

PETITION TO ESTABLISH COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

Submitted By:

Katie S. Buchanan
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Attorney for Petitioner

anticipated adverse impacts on the excluded parcel as a result of the proposed boundary amendment.

4. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 4**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Future Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the Future Expansion Parcels. The inclusion of the Future Expansion Parcels in this Petition is not landowner consent.

5. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: John S. Hewins
Address: 188 Edge of Woods Road
St. Augustine, FL 32092

Name: Maurice Rudolph
Address: 4314 Pablo Oaks Court
Jacksonville, FL 32224

Name: Gregory J. Barbour
Address: 305 North Sea Lake Lane
Ponte Vedra Beach, FL 32082

Name: Christopher Price
Address: 171 Cross Ridge Drive
Ponte Vedra Beach, FL 32081

Name: David Ray
Address: 135 Beartooth Trail
Ponte Vedra, FL 32081

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. Mr. Rudolph is an employee of an affiliate of the Petitioner.

6. Name. The proposed name of the District is Coastal Ridge Community Development District.

7. Existing and Future Land Uses. The existing and future land use within the proposed District is approved for development. Specifically, as indicated on **Exhibit 5**, the proposed District is designated as Multi Use (MU). The proposed land uses for lands contained within the proposed District and Future Expansion Parcels are consistent with the City's approved Future Land Use Plan. The proposed development within the District currently contemplates the construction of approximately 1,101 residential units initially, with up to 5,022 residential units if the Future Expansion Parcels are added.

8. Major Water, Wastewater Facilities. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Composite Exhibit 6**. In addition, **Exhibit 7** contains a summary of the permitting status relating to utility service for all of the lands within the proposed District.

9. District Facilities and Services. **Exhibit 8** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit 9**. The estimated costs contemplate that the District may finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes (2024). At present, these improvements are estimated to be made, constructed, and installed in two (2) phases over the time period from 2024 through 2025. Actual construction timetables and expenditures will likely

vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those special powers relating recreational facilities including recreation and security as contemplated by Section 190.012(2)(a), Florida Statutes in connection with the facilities.

10. 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.

11. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Kutak Rock LLP. See **Exhibit 11** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Katie S. Buchanan

12. The Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is contained in **Exhibit 12**.

13. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

14. Accordingly, this petition to establish Coastal Ridge Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

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

c. The establishment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is 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 190.005(2)(b), Florida Statutes (2021);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes (2024); and
- d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 4th day of November, 2024.



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Attorney for Petitioner

Coastal Ridge Community Development District

Exhibit 1

General Location

November 15, 2023

Coastal Ridge

Community
Development
Boundary



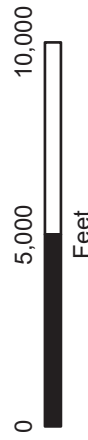
Optional
Expansion
Parcel #1



Optional
Expansion
Parcel #2

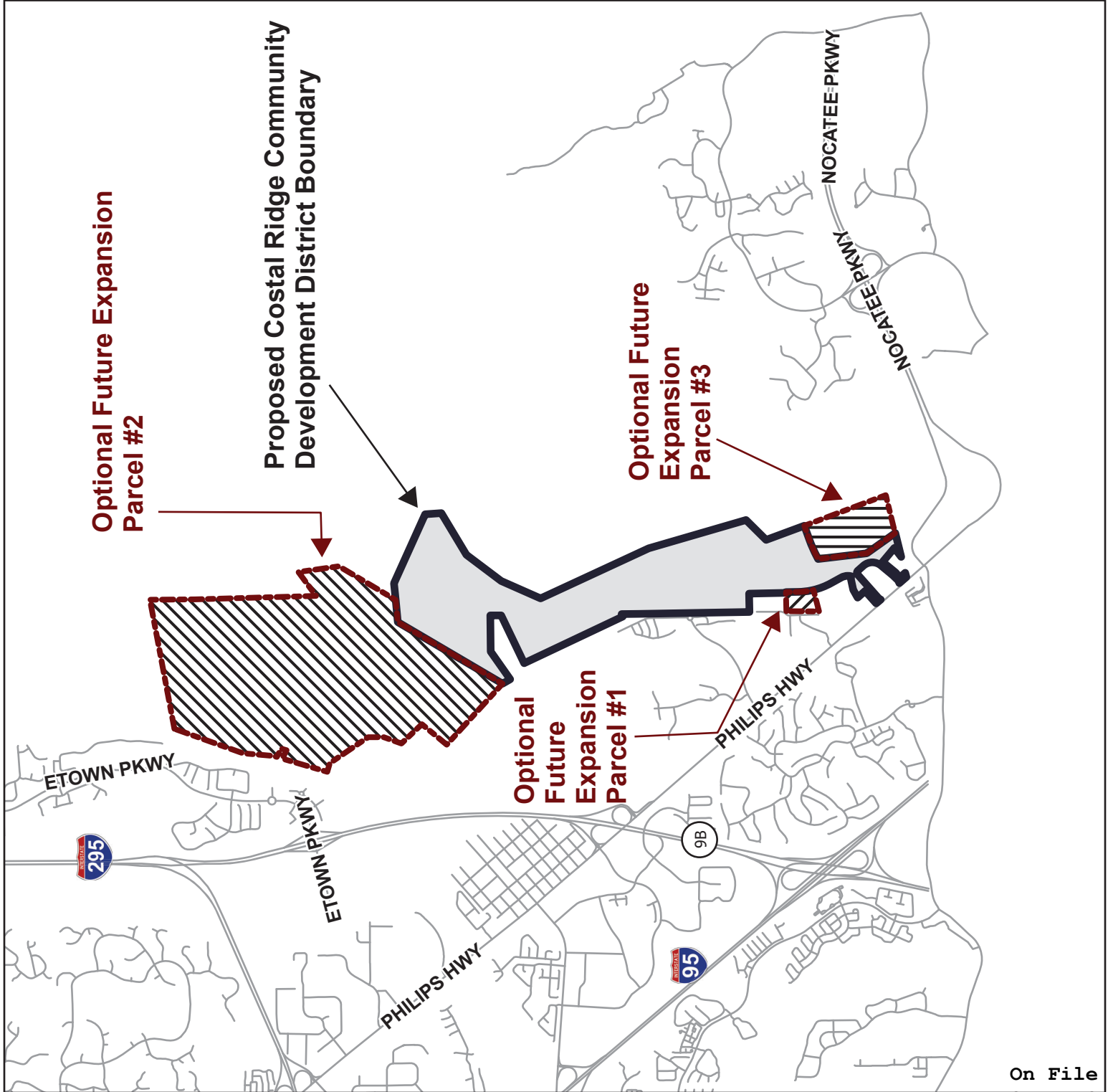


Optional
Expansion
Parcel #3



Source: ETM, Duval County

ETM
England-Thims & Miller, Inc.
EXPERIENCE • RESULTS
14775 Old St. Augustine Road Jacksonville, FL 32258
904-642-8990 • Fax: 904-646-9485 • www.etmnc.com



On File

October 30, 2024
Page 1 of 3

Work Order No. 24-585.00
File No. 130G-02.00A

Coastal Ridge Community Development District Boundary

A portion of Sections 15, 16, 22, 27 and 34, together with portions of Section 41 of the G.I.F. Clarke Grant, Section 42 of the Sam Fairbanks Grant, Section 43 of the James Hall Grant, and Section 48 of the Christopher Minchen Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 21, said Township and Range; thence Northerly along the Easterly line of said Section 21 the following 5 courses: Course 1, thence North $00^{\circ}38'54''$ West, 615.70 feet; Course 2, thence South $64^{\circ}32'22''$ West, 98.99 feet; Course 3, thence North $25^{\circ}18'58''$ West, 3966.16 feet; Course 4, thence North $64^{\circ}24'35''$ East, 1926.90 feet; Course 5, thence North $00^{\circ}26'43''$ West, 399.70 feet to the Northeasterly corner thereof; thence South $89^{\circ}14'34''$ West, along the Northerly line of said Section 21, a distance of 1310.35 feet; thence South $55^{\circ}11'05''$ West, continuing along said Northerly line, 1231.18 feet; thence North $29^{\circ}42'19''$ West, departing said Northerly line, 314.83 feet; thence North $30^{\circ}22'52''$ East, 4414.25 feet; thence North $84^{\circ}29'40''$ East, 1415.26 feet; thence South $65^{\circ}46'19''$ East, 2751.03 feet; thence South $04^{\circ}23'55''$ East, 595.55 feet; thence South $59^{\circ}07'50''$ West, 1769.76 feet; thence South $36^{\circ}55'53''$ West, 1581.86 feet; thence South $23^{\circ}53'04''$ West, 1559.34 feet; thence South $24^{\circ}47'43''$ East, 4334.68 feet to the Northwesterly corner of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly corner thereof; thence South $44^{\circ}59'03''$ West, 1027.20 feet to the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4641.98 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, of said current Public Records, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, of said current Public Records; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 2321.06 feet to a point lying on the boundary line of Parcel 100, as described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line the following 5 courses: Course 1, thence North $51^{\circ}51'13''$ East, departing said Northwesterly line, 422.98 feet; Course 2, thence North $50^{\circ}43'44''$ West, 658.35 feet; Course 3, thence South $39^{\circ}16'16''$ West, 611.00 feet; Course 4, thence South $48^{\circ}23'52''$ West, 234.00 feet; Course 5, thence South $41^{\circ}36'08''$ East, 256.16 feet to the Southwesterly corner thereof, said corner lying on said Northwesterly line of Tract "A"; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 157.83 feet; thence North $41^{\circ}19'43''$ West, departing said Northwesterly line and along a line 30 feet Northeasterly of and parallel with the Northeasterly right of way line of U.S. Highway No. 1 (Philips Highway), a variable width right of way as presently established, 329.18 feet; thence South $86^{\circ}19'59''$ East, 39.91 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2940.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $08^{\circ}35'23''$, an arc length of 440.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}50'21''$ East, 440.35 feet; thence North $39^{\circ}32'40''$ East, 461.79 feet to the point of

Coastal Ridge Community Development District Boundary (continued)

curvature of a curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $80^{\circ}59'48''$, an arc length of 692.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}57'14''$ West, 636.44 feet; thence North $41^{\circ}27'08''$ West, 269.45 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 157.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'08''$ West, 141.42 feet; thence South $48^{\circ}32'52''$ West, 1206.28 feet; thence South $02^{\circ}10'35''$ West, 40.89 feet; thence North $41^{\circ}19'43''$ West, along a line 30 feet Northeasterly of and parallel with said Northeasterly right of way line of U.S. Highway No. 1, a distance of 219.36 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 18184, page 1682, of said current Public Records; thence North $48^{\circ}35'05''$ East, along said Southeasterly line, 606.56 feet to the Easterly most corner thereof; thence North $41^{\circ}20'35''$ West, along the Northeasterly line of said Official Records Book 18184, page 1682, a distance of 363.37 feet; thence North $60^{\circ}42'08''$ East, departing said Northeasterly line, 322.13 feet; thence North $77^{\circ}11'21''$ East, 427.87 feet; thence South $75^{\circ}27'20''$ East, 77.24 feet to a point on a non-tangent curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $43^{\circ}19'48''$, an arc length of 370.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}07'14''$ West, 361.79 feet; thence North $28^{\circ}47'08''$ West, 428.38 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}19'18''$, an arc length of 684.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}07'29''$ West, 682.54 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Northwesterly corner thereof; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 667.54 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 19061, page 203, of said current Public Records; thence North $00^{\circ}59'45''$ West, departing said Northerly line, along said Southerly prolongation, along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 19577, page 2109, of said current Public Records, a distance of 1343.31 feet to the Northeasterly corner thereof; thence South $88^{\circ}40'15''$ West, along the Northerly line of said Official Records Book 19577, page 2109, a distance of 667.52 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 27; thence North $00^{\circ}59'51''$ West, along said Westerly line, 4027.38 feet to the Northwesterly corner thereof and the Point of Beginning.

Less and Except from the above described lands the following Exception Parcels:

Exception 1

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Coastal Ridge Community Development District Boundary (continued)

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South $00^{\circ}59'45''$ East, departing said Northerly line, 177.82 feet; thence South $08^{\circ}28'38''$ West, 30.38 feet; thence South $00^{\circ}59'45''$ East, 114.05 feet; thence Due East, 5.00 feet; thence South $00^{\circ}59'45''$ East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of $12^{\circ}28'05''$, an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}13'47''$ East, 555.98 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Exception 3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

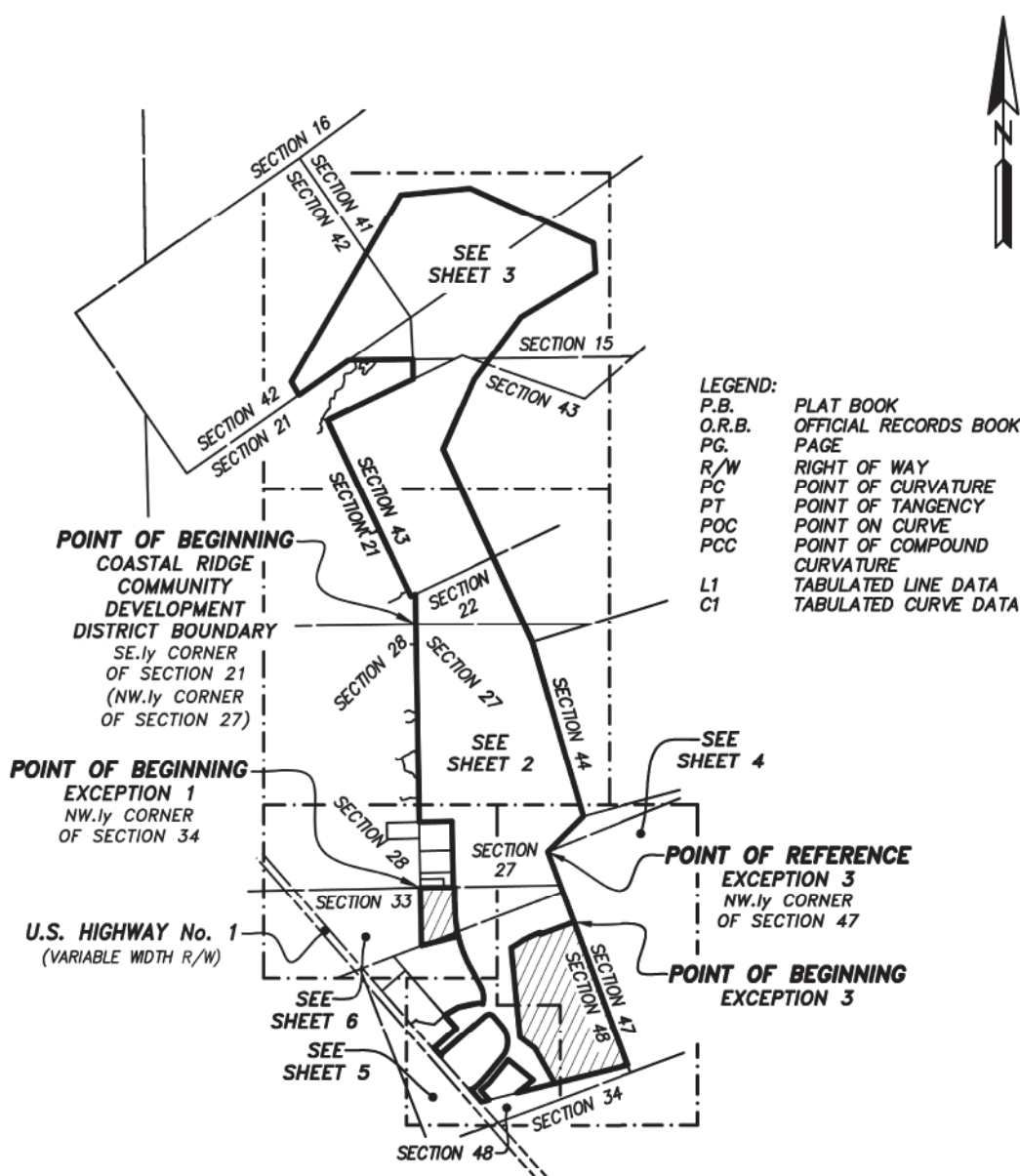
For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $20^{\circ}30'17''$ East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South $75^{\circ}59'11''$ West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North $29^{\circ}32'37''$ West, departing said Northwesterly line, 827.53 feet; thence North $52^{\circ}36'42''$ West, 382.57 feet; thence North $05^{\circ}44'28''$ West, 1817.60 feet; thence North $61^{\circ}20'47''$ East, 153.07 feet; thence North $54^{\circ}51'28''$ East, 137.22 feet; thence North $62^{\circ}34'38''$ East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of $07^{\circ}16'14''$, an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $66^{\circ}12'45''$ East, 118.89 feet; thence North $69^{\circ}50'52''$ East, 91.51 feet; thence South $00^{\circ}59'31''$ East, 28.94 feet; thence South $21^{\circ}09'09''$ East, 10.16 feet; thence North $69^{\circ}50'52''$ East, 729.53 feet to the Point of Beginning.

