

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Wednesday, January 14, 2015, at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.

Present and constituting a quorum were:

Matt Lohse	Chairman
James Mutka	Vice Chairman
Maria Haney	Supervisor
Nicole Gardner	Supervisor
Mike Mesiano	Supervisor

Also present were:

Jim Oliver	District Manager
Peter Ma	District Engineer
Jason Walters	District Counsel
Steve Andersen	Riverside Management Services
Amanda Rentsch	GMS
Danielle Simpson	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver stated we are going to have a presentation in a couple of minutes, regarding the school site and you may want to reserve your comments until after that presentation but you are certainly welcome to make them now if you want to.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 18, 2014 Meeting

Mr. Oliver stated I received some changes from Matt. We will incorporate those into the minutes. I would ask that you look on page nine of the minutes. I am unsure about a couple of items on there. There is a motion box at the bottom of the eleventh order of business on page

nine and it says on motion by Mr. Mesiano but I am not sure if Mike or something else made that motion. Matt Lohse was the one who seconded it. Can anyone recall?

Mr. Mesiano responded I think I may have made the motion but that is a subject that I wanted to amend.

Mr. Oliver stated and then two sentences down where it says Mr. Mutka stated, was that someone else?

Mr. Lohse responded that is what I recall.

Mr. Mesiano stated it seems like I came across as though the person who made the motion, I think we wanted to make sure that Mr. Walters had all of the authority to do it but we weren't necessarily telling him to move forward with the foreclosure.

Mr. Oliver stated yes. It was just giving him the authorization to do so.

Ms. Gardner stated on page two under oath of office for the new supervisors it states Ms. Gardner stated but I believe it supposed to be Ms. Haney because her oath was issued at that evening. My oath had been issued prior.

On MOTION by Mr. Mutka seconded by Ms. Haney with all in favor the Minutes of the November 18, 2014 Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Discussion of Revised Annual Meeting Schedule

Mr. Oliver stated we wanted to talk about revising our meeting schedule. We talked about having monthly meetings when we had the workshop. Jason and I have another district that we do every other second Wednesday of the month. I would propose to you to go the third Tuesday of every month.

Mr. Mutka stated I do not have a problem with it.

On MOTION by Mr. Lohse seconded by Mr. Mutka with all in favor the revised annual meeting schedule meeting monthly on the third Tuesday of the month was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of Access Issues for Parcel Designated as School Site

Mr. Walters stated you all received a copy of a preliminary site plan. The location of this is all of the way down the parkway. The way this came to us is I got a call from an attorney representing the perspective purchaser. It is someone working with the developer that is looking to buy and develop that site as a charter school. His purpose on calling me was on if you look at the exhibit, on the northern side of that track you would see two long, skinny tracks called UUU and tract FF. Those are just plat destination tracks. Both of those tracts are owned by the District; one is a landscape buffer and one is a County designation that they call a primary conservation network. We own both of those tracts. If you looked at the aerial view, it is landscaping, sod and sidewalk that currently goes through those tracts. Their purpose on reaching out to us is if you look at their proposed site, they are looking at coming off of the parkway to get to that school site and the only way they can do that is to go through those two tracts. That is kind of what initiated the conversation. I had those conversations on Thursday of last week. This is really new to me and we are still gathering information from a staff perspective, as well. We wanted to get you guys as much information as possible. We have Duncan from the engineer of the developing company here to speak about the project in general.

Mr. Ross stated I will set up the easements, so you can look at it while we are talking. This is the site plan. Feel free to get up and walk around and check it out. My name is Duncan Ross. I am a planner with Prosser. We are an engineering and planning firm in Jacksonville. We have been lucky enough to work with this particular charter school. It is called Charter Schools USA. They have done six charter schools in Duval County for them. This is the first charter school in Clay County. This is one we have done in 2014. This is off Shad Road in Jacksonville. We did two last year. This is a Kindergarten through 8th grade charter school. They have a playfield. They have a large area for parent drop off and pick up and parking. It looks a little different than a public school. I want to thank you for letting me come here tonight. It was only last Friday that Jim and our firm were connected and he managed to get us on the schedule for tonight. The charter from the school board has oversight on charters. They issued this charter through this particular operator in August of 2014. They have the charter school operation and then they have the people who build the schools. Keep in mind this is a public charter school. The school itself is built with private funds. It is not built with public funds. The operation of the school receives public money just like a regular public school. The school itself is built with private funds and investors who deal with that. The school is operated by a non-

