



July 2018

What Is the CDD?

The Piney-Z Community Development District (CDD) was established, under the auspices of the State of Florida and in collaboration with the City of Tallahassee, on June 11, 1997. As such it is a special purpose unit of local government engaged in the development/ongoing management and maintenance of the assets owned in its name. While originally those assets included the entirety of the community as the infrastructure – streets, wastewater system, detention areas, etc.—was laid in, those assets were, once completed and by law, dedicated to the City of Tallahassee for permanent oversight and maintenance.

In addition to managing the original infrastructure development of our community, the district purchased, in 2002, the approximately 4.5 acres on which are sited the lodge (with fitness center) and pavilion as well as the vacant land on which the swimming pool was constructed. In addition to managing and maintaining the lodge, pool and pavilion the CDD also operates, on a land lease from the Homeowners Association (HOA), the playground. It is for these assets and these alone that CDD board and staff are responsible.

When you visit the office in the lodge, to pick up a fob for access to the pool and fitness center, to rent the lodge for a special, private occasion, or just to say hello, you will often hear us say, “from the playground to the pool.” It is our way of explaining what we do as well as what we do not do. In our community the CDD and the HOA, while both working to increase your enjoyment of living here and to protect and enhance your property value, are two different organizations with two different missions, outlined by law in the State of Florida. While all of us involved with both organizations – board, staff and volunteers alike – would like to be able to help with any questions and concerns you may have, the fact of the matter is we cannot. The CDD cannot authorize the cutting down of a tree, the addition of an enclosed porch or a change of exterior color. We also cannot tell you what your HOA dues are, forgive a fine you have received for parking on the street overnight or take reservations for the annual barbecue. We would help if we could, but we have no means **or authority** to do so.

So, remember – from the playground to the pool. Any questions, comments or concerns regarding those assets are ours to address, and we look forward to doing so. Call us at 656-4007, or visit our website at www.pineyzcdd.com to learn more about us, our regular meetings and other news of interest to the community.