

# Hopping Green & Sams

Attorneys and Counselors

July 16, 2019

**VIA OVERNIGHT DELIVERY**

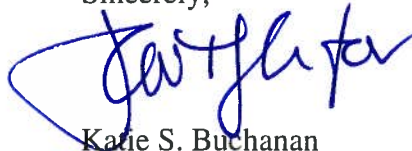
Susan C. Grandin, Esq.  
Assistant General Counsel  
City of Jacksonville Office of General Counsel  
117 W. Duval Street, Suite 480  
Jacksonville, Florida 32202

Re: Petition to Establish the Ryals Creek Community Development District

Dear Ms. Grandin:

In response to your *Initial Report of General Counsel*, dated July 12, 2019, enclosed please find four (4) copies and an electronic copy of the *Amended & Restated Petition to Establish the Ryals Creek Community Development District*. Please let me know if you need anything further.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Katie S. Buchanan', is written over a large, stylized blue scribble.

Katie S. Buchanan

**AMENDED & RESTATED  
PETITION TO ESTABLISH  
RYALS CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Submitted By:

Katie S. Buchanan  
Florida Bar No. 14196  
Jonathan T. Johnson  
Florida Bar No. 986460  
Sarah S. Warren  
Florida Bar No. 88999  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Phone: (850) 222-7500  
Fax: (850) 224-8551  
Attorney for Petitioner

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

IN RE:           A Petition to Establish Ryals Creek           )  
                  Community Development District       )  
\_\_\_\_\_ )

**AMENDED & RESTATED PETITION TO ESTABLISH  
RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Sawmill Timber, LLC ("Petitioner"), hereby petitions the City Council of the City of Jacksonville pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (2018), to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1.     Location and Size. The proposed District is located entirely within the City of Jacksonville, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 414.19 acres of land. The District is generally located in the lands southeast of the intersection of Interstate 295 and J. Turner Butler Boulevard, west of undeveloped lands and north of Gate Parkway. The metes and bounds description of the external boundaries of the District and a corresponding map of such are set forth in **Exhibit 2**.

2.     Excluded Parcels. There is no land within the external boundaries of the proposed District which is to be excluded from the District.

3.     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 3**.

4.     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: Arthur Chester Skinner, III  
Address: 2963 Dupont Avenue, Suite 2  
Jacksonville, Florida 32217  
Relationship: Brother of Chris Skinner (Manager), Cousin of Edward Jones (Manager)

Name: Christopher John Eyrick  
Address: 111 Riverside Avenue  
Jacksonville, Florida 32202  
Relationship: None

Name: Jan Malcolm Jones, III  
Address: 3625 Hendricks Avenue  
Jacksonville, Florida 32207  
Relationship: Nephew of Chris Skinner (Manager), Nephew of Edward Jones (Manager)

Name: Clayton Riley Skinner  
Address: 2963 Dupont Avenue, Suite 2  
Jacksonville, Florida 32217  
Relationship: Nephew of Chris Skinner (Manager)

Name: Lee Vaughn Webb, Jr.  
Address: 6022 San Jose Boulevard, Suite 300  
Jacksonville, Florida 32217  
Relationship: None

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America. Three of the above-listed persons are relatives of the Petitioner, as defined in Section 112.3143, Florida Statutes.

5. Name. The proposed name of the District is Ryals Creek Community Development District.

6. Future Land Uses. The existing land use within the District is approved for development and the land is currently under development in accordance with the City's Future Land Use Plan. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan. The proposed development

within the District currently contemplates the construction of approximately 1,319,000 square feet of commercial usage and 230 multi-family units.

7. 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 5**. **Composite Exhibit 5** also shows the pre-development drainage patterns, existing and proposed major trunk water mains and sewer interceptors and master drainage plan for the lands to be included within the District. In addition, **Exhibit 6** contains a copy of the letter of availability confirming the availability of potable water, sanitary sewer mains and reclaimed water services for development of all of the lands within the proposed District. The letter provides the capacity available to the overall project, but the lands within the proposed District (plus the land excluded from the proposed District but included in the total development area) are not currently anticipated to require the full capacity.

8. District Facilities and Services. **Composite Exhibit 7** 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 **Composite Exhibit 7**. 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. At present, most improvements are estimated to be made, constructed and installed in three (3) phases (Phases 1A, 1B and 2) over the time period from 2020 through 2022, with the Southern Access Route to be constructed in 2026. A map identifying the areas subject to the construction phases is also included in **Composite Exhibit 7**. The Southern Access Route is

outside of the boundaries of the proposed District, located adjacent to the southern boundary. It is included in the District's improvement plan pursuant to Section 190.012(1)(g), Florida Statutes, which authorizes a district to plan and construct projects outside of the boundaries of a district when a local government issues a development order requiring the construction. Per the SEQ PUD previously approved by Ordinance 2019-235-E, the Southern Access Route is a required point of access.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** 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.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Hopping Green & Sams, P.A. See **Exhibit 9** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
Attn: Katie S. Buchanan

11. 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 10**.

12. 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.

13. Accordingly, this petition to establish Ryals Creek 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:

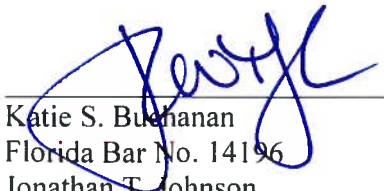
- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. grant such other relief as appropriate.

*[Remainder of page left intentionally blank]*



RESPECTFULLY SUBMITTED, this 16 day of July, 2019.

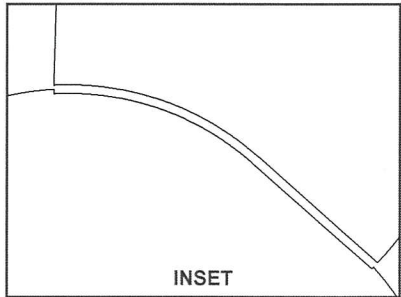
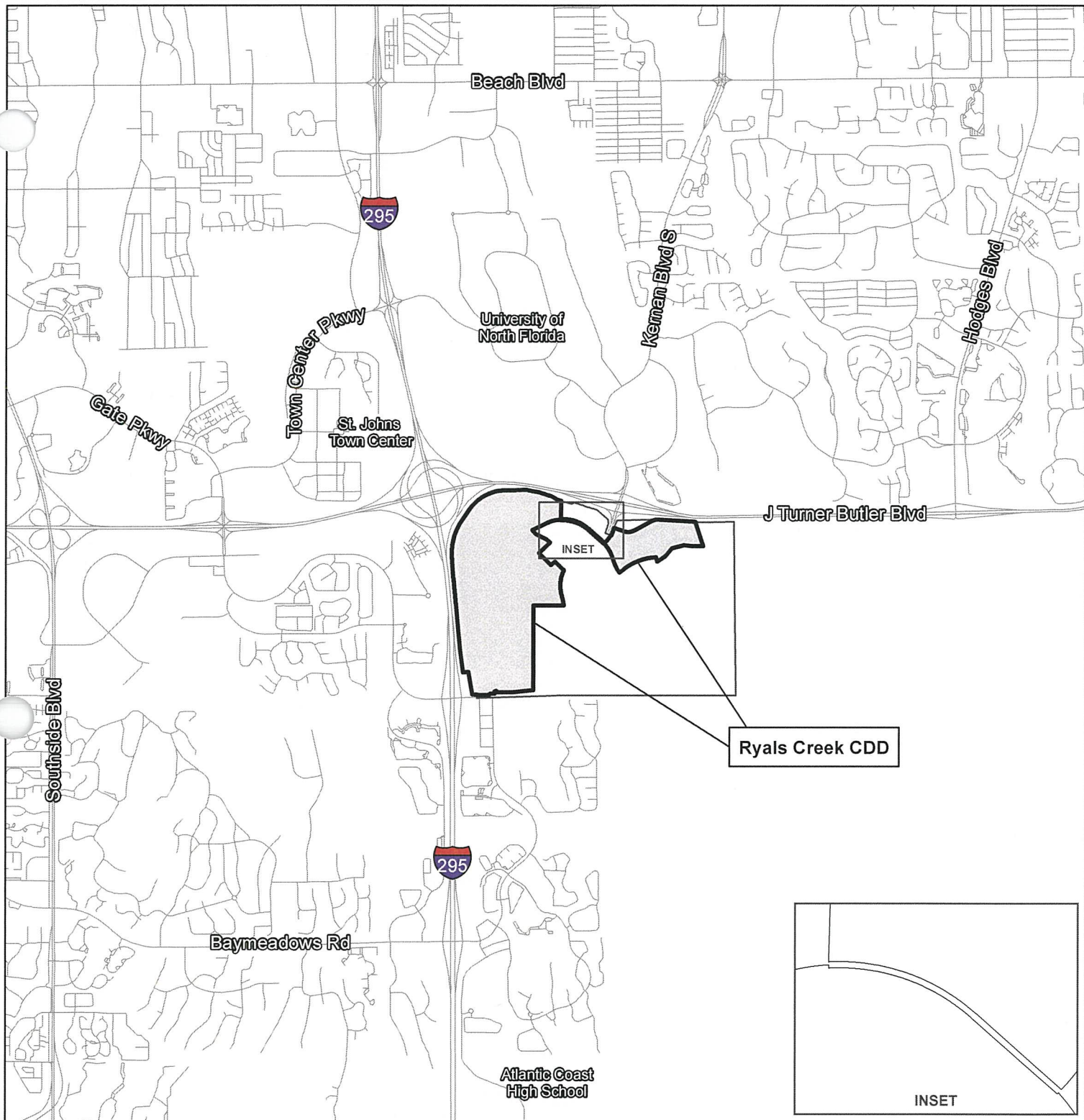
HOPPING GREEN & SAMS, P.A.