profit educational organization under the oversight of the school district. In August of 2014, the school district issued the charter for a K-8 and a high school site. Pretty much what they say is you have this charter, so go ahead and find a site. We have looked at about nine sites. This is one of the nine. There were other sites that we looked at and they fell off of our list pretty quickly. We have looked at sites on Henley Road, on Old Jennings Road but this site was preference because it was a former school site and it was generally where the school board thought there was the greatest need for a new school facility in a community. That is kind of how it came down to this location. This is a large site. I think it is 20 plus acres. From that perspective it has been a positive site for us. We are in the engineering phase. This site was really only selected at the end of November or early December, so we have only been into this for five to six weeks. It is very fast moving. It is not like the timeframe in a public sector when it comes to a public facility, where it seems like years go by before decisions are made. Things move very quickly, so that is why I say that time is of the essence. It really wasn't until a week and a half ago when we received some final surveys that those tracts were identified and the ownership of those tracts were realized that our piece of the property did not connect directly to the proper driveway, so that is how that came about, as well. Charter School USA has charter schools all over Florida and all over the country. There are a couple of large nonprofit school operations that are put in schools in communities through the charter process. Let me tell you a little more about the school specifically. It is really more of a campus. This is a K-8 school and a high school, as well. The K-8 school will be the school that is located closer to Pine Ridge Parkway. The school itself is for about 860 students in the K-8 grades. Staff and faculty ratio is about 1:10, so there is about 80 to 90 staff members. That is what is planned for 2015. It is 2015 now, so in eight months time if we are fortunate enough to move this forward, there will be a new school here by August and accepting students. Typically, they begin enrollment in the K through 5th grades. They typically don't open the 6th, 7th and 8th grades when the school opens. They bring the classes online over several years for that purpose. The second phase, which is scheduled for 2016 is the high school with about 900 students. They are obviously in grades 9 through 12. It is a similar building footprint. It has a gymnasium attached to it, as well and a cafeteria. There is a large multiuse playfield that is in the middle with almost two acres in size. Let me talk about the site and how it would function. Charter schools are free and they have open enrollment to any student who is residing in Clay County. Typically, they draw from a

geographic area that is fairly close to the school but you may have people coming from further away that will drive the students to the school. They may work in the area. They may be on their way to work. It may be convenient for them. There is drop off and pick up in the afternoon. Parents will enter the most western entrance and drive through the parking lot and then enter the three-lane section. This is a canopy drop off area. In this particular scenario, six cars would start, students would get out of the vehicle. Once the students get out of the vehicle, those six cars would be let go, so you would have a staggered release of six cars at a time. It functions well. The reasons why they have these three lanes is they want it to be convenient for kids. They don't want their traffic on the public road when they are dropping off or picking up students, so they have quite a large capacity to accommodate the drop off and pick up. I think that is generally the overview of charter schools. They are open to all students. They are tuition free. The students do wear uniforms. They do have extra circular activities but they are not the powerhouse when it comes to athletic programs, although, they do offer those programs, as well. They have music. They have art. They have computers. They generally don't offer as much as a typical public school when it comes to extra curricular activities. They really focus on the education side. On this plan, we have been playing with the direction of traffic and this reflects, where we are today, where the traffic comes in this way and out the eastern entrance. The plans that you have may have it going out the other way. We have gone back and forth with the architect, the school and us. We believe that this is the base case scenario for that. There are probably 375 parking spaces here. Again, we have about 86 staff members for the K-8 and about the same amount for the high school, so the rest of the parking will be utilized for visitors. They allow high school students in 11th and 12th to drive to school. One of the things that we will have to talk about is the access that we require thru those tracts. Our utility connection point is actually located in one of these tracts but there is an easement for connection purposes, so we probably do not need a connection of some type of access for that but we would need access granted for a further driveway for these two driveways and a sidewalk that would connect to the front of the building. We can move things around a little bit when it comes to the sidewalks. It probably makes sense to have a direct walkway into the school for the students who walk.

Mr. Walters stated at this point if the board has any question then pose those now.

Mr. Lohse stated I appreciate you providing us this information. I did have a couple of questions why you were going through your presentation. The first one I missed the number of students that were K through 5. Is that just for the first year?

Mr. Ross responded yes. It is 400 to 500 students in the first year.

Mr. Lohse asked and when does it reach full capacity?

Mr. Ross responded unlike public schools, charter schools are only chartered for the number of students that they are allowed in the building, so the charter is for 160 students. Public schools don't have that high cap. With charter schools, they can only accept what they are allowed to have up to state law, so 860 is the acceptable amount up to K-8 and then 900 would be the high school. Initially the first year they like to do the K through 5th grade. Typically the first year is about 400 to 500 students, which your K through 5th grade. If there is a great demand for sixth grade then they would offer a sixth grade but the typical offering the first year is K through 5th grade.

Mr. Lohse asked is this school going to be like other charter schools or is it going to draw from directly around here and Two Creeks?

Mr. Ross responded it is not a zoned school. It is first come, first serve.

Mr. Lohse asked when you say first come, first serve, so whoever comes in the door with the registration or is there going to be a lottery?

Mr. Ross responded if there are 500 spaces available the first year and there are 400 or 450 people who have enrolled to go there then they will be enrolled to be placed there. If there are 600 students who want to go there then the 100 that come in at the end will be put in a lottery until there is an opening.

Mr. Lohse asked do you all have any type of bus services that will be offered with the charter schools?

