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January 8, 2025

Sent via Electronic Mail to Katie.Buchanan@kutakrock.com

Katie S. Buchanan, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, FL 32301-7707

RE: Office of General Counsel Final Report
On the Petition to Establish Coastal Ridge Community Development District

Greetings Ms. Buchanan:

The Office of General Counsel (“Counsel”), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended and Restated Petition to Establish the Coastal Creek Community Development District (the “Petition”), submitted December 16, 2024. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation appear true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We note that you have requested consent for the Coastal Ridge Community Development District to exercise special powers regarding recreational, educational and security facilities. This request will be included in the legislation regarding the Petition. We also note that you have identified certain “Future Expansion Parcels”, including a legal description of each additional parcel within the sufficiently contiguous land, the current owner of each parcel, the acreage of each parcel, and the current land use designation of each parcel, as required by Subsection 190.046(1)(h), Florida Statutes. This request will also be included in the legislation regarding the Petition.

We anticipate that the legislation to move the Petition forward will be introduced at the City Council meeting on **January 14, 2025**. The committee of reference that will be introducing the

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bill is the Transportation, Energy & Utilities (“TEU”) Committee which will take up the bill as part of its public meetings on January 22, 2025 (non-action), February 4, 2025 (defer) and on **February 19, 2025 (for action)**. You are not required to include the committee public meetings in your notice, but you are encouraged to attend the **February 19, 2025**, meeting to answer any questions of the committee members.

As, this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing. Pursuant to Sec. 92.11, *Ordinance Code*, this public hearing is to occur at the full Council meeting held after the Council committee(s) report their findings to the Council. In your notice regarding the Petition, the public hearing required before the full council should be noticed as **February 25, 2025**. The Council vote on the bill will be taken at the third reading of Council, which barring any deferrals or postponements, is expected to (also) occur on **February 25, 2025**.

After reviewing and approving your form of notice, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with proof of publication.

Respectfully,

SHANNON MACGILLIS
Assistant General Counsel

cc: Kristen Reed, Chief of Community Planning, Planning and Development Department
Susan Kelly, City Planning Supervisor
Helena Parola, Planning and Development Department
Mary Staffopoulos, Deputy General Counsel

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