



Developer Proposes Changes to the Piney-Z PUD

At a special meeting with Piney-Z residents, Gary Zins of Evergreen Properties presented his company's proposed changes to the Piney Z neighborhood. The neighborhood we live in is a "Planned Urban Development" or PUD, which is a fancy way of zoning a large tract of land. The PUD allows the developer flexibility in the types of land use that can be built without having to zone each section of the land differently. When the Piney Z PUD was originally approved, it included a commercial area (Village Center) along Heritage Park Blvd. The Village Center would have been tucked behind the nice trail running up the west side of Heritage Park Blvd. The PUD also included a church site and commercial/office site along the east side of Conner Boulevard between Planters Ridge Road and Apalachee Parkway. These are the areas of the PUD that Evergreen Properties want to change.

The Proposed Changes

The developer would like to change the PUD to allow 25 single-family residential units in place of the Village Center, and to convert the site originally planned for a church to a multi-family residential site with 80 units and 20,000 square feet of office/retail commercial space (at Apalachee Parkway and Conner Boulevard). The changes to the Village Center site will affect both Piney Village Loop and Heritage Park Blvd. On Piney Village Loop, five more houses would be built on the south side of the Loop starting at the bottom of the hill right after the bend in the road, and running part-way up the hill. On Heritage Park Boulevard:

- There would be 20 more units along Heritage Park Blvd.
- 15 of the units would be single family detached homes.
- Access for these 15 homes would be from an "alley" driveway in the back.
- The lots are proposed to be 40-feet wide.
- Since the driveway is in the rear, the trail and canopy area along Heritage should be preserved.
- There would also be five condo units on a one acre lot toward the top of the hill beside the playground.

On the east side of Conner Boulevard:

- The parcel on the corner of Apalachee and Conner would become 20,000 square feet of office/retail commercial space.
- The parcel between Planters Ridge and the commercial development would change from a church site to multi-family residential site with 80 units.

The Change Process

The developer has applied for the PUD change with the Tallahassee/Leon County Planning Commission, who will hold public hearings on the issue:

- 12/12/05 9:00am City Hall Tallahassee Room, Development Review Committee (DRC) Sherri Baker 891-8600
- 01/10/05 Tallahassee-Leon County Planning Commission, Speakers limited to 3 minutes, Roxanne Manning 891-8600
- 01/25/05 City Commission

Voice Your Opinion

For more information or to comment on this proposed change, you may contact the City Planning Commission at the address below, or send a fax to 891-8734. Of course you may also contact your Commissioner and/or attend the public hearings. All correspondence should reference the project number, which is RX#500. Also, feel free to send a copy of your comments to the HOA through the Piney-Z website, www.pineyz.com.

City/County Planning Department
300 S. Adams Street
Tallahassee FL, 32301

Hopefully this information will be helpful to the residents in coping with the proposed changes to the neighborhood.

Contributed by Piney-Z Resident and ACC Chair, John Boyle.



Piney-Z Welcomes the Eagles

I was recently awestruck as I watched a bald eagle land--the six foot wing span silently folding in as the talons gracefully reached out to grasp a pine branch thirty feet overhead. It rested quietly with its back to me and then, as silent as the morning, lifted off and flew away. A few moments later, I was in my back yard with my dog Cody, a Golden Retriever who loves to pull branches out of the trees--some as long as he is. As I watched him pulling on a branch, I happened to look up and see the eagle flying low over my house with a four-foot branch held tightly in his beak. I thought, wow, Cody with wings! I watched as it flew toward the conservation area.