Mr. Ross responded we do accommodate busing but it takes several years. Unlike public schools, where they have defined attendance zones, charter schools don't have that defined that attendance zone initially, so busing may take several years to have that kind of bus service. Initially, bus service won't be available. There will be some walkers there but not a lot. It will be mostly parents dropping off and picking up. There is a high level of carpooling with charter schools. There is usually more than one child per family going there because of the K through

8th grade. Compared to a regular school, there are more students per vehicle and there is a lot more carpooling.

Mr. Lohse asked is the operator of the charter school going to offset times from Tynes Elementary? They do share the same roads to get to the school.

Mr. Ross responded that is a possibility. They have the ability to do that. They would obviously have to staggered with the high school.

Mr. Lohse asked do you know if they are already talking about that or if they are going to do that?

Mr. Ross responded I am not sure if they have actually talked about it but I will certainly pass it onto them. They are pretty much in control of the operation of their school and they have the ability to modify their times to make it work.

Ms. Gardner asked so the high school is phase two and will be next year 2016?

Mr. Ross responded yes.

Ms. Gardner asked so when that opens is it staggered?

Mr. Ross responded it will be staggered. They will likely start off with 9th and 10th graders but then move up. It really depends on demand and need. The reason why they issue charters is because there is a capacity issue in the school district.

Mr. Mutka stated thank you for coming out. I really appreciate it. As far as the configuration of the entrance, is that set or is there some mathematical reason why it is set like that?

Mr. Ross responded it is pretty simple. They align with the outer roads to the roads to the north.

Mr. Mutka asked what about as the other three quarters of the property that is undeveloped? Is that possibility developable?

Mr. Ross responded I don't see how. This is all wetland here. This line here is our wetland line, so this line here is developable. There is a little bit of what we call developable area in the corner here. We don't have any interest in developing that in the future. We do have a little bit of wetland impact under a half of an acre for our high school site. We will have to go through that permitting process before we can get that school approved. Generally, half of the side is wetland and is undevelopable. The northwest corner is really the northwest corner that is developable.

Mr. Mutka asked has the Long Bay Road been discussed with the County?

Mr. Ross responded we have mentioned it to the County. We actually have a meeting with the County tomorrow. You are more than welcome to attend. It is called the development review committee. They will be reviewing this plan. It was designated as a right-of-way on Long Bay Road but I don't believe there are any plans to improve that. Obviously, the long-term goal is for that road to connect all of the way down to Old Jennings Road. If that happens in the future, it would only make sense for us to connect to that road, as well. It would allow a greater distribution of traffic. Initially, I don't believe there are any plans to do that road at this time.

Mr. Mutka asked and you said the choice for this parcel of land was just the best spot or what?

Mr. Ross responded we looked at some sites. This site here has the availability of water and sewer and has the availability of a large enough developable piece of land. This area here is about 12 acres and that is kind of what we need for a school. It is 12 acres of upland, where you don't have to do any wetland permitting in the first phase. We don't have time to do wetland permitting because of our timeline. There is not a lot of land in Clay County or anywhere else. We were looking at another piece on Old Jennings Road but most of it was wetland and required core permitting, which takes much longer. Because of the history with the site, it was a school site. It was apparently meant to be conveyed to the school but they never accepted that conveyance.

Ms. Haney asked so it would be 1,760 students upon full completion?

Mr. Ross responded yes.

Ms. Haney asked plus staff for both schools?

Mr. Ross responded yes.

Ms. Haney asked in terms of security, does the school have provisions for after school security? For a charter school, what is usually done with respect to security onsite?

Mr. Ross responded they have a before school program and they have an after school program just like most public schools. I'm not sure what security that you are talking about. Obviously, it is a very secure site. There is fencing around the pond, which is a requirement. There is fencing around the school.

Ms. Haney asked is there any intent to have an off duty un-badged officer watch the school at night? I know that Tynes Elementary has a patrolman that actually lives on campus.

Mr. Ross responded that hasn't come up. I will certainly mention that. I don't work with the school's educational operator here.

Ms. Haney stated typically when a school is built in the County, the school will contact the emergency management department and talk about the possibility of enhancing the building to act as a potential shelter. Obviously as a charter school, it is a whole different ballgame. Have you heard any whispers about any potential to asphalt Buggy Whip at all?

Mr. Ross responded our survey shows that Buggy Whip is located on our property, so we have asked the surveyor several times about that but the property line goes on east side, which is a County maintained road. We are still figuring that out, as well.

Ms. Haney stated I had wondered why the school was positioned in that way but you brought up the point about the wetlands, so that makes sense to me know. In terms of any fill dirt that you are going to bring in and the size of this facility, have you guys conducted a lot of studies as to the impact that this school is going to have on the drainage systems and on any of the natural flow of water? How is this going to impact the natural water flow?

Mr. Ross responded this will be a large pond. There is a large pond over here. It will look just like that. It will collect stormwater from the site. That is the basic standards that we have to meet when we go to permit.

Ms. Haney asked so we don't project that the elevation that the school will be built will create a slope such that it contribute a lot of water on Pine Ridge Parkway?

Mr. Ross responded no. We tend to wrap around the outside of the playfield for K through 8th grade for staff and parking.

Ms. Haney asked with respect to crosswalks, who is in charge of establishing where the crosswalks will be?

