

**BEFORE THE CITY COUNCIL
CITY OF JACKSONVILLE, FLORIDA**

IN RE: A Petition to Amend the Boundaries of the)
 Kings Creek I Community Development)
 District)
 _____)

**AMENDED PETITION TO AMEND THE BOUNDARIES OF THE
KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Kings Creek I Community Development District, a unit of special purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Jacksonville Ordinance No. 2024-246-E ("Petitioner" or "District"), hereby petitions the City Council of the City of Jacksonville pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to adopt an amendment to City of Jacksonville Ordinance No. 2024-246-E, to remove approximately 25.70 acres of land from the District. In support of this petition, Petitioner states:

1. Location and Size. The District is located entirely within the City of Jacksonville, Florida. The District currently covers approximately 1,198.18 acres of land. The District is generally located southwest of Lem Turner Road, east of US Highway 1 and bisected by Braddock Road. A general location map of the existing District, as well as the Contraction Parcel (defined herein), is set forth in **Exhibit 1**. The current metes and bounds description of the external boundaries of the existing District is set forth in **Exhibit 2**. A metes and bounds description of the lands to be removed from the District ("Contraction Parcel"), which comprises approximately 25.70 acres, is set forth in **Exhibit 3**. Subsequent to the proposed expansion of the District, the District will encompass approximately 1,172.48 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended, as well as a general location map of the District, as amended.

2. Excluded Parcels. There are no parcels within the external boundary of the District, as amended, which are to be excluded from the amended District.

3. Landowner Consent. Petitioner has obtained the written consent of one hundred percent of the owners of the lands comprising the Contraction Parcel to amend the boundary of the District as set forth in this Petition. Documentation of this consent is attached hereto in **Exhibit 5**. The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), Florida Statutes, as is evidenced by the District's submission of this Petition and Resolution 2025-09, attached hereto as **Exhibit 6**.

4. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the District's amended boundary by the Future Land Use Element of the City of Jacksonville's Comprehensive Plan are shown on **Exhibit**

7. Amending the boundary of the District in the manner proposed is consistent with the adopted applicable Comprehensive Plan.

5. Major Water and Wastewater Facilities and Outfalls. **Exhibit 8** shows the existing and proposed major trunk water mains, sewer interceptors and outfalls, if any, for the District, as amended.

6. District Facilities and Services. There are no services and facilities currently provided by the District to the Contraction Parcel. **Exhibit 9** includes the CIP Cost Estimate from the original *Petition to Establish the Kings Creek I Community Development District*.

7. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

10. Accordingly, this petition to amend the boundaries of the District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community

development services and facilities.

e. The area to be served by the District, as amended, will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

- a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes;
- b. amend the boundary of the District, as established and amended by City of Jacksonville Ordinance No. 2024-246-E, pursuant to Chapter 190, Florida Statutes;
- c. grant such other relief as appropriate.

[Remainder of page intentionally left blank]

RESPECTFULLY SUBMITTED, this 26th day of August, 2025, and resubmitted on the 22nd day of October, 2025.

KUTAK ROCK LLP



Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

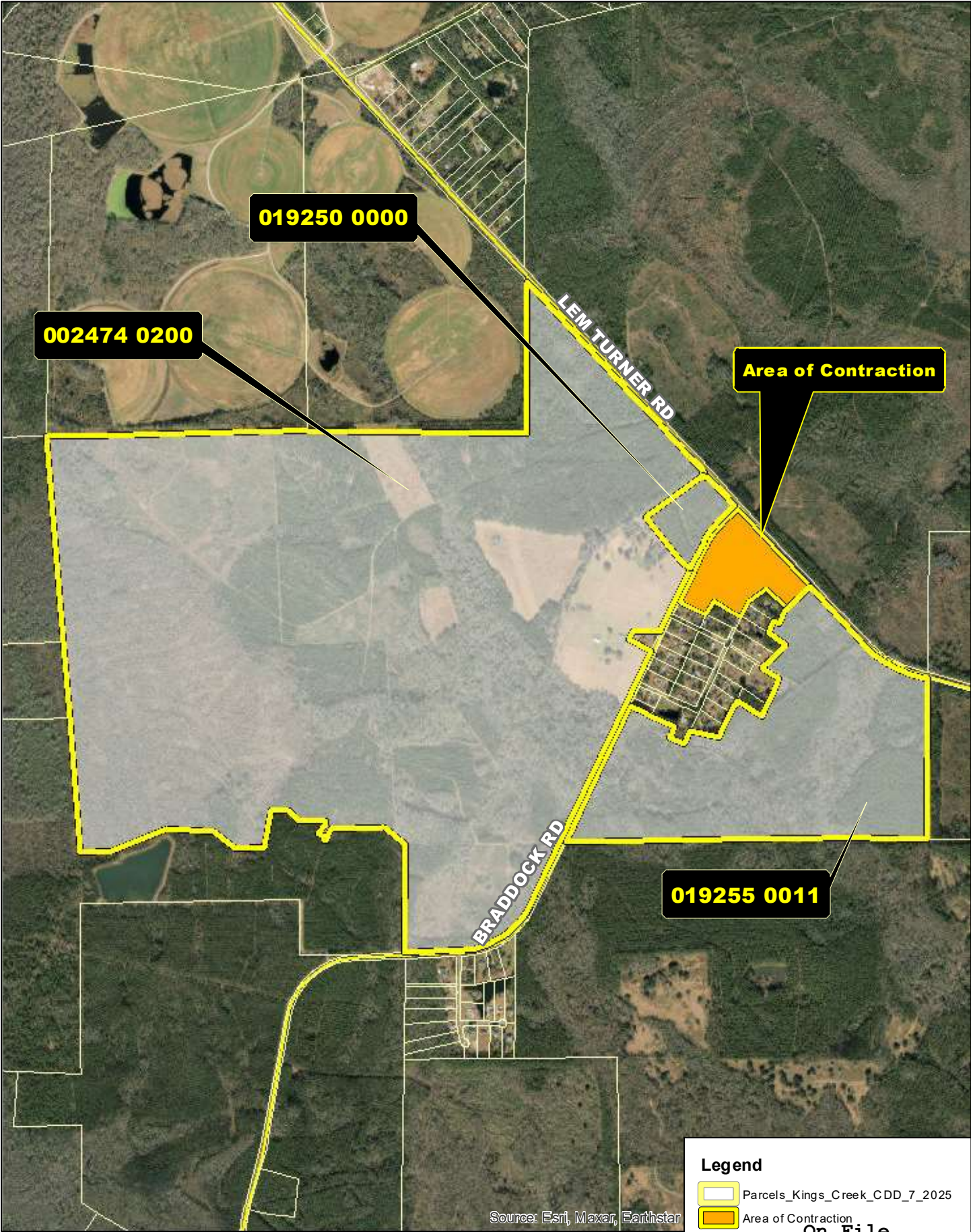
KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