Containing 1002.30 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

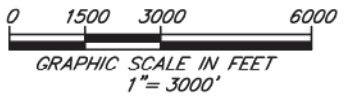
A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 PCC POINT OF COMPOUND CURVATURE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA

SHEET 1 OF 6

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 21 AS BEING NORTH 00°39'59" WEST.

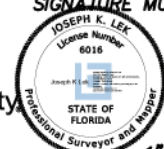


ETM
 SURVEYING & MAPPING

14775 Old St. Augustine Rd. (904) 642-8550
 Jacksonville, Florida 32258 www.etmnc.com
 Certificate of Authorization No: LB 3624

Trusted Advisors,
 Creating Community

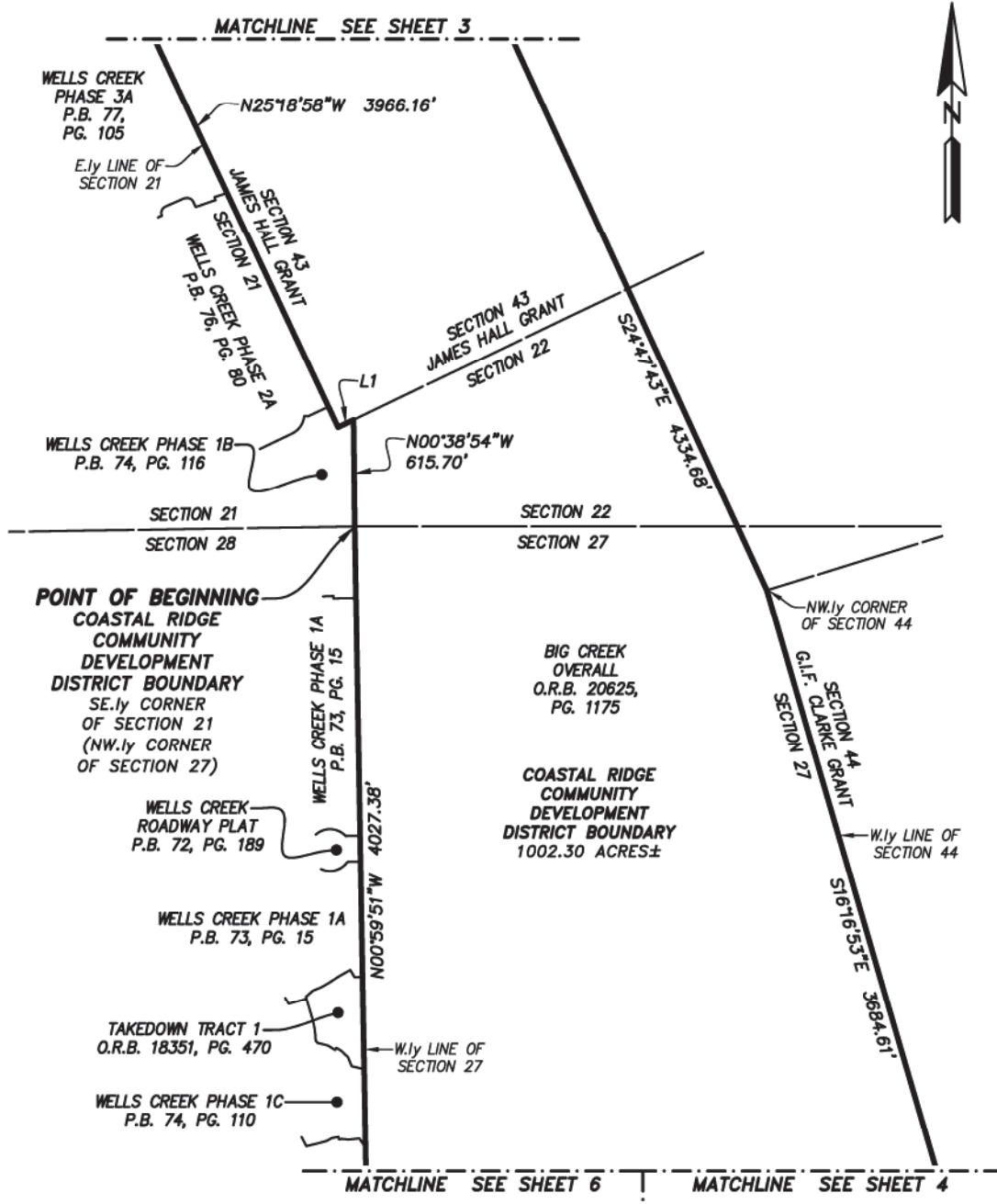
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Joseph K. Lek

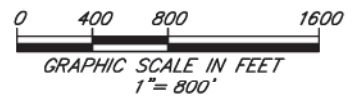
SCALE: 1"=3000'
 DATE: OCTOBER 30, 2024
 JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°32'22"W	98.99'

- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
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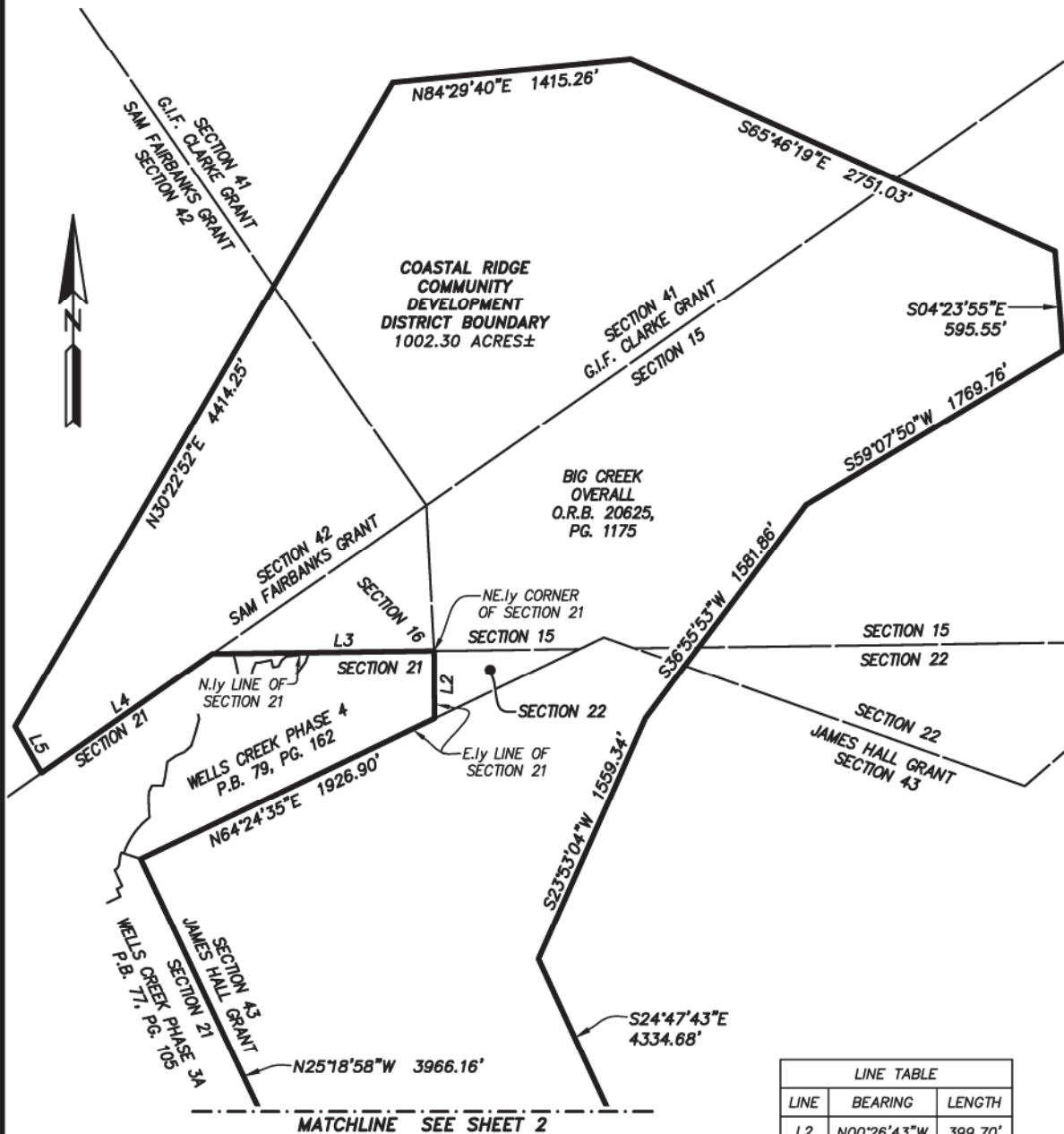


SHEET 2 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

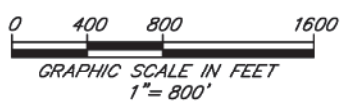
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°26'43\"W	399.70'
L3	S89°14'34\"W	1310.35'
L4	S55°11'05\"W	1231.18'
L5	N29°42'19\"W	314.83'

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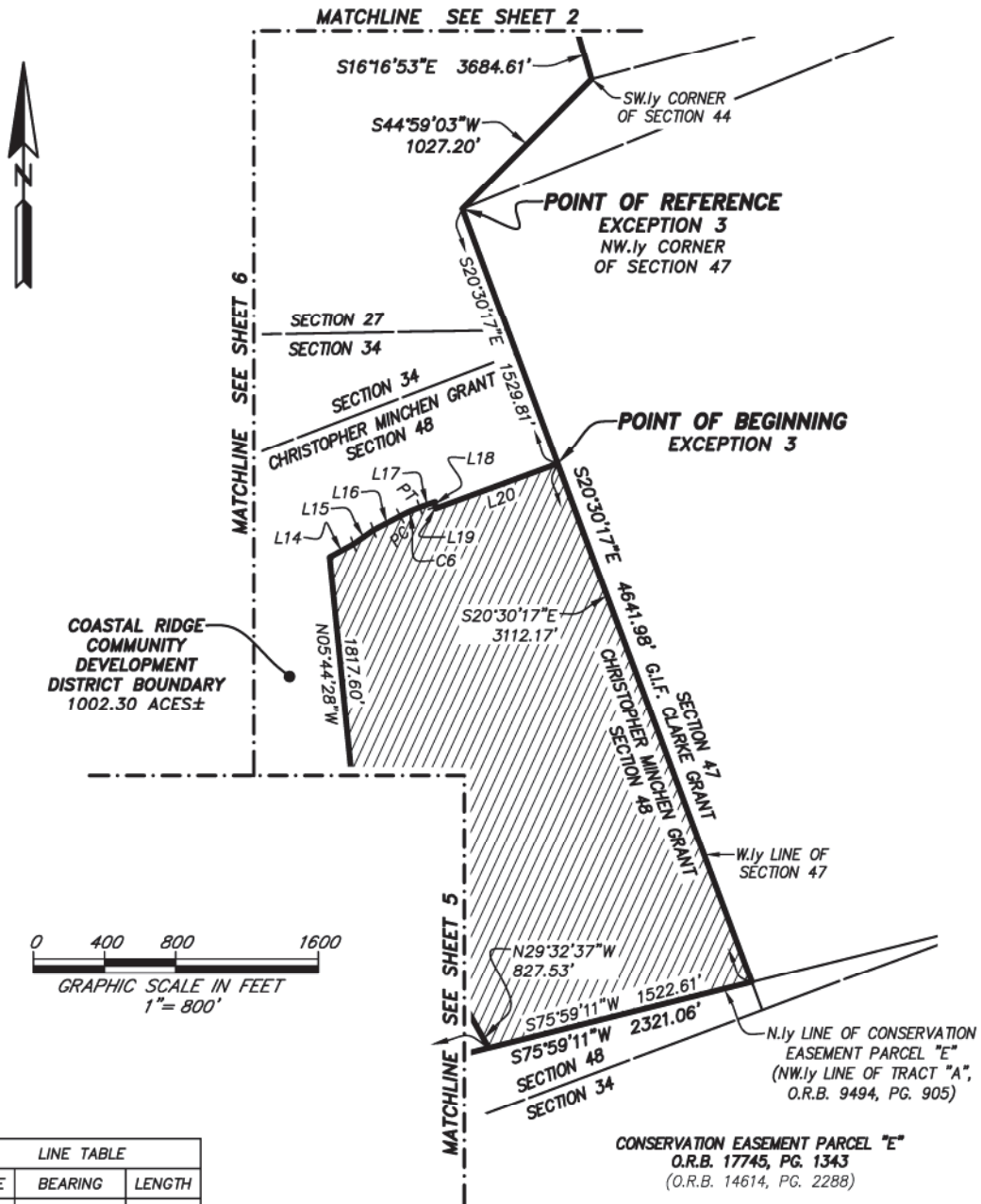


SHEET 3 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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LINE TABLE		
LINE	BEARING	LENGTH
L14	N61°20'47"E	153.07'
L15	N54°51'28"E	137.22'
L16	N62°34'38"E	169.80'
L17	N69°50'52"E	91.51'
L18	S00°59'31"E	28.94'
L19	S21°09'09"E	10.16'
L20	N69°50'52"E	729.53'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	937.50'	7°16'14"	118.97'	N66°12'45"E	118.89'

