

CELEBRATION POINTE

LEGAL DESCRIPTION:

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

TOGETHER WITH

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS WEST 40 FEET, FOR ROAD RIGHT OF WAY AND LESS THE CANAL RIGHT OF WAY.

TOGETHER WITH

THE SOUTHEAST 1/4 OF SOUTHWEST OF NORTHWEST 1/4, LESS CANAL RIGHT OF WAY AND THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF NORTHWEST 1/4, LESS THE EAST 40 FEET AND LESS CANAL RIGHT OF WAY, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 30 FEET OF THE EAST 5 FEET.

TOGETHER WITH

THE SOUTH 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND THE SOUTH 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST OF THE SOUTHWEST 1/4, LESS 330.52 FEET, AND LESS THE TRACT 143 FEET, X 207.28 FEET, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS SOUTH 330.52 FEET, AND LESS THE ROAD RIGHT OF WAY.

TOGETHER WITH

THE EAST 1/2 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF CANAL 29, LESS ROAD RIGHT OF WAY.

TOGETHER WITH

THE SOUTH 330.52 FEET OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS NORTH 97.32 FEET, OF THE WEST 143 FEET, OF THE EAST 163 FEET AND THE SOUTH 330.52 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE ROAD RIGHT OF WAY.

ALL LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

KNOW ALL MEN BY THESE PRESENTS, THAT LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS CELEBRATION POINTE, AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

- ALL STREETS AND ALLEYS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, FOR PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES, WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING FLORIDA POWER & LIGHT COMPANY, BELL SOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE BUFFER ZONE TRACTS (B.Z.T.) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR UTILITY, DRAINAGE AND LANDSCAPING PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- ROADWAY TRACTS "1-4": ROADWAY TRACTS 1 THROUGH 4 SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA, AS PUBLIC ROAD RIGHT-OF-WAYS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.
- THE WATER MANAGEMENT TRACTS (WMT) SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD FOR DRAINAGE PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.
- THE RECREATION TRACTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CDD, FOR RECREATION PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CDD.

IN WITNESS WHEREOF, LO LAND ASSETS, LP, A DELAWARE LIMITED PARTNERSHIP, BY RAUL E. MANNING, AS UNDERWRITING DIRECTOR FOR LO LAND ASSETS, LP, AND CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), A NON-PROFIT FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED, AS OWNERS OF THE ABOVE-DESCRIBED LANDS.

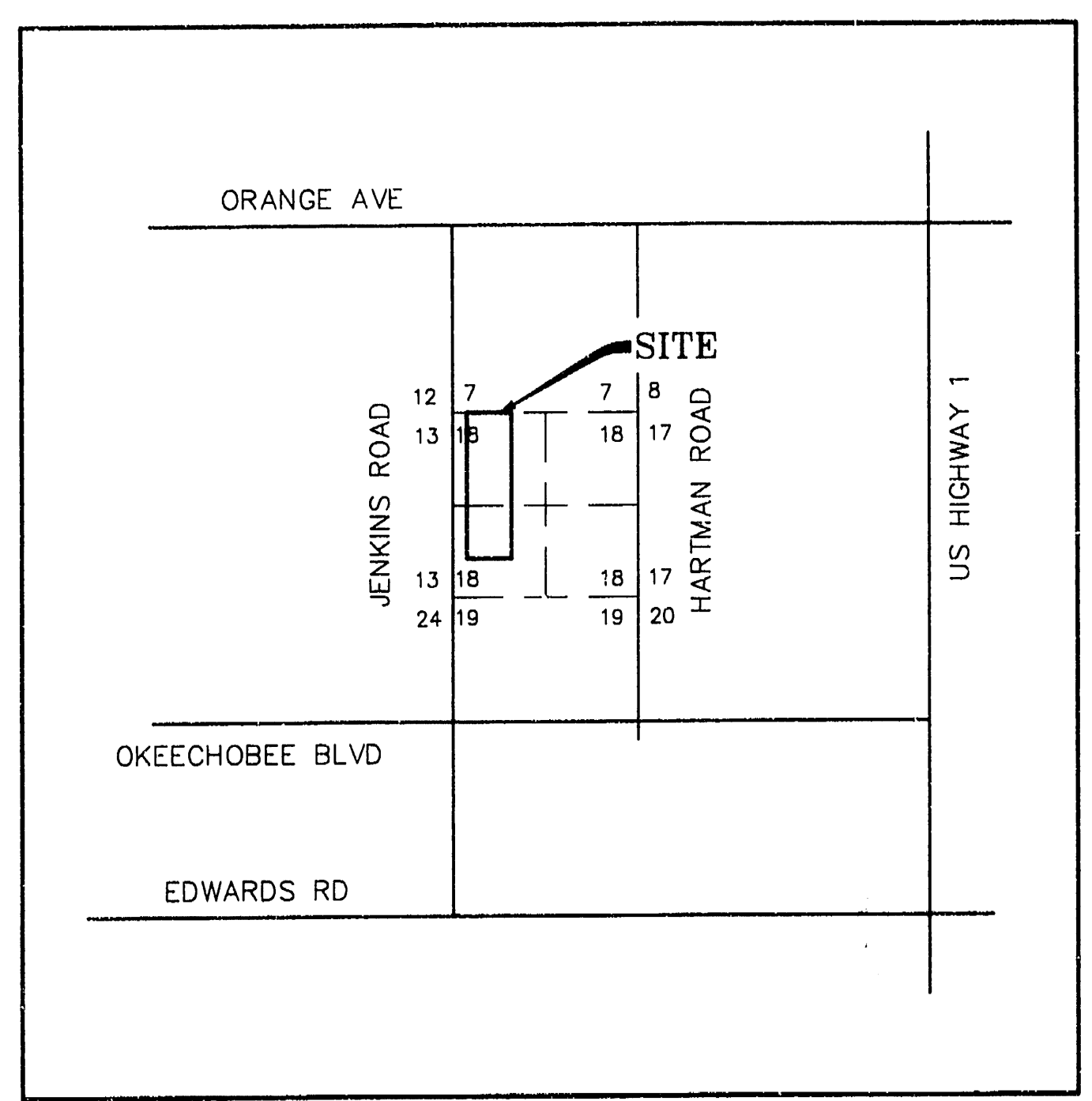
Signed this 22nd day of December, 2006.

By: Raul E. Manning
 RAUL E. MANNING, AS UNDERWRITING DIRECTOR FOR LO LAND ASSETS, LP
Susan D. Vavak
 Vice President
 LE Land Assets, LLC

Signed this 20 day of December, 2006.

By: Kenneth R. Mitchell
 KENNETH R. MITCHELL, AS PRESIDENT FOR CELEBRATION POINTE COMMUNITY DEVELOPMENT DISTRICT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA



LOCATION MAP

ACKNOWLEDGMENT:

STATE OF CALIFORNIA:
 COUNTY OF ORANGE:

On December 22, 2006 Before me, Jaine Lawrence Notary Public, personally appeared Kenneth R. Mitchell, who is known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal, this 22nd day of December, 2006.

By: Jaine Lawrence My Commission Expires: _____
Jaine Lawrence
 Notary Public (Printed Name)

ACKNOWLEDGMENT:

STATE OF FLORIDA:
 COUNTY OF Brevard:

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December, 2006.

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
 Notary Public (Printed Name)

ACCEPTANCE OF DEDICATIONS:

Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, accepts the dedications or reservations to said District as stated and shown hereon.

Dated this 20 day of December, 2006.

By: Kenneth R. Mitchell
 Kenneth R. Mitchell, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
 COUNTY OF Brevard:

Before me personally appeared Kenneth R. Mitchell, to me well known and known to me to be the individual described in and who executed the foregoing acceptance and he acknowledged to and before me that he executed such instrument as the President of the Celebration Pointe Community Development District (CDD), a non-profit Florida corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this 20 day of December, 2006.

By: Heather Baird My Commission Expires: 01/26/2010
Heather Baird
 Notary Public (Printed Name)

TITLE CERTIFICATION:

STATE OF FLORIDA:
 COUNTY OF ORANGE:

I, Brian Jones, Esquire, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the person described property and that I find the title to the property is vested in Lo Land Assets, LP a Delaware limited partnership, and that current taxes have been paid and that all encumbrances affecting the subject property (if any) are shown hereon.

None

Dated this 4 day of JANUARY, 2007.

By: Brian Jones
 Brian Jones, Esquire

COUNTY COMMISSION:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of St. Lucie County, Florida, this _____ day of _____, 2007.

By: Chairperson, Board of County Commissioners

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

I, Edwin M. Fox Jr. Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it complies in form with all of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for public record in Plat Book 57, Page 7 of the Public Records of St. Lucie County, Florida, this 11 day of June, 2007.

By: Darish E. Fox Deputy Clerk
 Clerk of Circuit Court
 St. Lucie County, Florida

COUNTY ATTORNEY:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

This plat is hereby approved as to form.

By: Daniel S. McIntyre Esquire
 Daniel S. McIntyre, Esquire
 County Attorney
 St. Lucie County, Florida

Date: 6/1/07

COUNTY ENGINEER:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets all minimum subdivision platting requirements as set forth in Section 16.03 of the St. Lucie County Land Development Code.

By: Michael V. Powley
 Michael V. Powley, P.E.
 County Engineer
 St. Lucie County, Florida