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Florida Bar No. 14196  
Jonathan T. Johnson  
Florida Bar No. 986460  
Sarah S. Warren  
Florida Bar No. 88999  
Hopping Green & Sams, PA  
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Phone: (850) 222-7500  
Fax: (850) 224-8551  
Attorneys for Petitioner

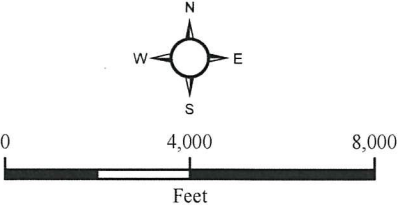
**1**



Ryals Creek CDD

General Location

Source: ETM, Duval County



**ETM** England-Thiny & Miller, Inc.  
 DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS  
 VERIFICATION AND UPDATING. ENGLAND-THINY AND MILLER, INC.  
 ETM OFFICES DO NOT WARRANT, EXPRESSLY OR IMPLIED,  
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Revised May 28, 2019  
April 30, 2019  
Page 1 of 3

Work Order No. 19-078.01  
File No. 125D-17.01A

## Ryals Creek CDD

A portion of Sections 8, 9, 16, and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 17, thence South  $88^{\circ}15'27''$  West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North  $01^{\circ}44'33''$  West, departing said Southerly line, 141.57 feet; thence North  $85^{\circ}41'13''$  West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of  $06^{\circ}08'51''$ , an arc length of 214.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $88^{\circ}45'39''$  West, 214.48 feet.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2000.00 feet, through a central angle of  $03^{\circ}51'50''$ , an arc length of 134.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}14'01''$  West, 134.85 feet; thence South  $84^{\circ}18'06''$  West, 507.68 feet; thence South  $89^{\circ}03'07''$  West, 434.31 feet to the point of curvature of a curve concave Northeasterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $89^{\circ}24'49''$ , an arc length of 62.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $46^{\circ}14'29''$  West, 56.28 feet; thence South  $88^{\circ}46'17''$  West, 47.48 feet; thence South  $01^{\circ}13'43''$  East, 75.04 feet to a point lying on the Northerly right of way line of Gate Parkway, a variable width right of way as depicted on Baymeadows Road East, recorded in Plat Book 54, pages 9, 9A through 9N, of said current Public Records; thence Southwesterly, along said Northerly right of way line the following 3 courses: Course 1, thence South  $88^{\circ}15'27''$  West, 140.01 feet; Course 2, thence South  $43^{\circ}15'27''$  West, 39.60 feet; Course 3, thence South  $88^{\circ}15'27''$  West, 374.42 feet to a point lying on the Easterly limited access right of way line of State Road 9A, a variable width limited access right of way line as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North  $01^{\circ}44'38''$  West, along said Easterly limited access right of way line, 17.89 feet; thence South  $88^{\circ}15'30''$  West, continuing along said Easterly limited access right of way line, 134.06 feet to the Southeasterly corner of Parcel No. 101, as described and recorded in Official Records Book 17341, page 1301, of said current Public Records; thence North  $09^{\circ}20'03''$  West, departing said Easterly Limited access right of way line and along the Easterly line of said Parcel No. 101, a distance of 698.72 feet to the Northeasterly corner thereof; thence South  $82^{\circ}43'21''$  West, along the Northerly line of last said lands, 163.01 feet to the Northwesterly corner thereof, said corner lying on said Easterly limited access right of way line of State Road 9A; thence Northerly, along said Easterly limited access right

**Ryals Creek CDD (Continued)**

of way line the following 8 courses: Course 1, thence North  $07^{\circ}16'41''$  West, 716.55 feet; Course 2, thence North  $05^{\circ}20'12''$  West, 1311.16 feet to a point on a curve concave Westerly having a radius of 23074.31 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $02^{\circ}16'23''$ , an arc length of 915.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $05^{\circ}56'56''$  West, 915.38 feet; Course 4, thence North  $03^{\circ}34'41''$  West, 404.17 feet to a point on a curve concave Easterly having a radius of 1785.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of  $41^{\circ}58'09''$ , an arc length of 1307.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $13^{\circ}08'08''$  East, 1278.48 feet; Course 6, thence North  $34^{\circ}07'10''$  East, 394.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 1335.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of  $59^{\circ}07'18''$ , an arc length of 1377.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}40'49''$  East, 1317.24 feet; Course 8, thence North  $88^{\circ}53'52''$  East, 517.36 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 5 courses: Course 1, thence Easterly, along the arc of a curve concave Southerly having a radius of 5529.58 feet, through a central angle of  $02^{\circ}49'28''$ , an arc length of 272.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $80^{\circ}20'54''$  East, 272.56 feet; Course 2, thence South  $78^{\circ}56'10''$  East, 94.86 feet; Course 3, thence South  $73^{\circ}00'23''$  East, 431.07 feet; Course 4, thence South  $58^{\circ}06'43''$  East, 213.98 feet; Course 5, thence South  $73^{\circ}00'23''$  East, 110.24 feet; thence South  $01^{\circ}22'57''$  West, departing said Southerly limited access right of way line, 542.41 feet to a point on a curve concave Southerly having a radius of 1167.50 feet; thence Easterly along the arc of said curve, through a central angle of  $44^{\circ}29'14''$ , an arc length of 906.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $70^{\circ}42'22''$  East, 883.90 feet; thence South  $48^{\circ}27'45''$  East, 644.57 feet to a point on a curve concave Northwesterly having a radius of 1653.99 feet; thence Northeasterly along the arc of said curve, through a central angle of  $10^{\circ}25'02''$ , an arc length of 300.72 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North  $37^{\circ}42'38''$  East, 300.30 feet; thence South  $70^{\circ}56'02''$  East, along said Southerly limited access right of way line, 19.12 feet; thence North  $19^{\circ}03'58''$  East, continuing along said Southerly limited access right of way line, 229.26 feet; thence South  $70^{\circ}56'10''$  East, departing said Southerly limited access right of way line, 285.36 feet to the point of curvature of a curve concave Northerly having a radius of 441.00 feet; thence Easterly along the arc of said curve, through a central angle of  $48^{\circ}31'13''$ , an arc length of 373.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $84^{\circ}48'13''$  East, 362.40 feet; thence North  $60^{\circ}32'37''$  East, 468.74 feet to the point of curvature of a curve concave Southerly having a radius of 895.00 feet; thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}18'03''$ , an arc length of 223.39 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North  $67^{\circ}41'38''$  East, 222.81 feet; thence South  $86^{\circ}54'32''$  East, along said Southerly limited access right of way line, 1190.11 feet; thence South  $18^{\circ}25'21''$  East, departing said Southerly limited access right of way line, 771.56 feet; thence South  $89^{\circ}57'01''$  West, 339.18 feet; thence North  $82^{\circ}31'23''$  West, 246.53 feet; thence South

