

## QUESTIONS AND CONCERNS ABOUT CDD AGENDA ITEMS

**Central Bark**—There have been 3 choices that have been discussed by the CDD Board in the past, each with a different cost:

(1) do nothing and not have dog park east of Town Center (no cost/actually results in savings to CDD, but results in loss of amenity);

(2) return to previous use of Central Bark by entering a Use Agreement or low cost lease (\$1/year) with Compass Trading Company for public use of dog park. CDD will then resume maintenance of property within boundary of dog park as the CDD did previously. (cost of dog park maintenance);

(3) relocate Central Bark to property currently owned by CDD just east of current location (cost of dog park maintenance + cost of fencing/other necessary improvements).

Chairman Berube has included a new proposal in July's Agenda Pkg. There are several questions concerning this proposal.

He proposes that the CDD ask Compass Trading (Benjamin and Charles Vogel), owner of Parcel [30-26-32-0000-0017-0000](#) which contains the eastern portion of the dog park (see photo below) to donate this entire property to the CDD. This parcel is 5.46 acres in size, with approximately 0.18 acres of this parcel being located within the dog park. The bulk of this parcel, 5.28 acres, is developable and is designated as Residential on Map H of the Harmony DRI while the portion of the parcel that is in the dog park and fronts on Five Oaks Drive is designated as part of the Town Center, not open space, on Map H of the Harmony DRI.



Questions:

- 1) Can the CDD afford to lose a CDD fee of over \$45,000 per year, resulting in a loss of revenue of almost half a million dollars over 10 years?
- 2) Will this even place all of Central Bark under CDD ownership as over 2/3 of Central Bark is not in this parcel?
- 3) How will this resolve the problem of water service being provided from a meter on another parcel owned by Compass Trading?
- 4) In order to obtain all of Central Bark using this plan, won't the CDD also need to obtain the adjoining parcel which pays over \$55,000 in CDD fees? The entrance to Central Bark and 0.35 acres of the dog park are located on Parcel [30-26-32-0000-0017-0000](#) . (see photo below) This parcel is a total of 6.62 acres and is designated as part of the Town Center on Map H of the Harmony DRI. It currently pays \$9,780 in taxes and \$55,765 in CDD fees annually.



**Playground Equipment—**

- 1.) Why is there only one quote for replacing this Playground Structure?
- 2.) Jammin Playgrounds not only sells and installs new Playground Structures, but they can also repair and rehab existing Playground Structures. Have we had the existing structure evaluated to see if it can be rehabilitated and, if so, at what cost?

- 3.) The Playground Equipment off Primrose Willow is currently located in the Florida Gas Pipeline Easement. The easement documents require that we notify and get approval from Florida Gas Pipeline before doing work within the easement. Has this been done? Can we legally replace this structure? This needs to be answered before entering a contract for a new Playground Structure.

**11. The rights of the Grantee hereunder shall not interfere with the rights of the Grantor to construct, operate and maintain, remove and repair existing or future road and/or utility installations within the easement granted herein; provided, however, that the Grantor shall notify the Grantee in advance of such installations and to make such installations to the specifications and approval of the Grantee, said approval not to be unreasonably withheld.**

Easement found at OR Book and Page 1162/230

- 4.) The Florida Gas Pipeline Easement indicates that the pipeline is located between 24 and 36 inches below ground level. Installment of a Playground Structure requires digging between 24-36 inches below ground level. Has Jammin Playgrounds been notified that installation will be taking place in the Florida Gas Pipeline Easement? Will there be additional cost to install in the easement?
- 5.) Since this structure is located in the Florida Gas Pipeline Easement which could subject it to removal if maintenance on the pipeline is needed, should it be replaced in this location or moved off the easement?
- 6.) In October of 2019, Jammin Playgrounds provided a quote for playground equipment for Neighborhood O, Middlebrook. When comparing that quote to the current quote, it appears that "Freight Costs" were included in the price of each item. For the current quote, the per item cost is the same, but the "Freight Costs" are an add on to the tune of \$2300.

**Supporting info for CDD Agenda on website**—Does the CDD want to reduce the transparency of their operations by making it more difficult for residents to access information being considered by their CDD Board? Although a change in Florida Statutes allows for CDDs to stop posting supporting info for their meetings on their websites, is it in Harmony's best interest to do so? If the CDD decides to stop posting this information, it would reduce the ability of the residents to stay informed and to know what CDD meetings they may need to attend. This information would still be available upon request, but the process of providing the information to each requesting individual would increase the workload for the CDD's support staff.