

PLANNING BOARD MINUTES OF MEETING HELD JANUARY 11, 2005.

Agenda Item #4 – Site Plan/PUD – Mayfair at Lawnwood – Approval of a Preliminary Planned Unit Development (PUD) generally located on Lawnwood Circle. Owner/applicant is Max Ambach & Sons & Co.

Staff Report – Ms. Clark stated – This project takes place on the vacant remaining parcels of what is known as Villages of Longwood. It is a multi-family project...230 units, which equals out to 14 ½ dwelling units per acre. There are 23 buildings, two-story. And staff is recommending approval.

Mrs. Gates stated – Okay, thank you. Are there any questions for staff from the Board members please?

Mr. Johnson stated – I have one question. The item that was here from the Villages of Longwood, was that something provided recently or...? There was a document laying here on the desk. I didn't see it in the packet before.

Mr. Trias stated – That was provided tonight.

Mr. Johnson – Okay.

Mrs. Gates asked – Are there any other questions? If not, is there anyone here to speak on behalf of this request?

Mr. Clayton Yates stood and introduced himself and stated – Yes, ma'am, I'm here on behalf of Mayfair at Lawnwood LLC, which is the partnership that is contemplating buying the property from Mr. Ambach to put this condominium complex together. In trying to get this together, my clients have done everything they can to try to meet with the neighbors. We understand that there was a problem in the past with a proposed development there. We tried to do our homework and see if there are any objections if we could do anything to make those objections go away. We met with Mr. Harold Turner, who is the president of the Villages of Longwood Property Home Owners' Association. He is here tonight. And what I would ask is if the site planner, (Jon Schmidt?) can give you a brief presentation on what is set out to be put there, and I'd ask Mr. Turner if he could confirm that they don't have any objection to this project.

Mrs. Gates stated – Okay, thank you very much.

Mr. Harold Turner stood and introduced himself and stated – I'm the president of the Board of the Villages of Longwood. That's a 292-unit owner-occupied development. As you know, we've appeared before this Board in the past with many concerns. However, tonight we're here in a little different aspect. We've had several meetings with Ariel Homes, and we've also brought it up in one of our Board meetings and it was unanimously approved with the exceptions, which you have up there that are to go through, that we would like to welcome them as a neighbor. Thank you.

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Mrs. Gates – Thank you, sir.

Mr. Jon Schmidt stood and introduced himself and stated – I'm the site planner for the project. Just briefly here I'd like to show you an aerial of the property...just a little over 15 acres, really separated by two or three roads...Lawnwood, Nebraska, and, I believe, Quincy. This is the copy of the proposed site plan. As staff mentioned, it's 15 acres, 230 units, two story, 10 units per building. The main access points are off of these roads but the vehicular access does not go all the way through, they're just confined to these pods within the property so you don't get cross access between the roadways; one central community center. And some the things that we've done is provide additional setbacks along our eastern property line to add some separation between the existing neighbors and what we're proposing on the site. Although vehicular access doesn't go completely through the project, pedestrian access does go through the project. So, pedestrian pathways not only link into existing sidewalks, but alsoyou can go from one end of the property to the other, and use the amenities that are available to you. We did do some minor shifting around the buildings to the north and south to save about a little over two dozen existing trees...pines and oaks on the property. So, I think we've done a nice job in preserving as many of those as we can. If anyone has any questions, I'd be happy to answer them.

Mrs. Gates stated – Thank you. Are there any questions for the applicant?

Mr. Knott stated – Just one question I believe this gentleman can answer for me. The previous project that was very controversial...one of the items was the joint use of the master storm water system out there. Have you all been able to nail that down or get something on a piece of paper that says, yes, this piece of property has the right to use the existing pond that's permitted out there?...because I see no retention on site regarding storm water systems.

Mr. Yates stated – What's contemplated and what we've discussed and set forth in writing with the Villages of Longwood HOA, as was originally contemplated by the master PUD is this would drain into Village of Longwood's retention ponds and we've done a letter of intent with them saying that we're going to assume our rightful share of those maintenance costs.

Mr. Knott stated – Okay, because that was one of the points of intention of last time, that there was a lot of hard feelings because there was no piece of paper that said, even though it was designed as a master system, the parcel had no clear title or easement to drain into that. So, I'll assume you now are satisfied you've got that in hand, is that right?

Mr. Yates – Yes.

Mr. Knott – Thank you.

Mrs. Gates asked – Are there any further questions for any of the applicants from the Board?

