



Date: 4/27/2018

Brandon Creagan
City of Fort Pierce – Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Ref: Celebration Pointe – Major Amendment

Dear: Mr. Creagan

The following comment responses have been developed to address initial comments, regarding the above noted project. The comment responses in this letter address all comments identified to pertain to Civil Engineering for the project.

Comments from: Brandon Creagan, LEED Green Associate

Please remove lot 12 on the plans as it does not appear on the original approved PD/plot plan.

Response: Acknowledged, Lot 12 has been removed from the plans.

Engineering Department Comments

1. The proposed major amendment seeks to reduce the minimum allowable front yard setback to 17' from the previously approved 20' and to reduce the rear yard setback from 15' to 13'. This department is concerned that the front yard reduction may cause vehicle's parked in the residential driveways to overhang onto the public sidewalk as the original plan stipulated that parking spaces would be provided on the residential driveways.

Response: As requested by the department, the development plan has been revised to return the front yard setback to 20' and rear yard setback to 8' minimum, to prevent vehicle overhang into public sidewalk.

2. The application letter specifies that the front yard setback of 10' for side loaded garages will remain in effect. However, the Typical Lot diagram displayed on the plan shows that the 10' is measured from the front utility line and not the property line; please provide clarification.

Response: As requested, the Typical Lot diagram has been revised to 20' front yard setback and 10' front setback for side loaded garages.

3. ADVISORY COMMENT: The applicant shall be made aware that other changes to the site such as the elimination of roadways, creation of roadways, relocation of platted lots, creation of multi-family units will require a replat and may also require Major Amendment to the PUD; please confirm with the Planning Department for specifics.

Response: As requested, please see attached the proposed Celebration Pointe Replat.



Paul Thomas, CBO, CFM, Building Official

1. Requesting a meeting with your project management and contractor team with the Building Department staff at or before application to establish expectation and avoid unnecessary frustration or delays.

Response: Acknowledged, Multiple attempts have been made to schedule meeting with no response.

Planning Department – Kori Benton

1) The provided application does include "active" approved site development plan for review, but rather a conceptual development plan demonstrating adjustments to the northern segment of the planned development, adjustments to setback, amongst other changes.

Response: Acknowledged. A copy of the approved active site plan has been provided as requested.

2) Based upon the requested reduction to the front yard, notation of a need to deviate from the required parking space depth should be incorporated within the proposal. The reduction would presumably cause vehicles to project into the sidewalk/ pathways or common area of the project. The applicant states "the requested modification will allow for completion of the development with a more successful street scape", however the proposed adjustment shifts vehicles closer to the roadway, for front loaded garage homes. The applicant should demonstrate the proposal within a list, where applicable, of exceptions from the standard zoning ordinance and land development code.

Response: As requested, the development plan has been revised the front yard setback to 20' and rear yard setback to 8' minimum, to prevent vehicle overhang into sidewalk/ pathways.

3) Please identify any, and all, proposed adjustments to the "approved" development plan and applicable conditions of approval applied to the governing plan by the St. Lucie County Board of County Commission.

Response: The modification proposed under this Major modification include only the revision of the rear yard setback as the front yard setback has been returned to its original 20'.

If you have any questions or require additional information, please contact me. I can be easily reached at my email address BBarbaro@cpc-eng.com or (561) 512-2752.

Sincerely,

A handwritten signature in black ink that reads 'Bill Barbaro'.

Bill Barbaro, P.E.
Vice President of Land Development
Carnahan Proctor and Cross, Inc.