

**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

5A

41 **FIFTH ORDER OF BUSINESS** **CDD Manager’s Report**

42 There being no report, the next order of business followed.

43
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

52
53 **SEVENTH ORDER OF BUSINESS** **District Attorney’s Report**

- 54 • Mr. Lyon responded to Mr. Kirby's questions, and provided overview of newly
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 **NINTH ORDER OF BUSINESS** **New Business**

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65 On VOICE vote with Ms. Hudson, Mr. Kirby and Mr. Gomez
66 voting aye and Ms. Pincus voting nay, the *Survey Monkey*
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 and
72 resident communication.
73 • Mr. Kirby questioned residents about their concerns regarding the playground
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

Sixth Order of Business

6A

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.