

COMMUNITY DEVELOPMENT DISTRICT UPDATE

The Board of Supervisors met on January 10, 2006 for the first regular meeting of a new year that promises to be very eventful for our Community Development District and neighborhoods. 2006 will be an exciting year for the CDD and, in fact, the HOA – the excitement however, will be distinctly different for each entity.

The CDD will (at last) begin construction of the new recreation center and the HOA will assume control of its own destiny as Julington Creek Plantation homeowners take control of JCP HOA from the developer and elect and install a board composed of JCP residents. 2006 will be a year of progress and excitement for this community.

On January 5th the St. Johns County Planning and Zoning Agency (PZA) approved the rezoning and Notice of Proposed Change (NOPC) permitting the CDD to build the recreation center on Parcel 50 and D.R. Horton to build four (4) estate sized homes on Parcel 52. The next step is Board of County Commissioners (BCC) approval of the project and we expect this to happen at the BCC meeting of February 7th. Once we clear these “final” hurdles there should be rapid progress toward final design, construction bids, and eventual awarding of construction contracts.

We learned that the title documents for the 27 acres purchased from Rayland are clean and we are moving toward closing on the property in the very near future. We also learned the environmental studies conducted on the purchased acreage as part of our due diligence held no surprises or environmental hazards. This was good news and gets us closer to the time construction can begin. The Board also plans to invite our investment banker to a meeting to discuss the bonds needed for construction and this too will be a step forward.

In my last update I mentioned the fact the CDD is required to allow commercial business within our CDD boundaries to use our recreation facilities and in the February CDD meeting the Board will discuss how we can accommodate these businesses. The fact is, the commercial enterprises on CDD land pay significant amounts of money each year as their share of recreation facility maintenance costs as well as bond interest and debt retirement and rightfully should have some access to our facilities.

In consideration of these facts the CDD is “obliged” to establish rules and conditions the use of our pools to accommodate these commercial businesses within CDD boundaries. While there will be discussion at the February meeting the Board will not vote on the applicable rules and conditions until our Public Hearing on March 14th. If you care to participate in the discussions plan to attend the February and March meetings.

The balance of the January meeting was routine in nature with no apparent conflicts or resident concern.

In the Supervisor request segment of the meeting I suggested the Board set an agenda item for our March meeting for the presentation of a concept called “**Neighborhood Bill of Rights**”. This Bill of Rights concept was enacted as an Ordinance by the City of Jacksonville in 1998 and has proven to be very effective in giving neighborhoods “input” into planning and development affecting their neighborhoods. With the rapid growth of St. Johns County in terms of new communities, many new homes/residents, road congestion, school overcrowding, proposed new St. Johns River crossing, etc. a Neighborhood Bill of Rights could be an important citizen right to help shape the future of Northwest St. Johns County.

The St. Johns Vision Government Foundation has adopted this concept as a benchmark and is encouraging neighborhood groups in the county to support it. The Vision is recommending the BCC review the Bill of Rights concept in the near future and eventually (we would hope) enact a similar ordinance.

Hopefully, CDD legal staff agrees this will be a good public service to CDD residents so this item can be placed on the March Agenda. If approved for the March meeting this presentation will be no longer than twenty minutes.

That’s all for this edition – I’ll be back at you next month and hopefully we’ll see you at the next CDD meeting.