

## Ordinance 2024-69 – Substitute - Summary of Changes

Page      Section      Revision

3	2(B)(iii)(a)	Purchase of realty over \$100 (revising to provide for 60% BCID elector approval)
3	2(B)(vi)	Spells out the right to issue bonds
4-5	2(B)(vii)	Adopts the BCID Assessment Allocation Report
5	2(B)(vii)(b)	Revising maximum assessments – 3% escalation each year; no limitation on raising or lowering assessments as long as they do not exceed maximum
11	6(B)(i)	Aligning elections with next available regular or special election
13	6(B)(ii)(a)	Providing when elected Supervisors will take his/her seat -- either Jan 1 or July 1 following certified election
13	6(B)(iii)(a)	Clarifying when vacant seats take office
13	6(B)(v)	Removes the Ex Officio position on the BCID Board
15	12(a)	Provides for termination of the BCID if property owners form an association that will address all the responsibilities of the BCID.

Introduced by Council Member Arias:

**ORDINANCE 2024-**

AN ORDINANCE AMENDING SECTION 2 OF ORDINANCE 2021-838-E WHICH ESTABLISHED A DEPENDENT SPECIAL DISTRICT KNOWN AS THE "BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT" ("BCID"); AMENDING BCID CHARTER SECTION 2 TO AUTHORIZE ISSUANCE OF BONDS; DELETING THE LIMIT ON ANNUAL ADJUSTMENTS TO ASSESSMENTS; REVISING THE UPDATED ANNUAL MAXIMUMS FOR ASSESSMENTS; ADDING AND INCORPORATING BY REFERENCE THE SPECIAL ASSESSMENT ALLOCATION REPORT; REMOVING THE EX OFFICIO REQUIREMENT; AMENDING THE INITIAL ELECTION DATE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the pursuant to Section 189.02, Florida Statutes, the Council established the BCID and adopted the Charter of the BCID, a dependent special district, by Ordinance 2021-838-E; and

**WHEREAS**, the Council and the BCID Board of Supervisors desire to amend Section 2 of Ordinance 2021-838-E, which sets forth the Charter of the BCID, in order to substitute and replace the Charter to: (i) specifically authorize the BCID to issue bonds; (ii) delete the cap on the maximum annual adjustment on individual assessments; (iii) substitute and replace **Revised Exhibit 2**, providing for revised annual maximums for assessments, of the BCID Charter; (iv) add and incorporate by reference a new exhibit 10, the BCID

1 Proposed Special Assessment Allocation Report dated September 20,  
2 2023, prepared by Rizzetta & Company to the BCID Charter; and (v) set  
3 the initial election for the Board of Supervisors to align with the  
4 next regular or special election following City Council approval of  
5 the initial BCID budget, as authorized by the Supervisor of Elections;  
6 and

7 **WHEREAS**, an amendment to the charter of a dependent special  
8 district requires approval of an amending ordinance by the governing  
9 body with jurisdiction over the district, now therefore

10 **BE IT ORDAINED** by the Council of the City of Jacksonville:

11 **Section 1. Amending Section 2 (Establishment of Charter for**  
12 **Baymeadows Community Improvement District, a dependent special**  
13 **district) of Ordinance 2021-838-E. Section 2 of Ordinance 2021-838-E**  
14 **establishing the Charter of The Baymeadows Community Improvement**  
15 **District, A Dependent Special District, is amended as follows:**

16 \* \* \*

17 **Section 2. Establishment of Charter for Baymeadows**  
18 **Community Improvement District, a dependent special**  
19 **district. In accordance with Section 189.02, Florida**  
20 **Statutes, the Charter of the Baymeadows Community**  
21 **Improvement District ("BCID"), a dependent special**  
22 **district, is hereby established to read as follows:**

23 **REVISED CHARTER OF THE**  
24 **BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT,**  
25 **A DEPENDENT SPECIAL DISTRICT**

26 **Sec. 1. Dependent Special District** - There is hereby  
27 created a Dependent Special District which will serve the  
28 community based on the boundaries set forth herein and  
29 shall be named the Baymeadows Community Improvement  
30 District ("BCID"). The BCID shall be dependent on the  
31 county governing body with jurisdiction over the BCID for

1 purposes of establishing its budget but is otherwise  
2 amenable to separate special district government.

3 **Sec. 2. Purpose, Powers, Functions and Duties**

4 As set forth in *Florida Statute*, section  
5 189.02(4)(a):

6 \* \* \*

7 (B) Powers - The BCID is authorized and empowered:

8 \* \* \*

9 (iii) To purchase, hold, lease, sell, or  
10 otherwise acquire and convey such real and  
11 personal property and interest therein as  
12 may be necessary or proper to carry out the  
13 purpose of this Charter;

14 (a) Where the purchase of any real  
15 property, including roadways, equals  
16 or ~~exceed~~ exceeds one hundred dollars  
17 (\$100.00) the BCID must obtain an  
18 eighty percent (80%) affirmative vote  
19 of the membership is required  
20 approval by sixty percent (60%) of the  
21 ballots cast by the electors of the  
22 District. Any election not held  
23 during a statutory or local election  
24 conducted by the Supervisor of  
25 Elections may be held by special vote-  
26 by-mail only election as contemplated  
27 in F.S. s. 101.6102(1)(a)2, as  
28 approved by the Supervisor of  
29 Elections. The District shall bear  
30 all the costs of any special vote-by-  
31 mail only election in accordance with

\* \* \*

(vi) To borrow money (including through the issuance of bonds, notes, or other evidences of indebtedness) and accept gifts; to apply for and use grants or loans of money or other property from the United States, the state, a unit of local government, or any person for any District purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any District purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto for the purposes of enabling the District to perform public functions or services as herein provided;

(vii) To assess and collect for each year of its operation against each residential and commercial parcel in the BCID, a special assessment, should it be deemed necessary and appropriate by the Board of Supervisors, based upon the category assigned to each parcel attached hereto as **On File**, attached hereto and incorporated herein by reference-, and in accordance with the Equivalent Assessment Unit ("EAU") for each category as set forth in Exhibit 2, entitled Baymeadows Community Improvement District Proposed Special

1 Assessment Allocation Report, attached  
2 hereto and incorporated herein by  
3 reference, which shall be incorporated in  
4 the revised charter as "Exhibit 10",  
5 completed by Rizzetta & Company and dated  
6 September 20, 2023 (the "Assessment  
7 Allocation Report").

