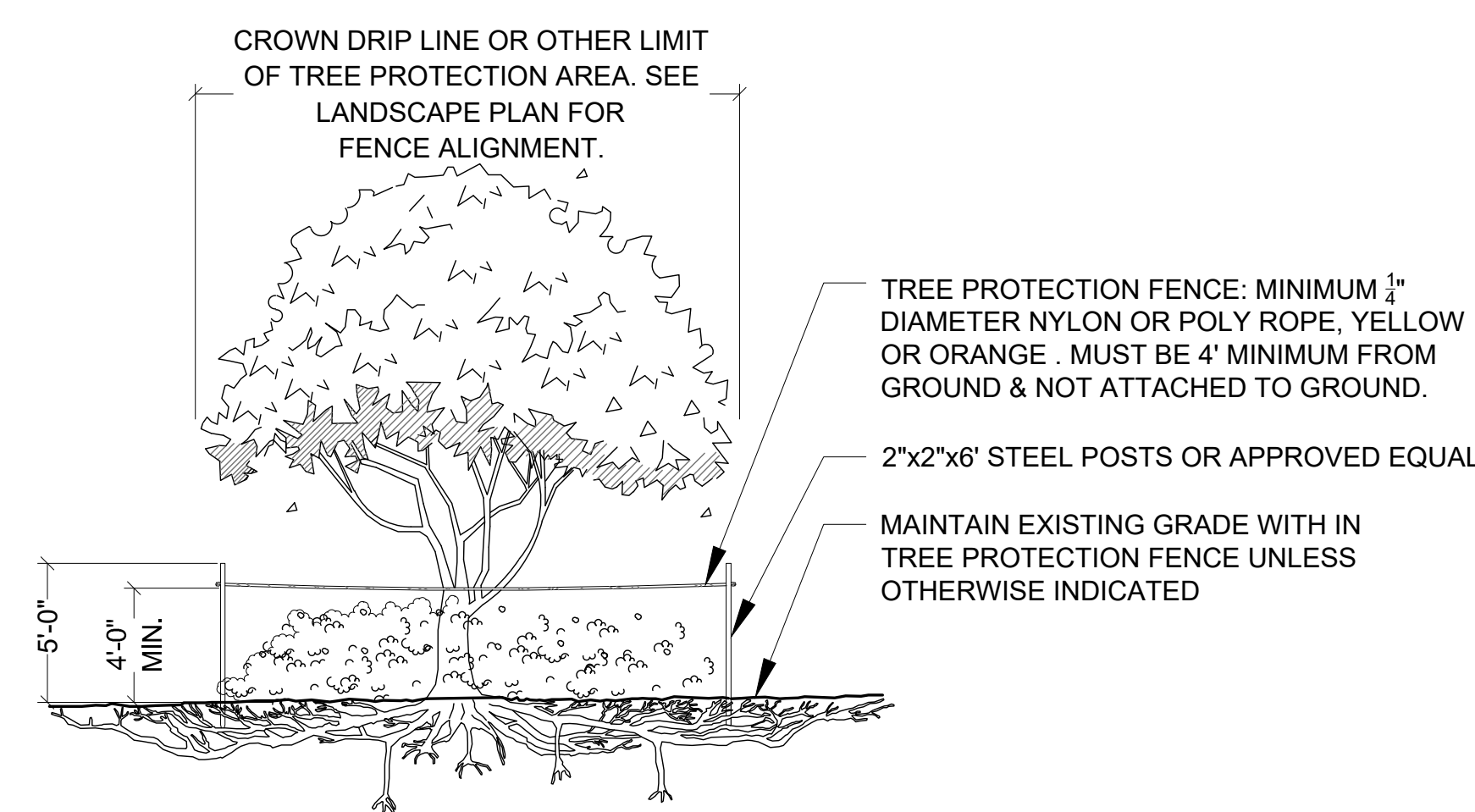


DRAINAGE TESTING DETAIL
NOT TO SCALE



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.

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- 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.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- 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.

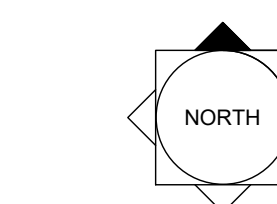


Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Details

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal



SCALE: 1" = 0'



