




THE SUNRISE CITY

FORT PIERCE

PLANNING DEPARTMENT *Florida*



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director 

FROM: Brandon Creagan, LEED Green Associate Planner *BCC*

SUBJECT: **Application for Minor Replat
Celebration Pointe - 5501 Peterson Road**

DATE: May 1, 2018

STAFF REPORT

Owner(s)/Applicant(s): Celebration Pointe Property Dev. LLC
3501 Industrial 29th Street
Fort Pierce, FL 34946

Representative: Bill Barboro, P.E.
Carnahan Proctor and Cross, Inc.
814 S. Military Trail
Deerfield Beach, FL 33442

Requested Action: Approval of a Minor Replat for the Northern 19.97 acres of the Celebration Pointe Planned Development

Location: 5501 Peterson Road (Southeast Corner of S. Jenkins Road & Peterson Road)

Parcel IDs: 2418-600-0005-000-6, et al (Complete Celebration Pointe Subdivision)

Current Zoning: PUD, Planned Unit Development (County)

Current Future Land Use: RM, Residential Medium (County)

Surrounding Zoning:

North	East	South	West
RS-3	E-3, PD, RM-5 (SLC)	R-4, C-3	RS-2, RS-4, AG-1,

Land Size: 19.97 acres

Staff Analysis:

Request:

The applicant is requesting a Minor Replat for the Northern 19.97 acres of the Celebration Pointe Planned Development located at 5501 Peterson Road. The proposed effect to replat the northern section allows for the applicant to designate the northern section as multi-family instead of the already approved single family. Once a developer seeks to develop the northern section they will have to go through the formal site plan review process before anything can be built.

History:

On January 18 2005, the St. Lucie County Commission granted Preliminary and Final PUD approval along with a change in zoning classification for the Celebration Pointe development, proposed by United Homes International, Inc..

The approved development encompasses capacity for 755 residential units, consisting of 318 single-family homes lots, 292 single-story villas lots, and lots for 145 two-story townhouses. The approved density for the development is represented at 5.12 dwelling units per acre. The property holds a PUD, Planned Unit Development (County) zoning designation, and is within the RM, Residential Medium (County) future land use category.

After approval, the development was acquired by Lo Land Assets LP, with the creation of a Community Development District for the project in May, 2006. Initial development activities commenced with of a variety of paving, grading, drainage, sidewalk, and off-site roadway improvements. The plat was approved, and recorded in 2007, contingent upon completion of the required infrastructure and bonds for outstanding improvements.

Celebration Pointe was annexed into the City of Fort Pierce on December 4, 2017. Since then the owner has sold the Single Family portion of the development to Wall Homes and is in the process of contracting out the multi-family sections to the south and south east of in the development.

Technical Review Committee:

All affected departments have reviewed the proposed Minor Replat, and all but the City Engineering Department has provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City Engineering Department to address concerns and the Planning Department will route resubmittal back to Engineering for 2nd review.

Staff Recommendation:

The minor replat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the planning board forward a recommendation of approval with the following condition:

1. The applicant adhere to any comments that may be rendered by the City Engineer
2. The applicant adhere to any comments that may be rendered by NorthStar Geomatics, the City's surveyor.