

St. Johns Forest

Playground Committee

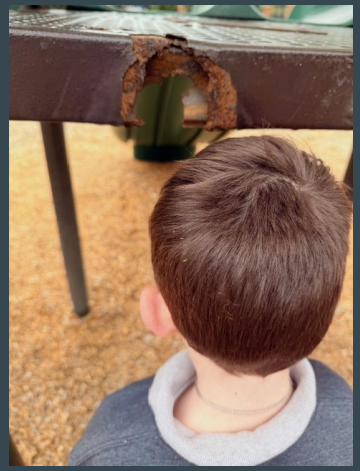
Playground Replacement Proposal

January 2026

Primary Problems/Concerns

- Current playground originally installed in 2011, the main playground structure has reached end of life
- Rust has produced multiple holes with sharp edges within the floor of the structure
- The “rock climbing” feature was removed due to the bolt attachment points being compromised from rust
- The large slide attachment points are also showing signs of failure (rust)
- Residents have stated the playground is too small and lacking features often found in surrounding communities and public parks
- Space is underutilized and contains features that aren’t used, e.g. too many spring riders.
- Some realtors within the community have stated potential residents comment about the underwhelming appeal of the playground

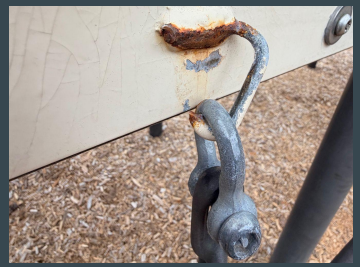
Current Play Structure

















- Rusted parts creating several safety hazards
- Cracked Slide
- Too many spring riders (replaced in 2020 for approx. $5K)

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Resident Comments After Current Playground Installed

St. Johns Forest Residents Info (Florida) · Follow
Sep 16, 2011 ·

In reference to the new playground...I just emailed this to Cindy at First Coast Mgmt.

Hi Cindy,

I am a resident of SJF and the mom of two boys ages 4 and 5. Last year we used the playground on a regular basis. We have been waiting on the new playground all summer and to be honest, were very disappointed with it when we went to see it on Sunday. The old playground had 2 huge play structures with lots of slides, a tunnel and bridges for the kids to play on. Have you seen the new one??? There is one small play structure. That is it. My children even said it was "boring." The shade is great, but it does not shade the area that need to be shaded. The slides are what gets hot. There is a huge shade over the small rocking toys. That was not needed at all. This is not where kids spend their time.

Is there another play structure coming or is this it? On Sunday, all of the parents were curious to find out if there is more play equipment coming. We all know Taylor Morrison does not care, but as a mom of 2, we would not have purchased in this neighborhood had that been the playground that was here when were were house shopping. They need to take that into consideration! Please let me know if there is another play area coming? All of the parents are very disappointed, we live in a nice neighborhood and it is a shame that we have to drive across town to public parks for our children to play.

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14y ·
Same reaction here from my daughter. Very disappointing.

· 14y ·
Ill email too! I agree. It is boring and not shaded appropriately. Did they even think this one out?

· 14y ·
After viewing the comments, I took a drive over to the playground to see what had been constructed. Sadly it was as bad as is described here.This is not a replacement, it is a cheap fix to quiet complaints.The old equipment would have held up fine, had not every community on 210 been given access to it. In addition, one of the motorcycles has its back rest broken and should have been replaced, not just moved. What is really amazing is that the old equipment was removed because the wood was broken and sharp and causing splinters. So it sure makes sense to cover the ground with shredded wood chips (read cheaper than rubber) so that we guarantee children will be injured. In addition the wood will attract insects and rodents. But of course I am sure the playground will be covered with insect and rodent killing chemicals to prevent that. Thanks First Coast for devaluing my property further than the economy already has. When it comes to this playground, I think the sign should read "McDonalds" class amenities rather than "World"

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St. Johns Forest Residents Info (Florida)
· Jan 24, 2012 ·

Not trying to throw salt in a healing wound but I brought and her friend that lives in a different neighborhood our playground. As they are excited running to the playground her 5yr old friend slows down and says " WOW this is small"! I was a little embarrassed :(

2

· 13y · by Author
I hate our playground. Anyone up for the challenge... fundraiser for improvements to what we hav

3

· 13y · by
Author · All-star contributor
I agree with We need to do something. We shouldn't have to find other playgrounds in the area when we have the space right up front. According to the HOA we already speant $20k to take the other one down and replace it with the one we have now. Does anyone know the company who built it? We should see how much we need to raise to make it nicer. The one at St. John's Golf is awesome!

