



Date: 2/28/2018

Rebecca Grohall, AICP
Planning Director
City of Fort Pierce – Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

**Ref: Celebration Pointe – Request for Subdivision Minor Replat
CPC Project No. 170322**

Dear: Mrs. Grohall:

On behalf of the Celebration Pointe Property Development, LLC, we submit the attached completed Subdivision Application for minor replat and supporting documents for your review. The requested replat will vacate the existing platted lots 12 through 97 (86 total lots) of the original Celebration Pointe plat along with the existing 1.92 acre lake and adjacent stormwater management upland area for a total of 19.97 acres as designated on the attached revised over all site plan. The 19.97 acre area will be replated into a Multifamily parcel utilizing the existing land use designation of RM with allowable density of 12 dwelling units per acre for a total proposed 240 unit multifamily apartment development, and a community pool and recreation building. The existing 1.92 acre stormwater management area was originally design to serve the surrounding single family residence with the bulk of those lots consisting of the 86 lots to be replated. The 1.92 acre lake and surrounding water management area are to remain as water management area and may be expanded under the future design of the proposed multifamily development.

Please do not hesitate to contact me if you should have any questions or comments.

Warmest regards,

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

Bill Barbaro, P.E.
Vice President of Land Development

cc Tony Huerta