Mr. Ross responded they will be painted on the road. There is staff out here during drop off and pick up. It is not a free for all. It is organized.

Ms. Haney asked will the staff assist at all in the traffic from the residents that live along Oak Moss Loop who are trying to exit their homes when school is going into or out of session?

Mr. Ross responded that is a great question. Obviously, the traffic will be coming down here and taking a left. Obviously, there are no homes here today but there will be in the future. I think there will be enough gap to let people out here, so it is not backing up these folks trying to take a left out. Obviously, people coming in there isn't a constant flow of traffic at this time

coming from the west for that action. I think there will be an adequate amount of gap, which allows people to take that left out. If for some reason, we need to modify that in the future or make it work better than I think there are options for us to do that.

Ms. Haney asked and with the increased traffic down Pine Ridge Parkway, do you see a light to be put on the corner of Tynes Boulevard and Pine Ridge Parkway?

Mr. Ross responded I have not heard anything about that. There has to be certain traffic warrants to go through before a traffic signal is installed. They have to demonstrate that they are needed.

Mr. Mesiano asked but you will be doing that traffic analysis though, right? When we developed the subdivision that was definitely a requirement to verify needs for the traffic.

Mr. Ross responded we haven't been requested to at this point and time.

Mr. Mesiano stated I appreciate that you are here. I appreciate that you are sharing all of the details that you know. It is very helpful and it will be very helpful on both sides. What is the building height limit?

Mr. Ross responded 34 feet to the top.

Mr. Mesiano asked so they build the walls on the ground and then they stand them up?

Mr. Ross responded correct.

Mr. Mesiano stated it happens very quickly. How many stories high will the school be?

Mr. Ross responded two stories.

Mr. Mesiano asked do you know what the lighting plan is?

Mr. Ross responded they are working on it. We have to meet the Brannon Field master plan for lighting. We have to submit that to the County during the permitting.

Mr. Mesiano asked and that is the lighting specific to schools? I assume the sports fields will have lighting?

Mr. Ross responded the sports fields will not have lighting. I am not aware that they do that.

Ms. Haney stated I believe there is a performing arts charter school in Clay County already. For this school, will the emphasis be on arts?

Mr. Ross responded it will just be academic. It will fall in the same curriculum as any other public school. They pretty much do this for several reasons. The one that is the common

reason is the public school districts don't have the financial funds to build the schools that they have to build.

Mr. Walters stated he mentioned the concept of the designation. Mike may have been around going back several years but that was always designated as a school site on the Brannon Chaffey master plan. If I am guessing that is why the Clay County School Board pushed them to this site. My understanding is that at some point the Clay County School Board became less interested in the parcel and building their own school, perhaps because the budget issues they are facing. It was never conveyed to the school board. My understanding is until a year ago it was still owned by the original developer. There was a bank loan on several pieces of property they own. There was a friendly foreclosure between the developer and the bank and the bank took title to that property. I believe at this time that the bank still owns that property but I could be wrong. Obviously, for this boards consideration is the access issue. The reality is that is not our problem. We are simply the District, who owns these two strips of land. We maintain those. There is turf and trees and we maintain that property but we don't need access to this site. We have access to our property on the main road. They are coming to us because given the status of Buggy Whip and the fact that Long Bay extension is not in existence, they are somewhat stuck in trying to get to their property. If I am guessing, the original plan was once Long Bay is in and all of the other major roads are done around here that that was where they would be coming off of. We are trying to get input from you guys because we don't know what to do. At the end of the day, this is their property. They have come to us with the request and you guys have to make that decision. The biggest issue is traffic. At the end of the day that is a lot of cars coming up and down the road. It is not our road, in that we don't own and maintain that road, so the wear and tear doesn't get done by us. It is owned by the County. It is a public road. Anyone can use it. It goes right through the community. It is the artery center that comes right thru here. It is a big issue for the residents here. For them the reality is that access is really important. Their only alternatives that Peter, Jim and I kind of tossed around was some sort of work on Buggy Whip, although looking at the wetland situation, it seems like that would be difficult to get over or perhaps building a section of the future Long Bay to provide access from this side. I think from a preliminary standpoint, we are looking for input from you guys. I wanted to have this conversation without the representative in the room because depending on what you guys say I don't want them to go back. They could get pushy with this. They could try to get the County on

their side. The County wants this school, so the County may say we want to pursue other options to try to get to that. We are just trying to represent all of the information to you guys. The concerns we thought about were Clay County could eventually take this site and build their own school. Alternatively, the prospective purchasers could build that piece of road. As a starting point, from what I have looked at and mulled over in my head, there is nothing sticking out in my head that says we have to grant this access. If we, as a board, decide this is a nonstarter for us, the board can make that decision and say these are our parcels and we do not wish to grant access through there, so find another alternative. That may not end the issue. There could still be a school there.

Mr. Mutka asked can they force a right-of-way across our property?

