

**ORDINANCE NO. 18-034**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PLANNED DEVELOPMENT PLAN FOR LOTS 319 THROUGH 610 FOR THE SUBDIVISION KNOWN AS CELEBRATION POINTE GENERALLY LOCATED AT 5501 PETERSON ROAD; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Fort Pierce Code of Ordinances ("City Code") Section 22-40, Planned Development Zone (PD), sets forth a procedure for major modifications to a planned development; and;

**WHEREAS**, on January 19, 2005, the St. Lucie County Board of County Commissioners granted preliminary and final PUD approval and a change in the zoning classification for the Celebration Pointe development ("Celebration Pointe") proposed by the original property owner United Homes International Inc.; and

**WHEREAS**, on June 11, 2007, the plat for the Celebration Point subdivision was recorded in Plat Book 57, Page 7 of the Public Records of St. Lucie County, Florida; and

**WHEREAS**, on December 4, 2017, Celebration Pointe was annexed into the City of Fort Pierce; and

**WHEREAS**, the current property owner LGI Homes, has submitted a development review application for a major amendment to the Planned Development to allow for five (5) modifications; and

**WHEREAS**, City Code Section 22-40 requires an applicant for a major modification to follow the same procedure as set forth for a new planned development request.

**WHEREAS**, the City of Fort Pierce Planning Board, at its August 14, 2018 meeting, voted to recommend approval of the application for major amendment to the City Commission; and

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** The preceding "whereas" clauses are true and correct, and are incorporated herein as the legislative intent of this ordinance.

**SECTION 2.** The Celebration Pointe Planned Development as recorded in Plat Book 57, Page 7, is hereby amended as follows and as shown in Exhibit "A":

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.

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.

**SECTION 3.** All other aspects of the original Carriage Pointe Planned Development remain in full force and effect.

**SECTION 4.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 5.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 6.** This Ordinance shall become effective immediately upon final passage.

**APPROVED AS TO FORM & CORRECTNESS:**

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Ben Bryan Jr., Esq.  
Interim City Attorney

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 18-034 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, September 2, 2018; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on September 17, 2018; and was duly introduced, read by title only, and passed on second and final reading October 1, 2018, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this October 1, 2018.

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Linda Hudson  
Mayor Commissioner