EXHIBIT 1



Legend

- Parcels_Kings_Creek_CDD_7_2025
- Area of Contraction
- Parcels 5 2025

Kings Creek CDD - 7/2025

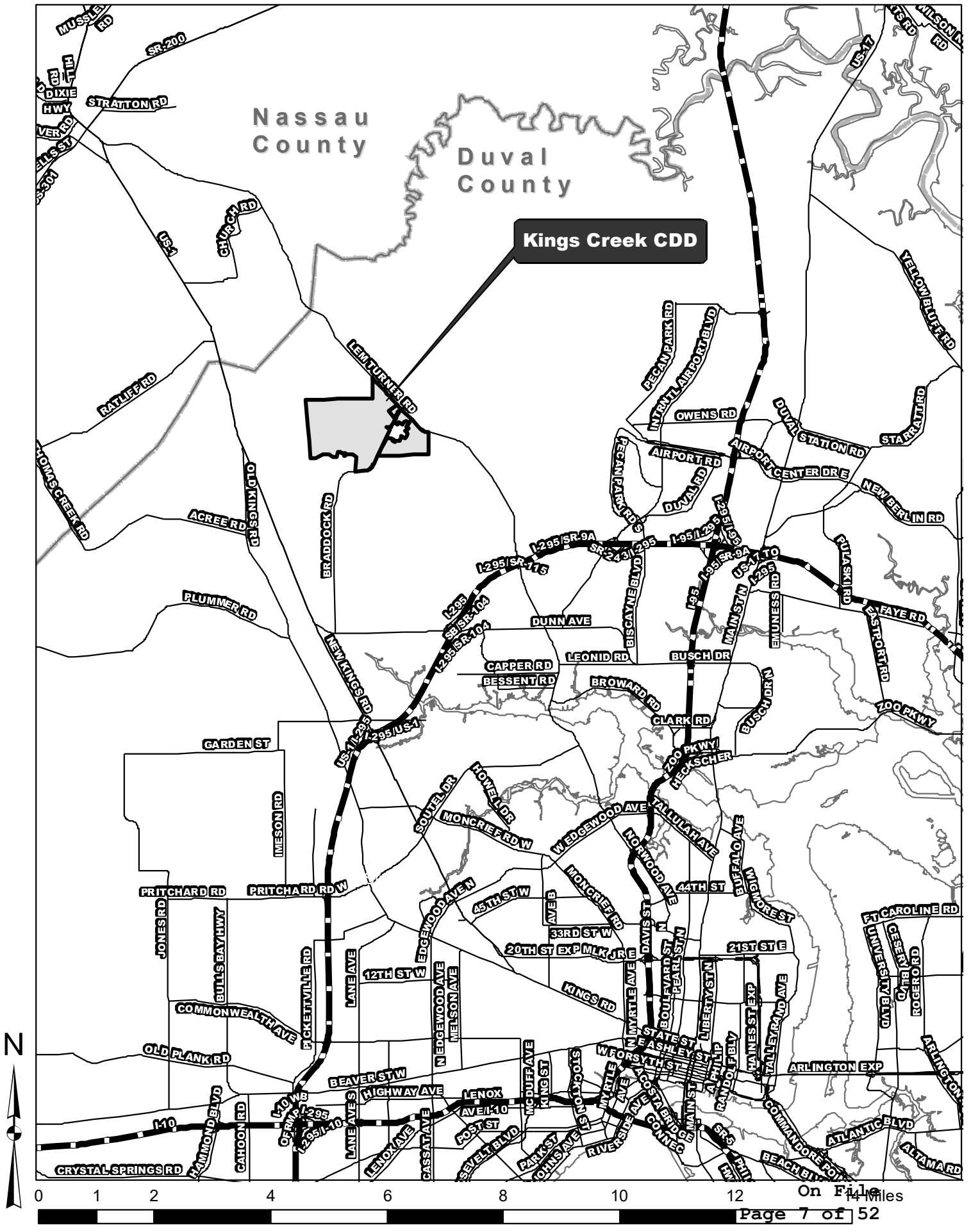


EXHIBIT 2

Revised December 8, 2023
July 29, 2022
Page 1 of 4

Work Order No. 22-359.01
File No. 128I-32.01A

Thomas Creek I CDD

Parcel 1

A portion of Section 24 and a portion of fractional Section 25, Township 1 North, Range 25 East, together with a portion of fractional Sections 18 and 30, and a portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said fractional Section 18 (as monumented), said corner also being the Southwesterly corner of Parcel "A", as described and recorded in Official Records Book 20070, page 1234, of the current Public Records of said county; thence North $00^{\circ}46'03''$ East, along the Westerly line of said Parcel "A", 1827.62 feet to the Northwesterly corner thereof, said corner lying on the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence South $42^{\circ}38'25''$ East, along said Southwesterly right of way line, 3897.10 feet to its intersection with the Westerly right of way line of Braddock Road, a public 66 foot right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South $46^{\circ}17'10''$ West, departing said Southwesterly right of way line, 139.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 1465.40 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}52'41''$, an arc length of 533.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $35^{\circ}50'49''$ West, 531.03 feet; Course 3, thence South $25^{\circ}24'30''$ West, 1204.67 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 14223, page 2173, of said current Public Records (as monumented); thence along the boundary line of said Official Records Book 14223, page 2173, the following 3 courses: Course 1, thence South $89^{\circ}53'15''$ West, departing said Westerly right of way line, 371.22 feet; Course 2, thence South $25^{\circ}22'58''$ West, 115.25 feet; Course 3, thence South $64^{\circ}37'02''$ East, 334.95 feet to the Southeasterly corner thereof, said corner lying on said Westerly right of way line of Braddock Road; thence Southwesterly along the Westerly and Northerly right of way lines of said Braddock Road the following 4 courses: Course 1, thence South $25^{\circ}24'30''$ West, 699.87 feet; Course 2, thence South $25^{\circ}25'42''$ West, 2873.57 feet to a point on a non-tangent curve concave Northwesterly having a radius of 922.40 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of $62^{\circ}11'20''$, an arc length of 1001.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}29'51''$ West, 952.75 feet; Course 4, thence South $87^{\circ}35'31''$ West, 745.49 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 19884, page 22, of said current Public Records; thence along the boundary line of said Official Records Book 19884, page 22, the following 18 courses: Course 1, thence North $00^{\circ}20'32''$ East, departing said Northerly right of way line, 1319.30 feet; Course 2, thence North $51^{\circ}58'53''$ West, 340.71 feet; Course 3, thence South $89^{\circ}15'48''$ West, 670.78 feet; Course 4, thence South $21^{\circ}08'32''$ West, 36.65 feet; Course 5, thence South $27^{\circ}12'10''$ West, 125.58 feet; Course 6, thence North $84^{\circ}14'28''$ West, 18.10 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 7, thence Northwesterly along the arc of said

curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $47^{\circ}55'19''$ West, 112.80 feet; Course 8, thence North $35^{\circ}21'44''$ East, along a non-tangent line, 169.64 feet; Course 9, thence North $04^{\circ}00'44''$ West, 25.22 feet; Course 10, thence South $89^{\circ}15'48''$ West, 335.00 feet; Course 11, thence North $40^{\circ}00'44''$ West, 179.91 feet; Course 12, thence South $89^{\circ}15'48''$ West, 235.00 feet; Course 13, thence South $10^{\circ}59'16''$ West, 457.98 feet to a point lying on the Southerly line of said Section 24; Course 14, thence South $89^{\circ}16'03''$ West, along said Southerly line, 349.90 feet; Course 15, thence North $52^{\circ}33'37''$ West, departing said Southerly line, 350.11 feet; Course 16, thence North $87^{\circ}29'05''$ West, 600.00 feet; Course 17, thence South $67^{\circ}59'16''$ West, 689.86 feet to a point lying on said Southerly line of Section 24; Course 18, thence South $89^{\circ}16'03''$ West, along said Southerly line, 450.15 feet to the Northwestern corner of said Official Records Book 19884, page 22, said corner also being the Southwest corner of said Section 24 (as monumented); thence North $05^{\circ}48'26''$ West, along the Westerly line of said Section 24, a distance of 2661.41 feet to the West one-quarter corner of said Section 24 (as monumented); thence North $02^{\circ}13'24''$ West, continuing along said Westerly line, 2682.74 feet to the Northwest corner thereof (as monumented); thence North $89^{\circ}06'38''$ East, along the Northerly line of said Section 24, a distance of 5926.87 feet to the Northeast corner thereof and the Point of Beginning.

Containing 972.89 acres, more or less.

Together with:

Thomas Creek I CDD

Parcel 2

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 19 (as monumented); thence South $89^{\circ}20'01''$ West, along the Southerly line of said Section 19, a distance of 4595.08 feet to its intersection with the Easterly right of way line of Braddock Road (as monumented), a public 66 foot right of way as presently established; thence North $25^{\circ}25'42''$ East, departing said Southerly line and along said Easterly right of way line, 1970.93 feet to the Westerly most corner of those lands described and recorded in Official Records Volume 5502, page 1151, of the current Public Records of said county; thence South $64^{\circ}35'19''$ East, departing said Easterly right of way line and along the Southwesterly lines of Official Records Volume 5502, page 1151, Parcel 2 and Parcel 1, as described and recorded in Official Records Book 19344, page 2239, all of said current Public Records, a distance of 614.36 feet to the Southerly most corner of said Parcel 1, said corner lying on the Northwestern line of Parcel 3, as described and recorded in said Official Records Book 19344, page 2239; thence South $25^{\circ}24'41''$ West, along the Northwestern lines of Parcel 3 and Parcel 4, as described and recorded in said Official Records Book 19344, page 2239, a distance of 145.00 feet to the Southwesterly corner of said Parcel 4; thence South $64^{\circ}35'19''$ East, along the Southwesterly line of said Parcel 4, a distance of 194.00 feet to the Southerly most corner thereof; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Parcel 4 and said Parcel 3, a distance of 188.61 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 9162, page 470, of said current Public Records; thence South $74^{\circ}41'59''$

East, departing said Southeasterly line and along the Southerly line of said Official Records Book 9162, page 470, a distance of 380.20 feet to the Southerly most corner thereof; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Official Records Book 9162, page 470, Official Records Book 18916, page 1746, and Official Records Book 17300, page 2397, all of said current Public Records, a distance of 525.00 feet to the Westerly most corner of Parcel 2, as described and recorded in Official Records Book 19372, page 666, of said current Public Records; thence South $57^{\circ}01'59''$ East, departing last said Southeasterly line and along the Southwesterly line of said Parcel 2, a distance of 377.59 feet to the Southerly most corner of said Parcel 2; thence North $25^{\circ}24'41''$ East, along the Southeasterly lines of said Parcel 2, Official Records Volume 7079, page 83, and Official Records Book 9566, page 258, all of said current Public Records, 525.00 feet to the Easterly most corner of said Official Records Book 9566, page 258; thence North $57^{\circ}01'59''$ West, along the Northeasterly line of said Official Records Book 9566, page 258, a distance of 262.64 feet to its intersection with the Southwesterly prolongation of the Southeasterly line of those lands described and recorded in Official Records Book 12533, page 1817, of said current Public Records; thence North $46^{\circ}29'00''$ East, departing said Northeasterly line, along said Southwesterly prolongation and along the Southeasterly lines of said Official Records Book 12533, page 1817, and Official Records Book 9981, page 1896, both of said current Public Records, 418.02 feet to the Easterly most corner of said Official Records Book 9981, page 1896; thence North $57^{\circ}01'59''$ West, along the Northeasterly line of said Official Records Book 9981, page 1896, a distance of 266.55 feet to the Northerly most corner thereof, said corner also being the Southerly most corner of those lands described and recorded in Official Records Book 17694, page 520, of said current Public Records; thence North $25^{\circ}24'41''$ East, along the Southeasterly line of said Official Records Book 17694, page 520, a distance of 175.00 feet to the Easterly most corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 9283, page 1606, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $57^{\circ}01'59''$ East, 67.16 feet; Course 2, thence North $25^{\circ}24'41''$ East, 232.99 feet; Course 3, thence North $47^{\circ}58'19''$ West, 351.00 feet; Course 4, thence South $55^{\circ}12'50''$ West, 270.69 feet; thence South $25^{\circ}24'41''$ West, continuing along said boundary line and along the Northwesterly lines of said Official Records Book 17694, page 520, and said Official Records Volume 6642, page 1205, a distance of 238.23 feet to the Easterly most corner of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence North $58^{\circ}29'05''$ West, departing last said Northwesterly line and along the Northeasterly line of said Official Records Book 19012, page 712, a distance of 406.60 feet to the Northerly most corner thereof; thence South $25^{\circ}24'41''$ West, along the Northwesterly line of said Official Records Book 19012, page 712, a distance of 195.00 feet to the Westerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 18933, page 970, of said current Public Records; thence North $64^{\circ}35'19''$ West, along the Northeasterly line of said Official Records Book 18933, page 970, a distance of 374.14 feet to the Northerly most corner thereof, said corner lying on said Easterly right of way line of Braddock Road; thence Northeasterly along said Easterly right of way line the following 3 courses: Course 1, thence North $25^{\circ}24'30''$ East, 734.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}52'40''$, an arc length of 509.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}50'50''$ East, 507.11 feet; Course 3, thence North $46^{\circ}17'10''$ East,

138.14 feet to its intersection with the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a public variable width right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 4 courses: Course 1, thence South $42^{\circ}38'25''$ East, departing said Easterly right of way line, 2157.29 feet; Course 2, thence North $47^{\circ}21'35''$ East, 17.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1942.86 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of $31^{\circ}43'00''$, an arc length of 1075.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $58^{\circ}29'55''$ East, 1061.81 feet; Course 4, thence South $74^{\circ}21'25''$ East, 34.09 feet to its intersection with the Easterly line of said Section 19 (as monumented); thence South $00^{\circ}07'19''$ East, departing said Southwesterly right of way line and along said Easterly line, 2062.60 feet to the Point of Beginning.

Containing 225.29 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 24 AND FRACTIONAL SECTION 25,
TOWNSHIP 1 NORTH, RANGE 25 EAST, TOGETHER WITH A PORTION
OF FRACTIONAL SECTIONS 18 AND 30, AND A PORTION OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:

P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
O.R.V. OFFICIAL RECORDS VOLUME
PG. PAGE
S.R. STATE ROAD
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA
L1 TABULATED LINE DATA

REVISED DECEMBER 8, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (22-359.02)
REVISED AUGUST 8, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (23-073.01)
REVISED MARCH 15, 2023 TO AMEND
MAP AND LEGAL DESCRIPTION. (23-073.00)

ETM
SURVEYING & MAPPING

Trusted
Advisors,
Creating
Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No. LB 3624

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF
SECTION 24 AS BEING NORTH 89°06'38" EAST.