REG. # 1018
Thomas P. Lucido

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

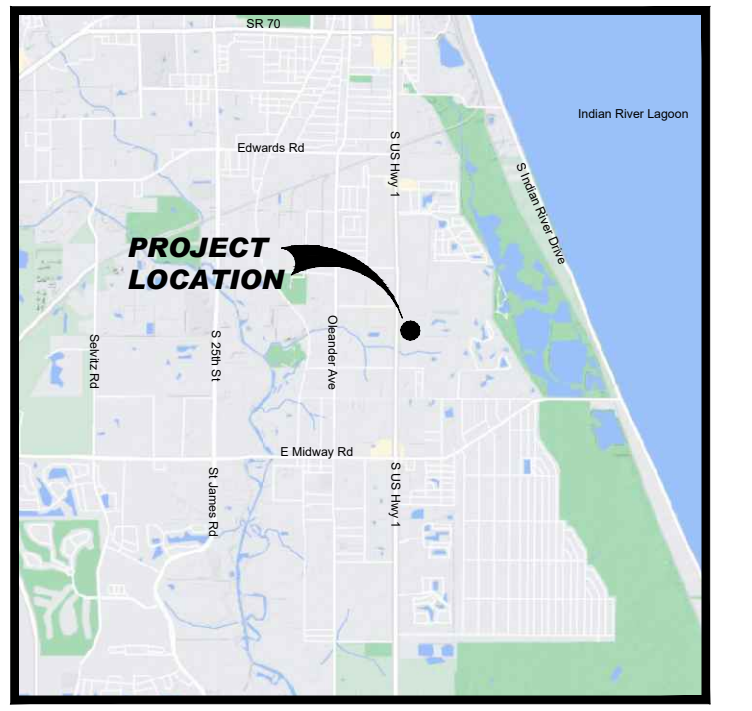
LA 4

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"	

Key / Location:



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Sound Meadows

Fort Pierce, Florida

Minor Site Plan Tree Mitigation

Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal

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:

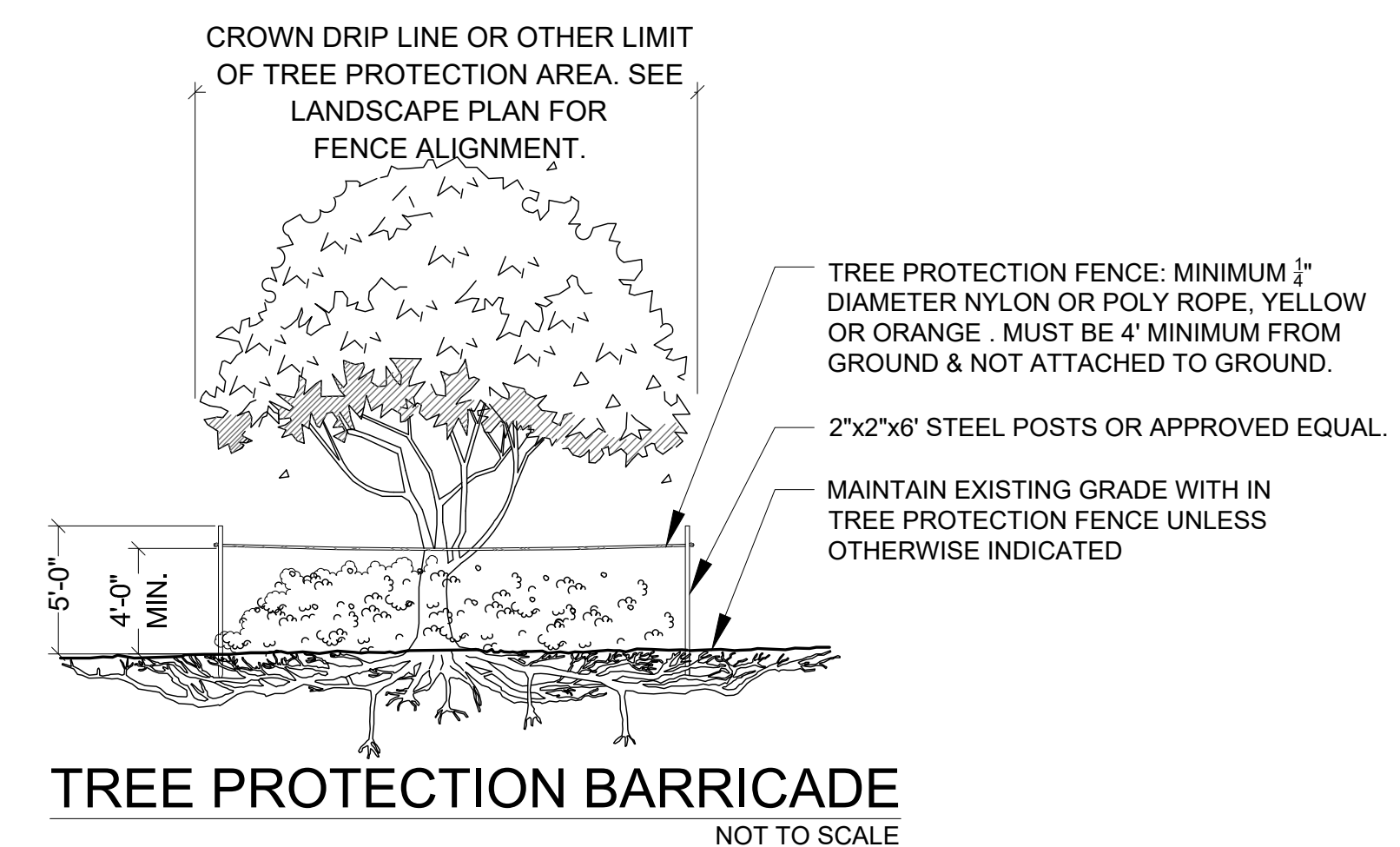
Total Tree Inches to be Removed:	648"
Total Tree Inches Preserved:	229"
Tree Mitigation Credits Required:	419"