Date: 5-30-07

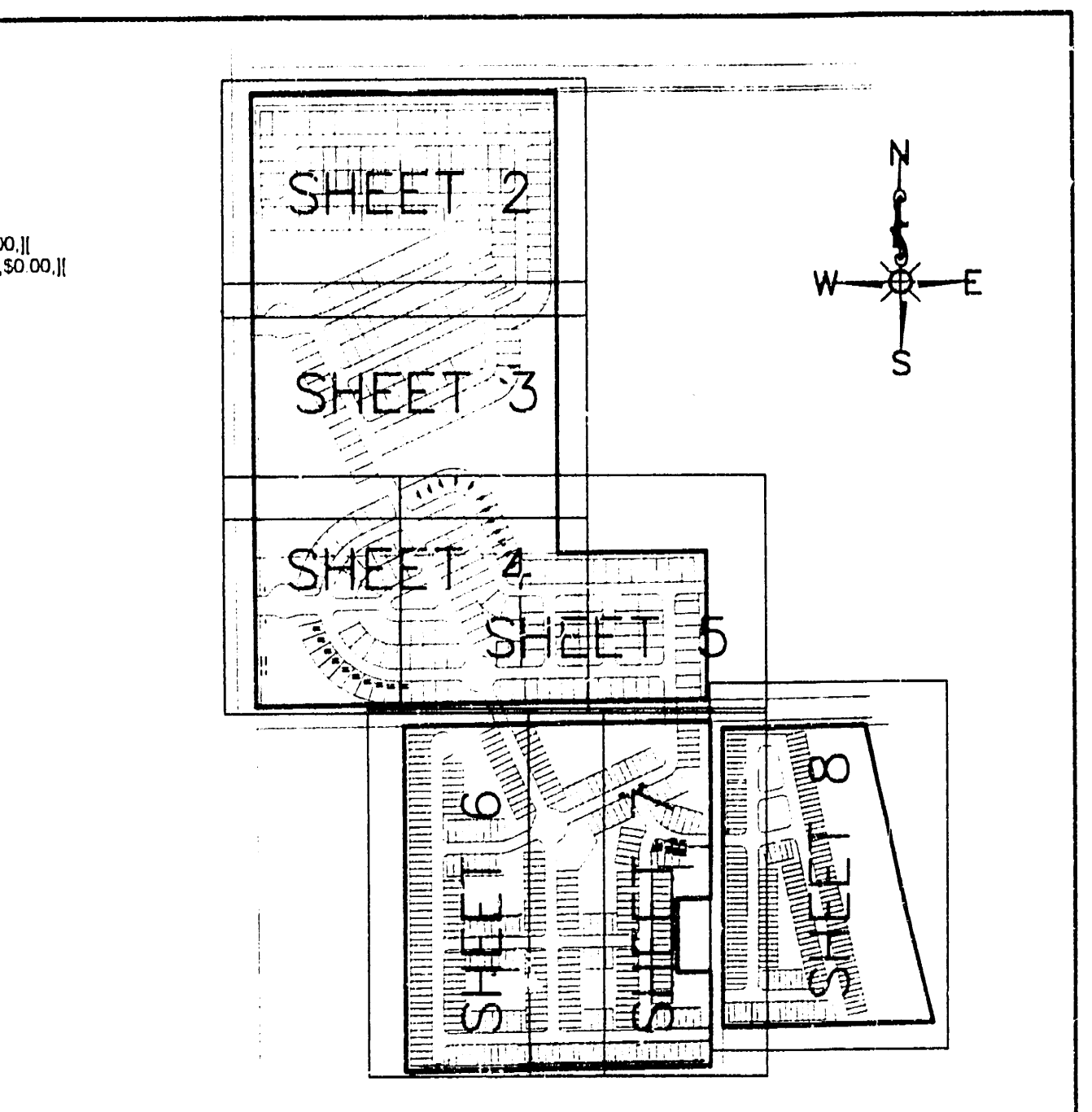
GROWTH MANAGEMENT:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

It is hereby certified that this plat meets the minimum lot dimension requirements of the _____ zoning district as set forth in the St. Lucie County Land Development Code.

By: Michael V. Powley
 Michael V. Powley, P.E.
 County Engineer
 St. Lucie County, Florida

Date: May 29, 2007



KEY MAP

(NOT TO SCALE)

COUNTY SURVEYOR:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

It is hereby certified that the undersigned Surveyor and Mapper duly licensed in the State of Florida has reviewed this plat for conformity with the requirements of Chapter 177, Part 1, Florida Statutes.

By: Ronald H. Harris Date: 5-30-07
 Ronald H. Harris, Professional Land Surveyor
 County Surveyor
 St. Lucie County, Florida

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA:
 COUNTY OF ST. LUCIE:

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF CELEBRATION POINTE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 12th DAY OF JANUARY, 2007.

By: Richard C. Laventure
 RICHARD C. LAVENTURE
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 5209

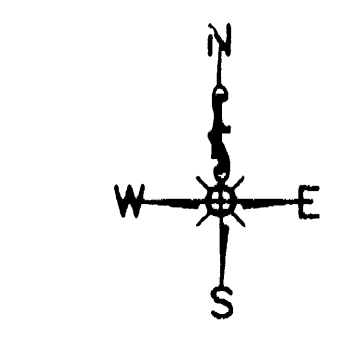
SURVEYOR'S NOTES:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- THE EAST RIGHT-OF-WAY LINE OF JENKINS ROAD IS ASSUMED TO BEAR N 0°15'57" W, AS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THIS PLAT CONTAINS 147.14 ACRES, MORE OR LESS.
- THIS PLAT CONTAINS 755 LOTS.
- A 5/8" IRON ROD AND CAP STAMPED LB (LICENSED BUSINESS) 7056 HAS BEEN OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

PREPARED BY:

LAVENTURE & ASSOCIATES, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 1840 SE Port St. Lucie Blvd.
 Port St. Lucie, Florida 34952
 (772) 398-6430 Phone (772) 398-6426 Fax
 FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE
 FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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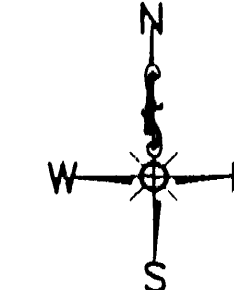
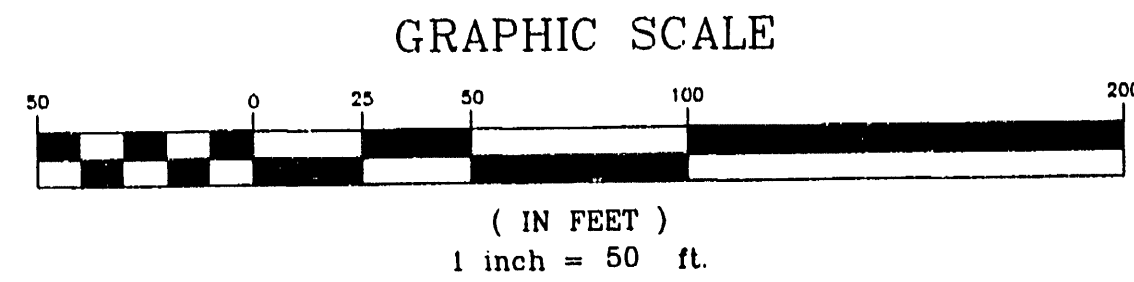
FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE

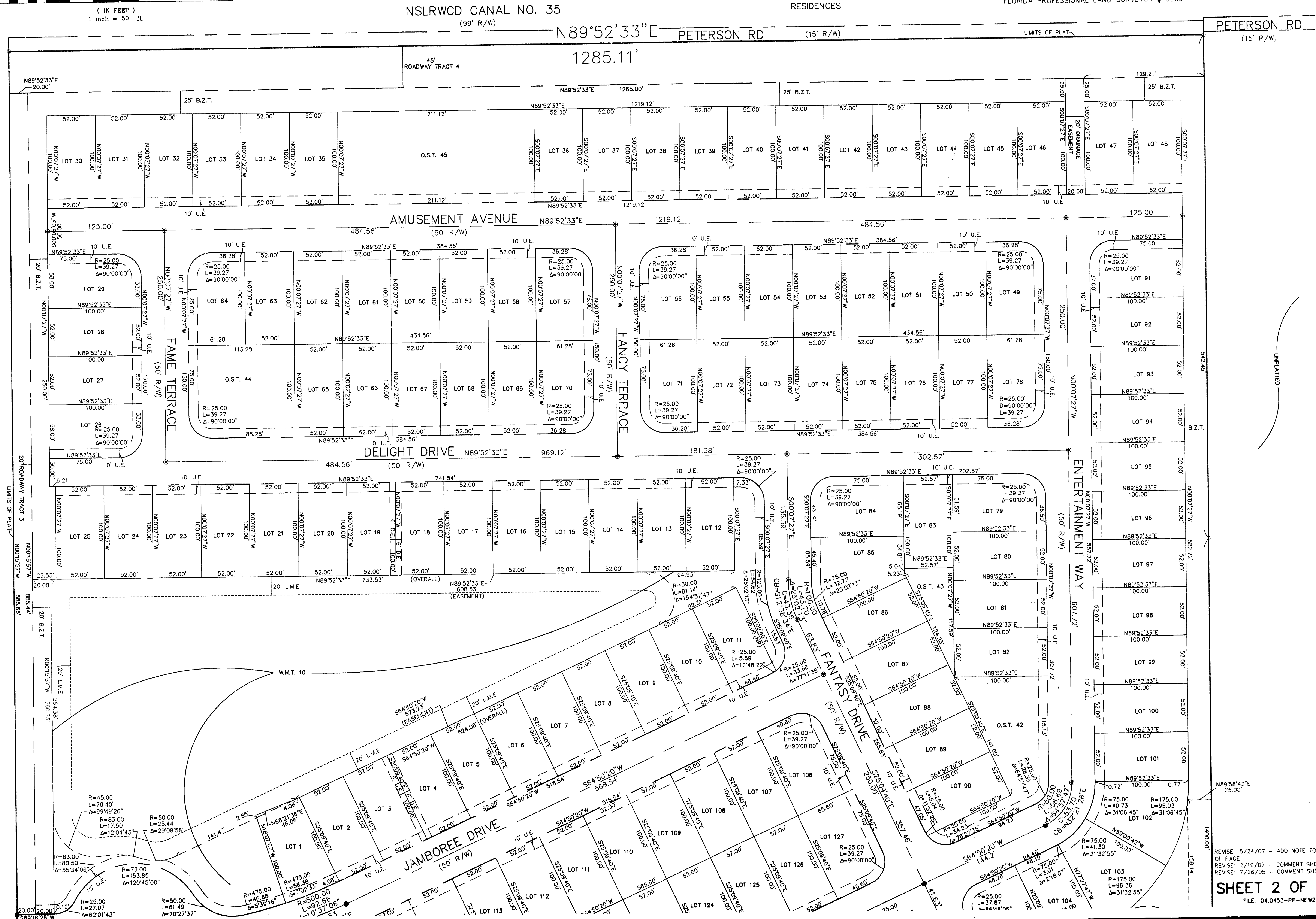
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

PLAT BOOK 57
PAGE 8

NOTICE: LOTS 30 TO 48 AS DEPICTED
ARE DESIGNATED AS SINGLE STORY
RESIDENCES



JENKINS ROAD
(80' R/W)

