



March 15, 2018

Tony Huerta  
3501 Industrial 29<sup>th</sup> Street  
Fort Pierce, FL 34946

**SUBJECT: Minor Replat – Celebration Pointe - 5501 Peterson Road**  
**TECHNICAL REVIEW PROJECT: # 18-05000001**

**Comments:**

1. The plan at this stage only denotes a conceptual plan, please provide a more detailed plan that shows lots lines, roads, landscaping, a possible building footprint and so on. Work with planning staff to correct these issues.

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](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



**TO : Brandon Creagan, Planner**

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

**RE : Celebration Pointe Minor Replat  
5501 Peterson Road (Jenkins Road)  
TRC No. 18-05000001**

**DATE : March 14, 2018**



This is to advise you that we have completed the review of the following documents as received by this office on March 2, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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 Minor Replat | <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 comments

ENGINEERING COMMENTS:

1. The submittal included a copy of the Overall Development Plan, but did not provide a copy of the revised plat; please forward copies of the plat along with a signed and sealed boundary survey as required by Chapter 177.041 of the Florida State Statutes. Newly created lots 1A and 1B are situated within the limits of platted Water Management Tract 8 according to the recorded plat of Celebration Pointe as recorded in Plat Book 57, Pages 7-14. Prior to approval of this amendment, please forward a copy of the South Florida Water Management Permit Modification.
2. Being as development is proposed within platted Open Space Tracts and Water Management Tracts, the developer will have to provide assurances that the overall development meets the permitted requirements of opens space area and water quantity for stormwater treatment.
3. Please provide a copy of the SFWMD Permit Modification as impacts to the Water Management and Open Space Tracts are proposed.

JRA/TST/tst  
TST



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 5501 Peterson Avenue – Minor Amd. - Celebration Pointe (BC)**

**DATE : March 15, 2018**

No comment.

PT/km

**Project: CELEBRATION POINTE – MINOR REPLAT**

Subject: Review Comments  
To: Brandon Creagan  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date March 12, 2018

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

**SURVEY:**

- 1) Please provide a boundary and topographic survey of the proposed replat area with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

**PLAT:**

- 1) Please prepare the replat for my review in accordance with Chapter 177, Part 2, commonly referred to as the Platting Laws.

Please provide a written response to all 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](mailto:reedr@stlucieco.org)



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

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**TO:** Brandon Creagan, LEED Green Associate, Planner

**THROUGH:** Mayte Santamaria, AICP, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** March 12, 2018

**SUBJECT:** Minor Replat – Celebration Pointe  
5501 Peterson Road

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**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the March 1<sup>st</sup>, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-05000001

The applicant is requesting a *Minor Replat* for Celebration Pointe 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 stated the Parcel ID for the project is 2418-600-0005-000-6, which represents the internal roadway, not the encompassed lots. The applicant is proposing to replat the northern section of the development for a multifamily use (240 Apartment Units).

**Review Comments**

On January 18, 2005, the Board of County Commissioners, through Resolution 05-008, granted Final Planned Unit Development approval for the project known as Celebration Pointe – PUD, a proposed *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.

