

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**
475 West Town Place, Suite 114
St. Augustine, Florida 32092

July 24, 2015

VIA USPS & Electronic Mail

Mr. Scott Woodrey
President, Red Apple Development, LLC
800 Corporate Drive, Suite 124
Fort Lauderdale, Florida 33334

Re: Pine Ridge Plantation Community Development District -
Request for Reimbursement of Professional Costs Incurred in Granting Access for
Charter School Site Construction and Traffic Ingress & Egress

Dear Mr. Woodrey:

In my capacity as Chairperson of the Pine Ridge Plantation Community Development District Board of Supervisors (the "District"), I am requesting the District be reimbursed for costs incurred in the consideration and approval of Red Apple Development, LLC's unsolicited request to lease or purchase District property for use as an access point for construction and subsequent operations of your school. District funds expended in the due diligence process which resulted in approval of your request were generated by assessments on our resident taxpayers. This Board believes they should not be penalized by your company's business decision to renege on the agreement reached and voted upon at a public meeting to pay the District \$100,000 for conveyance of District lands along Pine Ridge Parkway. This District has incurred approximately \$13,000 in engineering and legal fees in the review of your plans and discussions with your personnel and consultants. This does not include many other unbilled hours of work performed by Board members and its staff in its good faith efforts to assist your team in reaching a solution to your request. In addition, the District again requests that properties disturbed by your construction project be returned to their original state.

In closing, the District and the Pine Ridge Plantation community look forward to a long and successful neighborhood relationship with Clay Charter Academy. We hope you will favorably consider the District's fair request to be reimbursed for its costs in support of your project and for Red Apple Development, LLC to repair your construction damage to the District's property and Clay County Right of Way (maintained at District cost) along Pine Ridge Parkway.

Should you have any questions regarding any of the foregoing, please don't hesitate to contact James Oliver, District Manager at (904) 940-5850 ext. 406.

Sincerely,

A handwritten signature in black ink that reads "Nicole L. Gardner". The signature is written in a cursive, flowing style.

Nicole L. Gardner
Chairperson

Cc:

Honorable Wayne Bolla, Clay County Board of County Commissioners
Honorable Johnna McKinnon, Chairperson, School Board of Clay County
Honorable Charlie Van Zant, Jr., Superintendent, Clay County Schools
Honorable Rob Bradley, Florida Senate
Ms. Stephanie C. Kopelousos, County Manager, Clay County
Jason Walters, District Counsel

Public Officials Contact List Regarding Charter School Matter

Please see list of key public officials. If you choose to contact them, please be courteous in requesting they assist the Pine Ridge Plantation CDD in being reimbursed for costs incurred in considering the Charter School's unsolicited request to use District land for vehicles to enter and exit school property. We appreciate our local and state officials and the assistance they provide our community.

Mr. Wayne Bolla , Clay County Board of Commissioners
Wayne.bolla@claycountygov.com
904/278-4701

Ms. Johnna McKinnon, Chairperson, Clay County School Board
ilmckinnon@oneclay.net
904/463-7783

Mr. Charles Van Zant, Jr., Superintendent, Clay County Schools
cevanzant@oneclay.net
904/272-8100

Senator Rob Bradley, Florida Senate
Badley.rob@flsenate.gov
904/278-2085

Ms. Stephanie C. Kopelousos, Clay County Manager
Stephanie.kopelousos@claycountygov.com
904/269-6347