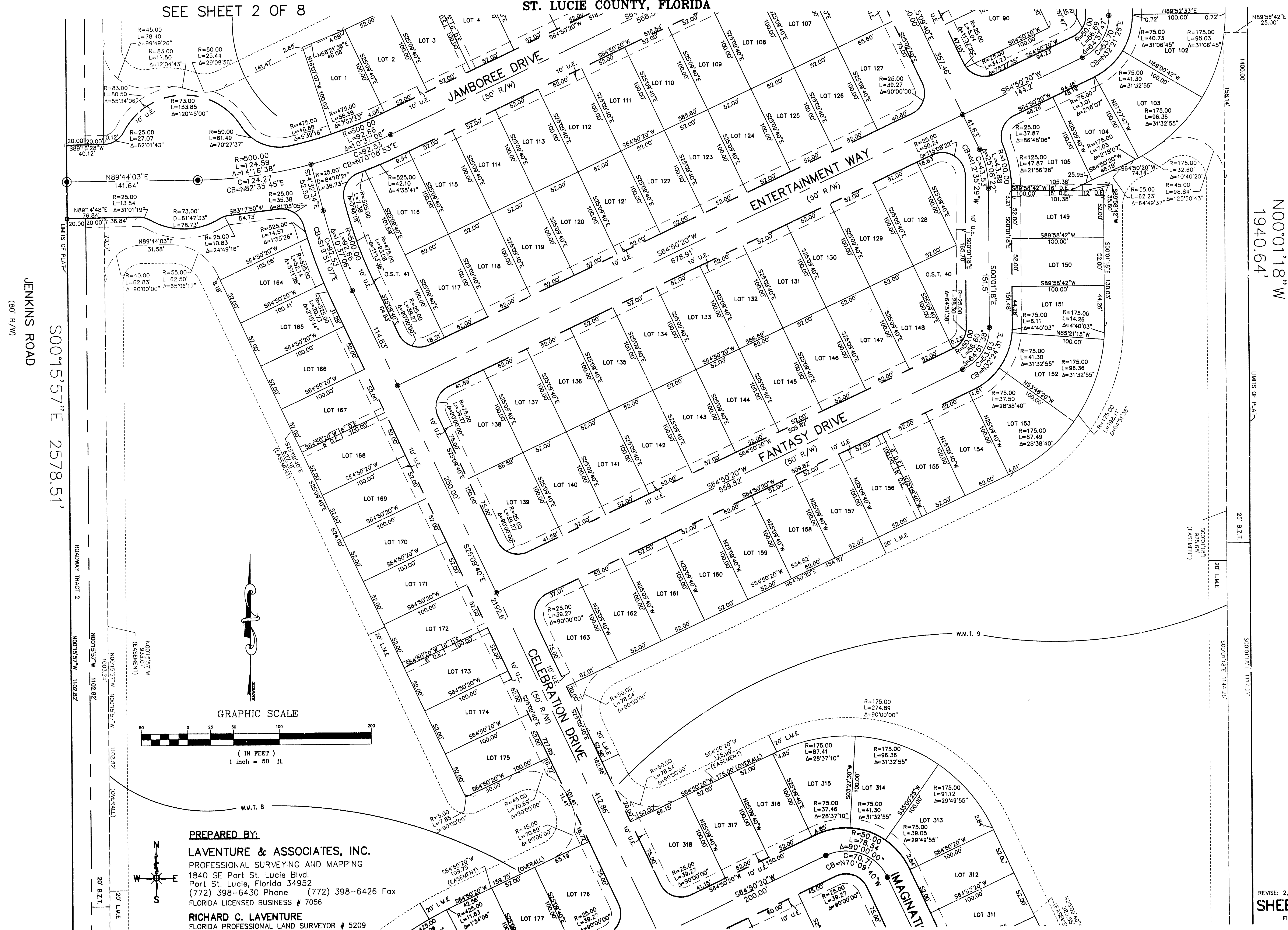


CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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SEE SHEET 2 OF 8



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N00°01'18"W
1940.64'

REVISE: 2/19/07 - COMMENT SHEET
SHEET 3 OF 8
FILE: 04.0453-PP-NEW2.DWG

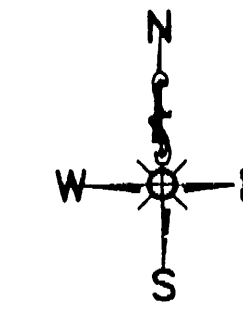
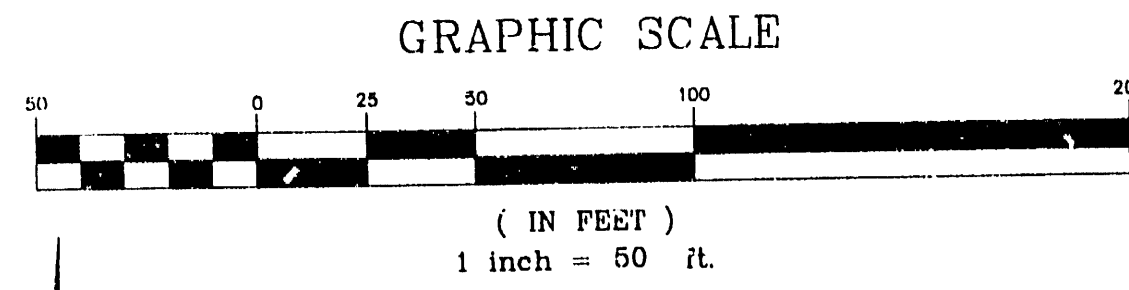
SEE SHEET 4 OF 8

CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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SEE SHEET 3 OF 8

JENKINS ROAD
(60' R/W)

CEREMONY DRIVE
(VARIABLE R/W)

CELEBRATION DRIVE
(50' R/W)

FESTIVITY LANE
(50' R/W)

IMAGINATION DRIVE
(50' R/W)

NSLRWCD CANAL NO. 36
(89' R/W)

S89°14'48"W

1891.34'

NSLRWCD CANAL NO. 37
(63' R/W)

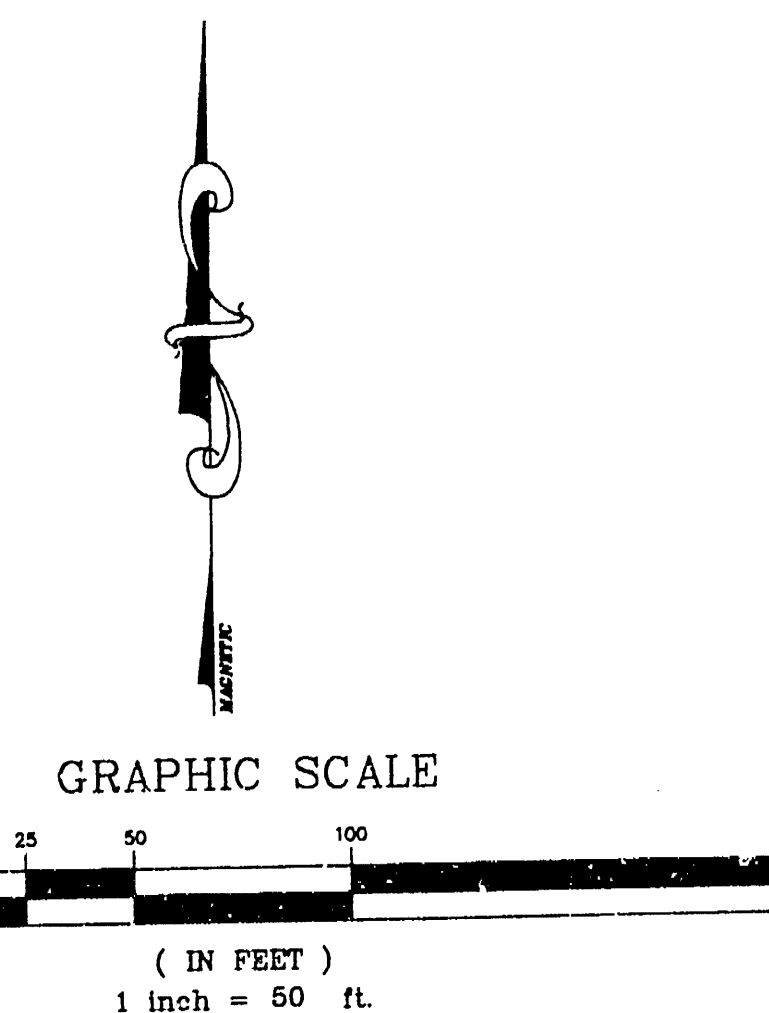
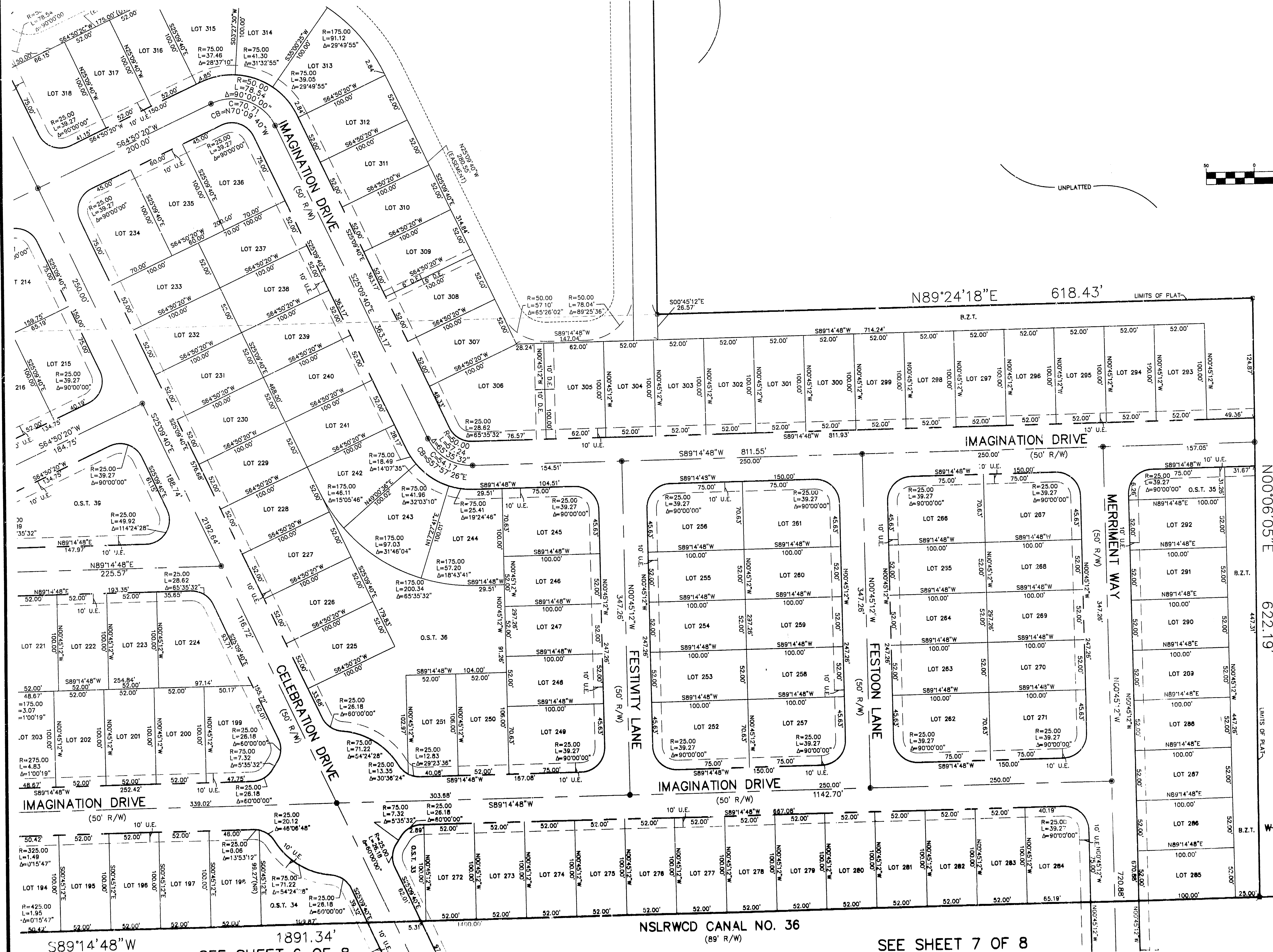
CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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SEE SHEET 3 OF 8