8 (a) ~~No special assessment shall exceed the~~  
9 ~~maximum for the specified category as~~  
10 ~~shown in Revised Exhibit 2, labeled as~~  
11 ~~"Revised Exhibit 2, Rev Assmt List,~~  
12 ~~January 18, 2022 NCSPHS" attached~~  
13 ~~hereto and incorporated herein by~~  
14 ~~reference, when the parcel is subject~~  
15 ~~to an annual increase. Assessments may~~  
16 ~~be increased or decreased annually as~~  
17 ~~deemed appropriate by the Board of~~  
18 ~~Supervisors.~~

19 (b) ~~Annually, each individual assessment~~  
20 ~~may be adjusted by up to three (3)~~  
21 ~~percent or the percent change in the~~  
22 ~~Consumer Price Index (CPI) whichever~~  
23 ~~is less. The maximum assessments~~  
24 ~~permitted for each Use Category are~~  
25 ~~set forth in Exhibit 1, which is~~  
26 ~~incorporated into the BCID Charter as~~  
27 ~~Second Revised Exhibit 2, "Assessments~~  
28 ~~& Definitions" dated December 4, 2023~~  
29 ~~attached hereto and incorporated~~  
30 ~~herein by reference. These assessments~~  
31 ~~are subject to a three (3%) percent~~

1 escalation beginning in the year 2025  
2 and increasing three (3%) percent  
3 every year thereafter.

4 (i) An updated schedule of maximum  
5 assessments shall be provided  
6 annually to City Council as an  
7 attachment to the proposed BCID  
8 budget.

9 (c) ~~Rates, including any increase as set~~  
10 ~~forth above, shall require a 2/3rd~~  
11 ~~vote or 66.67 percent of the Board.~~  
12 In no event shall the special  
13 assessment exceed the annual maximum  
14 assessment for that year without  
15 prior approval of the City Council.

16 (d) ~~Assessments approved under this~~  
17 ~~charter are to be billed and collected~~  
18 ~~pursuant to Chapter 197, Florida~~  
19 ~~Statutes, or any other means~~  
20 ~~authorized by law, and to be a lien~~  
21 ~~on the assessed property, coequal~~  
22 ~~with the lien of all state, county,~~  
23 ~~district and municipal taxes, and~~  
24 ~~superior in dignity to all other~~  
25 ~~liens, titles, and claims, until paid~~  
26 ~~in full; Any increase in assessments~~  
27 above the prior year shall require a  
28 2/3rd vote or 66.67 percent of the  
29 Board.

30 (e) Assessments approved under this  
31 charter are to be billed and collected

1                   pursuant to Chapter 197, Florida  
2                   Statutes, or any other means  
3                   authorized by law, and to be a lien  
4                   on the assessed property, coequal  
5                   with the liens of all state, county,  
6                   district, and municipal taxes, and  
7                   superior in dignity to all other  
8                   liens, titles, and claims, until paid  
9                   in full.

10                   (viii) To assess any new parcels (by sale, lot-  
11                   split or subdivision), if deemed necessary  
12                   or appropriate by the Board of Supervisors,  
13                   that come into existence within the  
14                   geographic boundaries, as defined in  
15                   Exhibit 1, attached hereto and  
16                   incorporated herein by reference. The  
17                   assessment for the new parcel shall be  
18                   assigned an assessment category by the  
19                   Board based on the use and sub-category of  
20                   use as described in ~~Revised Exhibit 2,~~  
21                   ~~labeled as "Revised Exhibit 2, Rev Assmt~~  
22                   ~~List, January 18, 2022 NCSPHS" attached~~  
23                   ~~hereto and incorporated herein by~~  
24                   ~~reference;~~ Exhibit 1, incorporated into  
25                   the BCID charter as Second Revised Exhibit  
26                   2 for Ordinance 2021-838-E;

27                   \* \* \*

28                   (C) *Duties* - The BCID shall have the responsibility of  
29                   maintaining common infrastructure within the  
30                   boundaries, including the following:

31                   (i) Roadways



1 (a) BCID will maintain the following  
2 Roadways:

3 \* \* \*

4 5. Baylin ~~Ct.~~ Court

5 \* \* \*

6 (b) the BCID may also accept by transfer  
7 as described here, the responsibility  
8 of maintaining additional roadway  
9 segments along with those set forth  
10 above, at the Board's discretion as  
11 allowed in accordance with Florida  
12 Statutes Section 189.02 of the Dependent  
13 Special Taxing District's public asset  
14 requirements.

15 1. Upon any acceptance by the BCID of  
16 additional roadways, the current  
17 property owner shall be required,  
18 either to bring the current roadway  
19 up to approved BCID standards or  
20 pay a pro-rata share of the then  
21 current dollar value of the ~~define~~  
22 defined improvement minus any  
23 remaining useful-life, (as defined  
24 by an BCID approved industry  
25 professional at the expense of the  
26 property owner of that roadway).  
27 This agreed upon contribution  
28 would be payable into the BCID  
29 Reserves and upon that payment, the  
30 BCID shall accept the roadway for  
31 future maintenance and improvement

responsibility.

