

**ORDINANCE NO. 2021- 20**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE POWERS AND FUNCTIONS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**Recitals**

**WHEREAS**, GreenPointe Developers, LLC (the "Petitioner"), having obtained written consent to the establishment of the Creekview Community Development District (the "District") by the owners of one hundred percent (100%) of the real property to be included in the District, petitioned the Board of County Commissioners (the "Board") of Clay County, Florida (the "County"), to adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Petitioner is a foreign limited liability company with an address of 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition at a duly noticed public hearing conducted by the Board on June 22, 2021; and

**WHEREAS**, upon consideration of the record established at that hearing, the Board determined that the statements within the Petition are true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the County's comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area that will be served by the District is amenable to separate special-district governance; and

**WHEREAS**, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

**WHEREAS**, the establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described in the petition; and

**WHEREAS**, the Board has determined that the initial members of the District's Board of Supervisors set forth in Section 5 of this ordinance are residents of the State of Florida and citizens of the United States of America.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA:**

Section 1. Authority. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980 codified in Chapter 190, Florida Statutes. Nothing contained herein shall constitute an amendment to any land development approvals for the land area included within the District.

Section 2. District Name. There is hereby created a community development district situated entirely within a portion of the unincorporated area of Clay County, Florida, which shall be known as the "Creekview Community Development District", and which shall be referred to in this Ordinance as the "District".

Section 3. District External Boundaries. The external boundaries of the District are described in Appendix A attached hereto, said boundaries encompassing 745.05 acres, more or less.

Section 4. District Powers and Functions. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, or extend, equip, operate, and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and for security, all as authorized and described by Sections 190.012(2)(a) and (2)(d), Florida Statutes (2020).

Section 5. Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

Name: Allen Skinner  
Address: 1000 Riverside Avenue, Suite 310  
Jacksonville, Florida 32204

Name: Richard Skinner  
Address: 1000 Riverside Avenue, Suite 310  
Jacksonville, Florida 32204

Name: Blake Weatherly  
Address: 7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

Name: Gregg Kern  
Address: 7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

Name: Liam O'Reilly  
Address: 7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

Section 6. Severability. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

Section 7. Effective Date. This Ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this 22nd day of June, 2021.

BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA

BY: Mike Cella  
Mike Cella, Its Chairman

ATTEST:

Tara S. Green  
Tara S. Green  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

