

1 Introduced by the Transportation, Energy and Utilities Committee  
2 pursuant to Section 92.09, *Ordinance Code*:

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4  
5 **ORDINANCE 2025-137-E**

6 AN ORDINANCE ESTABLISHING BRIDLE CREEK COMMUNITY  
7 DEVELOPMENT DISTRICT ("BRIDLE CREEK CDD"),  
8 PURSUANT TO SECTION 190.005, *FLORIDA STATUTES*,  
9 AND CHAPTER 92, *ORDINANCE CODE*; NAMING THE  
10 BRIDLE CREEK CDD; DESCRIBING THE EXTERNAL  
11 BOUNDARIES OF THE BRIDLE CREEK CDD; NAMING THE  
12 INITIAL BRIDLE CREEK CDD BOARD OF SUPERVISORS;  
13 INCLUDING THE GRANT OF SPECIAL POWERS; AMENDING  
14 SECTION 92.22 (EXISTING COMMUNITY DEVELOPMENT  
15 DISTRICTS), CHAPTER 92 (UNIFORM COMMUNITY  
16 DEVELOPMENT DISTRICTS), *ORDINANCE CODE*, TO  
17 INCLUDE THE BRIDLE CREEK CDD; PROVIDING  
18 CODIFICATION INSTRUCTIONS; PROVIDING FOR  
19 CONFLICT AND SEVERABILITY; PROVIDING AN  
20 EFFECTIVE DATE.

21  
22 **WHEREAS**, D.R. HORTON, INC. - JACKSONVILLE, a foreign  
23 (Delaware) profit corporation (the "Petitioner"), petitioned the City  
24 Council to establish a community development district ("CDD") to be  
25 named the "Bridle Creek Community Development District" (the "Bridle  
26 Creek CDD") on approximately 427.81± acres, lying wholly within the  
27 boundaries of the City, in District 12, pursuant to Section  
28 190.005(2), *Florida Statutes*, and Chapter 92, *Ordinance Code*. A copy  
29 of the Amended and Restated Petition to Establish Bridle Creek  
30 Community Development District (the "Petition") is **On File** with the  
31 Legislative Services Division; and

1       **WHEREAS,** if established as proposed in the Petition, the Bridle  
2 Creek Community Development District would thereafter exist and  
3 operate as an independent special district as set forth in Chapter  
4 190, *Florida Statutes*; and

5       **WHEREAS,** Petitioner acknowledges that the adoption of this  
6 Ordinance shall not constitute a waiver of the City's, or any other  
7 governing or regulatory entities', rights to grant or not grant  
8 entitlements for the development to be serviced by the Bridle Creek  
9 CDD, and further that the adoption of this ordinance shall not  
10 otherwise prejudice the City's, or any other governing or regulatory  
11 entities', ability to govern or regulate the planning or permitting  
12 of the development; and

13       **WHEREAS,** as required by Section 92.07, *Ordinance Code*, the  
14 Office of General Counsel has reviewed the Petition, and finding that  
15 it was sufficient and complete to permit the fair and informed  
16 consideration of the matter by the Council, has prepared and submitted  
17 its Final Report of Counsel, dated February 19, 2025, attached hereto  
18 as **Exhibit 1**; and

19       **WHEREAS,** the Office of General Counsel has determined the  
20 Petition adequately meets the requirements of Section 190.005,  
21 *Florida Statutes*, and Section 92.04, *Ordinance Code*, and is therefore  
22 complete and sufficient to permit fair and informed review thereof  
23 by the City Council; and

24       **WHEREAS,** the Planning and Development Department has provided  
25 its report and recommendation regarding the Petition to the  
26 Transportation, Energy and Utilities Committee; and

27       **WHEREAS,** all notice requirements of Chapter 190, *Florida*  
28 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws  
29 were complied with, complete notice was timely given, and a public  
30 hearing was held on the date and time noticed and conducted thereafter  
31 in compliance with Chapter 190, *Florida Statutes*, and all applicable

1 laws; and

2       **WHEREAS,** in making its fair and informed determination whether  
3 to grant or deny the Petition, the City Council has considered the  
4 Petition in light of the record developed at the public hearing and  
5 in relation to the six factors set forth in Section 190.005(1)(e),  
6 *Florida Statutes*; now therefore

7       **BE IT ORDAINED** by the Council of the City of Jacksonville:

8       **Section 1. Establishment and Name.** A community development  
9 district is hereby established within the City to be known hereafter  
10 as the "Bridle Creek Community Development District".