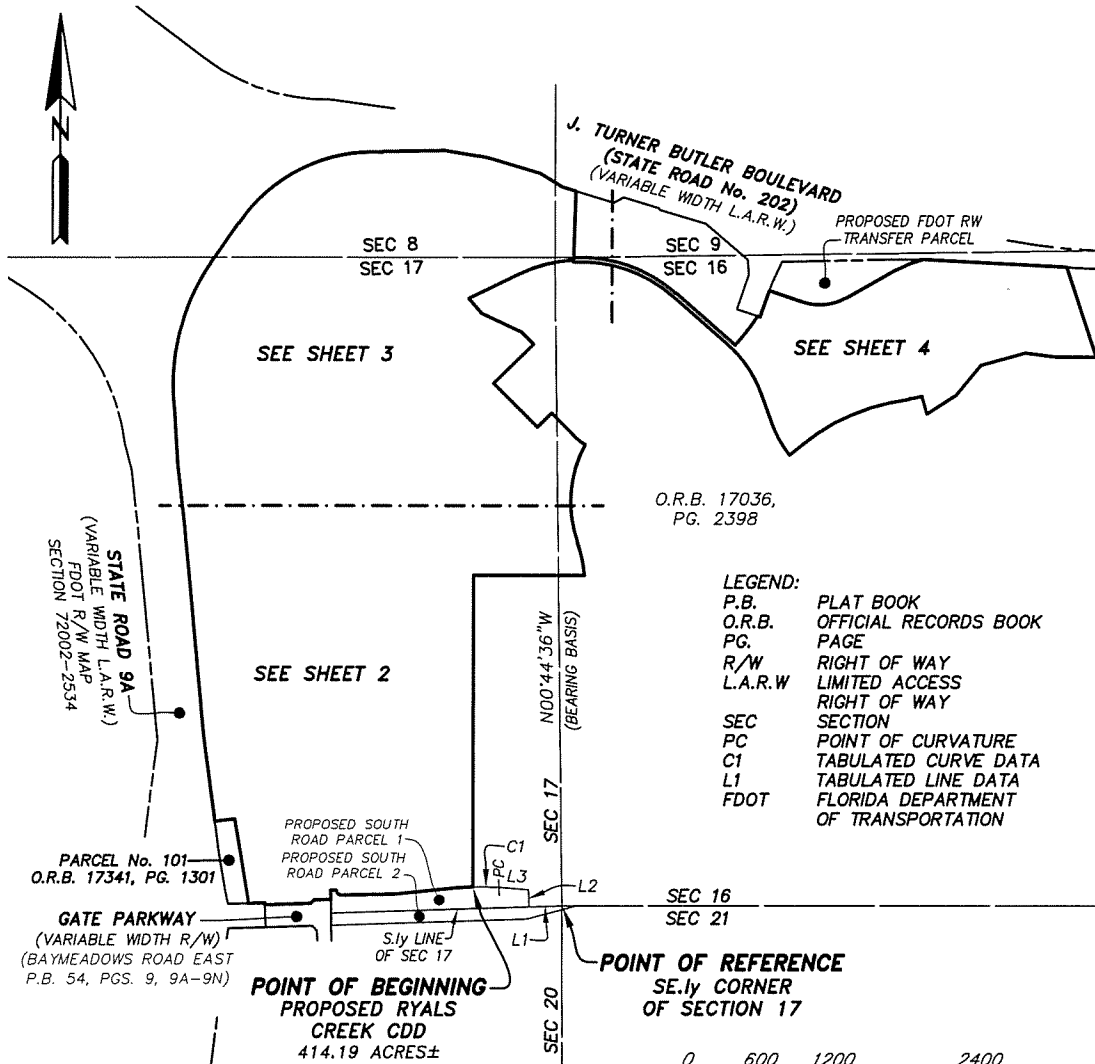
**Ryals Creek CDD (Continued)**

74°06'23" West, 375.50 feet; thence South 39°29'40" West, 312.89 feet; thence South 56°48'40" West, 289.46 feet; thence North 15°22'56" West, 147.36 feet to a point on a curve concave Northerly having a radius of 731.50 feet; thence Westerly along the arc of said curve, through a central angle of 08°30'41", an arc length of 108.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°52'25" West, 108.57 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1718.50 feet, through a central angle of 32°04'51", an arc length of 962.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 67°05'20" West, 949.70 feet; thence South 51°02'54" West, 134.27 feet to a point on a curve concave Northeasterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 17°29'38", an arc length of 305.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 28°40'03" West, 304.14 feet; thence North 19°55'14" West, 248.02 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 28°32'31", an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°11'29" West, 493.01 feet; thence North 48°27'45" West, 589.38 feet to the point of curvature of a curve concave Southerly having a radius of 1132.50 feet; thence Westerly along the arc of said curve, through a central angle of 44°37'17", an arc length of 881.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 70°46'23" West, 859.86 feet; thence North 01°22'57" East, 17.55 feet to a point on a curve concave Southerly having a radius of 1150.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°09'33", an arc length of 464.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°24'17" West, 461.68 feet; thence South 63°49'30" West, 456.96 feet; thence South 40°35'38" East, 163.67 feet; thence South 65°03'05" East, 360.26 feet; thence South 44°45'22" East, 137.62 feet; thence South 45°14'38" West, 457.01 feet; thence South 44°45'22" East, 506.02 feet; thence North 45°14'38" East, 164.01 feet; thence South 44°45'22" East, 304.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 20°05'59", an arc length of 70.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°48'22" East, 69.80 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°23'29", an arc length of 827.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°09'06" West, 803.76 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 15°50'52", an arc length of 276.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°37'13" East, 275.71 feet; thence Due West, 903.37 feet; thence Due South, 2549.76 feet to the Point of Beginning.

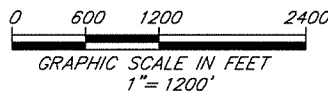
Containing 414.19 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE  
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036,  
PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
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
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - SEC SECTION
  - PC POINT OF CURVATURE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION



REVISED MAY 28, 2019 TO UPDATE MAP AND LEGAL DESCRIPTION.  
REVISED MAY 7, 2019 TO UPDATE MAP AND LEGAL DESCRIPTION.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°15'27"W	268.53'
L2	N01°44'33"W	141.57'
L3	N85°41'13"W	241.67'

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 17 AS BEING NORTH 00°44'36" WEST.

SHEET 1 OF 4

ETM

Surveying & Mapping, Inc.  
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14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

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.



Digital Signature By:  
Damon J. Kelly, PSM

SCALE: 1"=1200'

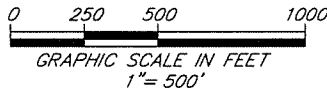
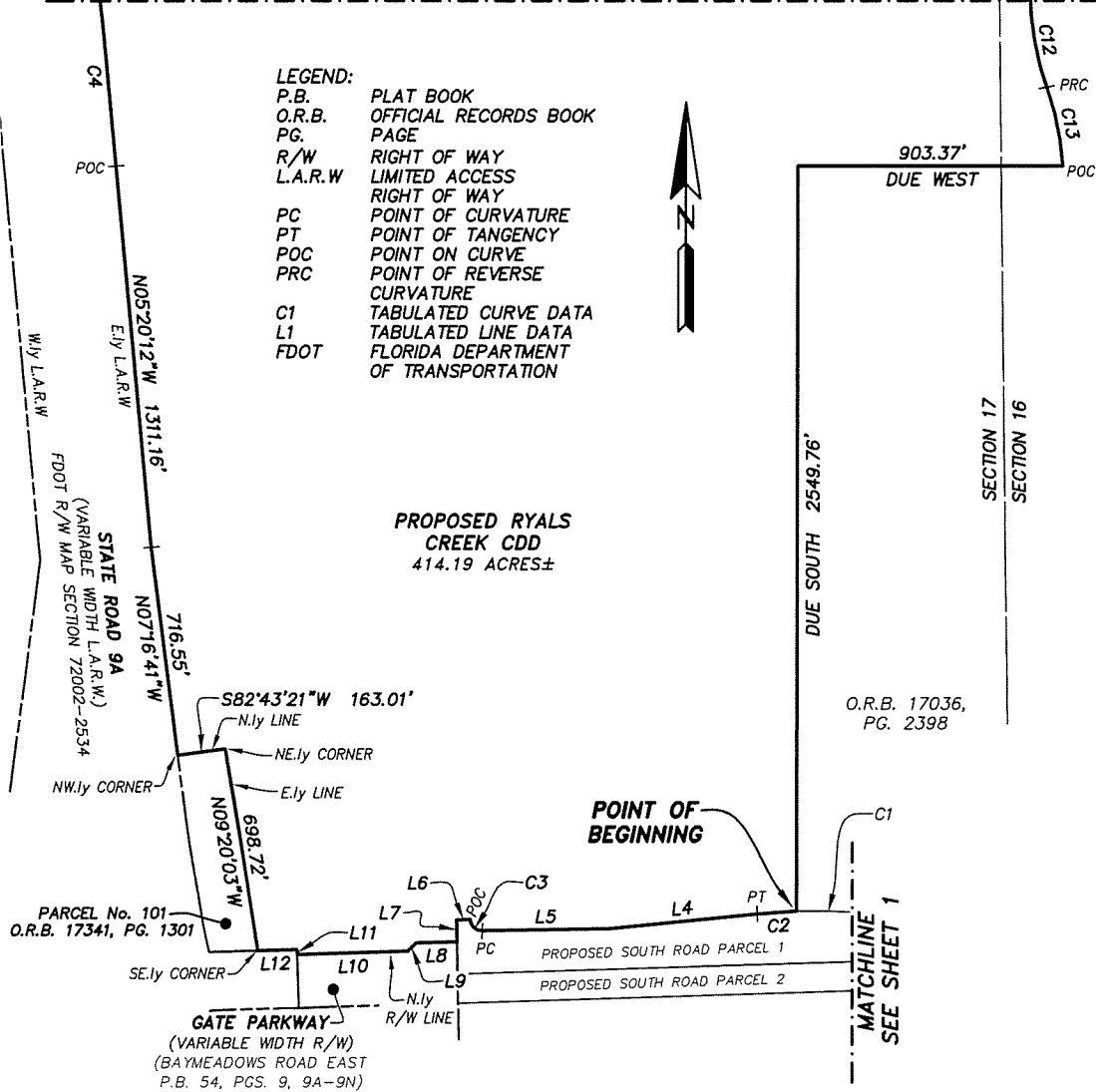
DATE: APRIL 30, 2019

DAMON J. KELLY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284



A PORTION OF SECTIONS 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 3



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	6°08'51"	214.59'	N88°45'39"W	214.48'
C2	2000.00'	3°51'50"	134.87'	S86°14'01"W	134.85'
C3	40.00'	89°24'49"	62.42'	N46°14'29"W	56.28'
C4	23074.31'	2°16'23"	915.44'	N05°56'56"W	915.38'
C12	1000.00'	47°23'29"	827.13'	S04°09'06"W	803.76'
C13	1000.00'	15°50'52"	276.59'	S11°37'13"E	275.71'