SCALE: 1"=1500'

SHEET 1 OF 10

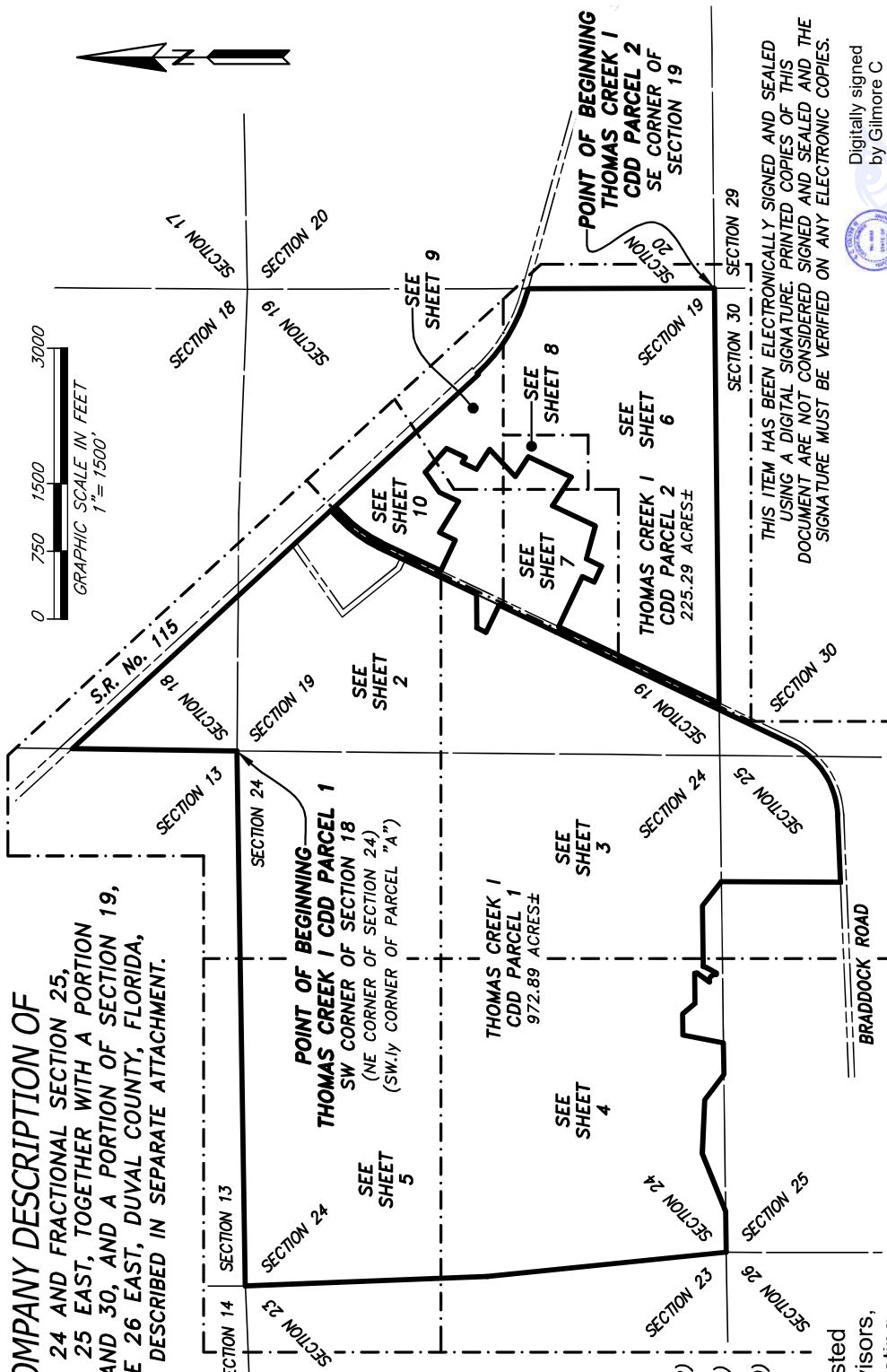
DATE: JULY 29, 2022

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

FILE: I:\Survey\MapProj\Braddock-Wright\Sketches\Thomas Creek 1 CDD Parcels 1&2.dwg

DRAWN BY: BAC ORDER NO.: 22-359.01

FILE NO.: 1281-32.01A



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed
by G. Colyer III
Colyer III

MATCHLINE SEE SHEET 2

THOMAS CREEK 1 CDD PARCEL 1
972.89 ACRES±

MATCHLINE SEE SHEET 4

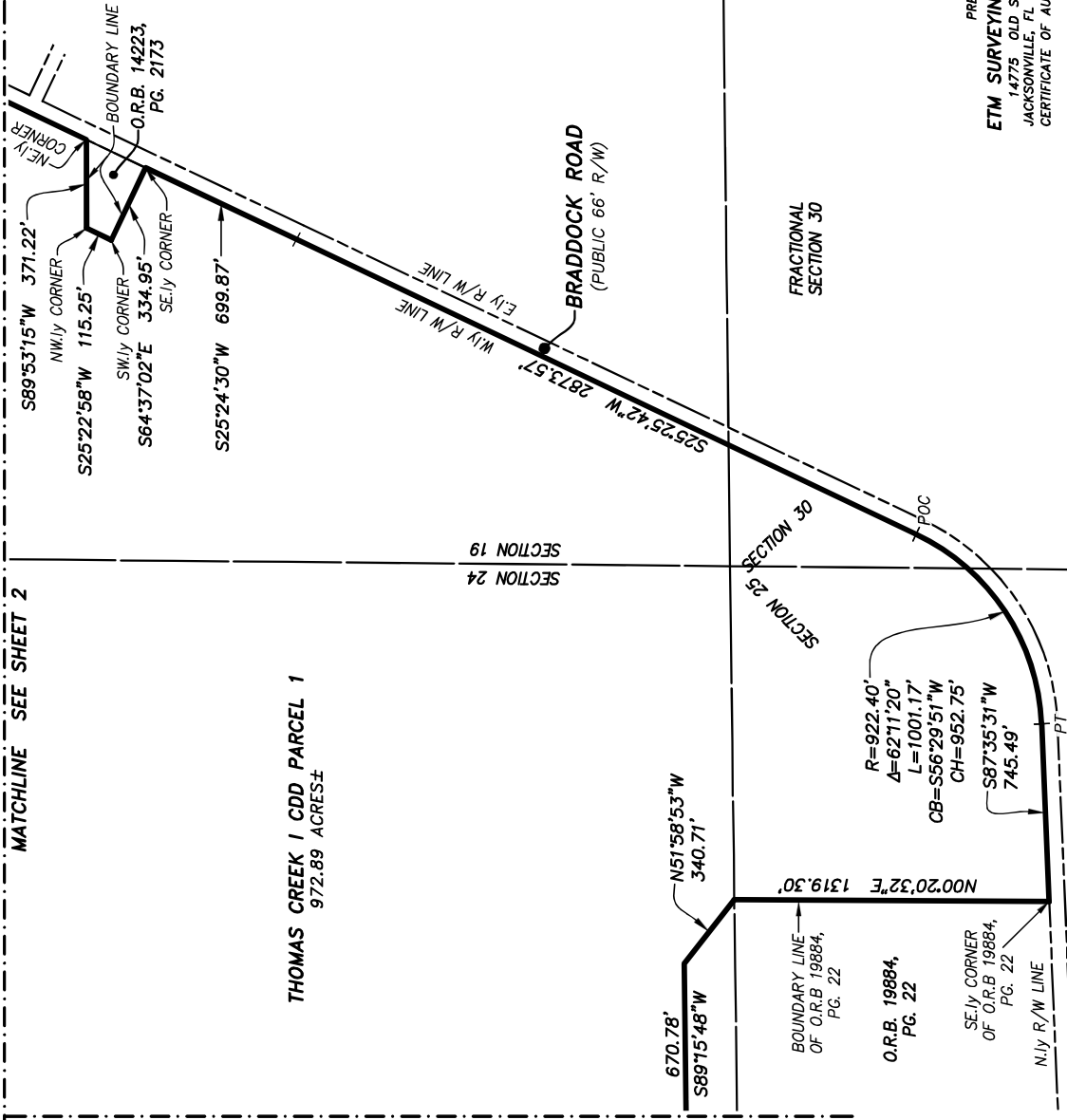


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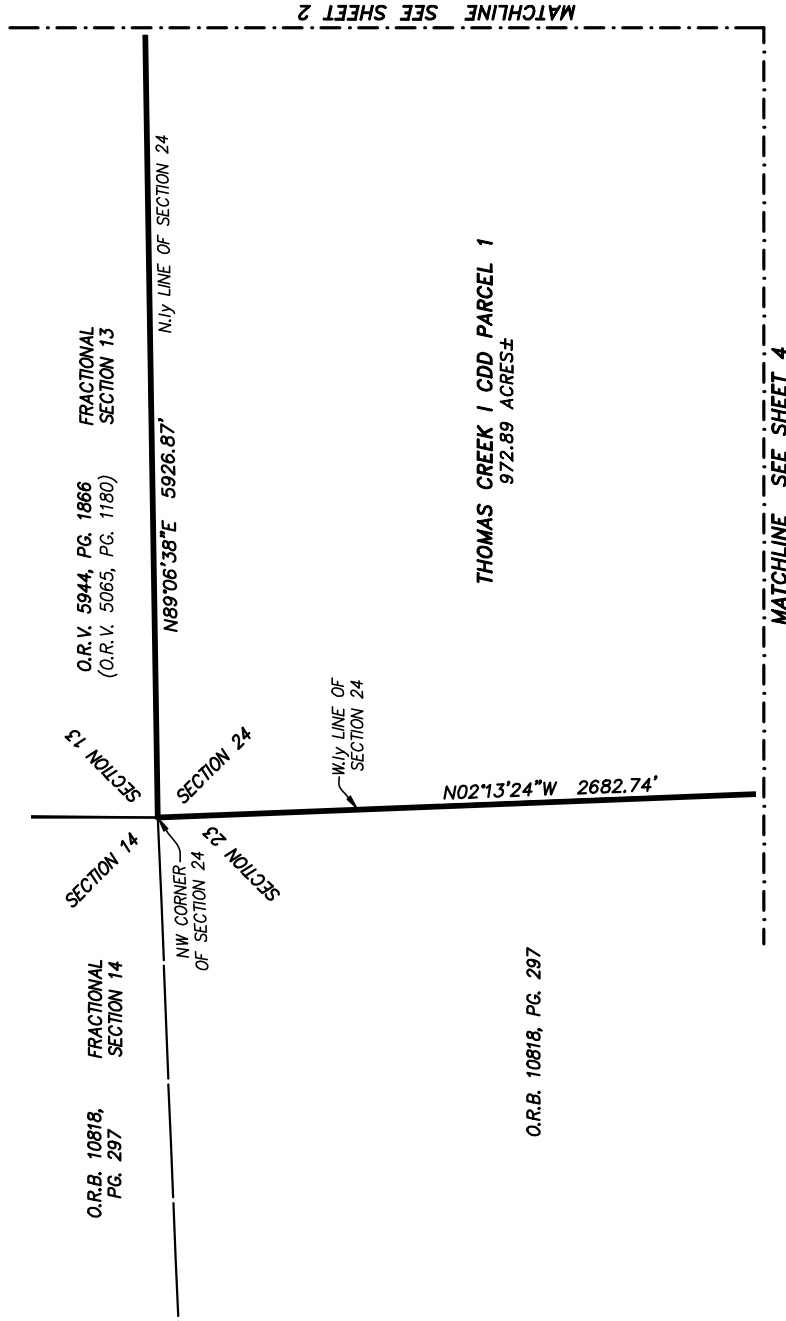
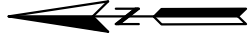
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- O.R.V. OFFICIAL RECORDS VOLUME
- P.G. PAGE
- S.R. STATE ROAD
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- R. RADIUS
- Δ. CENTRAL ANGLE
- L. ARC LENGTH
- CB. CHORD BEARING
- CH. CHORD DISTANCE
- C1. TABULATED CURVE DATA
- L1. TABULATED LINE DATA