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Original Playground Installed by Developer



- Two separate structures
- Preferred over replacement (current)

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Benefits of Updating SJF Playground

- Attractive amenity for buyers: Playgrounds are a strong selling point for families with children and multigenerational households
- Long-term investment: Well-maintained recreational spaces can help sustain or increase property values over time
- Safe, local recreation: Reduces the need for parents to drive children to parks outside the neighborhood
- Improves Safety & Reduces Liability: Replacing outdated equipment lowers the risk of injuries
- Strengthens Community Engagement: Playgrounds encourage families to spend more time outdoors & neighbors to interact and build stronger relationships
- Supports Child Development & Wellness: Healthier kids = happier families = higher resident satisfaction

References Used for Information & Pricing

Vendors who have submitted proposals following site visits in 2025:

- BYO
- Florida Recreational
- Southern Recreation

Proposals Considered

BYO **$176,831**	- New 2-5 yr. old “tot” structure - New 5-12 yr. old main structure - New swing structure - Sensory stations	
Florida Recreational **Option A - $181,153** **Option B - $218,785**	- New 2-5 yr. old “tot” structure - New 5-12 yr. old main structure - New swing structure - Sensory stations	
Southern Recreation **$162,161**	- New 5-12 yr. old main structure - New 2-5 yr. old “tot” structure - Sensory stations	

*All vendors visited SJF in 2025

*Prices are inclusive of all project related expenses (equipment, demo, installation, delivery, taxes, etc.)

BYO Proposal

$176,831

Pros:

- Southlake Community on 210 used BYO for their playground replacement. HOA president mentioned realtor in their community estimated $10k + added to home values with this new amenity
- Durable equipment
- Existing shade structure repurposed for 2-5 area

Cons:

- Design is very basic in comparison to other proposals

BYO Design

2-5 Year Old Structure



5-12 Year Old Structure



BYO Design

Swing Structure



Sensory Stations



Florida Recreational Proposals

Option A $181,153 | Option B $218,785

Pros:

- Burke equipment known for quality. Lasts 15-20 years.
- Creative custom design for our space
- Play value - each piece serves a purpose. Includes swing designed for all abilities
- Maximizes space of entire play area, includes extra features
- Existing shade structure repurposed for 2-5 area
- Manufacturer Discounts - good value

Cons:

- Most expensive designs
- Option A is slightly better than current, but Option B has a “grand/elite” appeal that community looks for

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Florida Recreational - Option A

2-5 Year Old Structure



5-12 Year Old Structure

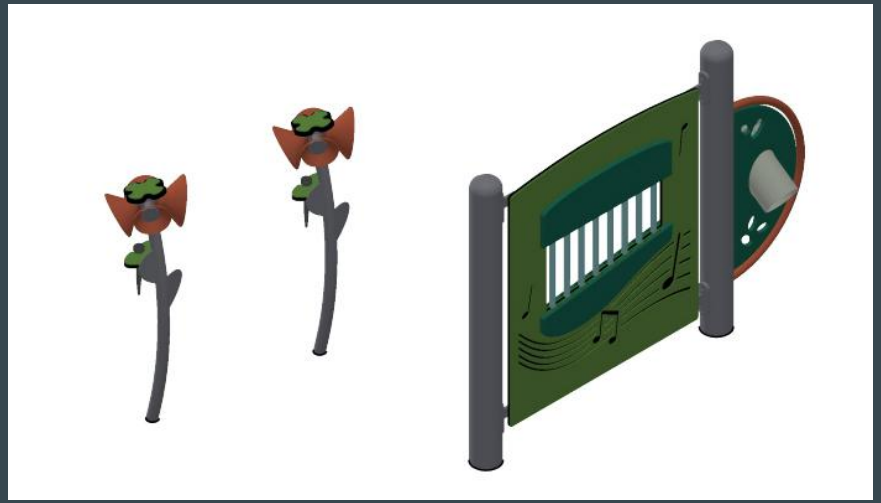


Florida Recreational - Option A

Swing Structure - Including Mommy & Me Swing



Sensory Stations



Florida Recreational - Option B

2-5 Year Old Structure



5-12 Year Old Structure



Florida Recreational - Option B

Swing Structure - Including swing designed for children of all abilities



Sensory Stations



Southern Recreation Proposal

$162,161

Pros:

- Vendor familiar with SJF property (installed current and maintenance)

Cons:

- Equipment did not last
- Aesthetics/decor of structures may not appeal to everyone
- Basic, similar to what we have today which is underwhelming
- Rep seemed disinterested and did not assist with offering additional design options
- 2-5 structure may not fit under existing shade structure due to decorative features

Southern Recreation Design

2-5 Year Old Structure



5-12 Year Old Structure



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Committee Recommendation

The playground committee is recommending: **Florida Recreational Option B**

- Not just because it's the most expensive option, but because this committee is comprised of residents whose families utilize playgrounds and know what provides a comparable experience to surrounding playgrounds.
- We've heard countless times how disappointed residents and prospective residents are with the current playground.
- This playground and design maximizes the space, and restores the "grandness" of the original playground that many residents expressed was better than its current replacement. It positions SJF as an elite community that many in this neighborhood strive for.

Committee Recommendation | Florida Recreational - Option B

Option B
View 1



Committee Recommendation | Florida Recreational - Option B

Option B
View 2



Committee Recommendation | Florida Recreational - Option B

Cost Breakdown

Equipment	$116,317.00
Freight	$11,333.25
Demo & Installation	$54,776.40
Dumpster	$1,800.00
227 CY EWF & Geotex	$19,295.00
Tax	$15,264.05
Total	**$218,785.70**