



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: September 5, 2018

STAFF REPORT

Property Owner/Applicant: LGI Homes
 100 Ashley Drive South, Suite 210
 Tampa, FL 33602

Representative: Lucido & Associates (Brian Nolan, AICP, ASLA)
 701 SE Ocean Blvd
 Stuart, FL 34994

Requested Action: Recommendation of Approval for a Major Amendment to the Planned Development Plan for the 1 story townhome section of the Celebration Pointe Subdivision (Lots 319-610).

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 as follows:

1. Replace previously approved pool/clubhouse with clubhouse that comports with Applicant's desired architectural style and use-specific needs. The proposed clubhouse will serve as a sales office during the period of active real estate sales and at the conclusion of such sales, or at some point as deemed appropriate by the Applicant, the sales office shall be converted to a clubhouse for use by the residents. A temporary parking lot to serve the sales office will be constructed, along with the installation of code-required landscaping/lighting for the vehicular use area and appropriate landscape buffers to buffer the proposed use from adjacent villa lots. The pool is proposed to be replaced with a fenced-in active play area.
2. Add mail kiosk at sales/amenity site.
3. Revise previously approved villa footprint with a "buildable area" to be contained within the current platted lots; no platting is proposed with this modification.
4. Revise previously approved setbacks for all 292 platted villa lots as follows: 20' front setback for garages, 10' front setback for façade protrusions; 0' side setback; 0' side @ corner setback; 5' rear setback. It should be noted that the 20' front setback for garages is intended to provide 20' of vehicle stacking in all driveways so as to prevent vehicles encroaching into roadside sidewalks.
5. Provide for project construction Phasing.

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 PUD, Planned Unit Development (County) 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 Wall Homes 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 for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan especially in regards to Chapter 7, Recreation and Open Space Element. Planning Staff had a concern at the Technical Review stage regarding the removal of the pool in favor of an active play area. The applicant has since provided clarification. There will be a clubhouse located in the north of the development that will be open to all residents of Celebration Point whether they live in the stand alone single family home section or the townhome sections. This shared clubhouse will have a pool and in an effort to keep HOA fees to a minimum the applicant has elected to eliminate the pool in the townhome section in favor of an active play area. According to the applicants representative the play area will consist of slides, swings, a climbing structure, and so on. The active play area will be accessible to the residents while the clubhouse is being utilized as a sales center. Planning Staff has also identified an open space area in the middle of lots 583-610 that could be used as a potential small park or recreational area for residents.

The remaining four (4) aspects of the Major Amendment to the Planned Development Plan are in line with what other residential developments around the area are implementing. This is especially true for the mail kiosks where residential developments are starting to move away from standard mailboxes to having mail delivered to a central location.

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. The comments generated from the technical review, and any responses by the applicant are provided for review.

Planning Board:

At their meeting on August 14, 2018 the Planning Board voted to approve the request as presented.

Public Notification:

12 letters were sent out to residents with-in 500 feet of the subject property. As of September 5, 2018, zero (0) letters have been received. An update will be given at the next City Commission meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the City Commission approve the request as presented along with Ordinance 18-034.