SEE SHEET 4 OF 8



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REVISE: 2/19/07 - COMMENT SHEET

SHEET 5 OF 8

FILE: 04.0453-PP-NEW2.DWG

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CELEBRATION POINTE

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 57
PAGE 12

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PROFESSIONAL SURVEYING AND MAPPING

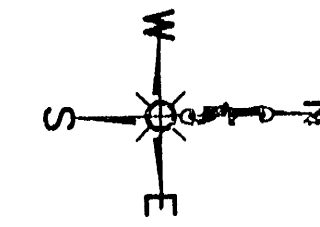
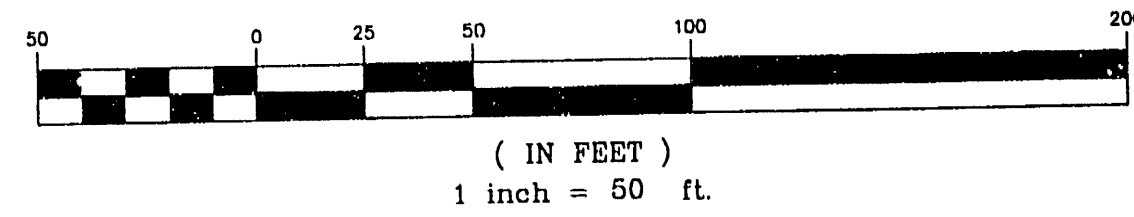
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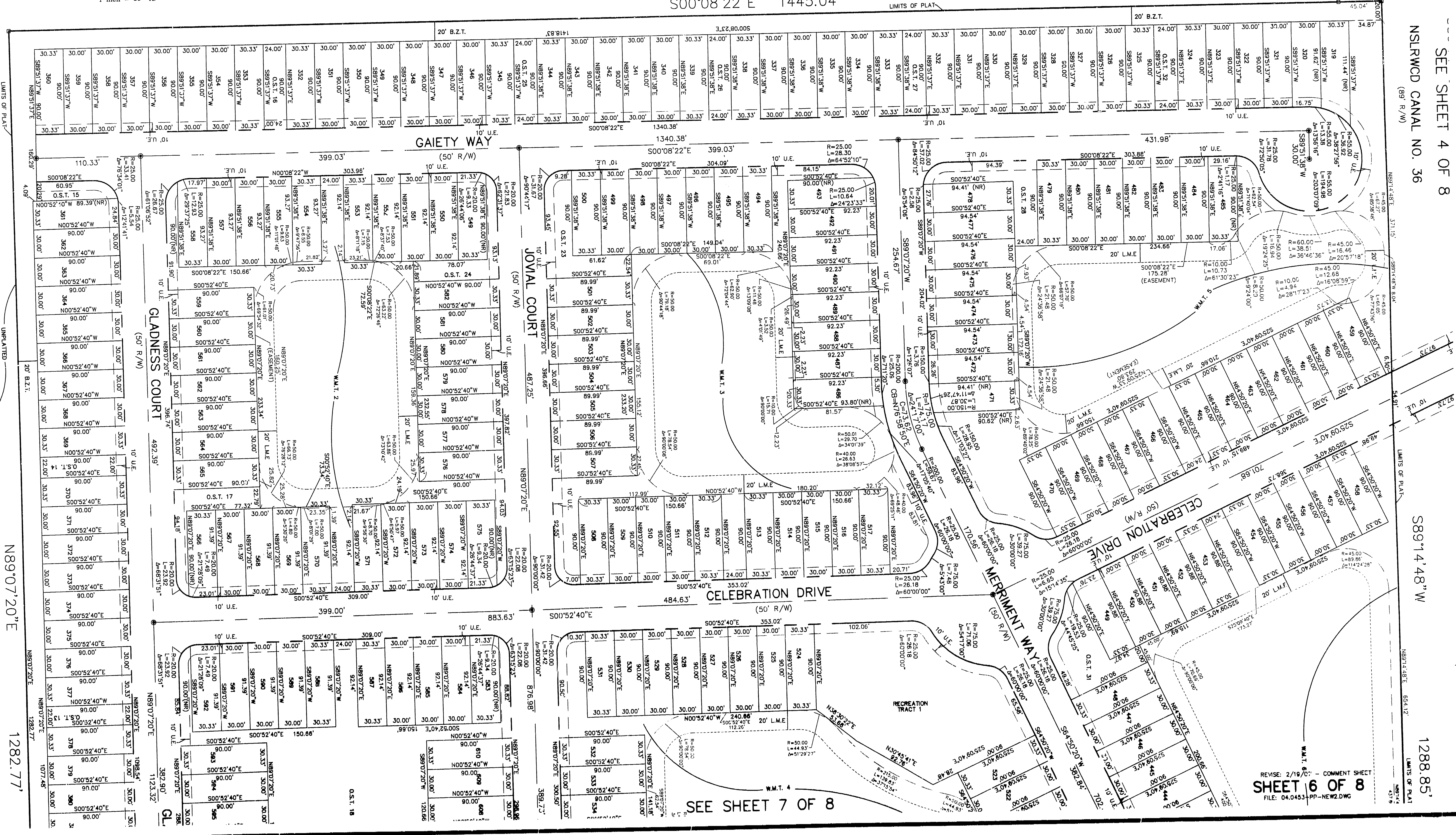


GRAPHIC SCALE



S00°08'22"E 1445.04'

LIMITS OF PLAT



SEE SHEET 4 OF 8
NSLRWCD CANAL NO. 36
(89° R/W)

S89°14'48"W
1288.85'
LIMITS OF PLAT

REVISION: 2/19/07 - COMMENT SHEET
SHEET 6 OF 8
FILE: 04.0453-PP-NEW2.DWG

CELEBRATION POINT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

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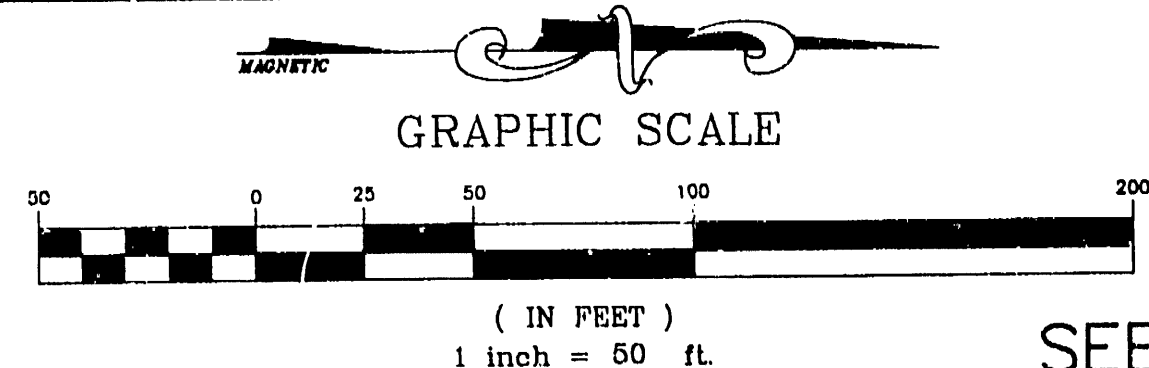
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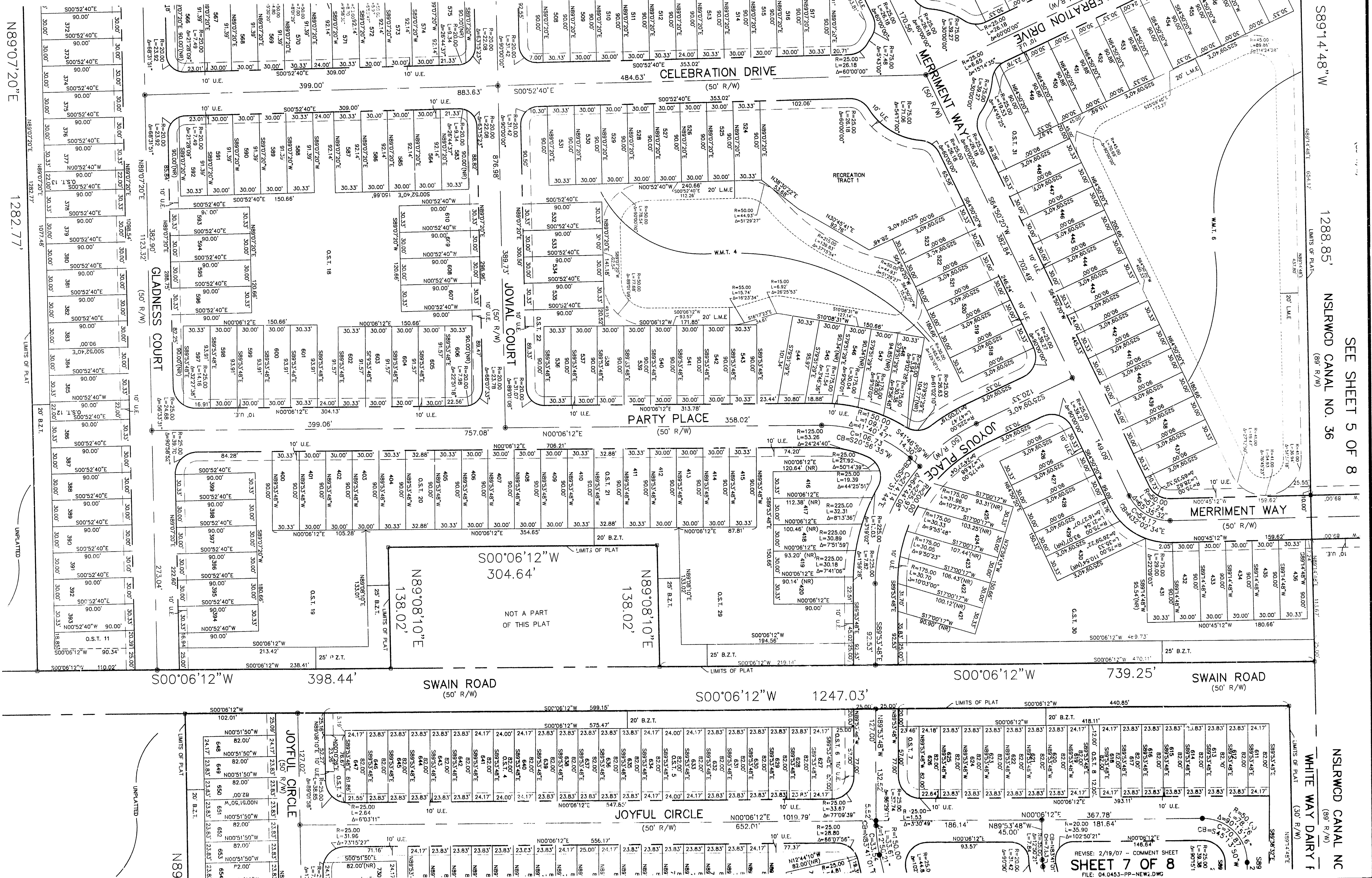
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SEE SHEET 6 OF 8