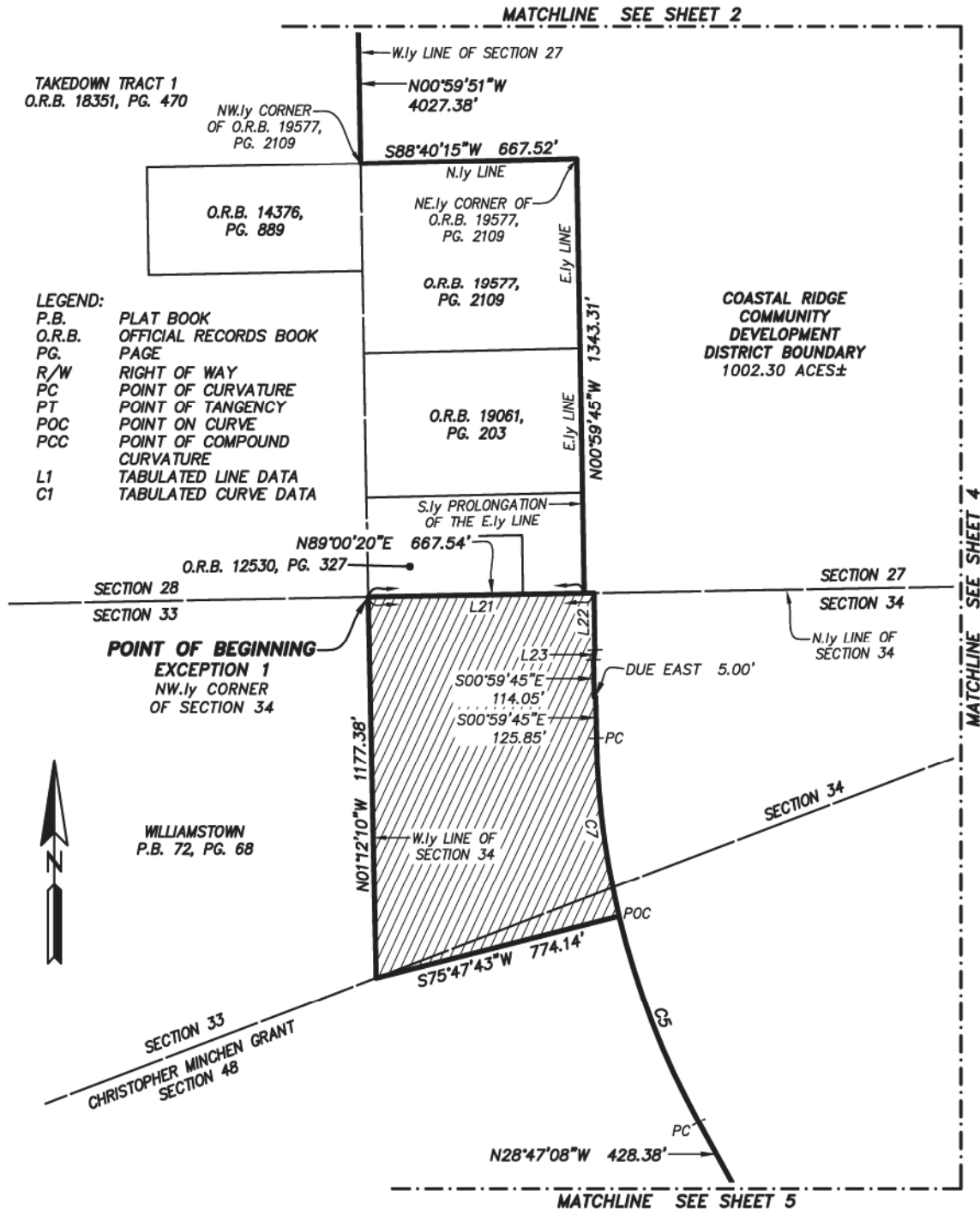
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SHEET 4 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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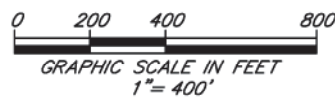
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 - C1 TABULATED CURVE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°00'20"E	697.54'
L22	S00°59'45"E	177.82'
L23	S08°28'38"W	30.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	2560.00'	15°19'18"	684.58'	N21°07'29"W	682.54'
C7	2560.00'	12°28'05"	557.08'	S07°13'47"E	555.98'



SHEET 6 OF 6
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

October 30, 2024

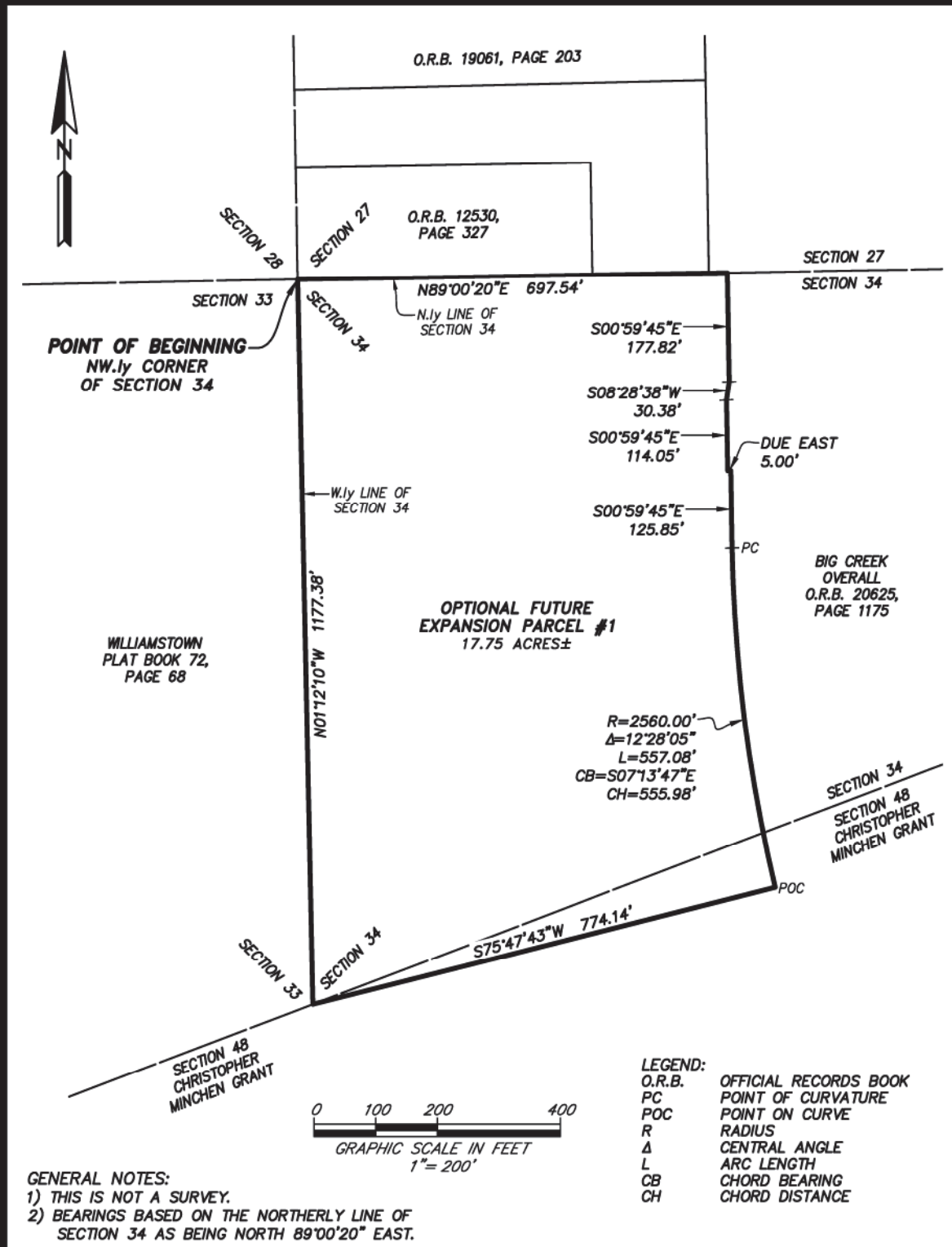
Work Order No. 24-585.00
File No. 130G-02.00B**Optional Future Expansion Parcel #1**

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South $00^{\circ}59'45''$ East, departing said Northerly line, 177.82 feet; thence South $08^{\circ}28'38''$ West, 30.38 feet; thence South $00^{\circ}59'45''$ East, 114.05 feet; thence Due East, 5.00 feet; thence South $00^{\circ}59'45''$ East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of $12^{\circ}28'05''$, an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}13'47''$ East, 555.98 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Containing 17.75 acres, more or less.

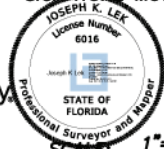
**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 34, TOGETHER WITH A PORTION
OF SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT,
TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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Certificate of Authorization No: LB 3624

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SCALE: 1"=200'
DATE: OCTOBER 30, 2024

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

October 30, 2024
Page 1 of 2

Work Order No. 24-585.00
File No. 130G-02.00D

Optional Future Expansion Parcel #2

A portion of Sections 3, 4, 8, 9, 10 and 16, together with portions of Section 41 of the G.I.F. Clarke Grant, and Section 42 of the Sam Fairbanks Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southerly most corner of E-Town Commercial Parcel Phase 1, recorded in Plat Book 74, page 139, of the current Public Records of said county; thence North $56^{\circ}47'47''$ East, along the Easterly line of said E-Town Commercial Parcel Phase 1, a distance of 1747.63 feet; thence North $16^{\circ}19'17''$ East, continuing along said Easterly line, 1040.30 feet to the Point of Beginning.

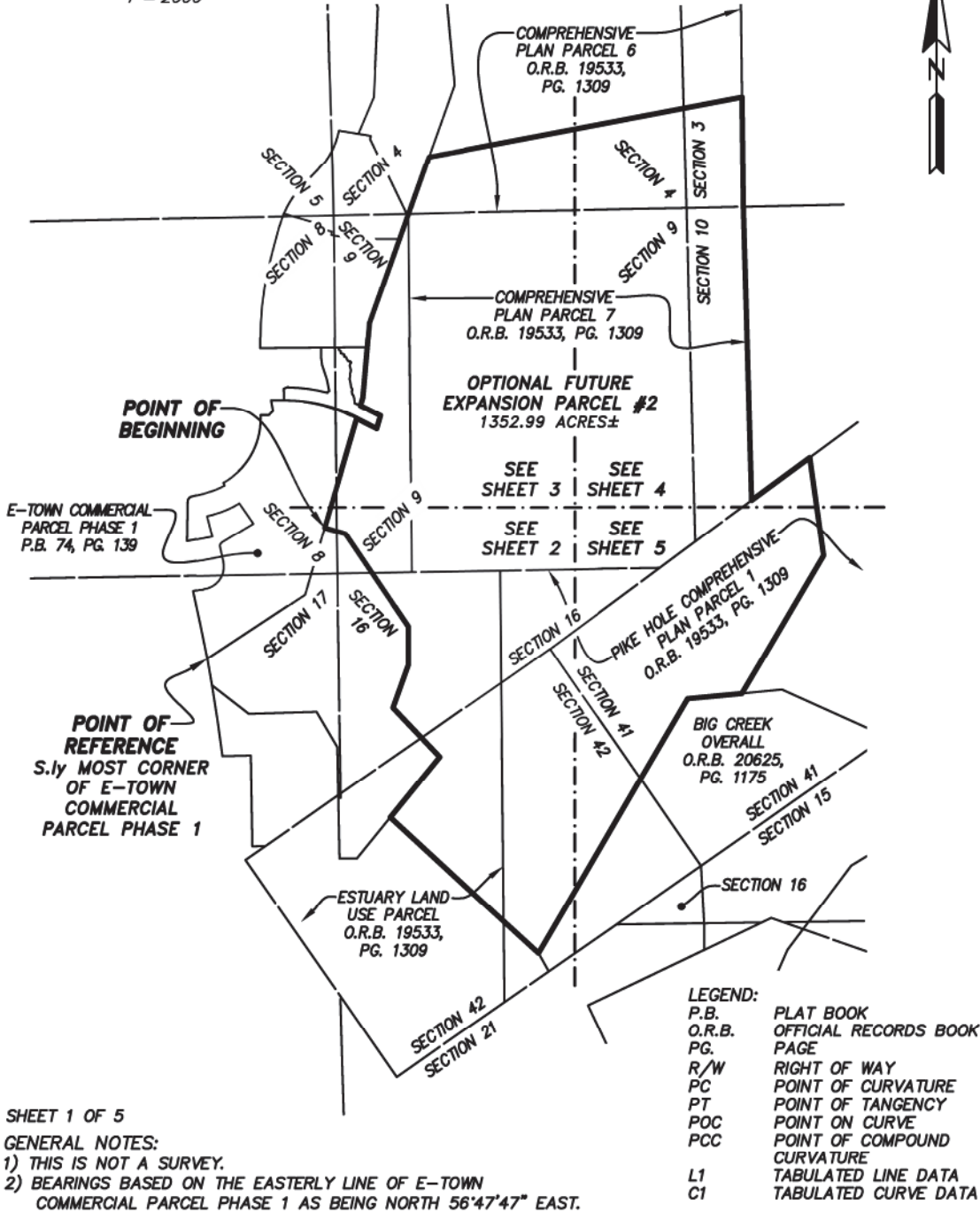
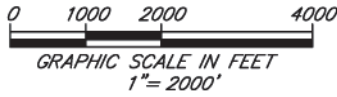
From said Point of Beginning, thence continue North $16^{\circ}19'17''$ East, along said Easterly line of E-Town Commercial Parcel Phase 1, a distance of 1707.42 feet to its intersection with the boundary line of Apex Trail Extension, recorded in Plat Book 78, page 60, of said current Public Records; thence along said boundary line the following 3 courses: Course 1, thence South $62^{\circ}52'06''$ East, departing said Easterly line, 337.99 feet; Course 2, thence North $16^{\circ}35'51''$ East, 203.43 feet; Course 3, thence North $62^{\circ}52'06''$ West, 338.99 feet to its intersection with the Easterly line of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of said current Public Records; thence North $16^{\circ}19'17''$ East, departing said boundary line and along said Easterly line, 128.14 feet; thence North $04^{\circ}56'56''$ East, continuing along said Easterly line and along the Easterly line of ETown Parcel E2 Phase One, recorded in Plat Book 72, page 110, of said current Public Records, 1113.94 feet; thence North $19^{\circ}40'49''$ East, continuing along said Easterly line and along the Easterly lines of ETown Parcel E2 Phase Two, recorded in Plat Book 75, page 95, and Edison Parcel 4 – Phase 2, recorded in Plat Book 76, page 59, both of said current Public Records, 2645.59 feet; thence North $79^{\circ}15'07''$ East, departing last said Easterly line, 4768.14 feet to a point lying on the Easterly line of Comprehensive Plan Parcel 6, as described and recorded in Official Records Book 19533, page 1309, of said current Public Records; thence South $00^{\circ}40'26''$ East, along said Easterly line, 1648.90 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of Comprehensive Plan Parcel 7, as described and recorded in said Official Records Book 19533, page 1309; thence South $01^{\circ}37'26''$ East, along the Easterly line of said Comprehensive Plan Parcel 7, a distance of 4389.07 feet to the Southeasterly corner thereof; thence North $53^{\circ}38'49''$ East, along the Northeasterly prolongation of the Southerly line of said Comprehensive Plan Parcel 7, a distance of 1078.35 feet; thence South $07^{\circ}59'21''$ East, 1483.42 feet; thence South $30^{\circ}40'56''$ West, 2397.78 feet to a point lying on the Northerly line of Big Creek Overall, as described and recorded in Official Records Book 20625, page 1175, of said current Public Records; thence South $84^{\circ}29'40''$ West, along said Northerly line, 811.02 feet; thence South $30^{\circ}22'52''$ West, continuing along said Northerly line, 4414.25 feet to the Northwesterly corner thereof; thence North $47^{\circ}31'57''$ West, 3005.05 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 18610, page 1206, of said current Public Records; thence Northerly along said Easterly line the following 6 courses: Course 1, thence North $39^{\circ}15'49''$ East, 1169.08 feet; Course 2, thence North $43^{\circ}28'52''$

Optional Future Expansion Parcel #2 (continued)

West, 1017.94 feet; Course 3, thence North $19^{\circ}46'37''$ East, 683.01 feet; Course 4, thence Due North, 575.00 feet; Course 5, thence North $34^{\circ}08'04''$ West, 1677.85 feet; Course 6, thence North $74^{\circ}18'56''$ West, 324.11 feet to the Point of Beginning.

