

COMMUNITY DEVELOPMENT DISTRICT UPDATE

The Board meeting of December 13th was the first meeting with our new management company Governmental Management Services (GMS) and Jim Oliver acting as the new manager. Welcome Jim and GMS, we're glad you're here. While this was the first meeting under GMS the transition from the previous manager (Severn Trent) is in the process of completion and we expect the transition to be completed in the near future.

This last meeting of 2005 was relatively brief BUT eventful as we learned that the preliminary environmental assessment of the property being purchased for the new recreation center indicates there are no major issues with the property. We should be receiving a full environmental report shortly and assuming no major issues arise we should be able to close in early 2006. In the event a major "glitch" occurs the CDD can still back out of the deal with Rayland but we would forfeit the \$40,000 deposit given them earlier this year. However, based on the preliminary reports we do not anticipate backing out of the deal and assuming all goes well the board expects to close on the property soon.

A major hurdle will be rezoning for the property (parcel 50) that was previously purchased from D.R. Horton and this is expected to occur on January 5, 2006 when the St. Johns County Planning and Zoning Agency (PZA) reviews the CDD zoning request. The CDD zoning request changing the land use of parcel 50 from single family homes to recreation is "tied" to a request by D.R. Horton to rezone their parcel 52 from recreation to single family homes. Horton plans building four (4) single family homes on "estate sized lots". You may recall that D.R. Horton had planned to build a large number of townhomes on this parcel but changed their plans when residents strongly objected to their plan. The CDD also needs to zone the property purchased from Rayland for recreation use.

Assuming the PZA approves the request for rezoning of both parcels the request moves forward to review by the Board of County Commissioners (BCC) and this review will likely occur the week after the PZA action. Actually, the BCC could approve the requested land use changes with or without PZA approval – the BCC has actually done this on various, earlier occasions for other developments.

Upon receiving PZA and BCC approvals for the requested land use changes, and closing the land purchase deal the CDD should then be able to move much more quickly to complete the planning, budgeting, funding, and construction of the recreation facility.

It was also learned at this December meeting that the turnover of the JCP POA to the homeowners (from the developer) will not occur until sometime in March or April 2006 – the delay being caused by D.R. Horton falling behind in their build-out schedule.

One other issue discussed by the board concerns the use of CDD recreation facilities by commercial businesses within the boundaries of the CDD. Considering the fact these businesses pay their annual share of maintenance of the recreation facilities as well as other assessments for bond interest and debt retirement, legal staff has determined the CDD should discuss changes to the recreation fee rate structure to accommodate these businesses. Accordingly, a Public Hearing to discuss this issue will be scheduled for February or March 2006.

In case you missed my update for November and December let me confess – I was late in completing and sending my November update to the JCP Press and missed the deadline (shame on me), However, I did post the Update on the JCPCDD website and you can read it there. Hopefully you'll take the time to go to the website (www.jcpcdd.org) to read the November update as this article had information regarding our change of management companies, facility design, etc. .

I did not get to write a December article (covering the November meeting) due to personal issues BUT we're now back to normal and will make every effort to ensure these Updates continue unabated. Thank you for your understanding. Briefly, the November 8th meeting included discussion of contract negotiations between Rayland and the CDD related to binders and money at "risk", closing dates, legal descriptions, and environmental issues. The board accepted the risks involved considering CDD commitment to building the new recreation center and the fact we're reasonably assured the land being purchased poses no serious environmental issue at this time.

Also discussed in November was the matter of transferring of POA duties to the CDD and consolidation suggested by a resident in an earlier meeting. Legal staff presented a paper describing all of the legal issues involved and the general conclusion that consolidation would be extremely difficult to accomplish based on numerous legal and logistic factors and the matter was dropped from further consideration.

Approved meeting minutes from all 2005 meetings through October are on the website along with other articles of interest. Meeting minutes from the November 8th meeting will be posted shortly and I urge you read them at your convenience. Thanks and see you at one or more CDD meetings in 2006. The CDD Board meets every second Tuesday at 6 PM at the Bartram Library.