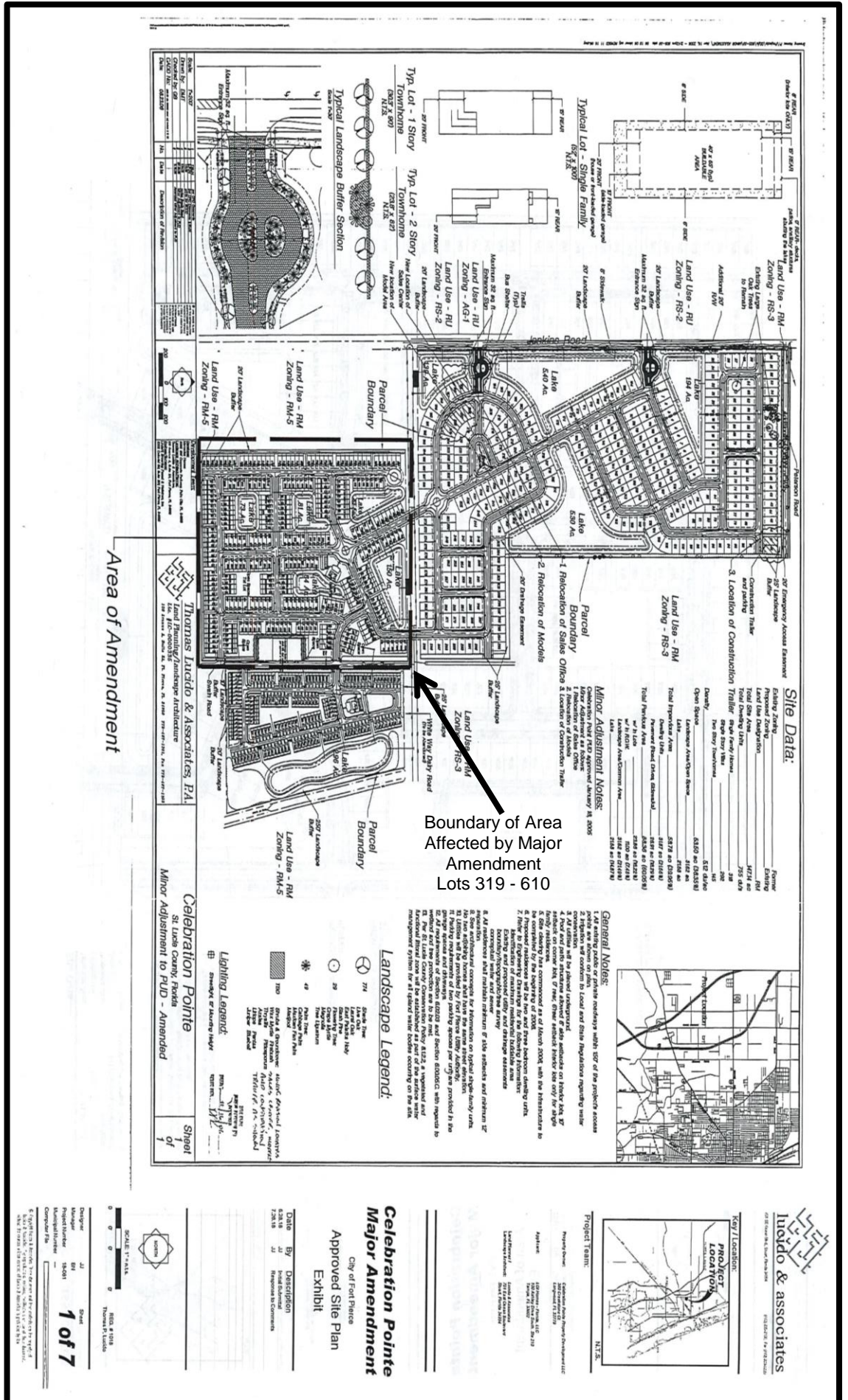
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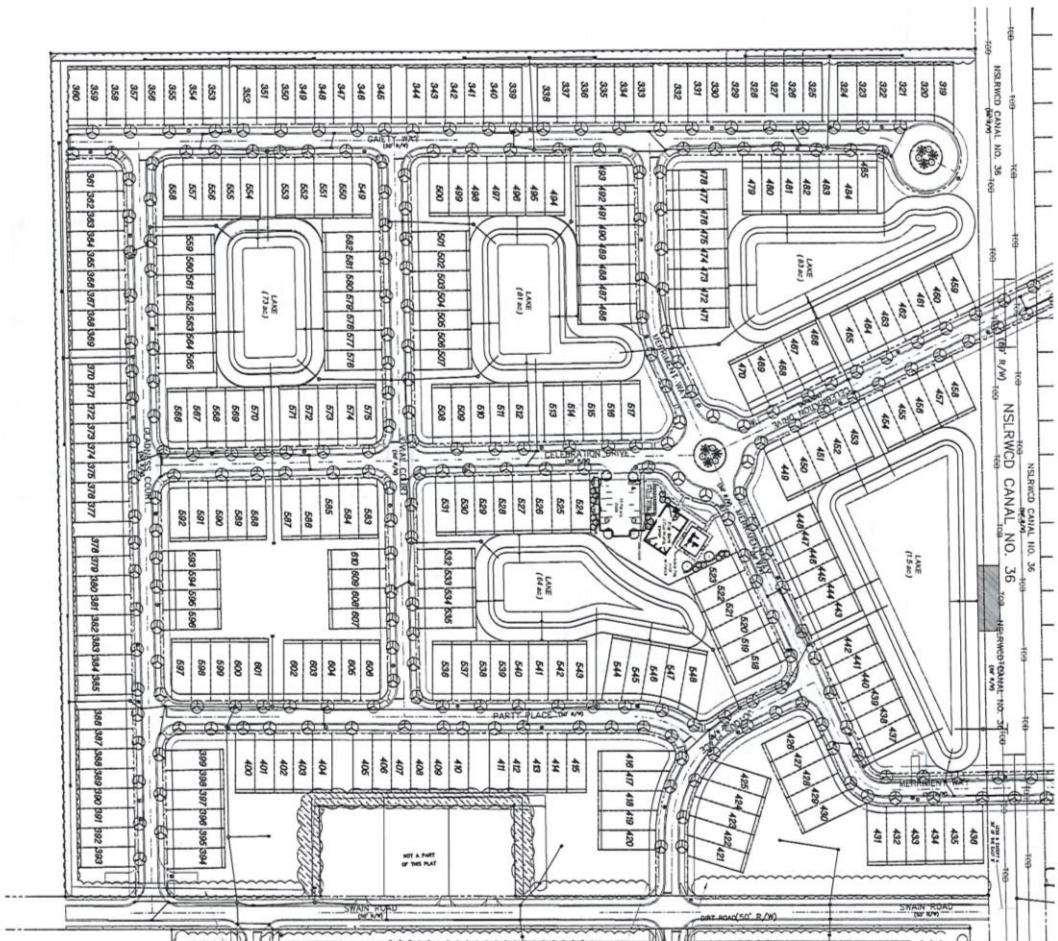
Linda W. Cox  
City Clerk

