



July 18, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: Major Amendment to PD – Celebration Pointe
TECHNICAL REVIEW PROJECT: # 18-4110003

Comments:

1. Please specify in more detail why the pool is being proposed to be removed and what lead to that decision. Please include a detailed description on what the fenced in active play area will contain. Why is the fenced in active play area considered a better option than a pool for residents at the club house?
2. Please provide a lighting plan or photometric survey at the time of building permit for the clubhouse portion of the project.
3. Please revise the plans to show a parking stall depth of 19 feet as required by code.
4. Please revise page one (1) of the plans to show the proposed setback and buildable area for the 1 story townhome portion of the project. Currently page one (1) is reflecting a change for the single family lots instead of the one (1) story townhome lots.
5. With the clubhouse being proposed as a sales center first will the residents have any access to utilize the clubhouse? If not what onsite amenities are going to be offered to residents until the sales center is converted to resident use? Is there a threshold in occupancy to when the conversion will take place
6. The acreage of the lakes on page two (2) does not match the acreage of the lakes on page one (1). Please take a second look and revise.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by July 31, 2018 to advance to the August 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



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 : July 18, 2018

This is to advise you that we have completed the review of the following documents as received by this office on July 5, 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 checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval with conditions | <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 conditions of approval

ENGINEERING CONDITIONS OF APPROVAL:

1. The original Site Plan as approved by St. Lucie County permitted the following setbacks:

SINGLE FAMILY:

- a) Front – 20' (10' for side loaded garages)
- b) Rear – 15', 6' for interior lots, and 0' for patios, pools, and decks abutting a lake
- c) Side – 6'

TOWNHOMES:

- a) Front – 20'
- b) Rear – 15'
- c) Side – 0'

The previous submittal and this submittal indicate that the applicant proposes the following revisions to the SLC approved setbacks:

SINGLE FAMILY:

- a) Front – No change
- b) Rear – 8' and 0' for patios, pools, and decks
- c) Side – No change

TOWNHOMES:

- a) Front – 20' and 10' for principal projections
- b) Rear – 5' and 0' for patios, porches, and balconies
- c) Side – No change

This department recommends that the Single Family and Townhome rear setback for patios, pools, and decks of 0' be revised to include the notation that the setback only applies to homes abutting a lake.

2. Revise the sidewalk width from 5' to 6' along the north side of the northern parking stalls or revise the parking stall depth from 18' to 19' as required by Code.
3. **ADVISORY COMMENT:** The applicant shall be made aware that changes to the site such as the elimination of roadways, creation of roadways, relocation of platted lots, and the creation of multi-family units will require a replat, and possible re-permitting through SFWMD and NSLRCD.

JRA/TST/tst



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: July 19, 2018
Property Address: 5501 Peterson Road - Major Amendment
Property Name:
Project Name: Celebration Pointe
Planner:

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Date:

7.18.18



PUBLIC WORKS
ENGINEERING DIVISION
TECHNICAL REVIEW
COMMITTEE

July 18, 2018

Project: Celebration Pointe
Subject: Major Amendment
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. County Engineering has no further comments at this time.

Please see below FPUA's comment for the above referenced subject:

Water/Wastewater Engineering :

Please note that any change to quantity or number of building from what was originally platted may require modification to water and sewer services, to facilitate new layout.

Approved as noted

Electric & Gas Engineering:

Approved with no comments

Thanks,

Lugey Dawson

Engineering Coordinator

Fort Pierce Utilities Authority

Water/Wastewater Engineering

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3428

Fax: (772) 468-2414

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