

**LONGLEAF  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 27, 2019**

**LONGLEAF  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
TUESDAY, AUGUST 27, 2019  
6:30 P.M.**

Longleaf Town Hall located at 3141 Deland Street  
New Port Richey, Florida 34655

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Michael Drapkin Robert Hideck Karl Mager W. Elizabeth Blair Bryan Butler
<b>District Manager</b>	Meritus	Gene Roberts
<b>District Attorney</b>	Straley Robin Vericker	John Vericker Vivek Babbar
<b>District Engineer</b>	Johnson Engineering	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **6:30 p.m.** The **Business Matters** section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Longleaf Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of Longleaf Community Development District will be held on **Tuesday, August 27, 2019 at 6:30 p.m.** at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. PRESENTATION WITH JAH** ..... Tab 01 Page 04
  - i. Amenity Conceptual Layout Proposal
- 5. RECESS TO PUBLIC HEARING**
- 6. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget..... Tab 02 Page 05
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 7. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-04; Levying O&M Assessments ..... Tab 03 Page 21
  - E. Close Public Hearing on Levying O&M Assessments
- 8. RETURN AND PROCEED TO REGULAR MEETING**
- 9. BUSINESS ITEMS**
  - A. Acceptance and Ratification of Special Warranty Deed Transfer ..... Tab 04 Page 24
  - B. Acceptance of Ratification of Resolution 2017-01; Ownership, Operation and Maintenance of Stormwater Drainage ..... Tab 05 Page 28
  - C. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule ..... Tab 06 Page 41
- 10. CONSENT AGENDA**
  - A. Consideration of Operations and Maintenance Expenditures July 2019 ..... Tab 07 Page 43
  - B. Review of Financial Statements Month Ending July 31, 2019 ..... Tab 08 Page 132
- 11. MANAGEMENT REPORTS**
  - A. Staff Task Lists ..... Tab 09 Page 153
  - B. District Manager ..... Tab 10 Page 156
    - i. Aquatics and Mitigation Reports
  - C. On-Site Property Manager ..... Tab 11 Page 168
    - ii. Community Inspections
    - iii. Community Calendar of Events –September
- 12. SUPERVISOR REQUESTS**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Gene Roberts  
District Manager