Containing 1352.99 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 3, 4, 8, 9, 10 AND 16, TOGETHER
WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT,
AND SECTION 42 OF THE SAM FAIRBANKS GRANT, ALL LYING
IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SHEET 1 OF 5

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF E-TOWN COMMERCIAL PARCEL PHASE 1 AS BEING NORTH 56°47'47" EAST.

LEGEND:

P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVATURE
L1	TABULATED LINE DATA
C1	TABULATED CURVE DATA

ETM
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Jacksonville, Florida 32258
Certificate of Authorization No: LB 3624

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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.



Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

DATE: OCTOBER 30, 2024

MATCHLINE SEE SHEET 3

E-TOWN COMMERCIAL
PARCEL PHASE 1
P.B. 74, PG. 139

CONSERVATION EASEMENT 1
O.R.B. 18267, PG. 1141

E.ly LINE

N56°47'47"E
1747.63'

POINT OF REFERENCE
S.ly MOST CORNER OF
E-TOWN COMMERCIAL
PARCEL PHASE 1

O.R.B. 18610,
PG. 1206

N16°19'17"E 1707.42'
POINT OF BEGINNING
N74°18'56"W
324.11'

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

SECTION 8
SECTION 9

SECTION 17
SECTION 16

N34°08'04"W 1677.85'
E.ly LINE

DUE NORTH
575.00'

N19°46'37"E
683.01'

N43°28'52"W 1017.94'
SECTION 16
SECTION 42

E.ly LINE
N39°15'49"E 1169.08'

ESTUARY LAND
USE PARCEL
O.R.B. 19533,
PG. 1309

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

PIKE HOLE
COMPREHENSIVE
PLAN PARCEL 1
O.R.B. 19533,
PG. 1309

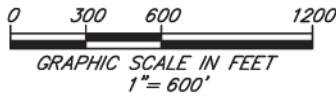
SECTION 42
SAM FAIRBANKS
GRANT

PIKE HOLE
COMPREHENSIVE
PLAN PARCEL 1
O.R.B. 19533,
PG. 1309

N47°31'57"W 3005.05'

S30°22'32"W 4414.25'
BIG CREEK
OVERALL
O.R.B. 20825,
PG. 1175
NW.ly
CORNER

SECTION 42
SECTION 21



- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

ESTUARY LAND USE PARCEL
O.R.B. 19533, PG. 1309

SHEET 2 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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MATCHLINE SEE SHEET 5



EDISON PARCEL 4
- PHASE 2
P.B. 76, PG. 59

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

ETOWN PARCEL E2
PHASE TWO
P.B. 75, PG. 95

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

SECTION 5
SECTION 4
SECTION 8
SECTION 9

CONSERVATION EASEMENT 16B
O.R.B. 18369, PG. 2118

N79°15'07"E 4768.14'

E.I.Y. LINE

E.I.Y. LINE
N19°40'49"E 2845.59'

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

ETOWN PARCEL
E2 PHASE ONE
P.B. 72, PG. 110

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

CONSERVATION
EASEMENT 8
O.R.B. 18267,
PG. 1141

E.I.Y. LINE

E.I.Y. LINE
N113.94'

ESTUARY LAND USE PARCEL
O.R.B. 19533, PG. 1309

E-TOWN OVERALL PARCEL
O.R.B. 18197, PG. 1321

APEX ROAD RIGHT
OF WAY PARCEL 1
O.R.B. 19213,
PG. 1665

APEX TRAIL
EXTENSION
P.B. 78,
PG. 60

E.I.Y. LINE
N04°56'56"E 1113.94'

N16°19'17"E 128.14'

N62°52'06"W 338.99'

APEX ROAD RIGHT OF WAY PARCEL 2
O.R.B. 19213, PG. 1665

N16°35'51"E 203.43'

BOUNDARY LINE OF
APEX TRAIL EXTENSION

S62°52'06"E 337.99'

JEA EAST EASEMENT EXCEPTION
O.R.B. 19213, PG. 1674

E-TOWN COMMERCIAL
PARCEL PHASE 1
P.B. 74, PG. 139

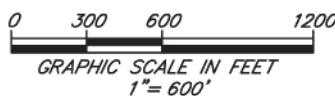
CONSERVATION EASEMENT 1
O.R.B. 18267, PG. 1141

JEA EAST EASEMENT
O.R.B. 19213 PG. 1674

E.I.Y. LINE
N16°19'17"E 1707.42'

- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

MATCHLINE SEE SHEET 2



SHEET 3 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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

MATCHLINE SEE SHEET 4

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

COMPREHENSIVE
PLAN PARCEL 6
O.R.B. 19533, PG. 1309

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

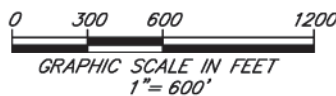
O.R.B. 9494,
PG. 912

O.R.B. 9494,
PG. 912



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

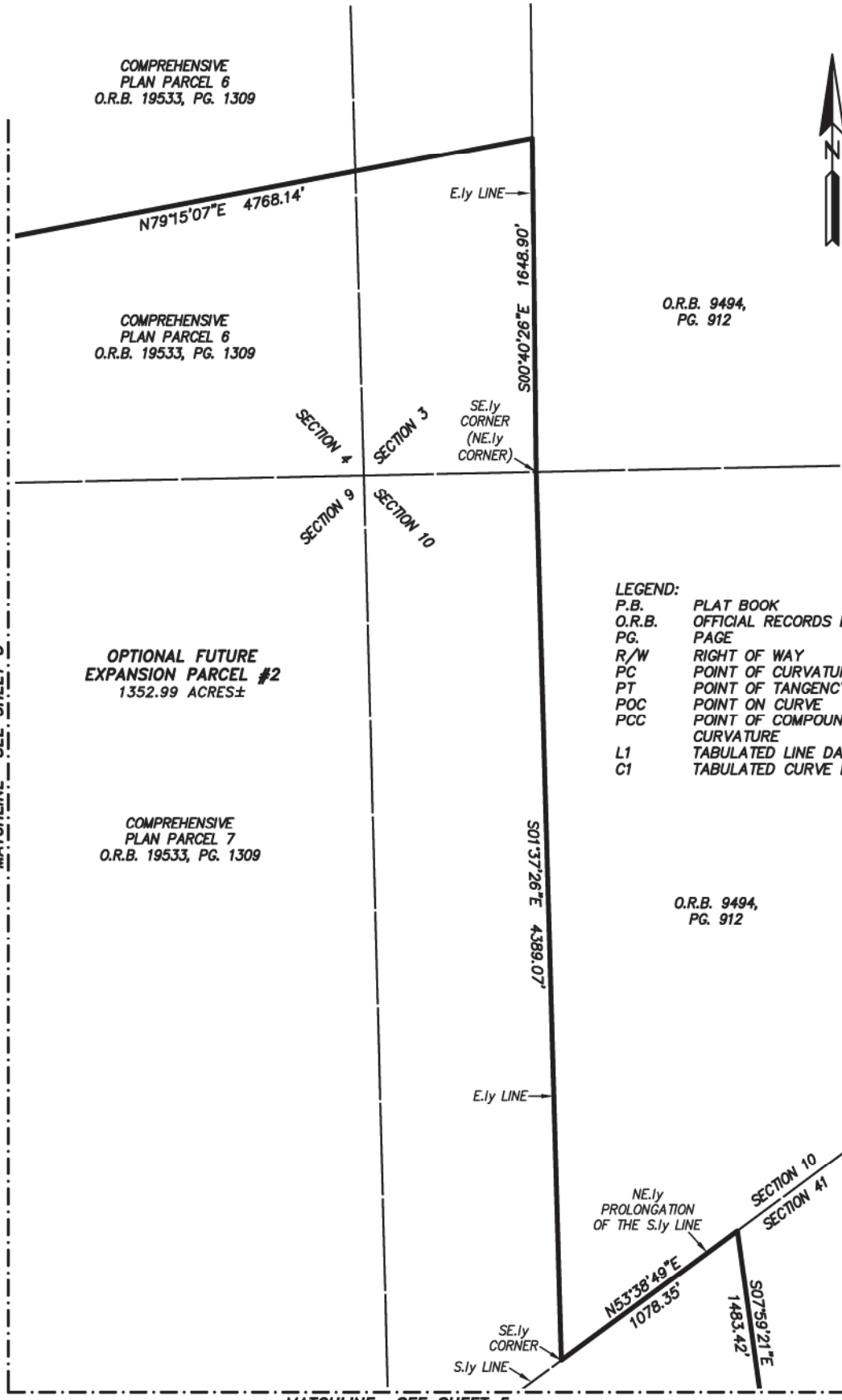


SHEET 4 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

LEGEND:

- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- PCC POINT OF COMPOUND CURVATURE
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA



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MATCHLINE SEE SHEET 4

COMPREHENSIVE
PLAN PARCEL 7
O.R.B. 19533, PG. 1309

SECTION 10

S07°59'21"E
1483.42'

SECTION 9

SECTION 16
SECTION 41

SECTION 41
G.I.F. CLARKE GRANT

PIKE HOLE COMPREHENSIVE
PLAN PARCEL 1
O.R.B. 19533, PG. 1309

OPTIONAL FUTURE
EXPANSION PARCEL #2
1352.99 ACRES±

S30°40'56"W 2397.78'

S84°29'40"W 811.02'
N.ly LINE

MATCHLINE SEE SHEET 2

SECTION 41
SECTION 42

SECTION 42
SAM FAIRBANKS
GRANT

BIG CREEK
OVERALL
O.R.B. 20625,
PG. 1175

S30°22'52"W 4414.25'
N.ly LINE



GRAPHIC SCALE IN FEET
1" = 600'

LEGEND:

- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- PCC POINT OF COMPOUND CURVATURE
- L1 TABULATED LINE DATA
- C1 TABULATED CURVE DATA

SHEET 5 OF 5

SEE SHEET 1 FOR GENERAL NOTES.

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

October 30, 2024

Work Order No. 24-585.00

File No. 130G-02.00C

Optional Future Expansion Parcel #3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

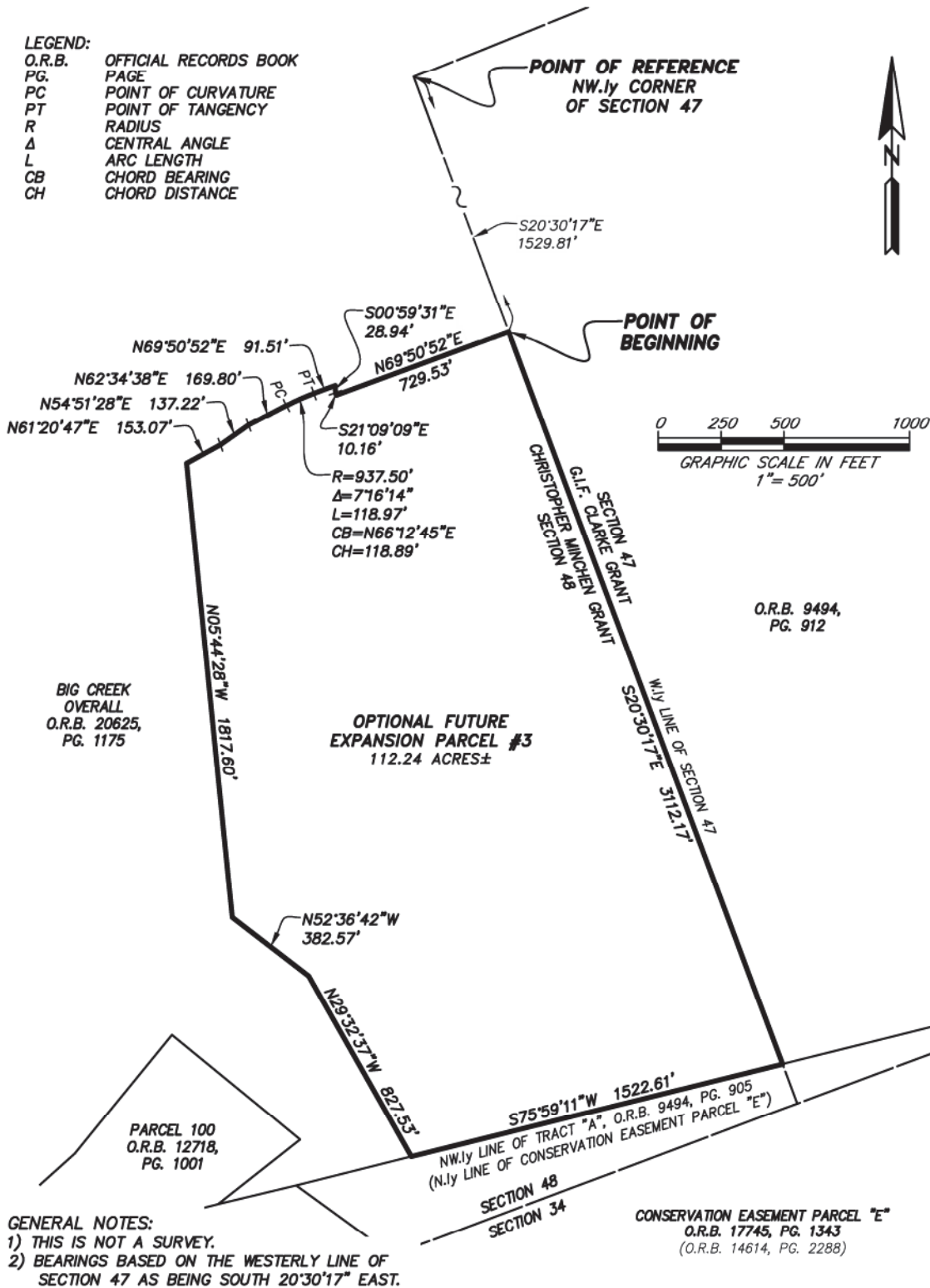
For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South 20°30'17" East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 20°30'17" East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South 75°59'11" West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North 29°32'37" West, departing said Northwesterly line, 827.53 feet; thence North 52°36'42" West, 382.57 feet; thence North 05°44'28" West, 1817.60 feet; thence North 61°20'47" East, 153.07 feet; thence North 54°51'28" East, 137.22 feet; thence North 62°34'38" East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°16'14", an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°12'45" East, 118.89 feet; thence North 69°50'52" East, 91.51 feet; thence South 00°59'31" East, 28.94 feet; thence South 21°09'09" East, 10.16 feet; thence North 69°50'52" East, 729.53 feet to the Point of Beginning.

Containing 112.24 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE

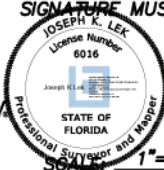


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Certificate of Authorization No: LB 3624

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DATE: OCTOBER 30, 2024

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

**CONSENT TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As an owner of lands that are intended to constitute all or a part of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district that will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. 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, a consent to the establishment of the community development 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.

Executed this 23 day of October, 2024.