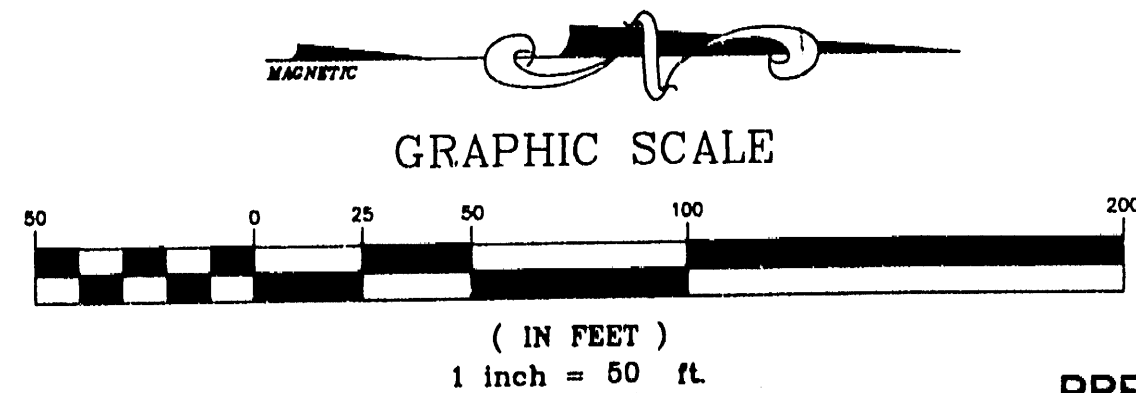
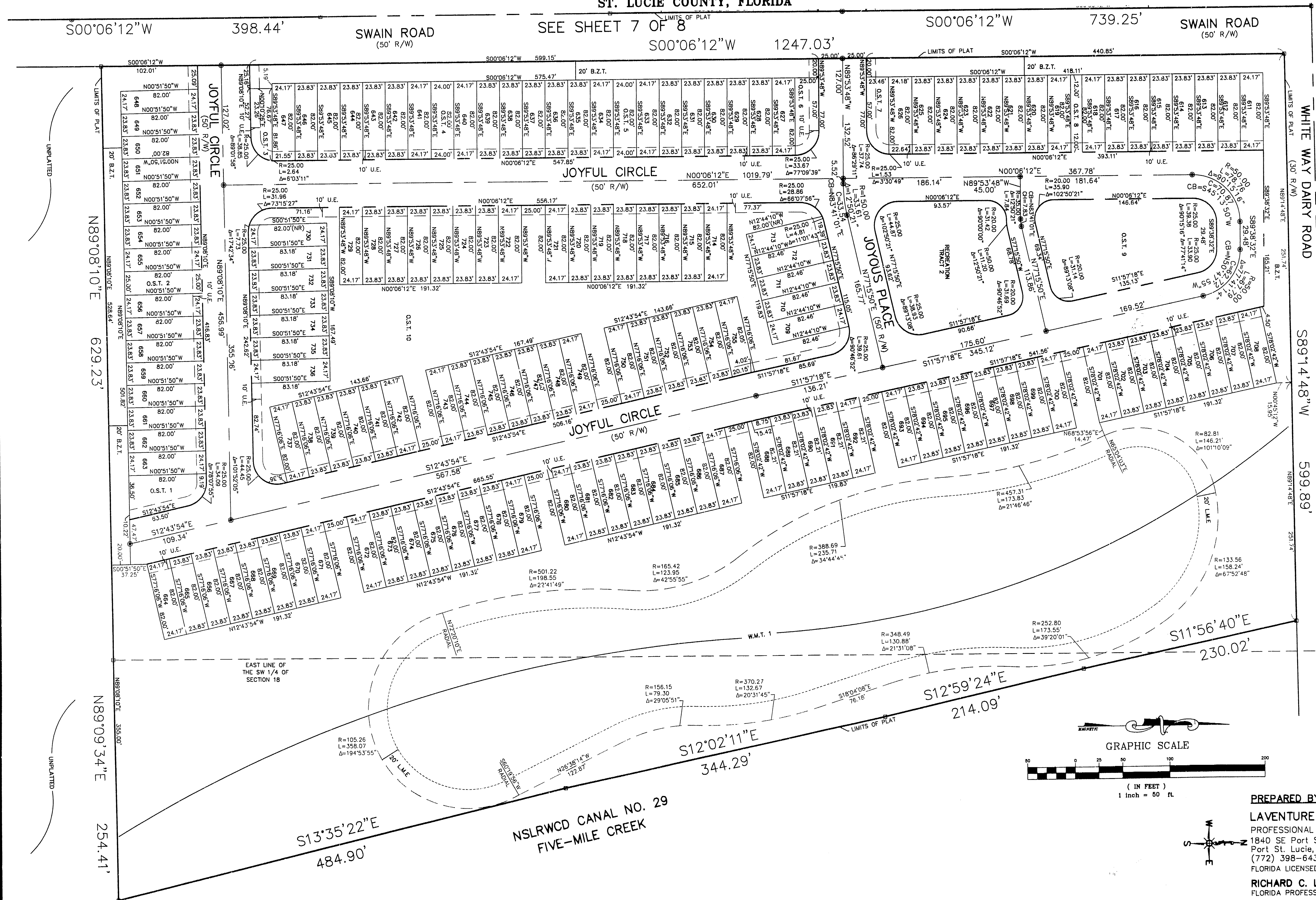


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PLAT BOOK 57
PAGE 14

SEE SHEET 5 OF 8



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FLORIDA LICENSED BUSINESS # 7056
RICHARD C. LAVENTURE
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

Celebration Pointe Major Amendment

City of Fort Pierce, Florida

Applicant

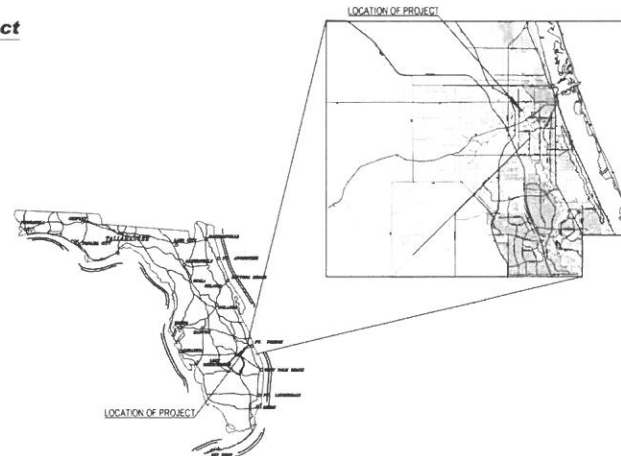
LGI Homes - Florida, LLC
100 Ashley Drive South, Ste 210
Tampa, FL 33602

Land Planner/Landscape Architect

Lucido & Associates, P.A.
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

Property Owner

Celebration Pointe Property Development LLC
380 Creekstone Ct.
Longwood, FL 32779



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Cover Sheet	
Approved Site Plan Exhibit	1 of 7
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Landscape Specifications	7 of 7





Property Owner: Celebration Florida Property Development LLC
380 Chickadee Ct
Longwood, FL 32779

Applicant: J Ormiston - Florida LLC
170 Ashley Drive South Ste 210
Tampa, FL 33607

Lead Planner: LUCAS & ASSOCIATES
Landscape Architect: JPI & ASSOCIATES, INC.

City of Fort Pierce
Approved Site Plan
Exhibit



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Project Team:

Property Owner: Celebration Pointe Property Development LLC
3801 Chokoloskee Ct.
Longwood, FL 32779

Applicant: J.J. Lucido & Associates, LLC
101 W. Clearing Road, Suite 100
Fort Lauderdale, FL 33304

Lead Planner / Landscape Architect: J.J. Lucido & Associates
101 W. Clearing Road, Suite 100
Fort Lauderdale, FL 33304

Celebration Pointe Major Amendment

City of Fort Pierce

Typical Lot Exhibit

Date	By	Description
6/28/18	JJ	Initial Submittal
7/26/18	JJ	Response to Comments



SCALE: 1" = 20'-0"

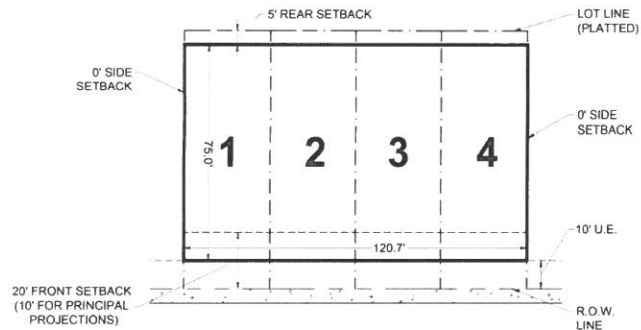
0' 0' 0' 0'

NTS

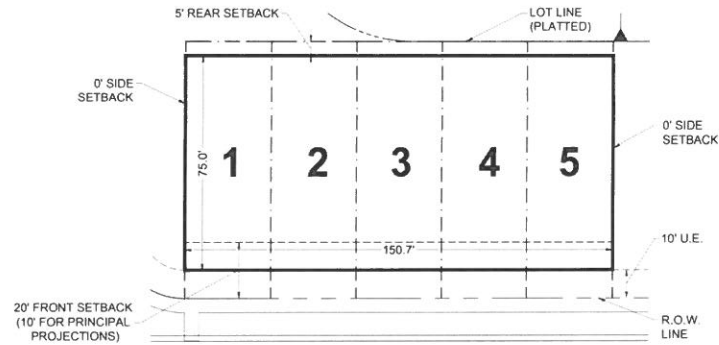
Designer: JJ
Manager: BN
Project Number: 18-081
Municipal Number: ---
Computer File: ---

Sheet
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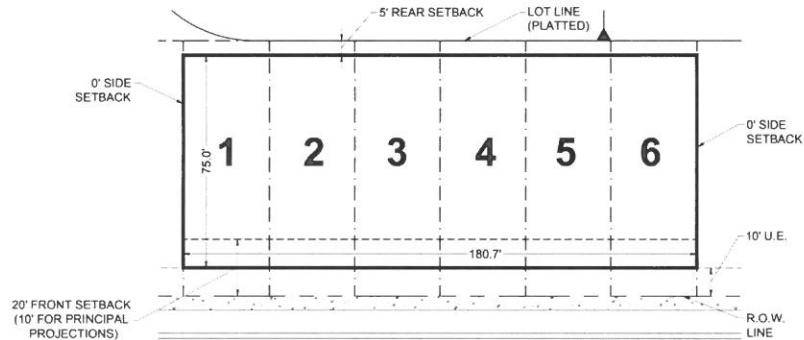
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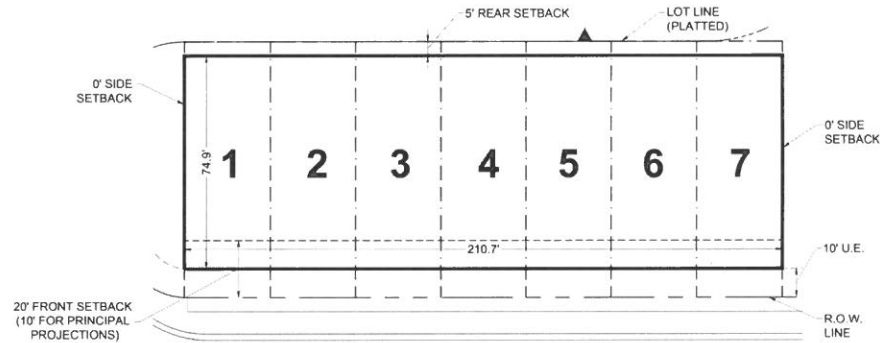
Typical Lot: Typ. Lot - 1 Story Townhome (4-Unit Building)
Scale: 1" = 20' - 0"



