

# COMMUNITY DEVELOPMENT DISTRICT UPDATE

The Board met on February 7<sup>th</sup> which was decided on by popular demand of the majority of Supervisors since the regularly scheduled meeting was February 14<sup>th</sup>, St. Valentines Day. The next meeting is March 14, 2006 at the Bartram Trail Library, 6 P.M.

As usually happens, the main topic of conversation was an update on the planned, new recreation facility. We're pleased to report the Board of County Commissioners (BCC) has approved our rezoning request, clearing the way to move forward with our building plans. We also learned the Geo Tech report looks good and will not pose a serious issue, and the Corps of Engineers permit is out for comment re: mitigation needs, and responses are expected shortly.

Mr. Basham of The Basham & Lucas Design Group advised the Rayland parcel we purchased (27 acres) is wet and may require more fill than anticipated and will add to overall construction costs. The Basham Group will be reviewing these and other costs to build and give us an update as early as March 14<sup>th</sup>.

At the March meeting, Mr. Paul Basham will also provide the Board with an update on facility design and site plan – this update will give a more current idea of what may be possible to build considering escalation in building costs since the inception of our plan to build the recreation center. The design concept originally envisioned may need to be scaled down somewhat to fit the budget BUT we'll not know where "cuts" may be necessary until the March 14<sup>th</sup> meeting. Mr. Basham suggests we may need to go with a full 2-story design i.e. floor over floor, in order to provide services residents wanted to have in the facility.

With The Basham Group update in hand we'll be in position to decide what can be built, eventually finalize the plans, and in July we may be in position to issue the bonds necessary to finance construction. The latest project development schedule anticipates a final site plan design in the March/April time frame. Environmental permitting, Architectural design and construction documents and building permits we hope can be issued by August. And, concurrently, we'll work to identify and pre-qualify contractors prior to going out for bids and ultimately select a General Contractor. Hopefully we'll be in position to start construction sometime in August or September, 2006. If all goes well it is possible the new recreation complex can be completed and ready for operation by September 2007.

The Board will also consider a new name for the facility and in this regard we'll probably ask the community to suggest names. Exactly when this naming may occur is not known yet BUT you can be sure this will be on our agenda in the near future. Basham & Lucas named the facility "Mystic Park" in their original concept plans but the Board always felt a more appropriate name should be considered.

There was a brief discussion and report on Impact Fee distribution to the CDD. The impact fees received by the CDD are a result of the settlement of the Class Action law suit brought by JCP homeowners a few years ago and settled nearly three years ago. The fees collected are in a special account at a local bank and used to retire a portion of bond debt.

The Board continued discussion on the issue of extending recreation privileges to commercial landowners. With input from the facility manager, Stacie Hernandez and Governmental Managements Services (CDD management Company) the Board will make a decision and set reasonable conditions by which our commercial property owners can use the facilities. This decision will be made at the March 14<sup>th</sup> CDD meeting.

A recent e-mail from a resident expressed concern about the use of our pools by commercial property owners BUT as explained to that person, the commercial property owners pay a significant amount of money each year in Recreation O & M assessments (more than \$25,000) and it's only fair they be allowed some quantity of passes to our facilities. The number of passes to be offered is to be determined at the March meeting.

Last month I mentioned the "Neighborhood Bill of Rights" and the hope we may have a formal presentation of this concept at our March meeting. CDD legal staff felt this topic might not be appropriate to present at a CDD meeting – the feeling being the topic might best be presented at a JCP POA meeting. Further discussion is planned with POA management and hopefully the POA will put this on an agenda sometime in 2006.

In case anyone is wondering about the construction occurring on Race Track Road between the Sutton Hollow and Pine Chase communities – this is the new County Road 223 that will eventually connect to C.R. 210 and ultimately S.R. 16A. C.R. 223 will also interconnect with the new C.R. 244 that will run through the new communities of Aberdeen and Durbin Crossing down to Roberts Road. I'm not sure of completion dates of the various segments being built along the Right of Way BUT, if interested; this information is available from the County.

I'm out of my allotted words for this edition but remember, all meeting minutes and agendas are now available on the CDD website, [www.jcpcdd.org](http://www.jcpcdd.org) – please read these for a more comprehensive knowledge of issues discussed and decisions made by your CDD Board of Supervisors. See you at the next meeting on March 14<sup>th</sup>.