Witnessed:

EV RDEV, LLC

By: SPHBC, Inc., is Managing Member

Tina E Miller
Print Name: Tina E Miller

By: Harry D Francis
Name: Harry D Francis
Title: V.P.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of October, 2024, by Harry D Francis, as V.P. of EvrDev, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Tina E Miller
NOTARY PUBLIC, STATE OF FLORIDA
Name: Tina E Miller
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

October 30, 2024
Page 1 of 3

Work Order No. 24-585.00
File No. 130G-02.00A

Coastal Ridge Community Development District Boundary

A portion of Sections 15, 16, 22, 27 and 34, together with portions of Section 41 of the G.I.F. Clarke Grant, Section 42 of the Sam Fairbanks Grant, Section 43 of the James Hall Grant, and Section 48 of the Christopher Minchen Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 21, said Township and Range; thence Northerly along the Easterly line of said Section 21 the following 5 courses: Course 1, thence North $00^{\circ}38'54''$ West, 615.70 feet; Course 2, thence South $64^{\circ}32'22''$ West, 98.99 feet; Course 3, thence North $25^{\circ}18'58''$ West, 3966.16 feet; Course 4, thence North $64^{\circ}24'35''$ East, 1926.90 feet; Course 5, thence North $00^{\circ}26'43''$ West, 399.70 feet to the Northeasterly corner thereof; thence South $89^{\circ}14'34''$ West, along the Northerly line of said Section 21, a distance of 1310.35 feet; thence South $55^{\circ}11'05''$ West, continuing along said Northerly line, 1231.18 feet; thence North $29^{\circ}42'19''$ West, departing said Northerly line, 314.83 feet; thence North $30^{\circ}22'52''$ East, 4414.25 feet; thence North $84^{\circ}29'40''$ East, 1415.26 feet; thence South $65^{\circ}46'19''$ East, 2751.03 feet; thence South $04^{\circ}23'55''$ East, 595.55 feet; thence South $59^{\circ}07'50''$ West, 1769.76 feet; thence South $36^{\circ}55'53''$ West, 1581.86 feet; thence South $23^{\circ}53'04''$ West, 1559.34 feet; thence South $24^{\circ}47'43''$ East, 4334.68 feet to the Northwesterly corner of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly corner thereof; thence South $44^{\circ}59'03''$ West, 1027.20 feet to the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4641.98 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, of said current Public Records, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, of said current Public Records; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 2321.06 feet to a point lying on the boundary line of Parcel 100, as described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line the following 5 courses: Course 1, thence North $51^{\circ}51'13''$ East, departing said Northwesterly line, 422.98 feet; Course 2, thence North $50^{\circ}43'44''$ West, 658.35 feet; Course 3, thence South $39^{\circ}16'16''$ West, 611.00 feet; Course 4, thence South $48^{\circ}23'52''$ West, 234.00 feet; Course 5, thence South $41^{\circ}36'08''$ East, 256.16 feet to the Southwesterly corner thereof, said corner lying on said Northwesterly line of Tract "A"; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 157.83 feet; thence North $41^{\circ}19'43''$ West, departing said Northwesterly line and along a line 30 feet Northeasterly of and parallel with the Northeasterly right of way line of U.S. Highway No. 1 (Philips Highway), a variable width right of way as presently established, 329.18 feet; thence South $86^{\circ}19'59''$ East, 39.91 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2940.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $08^{\circ}35'23''$, an arc length of 440.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}50'21''$ East, 440.35 feet; thence North $39^{\circ}32'40''$ East, 461.79 feet to the point of

Coastal Ridge Community Development District Boundary (continued)

curvature of a curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $80^{\circ}59'48''$, an arc length of 692.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}57'14''$ West, 636.44 feet; thence North $41^{\circ}27'08''$ West, 269.45 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 157.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'08''$ West, 141.42 feet; thence South $48^{\circ}32'52''$ West, 1206.28 feet; thence South $02^{\circ}10'35''$ West, 40.89 feet; thence North $41^{\circ}19'43''$ West, along a line 30 feet Northeasterly of and parallel with said Northeasterly right of way line of U.S. Highway No. 1, a distance of 219.36 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 18184, page 1682, of said current Public Records; thence North $48^{\circ}35'05''$ East, along said Southeasterly line, 606.56 feet to the Easterly most corner thereof; thence North $41^{\circ}20'35''$ West, along the Northeasterly line of said Official Records Book 18184, page 1682, a distance of 363.37 feet; thence North $60^{\circ}42'08''$ East, departing said Northeasterly line, 322.13 feet; thence North $77^{\circ}11'21''$ East, 427.87 feet; thence South $75^{\circ}27'20''$ East, 77.24 feet to a point on a non-tangent curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $43^{\circ}19'48''$, an arc length of 370.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}07'14''$ West, 361.79 feet; thence North $28^{\circ}47'08''$ West, 428.38 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}19'18''$, an arc length of 684.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}07'29''$ West, 682.54 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Northwesterly corner thereof; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 667.54 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 19061, page 203, of said current Public Records; thence North $00^{\circ}59'45''$ West, departing said Northerly line, along said Southerly prolongation, along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 19577, page 2109, of said current Public Records, a distance of 1343.31 feet to the Northeasterly corner thereof; thence South $88^{\circ}40'15''$ West, along the Northerly line of said Official Records Book 19577, page 2109, a distance of 667.52 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 27; thence North $00^{\circ}59'51''$ West, along said Westerly line, 4027.38 feet to the Northwesterly corner thereof and the Point of Beginning.

Less and Except from the above described lands the following Exception Parcels:

Exception 1

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Coastal Ridge Community Development District Boundary (continued)

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North 89°00'20" East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South 00°59'45" East, departing said Northerly line, 177.82 feet; thence South 08°28'38" West, 30.38 feet; thence South 00°59'45" East, 114.05 feet; thence Due East, 5.00 feet; thence South 00°59'45" East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°28'05", an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°13'47" East, 555.98 feet; thence South 75°47'43" West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North 01°12'10" West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Exception 3

A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

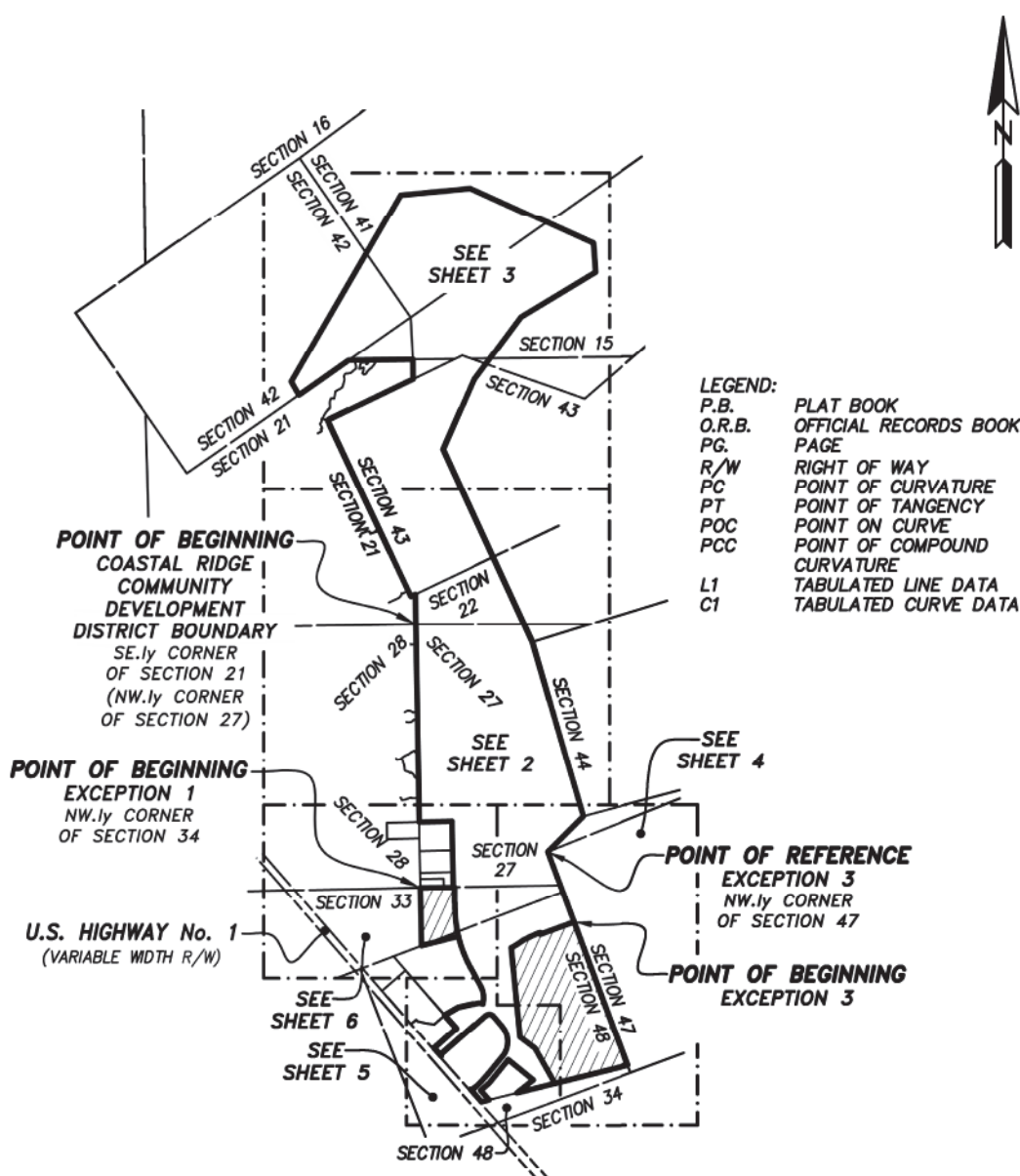
For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South 20°30'17" East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 20°30'17" East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South 75°59'11" West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North 29°32'37" West, departing said Northwesterly line, 827.53 feet; thence North 52°36'42" West, 382.57 feet; thence North 05°44'28" West, 1817.60 feet; thence North 61°20'47" East, 153.07 feet; thence North 54°51'28" East, 137.22 feet; thence North 62°34'38" East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°16'14", an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°12'45" East, 118.89 feet; thence North 69°50'52" East, 91.51 feet; thence South 00°59'31" East, 28.94 feet; thence South 21°09'09" East, 10.16 feet; thence North 69°50'52" East, 729.53 feet to the Point of Beginning.

Containing 1002.30 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

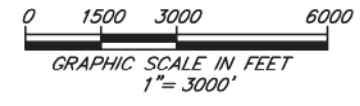
A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

SHEET 1 OF 6

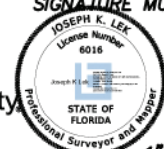
GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 21 AS BEING NORTH 00°39'59" WEST.



14775 Old St. Augustine Rd. (904) 642-8550
 Jacksonville, Florida 32258 www.etmnc.com
 Certificate of Authorization No: LB 3624

Trusted Advisors,
 Creating Community

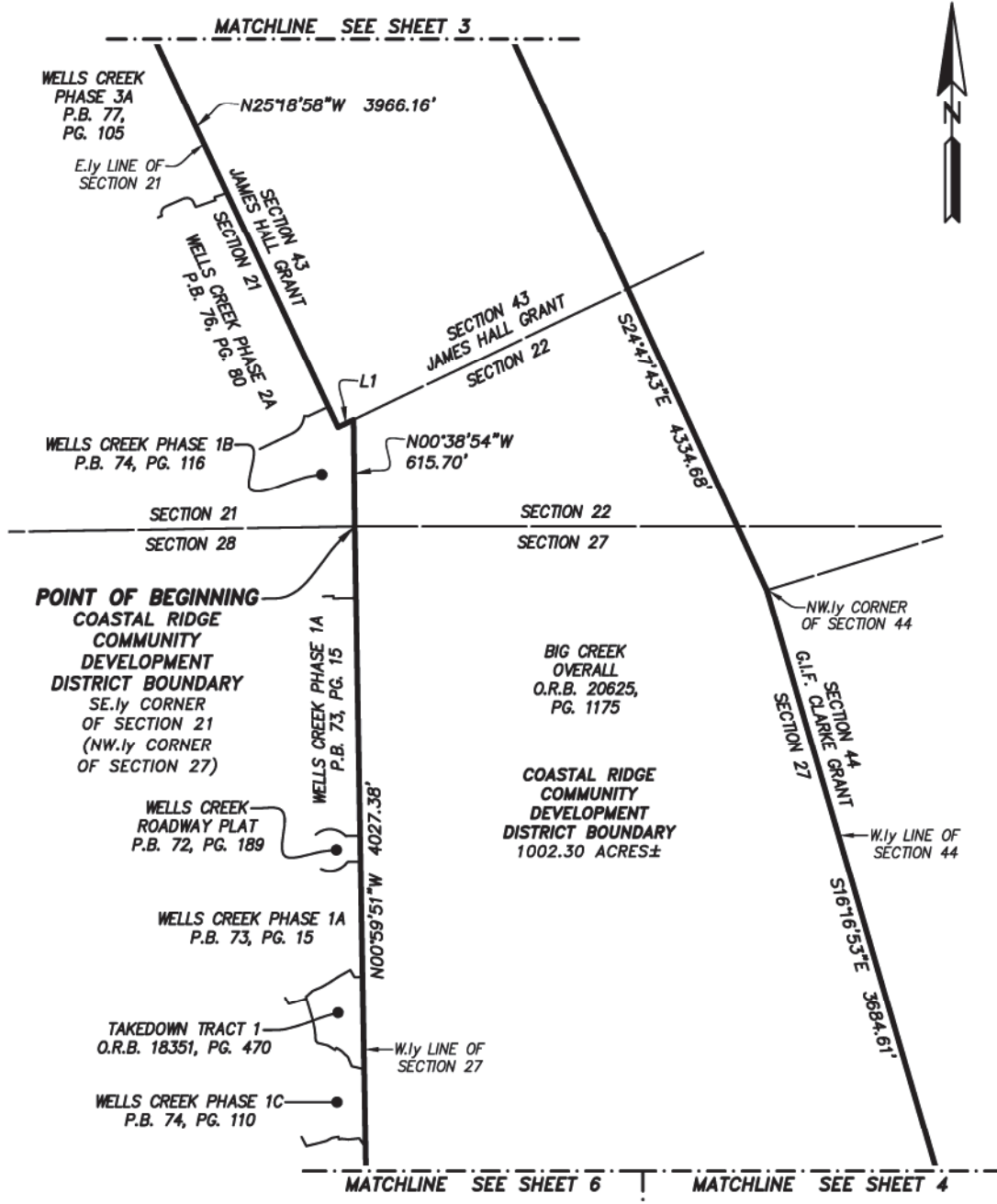
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Joseph K. Lek

SCALE: 1"=3000'
 DATE: OCTOBER 30, 2024
 JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



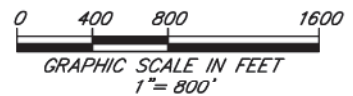
POINT OF BEGINNING
COASTAL RIDGE
COMMUNITY
DEVELOPMENT
DISTRICT BOUNDARY
 SE.ly CORNER
 OF SECTION 21
 (NW.ly CORNER
 OF SECTION 27)

BIG CREEK
OVERALL
 O.R.B. 20625,
 PG. 1175

COASTAL RIDGE
COMMUNITY
DEVELOPMENT
DISTRICT BOUNDARY
 1002.30 ACRES±

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°32'22"W	98.99'