\* \* \*

(ii) Common Properties:

\* \* \*

(d) Baymeadows Circle West Entrance  
greenspace (from Baymeadows Road to  
Baymeadows Park Drive (formerly  
Golfside Drive) Drive).

\* \* \*

(D) Functions - Upon formation, the BCID will  
function as a dependent special district. The  
BCID will undertake all essential functions  
required of dependent special districts,  
including:

(i) create, submit, and have approved by City  
Council, its initial annual budget,  
establishing and identifying priorities  
for completion in the first two years or  
as soon as practical and possible at the  
BCID Expense.

In establishing the priority list,  
the Board of Supervisors will be provided  
with a copy of the July 30, 2021  
Engineering Study completed by Dewberry  
Engineers Inc. (On File; "Engineering  
Study", attached hereto and incorporated  
herein by reference), and the July 15, 2021  
BCID Feasibility Study completed by  
Rizzetta & Company (On File, "Feasibility  
Study", attached hereto and incorporated  
herein by reference). The two, and Exhibit

1                   2, the Assessment Allocation Report, which  
2                   shall be incorporated into the BCID charter  
3                   as Exhibit 10. The three studies can serve  
4 as guides to begin the process for  
5 implementation of the Plan. The initial  
6 priorities have been identified to be:

7                   \* \* \*

8                   (c) the inspection of the drainage  
9                   piping, system wide, and

10                  \* \* \*

11                  (ii) Pursuant to section 189.016, Florida  
12 Statutes, within 30 days of its creation  
13 the BCID will notify the State of Florida  
14 Special District Accountability Program of  
15 its existence and will file all required  
16 documentation and information with the  
17 program including but not limited to:

18                  \* \* \*

19                  (d) the name, address, phone, fax,  
20                       and e-mail address for the  
21                       BCID's registered agent.

22                  \* \* \*

23                  **Sec. 3 Geographic Boundary.** Pursuant to section  
24 189.02(4)(b), Florida Statutes, the BCID, is hereby created  
25 based on the following designations.

26                  \* \* \*

27                  (C) The property addresses of each parcel included  
28 within the BCID are listed ~~on~~ in the On File  
29 attached hereto and incorporated herein by  
30 reference. Parcels that are (i) vacant, (ii)  
31 owned by an Home Owners, Condominium Owners, or

1                   Property Owners Association ("HOA", ~~or "COA", or~~  
2                   "POA"); or (iii) parcels with a structure with  
3                   less than one (1) square foot of heated space  
4                   may be in the District but will not be assessed  
5                   until developed with heated square footage  
6                   greater than one (1) square foot ~~and/or property~~  
7                   ~~is by a private entity, that is not an HOA/COA,~~  
8                   ~~or a person/persons.~~

9                   \* \* \*

10                   **Sec. 6        Governing Body: Organization, Leadership,**  
11                   **Compensation, Elections.** Pursuant to section 189.02(4)(e),  
12                   the organization, operation, and duties of the BCID's  
13                   governing body are set forth herein.

14                   \* \* \*

15                   (B) *Leadership* - The seven Supervisors shall be  
16                   elected based on four "Area Group" seats for  
17                   which residency in the Area is based as depicted  
18                   within the enumerated areas in Exhibit 3, for  
19                   Ordinance 2021-838-E attached hereto and  
20                   incorporated herein by reference, and three "At-  
21                   Large" seats which shall represent the entire  
22                   BCID and shall be elected by all residents. The  
23                   each of the four "Area Group" Supervisors (Seats  
24                   1, 2, 3, and 4) shall serve for a term of two  
25                   years. Each of the three "At-Large" Supervisors  
26                   (Seats 5, 6 and 7) shall serve for terms of four  
27                   years. Only members of the designated Area Group  
28                   may vote for candidates for Area Group seats,  
29                   however, all members are entitled to vote for At  
30                   Large candidates.

31                   (i) *Initial Leadership* - The initial Board of

Supervisors shall be appointed by the City Council of the City of Jacksonville. The Initial Board of Supervisors are hereby appointed by the City Council as described in **Revised Exhibit 9** labeled as "Revised Exhibit 9, Rev Board, February 8, 2022 - Floor" attached hereto and incorporated herein by reference. The initial election for the Board of Supervisors shall be held ~~as soon as practicable, but no sooner than~~ during the next available regular or special election following the City Council's approval of the initial BCID budget and no later than the second Tuesday of November 2025. The initial election shall be held within 90 days of the City Council's approval of the budget as authorized by the Supervisor of Elections.

(a) Any Supervisor, appointed under paragraph (i) above that is not able to accept the appointment, shall provide a formal notice thereof to ~~appoint~~ the Board of Supervisors and the vacant seat shall be filled by a majority vote of the remaining active Board members consistent with subsection (iii) below.

(ii) Subsequent Leadership - At the initial election, the qualified electors of the BCID shall elect both the four "Area Group" Supervisors (Seats 1, 2, 3, and 4) and the

1 three "At-Large" Supervisors (Seats 5, 6  
2 and 7).

3 (a) Any supervisor elected following the  
4 initial appointed leadership shall  
5 take office the sooner of January 1  
6 or July 1 immediately following the  
7 certification of the applicable  
8 election.