SHEET 3 OF 10

SEE SHEET 1 FOR GENERAL NOTES.



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.R.V. OFFICIAL RECORDS VOLUME
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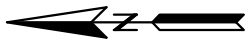
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SHEET 5 OF 10
SEE SHEET 1 FOR GENERAL NOTES.

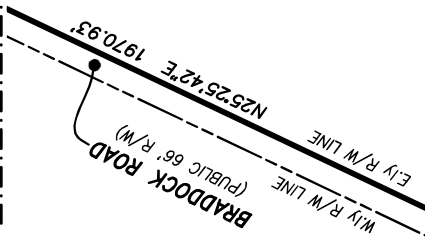
DRAWN BY: BAC ORDER NO.: 22-359.01 FILE NO.: 128J-32.01A

GP File: I:\Survey\Maproj\Braddock-Wright\Sketches\Thomas Creek 1 CDD Parcels 1&2.dwg

- LEGEND:
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 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA



MATCHLINE SEE SHEET 7



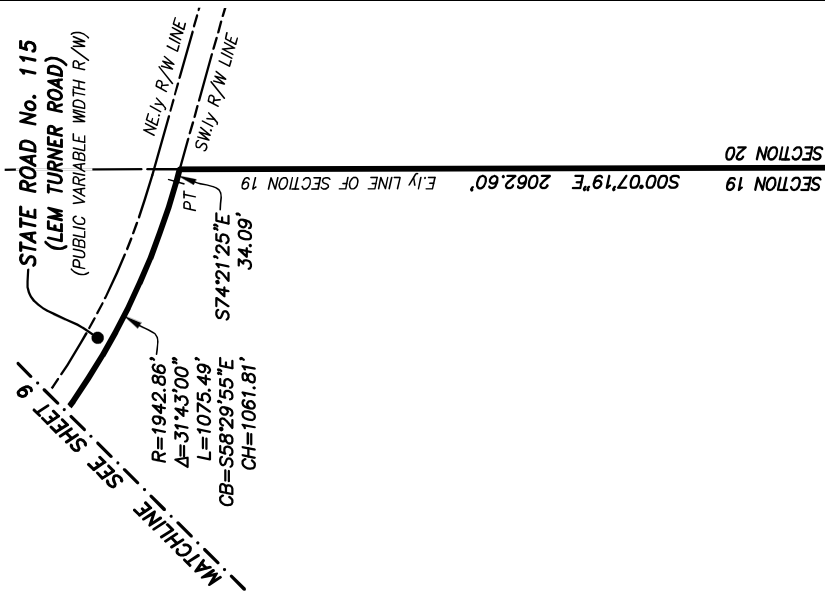
THOMAS CREEK 1 CDD PARCEL 2
225.29 ACRES±

POINT OF BEGINNING
THOMAS CREEK 1 CDD PARCEL 2
SE CORNER OF SECTION 19

S89°20'01"W 4595.08' SECTION 19
S1/2 LINE OF SECTION 19 SECTION 30

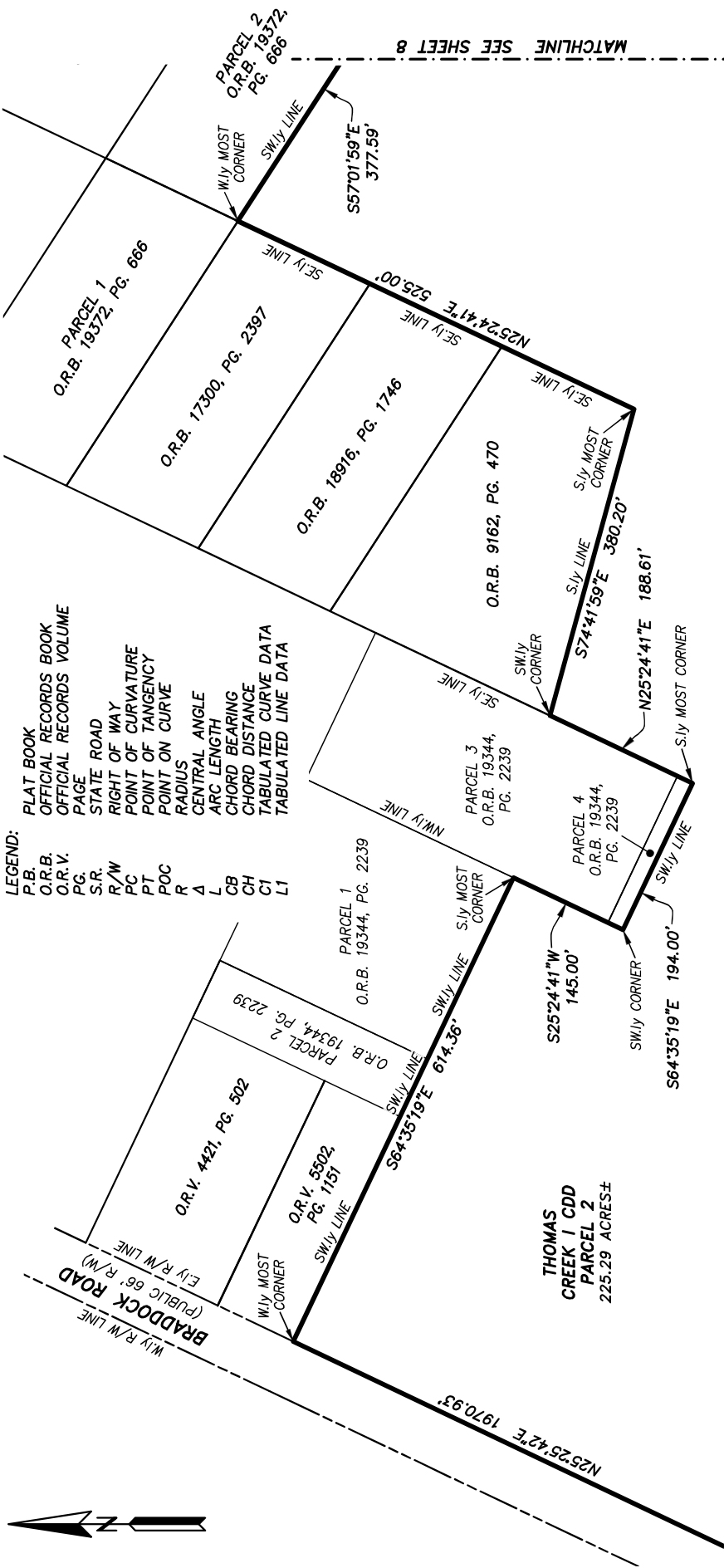
SHEET 6 OF 10

SEE SHEET 1 FOR GENERAL NOTES.



PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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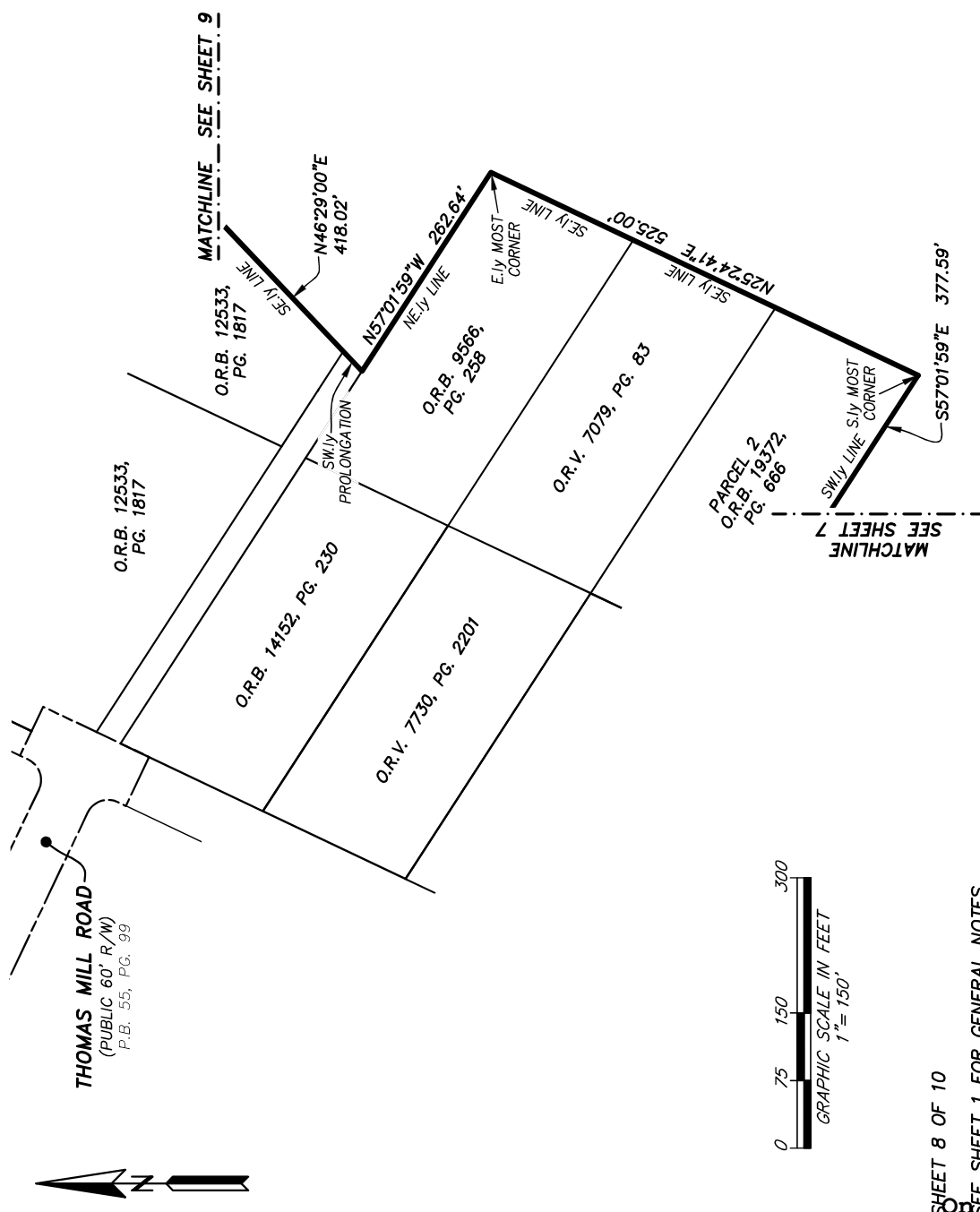
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

