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August 18, 2026

Sent via Electronic Mail (Wesley.Haber@KutakRock.com)

Wesley S. Haber, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, FL 32301

RE: Office of General Counsel Final Report
On the Petition to Establish Deep Creek Community Development District

Greetings Mr. Haber:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the *Petition to Establish the Deep Creek Community Development District* (the "Petition"). Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All statements contained in the Petition not intended to be disposed of by the Department report and recommendation appear true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

In the Petition you have requested consent for the Deep Creek Community Development District to exercise special powers regarding recreational as described in Section 190.012(2)(a), Florida Statutes. This request will be included in the legislation regarding the Petition.

The following schedule for the bill process is anticipated:

Week 1: Bill file August 19, by 3pm
Week 2: Introduction at City Council August 25 (no action; first read)
Week 3: In committees August 31 & September 1 [no action; read only]
Week 4: 2nd read at City Council Sept 8 (no action)
Week 5: In committee Sept 14 & 15 [no action: defer to afford completed 4 weeks of notice]
Week 6: [skip Sept 22 Council as deferred in committee]
Week 7: [Sept 28 & 29, no committee b/c Council "5th Week"]

Week 8: In committee for consideration, October 5 & 6 [Committee action: recommendation & report].
Week 9: October 13 - Public Hearing at City Council; 3rd read City Council; action City Council.

We anticipate that the legislation to move the Petition forward will be introduced at the City Council meeting on **August 25, 2026**. We will know the Committees to which the legislation is referred after introduction to City Council; however, following precedent, it may be expected that in addition to Transportation, Energy & Utilities ("TEU"), the legislation will be heard at Neighborhoods, Community Services, Public Health and Safety Committee and at Rules Committee. You are not required to include these committee public meetings in your notice, but you are encouraged to attend the committee meetings to answer any questions of the committee members. Once the bill is filed and uploaded, the bill can be tracked at this website by bill number: https://jaxcityc.legistar.com/Legislation.aspx

As this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing. Pursuant to Sec. 92.11, *Ordinance Code*, this public hearing is to occur at the full City Council meeting held after the Council Committee(s) report their findings to the Council. In your notice regarding the Petition, the public hearing required before the full Council should be noticed as **October 13, 2026**. The City Council vote on the bill will be taken at the third reading of Council, which barring any deferrals or postponements, is expected to occur on **October 13, 2026**, after the Public Hearing.

After reviewing and approving your form of notice, which you have previously provided to our office, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with proof of publication.

Respectfully,

CHRISTOPHER N. LOY, JR.
Assistant General Counsel

cc: Susan Kelly, City Planning Supervisor, Planning and Development Department
Sophie Fogg, Planning and Development Department
Kirsten Mood, Esq.