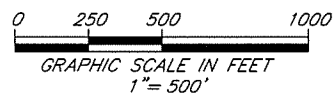
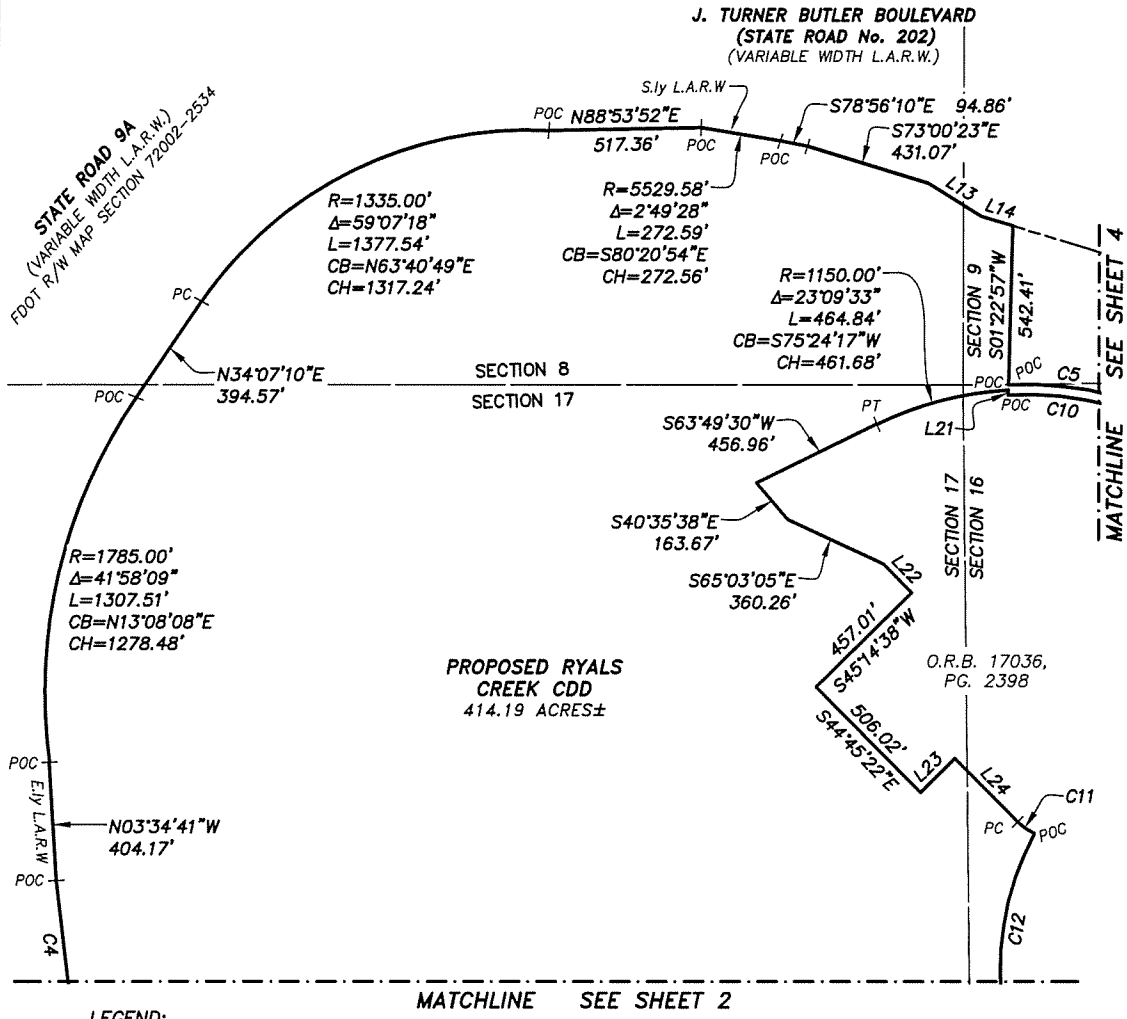
LINE TABLE		
LINE	BEARING	LENGTH
L4	S84°18'06"W	507.68'
L5	S89°03'07"W	434.31'
L6	S88°46'17"W	47.48'
L7	S01°13'43"E	75.04'
L8	S88°15'27"W	140.01'
L9	S43°15'27"W	39.60'
L10	S88°15'27"W	374.42'
L11	N01°44'38"W	17.89'
L12	S88°15'30"W	134.06'

SHEET 2 OF 4

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 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

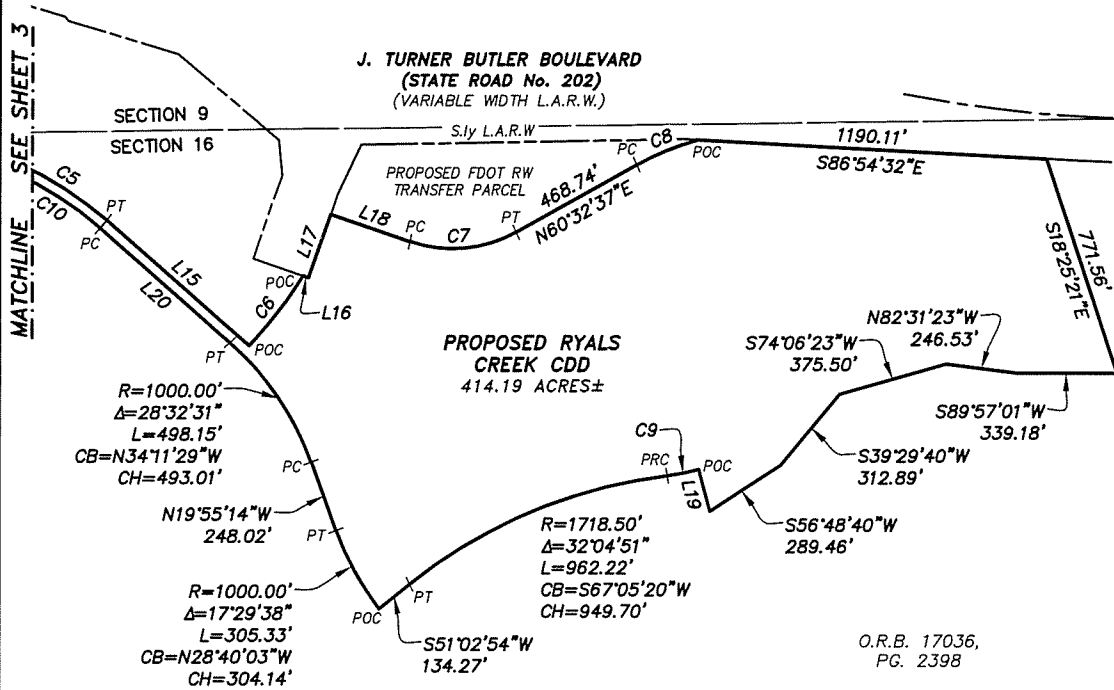
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	23074.31'	2'16"23"	915.44'	N05'56'56"W	915.38'
C5	1167.50'	44'29'14"	906.50'	S70'42'22"E	883.90'
C10	1132.50'	44'37'17"	881.98'	N70'46'23"W	859.86'
C11	200.00'	20'05'59"	70.16'	S54'48'22"E	69.80'
C12	1000.00'	47'23'29"	827.13'	S04'09'06"W	803.76'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S58'06'43"E	213.98'
L14	S73'00'23"E	110.24'
L21	N01'22'57"E	17.55'
L22	S44'45'22"E	137.62'
L23	N45'14'38"E	164.01'
L24	S44'45'22"E	304.42'

SHEET 3 OF 4  
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 8, 9, 16, AND 17, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17036, PAGE 2398, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



O.R.B. 17036,  
PG. 2398

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	1167.50'	44°29'14"	906.50'	S70°42'22"E	883.90'
C6	1653.99'	10°25'02"	300.72'	N37°42'38"E	300.30'
C7	441.00'	48°31'13"	373.46'	N84°48'13"E	362.40'
C8	895.00'	14°18'03"	223.39'	N67°41'38"E	222.81'
C9	731.50'	8°30'41"	108.67'	S78°52'25"W	108.57'
C10	1132.50'	44°37'17"	881.98'	N70°46'23"W	859.86'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S48°27'45"E	644.57'
L16	S70°56'02"E	19.12'
L17	N19°03'58"E	229.26'
L18	S70°56'10"E	285.36'
L19	N15°22'56"W	147.36'
L20	N48°27'45"W	589.38'

SHEET 4 OF 4

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

3

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

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Sawmill Timber, LLC (“Petitioner”), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the 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 the community development district which 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, which ever 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 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 person executing this instrument.

Executed this 9<sup>th</sup> day of MAY, 2019.

Witnessed:

**SAWMILL TIMBER, LLC,**  
a Florida limited liability company

James DuBois Farivar, III  
Print Name: JAMES DuBois FARIVAR, III

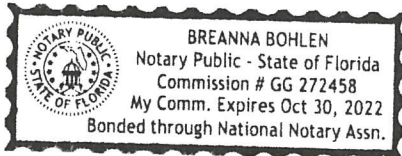
C.F. Skinner  
By: CHRISTOPHER F. SKINNER  
Its: MANAGER

C. Riley Skinner  
Print Name: C. RILEY SKINNER

STATE OF FLORIDA  
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Christopher F. Skinner, an authorized agent of Sawmill Timber, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 9<sup>th</sup> day of May, 2019.