In light of this experience, I thought it would be good to share some information about our neighbor, the bald eagle. So I got on the web and compiled the following facts:

- Everyone knows that the bald eagle is our national bird; did you know that Ben Franklin lobbied instead for the Wild Turkey as our national symbol?
- The word "bald" means white, not chrome dome!
- Its scientific name, *Haliaeetus Leucocephalus*, signifies a sea eagle with a white head.
- About half of the 70,000 eagles are found in Alaska
- The US Fish and Wildlife Service lists the Bald Eagle as a "threatened" species and it is protected by the Migratory Bird Treaty Act among others.
- Eagles are fish eaters, but will take whatever prey is available and easiest to obtain.
- Their lifting power is about four pounds. So they don't generally feed on chickens etc.
- An eagle patrols a home range of between 1,700 and 10,000 acres.
- Bald eagles are capable of seeing fish in the water while soaring or gliding several hundred feet above. Fishermen can confirm how difficult it is to see a fish just beneath the surface of the water from only a short distance away.
- The eagle is a strong swimmer, After it catches a fish, it cannot fly again until it's out of the water, so it uses its large wings to swim.
- In Florida, eggs are laid from November through January.
- The 35 days of incubation duties are shared by both male and female, but it is the female who spends most of her time on the nest.
- Human disturbance can have an impact on the bald eagle, as most of them need some privacy and quiet to breed. People wanting to observe or photograph the eagles can disturb them enough to cause them to abandon a nest. Use binoculars and spotting scopes for viewing, and keep at a reasonable distance.

So let's welcome our neighbors in a quiet and respectful manner, by keeping our distance and enjoying this close-up encounter with the natural world.

Contributed by Piney-Z Resident and ACC Chair, John Boyle. Eagle information from www.baldeagleinfo.com.

www.pineyz.com

HOA Board

Mildred Kelly
President 877-5191

Claudia Vaccaro
Vice-President 671-4339

Tonya Hightower
Secretary 671-4238

Rosemary White
Treasurer 385-3187

Susie Brierton
Committee Liaison 656-6326

Committees

Architectural Control (ACC)

John Boyle 942-0953
Dick Mergy 877-6855

Community Standards

Larry Pushor 878-7473
Ashok Jain 513-1872

Appeals

Vince Del Marco 656-6155

Crime Watch

Drew and Joanne Maholanyi
877-6633

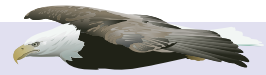
HOA Board Meetings

All meetings are at 6:30pm in the Lodge:

December 13
January 10

Join a Committee

One of the best ways to enjoy your community is to get involved in an HOA committee. Please contact a member of your committee of interest above.



Piney-Z Community Development District (CDD) Annual Assessments: Fiscal Year 2005-2006 October 1, 2005 through September 30, 2006

Assessments are added to property taxes. Contact the Property Tax Office to discover if assessments are paid on a Piney-Z lot. Visit www.pineyz.com to learn about the Community Development District, the Homeowners Association, and much more about the Piney-Z Plantation neighborhood.

| Lot Size | Assessments: Fiscal Year 2006 (Oct. 1, 2005 - Sept. 30, 2006) | % Increase from Fiscal Year 2005 |
|----------|--|-------------------------------------|
| 36 | \$623.94 | % 0 |
| 40 | \$693.26 | % 0 |
| 50 | \$902.92 | % 0 |
| 60 | \$1,001.91 | % 0 |
| 75 | \$1,299.85 | % 0 |
| 90 | \$1,559.82 | % 0 |

Fieldcrest Paired Homes Residents: Add \$309.27 for Lawn Care

Parks & Recreation Department Named 'Best in America'

Perhaps you've seen the sign at the entrance to the Lafayette Heritage Trail Park. The City of Tallahassee's Parks & Recreation Department has been named best in America! That's a big deal. Randy Trousdell, director of the department and a 44-year veteran of Tallahassee's Parks & Recreation, says that this is the "Academy Award" of his profession.



The Gold Medal Award, given by the National Recreation and Park Association, is only awarded to one parks and recreation department of our size in the country - which makes us the best in America! The award recognizes all aspects of the department, including long-range planning, budget growth, attention to the environment, diverse program offerings, citizen participation, parks maintenance and more.

The city knows that the "citizen participation" category is the one that put us over the top. Thank you, thank you, thank you for all your support of Parks & Recreation programs and facilities! We couldn't have received this honor without the help of every volunteer coach, local business that sponsors a team, member of the citizen advisory board and Friends of Our Parks Foundation board, and every member of this community that bikes, walks, picnics and more in our parks.