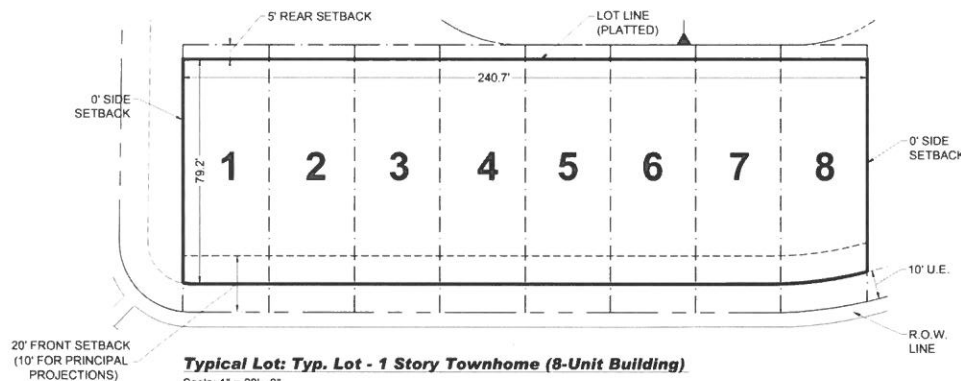
Typical Lot: Typ. Lot - 1 Story Townhome (5-Unit Building)
Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (6-Unit Building)
Scale: 1" = 20' - 0"



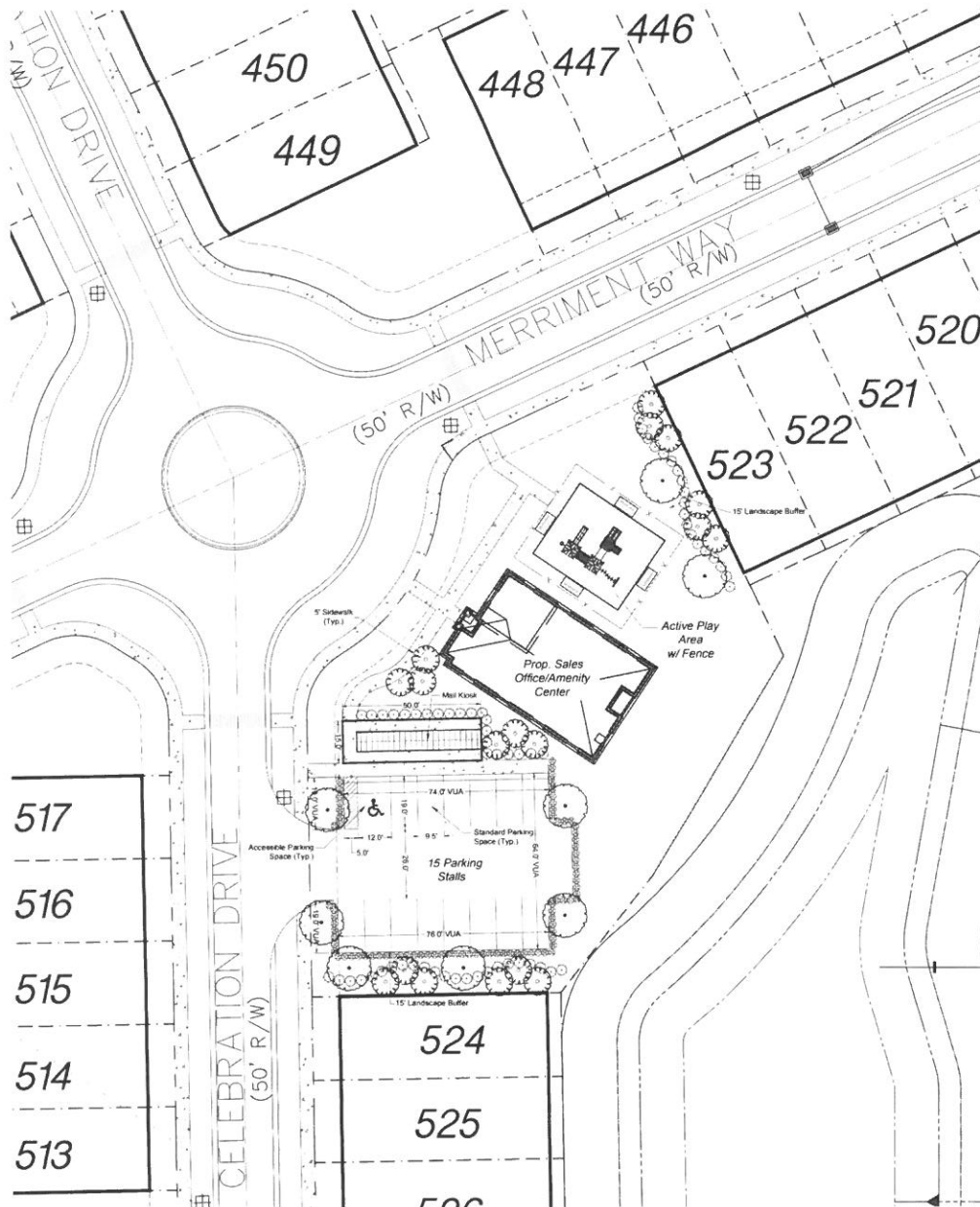
Typical Lot: Typ. Lot - 1 Story Townhome (7-Unit Building)
Scale: 1" = 20' - 0"



Typical Lot: Typ. Lot - 1 Story Townhome (8-Unit Building)
Scale: 1" = 20' - 0"

Setback Data Table

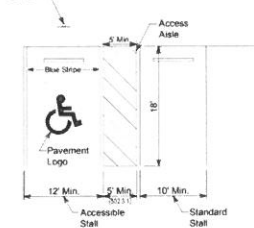
Front:	20' from Garage/10' from Principal Projection
Side:	0'
Side to Corner:	0'
Rear:	5' from Principal Projection/ 0' for Porches, Patios, and Balconies



PLANT SCHEDULE AMENITY CENTER

SYMBOL	QTY	NOTATIONAL NAME	COMMON NAME	SPACING
1	8	Quercus laevis	Southern Live Oak	250'
2	18	Salix glutinosa	Sweet Gum	150'
3	27	NOTATIONAL NAME	COMMON NAME	SPACING
4	60	Chrysanthemum leucanthemum	White Chrysanthemum	10'
5	12	Mulch	Mulch	30' x 24" x 6"

Accessible Parking Sign



Standard & Accessible Parking Space Detail

Not to Scale

Landscape Calculations (Sales/Amenity Center)

Parking - Vehicular Use Area:

Interior Vehicular Use Area
5,084 sq. ft. total Vehicular Use Area
5,084 / 15 = 338.9 sq. ft. required Landscape Area
(337.8) / 100 = 4 Trees Required
Total Landscape Area Required = 337.8 sq. ft.
Total Trees Required = 4
Trees Provided = 4 Canopy Trees

Parking Calculations

Recreation Establishment: 2,300 sq. ft. 1 space per 200 sq. ft.

Parking Required: 12 Spaces
Parking Provided: 15 Spaces
Includes 1 Accessible Space

General Notes

1. Parking space striping shall conform to Section 22-60C(8) of the Fort Pierce City Code.
2. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(b) of the Fort Pierce City Code.
3. All interior sidewalks to be 6" wide minimum.
4. Parking space bumper rails shall comply with Section 22-60C(17) of the Fort Pierce City Code.
5. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
6. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.



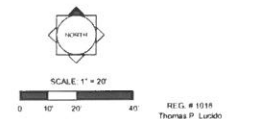
Project Team:

Property Owner: Celebration Pointe Property Development LLC
1807 Celebration Ct.
Fort Pierce, FL 34946
Applicant: L. J. Martinez, Florida LLC
1180 Highway 1, Suite 210
Fort Pierce, FL 34946
Land Planner: Lucido & Associates
Landscaping Architect: 1775 East Street, Suite 100
Fort Pierce, FL 34946

Celebration Pointe Major Amendment

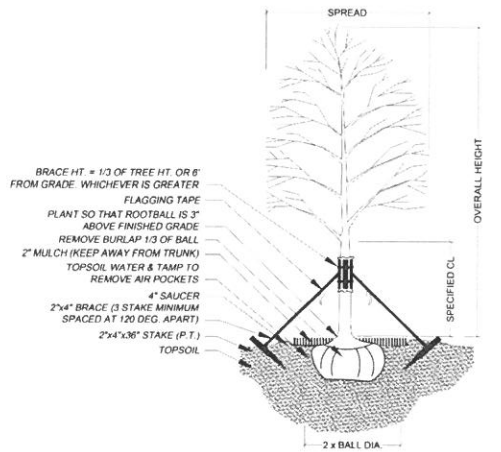
City of Fort Pierce
Amenity Center
Landscape Plan

Date	By	Description
6/28/18	JJ	Initial Submittal
7/26/18	JJ	Response to Comments

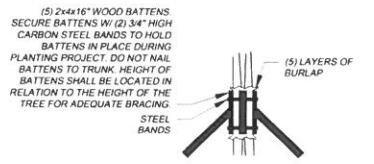


Designer: JJ
Manager: BN
Project Number: 18-081
Municipal Number: ---
Computer File: ---

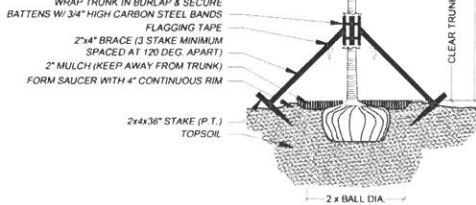
4 of 7



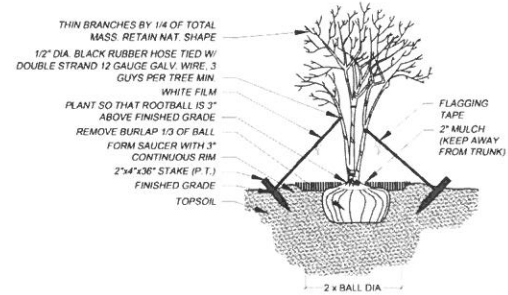
TREE PLANTING & STAKING
NOT TO SCALE



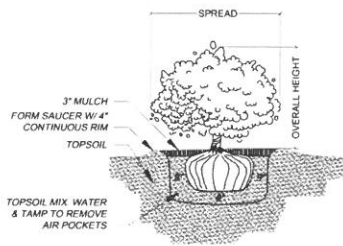
BRACING DETAIL
NOT TO SCALE



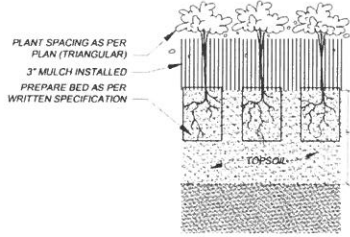
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