Mr. Walters responded there are easements by necessity. When you have a landlocked piece, if I am the landowner, then I can make those arguments to say I have to be able to get to my property, so therefore I need an easement, a right-of-way by necessity to get to that piece. They certainly could make that argument. They could file suit stating that they have that right. My counter argument would be this road offers access, so they could build this road or they could work on Buggy Whip and try to find a way across. They are not landlocked. They are inconvenienced. Landlocked is a different argument. To me, I think there is an alternative solution and that is Long Bay. Even though it doesn't exist, you build it. I haven't looked at the specifics. Local governments, State governments, Federal governments have rights of eminent domain. Think of the Keystone Pipeline that runs from Canada to Texas. All along that pipeline, the Federal government or the State government or the local governments are going to have to take that property and say that we are taking this property for a public purpose and therefore, we can just come in and take it. It is a little bit different in terms of two public entities, not private and public and whether they can just ask for eminent domain for an easement for access purposes. There is certainly a chance that the County starts to take a hard stance and said we are going to go through the name proceedings and we are going to take these two chunks of land to provide access to this site. Even though it is going to be a charter school, which is governed by the Clay County School Board, it will be owned by a private entity. This takes me back to law school on can you take property to benefit a private entity for a government purpose. There are these ancient cases and sometimes they can but I haven't delved into that at this point.

Ms. Gardener stated traffic is my biggest concern. That is a lot of kids and a lot of cars. Even if they are carpooling that is going to be a ton of traffic thru the neighborhood and it is not at one time. It is going to be staggered because you have K through 8th grade that is going to come in at one time and end at one time and then you have high school, which he clearly said was going to start and end at a different time. You are going to have K thru 8th grade traffic at one point and then maybe two hours later, you are going to have high school traffic and not to mention, you are going to have teenage drivers because they are going to allow 11th and 12th graders to drive to school. That is a lot of traffic coming through the neighborhood and I have a lot of concerns about that.

Mr. Walters stated it is going to be a lot of traffic.

Ms. Gardner stated and you have an elementary school right here, so we already have competing traffic with an elementary school.

Mr. Mutka asked Pine Ridge is not zoned for that school, correct?

Mr. Walters responded that is my understanding.

Ms. Gardner stated anyone in Clay County can come to it.

Mr. Mutka asked so where is the benefit for Pine Ridge and how does it benefit our residents?

Mr. Walters responded the way I understood it was it was Countywide and it is first come, first serve.

Mr. Lohse stated at this point I don't see a benefit for Pine Ridge at all. There is nothing in there that is a benefit to us. It is entirely a benefit for the charter school.

Mr. Walters stated I think there are a few options in my mind of how this works. The board tells us to tell them they are not interested and they can't go through our property. Option two is we tell them this is a nonstarter. You can't go through our property. They go talk to the County and the County let's them build this piece and then they come in this side. Option three is you say let's look at the options providing access. Obviously, this access is extremely valuable because if you were just going through here then that is much easier than building a road or trying to come down here and impact wetlands that way. What kind of value do you see in that access and is there a deal to be negotiated? To me, those are the three options.

Ms. Gardner stated I don't think we have anything to lose to say no. If they are going to do it then they are going to do it anyways.

Ms. Haney asked when we say that site is designated by the County for a school site, is that forever and always?

Mr. Walters responded I am not all that familiar with how they do that. My gut instinct is no. If the school board is saying we don't want to build a school then they may pursue those. I would have to look at that.

Mr. Mesiano stated I think if they did that it would require some pretty substantial land use changes and modifications that would require a vote from the County. If they said we are not putting a school there but now they decided to put a Walmart in then you all would have the opportunity to go and speak against it. I think what is happening is if you tell them no then the other options are probably going to put them out of their timeframe of opening in August, which is their goal. I think the intention was that they would not be accessing directly out onto the road. I think it is probably fairly inconsistent with the use across the street there. From what I am hearing I think if you all wanted to say no then it may put them off on this particular one. If they are going to try to eminent domain some access then that is certainly going to take some time.

Mr. Mutka asked can they even build a portion of a County road?

Mr. Mesiano responded I am assuming that they could do something like that.

Ms. Haney stated what started my making phone calls initially was doing research on the development company and knowing that their primary bread and butter is multifamily housing, so if we were to say no and for whatever reason, they were discouraged on the school idea and they decided to rezone for apartment houses then that is 10 times worse scenario.

Mr. Oliver asked are they the landowner or does the bank still own it?

Mr. Walters responded I believe the bank still owns it. When I talked to their attorney, they said they were going to do due diligence.

Mr. Oliver stated so if it doesn't work out for them then they will probably walk from this property.

Mr. Walters stated to go through that land use change, they would have to go through several public hearings and several other things.

Mr. Mutka asked is there any way to find out when they intend to finish Long Bay?

Mr. Ma responded there is no funding source for it at least for the next five years.

Mr. Mutka asked what does it cost to build a road like that?

Mr. Ma responded probably at least \$2.5M a mile.

Mr. Mesiano asked is that for a two lane section or four?

Mr. Ma responded it is usually \$1M a lane per mile.

Mr. Mutka stated I am just thinking at what point and time do they see how valuable is that property to how much it would cost them to seek alternative options in another property.

