

Frequently Asked Questions (FAQ)

Regarding Boundary Amendment to Expand CDD Boundaries to Add Expansion Parcel to CDD

1. What is South Village Community Development District?

A community development district (“CDD”) is an independent special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes. There are more than 600 CDDs throughout Florida today. CDDs have been used to help ensure infrastructure is in place when needed, meet the concerns of permitting agencies with respect to long-term maintenance of infrastructure, and provide access to sources of capital for infrastructure.

South Village CDD was established by the Clay County Board of Commissioners on April 28, 2003. Originally, there were 1,352 planned lots in the South Village CDD. Note that this unit count does not include the Armstrong Tract, which consisted of 322 acres located within the CDD at the time of establishment. The Armstrong Tract was subsequently removed from the CDD’s boundaries.

2. What is a boundary amendment?

A boundary amendment is a legal process to add to or remove lands from the CDD, by either expanding or contracting the CDD’s boundaries. It requires the approval of Clay County.

In 2016, the CDD removed the Armstrong Tract from its boundaries. The Developer had planned construction of 500 homes on the Armstrong Tract (in addition to the 1,352 lots mentioned above). Because of the boundary amendment, those homes will not be included within the CDD’s boundaries.

The District is now contemplating a boundary amendment to add to the District’s boundaries the “Westbank Parcel” (also commonly referred to as “Phase 6” of Eagle Landing). If the boundary amendment is completed, the total number of homes in Eagle Landing would increase from 1,352 to 1,514.

3. What is the Westbank Parcel that is being added to the CDD?

The Westbank Parcel consists of two lots, totaling 66.74 acres and located on both sides of the proposed Tynes Boulevard, which is under construction and scheduled to open April of 2019. The Westbank Parcel is bounded by Two Creeks to the south, Eagle Landing Phase V to the west and Armstrong to the north.

4. Who pays for the boundary amendment process?

The Developer agreed to pay all costs and fees related to the boundary amendment process.

5. What are benefits to CDD for accepting the Westbank Parcel into the CDD?

In order to incentivize the District to approve and seek the boundary amendment and off-set the impact of adding 162 more homes into the community, the Developer will provide the benefits listed below.

- A. Pay the District \$4,000/lot for each lot within the Westbank Parcel, with such payments to be made upon the earlier of the sale of the lot to a builder or end user. This will generate \$648,000 for the CDD to replenish its capital reserve funds, and address future repairs and replacements for its aging common areas, infrastructure, golf and recreational facilities, equipment and other capital assets.
- B. The Developer further agrees to fund or cause to be funded a recreation area with playgrounds, play fields, or other such features (“Recreation Improvements”) as may be approved by the District in its sole discretion in the amount of \$500,000. Currently, the CDD does not own any common areas suitable to build additional or expand its recreational facilities.

- C. As lots are platted, full O&M, Capital Reserve, and Golf Assessments will be collected from owners of the 162 lots in the same manner as owners of properties currently in the CDD. Based on FY18 assessments, this would generate an additional \$217,890 each year. Depending on Board budgeting decisions in the future, this will either provide more funding for services, maintenance and capital reserves, or could result in stabilizing assessments by spreading costs over the additional 162 homes.
- D. The Developer will add to its Amenities Management team one (1) additional maintenance person at no cost to the District. If the Developer does not add the maintenance person within 30 days of execution of this Agreement, the Developer agrees to offset the payment due to Eagle Landing Amenities Management, LLC for the cost of an independent maintenance contractor hired by the District. This deal point is voided if the District hires a different amenities management company.
- E. The Developer will pay up to \$25,000 to satisfy outstanding balance of previous golf cart lease (District replaced golf cart fleet in 2017).

6. What are potential negative impacts for CDD?

- A. Much of the O&M assessments collected from the lots within the Westbank Parcel would be used for maintenance of the Recreation Improvements and common areas located within Phase 6.
- B. As the CDD approaches build out of Phases 1-5, usage by additional residents from Phase 6 will likely increase usage and crowd size at existing recreational facilities, particularly during peak times, weekends, and holidays.

7. What is the timeline for the boundary amendment and construction of homes in Phase 6?

Development of the first 77 lots is scheduled to begin the 4th quarter of 2018, with home construction to begin April of 2019. The first phase is the lots on the west side of Tynes Boulevard which abut Eagle Landing Phase V. The second phase will consist of the remaining 85 lots, all on the east side of Tynes Boulevard. The development of this second phase is dependent on current market conditions, but development of the streets and lots in the second phase would likely begin no earlier than the fourth quarter of 2019 with recordation of the lots and home construction to begin the second quarter of 2020. It is anticipated that home construction will begin in 2019 and conclude in 2024. The proposed Recreation Improvements would be developed after development of the phase one lots but before completion of the phase two lots.

8. Will bringing the Westbank Parcel into Eagle Landing impact turnover of the HOA Board to residents?

The CDD has no role or jurisdiction regarding HOA matters. As of June 1st, 80% of the 1352 units have been sold to end-users. Accordingly, if the Westbank Parcel was added to the District's boundaries, 72% of the 1,514 units have been sold to end-users.

HOA turnover is governed by Section 720.307, Florida Statutes, Transition of Association Control in a Community. At the March 7, 2017 CDD meeting, the Developer indicated the annexed property would be rolled into the existing HOA and the transition would still be based on achievement of 90% of planned build-out. The HOA Management company should be contacted for details.

9. How can I voice my support or concerns regarding this matter?

You can contact members of the Board of Supervisors by email or attend CDD meetings. Supervisors' contact information and monthly meeting dates are posted on eaglelandingonline.com (CDD tab).