

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2025-23

**Introducer/Sponsor(s):** TEU Committee

**Date of Introduction:** January 14, 2025

**Committee(s) of Reference:** NCSPHS, R, TEU

**Date of Analysis:** January 16, 2025

**Type of Action:** Creation of community development district; designating initial CDD board of directors; designation of district powers; Ordinance Code amendment

**Bill Summary:** The bill creates a Coastal Ridge Community Development District, establishes its boundaries, and grants the district certain service provision powers. It appoints the original Board of Supervisors for the district – John S. Hewins, Maurice Rudolph, Gregory J. Barbour, Christopher Price and David Ray. The bill provides for future expansion of the district within 10 years. It amends Ordinance Code Chapter 92 – Uniform Community Development Districts – to add a new Section 92.22 (28) – Coastal Ridge Community Development District.

**Background Information:** The district, which would originally consist of 1,002 acres of land, is located east of Philips Highway and I-295, from Nocatee Parkway on the south to approximately Bayard on the north. Permitted future extensions would extend the district further north to the Etown area. 100% of the landowners in the district have consented to the creation of the CDD. The district is authorized to develop and operate facilities and systems for parks and indoor and outdoor recreational, cultural and educational uses and to provide security services via guardhouses, fences and gates, electronic intrusion detection systems and patrol cars. The bill amends Ordinance Code Chapter 92 to add Coastal Ridge CDD to the list of the 27 existing CDDs.

**Policy Impact Area:** Private community development services

**Fiscal Impact:** None to City

**Analyst:** Clements