Breanna Bohlen  
Notary Public

Personally known:   
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

Revised May 28, 2019  
April 30, 2019  
Page 1 of 3

Work Order No. 19-078.01  
File No. 125D-17.01A

### Ryals Creek CDD

A portion of Sections 8, 9, 16, and 17, Township 3 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 17036, page 2398, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 17, thence South  $88^{\circ}15'27''$  West, along the Southerly line of said Section 17, a distance of 268.53 feet; thence North  $01^{\circ}44'33''$  West, departing said Southerly line, 141.57 feet; thence North  $85^{\circ}41'13''$  West, 241.67 feet to the point of curvature of a curve concave Southerly having a radius of 2000.00 feet; thence Westerly along the arc of said curve, through a central angle of  $06^{\circ}08'51''$ , an arc length of 214.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $88^{\circ}45'39''$  West, 214.48 feet.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2000.00 feet, through a central angle of  $03^{\circ}51'50''$ , an arc length of 134.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}14'01''$  West, 134.85 feet; thence South  $84^{\circ}18'06''$  West, 507.68 feet; thence South  $89^{\circ}03'07''$  West, 434.31 feet to the point of curvature of a curve concave Northeasterly having a radius of 40.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $89^{\circ}24'49''$ , an arc length of 62.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $46^{\circ}14'29''$  West, 56.28 feet; thence South  $88^{\circ}46'17''$  West, 47.48 feet; thence South  $01^{\circ}13'43''$  East, 75.04 feet to a point lying on the Northerly right of way line of Gate Parkway, a variable width right of way as depicted on Baymeadows Road East, recorded in Plat Book 54, pages 9, 9A through 9N, of said current Public Records; thence Southwesterly, along said Northerly right of way line the following 3 courses: Course 1, thence South  $88^{\circ}15'27''$  West, 140.01 feet; Course 2, thence South  $43^{\circ}15'27''$  West, 39.60 feet; Course 3, thence South  $88^{\circ}15'27''$  West, 374.42 feet to a point lying on the Easterly limited access right of way line of State Road 9A, a variable width limited access right of way line as depicted on Florida Department of Transportation Right of Way Map Section 72002-2534; thence North  $01^{\circ}44'38''$  West, along said Easterly limited access right of way line, 17.89 feet; thence South  $88^{\circ}15'30''$  West, continuing along said Easterly limited access right of way line, 134.06 feet to the Southeasterly corner of Parcel No. 101, as described and recorded in Official Records Book 17341, page 1301, of said current Public Records; thence North  $09^{\circ}20'03''$  West, departing said Easterly Limited access right of way line and along the Easterly line of said Parcel No. 101, a distance of 698.72 feet to the Northeasterly corner thereof; thence South  $82^{\circ}43'21''$  West, along the Northerly line of last said lands, 163.01 feet to the Northwesterly corner thereof, said corner lying on said Easterly limited access right of way line of State Road 9A; thence Northerly, along said Easterly limited access right

**Ryals Creek CDD (Continued)**

of way line the following 8 courses: Course 1, thence North 07°16'41" West, 716.55 feet; Course 2, thence North 05°20'12" West, 1311.16 feet to a point on a curve concave Westerly having a radius of 23074.31 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 02°16'23", an arc length of 915.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 05°56'56" West, 915.38 feet; Course 4, thence North 03°34'41" West, 404.17 feet to a point on a curve concave Easterly having a radius of 1785.00 feet; Course 5, thence Northerly along the arc of said curve, through a central angle of 41°58'09", an arc length of 1307.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°08'08" East, 1278.48 feet; Course 6, thence North 34°07'10" East, 394.57 feet to the point of curvature of a curve concave Southeasterly having a radius of 1335.00 feet; Course 7, thence Northeasterly along the arc of said curve, through a central angle of 59°07'18", an arc length of 1377.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 63°40'49" East, 1317.24 feet; Course 8, thence North 88°53'52" East, 517.36 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, State Road No. 202, a variable width limited access right of way as presently established; thence Easterly, along said Southerly limited access right of way line the following 5 courses: Course 1, thence Easterly, along the arc of a curve concave Southerly having a radius of 5529.58 feet, through a central angle of 02°49'28", an arc length of 272.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 80°20'54" East, 272.56 feet; Course 2, thence South 78°56'10" East, 94.86 feet; Course 3, thence South 73°00'23" East, 431.07 feet; Course 4, thence South 58°06'43" East, 213.98 feet; Course 5, thence South 73°00'23" East, 110.24 feet; thence South 01°22'57" West, departing said Southerly limited access right of way line, 542.41 feet to a point on a curve concave Southerly having a radius of 1167.50 feet; thence Easterly along the arc of said curve, through a central angle of 44°29'14", an arc length of 906.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°42'22" East, 883.90 feet; thence South 48°27'45" East, 644.57 feet to a point on a curve concave Northwesterly having a radius of 1653.99 feet; thence Northeasterly along the arc of said curve, through a central angle of 10°25'02", an arc length of 300.72 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North 37°42'38" East, 300.30 feet; thence South 70°56'02" East, along said Southerly limited access right of way line, 19.12 feet; thence North 19°03'58" East, continuing along said Southerly limited access right of way line, 229.26 feet; thence South 70°56'10" East, departing said Southerly limited access right of way line, 285.36 feet to the point of curvature of a curve concave Northerly having a radius of 441.00 feet; thence Easterly along the arc of said curve, through a central angle of 48°31'13", an arc length of 373.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°48'13" East, 362.40 feet; thence North 60°32'37" East, 468.74 feet to the point of curvature of a curve concave Southerly having a radius of 895.00 feet; thence Easterly along the arc of said curve, through a central angle of 14°18'03", an arc length of 223.39 feet to a point lying on said Southerly limited access right of way line, said arc being subtended by a chord bearing and distance of North 67°41'38" East, 222.81 feet; thence South 86°54'32" East, along said Southerly limited access right of way line, 1190.11 feet; thence South 18°25'21" East, departing said Southerly limited access right of way line, 771.56 feet; thence South 89°57'01" West, 339.18 feet; thence North 82°31'23" West, 246.53 feet; thence South

