



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: **Application for Development Review (Major Amendment to PD)
 Celebration Pointe - 5501 Peterson Road**

DATE: May 22, 2018

STAFF REPORT

Property Owner/Applicant: Endeavor Wall Homes, LLC
 10150 Highland Manor Drive, Suite 200
 Fort Pierce, FL 34946

Representative: Carnahan Proctor and Cross, Inc. (Bill Barboro, P.E.)
 814 S, Military Trail
 Deerfield Beach, FL 33442

Requested Action: Recommendation of Approval to allow for the rear setback for the single family portion (Lots 1-318) of the Celebration Pointe subdivision to change from 15 feet to 8 feet.

Site Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PD, Planned Development

Future Land-Use RM, Medium Density Residential

Surrounding Zoning:

North	East	South	West
RS-3 (SLC)	E-3, PD RM-5 (SLC)	R-4, C-3	RS-2 (SLC), RS-4 (SLC), AG-1 (SLC)

Staff Analysis:**Request**

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD to allow for the rear setback for the single family portion of Celebration Pointe (Lots 1-318) to change from 15 feet to 8 feet. The developer needs this setback change to allow for the homes they designed to fit on each parcel.

History

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc.

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PD, Planned Development zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with of a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

Celebration Pointe was annexed into the City of Fort Pierce on December 4, 2017. Since then the owner has sold the Single Family portion of the development to Endeavor Wall Homes, LLC and is in the process of contracting out the multi-family sections to the south and south east of in the development.

Review

The request has been modified from the previous iteration that went before the Technical Review Committee. The change was made because there was a concern about parking overhang into the pedestrian sidewalk from the drive way. Due to this concern the City of Fort Pierce Engineering Department recommended denial and it was a concern of other departments. Since the Technical Review Committee the applicant has decided to withdraw the request to modify both the front and rear yard setback and instead just request a modification to the rear yard setback.

Technical Review Committee:

All affected City Departments have reviewed the proposed Application for Development Review (Major Modification) and have provided conditional approval based on compliance with requirements of the City Code.

Planning Board

At their May 8, 2018 meeting the Planning Board voted 6-1 to recommend approval of the request as presented.

Staff Recommendation:

The requested Application for Development Review (Major Modification) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the City Commission approves the request as presented along with Ordinance 18-020.