



***TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Workshop

***Tuesday
March 10, 2026
10:00 a.m.***

***Location:
Kayak Club,
100 Kayak Way,
St. Augustine, FL 32092***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Trout Creek Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Trout Creek Community Development District

Dear Board Members,

The Workshop of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Tuesday, March 10, 2026, at 10:00 a.m.** at the **Kayak Club, 100 Kayak Way, St. Augustine, FL 32092**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@cddmanagers.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Trout Creek Community Development District

Meeting Date: Tuesday, March 10, 2024

Time: 10:00 AM

Location: Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

Revised Workshop Agenda

I. Roll Call

II. Discussion Topics

A. **Amenity Expansion Planning**

Exhibit 1

Pgs. 5-13

B. Update & Discussion on Streaming Service

C. Community Enhancements & Budget

D. Pond 22b Outflow

E. Ratification of Requisition CR53 Series 2018

F. Current Community Suspension

G. Community Towing Ordinance

H. Pool Heating

I. Night Swimming

J. **Changing the April and May Workshop Dates:**

1. **Monday, April 13th at 10:00 a.m.**

2. **Monday, May 11th at 10:00 a.m.**

III. Supervisors' Requests

IV. Audience Comments – (limited to 3 minutes per individual for non-agenda items)

V. Next Meeting Quorum Check: March 26 at 6:00PM

Clint Wright	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Loffredo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jim Breslin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Ronnie Murphy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Vincent Sajkowski	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

VI. Adjournment

EXHIBIT 1

Amenity Expansion Planning & Funding Considerations

Based on current staff projections, preliminary estimates, and extensive research conducted to date, the anticipated cost ranges for potential amenity enhancements are as follows:

- Pickleball Courts: Approximately \$260,000 – \$450,000
- Basketball Courts: Approximately \$200,000 – \$400,000
- Snack Bar / Café Expansion: Approximately \$945,000 – \$1.74 million
- Second Pool (Outpost Concept): Approximately \$3.5 million

Total Estimated Investment

If all projects were ultimately pursued, the combined estimated capital investment would be approximately:

→ \$4.9 million to \$6.1 million total

These remain conceptual planning estimates and will evolve as engineering, permitting, and design work progresses. Realistically, projects of this scale typically require 3–5 years from planning through completion.

Board Direction Needed

The key question before moving forward is:

What amenities does the Board want to prioritize and pursue?

Clear direction will allow staff and future consultants to focus resources efficiently and avoid unnecessary preliminary expenditures.

Recommended Next Step – RFQ – SEE MEMO FROM District Counsel

Preliminary Funding Consideration – Bond Financing - SEE MEMO FROM District Counsel

Trout Creek CDD Basketball and/or PickleBall Courts.

Base bids from your proposals (before adding fencing/lighting)

Site prep (AL Dirtworks): \$57,000

Court Surfaces

Half basketball court (50'x60'): \$39,300 + goal \$3,986

Full basketball court (94'x60'): \$64,425 + (2) goals \$7,573

Two pickleball courts: \$64,050 (*includes 8' black fence perimeter + gate*)

Four pickleball courts: \$104,400 (*includes 8' black fence perimeter + gates*)

Adders used (because they aren't priced in the proposals)

Basketball fencing (NOT included in Court Surfaces basketball bids):

Half court: \$18,000–\$35,000 (8' black vinyl chain link + gates, ball containment)

Full court: \$25,000–\$50,000

Lighting (NOT included anywhere):

Half basketball: \$60,000–\$150,000

Full basketball: \$70,000–\$170,000

2 pickleball courts: \$70,000–\$170,000

4 pickleball courts: \$90,000–\$220,000 (more poles/fixtures/coverage)

These are ROM ranges (what boards use for budgeting) until you get a formal lighting/fencing quote based on pole count, electrical distance, and photometrics.