- LEGEND:**
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 PCC POINT OF COMPOUND CURVATURE
 L1 TABULATED LINE DATA
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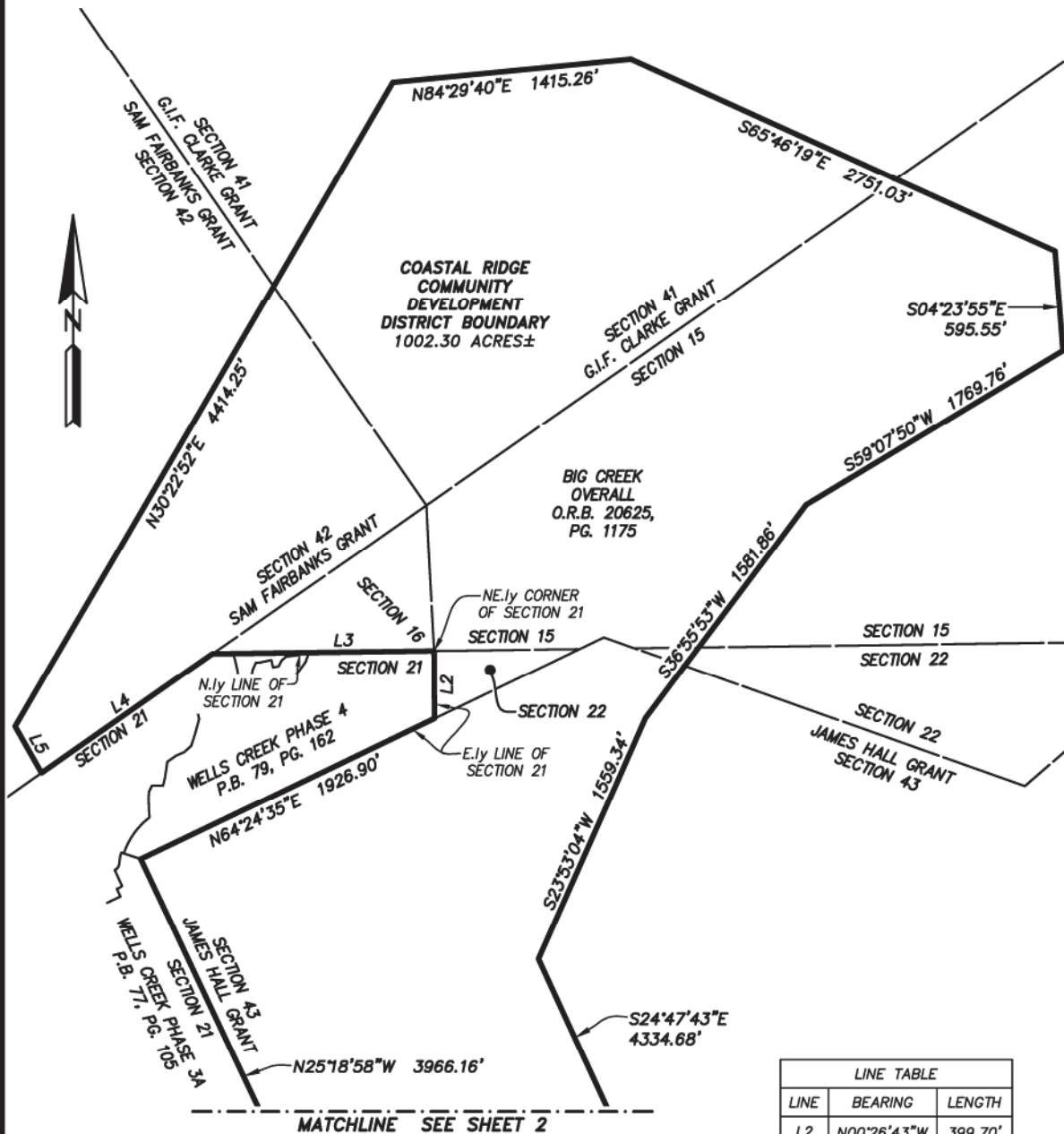


SHEET 2 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

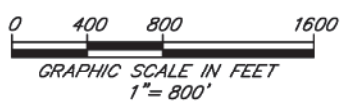
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°26'43\"W	399.70'
L3	S89°14'34\"W	1310.35'
L4	S55°11'05\"W	1231.18'
L5	N29°42'19\"W	314.83'

- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
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 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

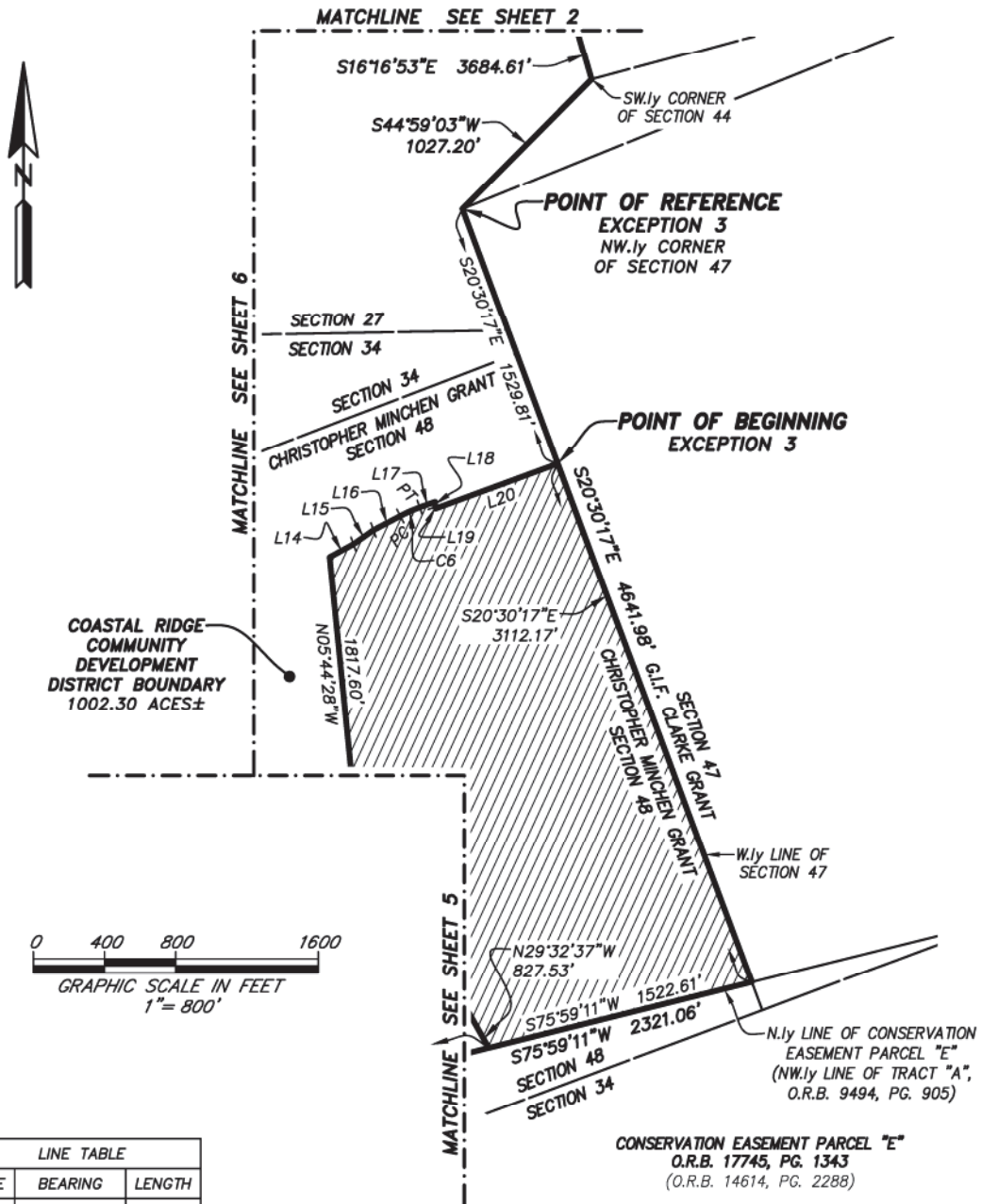


SHEET 3 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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LINE TABLE		
LINE	BEARING	LENGTH
L14	N61°20'47"E	153.07'
L15	N54°51'28"E	137.22'
L16	N62°34'38"E	169.80'
L17	N69°50'52"E	91.51'
L18	S00°59'31"E	28.94'
L19	S21°09'09"E	10.16'
L20	N69°50'52"E	729.53'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	937.50'	7°16'14"	118.97'	N66°12'45"E	118.89'

LEGEND:

P.B. PLAT BOOK

O.R.B. OFFICIAL RECORDS BOOK

PG. PAGE

R/W RIGHT OF WAY

PC POINT OF CURVATURE

PT POINT OF TANGENCY

POC POINT ON CURVE

PCC POINT OF COMPOUND CURVATURE

L1 TABULATED LINE DATA

C1 TABULATED CURVE DATA

SHEET 4 OF 6

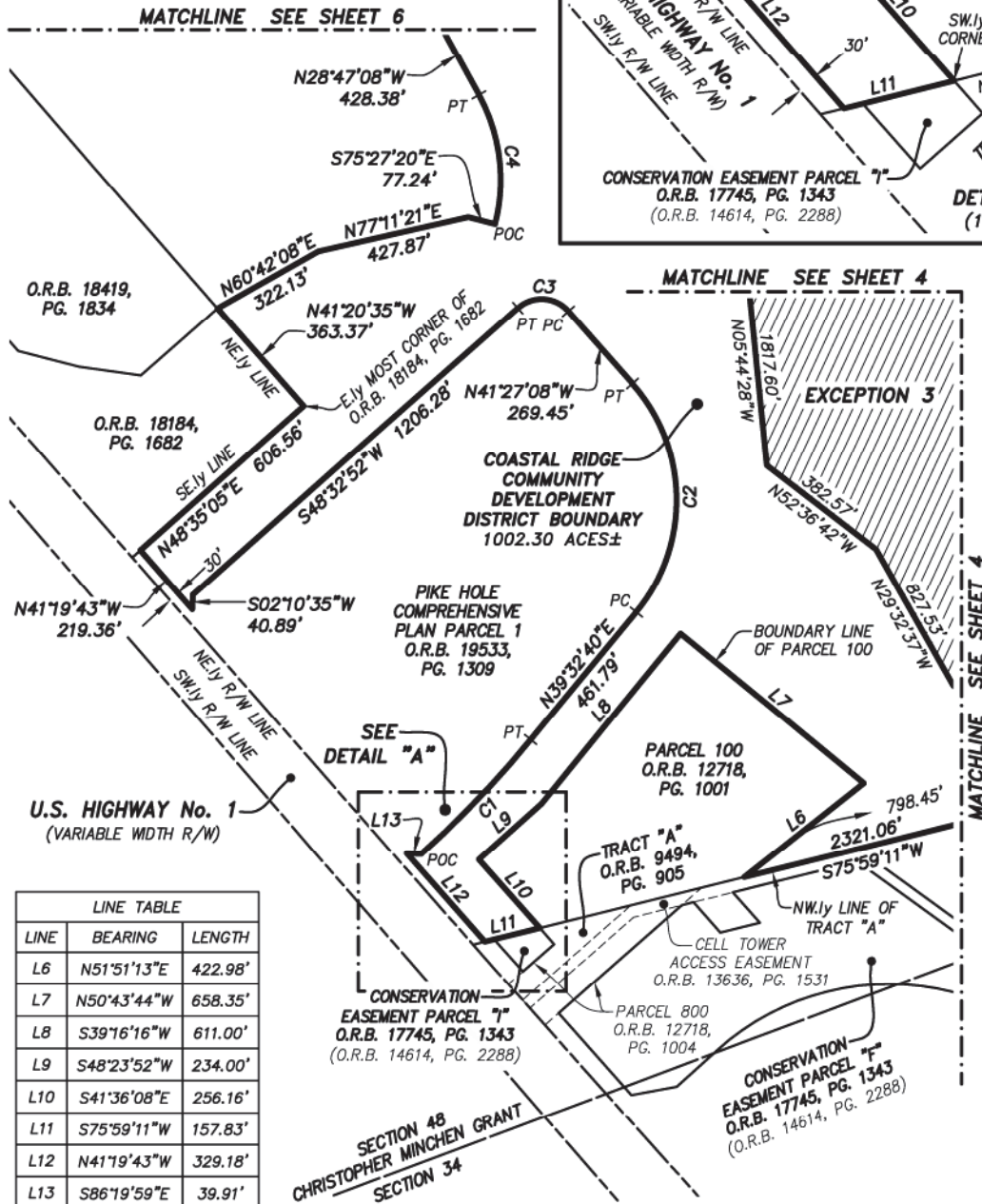
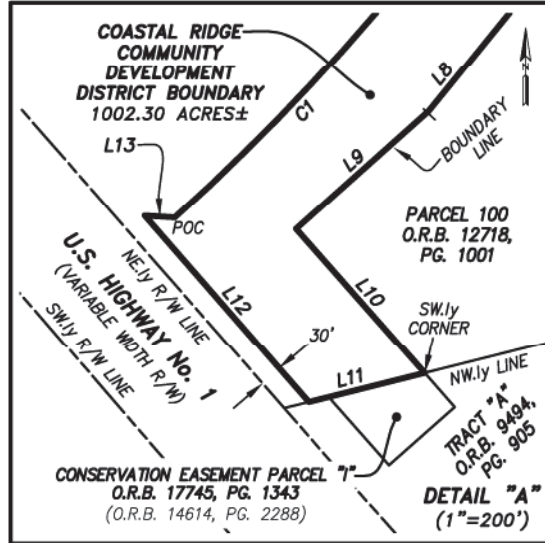
SEE SHEET 1 FOR GENERAL NOTES.

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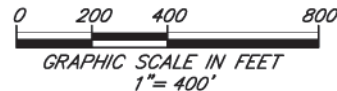


- LEGEND:**
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
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 PT POINT OF TANGENCY
 POC POINT ON CURVE
 PCC POINT OF COMPOUND CURVATURE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L6	N51°51'13"E	422.98'
L7	N50°43'44"W	658.35'
L8	S39°16'16"W	611.00'
L9	S48°23'52"W	234.00'
L10	S41°36'08"E	256.16'
L11	S75°59'11"W	157.83'
L12	N41°19'43"W	329.18'
L13	S86°19'59"E	39.91'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2940.00'	8°35'23"	440.76'	N43°50'21"E	440.35'
C2	490.00'	80°59'48"	692.69'	N00°57'14"W	636.44'
C3	100.00'	90°00'00"	157.08'	N86°27'08"W	141.42'
C4	490.00'	43°19'48"	370.56'	N07°07'14"W	361.79'

