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Bill 2021-838 – White Paper

In 2004, the mixed-use Golf Course Community of Baymeadows was affected by the closure and sale of its integrated Private Golf Course for the ultimate benefits of infill development of 600+ new residential homes which included a combination of single family and multi-family units.

The infrastructure within this community is all “Privately Owned and Maintained”. Therefore, there are no city-owned or city-maintained roadways or storm-water and drainage systems. The private owners of these assets are entities including Homeowner Associations (“HOAs”), private owners, non-profit organizations and commercial businesses. All without any formal agreements into the maintenance and upkeep, all of which are inter-connected assets.

The community’s responsibility and the condition of their infrastructure would never be allowed to exist today in this independent fashion based on today’s Neighborhood Development Standards (“NDS”). The City’s NDS would require an oversight HOA or a Community Development District (“CDD”) or have the infrastructure developed to City-Standards and require that they officially be turned-over to the city for future maintenance. None of these conditions exist within the Old Baymeadows Golf Course Community as it was developed 40 - 50 years ago when NDS standards were quite different.

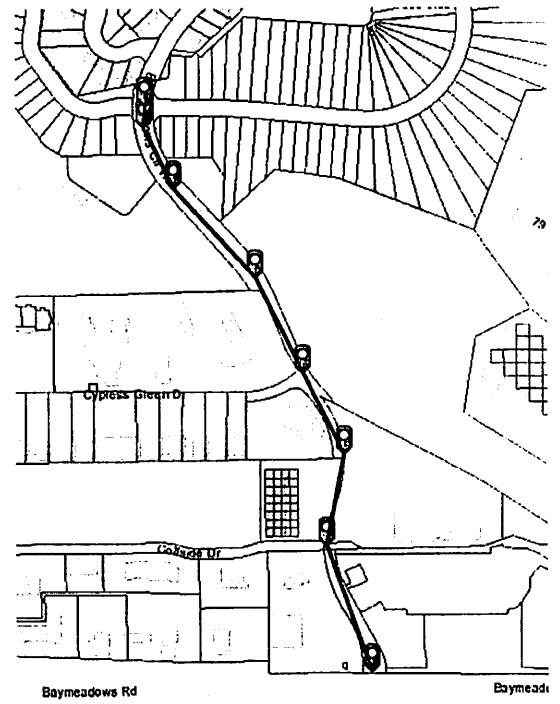
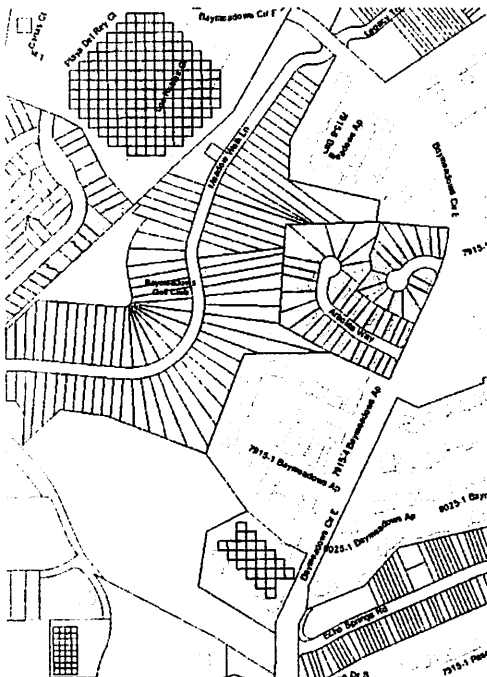
As a result of its history and this independent development, these infrastructure assets are setup to fail and to become a maintenance nightmare within a dysfunctional coordination of private parties. It is the analysis of a professional engineering report, commissioned by the non-profit neighborhood organization, the Baymeadows Community Council (“BCC”), that the storm-water and drainage system specially is a ticking time-bomb for failure that will potentially affect everyone.

As a result of these conditions, the State of Florida, through Florida Statutes 189.02 provides a tool for local governments to create “Dependent Special Districts” (“DSD”) to solve such issues. The DSD Statute is the foundation of the Baymeadows Community Improvement District (“BCID”), a government body with the purpose, powers, functions and duties to create an elected leadership and governance Board of Commissioners (the “Board”). This government body will assume the control, obligations, and financial responsibilities of these common infrastructure assets.

As a government body, the DSD is subject to Florida Sunshine Laws which will provide the community the much-desired transparency. The Board must prepare an annual budget that City Council must approve each year as an additional over-sight elected body.