Mr. Walters stated that is an important question on a few levels. Peter and I have talked about starting to put together numbers.

Mr. Mutka stated I am curious to get some input from homeowners.

Mr. Rooster Hendrix stated my big concern is traffic. You have two lanes coming in on Old Jennings and two lanes coming in on Tynes Boulevard. That is going to be a nightmare. Our homeowners insurance will go up if there is more than one entry into this community. I think charter schools are a great idea. I think the location would probably be okay but there would have to be a road from there down Old Jennings. If they did a traffic study then they would find out that it would almost be impossible to get in and out of here. Most people that have moved here have moved here because it is a quiet and peaceful community. If you put that school back there then that all goes away. There are safety issues with it. There are security issues with it. Also, there is no guarantee that the kids in this community are going to be able to go there. I am not really for it at all.

Mr. Richard Maldonado asked would the CDD assessments go up?

Mr. Walters responded to us, it shouldn't go up. The reality is we don't own that property. We don't maintain anything on that property. We don't own the roadway. The County does and they have to maintain that. I wouldn't foresee that, although, we have talked about some peripheral issues. For example, if it brought in a lot of security issues then the District may want to say we want to bring in off duty officers to make sure everyone is safe here, so that would be an additional cost. There would be no direct cost to the District though.

Mr. Peter Kent stated I spoke with Matt and Nicole about some concerns. So would the full capacity happen in about five years? Isn't it mandatory or couldn't you make it mandatory to do this traffic study? Isn't there a law for that?

Mr. Walters responded I don't exactly what trips that traffic study requirement. I know whenever you need a light or when you try to change speed limits or put in stop signs that would

trip it but this board doesn't have the authority over traffic issues. We couldn't put in speed bumps if we wanted to slow down traffic. The County would have to go through that.

Mr. Ma stated it would be up to the County to ask for that. I have been through hundreds of DRC meetings. Generally, they just offer comments. You would hope something like that would come up at the meeting tomorrow.

Mr. Oliver asked do the results of the DRC go to the full County Commission?

Mr. Ma responded no. The DRC is really just a preliminary site plan look by the County staff. They would offer any issues that they see.

Mr. Mutka asked can we grant access with restrictions? As far as, we will give you access but once Long Bay Road is finished then you need to close that entrance and turn your entrance the other way?

Mr. Walters responded we could and we talked about that. There is a few ways to do this. We could give them property, which I think would be a mistake. I don't want to just hand over things like that. You could grant access by an easement. We could negotiate an easement agreement, which says this easement shall expire once Long Bay is completed and you will redesign your site and gain access off of it. Obviously, we don't know when Long Bay comes in. We certainly could condition that on that.

Mr. Ma stated also south of us there isn't a right-of-way granted for Long Bay, so someone would have to go in and either negotiate with the private property owners for the right-of-way.

Mr. Mesiano stated you could get very creative with this thing. You could tell them that we will grant you access with the conditions that you mentioned and then also say that the access directly onto the parkway is limited to the elementary school and you will hold them up from building the high school. If they build the high school before Long Bay is open then the access easement would expire, as well. Now you have another party pushing to get the road built. My sense would be that they would say that would kill the site for them.

Mr. Lohse stated there is no benefit at this point.

Mr. Walters stated again, this came to us fairly recently. The board doesn't have to make a decision either way tonight. You could direct us to say we would like to get more information. You could authorize staff to work with the Chair to talk with them. Obviously, anything that would be decided would have to come back to this board.

Ms. Gardner stated in addition to driving traffic, everyone in this neighborhood is forced to walk to Tynes Elementary, so in addition to driving traffic another concern is we have a lot of elementary aged students, who are kindergarten through 6th grade, who are forced to walk to school. There is already concerns from people that are moving in the phase across the street about children crossing Tynes because the school said they are not able to have a crosswalk there because it is too far from the school.

Mr. Walters stated there are a lot of concerns and there are real issues. Sometimes we talk about that we are a special purpose limited government and the reality here is, do they get access through our property. Our question isn't can they build a school. They can build a school.

Ms. Gardner stated my suggestion is that we don't vote tonight and if there are questions outstanding that we allow Matt to coordinate that through other individuals and then we discuss it at the next meeting.

Mr. Walters stated I tend to agree with everything you have said. It would have to be Matt working with staff. Maybe the County would say to us if you guys deny access then we are just going to build a piece of this road and be done with it. We don't know that question yet.

Mr. Mutka asked can we take a list of our concerns from the board to them?

Mr. Walters responded we can certainly do that.

Ms. Haney stated as a resident of Oak Moss Loop, who is right on the entrance there, I like making a left-hand turn out of my neighborhood and I like not having to get up two hours early to get out of my neighborhood. I am sure the other people on my street feel the same. Also, we mentioned that the DRC meeting is tomorrow. Will we have staff attend that meeting?

Mr. Walters responded we didn't plan on that. Given Peter's comments about how they typically work, I don't think there would be any value for us to be there.

Ms. Haney asked when you have a perspective development like this, what are the opportunities for the community to go before whomever to make comments?