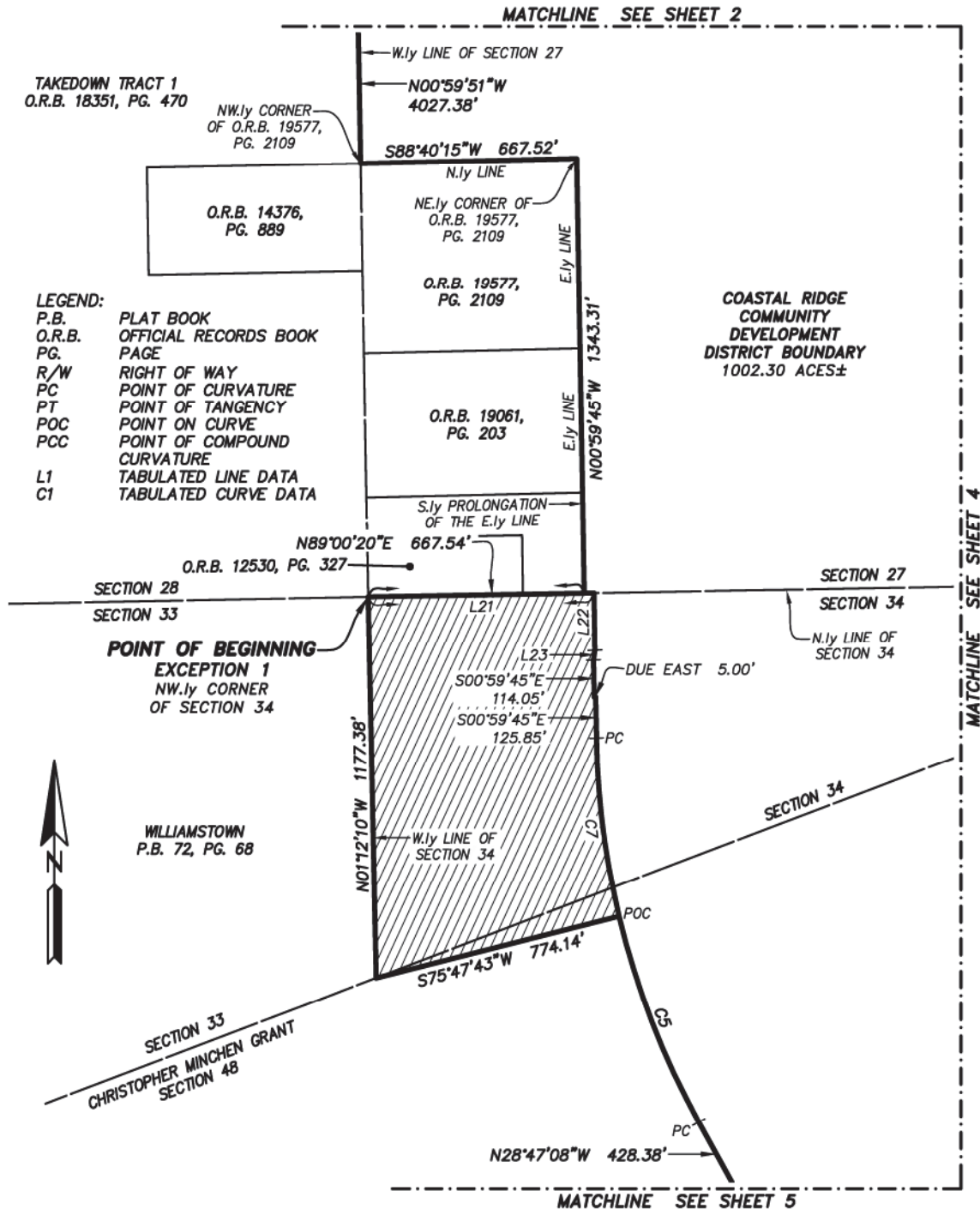


SHEET 5 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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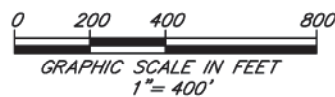
A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



- LEGEND:
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
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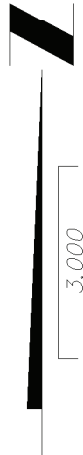
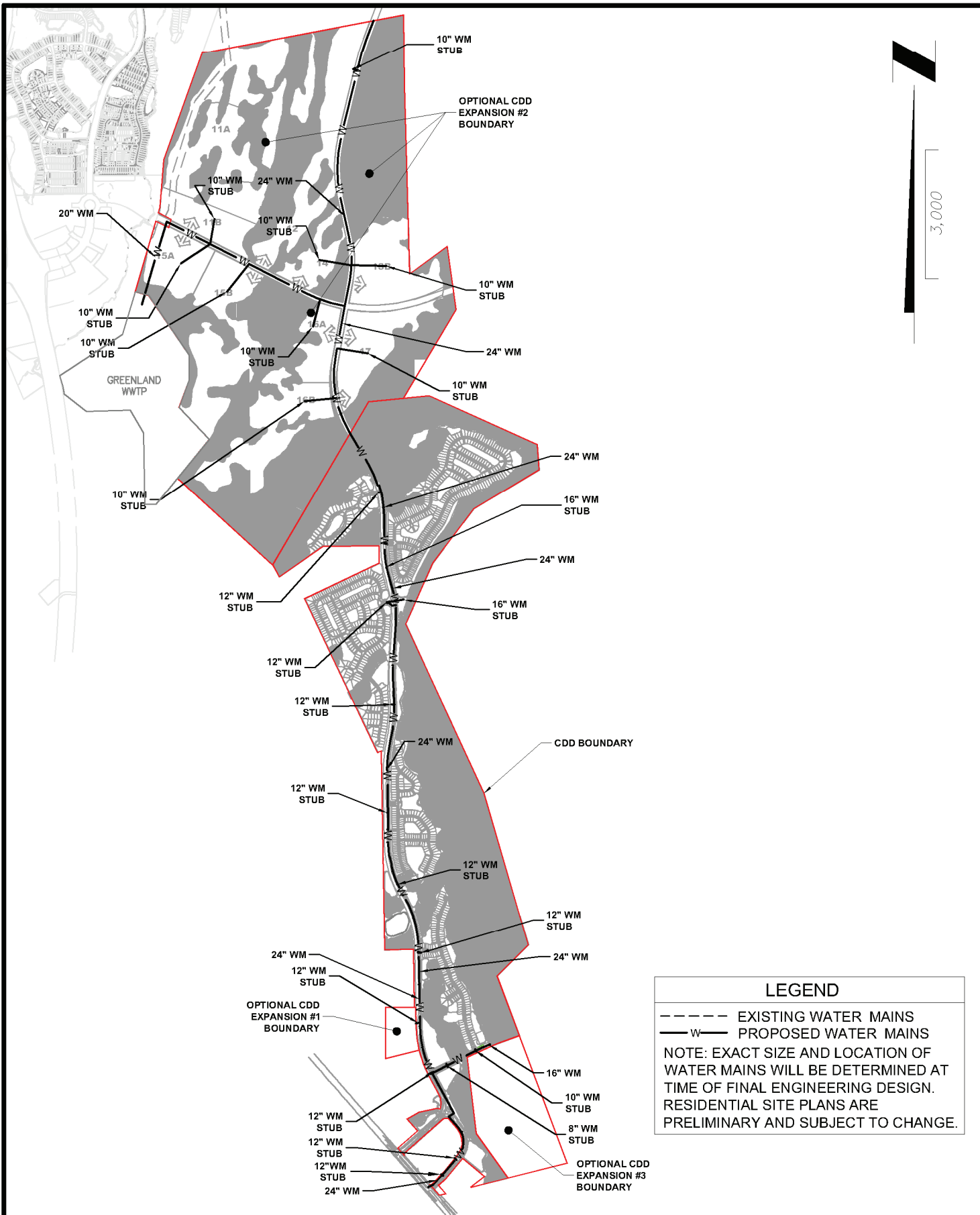
LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°00'20"E	697.54'
L22	S00°59'45"E	177.82'
L23	S08°28'38"W	30.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	2560.00'	15°19'18"	684.58'	N21°07'29"W	682.54'
C7	2560.00'	12°28'05"	557.08'	S07°13'47"E	555.98'



SHEET 6 OF 6
SEE SHEET 1 FOR GENERAL NOTES.

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



LEGEND	
-----	EXISTING WATER MAINS
—W—	PROPOSED WATER MAINS
NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.	

ETM
 VISION - EXPERIENCE - RESULTS
 ENGLAND • THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

EXHIBIT 6

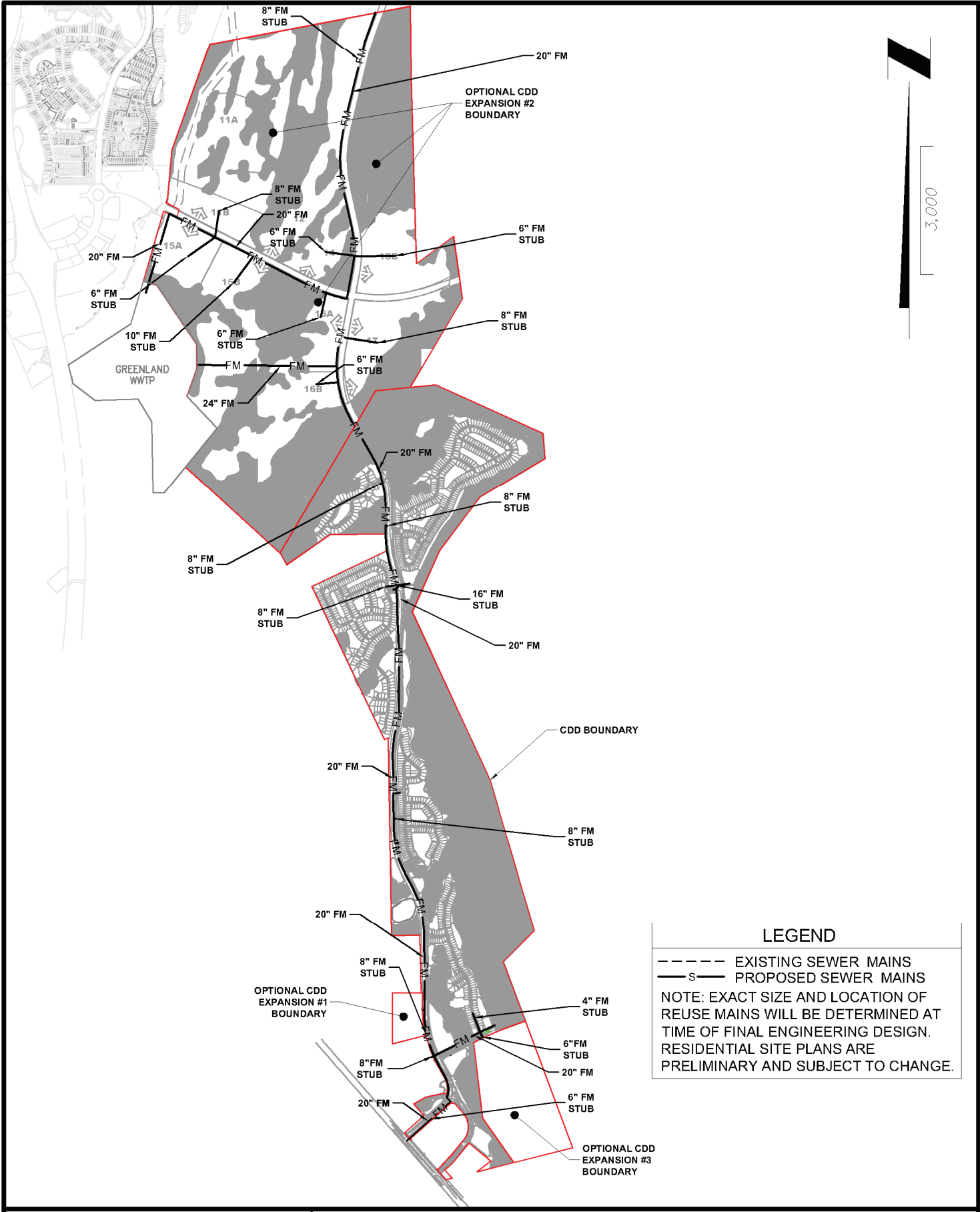
PAGE 1 OF 3

MASTER WATER PLAN

COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

On File

PLOT11ED: October 22, 2024 -- 9:40 AM, BY: Ire McNealy
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VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
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 CA - 00002584 LC - 0000316

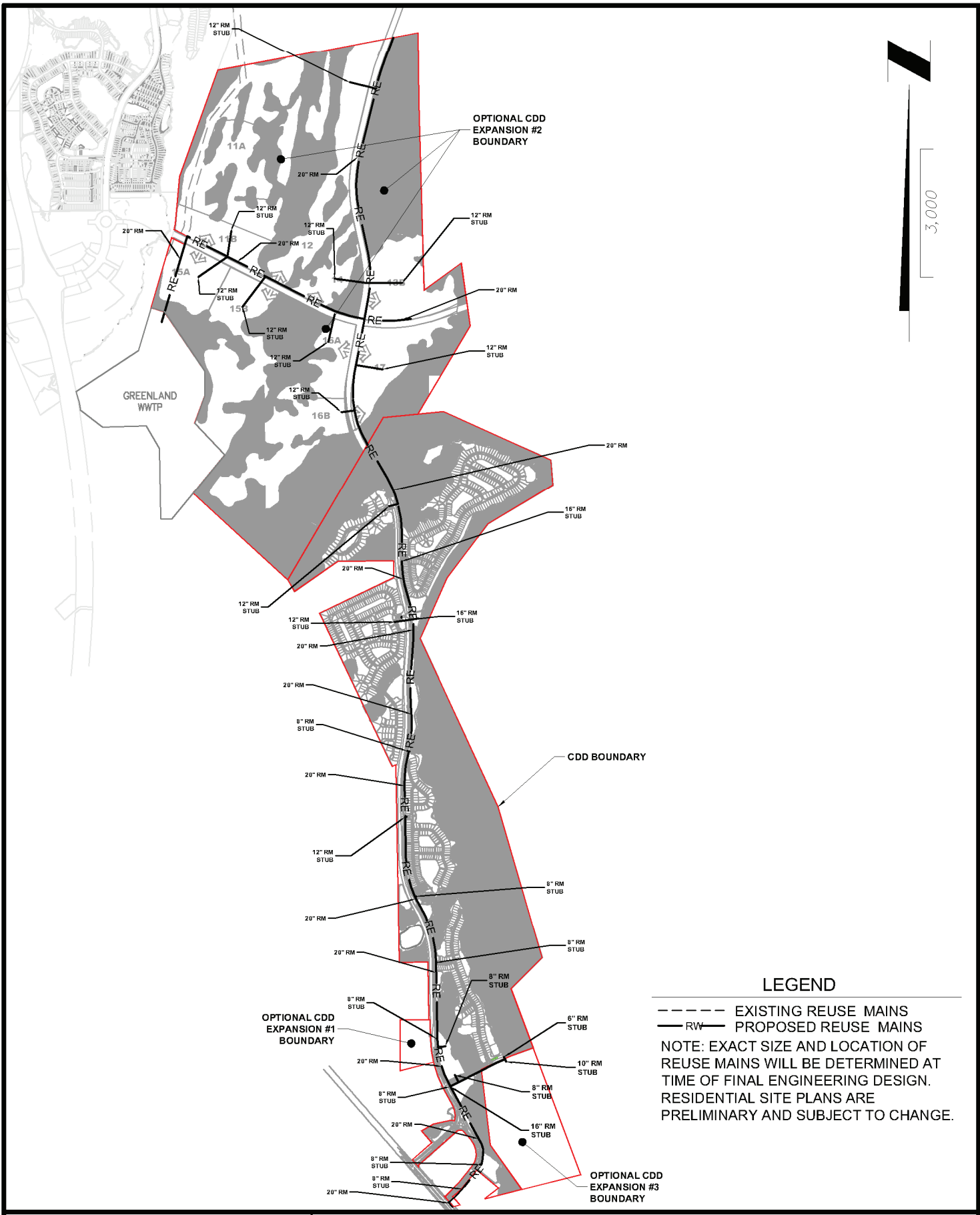
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PAGE 2 OF 3

MASTER SANITARY SEWER PLAN
COSTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

On File

PLOT110: October 22, 2024 - 9:39 AM, BY: Tre McNealy
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OPTIONAL CDD EXPANSION #1 BOUNDARY