9 (iii) Vacancies - If, during a term of office,  
10 a vacancy occurs, the remaining members of  
11 the Board shall fill the vacancy, by an  
12 appointment through a 2/3rd or 66.67  
13 percent vote, for the remainder of the  
14 unexpired term or until the next occurring  
15 election is held to fill the term.

16 (a) Any supervisor elected to fill a  
17 vacant seat shall take office  
18 immediately upon certification of the  
19 applicable election.

20 \* \* \*

21 ~~(v) Ex Officio Leadership~~ In addition to the seven  
22 Supervisors, there shall be one Ex Officio  
23 member, the City Council Representative for the  
24 District where the BCID is located (currently  
25 known as District 11). The term of the Ex  
26 Officio member shall run concurrently with the  
27 Ex Officio member's Council District term of  
28 office and any vacancy by the Council District  
29 member shall be filled by the City Council  
30 President upon the election or appointment of a  
31 new District Council member.

1                   ~~(a)~~ The Ex Officio member shall be a non voting  
2                   member.

3       ~~(vi)~~ (v)       Any Supervisor may be removed from office  
4                   by the City Council for misfeasance,  
5                   malfeasance, or willful neglect of duty.

6       ~~(vii)~~ (vi)       No Supervisor shall receive compensation  
7                   for his or her service.

8       ~~(viii)~~ (vii)       Supervisors may only represent one seat  
9                   at a time. Supervisors may not reside  
10                  with any other Supervisor or represent  
11                  the same commercial entity as another  
12                  Supervisor.

13       ~~(ix)~~ (viii)       Any Supervisor who has three unexcused  
14                   absences for regular, consecutive noticed  
15                   meetings may be deemed as having vacated  
16                   their seat with the affirmative vote of  
17                   2/3 vote or 66.67 percent of the remaining  
18                   Supervisors.

19       ~~(x)~~ (ix)       In the event that a Supervisor is elected  
20                   as a designated group representative and  
21                   said Supervisor sells their only  
22                   property, whether residential or  
23                   commercial, qualifying them as an elector  
24                   of the BCID and representative of a  
25                   particular group or an at large group,  
26                   the Supervisor shall vacate the seat  
27                   within thirty (30) days of the completion  
28                   of the real estate transaction.

29       ~~(xi)~~ (x)       Annually, the Board of Supervisors shall  
30                   elect a Board Chair, Vice-Chair,  
31                   Secretary, and Treasurer.

1 \* \* \*

2 **Sec. 11. Removal Procedure**

3 In order to be removed from membership in the BCID,  
4 a property owner shall submit a written notice to the BCID  
5 Board of Supervisors, by registered mail or trackable  
6 alternative, informing the Board of Supervisors of the  
7 property owner's intent to seek for removal. The notice  
8 shall provide the Board of Supervisors with:

9 \* \* \*

- 10 (c) The name, address, and contact phone number for  
11 the property owner;

12 \* \* \*

13 **Sec. 12 - Termination of the District.**

14 The District shall automatically terminate upon the  
15 filing of:

- 16 (a) a Master Homeowners/Property Owners  
17 Association, or similar entity, that assumes the  
18 responsibilities of the District in maintaining  
19 the District's entire shared roadway system,  
20 shared stormwater system, and in supervising  
21 each individual association's maintenance of  
22 reserves to assume any responsibilities related  
23 to the same. The Master Association created  
24 shall provide proof of the formation to the  
25 applicable council member and request formal  
26 dissolution of the BCID. Upon the approval of  
27 the dissolution, the BCID Board shall provide  
28 notice of the dissolution to the State.

29 **Section 2. Complete Copy of Revised Charter.** The complete  
30 revised Charter of the BCID, including a red-lined copy is contained  
31 in the **On File.**



1           **Section 3.       Effective Date.** This Ordinance shall become  
2 effective upon signature by the Mayor or upon becoming effective  
3 without the Mayor's signature.  
4

5 Form Approved  
6

7             /s/ Trisha Bowles      

8 Trisha Bowles

9 Office of General Counsel

10 Legislation Prepared by: Trisha Bowles  
11

12 ~~GC-#1608794-v1-BCID--charter-amendment~~  
13  
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24

SUBSTITUTE

March 18, 2024

## **Neighborhoods & Rules Committees – COMMENTS**

### **BCID – Amendment 2024-0069 (Item 4 & 3 respectively)**

#### **More Actions Needed**

#### **A BRIEF HISTORY:**

In **2010**, at the request of the COJ, Architects (Zyscovich) drew up the **Southeast Vision Plan**, (Exhibit A) and thereafter, in **2011**, the **Baymeadows Community Plan** (Exhibit B).

**Exhibit A** is a copy of the Foreword of the **Southeast Vision Plan** Steering Committee.

What stands out the most pertaining to the Baymeadows golf course is:

- **Protect green buffer, recreation and open-space-oriented communities, including golf course communities, from future development by assigning special land use designations to that open space.**
- **The City should be the advocate and tool for positive change within existing neighborhoods through incentives and by supporting the updating and upgrading of older and declining neighborhoods.**

**Exhibit B** is a copy of the Introduction to the **Baymeadows Community Plan**.

Before you make any decisions regarding this Amendment, I implore you to read each of these vision plans thoroughly. They are located on the BCID website. Had any part of them been incorporated in the redevelopment of the golf course, every property owner in Baymeadows would be in favor of the BCID.

The irony is that DRH (Horton) purportedly worked with the BCC to ensure development plans would address needed issues and include some of the amenities in both vision plans. However, as redevelopment of Baymeadows proceeded, it became clear **Horton had made the decision not to adhere to any part of either vision plan**, since lawfully, it was not obligated to do so. (The Vision plans were created after Horton's purchase in 2004, so any adherence would have had to have been voluntary.)