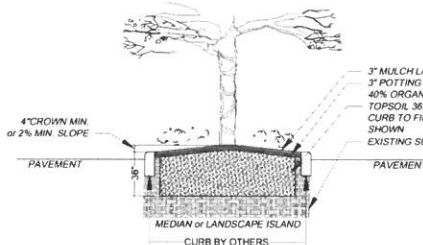
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

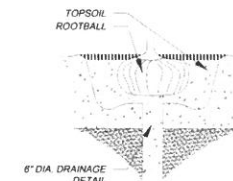


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

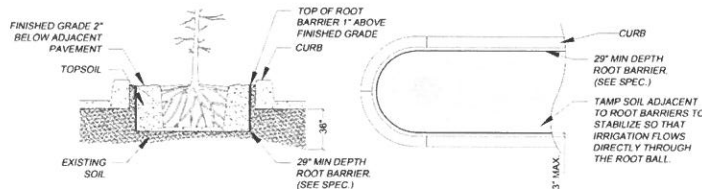


LANDSCAPE AREA PREPARATION DETAIL
NOT TO SCALE

- * TOPSOIL SHALL BE NATURAL, FINELY TEXTURED, FERTILE, FREE OF STONES, LIMESTONE, OR OTHER MATERIALS THAT WOULD INHIBIT PLANT GROWTH.
- * TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5.
- * TOPSOIL SHALL BE FREE FROM DISEASE, WEEDS, LITTER, STONES, CLAY, STONES, LIMESTONE, OR OTHER MATERIALS THAT WOULD INHIBIT PLANT GROWTH.
- * TOPSOIL SHALL CONTAIN A MINIMUM OF 10% ORGANIC MATERIAL.
- * TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TEST DETAIL FOR PITS).
- * LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

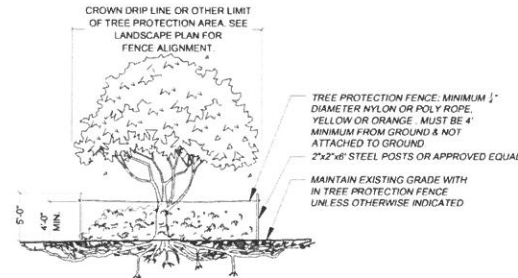


DRAINAGE TESTING DETAIL
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

- NOTES:
1. ROOT BARRIER SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 8' OF PAVEMENT AND OR CURB.
 2. ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
 3. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE
NOT TO SCALE

- NOTES:
1. SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
 2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL.)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



Project Team:

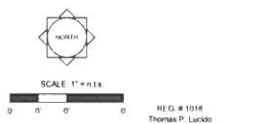
Property Owner:	Celebration Pointe Properties Development LLC 3000 Clearwater Dr. Clearwater, FL 34617
Applicant:	Clearwater, Florida LLC 10000 Clearwater Dr. #200 Tampa, FL 33607
Land Planner / Landscape Architect:	Lucido & Associates 10100 Clearwater Dr. #200 Tampa, FL 33607

Celebration Pointe Major Amendment

City of Fort Pierce

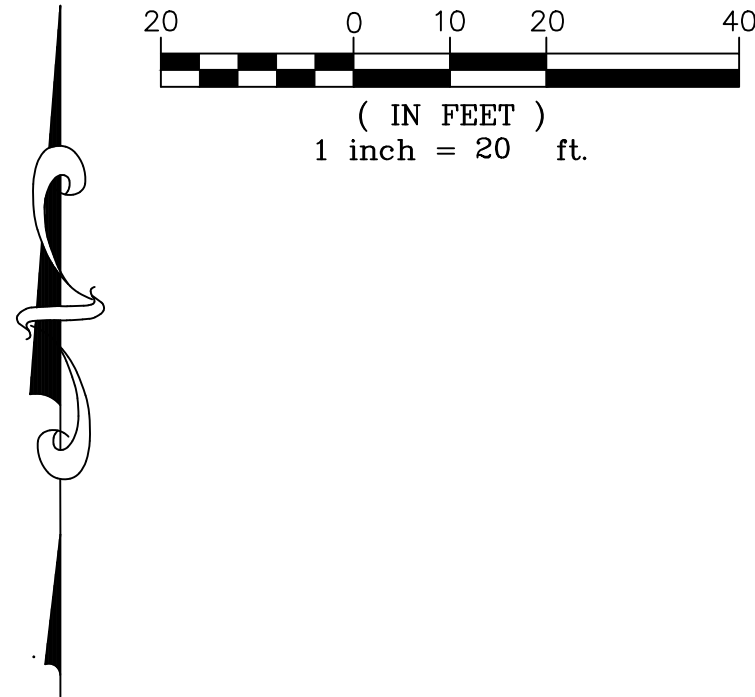
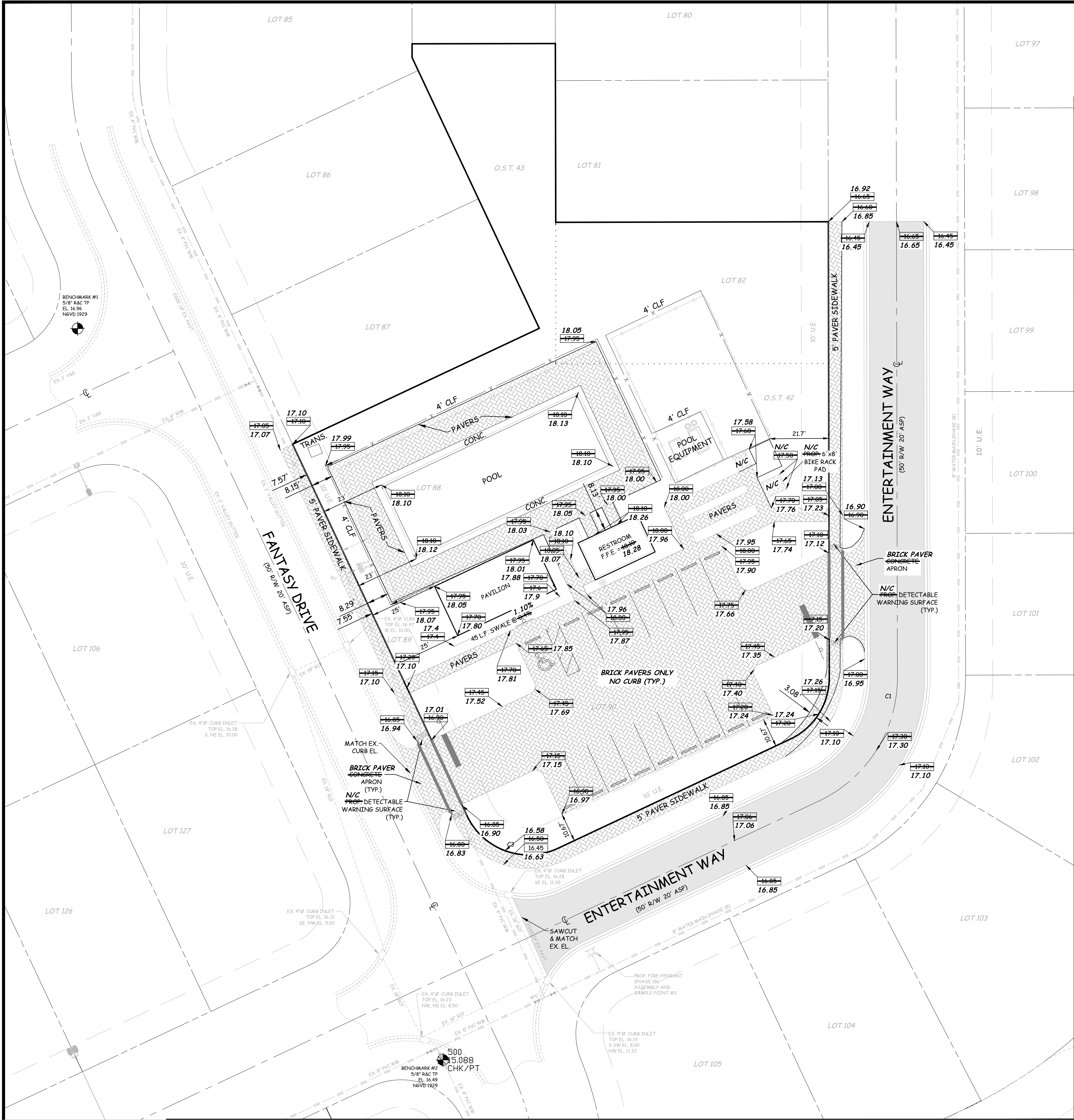
Landscape Details (Sales Parking and Amenity Buffers)

Date	By	Description
8.28.18	JJ	Initial Submittal
7.28.18	JJ	Response to Comments



Designer:	JJ	Sheet
Manager:	BN	6 of 7
Project Number:	18-081	
Municipal Number:	---	
Computer File:	---	

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LEGEND			
	EXISTING GRADE ELEVATION		EXISTING GRAVITY SEWER MAIN
	PROPOSED ELEVATION		EXISTING EDGE OF PAVEMENT
	(H.P. = HIGH POINT)		EXISTING LIGHT POLE
	RUNOFF FLOW DIRECTION		PROPOSED CATCH BASIN
	PIPE INTERFERENCE POINTS		PROPOSED CLEAN OUT
	EXISTING WATER MAIN		PROPOSED ASPHALT PAVEMENT

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.). TO CONVERT FROM N.G.V.D. '29 TO N.A.V.D. '88, SUBTRACT 1.48' TO THE N.G.V.D. ELEVATIONS TO GET N.A.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION SHALL HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

SEAL

ENGINEER'S APPROVAL

VELCON ENGINEERING & SURVEYING LLC

590 NW PEACOCK BLVD., SUITE #8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
FBIE C.O.A. # 3222

REVISIONS

BY	DATE	DESCRIPTION
	06-29-20	ADD CROSS SECTIONS B & C

PAVING, GRADING, & DRAINAGE PLAN
& SPECIFICATIONS

CELEBRATION POINTE
NORTH AMENITY CENTER
CITY OF FORT PIERCE, FLORIDA

SCALE : 1" = 20'

DATE: 03/20/19

DRAWN BY: SA

CHECKED BY: SA

CADD FILE: 19-10028.DWG

SHEET NO.: 2

OF :

JOB No. : 19-1002

PAVING, GRADING & DRAINAGE ASBUILTS

SURVEYOR'S NOTES

- ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29).
- THE COORDINATES SHOWN HEREON REFER TO NAD 83 STATE PLANE FLORIDA EAST ZONE (1990 ADJUSTMENTS).