OPTIONAL CDD EXPANSION #2 BOUNDARY

CDD BOUNDARY

OPTIONAL CDD EXPANSION #3 BOUNDARY

LEGEND

- EXISTING REUSE MAINS
 - RW — PROPOSED REUSE MAINS
- NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

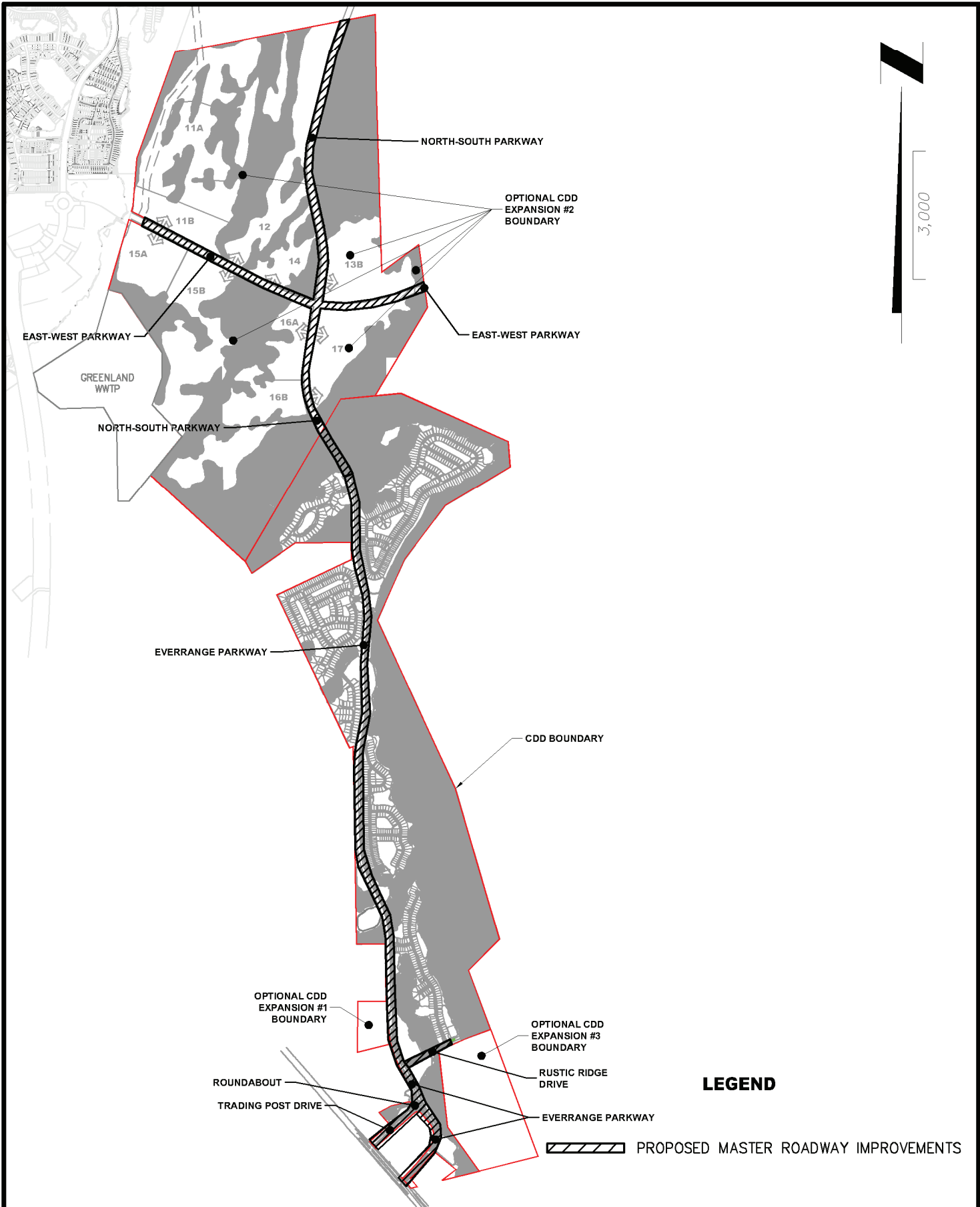
EXHIBIT 6

PAGE 3 OF 3


**MASTER REUSE PLAN
 COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

On File

PLOTTED: October 22, 2024 - 9:35 AM, BY: Ire McNealy
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LEGEND

 PROPOSED MASTER ROADWAY IMPROVEMENTS



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

EXHIBIT 6
MASTER TRANSPORTATION PLAN
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

On File

PLOTTED: October 22, 2024 - 10:39 AM, BY: Tre McNealy
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EXHIBIT 7

Summary of Permitting Status

Permitting for the improvements described in this plan is ongoing. The delineation of jurisdictional wetlands for all land within the Coastal Ridge CDD has been surveyed, reviewed and approved by the St. Johns River Water Management District (SJRWMD). The SJRWMD has approved an Environmental Resource Permit #183922-2 to establish the jurisdictional wetlands, impacts, overall mitigation plan, roadway infrastructure and master stormwater. The Florida Department of Environmental Protection (FDEP) has issued permit #16-0426940-001-SFI.

The City of Jacksonville has issued permits for Trading Post Drive and EverRange Parkway under CDN 10479.00 and CDN 10479.01. The Florida Department of Transportation has issued a permit for drainage under permit 2023-D-00063 and utility permit 2023H-294-00436. Master utility improvements within this report have been designed consistent with JEA utility cost participation policy for the development within Coastal Ridge CDD. There is a reasonable expectation that the permits for the balance of the CDD improvements are obtainable, however, all permits are subject to final engineering and permitting.

**EXHIBIT 8
DISTRICT INFRASTRUCTURE IMPROVEMENTS
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Description of Improvements	Construction Entity⁵	Final Owner	Maintenance Entity
US1 Roadway Improvements	Developer	FDOT/CDD ¹	FDOT/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	Developer	COJ/CDD ¹	COJ/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	Developer	CDD	CDD
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Roadway Improvements	Developer	COJ/CDD ¹	COJ/CDD ¹
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Neighborhood Roadway Improvements	Developer	COJ/HOA ²	COJ/HOA ^{2,3}
Recreational Improvements	CDD	CDD	CDD

Notes:

¹COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

²HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

³HOA may provide enhanced maintenance on COJ owned roads.

⁴Funding for electricity provided by COJ.

⁵It is currently the intention of the CDD to acquire Trading Post Drive and EverRange Parkway landscape, irrigation, hardscape, signage, street lighting, electrical, master utilities, and ponds and for the CDD to construct the master recreational improvements including the amenity center. These plans are subject to change.

COJ = City of Jacksonville

FDOT = Florida Department of Transportation

CDD = Community Development District

JEA = Jacksonville Electric Authority

HOA = Home Owners Association

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

Note: This exhibit was prepared under the direction of Daniel Welch P.E.

EXHIBIT 9
COST ESTIMATE SHEET
COASTAL RIDGE COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total	Annual Outlay ³		
		2023	2024	2025
1. US1 Roadway Improvements	\$6,246,915	20%	80%	
2. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	\$7,920,000	10%	80%	10%
3. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	\$900,000	10%	80%	10%
4. Electric/Street Lighting	\$3,193,030	10%	80%	10%
5. Improvements	\$19,806,455	10%	80%	10%
6. Utilities (Water, Sewer, Electrical, Street Lighting) ^{1,2}	\$56,525,044	10%	80%	10%
7. Stormwater Systems	\$44,020,348	10%	80%	10%
8. Neighborhood Roadway Improvements	\$15,840,000		30%	70%
9. Recreational Improvements*	\$16,800,000		50%	50%
10. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$25,687,769	30%	50%	20%
TOTAL COSTS	\$196,939,560			

1. Includes Transmission (Trunk) Water, Sewer (Force Main), and JEA Electric. Costs include Booster Pump Station and Reuse Pump Stations.

2. Utility improvements will be partially funded by JEA pursuant to the Cost Participation Agreement.

3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

* These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

Note: This exhibit was prepared under the direction of Daniel Welch P.E.

INFRASTRUCTURE COSTS - POTENTIAL FUTURE EXPANSION PARCELS	Total
1. Potential Future Expansion Parcel #1 Landscape / Hardscape / Irrigation	\$240,000
2. Potential Future Expansion Parcel #1 Utilities	\$1,704,000
3. Potential Future Expansion Parcel #1 Stormwater System	\$1,895,700
4. Potential Future Expansion Parcel #1 Roadway Improvements	\$1,065,000
5. Potential Future Expansion Parcel #1 Recreational Improvements ³	\$240,000
6. Potential Future Expansion Parcel #1 - Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$771,705
7. Potential Future Expansion Parcel #2 Landscape / Hardscape / Irrigation	\$7,200,000
8. Potential Future Expansion Parcel #2 Utilities	\$73,080,000
9. Potential Future Expansion Parcel #2 Stormwater System	\$55,621,500
10. Potential Future Expansion Parcel #2 Roadway Improvements	\$100,621,219
11. Potential Future Expansion Parcel #2 Recreational Improvements ³	\$21,600,000
12. Potential Future Expansion Parcel #2 - Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$38,718,408
13. Potential Future Expansion Parcel #3 Landscape / Hardscape / Irrigation	\$0
14. Potential Future Expansion Parcel #3 Utilities	\$4,128,000
15. Potential Future Expansion Parcel #3 Stormwater System	\$3,924,900
16. Potential Future Expansion Parcel #3 Roadway Improvements	\$2,205,000
17. Potential Future Expansion Parcel #3 Recreational Improvements ³	\$0
18. Potential Future Expansion Parcel #13- Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$1,538,685
TOTAL COSTS	\$314,554,116

England - Thimys & Miller, Inc.

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 Jacksonville • Palm Coast
 CA-00002584 LC-0000316

**COAST RIDGE COMMUNITY DEVELOPMENT
DISTRICT**

**Statement
Of
Estimated Regulatory Costs**

November 1, 2024



Provided by

**Governmental Management Services, LLC
475 West Town Place Suite 114
St. Augustine Florida 32092
Phone: 904-940-5850
Website: www.gmsnf.com**

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Coast Ridge Community Development District** (“District”). The District is an independent special unit of government established pursuant to Chapter 190, Florida Statutes by the City Council of the City of Jacksonville. The District is comprised of approximately 1002.3 acres located entirely within City of Jacksonville, Florida (the “City” or “COJ”). The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2)(d), Florida Statutes as follows: “That the process of establishing such a district pursuant to uniform general law shall 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.”

“That the process of establishing such a district pursuant to uniform general law shall 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.”

1.2 Overview of the Coast Ridge Community Development District

The District is designed to provide construction, acquisition and financing for community infrastructure, services, and facilities along with operation and maintenance of various community facilities to the Coast Ridge Community Development District. The District will encompass approximately 1002.3 acres and is anticipated to include approximately 1,101 residential units. All development units are authorized for inclusion to the District. If all Expansion Parcels are included, the District will encompass approximately 2485.28 acres and is anticipated to include 5,022 residential units.

A community development district (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, *Florida Statutes*, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a.) *Florida Statutes*.

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 and police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), *Florida Statutes* (2021), provides that the elements of 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; or
 - 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, 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 agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (d) An analysis of the impact on small businesses as defined by Section 288.703, *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*. (COJ is not defined as a small city for purposes of this requirement.)
- (e) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required complying with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (f) Any additional information that the agency determines may be useful.

¹ For the purposes of this SERC the term “agency” means the COJ and the term rule means the ordinance(s), which the COJ will enact in connection with the District.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), *Florida Statutes*. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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.

As noted above, the development is a community designed for 1,101 residential units. Amendment of the District is expected to result in the provision of roadway improvements, stormwater management facilities, parks, entry features and signage, water and sewer improvements and electrical undergrounding. It is not anticipated that anyone outside the development would be affected by the ordinance amending the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing the Ordinance

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The District as proposed, will encompass less than 2,500 acres. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general-purpose government will be offset by the filing fee required under Section 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.018, F.S., the proposed district must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

COJ

The proposed land for the District is located within City of Jacksonville and consists of less than 2,500 acres. The City and their staff members may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the City will follow will not require the City to add resources for the petition process.

These costs to the City are modest for a number of reasons. First, review of the petition to amend the District boundaries does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to amend the boundaries of a community development district.

The annual costs to the local governments, because of the establishment of the District, are also very small. The District is an independent unit of local government, which is responsible for its budget, administration, reporting and established powers within its boundaries. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. The following examples demonstrate the minimal additional annual costs to the City.

First, pursuant to Section 190.008, F.S., the District must provide the City with its annual budget; however, no action is required by the City. The City has no requirement to review the District's budget but can do so as an option. We know of no City reviewing the budget of a community development district. If the City does decide to review the budget then staff resources would be required. Since the City has professional staff that can review the budget no capital expenditures would be needed for such a review.

Second, pursuant to Section 189.018, F.S., the District must provide a public facilities report to City of Jacksonville. The purpose of the report is to help foster and promote coordination between the City and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the City in the evaluation of the capital improvement element of the City of Jacksonville Comprehensive Plan. Costs to the City related to the public facilities report are minimal because the City is not required to take any action on the report and the District files the report.

4.2 Impact on State and Local Revenues

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

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 Good faith estimates of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1. Coast Ridge Community Development District Possible Facilities and Services

Description of Improvements	Construction Entity⁵	Final Owner	Maintenance Entity
US1 Roadway Improvements	Developer	FDOT/CDD ¹	FDOT/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	Developer	COJ/CDD ¹	COJ/CDD ¹
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	Developer	CDD	CDD
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Electric/Street Lighting	Developer	JEA ⁴	JEA ⁴
Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Roadway Improvements	Developer	COJ/CDD ¹	COJ/CDD ¹
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Neighborhood Roadway Improvements	Developer	COJ/HOA ²	COJ/HOA ^{2,3}
Recreational Improvements	CDD	CDD	CDD

The petitioner has estimated the design and development costs for providing the capital facilities; the cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$184,954,555. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District’s capital improvement program as outlined in Table 1.

Table 2. Coast Ridge Community Development District Cost Estimate for District Facilities

Infrastructure cost estimates are based on preliminary estimates of probable construction costs estimated from the most recent conceptual plans. The infrastructure is expected to consist of the following categories:

Table 2

INFRASTRUCTURE COSTS	Total	Annual Outlay ³		
		2023	2024	2025
1. US1 Roadway Improvements	\$6,246,915	20%	80%	
2. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Landscape, Irrigation, Signage, and Hardscape	\$7,920,000	10%	80%	10%
3. Trading Post Drive, EverRange Parkway, and Rustic Ridge Drive Fencing	\$900,000	10%	80%	10%
4. Electric/Street Lighting	\$3,193,030	10%	80%	10%
5. Improvements	\$19,806,455	10%	80%	10%
6. Utilities (Water, Sewer, Electrical, Street Lighting) ^{1,2}	\$56,525,044	10%	80%	10%
7. Stormwater Systems	\$44,020,348	10%	80%	10%
8. Neighborhood Roadway Improvements	\$15,840,000		30%	70%
9. Recreational Improvements*	\$16,800,000		50%	50%
10. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$25,687,769	30%	50%	20%
TOTAL COSTS	\$196,939,560			

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments in exchange for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A CDD provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those residents in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and infrastructure will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, *Florida Statutes*.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703(6), *Florida Statutes* and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Florida Statutes*.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

The City has a population in 2018 that is greater than 10,000. Therefore, the City is not defined as a "small city" according to Section 120.52 (18), *Florida Statutes*.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), *Florida Statutes*.

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Katie Buchanan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for The Parc Group, Inc., d/b/a EvrDev, LLC, with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

EVORDEV, LLC

By: SPHBC, Inc., its Managing Member

Tina E Miller
Print Name: Tina E Miller

By: Harry D Francis
Name: Harry D Francis
Title: V.P.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of October, 2024, by Harry D Francis, as V.P. of EvrDev, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Tina E Miller
NOTARY PUBLIC, STATE OF FLORIDA



Name: Tina E Miller
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

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

IN RE: An Ordinance to Establish Coastal Ridge)
 Community Development District)
_____)

AFFIDAVIT OF PETITION

STATE OF FLORIDA
COUNTY OF DUVAL

I, Harry D Francis, V.P. of EvrDev, LLC, and being its duly authorized representative being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Harry D. Francis and I am the V.P. for EvrDev, LLC.
3. I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to establish Coastal Ridge Community Development District.
4. I have reviewed the contents of the Petition to establish Coastal Ridge Community Development District, and its exhibits, and find it to be true and correct.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 23 day of October, 2024.

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of October, 2024, by HARRY D FRANCIS, as V.P. of EvrDev, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Tina E Miller
NOTARY PUBLIC, STATE OF FLORIDA

Name: Tina E Miller
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