It is a sad reality to read the vision plans of what **could have been** developed, and what it has **turned into being**. Every possible square inch of land on which to feasibly build a house, road or retention pond are now Horton developments on the golf course.

The left-over, non-desirable parcels were craftily included in the original bill as "gifted" or "donated" Common Properties, those that Horton had no use for, the City didn't want and Baymeadows property owners didn't either.

This Amendment is the time to be an *advocate* for the Baymeadows communities and the *tool for positive change*.

**These additional actions included in the Amendment will create a fairer and more equitable bill:**

**1. REMOVE HORTON DONATED “COMMON PROPERTIES”**

- Ordinance 2021-838-E includes Common Properties, parcels “gifted” by Horton to the BCID. These, with the exception of one narrow fairway, cannot be considered useful for any of the applications set forth in the vision plans. They are unconnected pockets of land Horton found to be undesirable for development. Including it in this bill removes it from Horton’s bottom line.
- Once the “gifted” Common Properties are removed in the proposed Amendment, Horton would be included as a property owner like everyone else, and ad valorem taxation applied to these parcels, until such time Horton sells them. The new owner will then be subjected to adhering to the Southeast Vision Plan now in place. The lack of open space, however, would make any applications remotely possible.
- Having Horton an ad valorem taxpayer will also eliminate the conflict of interest on the BCID Board, wherein Bob Porter, an employee of Horton, sits as Chairman of the Board of Supervisors, and guides most decisions to Horton’s advantage.

**2. EXEMPTION TO HOMEOWNERS OVER 65**

The proposed Amendment should exempt homeowners over 65. Additional taxation to be levied by the BCID will create a burden on those individuals on a fixed income. It comes when auto insurance and homeowner insurance rates have soared, due to lack of competition after many home insurance companies have left the State of Florida and others have introduced a policy not to insure homes over 25 years old, which applies to many areas in Baymeadows.

**3. REDUCTION IN MILLAGE RATE**

The proposed Amendment should include a reduction in the millage rate applied to ad valorem taxes that have been in place for almost 50 years. The older private roads in Baymeadows do not enjoy the same amenities as City owned roads, such as sidewalks, streetlights, curbs, gutters and their maintenance.

**4. REDUCTION IN STORMWATER FEES**

The proposed Amendment should include a reduction in stormwater fees levied by JEA to all property owners within the boundaries of the BCID. Stormwater issues are to be

maintained by the BCID in the future, therefore, any JEA levy will result in double taxation for the same services.

## 5. **ADOPTION OF THE NEWLY BUILT HORTON ROADWAYS BY THE COJ**

- When the development began, was it ever in the development plan presented and passed by the Council to have the roadways accepted by the City? All permits had to follow City and DOT standards and the cost has been passed along to homeowners who purchased the Horton properties.
- In doing so, the budget to repair and refurbish the older private roads is greatly diminished.

## 6. **ALLOW PROPERTY OWNERS OR HOAs THE OPPORTUNITY TO WITHDRAW FROM BCID MEMBERSHIP AND INCLUDE LAURE OAKS AND THE VILLAS AT ST JOHNS IN THE BCID BOUNDARIES**

- HOAs that have been fiscally responsible for almost 50 years, such as Linkside, and have healthy capital reserves to maintain their private roads, infrastructure and ponds that flow directly to Pottsburg Creek, should have the opportunity to withdraw.
- The original bill, 2021-838-E, Section 10, defines Removal from Membership at page 22, line 5. It declares "...if the following conditions are satisfied:

(a) The access to the property is permanently modified such that neither Baymeadows Circle East nor Baymeadows Circle West are used by the property or its clientele, ..."

Yet, Laurel Oaks (64 single family homes) and Villas at St Johns (400 apartments) were excluded prior to the enactment of the bill. Both entities ***must use Baymeadows Circle West for ingress and egress.***

The reason for exclusion was never explained by Councilman Becton, except to say, "It's complicated" and "they already belong to a master association." After researching and fact checking, it appears these communities did fall under a master association, but that association has been defunct for over 25 years. These communities should be included in the BCID boundaries.

Respectfully submitted,

*Susan Dawood*

Linkside at Baymeadows

(EXHIBIT A)

MARCH 2010

# Southeast Vision Plan

CITY OF JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

ZYSCOVICH  
ARCHITECTS



# Foreword

## FROM THE SOUTHEAST VISION PLAN STEERING COMMITTEE

The *Southeast Vision Plan* has been created for the community, existing and future investors in the City, the City staff and anyone engaged in shaping the future of the Southeast District. Although this Vision has been guided by the Southeast Vision Plan Steering Committee, composed of community leaders and neighborhood representatives, it is important to note that public awareness and participation in the creation of this Vision has been an invaluable component of the process.

The process for establishing the Southeast Vision Plan included interviews with City Council members, regular meetings of the Southeast Vision Plan Steering Committee, community forums, stakeholder meetings and charrettes. The charrettes were the first opportunity to engage the community in a more intensive dialogue. Comments during the charrettes addressed a broad spectrum of issues and concerns ranging from the condition of streetscapes to strategies for improving the overall quality of life. They helped to identify the most significant challenges facing the planning district and became the foundation for the overall structure of the Vision.

These very specific observations were bundled into five “guiding principles” and numerous “sub-principles”, which are meant to serve as guides to future improvement of the District. The Vision Plan provides the framework for planning decisions and is the first step in the implementation of the community’s vision. Implementation is the act of carrying out or accomplishing an idea or plan. This action represents the essence of good planning and without this vital next step the Vision Plan for the Southeast cannot be realized. Therefore, “sub-principles” and “action items” noted under the guiding principles provide tools and strategies that should be adopted to ensure this Vision Plan’s implementation. The City should adopt a strategy for implementing these action items including a timeline and prioritization matrix.