Other important points of valuable information:

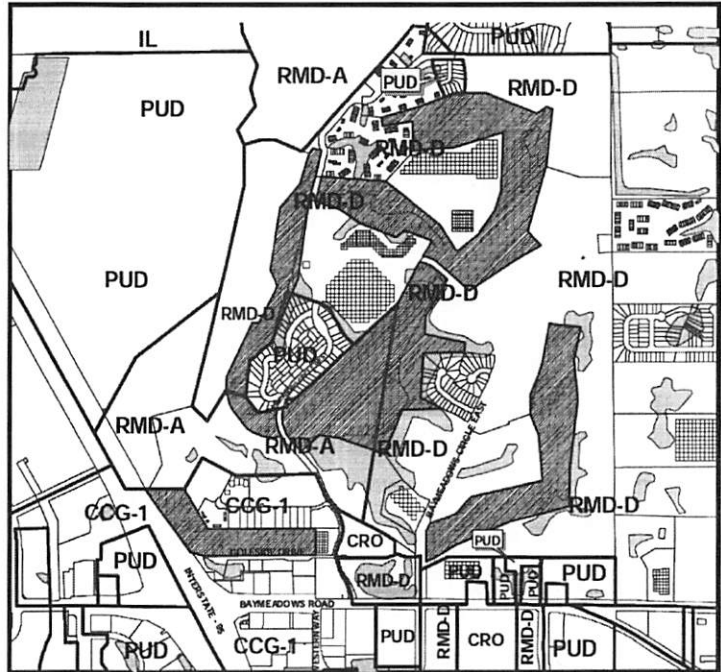
- The City of Jacksonville is familiar with DSD's. Several dependent districts already exist including: 2010-725-E Harbour Waterways (2021-209-E Budget Bill); 2011-734-E Isle of Palms (2021-208-E Budget Bill); 2014-700-E Millers Creek (2021-206-E Budget Bill); 2017-154-E Tarpon Cove (2021-207-E Budget Bill).
- Property Values are partially determined by the ownership and maintenance of the community infrastructure including: roads that access the property, storm water and drainage systems, streetlights, sidewalks and the condition of common property.
- Blight and decline will affect the community's quality of life, public safety and health and welfare if these assets are not properly managed.
- The Jacksonville City Council passed Ordinance 2012-192-E, the Baymeadows Community Plan of March 2011 on October 5th, 2012. This legislation was designed to guide the development and redevelopment of the Old Golf Course Baymeadows Community. This document commissioned by the COJ Planning and Development Department, facilitated and constructed by Chris Flagg allowed residents within the Baymeadows Community to envision what a cohesive community redevelopment might entail.
- The roadway segment (.37 miles) of Baymeadows Circle West, owned by the BCC, an entity with no revenue generating capabilities is among one of many great concerns. The BCC will dissolve regardless of the BCID's formation status. If City Council does not pass the BCID, there is a high probability that this section of roadway will become a "Tax Reverted" roadway and blight on the neighborhood for years to come. If the BCID is approved, the ownership and maintenance of the roadway will be turned over to the BCID.
- As this illustration shows to the left, multiple entities of private homeowners are stakeholders of major storm-water ponds. Debate over who has to solve an issue is usually contentious because of private



ownership. So, who is ultimately responsible when systemic issues affect the entire neighborhood?

- There is no over-riding association tasked with that responsibility much less the required annual maintenance.
- Because the storm water issues are under ground, the HOAs are taking minimal care of drainage pipes. The HOA resolves issues when someone recognizes a road is starting to sink but preventative maintenance is not being taken.
 - Membership into the BCID is defined as anyone who utilizes either Baymeadows Circle East or Baymeadows Circle West for ingress/egress to their property and/or utilizes the storm water system in support of their property.

- In 2014, City Council approved Rezoning PUD Ordinances 2014-062-E from Land Use MDR and Zoning of CCG-1/RMD-A/RMD-D to PUD. As part of the negotiations with the BCC, DR Horton Company promised the community it would receive specific property for recreation and public space purposes. The future property owners of this space are now undetermined and, on a deadline, to be decided. If City Council approves the creation of the BCID, then the BCID will assume the ownership of the property. If Council does not approve the BCID, these assets will become the common property of an association without a direct relationship or direct concern of its upkeep and future development. The likelihood of the land becoming anything for common use will be remote and a constant issue with regards to maintenance and upkeep.



**Help the Old Baymeadows
Course Communities,
Please Support and Adopt,
the Creation of the
Baymeadows Community
Improvement District ~
2021-8381**