



April 18, 2018

Endeavor Wall Homes, LLC
10150 Highland Manor Dr. Suite 200
Tampa, FL 33610

SUBJECT: Celebration Pointe Major Amendment
TECHNICAL REVIEW PROJECT: # 18-41100002

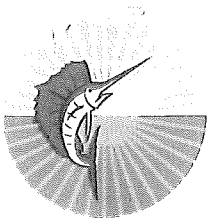
Comments:

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

Please provide a written response to all TRC comments and provide submittal of all new materials by April 30, 2018 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Brandon Creagan, Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Celebration Pointe Major Amendment
5501 Peterson Road (Jenkins Road)
TRC No. 18-41100002**

DATE : April 12, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Major Amendment Submittal | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval of Major Amendment | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING 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.
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.
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.

JRA/TST/tst





THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 5501 Peterson Rd. – Celebration Pointe – Dev. Review (Major Amd. To PD)

DATE : April 19, 2018

The proposed may trigger the following Code requirements:

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.

PT/km

**Project: Celebration Pointe Major Amendment to
PD**

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date April 18, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

- 1) I have no comments.

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org

TO: Brandon Creagan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

SUBJECT: Development Review (Major Amendment to PD)– Celebration Pointe
5501 Peterson Road

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-41100002

The applicant is requesting a *Major Amendment* for the Celebration Pointe Planned Development, generally located at 5501 Peterson Road. The parcel is zoned PD, Planned Development with a Future Land-Use of RM, Medium Density Residential.

The distribution memo states the applicant is seeking modify the current setback for the front and rear yard for the Single Family portion of the development.

Currently the front yard setback is *20ft for the house itself and front-loaded garage*. The front yard also has a 10 ft. setback for side load garages. The applicant only wants to modify the front yard setback for the home itself and *front-loaded garage to 17 ft.* instead of 20 ft. The front yard setback for side loaded garages of 10 ft. will remain the same. The rear yard setback is currently 15 feet. The applicant would like to modify the rear yard setback so that it is 13 ft. instead of 15 ft.

The memo further identifies the Parcel ID for the property as 2418-600-0005-000-6.

Findings

The subject Planned Development, Celebration Pointe is a *755 unit project consisting of 318 single-family lots, 292 single-story villas, and 145 two-story townhouses on 147.14 acres of property* located at the southeast corner of the intersection of South Jenkins Road and Peterson Road.

The approval was conditioned upon the following:

- Construct Peterson to minimum St. Lucie County specifications to include pedestrian and bicycle paths.
- Construct Swain Road to minimum St. Lucie County specifications *to include* pedestrian and bicycle paths.
- No two adjoining single-family homes shall have the same front architectural elevation.
- The *single-family homes proposed for location on the northern property limits* of the subject property adjacent to Peterson Road shall be *limited to a maximum height of one-story*. The *Final Plat for the project shall provide a note that these homes shall not exceed one story*.

- The developer shall complete the perimeter wall around the property on Swain Road within 60 days from the issuance of the building permit from St. Lucie County.
- The hours of operation for construction activities shall be limited to the time period from 7:00A.M. to 5:30P.M., Monday through Friday, 7:00A.M. to 1:00 P.M. Saturday, and no work on Sundays. No construction shall take place on Federal Holidays. The hours of operation restrictions do not apply to sales activities. The hours of operation shall be clearly posted on the subject property in a conspicuous location for viewing by the public.

On March 6, 2007, the Board of County Commissioners approved a 12-month extension of the date of expiration of the approved Planned Unit Development known as Celebration Pointe – PUD, consisting of 755 units on 147.14 acres located at the southeast corner of the intersection of South Jenkins Road and Peterson Road, *and a Major Adjustment to the conditions of approval*. The development was subject to 8 additional limiting conditions. One of the conditions provided the following:

- The developer shall provide an enhanced landscaping plan and a berm along Peterson Road. The plan shall be designed by a registered landscape architect. The enhanced landscaping plan shall be reviewed with the neighbors and shall exceed the St. Lucie County’s landscaping codes in terms of number of trees and height of trees and shall be agenda for Board consideration within 60 days from the date of this resolution. Staff is unable to verify approval of said plan. Additionally, per a previous memo from the St. Lucie County ERD staff (6/21/06) the removal of 174 inches DBH of native species trees requires mitigation in the amount of 696 inches.

Review Comments

The presented application appears to be incomplete, as presented. The documents supplied do not include a copy of the “active” approved site development plan, and exhibit displaying the specific amendments proposed within this application. Inquiries and notes regarding the provided application packet are as follows:

- 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.
- 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.
- 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.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: CELEBRATION POINTE
Subject: AMENDMENT TO PD
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. County Engineering has no comments regarding the amendment at this time.

Fort Pierce Utilities Authority Comments

Celebration Pointe

W/WW Engineering: No comment

Electric & Gas Engineering: Approved