Within the framework of this book, the Vision Plan communicates a shared Vision for the Southeast Planning District - a clear picture of the future illustrating the issues, opportunities, overall potential for the City’s fastest growing District, and how it should evolve. This Vision Plan will aid in realizing the potential of the Southeast in a coordinated and thoughtful manner which secures the quality of life for many generations to come. It is also the document that should be consulted in questionable situations to verify the intent of the creators of its guiding principles. This plan, along with the Vision Plans for the other Planning Districts of the City, will form the basis for a new Comprehensive Plan for 2030 and therefore, has great importance to the future of the City and will serve to shape and manage its growth.

The committee would like to emphasize the following points:

- Development should be carefully planned, tightly concentric with no sprawl or pocketing. Only minimal exceptions to zoning should be allowable and only when they are compatible with the surrounding areas and comprehensive land use plan.
- The enforcement of zoning restrictions and PUD agreements needs to be strengthened through the use of periodic inspections and meaningful penalties for non-compliance.
- Emphasis should be placed on developing the park system, which would include serious consideration of the future purchase of Dee Dot Ranch lands for public use; river access; and bike trails using current or future JTA corridors and/or roadways.
- New development and neighborhoods should be strictly held to the guiding principles in the Vision Plan.
- Establish incentives and prioritize redevelopment and revitalization of declining neighborhoods and commercial areas.
- Neighborhoods should also reap the benefits of creative development under the Vision Plan. Providing for features that were omitted by the original developers, such as small parks and/or community centers should be part of the plan.
- Create and empower neighborhood and/or citizen review boards who will play an integral role in overseeing that Vision Plan objectives are adhered to.
- A simple process should be developed, possibly involving the CPAC or other comparable organization, for charrettes and neighborhood studies to be conducted by the Planning and Development Department for those neighborhoods requesting them. Participating neighborhoods would need to be physically defined, registered by the Housing and Neighborhoods Department, regularly updated and represented by organized leadership.
- The Planning and Development Department should facilitate the extension of reclaimed water delivery systems from wastewater treatment facilities throughout the district and provide incentives to users of existing irrigation systems to convert to its use.
- Improve the transportation connectivity between the East and West areas of the district. For example the Planning and Development Department should facilitate the re-development of the I-95/JTB interchange and the new road projects proposed by the Baymeadows Area Transportation Study.
- Improve the connectivity of existing transportation systems by the use of integrated transportation methods and to provide new transit options.
- Facilitate inner connectivity by restricting the number of curb cuts along connectors and arterials to improve traffic flow.

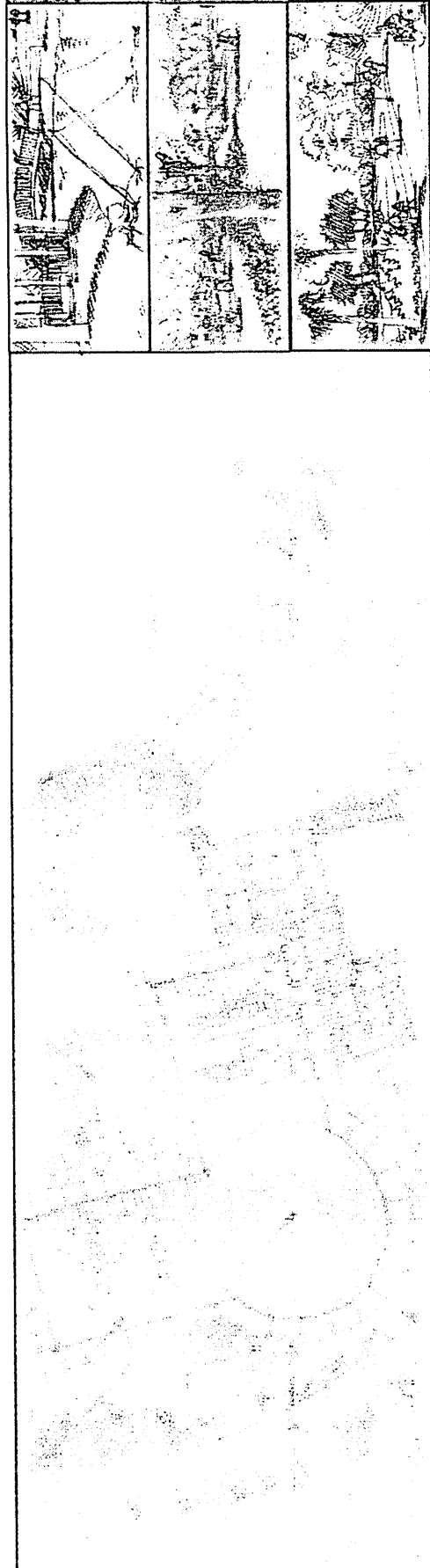
- Protect the rivers and streams by adopting best management practices for storm water.
- Protect, preserve and renew the tree canopy.
- Protect green buffer, recreation, and open-space-oriented communities, including golf course communities, from future development by assigning special land use designations to that open space.
- Protect current and future marina sites and public river-oriented parks through land use designations, zoning and restrictive covenants.
- In the large undeveloped area of the southeast portion of the district, the land use plan should integrate and coordinate developments into an area-wide plan of commercial, industrial and residential uses served by an infrastructure system that meets the principles of this Vision Plan.
- The City should be the advocate and tool for positive change within existing neighborhoods through incentives and by supporting the updating and upgrading of older and declining neighborhoods.