Piney-Z CDD

Property Manager

Lance Rogers 656-4007
lance-piney-z@comcast.net

Office Hours

Monday-Thursday 10am-6pm
Fridays 10am - (varies due to
schedule)
or by appointment

Board Members

Ed Livingston, Chair
(850) 914-3242

Jim Ward, District Manager
(954) 753-5841

Jan Bridges
Grace Dansby
Kim Murphy
Sam Diconcillio

CDD Corporate Offices

10300 NW 11 Manor
Coral Springs, FL 33071
(954) 753-0380

Next CDD Board Meeting:

January 9, 2006 at 1:00pm in
the Lodge.

Holiday Lights

The CDD and HOA will once again provide the holiday decorations at all three Piney-Z entrances. We will do our best to make a festive display while not over-taxing the electrical circuits. We ask that you not "embellish" the decorations due to concerns for personal safety and liability.



Winter in the Tallahassee Garden

Since October and November were so dry it will be especially important this month to keep valuable landscape trees and shrubs well-watered. Water especially well before a predicted freeze to minimize additional stress to the plants.

Shrubs and Trees: Check citrus, hollies, gardenias, and camellias for signs of mites, aphids, and scale. If needed, apply horticultural oil spray to kill over-wintering pests. Hardy trees and shrubs can be planted this month. Water them carefully. Don't let them dry out but don't keep the soil too wet either. Allow woody shrubs to enter dormancy by withholding fertilizers. Tender shrubs and trees damaged by a freeze should not be cut back immediately. Wait until early spring to see how far down the stems the damage goes, then prune. Many landscape trees and shrubs have foliage and berries which can be cut for holiday decorations including magnolias, hollies, loquat, rosemary, aucuba, pyracantha and junipers. Don't just cut willy-nilly. Remember the plant is also being pruned. Try to shape the plants as you cut.



Annuals and Perennials: Plant cool-season bedding plants like dianthus, pansies, violas, snapdragons, alyssum, digitalis (foxglove) and petunias. Feed winter blooming annuals every four to six weeks with a light application of a fertilizer containing 50% of its nitrogen in a slow-release form. Plant hardy perennials including hosta, delphinium, rudbeckia, and Shasta daisy. Clean up the garden, pull up spent annuals and renew the mulch. Finish dividing and transplanting daylilies, mondo grass, ajuga, and liriopse. Plant bare root roses now. When purchasing a grafted rose select one which has been grafted on Fortuniana rootstock for best results. Now is your last chance to sow seeds of wildflowers and spring blooming annuals like larkspur, bachelor buttons, sweet peas, sweet alyssum, and poppies.

Bulbs, Corms and Tubers: Finish planting spring blooming bulbs as soon as possible, including narcissus, snowflakes (leucojum), anemones and ranunculus. Plant pre-cooled tulips and hyacinths before December 15th. If your soil has poor drainage, plant bulbs in containers. Several different types can be grouped in one pot.

Vegetables, Herbs and Fruit: Continue planting cool season vegetables including cabbage, broccoli, Brussels sprouts, radishes, carrots, cauliflower, kohlrabi, mustard, onions and turnips. Plant herbs which do well in winter, including parsley, sage, rosemary, thyme, and lavender.

Lawn care: Lawns don't need much attention now other than removing leaves and pine needles. Don't let them accumulate and smother the lawn grass. Either mow them and leave them on the lawn to provide nutrients or use them elsewhere as mulch. If you plan to over-seed your lawn with winter rye this month, buy rye grass seed sold especially for lawns, not for pastures.

Houseplants: Before bringing houseplants inside, clean the outside of the pot and the soil surface. Give the plants a shower with the hose and treat for insects or disease. Poinsettias used for holiday decoration can be planted outside in the spring in a location that is sheltered from the coldest weather such as on the south side of your house.

Katherine LaRosa is a Master Gardener Volunteer with the University of Florida IFAS Extension in Leon County, <http://leon.ifas.ufl.edu>.