GRAPHIC SCALE IN FEET
 1" = 150'

SHEET 7 OF 10

SEE SHEET 1 FOR GENERAL NOTES.

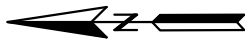
FILE NO.: 22-359.01 ORDER NO.: BAC DRAWN BY: 128J-32.01A



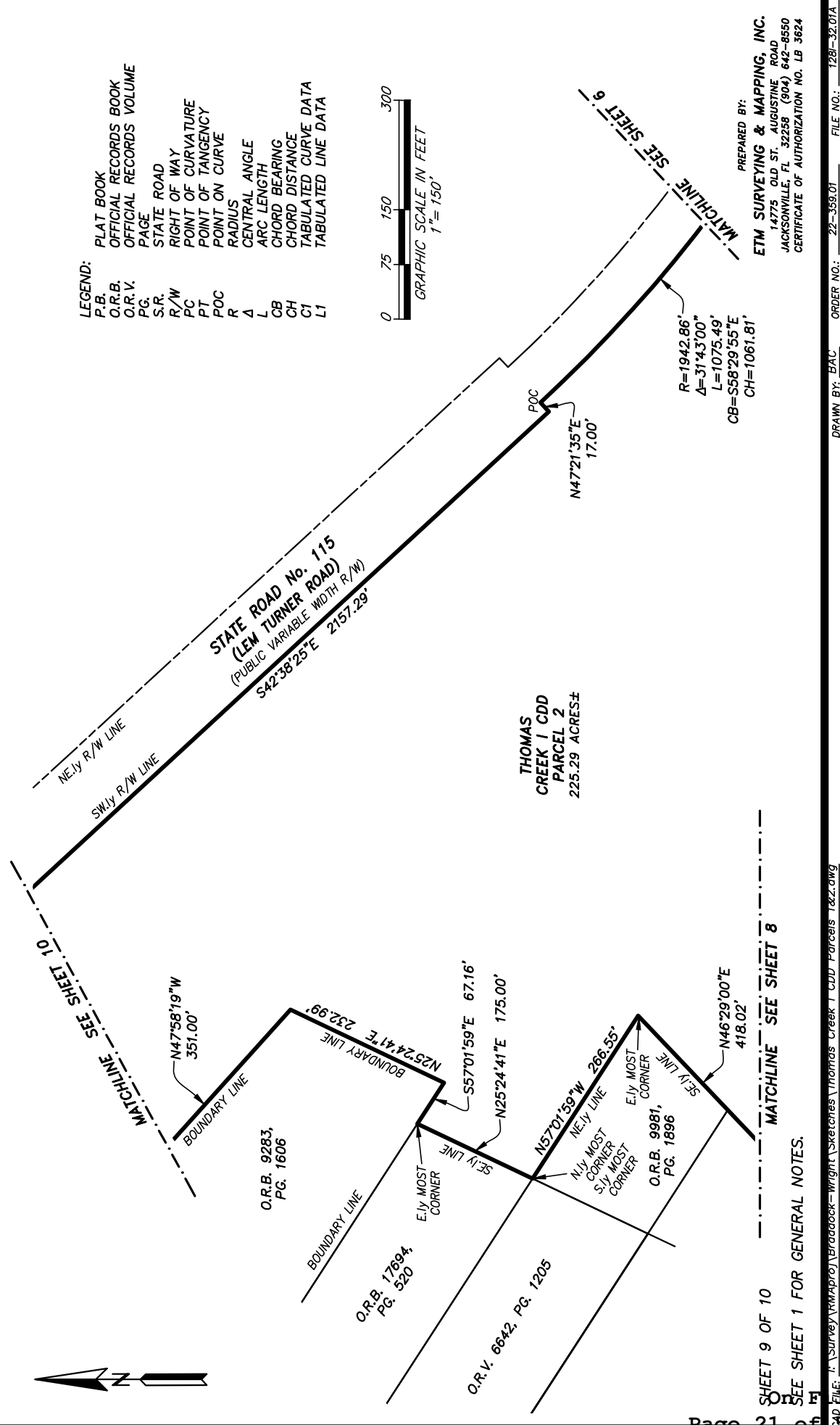
- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.R.V. OFFICIAL RECORDS VOLUME
 - PG. PAGE
 - S.R. STATE ROAD
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

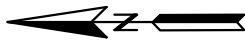
SHEET 8 OF 10
 SEE SHEET 1 FOR GENERAL NOTES.



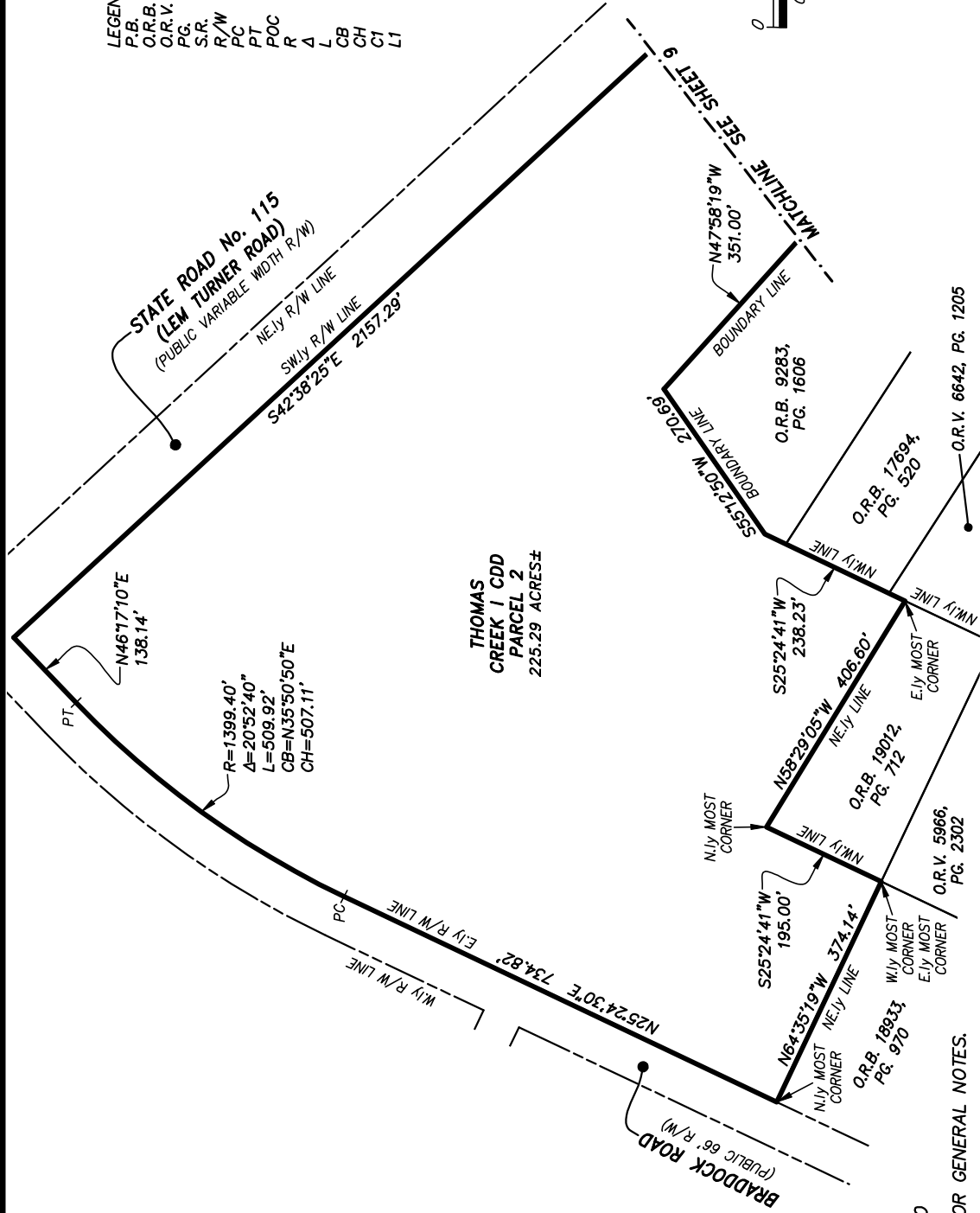
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SHEET 10 OF 10
SEE SHEET 1 FOR GENERAL NOTES.

