CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY

STEVEN LIBBY
Research Assistant
(904) 255-5147
SLibby@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Ordinance 2026-662

Introducer/Sponsor(s): TEU Committee pursuant to Section 92.09, Ordinance Code

Date of Introduction: August 25, 2026

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

Date of Analysis: August 24, 2026

Type of Action: Community Development District establishment; Grant of special powers; Ordinance Code amendment

Bill Summary: This bill establishes the Deep Creek Community Development District pursuant to Section 190.005, Florida Statutes, and Chapter 92, Ordinance Code; names the district; describes its external boundaries; and designates the five initial members of its Board of Supervisors: Noah Breakstone, Shira Fertel, Kevin Kramer, Joshua Breakstone, and Aharon Benyowitz. It grants consent to the district pursuant to Section 190.012(2)(a), Florida Statutes, to exercise special powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, in compliance with all applicable laws, including the City of Jacksonville 2045 Comprehensive Plan and the City's land development regulations. It amends Section 92.22 (Existing Community Development Districts), Chapter 92 (Uniform Community Development Districts), Ordinance Code, to add the Deep Creek Community Development District as item (32). The bill authorizes the Codifier and OGC to make all chapter and division tables of contents consistent with the changes and provides for conflict and severability.

Background Information: The bill states that 301 South Property Holdings, LLC, a Florida limited liability company, petitioned the City Council to establish a community development district (CDD) on approximately 2,091.18± acres lying wholly within the City in Council District 12. If established, the Deep Creek Community Development District would operate as an independent special district under Chapter 190, Florida Statutes. The bill states that the Petitioner acknowledges that adoption of the ordinance does not waive the City's or any other governing or regulatory entity's right to grant or deny entitlements for the development to be serviced by the CDD, and does not otherwise prejudice their ability to govern or regulate the planning or permitting of the development. As required by Section 92.07, Ordinance Code, OGC reviewed the Petition and issued its Final Report of Counsel dated August 18, 2026, finding the Petition sufficient and complete to permit fair and informed consideration by the Council and in compliance with Section 190.005, Florida Statutes, and Section 92.04, Ordinance Code. The Planning and Development Department provided its report and recommendation to the TEU Committee. The bill states that all notice requirements of Chapter 190, Florida Statutes, and Section 92.11, Ordinance Code, were met, that a public hearing was held as noticed, and that the Council considered the Petition in relation to the six factors set forth in Section 190.005(1)(e), Florida Statutes.

Policy Impact Area: Community Development Districts; Special powers

Fiscal Impact: No fiscal impact.

Analyst: Libby