### Planning Department Action Items

- Use technology to educate the public on the process of land use and zoning changes and to improve accessibility.
- Create a speakers’ bureau for the Planning and Development Department and have the Vision Plan reviewed with the Planning Commission every two years.
- Requests for changes in land use should be accompanied by a fiscal impact analysis.

# Baymeadows Community Plan (EXHIBIT B)

Jacksonville, Florida



March 2011

*Jacks nville*  
Where Florida Begins.

*JACKSONVILLE*  
Design Studio



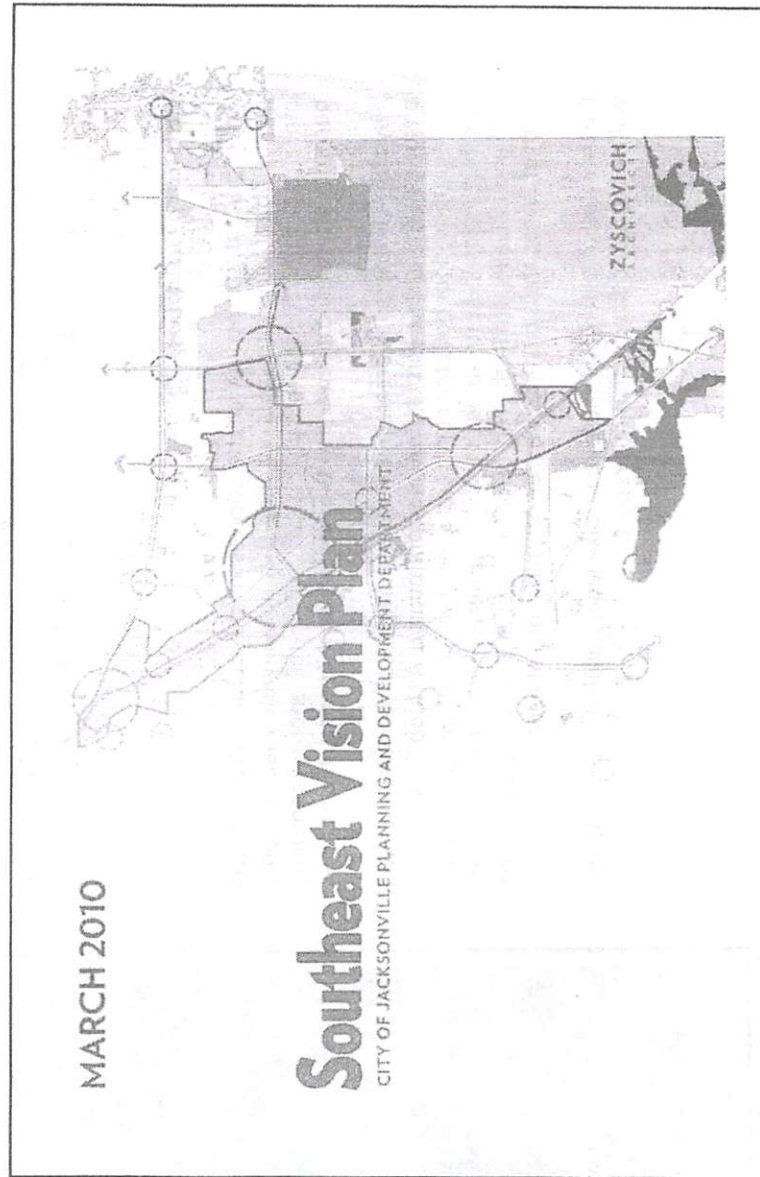
## BAYMEADOWS COMMUNITY VISION PLAN

### Introduction

The City of Jacksonville's Planning and Development Department recently completed a highly interactive community vision planning exercise for Jacksonville's Southeast Planning District, which was adopted by City Council in August 2010. The Southeast Vision Plan communicates a shared vision for the Southeast Planning District and is meant to serve as a guide for future development and improvements within the district. The success of this visioning exercise was dependant upon the holistic thinking of its stakeholder participants. As a critical by product of this effort, community based organizations now have a set of "Guiding Principles" to reference as they continue to refine their efforts to improve future development and quality of life within their neighborhoods.

Recognizing that the community of Baymeadows became a natural "test fit" opportunity as a spin-off community improvement district, the City of Jacksonville Planning and Development Department authorized a contract to FLAGG Design Studio to facilitate a planning effort which embraced the "Guiding Principles" outlined within the Southeast Vision Plan. The Baymeadows Community Council (BCC) organization was poised to embark upon a more detailed vision because its neighborhood organization was strong, its leadership intact and its stakeholders highly motivated to see future improvements to this early 1970's golf course community.

The past five years has seen this once distinctive golf oriented community lose its golf course, see its stormwater infrastructure suffer from lack of maintenance and has seen numerous parcels become fractured with new commercial infill as others have been targeted for additional multi family housing development. The existing ponds are heavily silted, inadequately maintained and likely undersized based upon today's standards. They pose a potentially hazardous condition due to soils saturated from decades of fertilization and chemical treatments from golf course maintenance. Combine this with deteriorating roads and outdated planning related to lack of sidewalks, bike lanes and community parks and there is a recipe for a new vision.



*FLAGG*  
Design Studio LLC



## Final Community Development Options:

Building from the consensus developed from multiple community working group sessions, a Community Development Plan was established so that priorities for development can be determined prior to the establishment of a special taxing district. As a special taxing district, Baymeadows will now have a funding source identified for project applications.

This plan is based upon community development priorities as discussed within the workshops mentioned above. It follows the pattern outlined in the Option 1 Scenario, which has a redeveloped front nine-hole golf course, with the back nine becoming areas for future development consideration as designated on the plan.