EXHIBIT 3

June 11, 2025

Work Order No. 25-237.00

File No. 131B-30.00A

Outparcel 1

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel C, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, together with that part of Braddock Home Road lying Southeasterly of Braddock Road, as closed by Ordinance No. 2024-696-E, recorded in Official Records Book 21218, page 966, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Easterly right of way line of Braddock Road, a 66 foot right of way as presently established, and the Southwesterly right of way line of State Road No. 115 (Lem Turner Road), a variable width right of way as presently established; thence South $42^{\circ}38'25''$ East, along said Southwesterly right of way line, 1341.21 feet; thence South $47^{\circ}21'35''$ West, departing said Southwesterly right of way line, 363.10 feet to the Easterly most corner of those lands described and recorded in Official Records Book 9283, page 1606, of said current Public Records; thence North $47^{\circ}58'19''$ West, along the boundary line of said Official Records Book 9283, page 1606, a distance of 351.00 feet; thence South $55^{\circ}12'50''$ West, continuing along said boundary line, 270.69 feet; thence South $25^{\circ}24'41''$ West, continuing along said boundary line and along the Northwesternly lines of those lands described and recorded in Official Records Book 17694, page 520, and Official Records Volume 6642, page 1205, all of said current Public Records, 238.23 feet to the Easterly most corner of those lands described and recorded in Official Records Book 19012, page 712, of said current Public Records; thence North $58^{\circ}29'05''$ West, departing said Northwesternly line and along the Northeasterly line of said Official Records Book 19012, page 712, a distance of 406.60 feet to the Northerly most corner thereof; thence South $25^{\circ}24'41''$ West, along the Northwesternly line of said Official Records Book 19012, page 712, a distance of 195.00 feet to the Westerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 18933, page 970, of said current Public Records; thence North $64^{\circ}35'19''$ West, along the Northeasterly line of said Official Records Book 18933, page 970, a distance of 374.14 feet to the Northerly most corner thereof, said corner lying on said Easterly right of way line of Braddock Road; thence Northeasterly along said Easterly right of way line the following 3 courses: Course 1, thence North $25^{\circ}24'30''$ East, 734.82 feet to the point of curvature of a curve concave Southeasterly having a radius of 1399.40 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}52'40''$, an arc length of 509.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}50'50''$ East, 507.11 feet; Course 3, thence North $46^{\circ}17'10''$ East, 138.14 feet to the Point of Beginning.

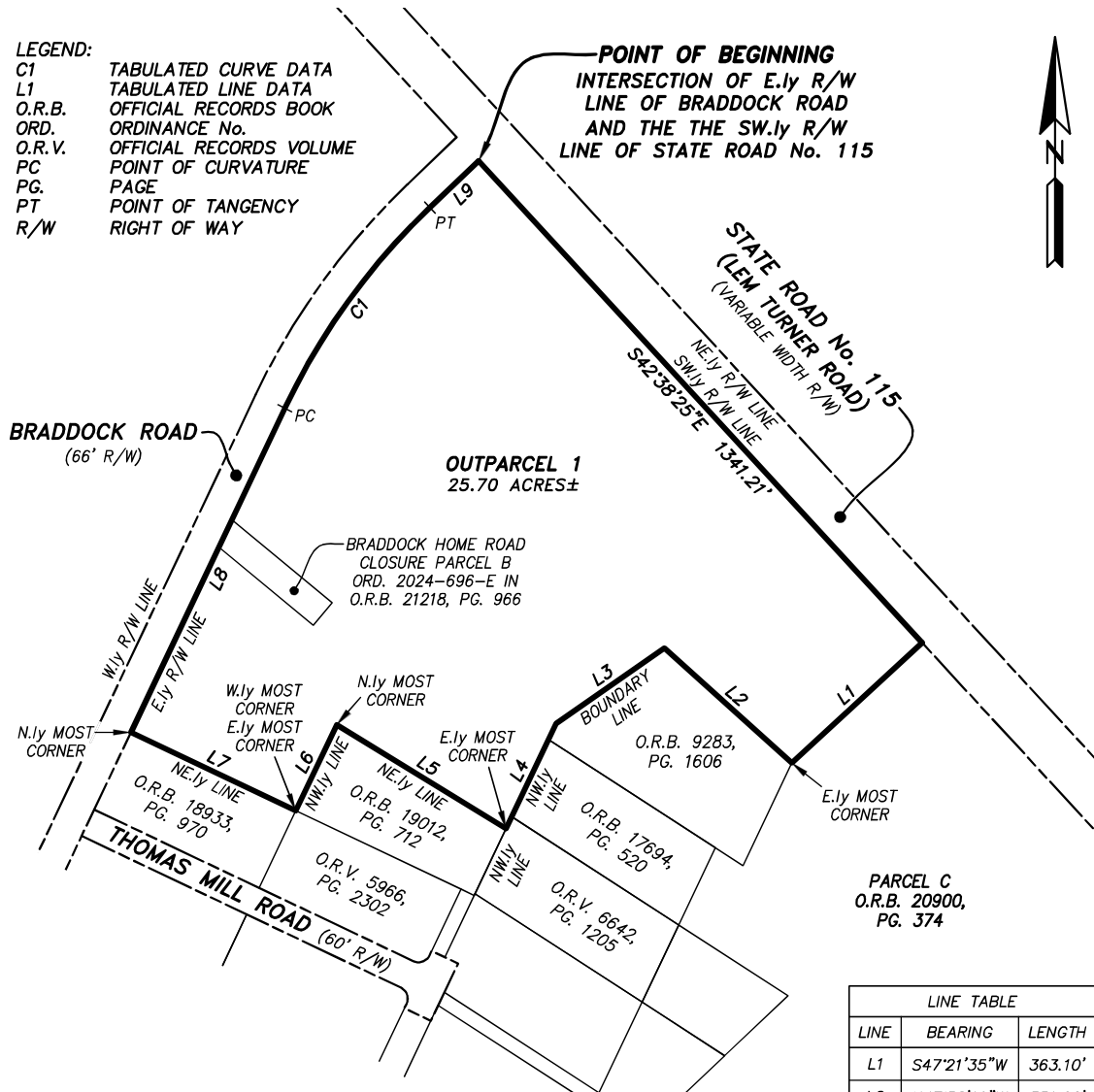
Containing 25.70 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 26 EAST,
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LEGEND:

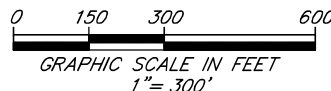
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ORD. ORDINANCE No.
O.R.V. OFFICIAL RECORDS VOLUME
PC POINT OF CURVATURE
PG. PAGE
PT POINT OF TANGENCY
R/W RIGHT OF WAY



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1399.40'	20°52'40"	509.92'	N35°50'50"E	507.11'

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115 AS BEING SOUTH 42°38'25" EAST.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°21'35"W	363.10'
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L3	S55°12'50"W	270.69'
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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed by
Gilmore C Colyer III
Date: Oct 21, 2025

SCALE: 1"=300'
DATE: JUNE 11, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
Page 25 of 62

EXHIBIT 5

This instrument was prepared by:

Jere Earlywine, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Contraction Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Kings Creek I Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby requests and consents to removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 17th day of October, 2025.

WITNESS

EPG JAX LLC, a Florida limited liability company

By: Stephanie Pugliese
Name: Stephanie Pugliese
Address: 111 S. Armenia Ave
Tampa, FL 33609

By: Eisenhower Management, Inc., a
Florida corporation,
its Manager

Nicholas J. Dister
Name: Nicholas J. Dister
Title: Vice President

By: Carlos de la Ossa
Name: Carlos de la Ossa
Address: 111 S. Armenia Ave
Tampa, FL 33609

STATE OF FLORIDA
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of October, 2025, by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, the manager of EPG JAX LLC, a Florida limited liability company, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.

Angie Grunwald
Notary Public, State of Florida

EXHIBIT A: Legal Description

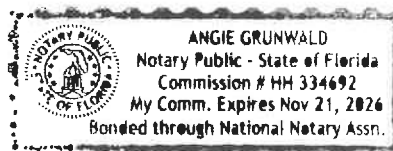


EXHIBIT A:
Legal Description

June 11, 2025

Work Order No. 25-237.00

File No. 131B-30.00A

Outparcel 1

A portion of Section 19, Township 1 North, Range 26 East, Duval County, Florida, being a portion of Parcel C, as described and recorded in Official Records Book 20900, page 374, of the current Public Records of said county, together with that part of Braddock Home Road lying Southeasterly of Braddock Road, as closed by Ordinance No. 2024-696-E, recorded in Official Records Book 21218, page 966, of said current Public Records, being more particularly described as follows:

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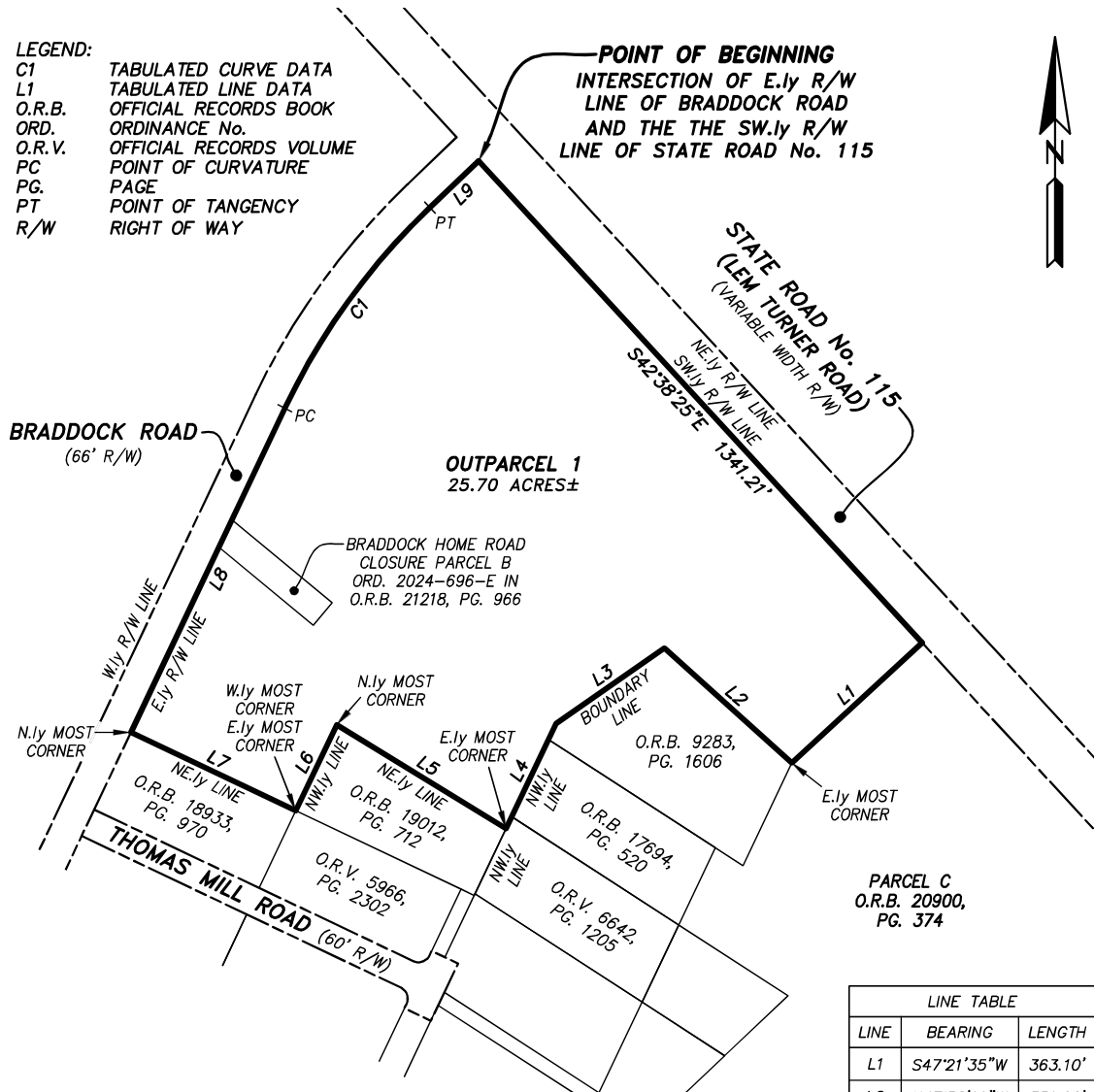
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LEGEND:

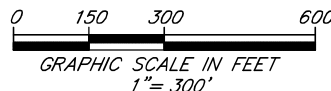
C1 TABULATED CURVE DATA
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ORD. ORDINANCE No.
O.R.V. OFFICIAL RECORDS VOLUME
PC POINT OF CURVATURE
PG. PAGE
PT POINT OF TANGENCY
R/W RIGHT OF WAY



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1399.40'	20°52'40"	509.92'	N35°50'50"E	507.11'

GENERAL NOTES:

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- 2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD No. 115 AS BEING SOUTH 42°38'25" EAST.