Total Palms:	51
Total Palms to be Removed:	40
Total Palms to be Preserved:	11
Palm Mitigation Credits Required:	40

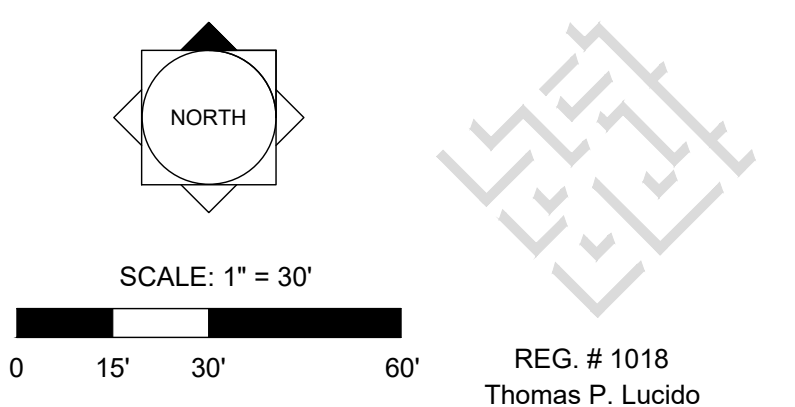
Total Tree Replacement Credits Provided:	420
Total Palm Replacement Credits Provided:	40

* 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 total of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.

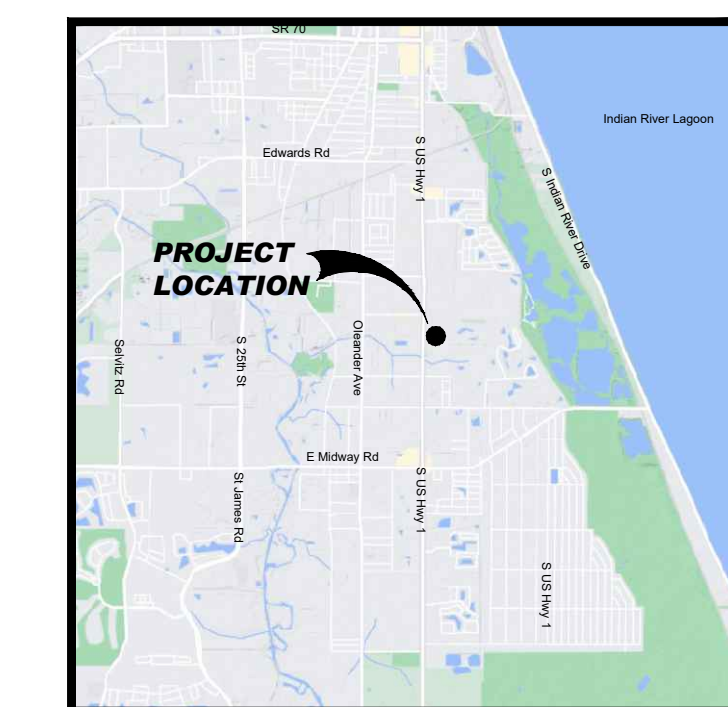


NOTES:
 1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



Designer	SAW	Sheet
Manager	BN	MT-3
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan.dwg	

Key / Location:



Project Team:

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

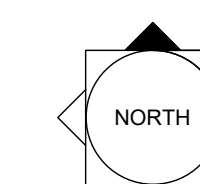


Sound Meadows

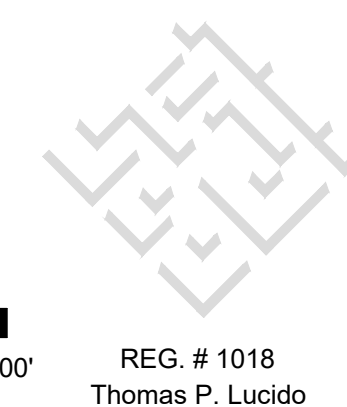
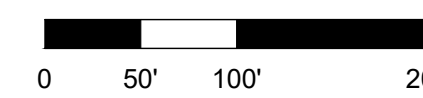
Fort Pierce, Florida