Mr. Ma responded for this particular development because it was already designated in the past as a school site, I don't believe there are any other public hearings. We can express our concerns to the County though.

Mr. Mesiano asked what happens if you live at the end of that road and you are trying to get home and you live in the residential area across the street from the school site? It really

wasn't designed for that level of flow. I just have to assume with a two lane road there, it was not anticipated that there would be so much left turn stacking there.

Mr. Ma stated across on the west side of Long Bay there is a plan for additional lots at some time in the future.

Ms. Gardner stated so they would have to go through that traffic to get to and from their homes.

Mr. Ma stated I think it would make more of an impact if we send a letter or an email from the Chair or from the staff to Stephanie, who is the County Manager and express our concerns.

Mr. Lohse stated I have sent an email to the County Commissioner for this district and they forward that email to the County Manager and Ms. Holly Parrish, so they are aware of our concerns. They do know it is on the agenda tomorrow at 10:00 a.m. If they use Long Bay for the traffic then it will mitigate traffic through Pine Ridge.

Mr. Mutka stated I say we express our concerns and see what they have to say. We don't need to be proactive. They need to be proactive. We can express our concerns and let them come back.

Mr. Ma stated one other thing I just thought of that we can ask before we make a decision on it is for them to prove to us that the traffic is not going to be bad.

Mr. Mesiano stated I think you just say that it was never our anticipation on anyone's radar that this traffic would be getting onto Pine Ridge Parkway. The fact that there is no access point and there are tracts in front along the whole frontage, clearly the anticipation was that they would be using Long Bay. Long Bay hasn't come about yet but they want to bring the school in now just because there is a need for the school. Then ask them to demonstrate to us what this traffic is going to look like. I don't live here. I don't know what it is like to get out of here on Tynes Boulevard from Pine Ridge Parkway.

Ms. Haney stated the school has had to alter its pickup pattern.

Mr. Mesiano stated so it seems to me there is already a concern. We all need to make that clear to the DRC.

On MOTION by Mr. Mutka seconded by Ms. Haney with all in favor to Authorize Staff working with the Chairman to Relay Concerns Expressed Tonight to the DRC through correspondence & to Gather Additional Information & Report at Next Meeting was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Lifeguard Services

This item was tabled until the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Pool Maintenance Services

This item was tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Update Regarding Certification of Pool and Pool Deck Lighting for Night Swimming

Mr. Andersen stated I apologize for walking out of the meeting briefly. That is actually the engineer out there right now. We replaced all of the lights after the last meeting. The readings are back up to where they are supposed to be with a couple of exceptions, which I will have to work on. All of the pool deck has to be light up and underneath the canopies we have no lights, so we may have to install lights underneath of there. I will pricing on that first before I proceed. Once we have that then the process is he will write his report. He will give me a photometric study. I will go to the County and submit the photometric study and make a formal request to change our permit for nighttime swimming. Then we would bring it back to the board and you guys can choose if you want to allow it or not. Tom is going to take a look and see if there is a way around this a little bit because one of the issue that we have right now is behind the slide. There is a big magnolia tree back there and it blocks the light. He is going to do a little research and find out what we can do.

NINTH ORDER OF BUSINESS

Update Regarding Speed Limits on Roads within Pine Ridge Plantation

Mr. Andersen stated we have six new 25 mph street signs that will be installed tomorrow at no cost to the District. We are going to paint the curb portion of the median at the entrance to Pine Ridge.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Mr. Oliver stated we will notice the revised annual meeting schedule and we will update the website and get the word out on that.

C. Engineer – Consideration of Requisition No. 395A, Payable to Hopping Green & Sams, in the Amount of \$368.00

Mr. Ma stated included in your agenda package is Requisition No. 395A in the amount of \$368.00.

On MOTION by Mr. Mesiano seconded by Mr. Lohse with all in favor Requisition No. 395A Payable to Hopping Green & Sams in the Amount of \$368.00 was approved.

D. Operations Manager

Mr. Andersen stated yesterday I sent out a quick synopsis on a lot of items. The median grasses are all cut back. Next I am going to go to our famed amenity manager. She has a couple of wonderful pieces of news. One of them I am highly impressed with. The logo that has been missing out here for years, she has found someone to make one, so she is going to be taking care of that over the next few weeks. Then, I am going to let her talk to you about a wonderful thing she did with AT&T.

E. Amenity Manager

Ms. Rentsch stated I contacted AT&T and renegotiated a contract. The services would be the same but it would be a savings of \$136 a month savings, which is \$1,682 a year. We just have to sign a year agreement. After that year, we just have to sign another agreement. The

prices will be the same. They just want you to maintain a year agreement. I haven't gone ahead of that yet because of Comcast. They did a site survey and in two days I am going to call back and they will have pricing for construction to get the wires to the amenity center. If it is \$3,000 and below to get their services to the amenity center, then there is no cost to the District. If it is more than \$3,000 then the District would have to pay the difference. We could get cable, phone and internet services here if they could do that for \$217.75 a month. We also have the option of Direct TV. We talked about putting televisions in the fitness center and possibly putting one in here. If Comcast was too expensive to get here then we could do the AT&T savings and then go with Direct TV and we would still be saving \$100 a month from what we are paying now.