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Digitally signed by
Gilmore C Colyer III
Date: Oct 21, 2025

SCALE: 1"=300'
DATE: JUNE 11, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, License No. 1963
Page 3 of 62

EXHIBIT 6

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kings Creek I Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City Ordinance No. 2024-246-E ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 1,198.18 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to remove from certain lands ("**Contraction Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

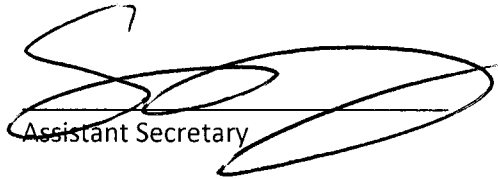
WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

PASSED AND ADOPTED this 27 day of May, 2025.

ATTEST:


Assistant Secretary

KINGS CREEK I COMMUNITY DEVELOPMENT
DISTRICT

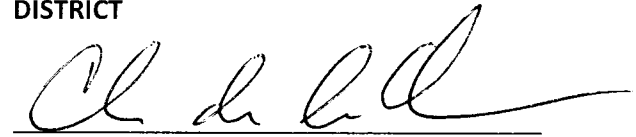

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Description of Boundary Amendment Parcel

June 11, 2025

Work Order No. 25-237.00

File No. 131B-30.00A

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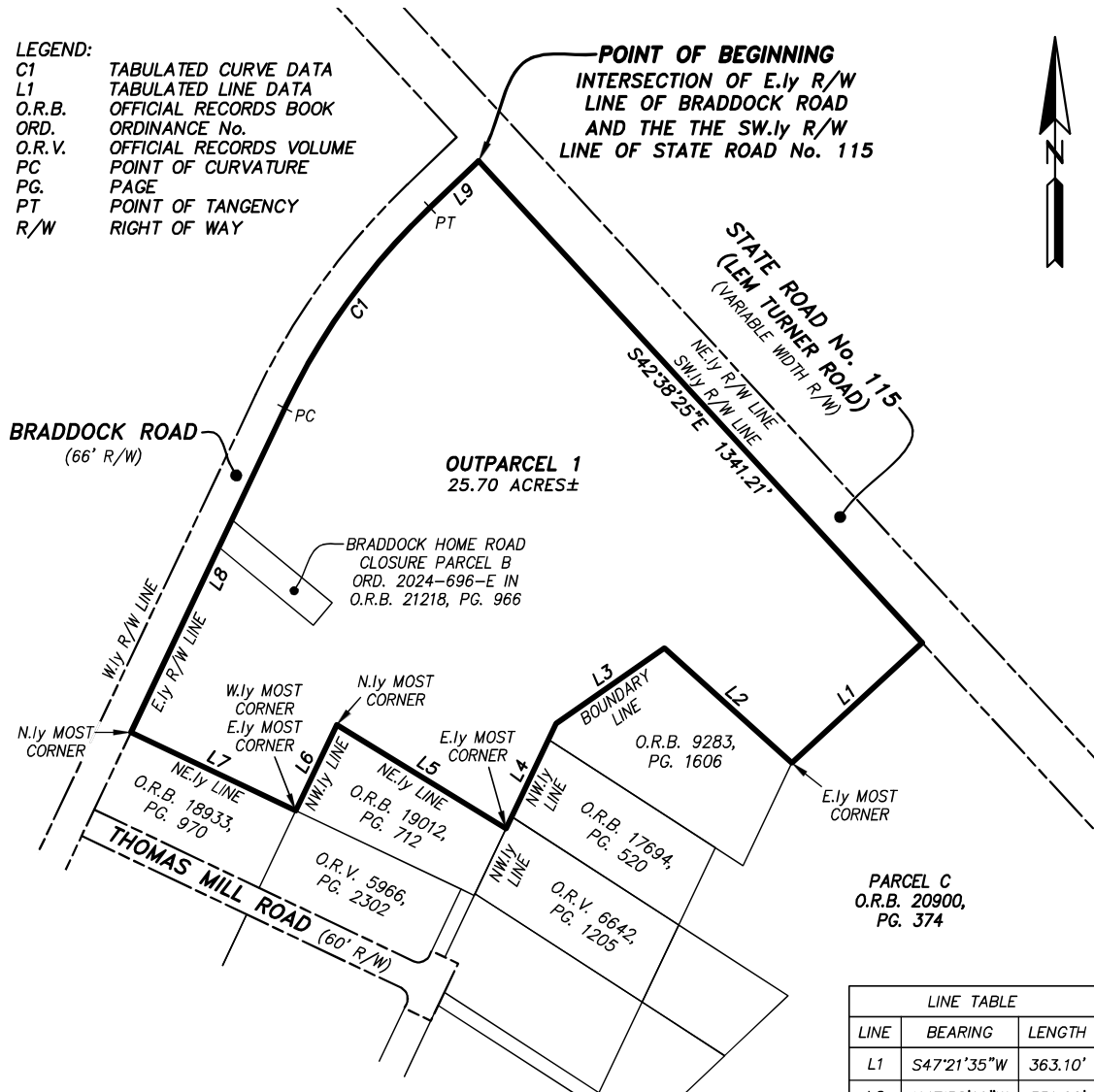
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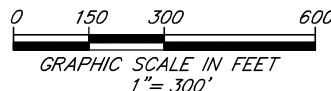
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LINE TABLE		
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L6	S25°24'41"W	195.00'
L7	N64°35'19"W	374.14'
L8	N25°24'30"E	734.82'
L9	N46°17'10"E	138.14'

ETM
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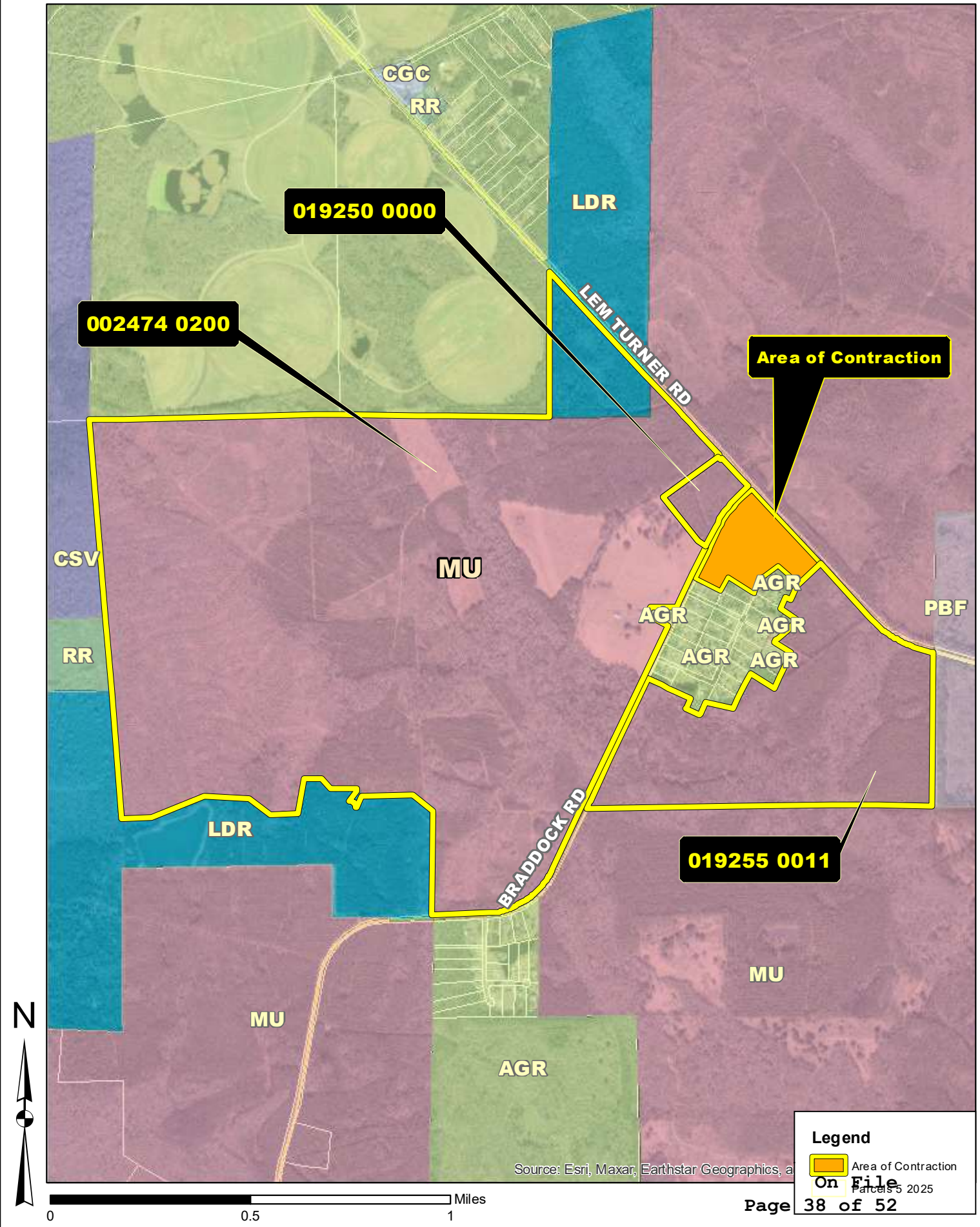