Total cost by option (INCLUDING fencing + lighting + your site prep)

 Option 1 — Half Basketball Court (with fencing + lighting)

Court + goal: \$43,286

Fencing: \$18,000–\$35,000

Lighting: \$60,000–\$150,000

Site prep: \$57,000

 Total ROM: \$178,286 – \$285,286

 Option 2 — Full Basketball Court (with fencing + lighting)
Court + 2 goals: \$71,998

Fencing: \$25,000–\$50,000

Lighting: \$70,000–\$170,000

Site prep: \$57,000

 Total ROM: \$223,998 – \$348,998

 Option 3 — Two Pickleball Courts (fencing included) + lighting
Courts (fence + gate included): \$64,050

Lighting: \$70,000–\$170,000

Site prep: \$57,000

 Total ROM: \$191,050 – \$291,050

 Option 4 — Four Pickleball Courts (fencing included) + lighting
Courts (fence + gates included): \$104,400

Lighting: \$90,000–\$220,000

Site prep: \$57,000

 Total ROM: \$251,400 – \$381,400

Quick takeaway (for the Board)

Cheapest fully-lit option: Half basketball (~\$178k low end)

Best “value/impact” fully-lit option: 2 pickleball often lands similar to half basketball once you add fencing to basketball (because pickleball fencing is already included).

Biggest jump: 4 pickleball with lighting can push \$380k+

Trout Creek CDD — Second Community Pool

Preliminary Budget Overview (Updated with Contractor Estimates)

Project Purpose

Evaluate feasibility and cost implications for constructing a second community pool to support resident growth, reduce crowding, and enhance long-term amenity capacity.

Contractor-Based Reference Costs

Pool Construction Proposals

Pool installation estimates: ~\$411K – \$477K

Includes pool shell, equipment, decking, basic engineering.

Site Preparation Estimate

Clearing 25 trees + fill dirt leveling: \$9,750

Updated ROM Capital Cost (CDD Scale Project)

Category	Estimated Range
Pool construction baseline	\$400K – \$500K
Site clearing & fill	~\$10K
Expanded decking & seating areas	\$300K – \$700K
Bathhouse/restrooms	\$500K – \$800K
Utilities, drainage & stormwater	\$400K – \$800K
Parking/access improvements	\$150K – \$400K
Shade, fencing, security	\$200K – \$400K
Engineering, surveys, permitting	\$250K – \$450K
Contingency (15–20%)	\$350K – \$700K

✓ UPDATED TOTAL CAPITAL RANGE

\$2.6M – \$4.8M

(Planning-level estimate ±30–50% accuracy)

Annual Operating & Maintenance Estimate

\$525K – \$800K annually

Includes:

Pool maintenance contract

Chemicals and utilities

Staffing or attendants

Insurance

Repairs and capital reserve funding

Outdoor Café Extension – Kayak Club

Hot Food Included | Minimal Interior Renovation

PHASE 1 — Design & Planning (UPDATED WITH REAL COST)

🕒 3–5 months

Scope (from proposal)

Indoor/outdoor food prep layout

Exterior grill space

Exterior finish redesign

Kitchen service integration

Landscape coordination

Construction document preparation

Contractor coordination during build

Budget

Architectural Design Total:

➡ \$42,762.50 (confirmed)

Recommended Allowance Additions:

Survey/Civil/Geotech (if needed): \$10k–\$25k

Permit fees: \$8k–\$20k

Phase Total Estimate

\$60,000 – \$90,000

(Lower than prior estimate because you have a real contract.)

PHASE 2 — Site Prep & Infrastructure

🕒 2–3 months

Includes

Utility trenching

Grease interceptor

Electrical upgrades

Slab expansion

Drainage improvements

Fire water requirements

ROM

\$220,000 – \$400,000

(No change — driven by kitchen requirements.)

PHASE 3 — Pavilion / Outdoor Structure

🕒 3–5 months

Includes

Covered pavilion structure

Hood support structure

Exhaust stack integration

Weather-rated construction

Lighting, fans, heating

ROM

\$280,000 – \$550,000

PHASE 4 — Commercial Kitchen Equipment

🕒 2–3 months

Includes

Grill + fryers

Hood system + suppression

Refrigeration/freezers

Prep sinks & sanitation

POS/service counter

ROM

\$160,000 – \$300,000

PHASE 5 — Seating, Landscaping & Patron Amenities

🕒 1 month

Includes

Outdoor seating

Hardscape/landscape

Lighting & signage

ROM

\$45,000 – \$100,000

PHASE 6 — Soft Costs, Insurance & Contingency

Includes

Construction oversight

Inspections

Insurance increases

Contingency reserve

ROM

18–22% of construction

➡ \$180,000 – \$300,000

 **UPDATED TOTAL PROJECT ROM**

Category	Estimated Range
Design & Permitting	\$60K – \$90K
Construction & Infrastructure	\$705K – \$1.35M
Contingency & Soft Costs	\$180K – \$300K
<u>TOTAL PROJECT RANGE</u>	<u>\$945K – \$1.74M</u>