**(CITY SEAL)**

**EXHIBIT A**  
**Sheet A1**  
Major Modification to Planned Development  
Lot 319 Through Lot 610



**EXHIBIT A**  
**Sheet A2**  
Major Modification to Planned Development  
Lot 319 Through Lot 610



**Site Data**  
Total Site Area: 41.65 ac. (44)  
Existing Use: Vacant/Semi-Improved  
Proposed Use: PD (Planned Development) Residential  
Zoning: RM (Medium Density Residential)  
Future Land Use: RM (Medium Density Residential)

**Purpose of Amendment**  
1. Replace clubhouse with new clubhouse that serves as a sales office. Add parking lot for sales office with landscape buffers for screening.  
2. Add new clubhouse building.  
3. Revise villa footprint with a "villalike area" footprint.  
4. Revise setbacks for all 292 parked villa lots

PREVIOUSLY APPROVED  
BUFFER (TYP.)

PREVIOUSLY APPROVED  
STREET TREES (TYP.)

PREVIOUSLY APPROVED  
BUFFER (TYP.)

**lucido & associates**  
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Phoenix, AZ 85028  
Phone: 602.998.1100  
www.lucidoassociates.com

**Key / Location**  
PROJECT LOCATION  
N.T.S.

**Project Team**  
Project Owner: Celebration Pointe Property Development LLC  
Prepared By: Lucido & Associates  
Approved By: [Signature]  
Date: 11/15/18

**Address**  
10100 N. 11th St, Suite 100  
Phoenix, AZ 85028

**Lead Designer**  
Jordan J. Rasmussen  
Jordan.J.Rasmussen@lucido.com  
303.777.1100

**Celebration Pointe**  
**Major Amendment**  
City of Fort Pierce

**Area of Amendment Exhibit**

Date	By	Description
4/24/18	JJ	Initial Submittal
7/26/18	JJ	Response to Comments

SCALE 1" = 40'

0' 20' 40'

800' ± 1018  
Thomas P. Lucido

**2 of 7**

DESIGNER: JJ  
MANAGER: BM  
PROJECT LEADER: BMH  
COMPILED BY: [Signature]

1. This plan was prepared by Lucido & Associates, Inc. under contract to Celebration Pointe Property Development LLC. It is not to be used for any other project without the written consent of Lucido & Associates, Inc.

**EXHIBIT A**  
**Sheet A3**  
Major Modification to Planned Development  
Lot 319 Through Lot 610