Digitally signed by
Gilmore C Colyer III
Date: Oct 21, 2025

SCALE: 1"=300'
DATE: JUNE 11, 2025

G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, License No. 6963
Page 36 of 52

EXHIBIT 7



Legend

- Area of Contraction
- On File

Source: Esri, Maxar, Earthstar Geographics, and others

EXHIBIT 8

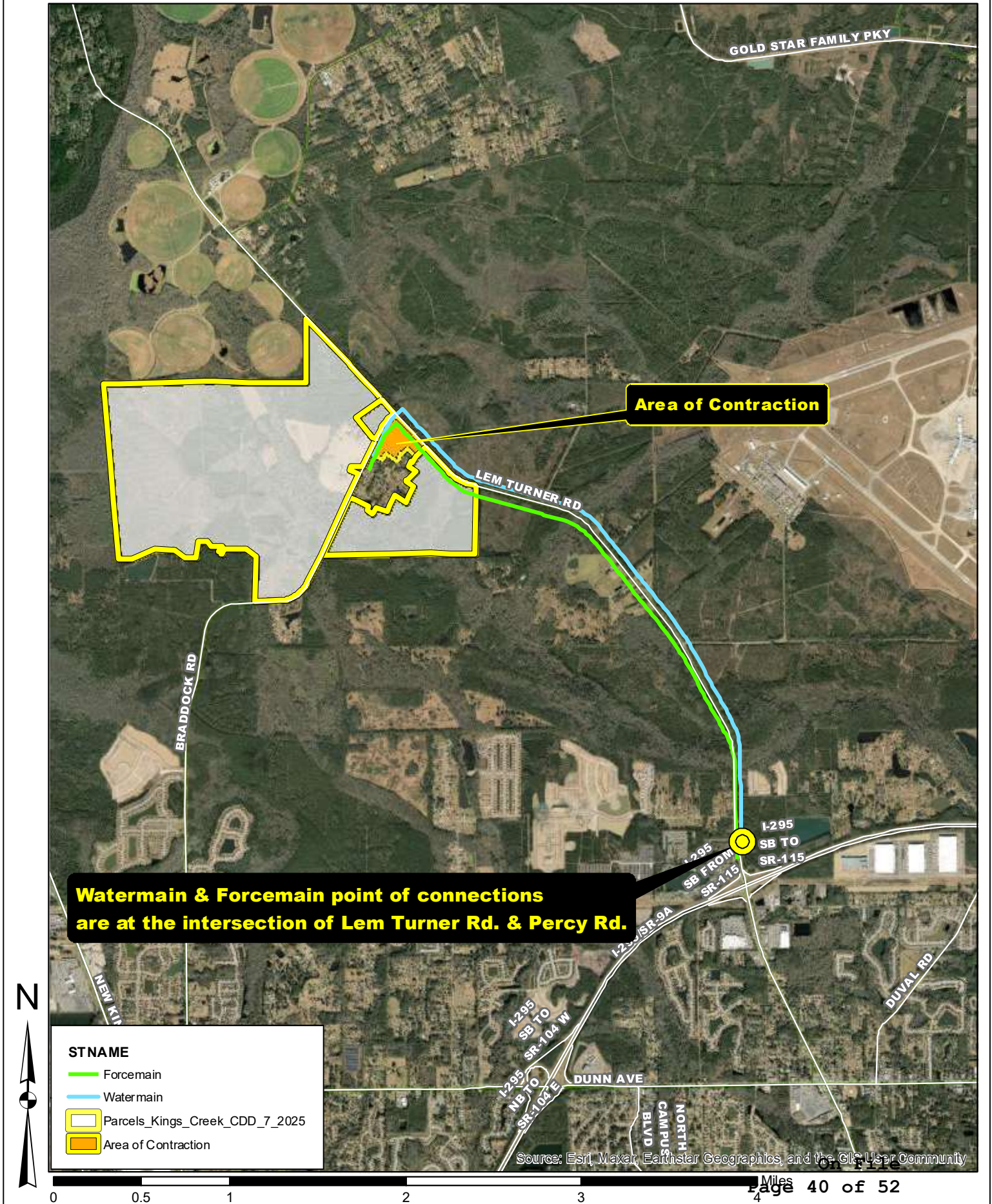


EXHIBIT 9

KINGS CREEK COMMUNITY DEVELOPMENT DISTRICT

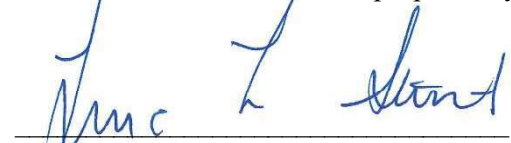
CIP COST ESTIMATE

Improvement	Estimated Cost	Annual Outlay			Operation & Maintenance Entity
		FY2024	FY2025	FY2026	
Public Roadways	\$14,603,880	45%	30%	25%	City
Public Sitework and Storm Drainage	\$13,990,740	75%	25%		CDD
Water, Sewer & Reclaim Utilities	\$19,509,000	60%	25%	15%	JEA
Hardscaping, Landscaping, Irrigation	\$4,013,280	60%	25%	15%	CDD
Differential Cost of Undergrounding Conduit		60%	25%	15%	JEA
Amenities	\$3,623,100	15%	85%		CDD
On-Site Wetland Conservation	De minimus	75%	25%		CDD
Offsite Improvements		75%	25%		
Professional Services	\$8,361,000				n/a
Contingency	\$6,410,100				As above
TOTAL	\$70,511,100				

- The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- All figures and times are estimates only and subject to change.

Time-Table: Development is estimated to occur in phases from 2024 through 2026.

Cost Estimate and Time-Table prepared by:



Tonja L. Stewart, P.E.
Senior Project Manager
Stantec Consulting Services, Inc.

EXHIBIT 10

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Kings Creek I Community Development District ("District"). The District was established by Ordinance No. 2024-246-E, passed by the City Council of the City of Jacksonville, Florida. The current size of the District is approximately 1,198.18 +/- acres and the District is located entirely within the City of Jacksonville, Florida ("City"). The petition to amend the boundaries of the District seeks to remove approximately 25.70 +/- acres located in the City from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 1,172.48 +/- acres and is planned to be developed with a total of 929 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant" (emphasis added).

1.2 Overview of the Kings Creek I Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 929 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Kings Creek I.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years

after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any Transactional Costs (as defined herein), in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the Transactional Costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this SERC, "Transactional Costs" are direct costs that are readily ascertainable by the City based upon standard business practices, and may include:

1. Filing fees.
2. Expenses to obtain a license.
3. Necessary equipment.
4. Installation, utilities for, and maintenance of necessary equipment.
5. Necessary operations or procedures.
6. Accounting, financial, information management, and other administrative processes.
7. Labor, based on relevant wages, salaries, and benefits.
8. Materials and supplies.
9. Capital expenditures, including financing costs.
10. Professional and technical services, including contracted services necessary to implement and maintain compliance.
11. Monitoring and reporting.
12. Qualifying and recurring education, training, and testing.
13. Travel.
14. Insurance and surety requirements.
15. A fair and reasonable allocation of administrative costs and other overhead.
16. Reduced sales or other revenue.
17. Other items suggested by the rules ombudsman in the Executive Office of the Governor or by any interested person, business organization, or business representative

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (The City, according to the Census 2020, has a population of 949,611; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) In evaluating the impacts described in paragraphs (a) and (e), the City must include, if applicable, the market impacts likely to result from compliance with the proposed rule, including:

1. Changes to customer charges for goods or services.
2. Changes to the market value of goods or services produced, provided, or sold.
3. Changes to costs resulting from the purchase of substitute or alternative goods or services.
4. The reasonable value of time to be spent by owners, officers, operators, and managers to understand and comply with the proposed rule, including, but not limited to, time to be spent completing requiring education, training, or testing.

(g) Any additional information that the agency determines may be useful.

(h) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. This boundary amendment is also not likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The development of the smaller, 1,172.48 +/- acre area will still promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree similar to that of a larger, pre-amendment, 1,198.18 +/- acre area contained within the existing District boundaries.

Amending the boundaries of the District will still allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the

subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of anticipated approximately 929 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

Amending the District's boundaries will not materially increase regulatory costs to the landowners

within the Amended District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amended District. While the 25.70 acres being removed from the District will not pay assessments to the Amended District, the Amended District will also not incur costs for the construction on, and maintenance of, this 25.70 acres. Property ownership in the District is completely voluntary and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated not to exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 1,172.48 +/- acre master planned residential development currently anticipated to contain a total of approximately 929 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,251.5 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter. The owner of the 25.70 acres that is being removed from the District will also be affected by the boundary amendment ordinance, but that landowner has consented to the boundary amendment and will need to develop and maintain its property without the assistance of the District.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and smaller District.

The City of Jacksonville, Florida

The existing District as well as the Amendment Area are both located within the City. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, the City recently approved the ordinance establishing the District in 2024 and that petition possessed much information about the District and City staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the City already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to City, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the City faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

The landowner and future residents of the small parcel being removed from the CDD will not be required to comply with the proposed ordinance, and therefore will not incur transaction costs for continuing compliance with the ordinance.

The landowner and future residents of the amended CDD will be required to comply with the ordinance, but due to the small nature of the area being contracted, these transaction costs are not significantly different than if the boundaries were not amended and the ordinance was not adopted.

The City will be required to comply with the ordinance, but will not incur any additional transaction costs not funded through the required filing fee. The City's review of annual reporting information will take the same effort and incur the same transaction costs because the CDD will still exist.

The State of Florida will be required to comply with the ordinance, but will not incur any additional transaction costs. Review of annual reporting information will take the same effort and incur the same

transaction costs because the CDD will still exist.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the amendment of the District's boundaries. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City has a population of 949,611 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the District.

EXHIBIT 11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Kings Creek I Community Development District, with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to Amend the Boundaries of the Kings Creek I Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT


Name: STEPHANIE YTREBY


By: Carlos de la Ossa
Chairman, Board of Supervisors

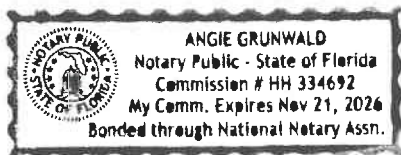

Name: Lea Paulo S

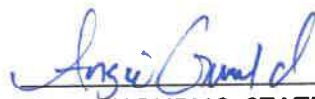
Date: 7/22/25

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of July, 2025, by Carlos de la Ossa, as Chair of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: Angie Grunwald
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)