

BCID: A Seed That'd Grow Into A Weed

Don't go on record as having approved a 31% hike in my residential tax bill.

\$500 added on top of \$1,600 current tax bill = 31% increase

Make the decision based on **evidence**.

TABLE "Composition of Proposed Bill"

- 16%--3 communities--are pushing for the BCID (yellow)
- The same 16% stand to gain extensively (yellow)
- Allocation is broken (orange)
 - homes, ~60% of residential, pay 88% of the whole tax
 - apartments, ~40% of residential, pay 3% of the whole tax

MAP

Much of the work is already completed

Road work done: see yellow lines

Stormwater: Two of three Zones are now OK.

PHOTOS

The old news: Road under water

The new stormwater work resolves 2 of 3 zones

COMMERCIAL INTERESTS ARE FAVORED; ALLOCATIONS ARE FAULTY

1st project? a road for commercial interest (ref: the bill itself.)

Park at Baymeadows

restaurants, retail, Starbucks, hotel

will generating substantial traffic

tax bill for all of them = \$2,500?

while next-door 26 homes would pay \$13,000!

BCID is A Seed That'd Grow Into A Weed

Supporters are speculating and setting false expectations: "This is how it will work and what it will do for us," but they also say that there is much that won't be known until it is approved. Catch-22.

If approved, BCID would be a mini-municipality.

It could be expanded whether or not it is working to help the people paying taxes.

Requires a skill set beyond what neighbors and property managers can handle.

NO CREDIBLE EVIDENCE AVAILABLE for claims from supporters...

"it is the only option available:" no evidence to support that.

"property values protected:" no evidence.

"safety and security would increase:" no evidence to support that.

"individual HOA dues would decline:" no evidence.

"quality of life improvements:" no evidence to support that.

"area-wide deterioration due to a small mismanaged HOA:" no evidence to support that.

"future community-wide engagement:" no evidence; in fact, evidence is to the contrary.

"HOAs will all work together with commercial interests:" no evidence.

"I did not know what I was buying." no evidence.

"neighbors should be willing to take some responsibility for our problems."

STORMWATER FIXED

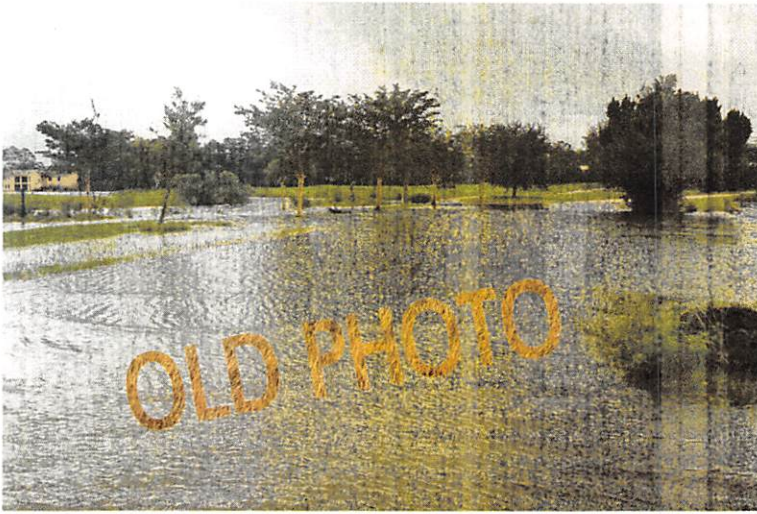


Photo 1: Decade-old photo as used on marketing postcard showing conditions prior to 2021. Now repaired.



Photo 2: Same location as Photo 1. Massive work resolves issues with Zone 1 on the map.



Photo 3: Stormwater measures to protect D.R. Horton new community, Meadow Walk (note red circle). Resolves issue with Zone 2 (map).



Photo 4. More stormwater measures for Meadow Walk. Addresses situation with Zone 2.

Composition of Proposed BCID With Tax Bill Increases ref Jacksonville City Council 2021-838





Data: 2021-838 with exhibits and Rizzetta Study

	A	B	C	D	E	F	G	H	I	J	K	L
	Home & Townhomes	FOUNDED	TAX \$ ANNUAL	road work	stormwater	lighting	sidewalks	BCC (4)	Supervisors	VP, Treas	seat 6	
5	Los Lagos	166	townhomes	1970s	400	66,400	yes	yes	yes	yes	yes	
6	Village Green I	109	townhomes	1970s	400	43,600	yes	yes	yes	yes	yes	
7	Village Green II	54	townhomes	1970s	400	21,600	yes	yes	yes	yes	yes	seat 1
8	Village Green III	12	townhomes	1970s	400	4,800	yes	yes	yes	yes	yes	seat 1
9	Putters Cove	17	single family	1970s	500	8,500	yes	yes	yes	yes	yes	seat 7
10	Lakeside	26	single family	1970s	500	13,000	no	no	no	no	no	
11	Las Casas	48	single family	1970s	500	24,000	no	no	no	no	no	
12	Linkside	81	single family	1970s	500	40,500	vague	vague	no	no	no	
13	Las Prados	125	townhomes	1970s	400	50,000	no	no	no	no	no	
14	Meadow Walk	143	single family	DR Horton	500	71,500	no	no	no	no	no	seat 2
15	Bay Pointe South	199	townhomes	DR Horton	400	79,600	no	no	no	no	no	seat 2
16	Bay Pointe North	218	townhomes	DR Horton	400	87,200	no	no	no	no	no	seat 5
17	Terrance Pines	46	townhomes	DR Horton	400	18,400	no	no	no	no	no	
18	Mallard Creek	16	townhomes	DR Horton	400	6,400	no	no	no	no	no	
19	Golfside	52	townhomes	DR Horton	400	20,800	no	no	no	no	no	
20	Total	1312	61% of residential			556,300	88% Of Annual Max Assessment to the tax bill (L20F/L36F)					
21	Multi Family											
22	Villages	592	20	11,840	yes	yes	yes	yes	yes	yes	yes	seat 3
23	Village Del Mar	147	20	2,940	yes	yes	yes	yes	yes	yes	yes	
24	The Lofts	103	20	2,060	yes	yes	yes	yes	yes	yes	yes	
25	Subtotal, multi-fam	842	39% of residential			16,840	3% Of Annual Max Assessment onto the tax bill L26F/L36F					
26	Total, Residential	2154	units			573,140	90% Of Annual Max Assessment onto the tax bill					
27	Businesses											
28	business suites	81	500	40,500	yes	yes	yes	yes	yes	yes	yes	
29	business condos	10	750	7,500	yes	yes	yes	yes	yes	yes	yes	
30	business, small	9	1000	9,000	yes	yes	yes	yes	yes	yes	yes	
31	business large	2	2500	5,000	yes	yes	yes	yes	yes	yes	yes	seat 4
32	subtotal	102		62,000	10% Of Annual Max Assessment onto the tax bill (L34F/L36F)							
33	Apt + Buss	944		78,840								
34	TOTAL	2256	units	635,140	Annual Max Assessment onto the tax bill							

BCID is
pushed by
16% of
2,154
residential

BAYMEADOWS CIRCLES East & West

Zone of primary stormwater concerns

-  Road improvement complete
-  Road improvement requested
-  Primary stormwater work requested
-  Primary stormwater work completed

Base maps from Council office and Google
Modified to demonstrate complete vs planned work
Graphics by Studio G Rev Jan 11, 2022

ZONE 1 ZONE 2 ZONE 3

Yellow: Roads completed late 2021

