

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

**ORDINANCE 2025-833-E**

AN ORDINANCE AMENDING THE BOUNDARIES OF THE KINGS CREEK I COMMUNITY DEVELOPMENT DISTRICT (THE "KINGS CREEK I CDD") PURSUANT TO SECTION 190.046, *FLORIDA STATUTES*, AND CHAPTER 92, *ORDINANCE CODE*, TO AMEND THE BOUNDARIES OF THE KINGS CREEK I CDD TO CONTRACT THE REGIONAL TERRITORY BY 25.7± ACRES; AMENDING SECTION 92.22 (EXISTING COMMUNITY DEVELOPMENT DISTRICTS), CHAPTER 92 (UNIFORM COMMUNITY DEVELOPMENT DISTRICTS), *ORDINANCE CODE*, TO MEMORIALIZE THE CONTRACTION OF THE KINGS CREEK I CDD; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Kings Creek I Community Development District (the "Kings Creek I CDD") was established by Ordinance 2024-246-E; and

**WHEREAS**, pursuant to Chapter 92, *Ordinance Code*, and Section 190.046, *Florida Statutes*, the Kings Creek I CDD petitioned the City of Jacksonville (the "City") to amend the Kings Creek I CDD boundaries to contract the regional territory by 25.7± acres as set forth in the Amended Petition to Amend the Boundaries of the Kings Creek I Community Development District, submitted August 26, 2025 and resubmitted October 22, 2025 (the "Amended Petition"), a copy of which Amended Petition together with its attendant attachments is **Revised On File** with the City Council Legislative Services Division;

1 and

2       **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the  
3 Office of General Counsel has reviewed the Amended Petition, and  
4 finding that it was sufficient and complete to permit the fair and  
5 informed consideration of the matter by Council, has prepared and  
6 submitted its Final Report of Counsel, attached hereto as **Exhibit 1**;  
7 and

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

15       **WHEREAS**, Counsel has determined the Petition adequately meets  
16 the requirements of Section 190.046, *Florida Statutes*, and Section  
17 92.04, *Ordinance Code*, and is therefore complete and sufficient to  
18 permit fair and informed review thereof; and

19       **WHEREAS**, all notice requirements of Chapter 190, *Florida*  
20 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws  
21 were complied with, complete notice was timely given, and a public  
22 hearing held on the date and time noticed and conducted thereafter  
23 in compliance with Chapter 190, *Florida Statutes*, and all applicable  
24 laws; and

25       **WHEREAS**, in making its fair and informed determination whether  
26 to grant or deny the Petition, Council has considered the Petition  
27 in light of the record developed at the public hearing and in relation  
28 to the six factors set forth in Section 190.005(1)(e), *Florida*  
29 *Statutes*; now therefore

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

31       **Section 1. Amending the Kings Creek I Community**

**Development District Boundaries to Contract 25.7± Acres.** In accordance with Section 190.046, *Florida Statutes*, and Chapter 92, *Ordinance Code*, the City hereby grants the Amended Petition to contract the territory of land comprising the Kings Creek I CDD by 25.7± acres as set forth in the legal description contained in the Amended Petition, which is **Revised On File** with the City Council Legislative Services Division. The legal description and boundary sketch of the proposed amended boundary of the Kings Creek I CDD found within the Amended Petition are attached hereto as **Revised Exhibit 2**, labeled as "Revised Exhibit 2, Rev Boundary Sketch, December 2, 2025 - TEU".

**Section 2. Amending Section 92.22 (Existing Community Development Districts), Chapter 92 (Uniform Community Development Districts), Ordinance Code.** Section 92.22 (Existing Community Development Districts), Chapter 92 (Uniform Community Development Districts), *Ordinance Code*, is hereby amended to read as follows:

**CHAPTER 92 - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

\* \* \*

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

The following CDDs have been established in the City:

\* \* \*

(13) Kings Creek I *Community Development District*.

The Kings Creek I Community Development District was established in Ordinance 2024-246-E and was granted consent to exercise special powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses and security. The City granted a contraction in size of the Kings

Creek I Community Development District by  
approximately 25.7± acres pursuant to Ordinance  
2025-833-E.

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

**Section 4. Effective Date.** This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Dylan Reingold

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