Mr. Johnson stated – Yes. One question I have for you guys is, on number (2) of Mr. Turner's document to the Planning Board here talks about a vegetation buffer between the two properties. I

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noticed on the landscaping plan that it's more of a buffer of trees than it is of vegetation right now. What are you planning for that?

Mr. Schmidt stated – Yes sir. Just to address that at this point in the time that we're going to the Planning, it is just a code minimum landscape. A continuous hedge will be put along that whole property line as well as additional foundation plantings. So, the code minimum plan you're seeing right now is just exactly the way it is, it's just the code minimum. We do see putting a complete hedge along that whole property line.

Mr. Johnson asked – Okay, that's just the eastern mostfront?

Mr. Schmidt – Yes, that's correct.

Mr. Johnson continued – Okay, was there any consideration into a decorative barrier such as a fence of some sort, a wall, or? I'm leaning towards a decorative aluminum fence of some sort...maybe five feet high ...kind of a picket type decorative fence that would be in between the two also.

Mr. Schmidt stated – I can't speak for the neighbors ...I did meet with them a couple of times on a previous project. And we really want to be a part of the community here. I think they went a long way in bringing their community back around in terms of ownership and leasing of properties. And we really didn't want to separate ourselves from them. We're doing everything we can to really integrate the property. So, at this time we hadn't contemplated any type of berming or fencing between the properties.

Mr. Johnson – Thank you.

Mrs. Gates asked – Are there any other questions for the applicant?

Mrs. Brenner stated – I just wanted you to speak of the Quincy Avenue end of the property. It's going to be a dead end as it remains now?

Mr. Schmidt stated – We're not proposing any access out onto Quincy.

Mrs. Brenner – Okay, thank you.

Mr. Schmidt added – Our closest access would be out of south Lawnwood.

Mrs. Brenner – Thank you.

Mrs. Gates asked – Are there any further questions? Thank you very much.

Mr. Schmidt – Thank you.

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Mrs. Gates continued – Okay, is there anyone here to speak against this request? Okay, what are the Board's wishes?

MOTION WAS MADE BY MR. KNOTT TO APPROVE THE SITE PLAN/PUD. Seconded by Mrs. Brenner.

Mrs. Gates asked – Is there any further discussion on this issue?

Mr. Johnson asked – Do we need to include in that motion—I'm not sure we can include it at all—but that the developer will meet some of the conditions that the association has put forth ...I don't know if we need to mention any of that or not...

Mr. Enns added – I don't know if they've got a copy of that or not...do you have a copy of that Clay?

Mr. Yates – Yes, we do.

Mr. Knott asked the applicants – And you all agree with all the conditions that are there?

Mr. Poitier added – They agreed with everything they had.

Mrs. Gates asked – I believe, Mr. Walker, am I correct in stating that this Board can recommend the conditions if they want to add them to this...?

Attorney Walker asked – May I see those please?

Applicant gives Attorney Walker a copy of the conditions from the Homeowner's Association of the Villages of Longwood.

Attorney Walker stated after looking over the documents – Yes, ma'am.

Mrs. Gates stated – Okay. Do we need to restate the motion?

Attorney Walker stated – For purposed of clarity it would be my recommendation that the motion set out the Board's recommendation of approval subject to the conditions that are reflected as agreed upon in the correspondence that council has handed us.

Mrs. Gates – Okay.

Motion restated

MOTION WAS MADE TO APPROVE THE SITE PLAN/PUD WITH THE CONDITIONS REFLECTED IN THE CORRESPONDENCE. Seconded by Mrs. Brenner.

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Ms. Rose (secretary) asked – Since Mr. Harris has just arrived does he get to participate in the voting of this motion?

Mrs. Gates asked – Mr. Harris just came in?

The secretary reiterates her question.

Attorney Walker stated – Yes, madam chair.

Mrs. Gates stated – Yes, if he feels he understand the issue at hand.

The secretary stated – Okay, and proceeded with the roll call.

Unanimously approved by roll call vote.

Mrs. Gates stated to the applicant – Okay, your request has been approved, and you will receive a notice of the regular City Commission meeting when it will be coming before the commission, and I think you have a good project, and a much-improved project. And I'm glad to see the Villages of Longwood going along with this. So, hopefully you're going to be good neighbors.

Applicants – Thank you very much.

Mrs. Gates – Thank you.