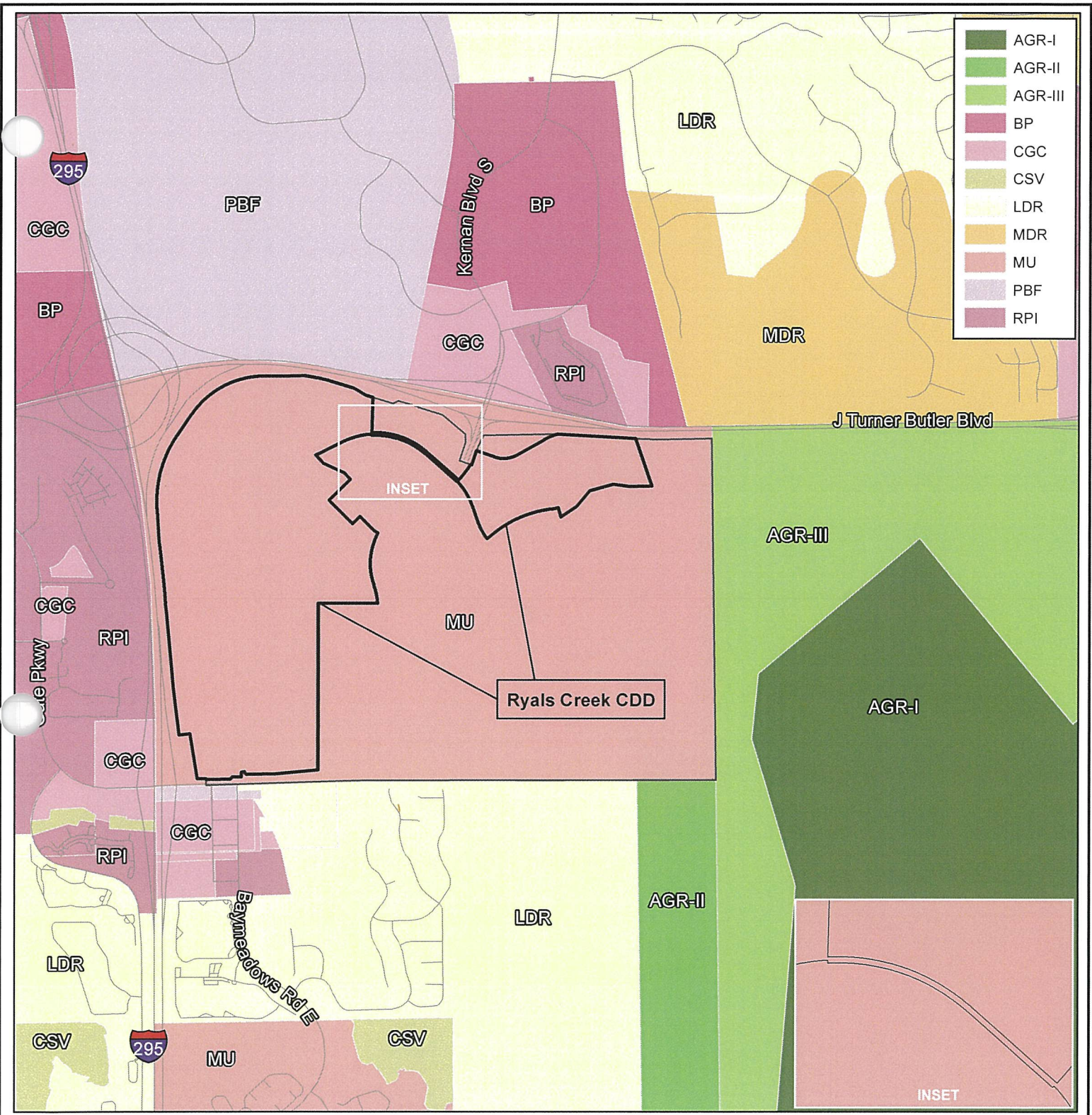


**Ryals Creek CDD (Continued)**

74°06'23" West, 375.50 feet; thence South 39°29'40" West, 312.89 feet; thence South 56°48'40" West, 289.46 feet; thence North 15°22'56" West, 147.36 feet to a point on a curve concave Northerly having a radius of 731.50 feet; thence Westerly along the arc of said curve, through a central angle of 08°30'41", an arc length of 108.67 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°52'25" West, 108.57 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 1718.50 feet, through a central angle of 32°04'51", an arc length of 962.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 67°05'20" West, 949.70 feet; thence South 51°02'54" West, 134.27 feet to a point on a curve concave Northeasterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 17°29'38", an arc length of 305.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 28°40'03" West, 304.14 feet; thence North 19°55'14" West, 248.02 feet to the point of curvature of a curve concave Southwesterly having a radius of 1000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 28°32'31", an arc length of 498.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°11'29" West, 493.01 feet; thence North 48°27'45" West, 589.38 feet to the point of curvature of a curve concave Southerly having a radius of 1132.50 feet; thence Westerly along the arc of said curve, through a central angle of 44°37'17", an arc length of 881.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 70°46'23" West, 859.86 feet; thence North 01°22'57" East, 17.55 feet to a point on a curve concave Southerly having a radius of 1150.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°09'33", an arc length of 464.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°24'17" West, 461.68 feet; thence South 63°49'30" West, 456.96 feet; thence South 40°35'38" East, 163.67 feet; thence South 65°03'05" East, 360.26 feet; thence South 44°45'22" East, 137.62 feet; thence South 45°14'38" West, 457.01 feet; thence South 44°45'22" East, 506.02 feet; thence North 45°14'38" East, 164.01 feet; thence South 44°45'22" East, 304.42 feet to the point of curvature of a curve concave Northeasterly having a radius of 200.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 20°05'59", an arc length of 70.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°48'22" East, 69.80 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 1000.00 feet, through a central angle of 47°23'29", an arc length of 827.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°09'06" West, 803.76 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 1000.00 feet, through a central angle of 15°50'52", an arc length of 276.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°37'13" East, 275.71 feet; thence Due West, 903.37 feet; thence Due South, 2549.76 feet to the Point of Beginning.

Containing 414.19 acres, more or less.

4



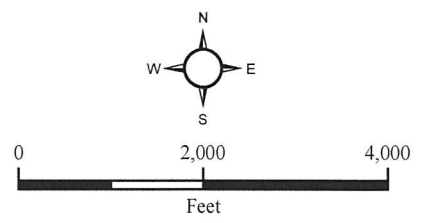
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- AGR-II
- AGR-III
- BP
- CGC
- CSV
- LDR
- MDR
- MU
- PBF
- RPI



Ryals Creek CDD

Existing/Future Land Use

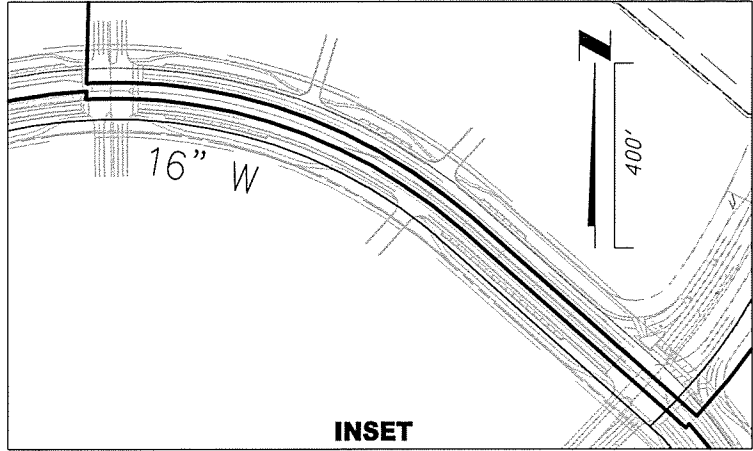
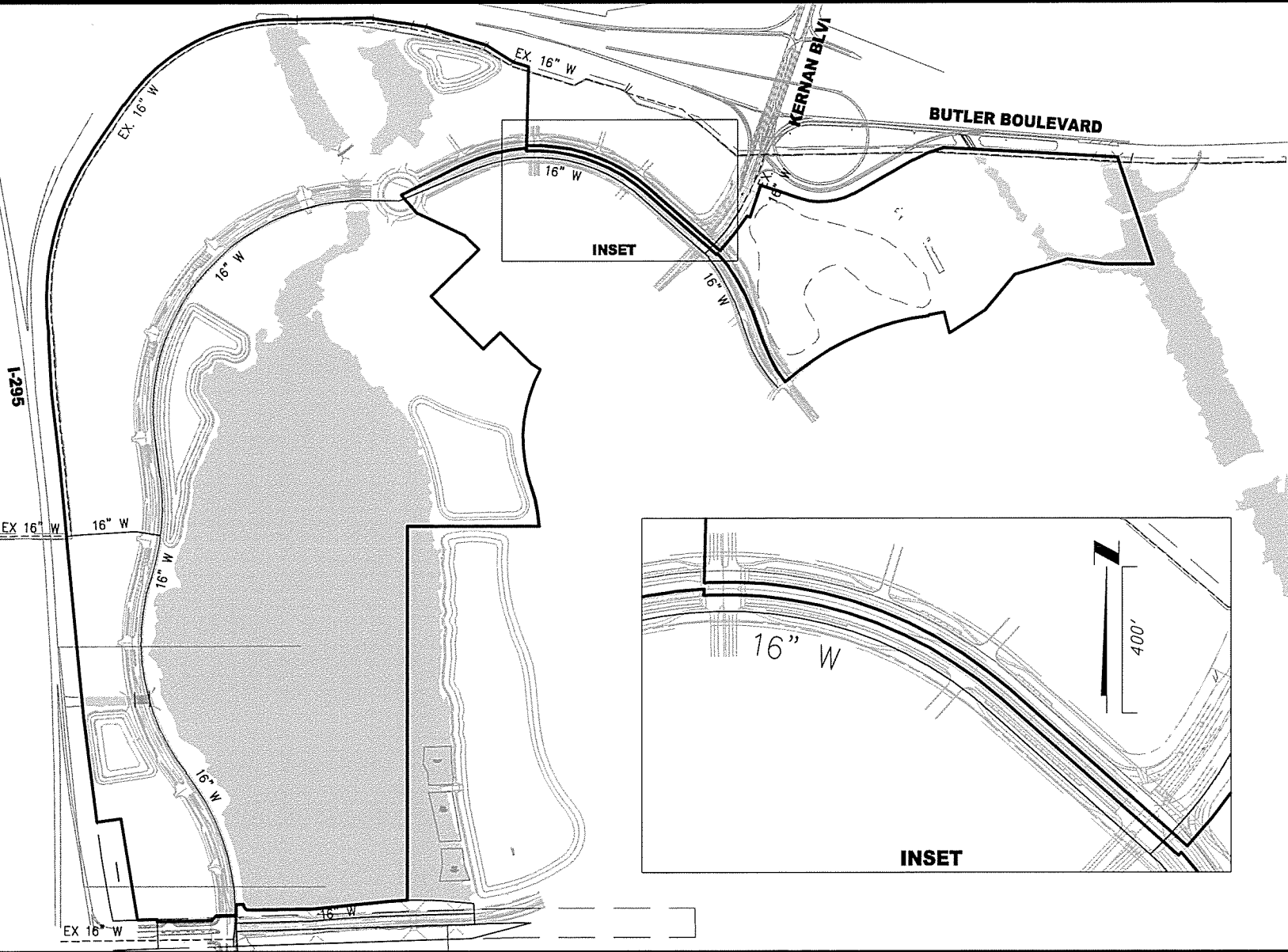
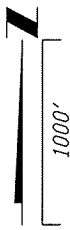
Source: ETM, Duval County



