

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

3
4
5 **ORDINANCE 2025-638**

6 AN ORDINANCE ESTABLISHING KINGS CREEK II
7 COMMUNITY DEVELOPMENT DISTRICT ("KINGS CREEK II
8 CDD"), PURSUANT TO SECTION 190.005, *FLORIDA*
9 *STATUTES*, AND CHAPTER 92, *ORDINANCE CODE*; NAMING
10 THE KINGS CREEK II CDD; DESCRIBING THE EXTERNAL
11 BOUNDARIES OF THE KINGS CREEK II CDD; NAMING THE
12 INITIAL KINGS CREEK II 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 KINGS CREEK II CDD; PROVIDING
18 CODIFICATION INSTRUCTIONS; PROVIDING FOR
19 CONFLICT AND SEVERABILITY; PROVIDING AN
20 EFFECTIVE DATE.

21
22 **WHEREAS**, EPG JAX, LLC, a Florida limited liability company
23 (the "Petitioner"), petitioned the City Council to establish a
24 community development district ("CDD") named "Kings Creek II
25 Community Development District" (the "Kings Creek II CDD") on
26 approximately 1151.39± acres, lying wholly within the boundaries of
27 the City, in District 8, pursuant to Section 190.005(2)(e), *Florida*
28 *Statutes*, and Chapter 92, *Ordinance Code*. A copy of the Revised
29 (Second) Petition to Establish Kings Creek II Community Development
30 District (the "Petition") is **On File** with the Legislative Services
31 Division; and

1 **WHEREAS,** if established as proposed in the Petition, the Kings
2 Creek II 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 Kings Creek II
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 August 18, 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 "Kings Creek II Community Development District".

11 **Section 2. Boundaries.** The boundaries of the Kings Creek
12 II Community Development District established by this Ordinance are
13 as set forth in the legal description contained in the Revised
14 (Second) Petition to Establish Kings Creek II Community Development
15 District (the "Petition"), which is **On File** with the Legislative
16 Services Division. The legal description dated May 20, 2025, and the
17 boundary sketch dated August 5, 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 Kings Creek II Community Development District:

- 23 a. Nicholas Dister
- 24 b. Carlos de la Ossa
- 25 c. Keith Hyatt
- 26 d. Jennifer Goldyn
- 27 e. Dan Pickett

28 **Section 4. Grant of Special Powers.** Consent is hereby
29 granted to Kings Creek II Community Development District pursuant to
30 Section 190.012(2)(a), *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*, to be exercised only in compliance
5 and consistent with all applicable laws, including the City of
6 Jacksonville 2045 *Comprehensive Plan* and the City's land development
7 regulations.

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

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

14 * * *

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

16 The following CDDs have been established in the City:

17 * * *

18 (31) Kings Creek II Community Development District. Kings Creek
19 II Community Development District was established in
20 Ordinance 2025-638-E and was granted consent to exercise
21 special powers to plan, establish, acquire, construct or
22 reconstruct, enlarge or extend, equip, operate and maintain
23 additional systems and facilities for parks and facilities
24 for indoor and outdoor recreational, cultural, and
25 educational uses.

26 **Section 6. Codification Instructions.** The Codifier and the
27 Office of General Counsel are authorized to make all chapter and
28 division "tables of contents" consistent with the changes set forth
29 herein. Such editorial changes and any other changes necessary to
30 make the *Ordinance Code* consistent with the intent of this legislation
31 are approved and directed herein, and changes to the *Ordinance Code*

1 shall be made forthwith and when inconsistencies are discovered.

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

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

10
11 Form Approved:

12
13 /s/ Shannon MacGillis

14 Office of General Counsel

15 Legislation Prepared By: Shannon MacGillis

16 GC-#1705213-v3-Kings_Creek_II_CDD_Establish_Legislation