PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

MARCH 25, 2024

AGENDA PACKAGE



210 N. UNIVERSITY DRIVE, SUITE 702 CORAL SPRINGS, FLORIDA 33071

Piney-Z Community Development District

Board of Supervisors

Cheryl Hudson, Chairperson Art Kirby, Vice Chairperson Ann Pincus, Assistant Secretary Joyce Mazzeo, Assistant Secretary Mike Gomez, Assistant Secretary Bob Nanni, District Manager M. Christopher Lyon, Esq., District Legal Counsel Melinda J. Parker, CDD Manager

Board of Supervisors Meeting Agenda Monday, March 25, 2024 – 6:30 p.m.

- 1. Roll Call
- 2. Pledge of Allegiance
- 3. Audience Comments & Supervisor Response(s)

4. Organizational Matters

- A. Acceptance of Joyce Mazzeo's Resignation
- B. Discussion of New Supervisor for Seat #2 (Term Expires 11/2024)

5. Consent Agenda

A. Approval of the Minutes of the February 26, 2024 Meeting

6. New Business

- A. Playground Survey Questions Planning
- B. Park Project Funding
- 7. CDD Manager's Report
- 8. District Manager's Report
- 9. District Attorney's Report
- 10. Old Business
- **11. Supervisor Requests**
- 12. Adjournment

The next regular meeting is scheduled for Monday, April 22, 2024 at 6:30 p.m.

District Office: Inframark Community Management System 210 N. University Drive, Suite 702 Coral Springs, Florida 33071 (954) 603-0033 Meeting Location: Piney-Z Lodge 950 Piney-Z Plantation Road Tallahassee, Florida 32311

Fifth Order of Business

A

MINUTES OF MEETING PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board of	Supervisors of the Piney-Z Community	
2	Development District was held Monday, February 26, 2024 at 6:30 p.m. at the Piney-Z		
	Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.		
3	Louge, 950 Piney-Z Plantation Road, Talianass	ee, Florida.	
4 5	Propert and constituting a query ware		
	Present and constituting a quorum were:		
6 7	Cheryl Hudson	Chairperson	
8	Art Kirby	Vice Chairperson	
9	Ann Pincus	Assistant Secretary	
10	Mike Gomez	Assistant Secretary	
11		ý	
12	Also present were:		
13			
14 15	Robert Nanni Chris I von	District Manager District Counsel (via telephone)	
15 16	Chris Lyon Residents	District Couriser (via terepriorie)	
17	Residents		
18	The following is a summary of the disc	ussions and actions taken.	
19			
20	FIRST ORDER OF BUSINESS	Roll Call	
21	The meeting was called to order and a q	uorum was established.	
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22 23	SECOND ORDER OF BUSINESS		
23	SECOND ORDER OF BUSINESS The Pledge of Allegiance was recited.	Pledge of Allegiance	
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41	FIFTH ORDER OF BUSINESS CDD Manager's Report	
42	There being no report, the next order of business followed.	
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44	SIXTH ORDER OF BUSINESS District Manager's Report	
45	A. Consideration of Resolution 2024-01, 2024 General Election	
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47	On MOTION by Mr. Kirby seconded by Mr. Gomez, with all in	
48	favor, Resolution 2024-01, Confirming the District's Use of the	
49	Leon County Supervisor of Elections to Continue Conducting the	
50	District's Election of Supervisors in Conjunction with the General	
51	Election was adopted. 4-0	
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53	SEVENTH ORDER OF BUSINESS District Attorney's Report	
54	• Mr. Lyon responded to Mr. Kirby's questions, and provided overview of new	vly
55	legislated Ethics training, which is now required for all supervisors.	
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57	EIGHTH ORDER OF BUSINESS Old Business	
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59	On MOTION by Mr. Gomez seconded by Ms. Pincus, with all in	
60	favor, all past motions regarding the playground discussion at the	
61	last meeting were rescinded, as discussed. 4-0	
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63 64	NINTH ORDER OF BUSINESS New Business	
	On VOICE wate with Mr. Hudson Mr. Kinter and Mr. Comer	
65 66	On VOICE vote with Ms. Hudson, Mr. Kirby and Mr. Gomez voting aye and Ms. Pincus voting nay, the <i>Survey Monkey</i>	
67	application for soliciting residents with regards to the playground	
68	project was approved, and the Chairperson was authorized to	
69	invest up to \$3,500. 3-1	
70		
71	• Discussion ensued with regards to playground needs, condition, demolition a	nd
72	resident communication.	
73	• Mr. Kirby questioned residents about their concerns regarding the playgrou	nd
74	project, costs and needs.	
75		
76	On MOTION by Mr. Gomez seconded by Ms. Pincus, with all in	
77	favor, the demolition of the existing playground due to safety	
78	issues, was approved not to exceed \$11,000. 4-0	
79		
1)		