# Appendix A

Work Order No. 20-142.01  
File No. 1278-36.00A

**SURVEYOR'S DESCRIPTION**


**PARCEL A:**

A portion of Sections 14, 15, 18 and 22, Township 5 South, Range 25 East, Clay County, Florida, being all of Parcels 1 and 2, as described and recorded in Official Records Book 4147, page 1366, of the Public Records of said county, be more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 15; thence North 00°31'29" East, along the Easterly line of said Section 15, a distance of 1620.45 feet to an angle point in the Southerly boundary line of said Parcel 2, of Official Records Book 4147, page 1366; thence South 74°45'48" West, departing said Easterly line and along said Southerly boundary line, 1638.32 feet to a point lying on the Easterly line of Exception Parcel A, as described and recorded in Official Records Book 1568, page 1259, of said Public Records; thence South 14°31'45" East, along said Easterly line and along the Easterly line of Exception Parcel C, as described and recorded in said Official Records Book 1568, page 1299, a distance of 1934.20 feet; thence Southerly continuing along said Easterly line of Exception Parcel C the following 3 courses: Course 1, thence South 28°24'51" West, 1030.00 feet; Course 2, thence South 00°57'07" West, 1500.00 feet; Course 3, thence South 06°26'33" East, 479.78 feet to the Southeastery corner thereof, said corner lying on the Northerly right of way line of Sandridge Road (County Road No. C-739-B) (formerly State Road No. 5-739-B), a variable width right of way as presently established; thence South 89°33'56" West, along said Northerly right of way line, 2398.83 feet to the Southeastery corner of those lands described and recorded in Official Records Book 1421, page 1851, of said Public Records; thence North 00°11'40" East, departing said Northerly right of way line and along the Easterly line of said Official Records Book 1421, page 1851, a distance of 3054.55 feet to the Northeastery corner thereof, said corner also being the Southeastery corner of those lands described and recorded in Official Records Book 2081, page 1775, of said Public Records; thence North 01°21'22" West, along the Easterly line of said Official Records Book 2081, page 1775, a distance of 488.70 feet to the Northeastery corner thereof, said corner also being the Southeastery corner of Parcel 1, as described and recorded in Official Records Book 1486, page 381, of said Public Records; thence North 00°12'59" West, along the Easterly line of said Parcel 1 and along the Easterly line of those lands described and recorded in Official Records Book 1711, page 832, of said Public Records, 694.47 feet to a point lying on said Southerly boundary line of Parcel 2, of Official Records Book 4147, page 1366; thence South 89°25'48" West, along said Southerly boundary line of Parcel 2, a distance of 1270.46 feet to a point lying on the Easterly line of Parcel "A" as described and recorded in Official Records Book 4173, page 490, of said Public Records; thence North 00°12'59" West, along said Easterly line, 448.60 feet to the Northeastery corner thereof; thence South 89°56'30" West, along the Northerly line of said Parcel "A", and along the Northerly lines of those lands described and recorded in Official Records Book 4173, page 493 (Parcel "B"), and Official Records Book 4176, page 1821, all of said Public Records, a distance of 3902.36 feet to its intersection with the Easterly right of way line of Healey Road (County Road No. C-739) (formerly State Road No. 5-739), a variable width right of way as presently established; thence Northerly along said Easterly right of way line the following 3 courses: Course 1, thence North 00°37'24" West, departing said Northerly line, 83.82 feet; Course 2, thence North 00°16'49" West, 265.40 feet; Course 3, thence North 00°23'32" West, 778.21 feet to the Southeastery corner of those lands described and recorded in Official Records Book 4187, page 1057, of said Public Records; thence North 88°35'54" East, departing said Easterly right of way line, along the Southerly line of said Official Records Book 4167, page 1057, and along the Southerly line of those lands described and recorded in Official Records Book 2673, page 522, of said Public Records, a distance of 3905.73 feet to the Southeastery corner thereof, said corner also being the Southeastery corner of those lands described and recorded in Official Records Book 2374, page 883, of said Public Records; thence North 88°39'40" East, along the Southerly line of said Official Records Book 2374, page 883, a distance of 1270.05 feet to the Southeastery corner thereof; thence North 00°11'43" West, along the Easterly line of said Official Records Book 2374, page 883, and along the Easterly lines of those lands described and recorded in Official Records Book 2374, page 892, and Official Records Book 2855, page 403, all of said Public Records, 2748.83 feet to a point lying on the boundary line of State Road No. 23, Parcel 114, Part "A", a variable width limited access right of way as described and recorded in Official Records Book 4083, page 409, of said Public Records; thence Southeastery along said boundary line of State Road No. 23 the following 3 courses: Course 1, thence South 89°59'29" East, departing said Easterly line of Official Records Book 2855, page 403, a distance of 1657.84 feet to the point of curvature of a curve concave Southeastery having a radius of 2512.00 feet; Course 2, thence Southeastery along the arc of said curve, through a central angle of 92°40'23", an arc length of 4055.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°44'17" East, 3629.35 feet; Course 3, thence South 02°30'54" West, 2354.94 feet to the Westerly corner of the Southerly terminus of said Parcel 114, Part "A", said corner lying on the Southerly line of said Section 14; thence South 89°17'09" West, along said Southerly line, 104.52 feet to the Point of Beginning.

Containing 745.05 acres, more or less.

PLOTTED: April 2, 2021 - 8:40 AM, BY: CAD Team  
D:\2017\17-118\17-118-07\LandDev\Design\Sheet\Exhibit\CD09\Plate 3 Legal.dwg

 <p style="font-size: small;">VISION - EXPERIENCE - RESULTS ENGLAND - THOMAS &amp; HILLER, INC. 14779 Old St. Augustine Road, Jacksonville, FL 32256 (904) 843-0888 FAX (904) 843-0882 REG - 7842 LC - 000009</p>	<b>DISTRICT LEGAL DESCRIPTION</b>	ETM NO. 17-115-07
	<b>CREEKVIEW COMMUNITY DEVELOPMENT DISTRICT</b>	DRAWN BY: MAJ
	<b>CLAY COUNTY, FLORIDA</b>	DATE: APRIL, 2021
		EXHIBIT 2

# STATE OF FLORIDA DEPARTMENT OF STATE

I, LAUREL M. LEE, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Clay County Ordinance No. 2021-20, which was filed in this office on June 29, 2021, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
30th of June, A.D., 2021.

*Laurel M. Lee*  
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

State of Florida appears in small letters across the face of this 8 1/2 x 11" document.