**Design Review
Context Photo Key**

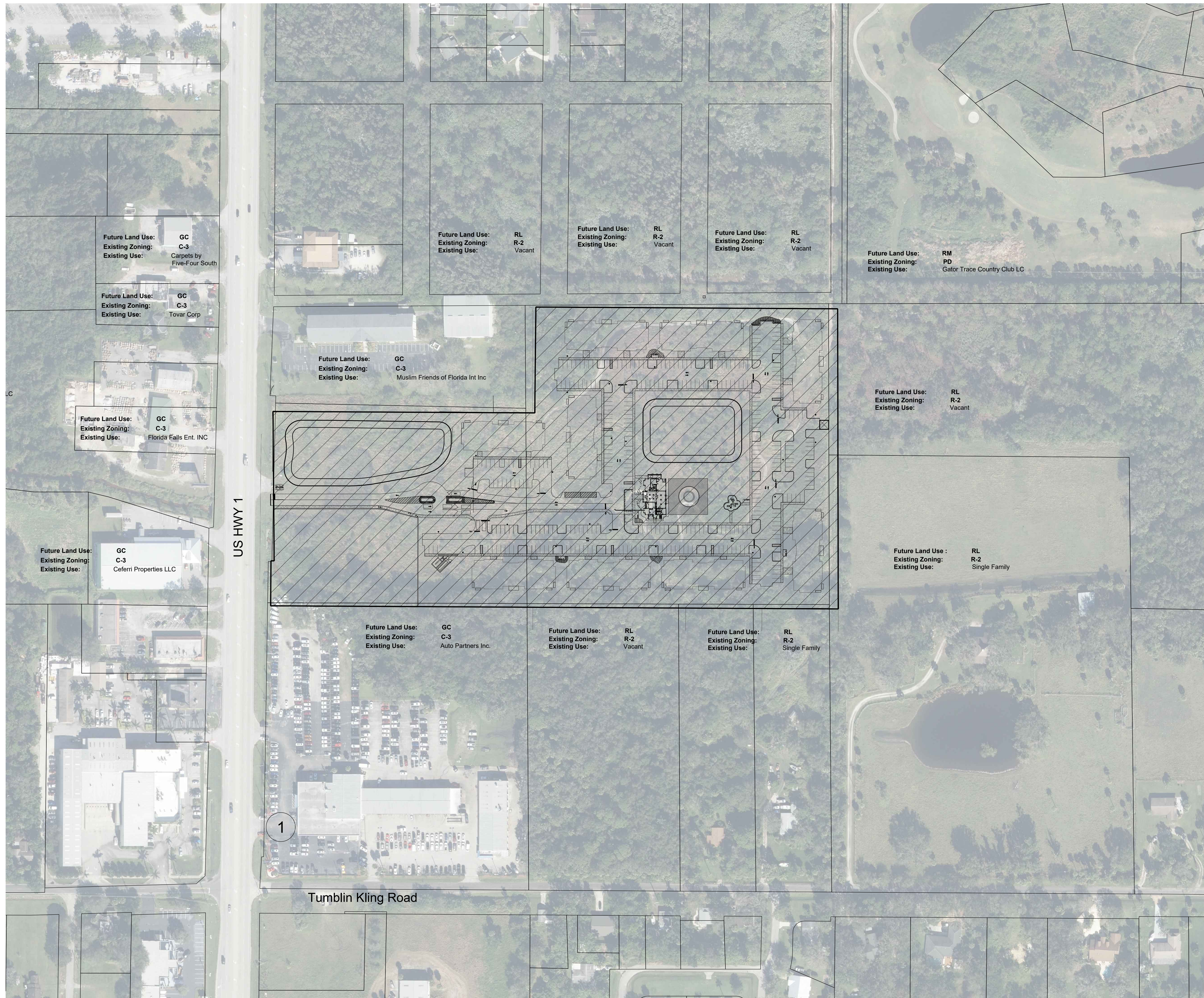
Date	By	Description
05.23.23	SAW	Initial Submittal
01.03.24	SAW	Resubmittal



SCALE: 1" = 100'



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





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,

A handwritten signature in blue ink, appearing to read "Brian Nolan", with a stylized flourish at the end.

Brian Nolan, AICP, ASLA
Partner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Plan (Development & Design) | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> SP (Development & Design Review) | <input type="checkbox"/> 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

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 October 4, 2023

JARED W. PERDUE, P.E. SECRETARY

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 Highway 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



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida



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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Plan (Development & Design) | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> SP (Development & Design Review) | <input type="checkbox"/> 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.

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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.