80	• The Board agreed Mr. Kirby will be the liaison with the Resident Committee to
81	provide a survey questionnaire to be used in Survey Monkey which will be
82	presented by May 20, 2024.
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84	TENTH ORDER OF BUSINESS Supervisor Requests
85	There being no requests, the next order of business followed.
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87	ELEVENTH ORDER OF BUSINESS Adjournment
88	There being no further business,
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90	On MOTION by Ms. Pincus seconded by Mr. Gomez, with all in
91	favor, the meeting was adjourned. 4-0
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96	Robert Nanni Cheryl Hudson
97	District Manager Chairperson

Sixth Order of Business

A

Piney-Z CDD Rosemary White Playground Survey

For more than a decade the Piney-Z CDD has managed to keep the special district assessment (tax) flat at \$537 annually. Simply stated, everything costs substantially more today than in years past. Maintaining a flat assessment is simply not sustainable.

The Rosemary White Playground & Community Park equipment has become unsafe due to age and weathering. Repair estimates are logistically unrealistic and fiscally unreasonable. So much so, and after nearly two years of discussions, the playground area must be torn down over safety concerns.

Preliminary plans for a new playground area were designed and developed with the help of Piney-Z residents. Cost estimates to replace and modernize what exists now, and do so all at once, is cost prohibitive. Redeveloping the playground space will need to be accomplished in phases.

A proposal [to be agreed upon – outlined for draft purposes] to raise the Piney-Z Community Development District assessment rate is on the table for next year.

Option language 1: An assessment increase of \$40,000 annually for a 5 year period to redevelop the playground area equates to an increase of \$54 per household annually.

Option language 2: An assessment increase of \$50,000 annually for a 7 year period to redevelop the playground area equates to an increase of \$67 per household annually.

Optional language 3: TBD

This questionnaire is to help determine the future direction of the Piney-Z Community Development District – Special District community.

1. Are you a

- A. Property owner residing within the Piney-Z Community?
- B. Property owner residing outside the Piney-Z Community?
- C. A renter / leaser residing within the Piney-Z Community?
- 2. Do you have children, or grandchildren visiting the community regularly?
 - A. Yes
 - B. No
- 3. If you answered yes to question 2, what are their ages? (Please choose all that apply)
 - A. 0 5 years
 - B. 6 8 years
 - C. 9 11 years
 - D. 12 years or older

- 4. Do you support the redevelopment of the Rosemary White Piney-Z Community playground?
 - A. Yes
 - B. No
 - C. I don't care either way.
- 5. If you answered "yes" to question 4, do you support redevelopment of the playground if it results in an annual assessment increase of:
 - a. \$25-\$50
 - b. \$50-75
 - c. \$75-100
 - d. I do not support redevelopment of the playground if it results in an assessment increase.
- 6. Will you provide the address or addresses your opinion represents? Please keep in mind the survey will be open to public records for inspection. Your response is optional.