ABBREVIATIONS

- (ASB) = ASBUILT
B/P = BOTTOM PIPE
CB = CATCH BASIN
C/O = CLEAN-OUT
CS = CONTROL STRUCTURE
COR. = CORNER
D.D.C.V. = DOUBLE DETECTOR CHECK VALVE
D.I.P. = DUCTILE IRON PIPE
(EX) = EXISTING
FDC = FIRE DEPARTMENT CONNECTOR
FHYD = FIRE HYDRANT
F.L. = FIRE LINE
FLNG. = FLANGE ELEVATION
F.M. = FORCE MAIN
GRD. = GROUND ELEVATION
GV = GATE VALVE
H.D.P.E. = HIGH DENSITY POLYETHYLENE
INV. = INVERT
L.F. = LINEAR FEET
- N/C = NOT CONSTRUCTED
N/A = NOT APPLICABLE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.G. = PAGE
P.I.V. = POST INDICATOR VALVE
POLY. = POLYETHYLENE
P.V.C. = POLYVINYL CHLORIDE
R.P.Z. = REDUCE PRESSURE ZONE
SAN. = SANITARY
S.P. = SAMPLE POINT
S.S. = SANITARY SERVICE
T.J. = TEMPORARY JUMPER
TRANS. = TRANSFORMER
T/P = TOP OF PIPE ELEVATION
T/W = TOP OF WALL
W.M. = WATER MAIN
WS = WATER SERVICE
W.V. = WATER VALVE
YRD. = YARD DRAIN

VELCON ENGINEERING & SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8206
590 SW PEACOCK BLVD., SUITE 8
PORT ST. LUCIE, FLORIDA 34986
PHONE (772) 879-0477
Web Site: www.velconfl.com

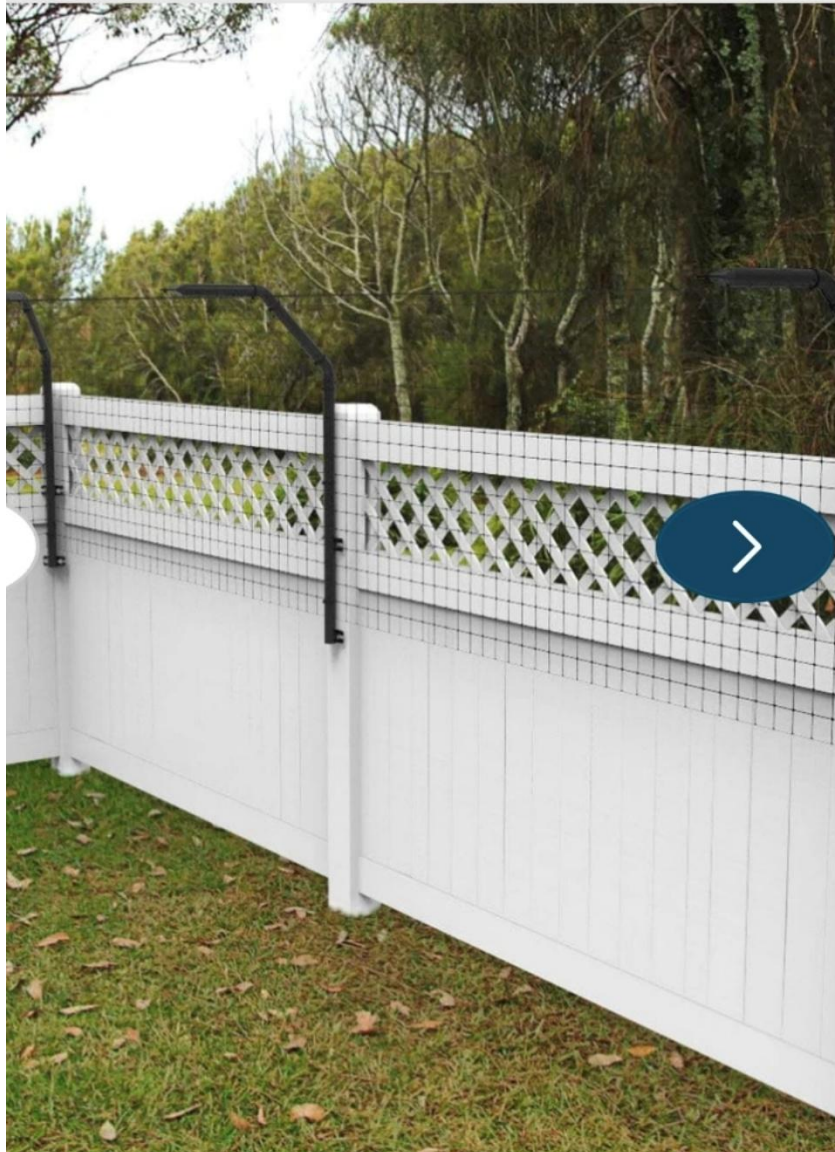
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#6285

Current Pool Fence 6' vinyl



See page 2 for what we would like to add to the top of the fence

The black piece on top of the white vinyl fence is what we wish to install – this is why we need the variance.



STUART FENCE

(772) 288-1151

#CFE3584

LICENSED & INSURED
BONDED

PROPOSAL - CONTRACT

P.O. Box 2636
Stuart, FL 34995

CUSTOMER'S NAME PENNY ALVARO-CELEBRATION POINTE MASTER ASS.		DATE 7.9.25	
STREET 5325 FANTASY DR		CITY FP	STATE FL
HOME PHONE		BUSINESS PHONE	Fax #
FENCE LINE CLEARED: Y / N		MOBIL/BEEPER# 904-461-5556	
SURVEY: THEALVAROS2013@GMAIL.COM		TOTAL FOOTAGE: 5	

CHAIN LINK

REMOVE EXISTING PVC SINGLE GATE.

FENCE TYPE

OPT:A-FURNISH AND INSTALL ONE 62" WIDE 6'H WHITE ALUMINUM GATE ON 6" POSTS. BOTH POSTS SET IN CONCRETE. TOTAL INCLUDES ALL LABOR AND MATERIAL

TOP RAIL

OPT:B-FURNISH AND INSTALL ONE 62" WIDE 8'H WHITE ALUMINUM GATE ON 6" POSTS.BOTH POSTS SET IN CONCRETE. TOTAL INCLUDES ALL LABOR AND MATERIAL.

LINE POST

CORNER POST

GATE POST

WALK GATE

D.D. GATE

WIRE GAUGE

TENSION WIRE

WOOD

FENCE STYLE

HEIGHT

GOOD SIDE

WALK GATES

D.D. GATES

LINE POSTS

GATE POSTS

SPECIAL INSTRUCTIONS

PVC/ALUMINUM

FENCE STYLE 6' 3R

WALK GATES 1@62"

D.D. GATES

POOL FENCE Y / N

OPTION "B"

\$2886.00

\$2886.00

PROPOSAL/CONTRACT SALE PRICE

CONTRACT PRICE

PERMIT

TOTAL

LESS DEPOSIT

BALANCE DUE UPON COMPLETION

OPTION "A"

\$1951.00

\$1951.00

ACCEPTANCE OF PROPOSAL - CONTRACT: The above prices, specifications and Terms/Conditions on reverse side are satisfactory and are hereby accepted. Stuart Fence Corp. is authorized to do the work specified. Payment will be made as outlined above. Upon signing by Purchaser this becomes a binding contract.

APPROVED AND ACCEPTED DATE

Stuart Fence is not responsible for damage to unmarked irrigation lines.

CUSTOMER'S
SIGNATURE

SALES REP.

SEE REVERSE SIDE FOR WARRANTY INFORMATION

MICHAEL P GIRE

Durable, Purpose-Built Components

ARM / BRACKET
INFO

The Houdini-Proof fence topper for dogs is made of formed $1\frac{3}{8}$ " diameter, 16 gauge galvanized steel tubing. It reaches over the fenced area 20" and can be set to raise the fence height as high as two additional feet. Two thick, steel mounting plates are welded to the base portion of each arm, and the entire arm is finished with a UV stable black powder coating.

MESH INFO

fence extender for dogs offers some flexibility, but it is more rigid compared to the poly mesh fence extension kit. It also has square openings that measure 1.7" x 1.7". Additionally, the welded wire is considered more durable overall — made with black vinyl-coated galvanized steel for added longevity outdoors. The welded wire is heavier in weight and a bit more difficult to install than the poly mesh fence topper for dogs.

We were able to successfully identify several of the individuals involved. As a result, formal violation notices have been issued, and their amenity privileges have been suspended for one year due to their behavior.

Celebration Point - POOL FOBS - Violations

<u>Name</u>	<u>Violation Date</u>	<u>Address</u>	<u>Suspension Date</u>	<u>Suspension End</u>	<u>FOBS #</u>	<u>Deactivated (YES/NO)</u>	
Hillard	7/25/2025	5515 Delight Dr	7/28/2025	7/28/2026	63721/63723	YES	Aggressive male
Moore,III	7/25/2025	1813 Party Place	7/28/2025	7/28/2026	63256/63254	YES	Jumped the Fence multiple times
							Fob was stolen- Closed Violation- 63229 Never
Parks	7/24/2025	1508 Festivity Lane	7/28/2025	7/28/2026	63229 /63230	YES	Activate
							Forcibly tried to break the gate open, then jumped
Bernard/Freeman	7/28/2025	1518 Merriment Way	7/31/2025	7/31/2026	64026	YES	it
Benjamin/Lowery	7/28/2025	5522 Ceremony	8/1/2025	8/1/2026	NO FOBS	NO	Jumped the Fence multiple times
		5402 Entertainment					Letting people who are restricted from the pool
Porcha	7/24/2025	Way	8/1/2025	8/1/2026	NO FOBS	NO	gate
Butler/Jackson	8/13/2025	1620 Merriment Way	8/14/2025	8/14/2026	64151	YES	64150 is still active; 64051 was stolen.
Ocando/Gova	8/20/2025	5201 Gladness Court	8/20/2025	8/20/2026	NO FOBS	NO	Jumped the Fence multiple times
Exavier	9/9/2025	1501 Merriment Way	9/15/2025	9/15/2026	63955/63964	YES	Changed clothes on camera
		5335 Entertainment					
Aneus	10/23/2025	Way	10/23/2025	10/23/2026	63823/63820	YES	Dog in the pool
Garcia	10/23/2025	5208 Jovial Court	10/23/2025	10/23/2026	63856/63858	YES	Rocks in the Pool

Dawnyell Snow
Assistant Property Manager

Phone: 904.461.5556
120 Sea Grove Main St.
St. Augustine, FL 32080
www.sovereign-jacobs.com

***Attention Vendors* email invoices to
sjinvoices@payableslockbox.com from now on**