



## OFFICE OF THE CITY COUNCIL

**DANNY BECTON**  
COUNCIL MEMBER, DISTRICT 11  
OFFICE (904) 255-5211  
FAX (904) 255-5230

SUITE 425, CITY HALL  
117 WEST DUVAL STREET  
JACKSONVILLE, FLORIDA 32202  
E-MAIL: DBECTON@COJ.NET

### **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.

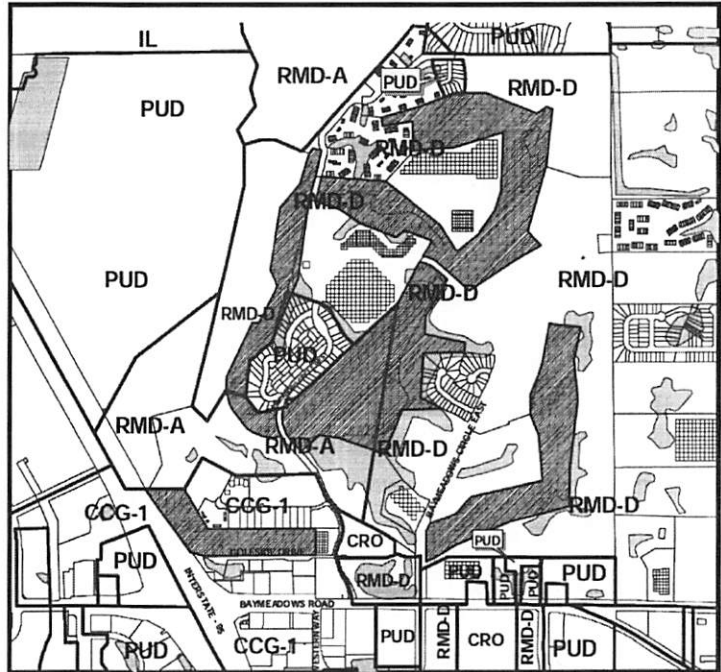
As a result of its history and this independent development, these infrastructure assets are setup to fail and to become a maintenance nightmare within a dysfunctional coordination of private parties. It is the analysis of a professional engineering report, commissioned by the non-profit neighborhood 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.



- 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**