MEMORANDUM

TO: Fort Pierce City Planning Board
THRU: Director of Development RT
FROM: Planning Coordinator JC
SUBJECT: Preliminary Planned Unit Development
DATE: January 3, 2005

Owner: Max Ambach and Sons and Company
21218 St. Andrews Blvd., Suite 414
Boca Raton, FL 33433

Representative: Yates & Mancini, LLC
311 South 2nd Street, Suite 102
Fort Pierce, FL 34950

Requested Action: Approval of a Preliminary
Planned Unit Development (PUD)
known as Mayfair at Lawnwood.

Location: The remaining western parcels of
the Villages of Longwood that have
not been developed.

Existing Zoning: PUD, Planned Unit Development.

Existing Land Use: Undeveloped property.

Comprehensive Plan: The Future Land Use Element of the
Comprehensive Plan designates the
parcel as Rm, Medium Density
Residential and Cg, General
Commercial. The proposed
development is consistent with the
Comprehensive Plan designation.

Public Utilities: Water and sewer services are
available.

Public Services: Sanitation, police and fire
protection services are available.

Analysis:

The request is for the approval of a Preliminary PUD approval known as Mayfair at Lawnwood. Total acreage of the project is 15.8 acres and it is the remaining parcels that were previously part of the Villages of Longwood PUD.

The project is a multi-family development which consists of twenty-three two-story buildings with ten units in each building. One, two and three bedroom units will be offered.

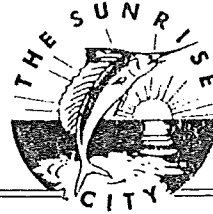
The total number of units is 230 which averages out to 14.5 dwelling units per acre. A cabana and swimming pool will be centrally located within the community to will serve residents.

The Site Plan has been reviewed and conceptually approved by all City Departments.

Recommendation:

Staff recommends approval of the Preliminary Planned Unit Development known as Mayfair at Lawnwood.

CITY OF FORT PIERCE *Florida*



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P. O. BOX 1480
FORT PIERCE, FLORIDA 34954-1480
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February 8, 2005

Max Ambach & Sons & Company
21218 St. Andrews Boulevard, Suite 414
Boca Raton, FL 33433

Dear Property Owner:

At their meeting on February 7, 2005, the City Commission of the City of Fort Pierce, Florida, held a Public Hearing on your Application for Site Plan Review for a Preliminary & Final Planned Unit Development Plan submitted for Mayfair at Lawnwood, consisting of 230 units generally located between North Lawnwood Circle and Quincy Avenue.

After discussion, the City Commission passed a motion to approve the Site Plan for the Preliminary & Final Planned Unit Development, subject to the conditions agreed upon in the letter from The Villages of Longwood Homeowners Association dated February 7, 2005.

A certified copy of the Site Plan is enclosed for your file.

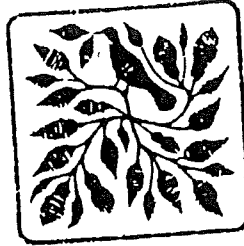
Very truly yours,

Cassandra Steele, CMC
City Clerk

/cs

cc: City Manager
Director of Development
City Engineer
Utilities Authority - Planning & Engineering
Fire Marshal
Yates & Mancini (Representative)

CONDITIONS:



November 22, 2004

The Villages of
Longwood

City Of Fort Pierce
Planning and Zoning Board

Re: Oriole Homes Corporation - Rob Levey

I have had several meetings with the attorney Clay Yates and Rob Levey regarding Oriole Homes.

At these meetings the following was agreed upon by both parties:

1. Oriole Homes agrees to set back Twenty-five (25) feet from the West side of The Villages Of Longwood property line,
2. The Developer Oriole Homes will plant a vegetation buffer between The Village of Longwood and Oriole Homes,
3. The Developer agrees to have Ambach transfer the retention pond permits from Ambach to The Villages of Longwood,
4. The Developer, Oriole Homes, agrees to pay to The Villages of Longwood, a fee annually for the maintenance and use of the retention ponds owned by the Villages of Longwood,
5. The Developer, Oriole Homes, agrees to create a covenant or by-laws governing Oriole Homes to read as follows:
 - A. Owner occupied;
 - B. Owner cannot rent unit until owner has occupied unit for one (1) year.

At the monthly association meeting of The Village Of Longwood the membership
agreed to welcome Oriole Homes as new neighbors.

Respectfully submitted by
The Village Of Longwood Homeowner Association:

A handwritten signature in cursive script, appearing to read "Harold Turner".

Harold Turner

President