11       **Section 2. Boundaries.** The boundaries of the Bridle Creek  
12 Community Development District established by this Ordinance are as  
13 set forth in the legal description contained in the Amended and  
14 Restated Petition to Establish Bridle Creek Community Development  
15 District (the "Petition"), which is **On File** with the Legislative  
16 Services Division. The legal description dated January 17, 2024, and  
17 the boundary sketch dated January 17, 2024, as described within the  
18 Petition, are attached hereto as contained in **Exhibit 2**.

19       **Section 3. Board of Supervisors.** The following five  
20 persons, as set forth in the Petition, are designated to be the  
21 initial members of the governing Board of Supervisors ("Board") of  
22 the Bridle Creek Community Development District:

- 23       a. Robert S. Porter
- 24       b. Mark Dearing
- 25       c. John Gislason
- 26       d. Anand Jobalia
- 27       e. C. Austen Roberts

28       **Section 4. Grant of Special Powers.** Consent is hereby  
29 granted to the Bridle Creek Community Development District pursuant  
30 to Section 190.012(2), *Florida Statutes*, to exercise the power to  
31 plan, establish, acquire, construct or reconstruct, enlarge or

1 extend, equip, operate and maintain additional systems and facilities  
2 for parks and facilities for indoor and outdoor recreational,  
3 cultural, and educational uses, as described in Section  
4 190.012(2)(a), *Florida Statutes*, and for security, including, but not  
5 limited to, guardhouses, fences and gates, electronic intrusion  
6 detection systems and patrol cars, as described in Section  
7 190.012(2)(d), *Florida Statutes*, to be exercised only in compliance  
8 and consistent with all applicable laws, including the City of  
9 Jacksonville 2045 Comprehensive Plan and the City's land development  
10 regulations.

11 **Section 5. Amending Section 92.22 (Existing Community**  
12 **Development Districts), Chapter 92 (Uniform Community Development**  
13 **Districts), Ordinance Code.** Section 92.22 (Existing Community  
14 Development Districts), Chapter 92 (Uniform Community Development  
15 Districts), *Ordinance Code*, is hereby amended to read as follows:

16 **CHAPTER 92 - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

17 \* \* \*

18 **Sec. 92.22. - Existing Community Development Districts.**

19 The following CDDs have been established in the City:

20 \* \* \*

21 (30) Bridle Creek Community Development District. The Bridle  
22 Creek Community Development District was established in  
23 Ordinance 2025-137-E and was granted consent to exercise  
24 special powers to plan, establish, acquire, construct or  
25 reconstruct, enlarge or extend, equip, operate and maintain  
26 additional systems and facilities for parks and facilities  
27 for indoor and outdoor recreational, cultural, and  
28 educational uses, and for security, including, but not  
29 limited to, guardhouses, fences and gates, electronic  
30 intrusion detection systems and patrol cars.

31 **Section 6. Codification Instructions.** The Codifier and the

1 Office of General Counsel are authorized to make all chapter and  
2 division "tables of contents" consistent with the changes set forth  
3 herein. Such editorial changes and any other changes necessary to  
4 make the *Ordinance Code* consistent with the intent of this legislation  
5 are approved and directed herein, and changes to the *Ordinance Code*  
6 shall be made forthwith and when inconsistencies are discovered.

7 **Section 7. Conflict and Severability.** Any portion of this  
8 Ordinance determined by a court of competent jurisdiction to be in  
9 conflict with prevailing law shall not be effective to the extent of  
10 such conflict and shall be deemed severable and the remainder shall  
11 continue in full force and effect to the extent legally possible.

12 **Section 8. Effective Date.** This Ordinance shall become  
13 effective upon signature by the Mayor or upon becoming law without  
14 the Mayor's signature.

15  
16 Form Approved:

17  
18 /s/ Shannon MacGillis

19 Office of General Counsel

20 Legislation Prepared By: Shannon MacGillis

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