

PINE RIDGE CIVIC ASSOCIATION
BOARD MEETING MINUTES
Covenant Presbyterian Church Room 230

May, 16, 2017 -- 6:05 - 7:50 PM

Board members present: Caroline Martino, Joan Ginsberg (for general portion of meeting only), Carol Girardin, Margot Kaufman, Bob Kaufman Al Jones, Elona Dreni, Ed Livingston (for general portion of meeting only)

Board Members Absent: Alan Brown, Cindy Dreyfuss

The General Meeting was called to order. Caroline introduced our guest speaker, Mark Strain, to the 8 board members and the 34 members of the community who attended this meeting.

Mark Strain addressed 5 topics: 1) Lot Splitting, 2) Lot sizes, 3) Vegetation, 4) Arthrex, 5) Pine ridge Crossing

As per Mr Strain:

- 1) & 2) - Lot splitting is done Administratively by the Tax Assessor's Office. The property must meet all the zoning standards and must have road access or an access easement. You can split lots that are in excess of 2 acres - minimum resulting lot size is 1 acre. Zoning is the responsibility of the County. Covenants are the responsibility of the neighbors in the community.
- 3) Vegetation - You must have a building permit to clear vegetation. You can clear up to 1 acre of a lot if you have a building permit. If you want to clear more than 1 acre you must get a separate permit for vegetation clearing. Exotics can be cleared by hand and must be removed before a CO is issued on a building permit. If you see a property where they are clearing

more than one acre, report it to Code Enforcement. There must be an active building permit in order to clear a lot.

4) Arthrex - They are going to create a “Campus Effect” and close Creekside Road to traffic. Mr. Strain said that he voted to keep the road open but the closure passed. As per Mr Strain, it seemed that the plan was rushed by Arthrex to get passed before the new Commission was elected. They also want to build a hotel.

5) Pine Ridge Commons - Mr. Strain said that the NIM (Neighborhood Information Meeting) was critical to the process since the Planning Commission hears the recordings of the meeting. The developers had an “expert” study and report on the current and projected traffic trips at that site. The people who attended the NIM who live in the surrounding communities disagreed with their report and projections. The communities could get together to hire their own expert to counter the developers’ traffic pattern expert. As per Mr Strain, the Planning Commission has to follow the codes in its decision to allow or deny a project. The BCC sets policy. As an aside there is another project request for the corner of Vanderbilt Beach Road and Gulfshore Dr — Building 200’ high plus some shorter residential buildings along with possibly some commercial. A NIM is being held on that project as well. Bob suggested that all the surrounding communities should think about joining forces to express the community opinions. Mark Strain said that he would like to do another presentation for PRCA that he does county wide. We accepted his offer and will schedule it for a future PRCA meeting.

At 7:20 PM the regular Board Meeting was called to order by Caroline. Jennifer (from Ridge Dr) and Louise Taylor stayed for this portion of the meeting.

Carol made a motion to waive the reading of and accept the minutes of the last meeting. Bob seconded the motion. Motion passed unanimously.

Caroline Reported that there is now an added benefit to paid membership in the PRCA. Meeting minutes are now password protected on our website just as the member contact lists are.

It was mentioned that Renters can be non-voting members of the Association if their landlords have paid the dues for that property.

Caroline mentioned that she has updated the contact info on the website and will remind people on Next door to provide their email addresses for our website contact list.

Caroline and Elona will have a Welcome Committee meeting as soon as they can.

Caroline has left a message at the Code Enforcement Department asking if barriers are required around building sites in Pine Ridge. Bob said that when he sees him, he will ask Jeff Laterno if they are required.

Caroline has presented to Pam Lulich, the signed, witnessed and notarized document for transfer of the trees to the County. We are hoping the item will be on the Consent Agenda for one of the June BCC meetings.

It was decided to have the Board meetings from 5:30 - 6:00 PM on evenings the we have a guest speaker since meetings were ending too late. General Meeting will begin at 6:00 PM. We will ask the church if we can have light refreshments when we have a guest speaker. Caroline requested that everyone think of who we would like to have as future guest speakers.

Jerry Kurtz from Collier County will be the guest speaker at our June meeting. His topics for discussion will be swales and groundwater.

Meeting was adjourned at 7:50 PM.

Submitted by Margot Kaufman, Secretary PRCA