

1 Introduced by the Transportation, Energy and Utilities Committee:
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3

4 **ORDINANCE 2019-490**

5 AN ORDINANCE ESTABLISHING RYALS CREEK
6 COMMUNITY DEVELOPMENT DISTRICT ("RYALS CREEK
7 CDD"); DESCRIBING THE EXTERNAL BOUNDARIES OF
8 RYALS CREEK CDD; NAMING RYALS CREEK CDD;
9 NAMING THE INITIAL RYALS CREEK CDD BOARD OF
10 SUPERVISORS; AMENDING CHAPTER 92 (UNIFORM
11 DEVELOPMENT DISTRICTS), *ORDINANCE CODE*,
12 SECTION 92.22 (EXISTING COMMUNITY DEVELOPMENT
13 DISTRICTS) TO INCLUDE RYALS CREEK CDD;
14 PROVIDING FOR CONFLICT AND SEVERABILITY;
15 PROVIDING AN EFFECTIVE DATE.
16

17 **WHEREAS**, Sawmill Timber, LLC, a Florida limited liability
18 corporation, petitioned the City Council to establish a community
19 development district named Ryals Creek Community Development
20 District (the "Ryals Creek CDD") on approximately 414.19 acres
21 lying wholly within the boundaries of the City pursuant to Section
22 190.005(2), F.S., and Chapter 92, *Ordinance Code*, a copy of the
23 Amended Petition to Establish Ryals Creek CDD, dated July 16, 2019,
24 ("Petition") is **on file** with the Legislative Services Division; and

25 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
26 Office of General Counsel ("Counsel") has reviewed the Petition,
27 and finding that it was sufficient and complete to permit the fair
28 and informed consideration of the matter by the Council, has
29 prepared and submitted its Final Report of Counsel, attached hereto
30 as **Exhibit 1**; and

31 **WHEREAS**, the Planning and Development Department has provided

1 its report and recommendation regarding the Petition to the
2 Transportation, Energy and Utilities Committee; and

3 **WHEREAS**, Petitioner acknowledges that nothing about the
4 adoption of this Ordinance shall in any way waive any of the
5 City's, or any other governing or regulatory entities' rights to
6 grant or not grant entitlements for the development to be serviced
7 by Ryals Creek (the "Development"), or otherwise prejudice the
8 City's, or any other governing or regulatory entities', ability to
9 govern or regulate the planning or permitting of the Development;
10 and

11 **WHEREAS**, Counsel has determined the Petition adequately meets
12 the requirements of Section 190.005, F.S. and Section 92.04,
13 *Ordinance Code* and is therefore complete and sufficient to permit
14 fair and informed review thereof; and

15 **WHEREAS**, all notice requirements of Ch. 190, F.S., Section
16 92.11, *Ordinance Code*, and other applicable laws were complied
17 with, complete notice was timely given, and a public hearing held
18 on the date and time noticed and conducted thereafter in compliance
19 with Ch. 190, F.S. and all applicable laws; and

20 **WHEREAS**, in making its fair and informed determination whether
21 to grant or deny the Petition, the Council has considered the
22 petition in light of the record developed at the public hearing and
23 in relation to the six factors set forth in Section 190.005(1)(e),
24 F.S., now, therefore

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

26 **Section 1. Name.** A community development district is
27 hereby established within the City to be known hereafter as Ryals
28 Creek Community Development District.

29 **Section 2. Boundaries.** The boundaries of Ryals Creek
30 Community Development District established by this ordinance are as
31 set forth in the legal description contained in the Petition to

1 Establish Ryals Creek Community Development District ("Petition")
2 which is **on file** with the Legislative Services Division. The legal
3 description and boundary sketch found within the Petition are
4 attached hereto as **Exhibit 2**.

5 **Section 3. Board of Supervisors.** The following five
6 persons, as set forth in the Petition, are designated to be the
7 initial members of the governing Board of Supervisors ("Board") of
8 Ryals Creek Community Development District:

- 9 a. Arthur Chester Skinner, III
- 10 b. Christopher John Eyrick
- 11 c. Jan Malcolm Jones, III
- 12 d. Clayton Riley Skinner
- 13 e. Lee Vaughn Webb, Jr.

14 **Section 4. Amending Chapter 92 (Uniform Community**
15 **Development Districts), Section 92.22 (Existing Community**
16 **Development Districts), Ordinance Code.** Section 92.22, Ordinance
17 Code, is hereby amended to read as follows:

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

19 The following CDDs have been established in the City:

- 20 (1) *Bainebridge Community Development District.* The
21 Bainebridge Community Development District was
22 established in Ordinance 2005-1417-E. The City granted
23 consent to the Bainebridge Community Development District
24 to exercise special powers related to parks and
25 facilities for indoor and outdoor recreational, cultural
26 and educational uses in Ordinance 2006-592-E.

27 * * *

- 28 (20) Ryals Creek Community Development District. Ryals Creek
29 Community Development District was established in
30 Ordinance 2019-490-E.

1 **Section 5. Conflict and Severability.** Any portion of this
2 ordinance determined finally by a court of competent jurisdiction
3 to be in conflict with prevailing law shall not be effective to the
4 extent of such conflict, and shall be deemed severable and the
5 remainder shall continue in full force and effect to the extent
6 legally possible.

7 **Section 6. Effective Date.** This ordinance shall become
8 effective upon signature by the Mayor or upon becoming law without
9 the Mayor's signature.

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11 Form Approved:

12
13 /s/ Susan C. Grandin

14 Office of General Counsel

15 Legislation Prepared By: Susan C. Grandin

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