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

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5



**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

**MASTER WATER PLAN**

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT  
 SOUTHEAST QUADRANT  
 DUVAL COUNTY, FLORIDA**

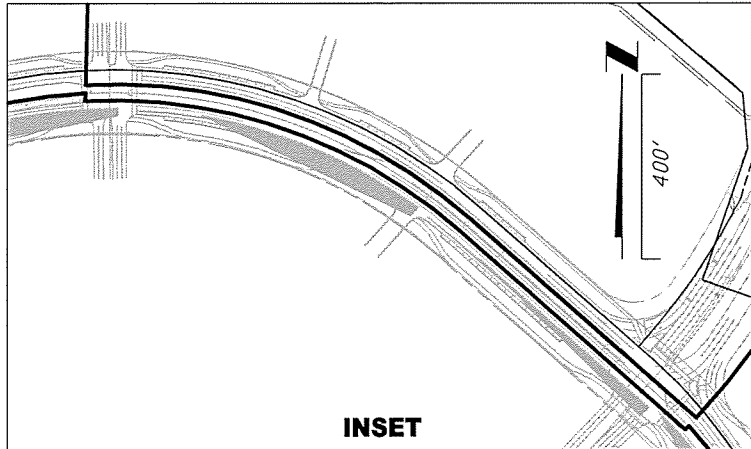
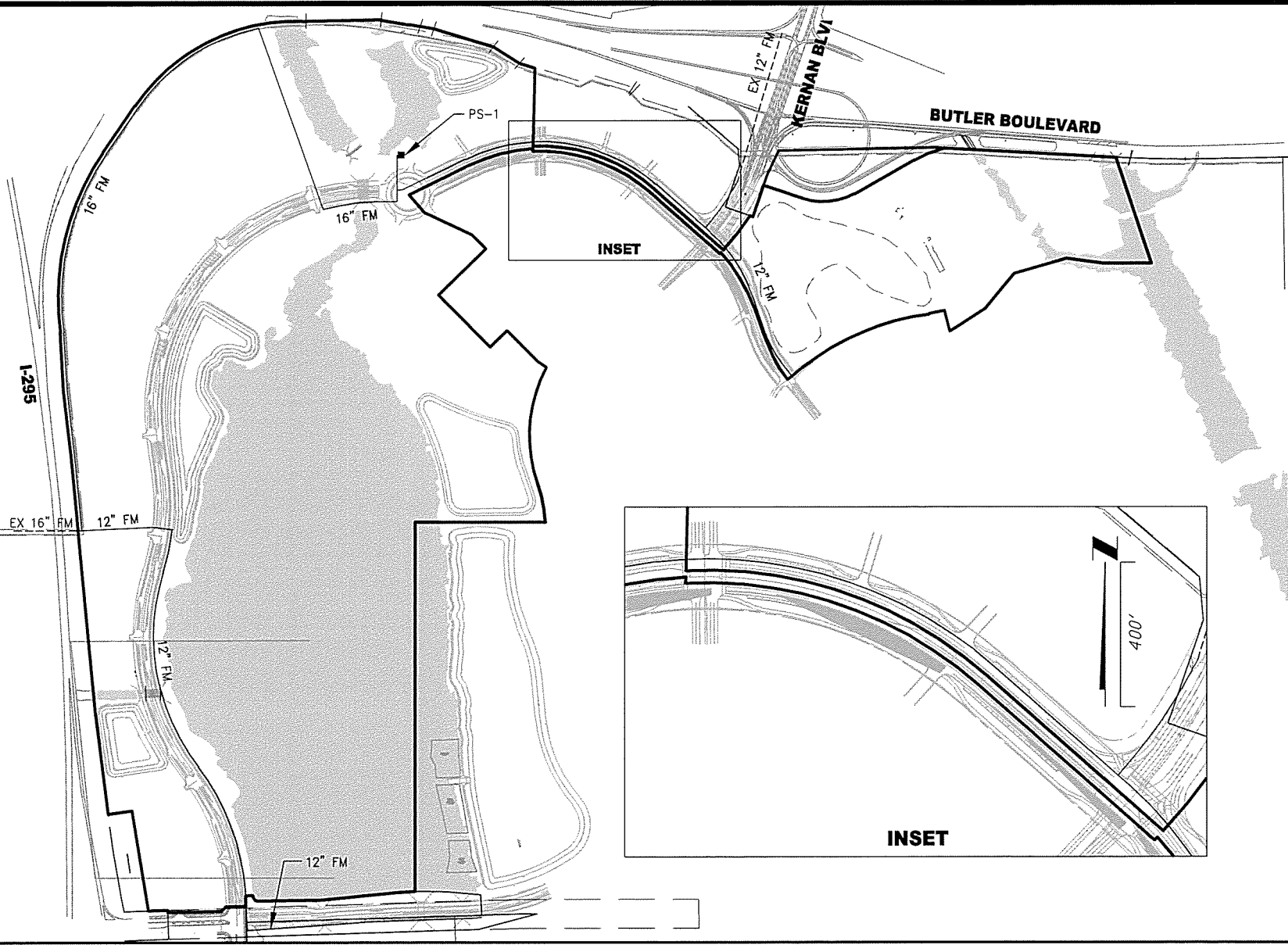
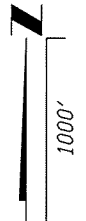
ETM NO. 19-115-02-001

DRAWN BY: JRC

DATE: May 14, 2019

DRAWING NO. 1 OF 3

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# 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

## MASTER SANITARY SEWER PLAN

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT  
SOUTHEAST QUADRANT  
DUVAL COUNTY, FLORIDA**

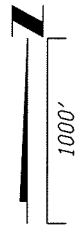
ETM NO. 19-115-02-001

DRAWN BY: JRC

DATE: May 14, 2019

DRAWING NO. 2 OF 3

T:\2019\19-115\19-115-02\19-115-02-001\LandDev\Design\Plots\Exhibits\CDD Master Utility\_CommePLOT.dwg, May 28, 2019 - 12:23 PM, BY: Jason Crews



FUTURE 30" RW  
(BY JEA)

1-295

16" RW

16" RW

16" RW

16" RW

INSET

FUTURE 30" RW  
(BY JEA)

EX  
30" RW

KERNAN BLVD

BUTLER BOULEVARD

16" RW



400'

INSET

**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

**MASTER REUSE PLAN**

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT  
SOUTHEAST QUADRANT  
DUVAL COUNTY, FLORIDA**

ETM NO. 19-115-02-001

DRAWN BY: JRC

DATE: May 14, 2019

DRAWING NO. 3 OF 3

6





21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Nicole Bolatete  
 ETM  
 14775 Old St. Augustine Road  
 Jacksonville, Florida, 32258

March 11, 2019

Project Name: Southeast Quadrant  
 Availability#: 2017-2641

Attn: Nicole Bolatete,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim  
 Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-2641  
 Request Received On: 2/18/2019  
 Availability Response: 3/11/2019  
 Prepared by: Susan West

**Project Information**

Name: Southeast Quadrant  
 Type: OTHER  
 Requested Flow: 1,675,228 gpd  
 Location: SE Quad of JTB and I-295; RE#:167728-0010, 167728-0005,167729-0100,167741-4500, 167441-0000  
 Parcel ID No.: 167440-0000  
 Description: 3,200 SFR units, 1,384,000 SF Commercial, 1,210,000 SF office, 1,390 MFR units, 80 bed assisted living, 350 room hotel, 2400 seat theater

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: See special conditions  
 Connection Point #2: NA

Special Conditions: An existing 16 inch water main on the south side of JTB, east of I-295, adjacent to this property, may serve as an initial point of connection for a portion of this project. A Developer's Agreement will be required that addresses project sequencing, timing and required water system improvements.

**Sewer Connection**

Sewer Treatment Plant: ARLINGTON EAST  
 Connection Point #1: See special conditions  
 Connection Point #2: NA

Special Conditions: An existing 12 inch force main at the southwest corner of JTB & Kernan Blvd and an existing 16 inch force main on the west side of the property along I-295 may serve as initial points of connection for portions of this project. However downstream sewer system improvements may be required to serve the overall development. A Developer's Agreement will therefore be required that addresses project sequencing, timing and required sewer system improvements.

**Reclaimed Water Connection**

Sewer Region/Plant: SOUTH GRID  
 Connection Point #1: Proposed 16-in reclaimed water line on the south side of JTB, east of I-295/ 9A  
 Connection Point #2: Proposed 30-in reclaimed water line on the south side of JTB, east of I-295/ 9A

Special Conditions: This property is located within the JEA Reclaimed Water System Service Area. Reclaimed water shall be used for irrigation.

**General Comments:**

Developer agreement required. Master utility plans required. Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

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OPINION OF PROBABLE COST - MASTER INFRASTRUCTURE PHASE 1A RYALS CREEK COMMUNITY DEVELOPMENT SHEET						
		ANNUAL OUTLAY		CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
		2019	2020			
Collector Road	\$1,795,095	80%	20%	CDD	COJ	COJ
Traffic Signals	\$869,630	80%	20%	CDD	COJ	COJ
Stormwater Management Facilities	\$1,069,484	80%	20%	CDD	CDD	CDD
Off-Site Utilities (water, sewer, elec, etc)	\$1,411,689	80%	20%	CDD	JEA	JEA
Earthwork	\$1,087,964	80%	20%	CDD	N/A	N/A
Street Lighting	\$478,882	80%	20%	CDD	JEA	JEA
Landscape and Irrigation	\$979,907	80%	20%	CDD	CDD	CDD
Hardscape	\$702,754	80%	20%	CDD	CDD	CDD
Mobilization, As-builts, Erosion Control, Etc	\$554,278	80%	20%	CDD	N/A	N/A
Planning, Engineering, Survey, and Regulatory Cost	\$1,747,812	80%	20%	CDD	N/A	N/A
Sub-Total	\$10,697,496					

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

This Opinion of Probable Cost was put together under the direction of Scott Wild, P.E.