Mr. Andersen stated the reason we are a little reluctant to go with Comcast is because of the access system. Convergent has not given us a warm fuzzy feeling that if we switched over to Comcast that everything would be fine. The big thing is she is saving the District that money anyways, so my recommendation now is to stay with AT&T and take the savings and add Direct TV.

Ms. Gardner stated I would agree.

Mr. Lohse stated I think it is a great idea to put cable television in the fitness center and in here.

Mr. Andersen stated the only thing on this list to finish was the spa timer out here for the splash feature.

Mr. Mutka asked how much is it?

Mr. Andersen responded \$1,100. With what we just found out with the lighting is we are going to have to run the electric to those canopies, which means we may be able to combine some of the cost.

Mr. Lohse stated I think it is a great idea. We are going to save a lot of money on electricity. Is there something we could do about the paint? When it is wet it looks great but when it is dry then it looks old and crusty again.

Ms. Rentsch stated my report is included in your agenda packages. Really the biggest thing that we had since our last meeting was our Christmas event. It was huge and turned out great.

Mr. Mutka stated it was awesome.

Ms. Gardner stated everyone I talked to really enjoyed it.

Mr. Lohse asked what do we have planned now?

Ms. Rentsch responded I have started planning the Easter event. So far I have one committed new food truck to come and then we have a six pony carousel ride for kids and a petting zoo.

Mr. Mutka stated everyone I talked to loved the Christmas event and the food trucks and the carriage rides. Santa was awesome. The disc jockey and the movie were also great. The fact that you pretty much did that on your own was amazing. I was very impressed.

Mr. Lohse asked did you get my email about the food trucks?

Ms. Rentsch responded I did.

Mr. Lohse stated I sent her an email about getting food trucks here on Friday nights. I know a lot of other communities have them.

Ms. Rentsch stated I think I am going to wait until after our Easter event to narrow down who we like the most and who we want to come back.

Mr. Lohse stated I will work with you.

FOURTH ORDER OF BUSINESS

Update Regarding Construction of Ponds and Conveyance of Ponds to District

Mr. Walters stated this will be coming back at our next meeting for more formal action. I talked before about all of the issues floating around and how we can wrap them up. I have had conversations with the trustee about enforcement issues on the other side. I have told them I wanted more definitive responses by our February meeting. Steve and I and everyone is pushing on them to get this northern pond constructed and finished in time, as well.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Mutka asked is the third pond tied with the first two?

Mr. Walters responded these are completed ponds that we will the property for and everything else, in terms of that is the acquisition. This pond is separate, in terms of it is under construction.

Mr. Mutka asked and all of the paperwork has been covered for that since the last meeting?

Mr. Walters responded yes. We got the easement in place. They have put up signage. There is no money conveyance for that. That will be a conveyance for \$0 consideration.

Mr. Mutka asked has anything moved forward in any direction in the foreclosure proceedings?

Mr. Walters responded that is the conversation I was referencing with the trustee. The landowner is still ready, willing and able to convey that as a deed in lieu or through a friendly foreclosure. We need their input to say we want to set up a special purpose entity and then we are going to take title and market it that way or we have to go through a foreclosure to whip out certain liens and we will fund x amount of those costs. We then to provide some guidance on that. I struggle to get them to really focus.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Financials:

A. Balance Sheet of November 30, 2014 and Statement of Revenues & Expenditures for the Period Ending November 20, 2014

Mr. Oliver stated included in your agenda package is the balance sheet and income statement.

B. Treasury Report

Mr. Oliver stated included in your agenda package is the treasury report.

C. Approval of Check Registers

Mr. Oliver stated included in your agenda package is a copy of the check registers.

Ms. Rentsch stated there is a check in there for signage from the Christmas lighting contest and it is from Mutka Vinyl Designs.

Mr. Walters stated obviously, you have to make this disclosure in a public forum. Jim will have a form for you to fill out, which is called a conflict form. We have to approve the entire check register without this invoice and the entire board is going to vote. Then the four other members are going to vote on that invoice and you are going to abstain.

On MOTION by Mr. Lohse seconded by Mr. Mesiano with all in favor the Check Register Less Check No 1333 for Mutka Vinyl Design was approved.

On MOTION by Mr. Mesiano seconded by Ms. Haney with Mr. Lohse & Ms. Gardner voting aye & Mr. Mutka abstaining Check No. 1333 for Mutka Vinyl Design was approved.

D. Assessment Receipts Schedule

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 17, 2015 at the Pine Ridge Plantation Amenity Center

Mr. Oliver stated the next meeting is scheduled for February 17, 2015 at this location.

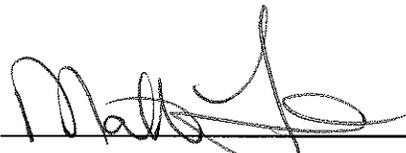
SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Haney seconded by Mr. Mesiano with all in favor the Meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman