

STORMWATER FIXED

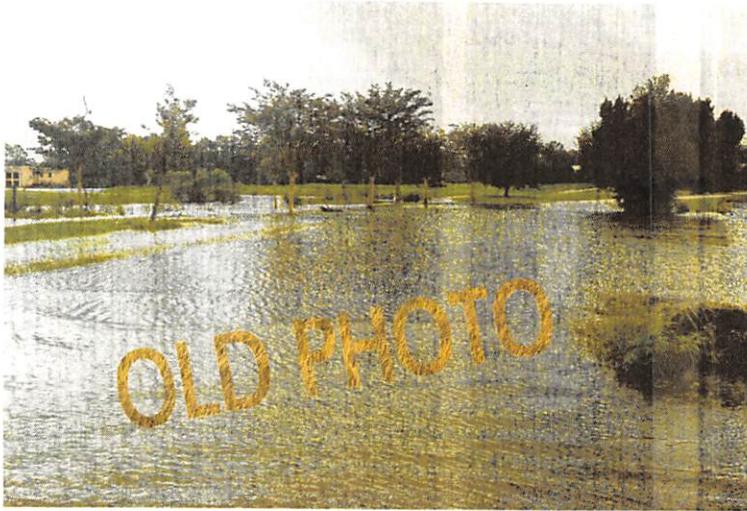


Photo 1: Decade-old photo as used on marketing postcard showing conditions prior to 2021. Now repaired.



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

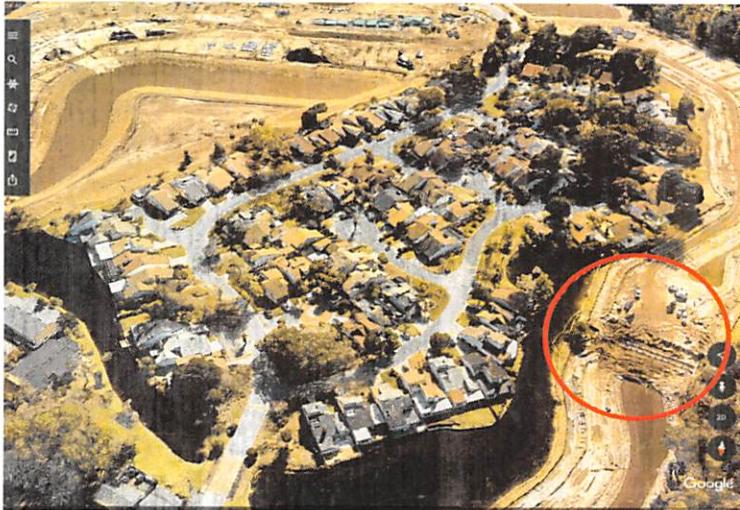


Photo 3: Stormwater measures to protect D.R. Horton new community, Meadow Walk (note red circle). Resolves issue with Zone 2 (map).



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



BAYMEADOWS CIRCLES East & West

- Road Improvement complete
- Road Improvement requested
- Primary Stormwater Work Requested
- Primary Stormwater Work Completed

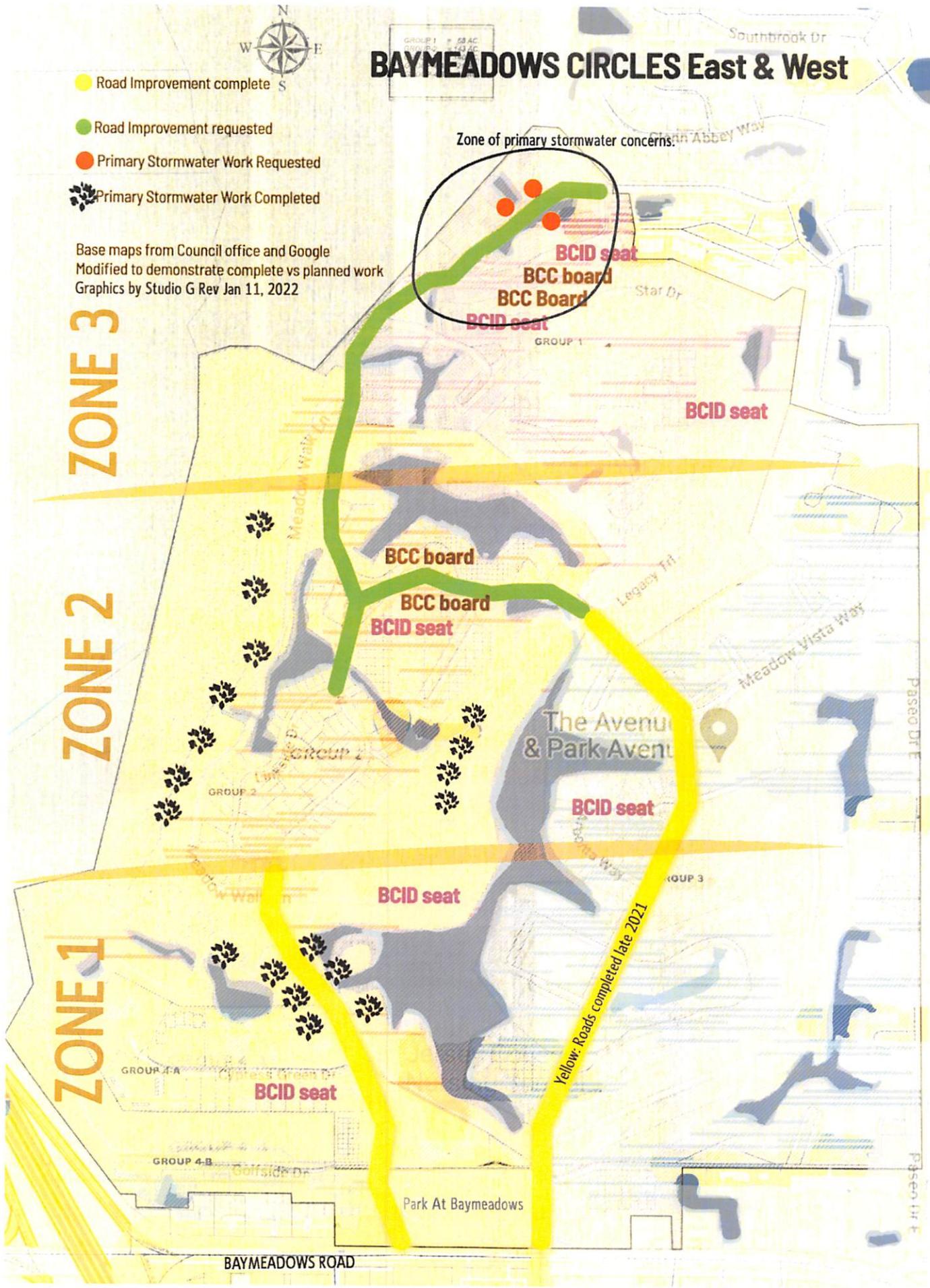
Base maps from Council office and Google
 Modified to demonstrate complete vs planned work
 Graphics by Studio G Rev Jan 11, 2022

Zone of primary stormwater concerns:

ZONE 3

ZONE 2

ZONE 1



Yellow: Roads completed late 2021

BAYMEADOWS ROAD

**REVISED Composition of Proposed BCID With Tax Bill Increases ref Jacksonville City Council 2021-838
Showing that reduction in annual tax to homes (col "PCT") also reduces max income: percentages still apply**

Data: 2021-838 with exhibits and Rizzetta Study

PCT

BCID is pushed by 16% of 2,154 residential units.

	A	B	C	D	E	F	G	H	I	J	K	L	
	Homes & Townhomes	TYPE	FOUNDED	TAX MAX	% of MAX	MAX 1 YR	road work	stormwater	lighting	sidewalks	BCC (4)	Supervisors	
5	Los Lagos	166	townhomes	1970s	400	33,200	66,400	yes	yes	yes	yes	VP, Treas seat 6	
6	Village Green I	109	townhomes	1970s	400	21,800	43,600	yes	yes	yes	yes		
7	Village Green II	54	townhomes	1970s	400	10,800	21,600	yes	yes	yes	yes	seat 1	
8	Village Green III	12	townhomes	1970s	400	2,400	4,800	yes	yes	yes	yes		
9	Putters Cove	17	single family	1970s	500	4,250	8,500	yes	yes	yes	yes	Sec Pres seat 7	
10	Lakeside	26	single family	1970s	500	6,500	13,000	no	no	no	no		
11	Las Casas	48	single family	1970s	500	12,000	24,000	no	no	no	no		
12	Linkside	81	single family	1970s	500	20,250	40,500	vague	vague	no	no		
13	Las Prados	125	townhomes	1970s	400	25,000	50,000						
14	Meadow Walk	143	single family	DR Horton	500	35,750	71,500	no	no	no	no	seat 2	
15	Bay Pointe South	199	townhomes	DR Horton	400	39,800	79,600	no	no	no	no	seat 5	
16	Bay Pointe North	218	townhomes	DR Horton	400	43,600	87,200	no	no	no	no		
17	Terrance Pines	46	townhomes	DR Horton	400	9,200	18,400	no	no	no	no		
18	Mallard Creek	16	townhomes	DR Horton	400	3,200	6,400	no	no	no	no		
19	Golfside	52	townhomes	DR Horton	400	10,400	20,800	no	no	no	no		
20	Total	1312	61% of residential				556,300	87.59% Of Annual Max Assessment to the tax bill (L20F/L36F)					
21						278,150	87.59% Of Annual Max Assessment to the tax bill						
22	Multi Family												
23	Villages	592			20	5,920	11,840	yes	yes	yes	yes	seat 3	
24	Village Del Mar	147			20	1,470	2,940	yes	yes	yes	yes		
25	The Lofts	103			20	1,030	2,060	yes	yes	yes	yes		
26	Subtotal, multi-fam	842	39% of residential				8,420	16,840	3% Of Annual Max Assessment onto the tax bill L26F/L36F				
27	Total, Residential	2154	units					573,140	90% Of Annual Max Assessment onto the tax bill				
29	Businesses												
30	business suites	81			500	20,250	40,500	yes	yes	yes	yes		
31	business condos	10			750	3,750	7,500	yes	yes	yes	yes		
32	business, small	9			1000	4,500	9,000	yes	yes	yes	yes	seat 4	
33	business large	2			2500	2,500	5,000	yes	yes	yes	yes		
34	subtotala, business	102				31,000	62,000	10% Of Annual Max Assessment onto the tax bill (L34F/L36F)					
35	Apt + Buss	944				39,420	78,840						
36	TOTAL	2256	units				317,570	635,140	Annual Max Assessment onto the tax bill				

By resident Michael Glinski Rev 1 Jan 19, 2021

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."