

## CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY

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**Bill Type and Number:** Resolution 2019-0490

**Introducer/Sponsor(s):** Transportation, Energy and Utilities Committee

**Date of Introduction:** July 23, 2019

**Committee(s) of Reference:** TEU

**Date of Analysis:** July 23, 2019

**Type of Action:** Establishing Community Development District (CDD); Ordinance Code Amendment

**Bill Summary:** The bill establishes the Ryals Creek Community Development District and describes the external boundaries of the development. The CDD is generally located in the lands southeast of the intersection I-295 and J. Turner Butler Blvd, North of Gate Parkway. The bill names the initial members of the governing Board of Supervisors ("Board") of Ryals Creek Community Development District: Arthur Chester Skinner, III; Christopher John Eyrick; Jan Malcolm Jones, III; Clayton Riley Skinner and Lee Vaughn Webb, Jr.

The bill amends Chapter 92 (Uniform Development Districts) of the Ordinance Code, Section 92.22 (Existing Community Development Districts) to include the Ryals Creek Community Development District.

**Background Information:** The Office of General Counsel has reviewed the Petition finding that it is sufficient, complete and ready to be brought to Council. Sawmill Timber, LLC, a Florida limited liability corporation, petitioned the City Council to establish the Ryals Creek Community Development District on approximately 414.19 acres lying wholly within the boundaries of the City. The CDD is designed to contain a total of approximately 1,319,000 square feet of commercial uses and 230 multi-family units, all within the CDD boundary. The improvements to the CDD are estimated to be made, constructed, and installed in three phases over the time period from 2020 through 2022, with the Southern Access Route to be constructed in 2026.

**Policy Impact Area:** Uniform Development Districts, District 11 roadways and development

**Fiscal Impact:** The City of Jacksonville and its residents not residing in the boundaries of the CDD will not incur any compliance costs related to the establishment and ongoing administration of the district. There are minimal annual costs to the city in receiving and reviewing the required reports submitted to the city by the CDD. Initial construction and related costs are funded by the CDD. Minimal costs are anticipated for the ongoing maintenance of COJ owned facilities in the CDD such as "collector roads" and "traffic signals".

**Analyst:** Baltiero