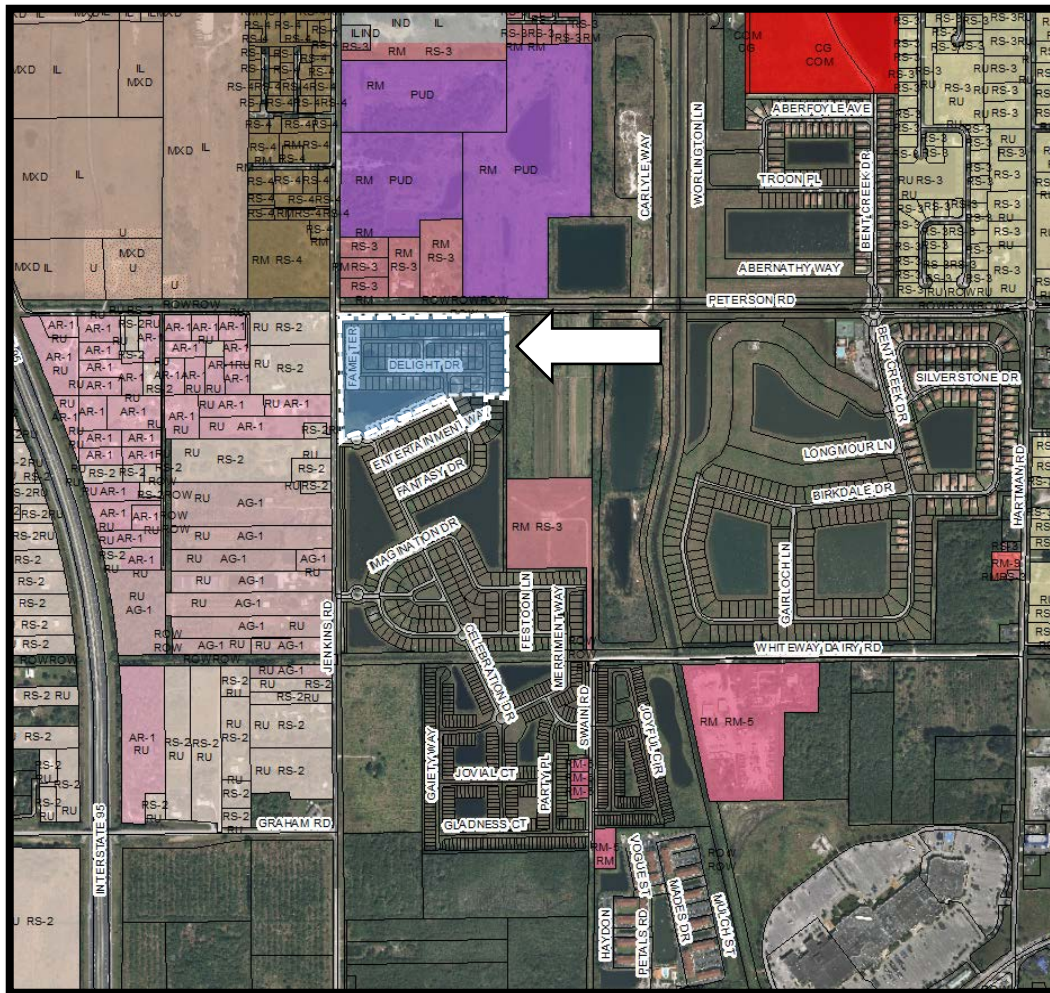
**The presented application is deemed to be incomplete, as presented. The following findings are based upon review of the documents supplied:**

- 1) The provided application does include Plat/Replat documents such as a survey, plat document, etc. for review, but rather a conceptual development plan demonstrating adjusts to the northern segment of the planned development. Pursuant to City Code Section 18-4, a Minor replat is any division or redivision of a parcel of land into two (2) separate lots or parcels which “conform to the requirements of this chapter and all other applicable city codes”. The Planned Development established required lot dimensions, basic use standards, and dimensional standards for this subset of the PUD/PD zoning district and encompassed development. Furthermore, in the absence of a revised plat document, it is uncertain as to what dedications, cross-access agreements, utility easements, or other similar provisions are proposed.
- 2) The subject proposal suggests various adjustments to the approved development plan, via the conceptualized revisions to the Plat, however the application does not incorporate an amendment to the Planned Development (Site Plan) for the intent of the request. The scope of proposed adjustments would presumably constitute a *Major Modification to the Planned Development*, pursuant to City Code Section 22-40 (f) Modification of an approved PD site plans, as the modification review criteria of “Generally, *additions, deletions, changes in the use, density, sequence of development*” reflect a Major Modification to the Planned Development.

Furthermore pursuant to City Code Section 22-40. - Planned Development Zone (PD) (c) 2. c., the Planned Development “Site plan” shall include “Proposed lot lines and other divisions of land for management, use or allocation purposes.”. The proposed replat seeks to amend these fundamental components of the site plan, therefore a complete application for a major modification to the Planned Development is sought for review.

