

PINE RIDGE PLANTATION

Community Development District

April 18, 2022

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

April 14, 2022

Board of Supervisors
Pine Ridge Plantation Community Development District

Dear Board Members:

The Workshop of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Monday, April 18, 2022 at 2:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(Regarding Agenda Items Listed Below)*
- III. Pre-Construction Planning Session with Hoffman Commercial Construction
- IV. Down to Earth Landscape Improvements
- V. Public Comments / Supervisor's Requests
- VI. Next Scheduled Meeting – 05/17/22 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- VII. Adjournment

THIRD ORDER OF BUSINESS

PROJECT SUMMARY
PINE RIDGE PLANTATION AMENITY IMPROVEMENTS
HCC PROJECT #2201
Tuesday, March 15, 2022

I. Building Permit Status

A. Clay County Development Review Approval/Permit.

- ETM needs to respond to Development Review Comments (attached).
- Basham & Lucas to provide to ETM the photometric plan per the comment.

B. Building Permit.

- We have preliminary review comments from the building department. Most of them had to do with the fitness center that is no longer in the scope.
- HCC to take the updated building permit drawings for splash, courts, sports field and parking lot to Clay County this month with updated building permit application representing the contract scope of work.
- Basham & Lucas to provide to HCC the updated permit drawings.
- We will need Clay County Development Review Approval prior to Clay County issuing Building permit.
- They goal is to have all permits by April 20th.

II. February Pay Request

A. February Pay request has been sent to Marilee. HCC billed for the Payment & Performance bond that has been issued and the down payment for the Pool Specialty equipment.

III. Review Schedule and Timeline

- A. We are still scheduled to Mobilize and start on June 1.
- B. Construction fence at pool area and demolition at pool area to be the first tasks.
- C. HCC to have pre-construction planning session with Pine Ridge Team in April to establish location of construction fence, construction staging area, construction parking, dumpster and toilet.

IV. Review Status of Samples & Submittals. – Samples and submittals have been requested from vendors. Once we get samples and submittals HCC to review and forward to Basham & Lucas,

**COMMERCIAL REVIEW
DEVELOPMENT REVIEW**

COMMENTS

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter. Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: COMM 2022000004

Submittal #: 1

Project Name: PINE RIDGE AMENITY CENTER EXPANSION

Applicant: LYND SAY KELLER. P.E.

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS

ENGINEERING DIVISION

Application reviewed and signed off. ✓

CONCURRENCY DIVISION

Application reviewed and signed off. ✓

DEVELOPMENT SERVICES

○ Please review staff comments and resubmit as requested. Please resubmit 1 hard copy, full PDFs of site plans, your response comments addressing staff comments and any additional paperwork requested by staff. Please email digital copies to DRC@claycountygov.com

FLOOD ZONE

Application reviewed and signed off. ✓

GIS DEPARTMENT

○ Please submit a CAD(.dwg) file for the project.

Information Only:

The address assigned to the expansion project remains the same as the amenity center: **4200 Pine Ridge Pkwy, Middleburg, FL 32068**

Information Only:

Reviewed by Margie Simon

GIS\Addressing

904-278-3781

Addressingdept@claycountygov.com

Margaret.Simon@claycountygov.com

HEALTH DEPARTMENT

Pool Plans needs to be submitted to health dept. for review and approval.

LANDSCAPING

VUA Calculation - $(1,560/150)^2=20.8$ points

VUA shows 26 pts planted and meets requirement; please adjust calculation

Viburnum would need to be a minimum of 24" at planting (see Sec. 6-5(4).

Soccer field will require sod.

Mulch to match existing?

Information Only:

Shade coverage points for entire amenity area addressed in original plan submittal. Some trees are being removed from the area east of pool which was only designated tree save area. Many additional trees beyond requirements being preserved. No trees are being removed from original planted landscape.

Information Only:

Please contact me if you have any questions.

Beth Carson, PLA, AICP

904-541-3840

beth.carson@claycountygov.com

PLANNING DIVISION

Please include a lighting plan that includes a photometric plan for the new construction. Lighting should be consistent with the Branan Field Master Plan lighting standards.

Information Only:

Please contact me if you have any questions.

Beth Carson, PLA, AICP

904-541-3840

beth.carson@claycountygov.com

PUBLIC SAFETY

Application reviewed and signed off.

ZONING PROGRAM

Application reviewed and signed off.