



July 24, 2018

Mr. Brandon Creagan, LEED Green Associate
Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

**Re: Celebration Pointe Major Amendment – Response to Comments
Our Reference Number: 18-081**

Dear Mr. Creagan,

We are in receipt of your comment letter dated July 18, 2018, wherein you included comments issued by the reviewing departments of the Technical Review Committee, pursuant to their respective review of the initial submittal of the above referenced application. Please find below all comments received, along with our responses in *bold italics*.

CITY OF FORT PIERCE PLANNING DEPARTMENT

1. Please specify in more detail why the pool is being proposed to be removed and what lead to that decision. Please include a detailed description on what the fenced active play area will contain. Why is the fenced in active play area considered a better option that a pool for residents at the clubhouse?

Response: In an effort to keep HOA costs for future residents to a minimum, it is proposed that the previously approved cabana and pool facilities in the Townhome portion of the project be replaced with a clubhouse and active play area. It should be noted that residents of the Townhome portion of the project will have access to the newly proposed 3,400 sf. clubhouse and pool in the Single-Family portion of the project – this newly proposed clubhouse and pool are anticipated to be completed by the end of this year (2018) and it is anticipated that Phase I of the Townhomes will be completed near or at the end of the first quarter of 2019.

The active play area will contain an active play structure, which may be comprised of a slide, swings, climbing structure, etc. – the specific play structure has not yet been specified. The play surface material will most likely be natural or recycled mulch.

2. Please provide a lighting plan or photometric survey at the time of building permit for the clubhouse portion of the project.

Response: Acknowledged.

3. Please revise plans to show a parking stall depth of 19 feet as required by code.

Response: The parking stall depth has been revised to 19' as requested.

4. Please revise page one (1) of the plans to show the proposed setback and buildable area for the 1-story townhome portion of the project. Currently, page one (1) is reflecting a change for the single-family lots instead of the 1-story townhome lots.

Response: Sheet 1 of 7 is an exhibit illustrating the stamped, approved PUD Site Plan, as last amended and approved under the jurisdiction of St. Lucie County. This exhibit is not mean to illustrate nor describe the current, proposed amendments, but rather it is only an exhibit to illustrate the previously approved PUD Site Plan and development parameters illustrated thereon. Note the “Area of Amendment” call-out on Sheet 1 of 7.

Sheet 2 of 7 is an enlargement of the “Area of Amendment”, which includes general site data, provides for a description of the proposed amendment along with illustrating the proposed “buildable area” within each Townhome lot.

Sheet 3 of 7 illustrates all proposed Townhome lot types with proposed, applicable setback data.

5. With the clubhouse being proposed as a sales center first, will the residents have any access to utilize the clubhouse? If not, what onsite amenities are going to be offered to residents until the sales center is converted to resident use? Is there a threshold in occupancy to when the conversion will take place?

Response: It is anticipated that the clubhouse will act as a sales center first, with the active play structure being accessible upon the opening of the sales center. The newly proposed 3,400 sf. clubhouse and pool in the Single-Family portion of the project will also be available for use by Townhome residents – with construction of the 3,400 sf. clubhouse and pool anticipated to be completed and operational by the end of this year (2018), and completion of Phase I of the Townhomes slated for completion at or near the end of the first quarter of next year (2019), it is anticipated that all residents will be provided with ample onsite recreational opportunities as early in the Phased construction as possible.

6. The acreage of the lakes on page 2 does not match the acreage of the lakes on page 1. Please take a second look and revise.

Response: The information has been revised as requested.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT

1. This Department recommends that the Single-Family Townhome rear setback for patios, pools, and deck of 0’ be revised to include the notation that the setback only applies to homes abutting a lake.

Response: In speaking with the Assistant City Engineer, the Engineering Department will defer questions related to setbacks to the Planning Director.

2. Revise the sidewalk width from 5’ to 6’ along the north side of the northern parking stalls or revise the parking stall depth from 18’ to 19’ as required by Code.

Response: The parking stall depth has been revised to 19’ as requested.

3. **ADVISORY COMMENT:** The Applicant shall be made aware that changes to the site such as the elimination of roadways, creating of roadways, relocation of platted lots, and the creation of multi-family units will require a replat, and possible re-permitting through SFWMD and NSLRCD.

Response: Acknowledged; no modifications requiring a replat are currently proposed and the appropriate modifications, if necessary, to existing permits shall be applied for in accordance with applicable jurisdictional requirements.

CITY OF FORT PIERCE BUILDING DEPARTMENT

1. Building Official or his representative has not comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Response: Acknowledged.

ST. LUCIE COUNTY ENGINEERING DEPARTMENT

1. County Engineering has no further comments at this time.

Response: Acknowledged.

FORT PIERCE UTILITY AUTHORITY – WATER/WASTE WATER ENGINEERING

1. Approved as Noted: Please note that any change to quantity or number of buildings from what was originally platted may require modification to water and sewer services to facility new layout.

Response: Acknowledged.

FORT PIERCE UTILITY AUTHORITY – ELECTRIC & GAS ENGINEERING

1. Approved with no comments.

Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses and look forward to working with you further to gain staff's sign-off, and ultimately, staff's support for the requested Major Amendment. Please do not hesitate to contact me directly should you have any further questions or concerns.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Land Planner/Landscape Architect