- 3) The subject Planned Development distributed 755 units throughout the project, appropriately situating the denser concentration of units (292 single-story villas & 145 two-story townhouses) at the southeast end of the site. This layout accounted for compatibility with adjacent Land Use and Zoning District, neighboring developments, as well as proximity to commercial and public facilities. A snapshot of the County’s Land Use & Zoning designations surrounding the project are presented

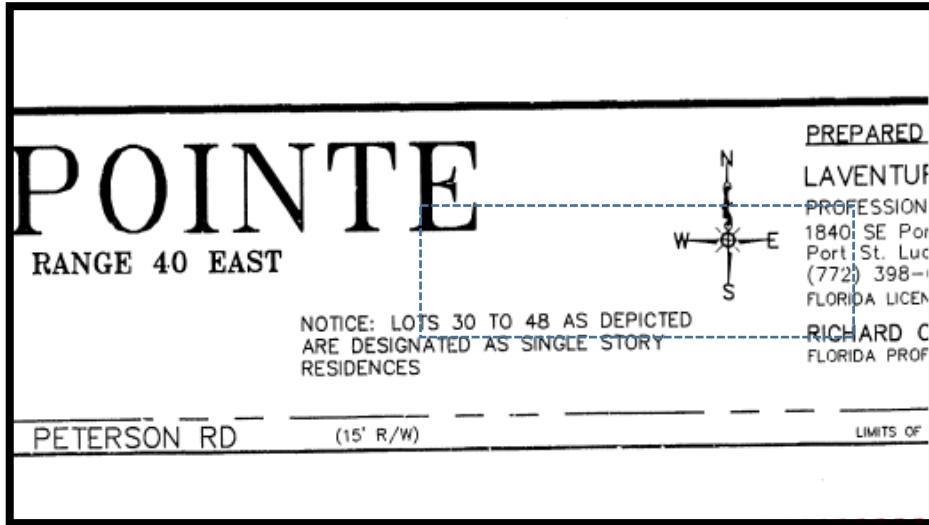
below, to highlight the low density uses to the west, northwest, and north of the affected area.



As the “Site Plan” presented within the Minor Replat application demonstrates an increase in density, specifically an additional 155 dwelling units within the project, an updated Traffic Impact Analysis and Concurrency application should be integrated into the subject request, and/or within an application Major Modification to the Planned Development.

- 4) The provided “Final Development Plan – Overall Site” adjusts the Total Dwelling Units within the Site Data, however it does not reflect any modifications to Open Space, Impervious/Pervious Areas, etc. Additionally, the existing design for single family homes provided garage parking spaces, whereas the exhibit does not detail whether garage structures will be incorporated within the design for a multi-family complex.
- 5) The applicant’s transmittal letter states the replat will affect 19.97 acres of the project, included a storm water detention area, for which development of 240 dwelling units is proposed. The density calculation, assuming allowance of the maximum 12 units per acre, would provide allowance of 239 units. It’s recognized that this is a subset of the overall project, which has a different overall, project, density.
- 6) The presented documents do not present the proposed height standards for the affected area, whereas the original development order mandated that “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.”.*



- 7) The presented plan denotes areas for roadway dedication, a parameter landscape buffer, and retention of existing trees, however it does not present a succession plan for the Open Space Tracts, Buffer Zone Tracts (B.Z.T.s), Lake Maintenance Easements (L.M.E.), or Drainage Easements as demonstrated in the recorded plat.
- 8) A neighborhood meeting is strongly encouraged to present the detail and scope of the proposal to adjacent residents.

*General Inquiries or Notes*

- *Does the applicant proposed a driveway connection onto Peterson Road for the new development?*
- *With the dissolution of the CDD, is the applicant considering gated access for any segment of the development?*
- *With the potential Major Modification to the Planned Development, with the City require street lighting along Jenkins, Peterson, and Swain Roads?*
- *The shift in the use type from single-family to multi-family will presumably increase the required lighting levels.*
- *The Townhome segment of the development appears to be located adjacent to a recognized floodway, and predominantly within an AE Flood Zone.*
- *It is acknowledged that the overall project has been platted, however the required infrastructure, inclusive of roadways, utilities, sidewalks, landscaping, lighting, etc., have not been completed. Please advise as to the intended timeline for completion, and the prospective phases of development.*

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

# FPUA Comments

Minor Replat – Celebration Pointe – 5501 Peterson Road

- W/WW Engineering: Approved as noted. Developer will need to resubmitted new modified utility plan to revise utility locations and abandonments do to newest replat.
- Electric & Gas Engineering: Electric is available. Please contact Sal Scimeca for Details (772)466-1600x6957. Gas is available. Please contact Ana Johnson (772)466-1600x6628