



Date: 4/27/2018

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

Ref: Celebration Pointe – Minor Replat

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

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

Response: Revised plat documents have been developed to include lot lines, roads, and buffers. Please see the attached Re-plat documents.

Engineering Comments – John Andrews, P.E.

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.

Response: Revised plat documents have been developed, please see the attached Re-plat documents. The prior submittal contained the lots 1A and 1B, but have not been included in the current plan. Based upon follow up discussions with City Engineer John Andrews, SFWMD Permit Modification will be required at the time of Building Permit Submittal and not at the stage in the process.

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 submitted of opens Space area and water quantity for stormwater treatment.

Response: Acknowledged, at this time a site plan has not been developed to allow for determination of or modification of the prior acceptance of open space or determination of stormwater treatment needs for the site.



3. Please provide a copy Of the SFWMD Permit Modification as to the Water Management and Open Space Tracts are proposed.

Response: As discussed with the City Engineer, SFWMD Permit Modification will be required at the time of building permit application.

Planning Department Comments – Kori Benton

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.

Response: Revised plat documents have been developed, please see the attached Re-plat documents. Revised PD Site Plan documents have been developed and are provided as attached.

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.

Response: Revised plat documents have been developed, please see the attached Re-plat documents. Revised PD Site Plan documents have been developed and are provided as attached.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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.

Response: Acknowledged.

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."

Response: Acknowledged.

FPUA Comments

- 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.

Response: Revised plat documents have been developed, please see the attached Re-plat documents.

- 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

Response: Acknowledged.

Survey Comments - Rod Reed, County Surveyor

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.



Response: Acknowledged.

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

Response: Acknowledged, please find attached the Replat Documents.

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 cursive script that reads 'Bill Barbaro'.

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