

LAND DEVELOPMENT AD HOC COMMITTEE
for the development of HGRD property & lots (former Taylor Woodrow property)
CHARTER

HERONS GLEN RECREATION DISTRICT

Committee purpose, charter and deliverables

The HGRD Board of Supervisors is establishing an ad hoc committee for the future development of the HGRD property and lots (former Taylor Woodrow parcel) located at the end of Mystic Way and wrapping the 18th Hole. The committee will assist the Board in its decision-making process regarding the future development of the property. This is a continuing ad hoc committee until the project is finished. The committee will meet at least once a quarter. The Committee Chair will establish meeting times, dates and locations.

The Ad Hoc Committee's basic function will be to investigate the potential development of the property to include but not be limited to additional homesites and recreational amenities. The Committee's deliverables are as follows:

- Investigate opportunities for development of the property to include expanding or changing the DRI.
- Investigate possible opportunities with Magnolia Landing (owner entities).
- Work with county planners to identify and recommend goals and plans for development to include:
 - Site surveys, research, guidelines and restrictions for development
 - Identify roadblocks and suggest alternative routes to accomplish goals
- Work with potential builders to produce plans for development to include:
 - Infrastructure needs and costs
 - Future expansion of lots
- Develop Master Plan
 - Prioritizing/Phasing of work
 - Identify timeline
 - Generation of cost estimates and phasing schedules to aid in planning for the implementation of the development
- Recommendations should be made for short and long-term needs.
- Review of financial costs for project, and make recommendations as appropriate.
- Review must consider budget impact.
- Ensure that the fiscal integrity, short and long term, of the Recreation District is protected.
- Ensure that recommendations for land development allow for growth at minimum 10 years out and consideration for community monetary needs and resident recreational enjoyment.

Committee Formation and General Operations

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The Board of Supervisors will establish all committees and appoint members of committees. The Land Development Committee will consist of a minimum of five members to a maximum of seven members selected by the Board of Supervisors. The General Manager will serve as ex-officio member of and liaison for this committee and his/her staff will be available to provide support as required and available.

Strong consideration should be given to the background of volunteers before an appointment is made.

The committee will report directly to the Board of Supervisors, which has the responsibility to provide general direction and oversight. Updates to the Board should be reported at its regular workshop meetings following any meetings of the ad hoc committee.

The Committee should appoint a Chair and Vice Chair/Secretary. The Vice Chair/Secretary should ensure that Notices of Committee meetings are posted and minutes provided to management for posting and publishing.

All ad hoc committee meetings must be posted and open to the public in accordance with Florida Sunshine Laws.

Review annual committee report with Board prior to annual Budget meetings.