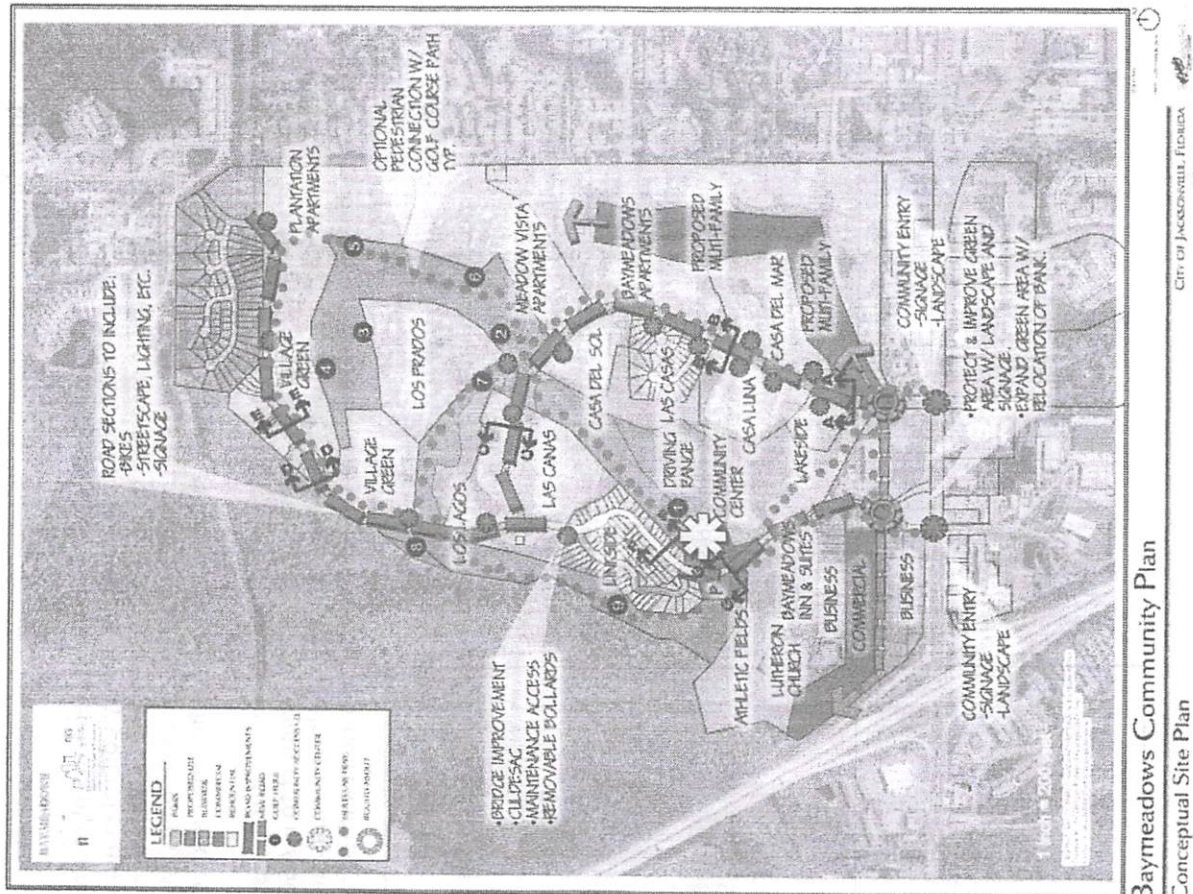
Consideration for expanded multi-family housing, commercial use, athletic fields, parks, new road alignments and entrance area landscaping work to create a favorable refurbishment direction for a community upgrade.

### Pedestrian Circulation:

An important component of the success of this community plan will be the attentiveness towards ensuring that not only the roads become more pedestrian friendly, but that access within the entire community becomes relatively convenient to the pedestrian, biker or golf cart.

A system of pedestrian accessibility routes have been identified that will ensure a safe linkage throughout the community. A "loop" system has been proposed for both the north and south sections of the community. The blue color indicates roads that will be necessary to add bike lanes and or sidewalks, while the red color indicates "off-road" access in the form of walks, trails or cart paths, or combinations of each.

Further design criteria for these road/bike lane/walkway improvements will be discussed later within this report.



Baymeadows Community Plan  
Conceptual Site Plan

CITY OF JACKSONVILLE, FLORIDA

## PLACEMAKING AND EQUITY FUND

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January 22, 2024

Daryl Joseph  
Director of Parks, Recreation, and Community Services  
214 N Hogan Street, 4th Floor  
Jacksonville, Florida, 32202  
Sent via email to [DJoseph@coj.net](mailto:DJoseph@coj.net)

Dear Mr. Joseph:

This letter confirms that Placemaking and Equity Fund, Inc., is prepared to transfer a cash donation in the amount of \$868,506.00 to the Parks, Recreation and Community Services Trust Fund. This donation is specifically for the overall enhancement of the Lift Ev'ry Voice and Sing Park, located at 176 Lee Street, however, at least \$125,000.00 should be spent on the construction of the mist fountain and at least \$228,000.00 should be spent on the construction of the stage. This generous donation is made possible through Placemaking and Equity Fund's partnership with Everbank, the Jacksonville Jaguars Foundation, the Jacksonville Transportation Authority, and the Jessie Ball duPont Fund.

With appreciation,

Marty Lanahan

Marty Lanahan (Jan 22, 2024 14:41 EST)

**Marty Lanahan, Chair**  
Placemaking & Equity Fund, Inc.