

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JUNE 14, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Tim O'Connell; Eloise Cumings; John George; Marcia Baker; Charles Hayek; Frank Creyaufmiller; Robert Poitier; Mike Dahan; Steve Weaver; Al Bernetti; Bob Burdge, Chairman

Absent: Brian Paul

Staff Present: James Messer, City Attorney
Rebecca Grohall, AICP, Planning Director
Kori Benton, Senior Planner
Alicia Rosenthal, Administrative Assistant

4. CONSIDERATION OF ABSENCES

Mr. Paul was excused.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Weaver was made a voting member.

6. APPROVAL OF MINUTES

- a. Minutes from the May 10, 2016 meeting

Motion was made by Frank Creyaufmiller, and seconded by John George to approve the minutes from the May 10, 2016 meeting.

AYE: Eloise Cumings, John George, Marcia Baker, Charles Hayek, Frank Creyaufmiller, Robert Poitier, Mike Dahan, Steve Weaver, Tim O'Connell, Chairman Bob Burdge

Passed

7. NEW BUSINESS

a. Planned Development (PD) - Mayfair at Lawnwood - 1801 Nebraska Avenue

Mr. Benton gave an overview of the new Planned Development application and answered questions from the Board regarding the existing building on site, traffic, density bonus, phasing timeline, open space, compatibility and drainage permit requirements from the South Florida Water Management District (SFWMD).

Richard Wohlfarth, Representative from the IBI Group and Developer, provided additional information on sidewalks, the 2007 drainage agreement with Villages of Lawnwood, density, transit stops and building height transition. Mr. Wohlfarth also answered questions from the Board on apartment specifics, SFWMD agreement with Mayfair at Lawnwood and the Lawnwood of Fort Pierce Homeowners Association, expanding retention area, apartment amenities and security.

David B. Earle, Attorney from Ross Earle Bonan & Ensor, P.A., and Villages of Lawnwood Ft. Pierce Homeowners Association representative, addressed significant concerns with drainage, flooding, density, phasing of the project and overall compatibility of the project. Mr. Earle stated the City of Ft. Pierce has an important interest to determine there will be no flooding caused by this project to the Villages of Lawnwood. Mr. Earle explained that in the mid 2000's the property was the subject of an approved site plan with conditions but the conditions have expired. Mr. Earle stated there is no current agreement negotiated with the Villages of Lawnwood regarding drainage for the property and appropriate compensation of use. Mr. Earle elaborated that the drainage facilities are already overburdened.

Kevin Henderson, President of Evergreen Engineering, has evaluated the circumstances surrounding the Mayfair at Lawnwood development and its effect on the Villages of Lawnwood flooding. Mr. Henderson explained the drainage system is not half the size it should be. Mr. Henderson feels that approving a PUD that doesn't even comply with its original out of date storm water requirements, in a community that suffers regular flooding with intense short rainfall events, will make the flooding worse. Mr. Henderson answered questions from the Board and explained that two city streets also drain into the Villages of Lawnwood mitigation ponds.

Mr. Messer suggested the Board table the item and ask the homeowners association and developer to get together and talk about the issues and come back to Board with a workable solution or put the issue back into the Board's lap.

Residents, Greg Grudovich, Fred Ebner, Bob Passanant, Michael Cahill, Linda Wyatt-Petro, Candace Grudovich and Robbi Creswell addressed concerns with the project.

Mr. Wohlfarth stated he would like to work with the Villages of Lawnwood Homeowners Association on the drainage and address the Boards concerns with amenities and security and present the results at the next Planning Board meeting.

Motion was made by Robert Poitier, and seconded by Steve Weaver to table the item to the next Planning Board meeting on July 12, 2016.

AYE: Tim O'Connell, Eloise Cumings, John George, Marcia Baker, Charles Hayek, Frank Creyaufmiller, Robert Poitier, Mike Dahan, Steve Weaver, Chairman Bob Burdge

Passed

8. BOARD COMMENTS

9. ADJOURNMENT