COJ = City of Jacksonville

CDD = Community Development District

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OPINION OF PROBABLE COST - MASTER INFRASTRUCTURE PHASE 1B RYALS CREEK COMMUNITY DEVELOPMENT SHEET						
		ANNUAL OUTLAY		CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
		2019	2020			
Collector Road	\$2,582,690	80%	20%	CDD	COJ	COJ
Traffic Signals	\$972,338	80%	20%	CDD	COJ	COJ
Stormwater Management Facilities	\$2,721,827	80%	20%	CDD	CDD	CDD
Off-Site Utilities (water, sewer, elec, etc)	\$2,901,098	80%	20%	CDD	JEA	JEA
Earthwork	\$2,097,693	80%	20%	CDD	N/A	N/A
Street Lighting	\$673,862	80%	20%	CDD	JEA	JEA
Landscape and Irrigation	\$1,149,475	80%	20%	CDD	CDD	CDD
Hardscape	\$1,002,205	80%	20%	CDD	CDD	CDD
Mobilization, As-builts, Erosion Control, Etc	\$808,405	80%	20%	CDD	N/A	N/A
Planning, Engineering, Survey, and Regulatory Cost	\$2,660,729	80%	20%	CDD	N/A	N/A
Sub-Total	\$17,570,321					

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

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OPINION OF PROBABLE COST - MASTER INFRASTRUCTURE PHASE 2 RYALS CREEK COMMUNITY DEVELOPMENT SHEET						
		ANNUAL OUTLAY		CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
		2020	2021			
Collector Road	\$5,260,954	80%	20%	CDD	COJ	COJ
Traffic Signals	\$1,922,185	80%	20%	CDD	COJ	COJ
Stormwater Management Facilities	\$9,314,168	80%	20%	CDD	CDD	CDD
Off-Site Utilities (water, sewer, elec, etc)	\$4,941,247	80%	20%	CDD	JEA	JEA
Earthwork	\$5,803,719	80%	20%	CDD	N/A	N/A
Street Lighting	\$1,518,613	80%	20%	CDD	JEA	JEA
Landscape and Irrigation	\$3,033,476	80%	20%	CDD	CDD	CDD
Hardscape	\$1,841,365	80%	20%	CDD	CDD	CDD
Mobilization, As-builts, Erosion Control, Etc	\$2,051,315	80%	20%	CDD	N/A	N/A
Planning, Engineering, Survey, and Regulatory Cost	\$6,364,789	80%	20%	CDD	N/A	N/A
Sub-Total	\$42,051,830					

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

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OPINION OF PROBABLE COST - MASTER INFRASTRUCTURE SOUTHERN ROAD RYALS CREEK COMMUNITY DEVELOPMENT SHEET						
		ANNUAL OUTLAY		CONSTRUCTION ENTITY	FINAL OWNER	MAINTENANCE ENTITY
		2026	2027			
Collector Road	\$2,875,806	80%	20%	CDD	COJ	COJ
Stormwater Management Facilities	\$5,888,670	80%	20%	CDD	CDD	CDD
Off-Site Utilities (water, sewer, elec, etc)	\$1,537,242	80%	20%	CDD	JEA	JEA
Earthwork	\$2,755,245	80%	20%	CDD	N/A	N/A
Street Lighting	\$1,036,047	80%	20%	CDD	JEA	JEA
Landscape and Irrigation	\$2,022,997	80%	20%	CDD	CDD	CDD
Mobilization, As-builts, Erosion Control, Etc	\$1,527,422	80%	20%	CDD	N/A	N/A
Planning, Engineering, Survey, and Regulatory Cost	\$4,153,858	80%	20%	CDD	N/A	N/A
Sub-Total	\$21,797,287					

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

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LEGEND	
TMA 1A	
TMA 1B	
TMA 2	
SOUTHERN ACCESS ROUTE	

**RYALS CREEK**  
**CDD Site Plan**  
 JULY 15th, 2019



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**RYALS CREEK  
 CDD**

**PHASE 1B  
 2,300 LF**

**RYALS CREEK CDD**

**PHASE 1A  
 1,600 LF**

**POND**

**BOGGY BRANCH  
 CDD**

**PHASE 2  
 6,100 LF**

**PHASE 2  
 POND**

**Southern Access  
 Route**  
 PHASE 3

**30" Reclaim Pipe**

**Hampton Park**

**Estuary**



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# RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT

## Statement of Estimated Regulatory Costs

May 20, 2019



Provided by

***Wrathell, Hunt and Associates, LLC***

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.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 establish the Ryals Creek Community Development District (“District”) in accordance with the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes (the “Act”). The proposed District will comprise approximately 414.19 +/- acres of land located within the City of Jacksonville, Florida (the “City”) and is projected to contain approximately 1,319,000 square feet of commercial uses and 230 multi-family units. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes (“F.S.”) (governing District establishment) as follows:

*"That the process of establishing such a district pursuant to uniform general law 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 (emphasis added)."*

### 1.2 Overview of the Ryals Creek Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned commercial and residential development currently anticipated to contain a total of approximately 1,319,000 square feet of commercial uses and 230 multi-family units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

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

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 or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Ryals Creek.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements 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;

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 agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Jacksonville, according to Census 2010, has a population of 821,784; therefore, it is not defined as a small city for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

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

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 **An economic analysis showing whether the ordinance 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 ordinance;**
  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 ordinance; 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 ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 **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 ordinance.**

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned commercial and residential development. The development of the approximately 414.19 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners within the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,319,000 square feet of commercial uses and 230 multi-family units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the

private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

**2.2 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 ordinance.**

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service

and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

**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.**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Jacksonville

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 414.19 +/- acre master planned commercial and residential development currently anticipated to contain a total of approximately 1,319,000 square feet of commercial uses and 230 multi-family units, although the development plan can change. Assuming an average ownership of 10,000 square feet per commercial landowner, the estimated number of commercial landowners within the proposed District at build out would be approximately 132 +/- and all of these commercial landowners within the District will be affected by the ordinance. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 805 +/- and all of these residents as well as the residential landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

**4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.**

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal 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 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.



## City of Jacksonville, Florida

The proposed land for the District is located within the City of Jacksonville, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. 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, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

### **4.2 Impact on State and Local Revenues**

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

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

### **5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$92,116,935. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt

service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District by new landowners is completely voluntary, so, ultimately, all landowners within the affected property choose to accept the non-ad valorem assessments as a tradeoff 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 initial seller to all prospective purchasers of property within the District.

**Table 1**

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT  
Proposed Facilities and Services**

<b>FACILITY</b>	<b>FUNDED</b>	<b>OWNED</b>	<b>MAINTAINED BY</b>
Collector Roads	CDD	City	City
Traffic Signals	CDD	City	City
Stormwater Management	CDD	CDD	CDD
Off-Site Utilities	CDD	JEA	JEA
Street Lighting	CDD	JEA	JEA
Landscape and Irrigation	CDD	CDD	CDD
Hardscape	CDD	CDD	CDD

JEA - Jacksonville Electric Authority

**Table 2**

**RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT  
Estimated Costs of Construction**

<b>CATEGORY</b>	<b>COST</b>
Collector Roads	\$12,514,545.00
Traffic Signals	\$3,764,153.00
Stormwater Management	\$18,994,149.00
Off-Site Utilities	\$10,791,276.00
Earthwork	\$11,744,621.00
Street Lighting	\$3,707,404.00
Landscape and Irrigation	\$7,185,855.00
Hardscape	\$3,546,324.00
Mobilization, As-builts, Erosion Control, Etc	\$4,941,420.00
Planning, Engineering, Survey, and Regulatory Cost	\$14,927,188.00
<b>Total Estimated Project Costs</b>	<b>\$92,116,935.00</b>

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special

districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those landowners in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. 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 local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Jacksonville has a population of 821,784 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a “small” city according to Section 120.52, F.S.

## **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 Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Ryals Creek Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Ryals Creek development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Ryals Creek development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to landowners' needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the landowners of the Ryals Creek development would take their grievances and desires to the City Council meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

**8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Ryals Creek Community Development District.

**APPENDIX A  
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

9

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for Sawmill Timber, 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:

**SAWMILL TIMBER, LLC,**  
a Florida limited liability company

James DuBois Fairuar, III  
Print Name: JAMES DUBOIS FAIRUAR, III

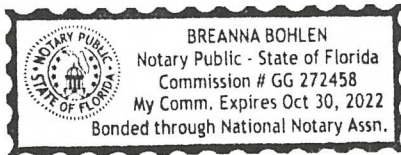
C.F. Skinner  
By: CHRISTOPHER F. SKINNER  
Its: MANAGER

C. Riley Skinner  
Print Name: C. RILEY SKINNER

STATE OF FLORIDA  
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Christopher F. Skinner, an authorized agent of Sawmill Timber, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 9<sup>th</sup> day of May, 2019.



Breanna Bohlen  
Notary Public

Personally known:   
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_



**10**

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

IN RE:           A Petition to Establish Ryals Creek           )  
                  Community Development District        )  
\_\_\_\_\_)

**AFFIDAVIT OF PETITION**

STATE OF FLORIDA  
COUNTY OF DUVAL

I, Christopher F. Skinner, of Sawmill Timber, 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 Christopher F. Skinner and I am the Manager for Sawmill Timber, LLC.
3.       I am authorized to act on behalf of the Petitioner to take all action necessary in relation to the petition to establish Ryals Creek Community Development District.
4.       I have reviewed the contents of the Petition to establish Ryals Creek 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.

[CONTINUED ON FOLLOWING PAGE]

Executed this 9<sup>th</sup> day of MAY, 2019.

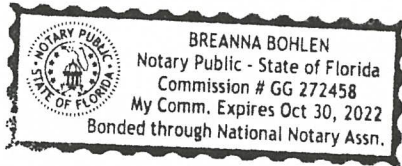
C.F. Skinner  
By: CHRISTOPHER F. SKINNER  
Its: MANAGER

STATE OF FLORIDA  
COUNTY OF Duval

SWORN TO and SUBSCRIBED before me by the Affiant, on this 9<sup>th</sup> day of May, 2019.

Breanna Bohlen  
Notary Public

(SEAL)



Breanna Bohlen  
Typed Name

Personally known ✓  
Type of Identification produced \_\_\_\_\_