

ORDINANCE NO. 2005- 47

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS THE RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS 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, Sandhill Development Company, LLC ("Petitioner"), having obtained written consent to the establishment of the Ridgewood Trails Community Development District (the "District") by the owner 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 limited liability company authorized to conduct business in the State of Florida whose address is 1914 art Museum Drive, Jacksonville, Florida 32207-2502; 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 October 11, 2005; 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.

Be It Ordained by the Board of County Commissioners of Clay County:

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 "Ridgewood Trails 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 422.43 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 plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by Section 190.012(2)(a), Florida Statutes.

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: Kevin L. Troupe  
Address: 1914 Art Museum Drive  
Jacksonville, FL 32207

Name: Douglas V. Smiley  
Address: 1914 Art Museum Drive  
Jacksonville, FL 32207

Name: Victoria D. Towers  
Address: 1914 Art Museum Drive  
Jacksonville, FL 32207

Name: John C. Bower  
Address: 1914 Art Museum Drive  
Jacksonville, FL 32207

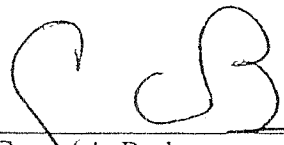
Name: Robert Rider  
Address: 1914 Art Museum Drive  
Jacksonville, FL 32207

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.

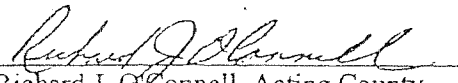
Section 7. Effective Date. This ordinance shall become effective as prescribed by Florida general law.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this 11<sup>th</sup> day of October, 2005.

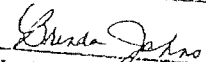
BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA

BY:   
George A. Bush  
Its Chairman

ATTEST:

  
Richard J. O'Connell, Acting County  
Manager and Clerk of the  
Board of County Commissioners

I hereby certify that this document consisting of  
8 page[s] and further identified as  
[ Ordinance 05-47 ] is  
a true and correct copy of the original maintained  
in the custody of Rich O'Connell, Acting as  
County Manager and Clerk of the Board of  
County Commissioners of Clay County, Florida,  
this 12 day of Oct, 2005.

By:   
Brenda Johns, Deputy Clerk  
[Not Valid without the seal of the Board]

Appendix A  
[District's External Boundaries]

## PARCEL 1

A part of Section 36, Township 4 South, Range 24 East, together with a part of Sections 1 and 37, Township 5 South, Range 24 East, Clay County, Florida, and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 1, the same being the Southwest corner of said Section 36; thence North  $89^{\circ}38'45''$  East, along the division line between said Section 1 and Section 36, a distance of 40.00 feet to the East right of way line of Long Bay Road and/or County Road No. C-220-A (formerly State Road No. S-220-A as now established) for a POINT OF BEGINNING; thence North  $00^{\circ}26'11''$  West, along said East right of way line, 145.19 feet; thence North  $75^{\circ}14'25''$  East, along the Northerly line of a 100 foot Right of Way Easement to Clay Electric Cooperative, as recorded in Deed Book 108, Page 385, of said County, 645.05 feet; thence along the boundaries of Long Bay Acres as recorded in Plat Book 14, Pages 20 and 21, of the Public Records of said County and a Southerly projection thereof the following eight (8) courses: (1) North  $00^{\circ}34'33''$  West, 362.20 feet; (2) North  $61^{\circ}36'10''$  West, 314.77 feet; (3) North  $00^{\circ}26'18''$  West, 750.04 feet; (4) North  $53^{\circ}09'49''$  East, 51.11 feet; (5) North  $36^{\circ}50'11''$  West, 139.68 feet; (6) Northwesterly along and around a curve to the left, concave Southwesterly, having a radius of 120.00 feet, an arc distance of 112.26 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}38'11''$  West, 108.21 feet; (7) South  $89^{\circ}33'49''$  West, 180.00 feet; (8) Southwesterly and around a curve to the left, concave Southeasterly, having a radius of 30.00 feet, an arc distance of 47.12 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $44^{\circ}33'49''$  West, 42.43 feet; thence North  $00^{\circ}25'27''$  West, along the aforementioned East right of way line of County Road No. C-220-A, a distance of 120.00 feet; thence along the boundaries of Long Bay Acres, the following five (5) courses: (1) Southeasterly along and around a curve to the left, concave Northeasterly, having a radius of 30.00 feet, an arc distance of 47.12 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}36'11''$  East, 42.43 feet; (2) North  $89^{\circ}33'49''$  East, 180.00 feet; (3) Southeasterly along and around a curve to the right, concave Southwesterly, having a radius of 180.00 feet, an arc distance of 101.47 feet, said arc being subtended by a chord bearing and distance of South  $74^{\circ}17'11''$  East, 100.14 feet; (4) North  $31^{\circ}51'49''$  East, 677.06 feet; (5) North  $37^{\circ}10'11''$  West, 381.41 feet; thence North  $89^{\circ}30'46''$  East, along the North line of the South 1/2 of Section 36, a distance of 3480.88 feet; thence South  $01^{\circ}10'26''$  East, along the West line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, a distance of 669.90 feet to the Southwest corner thereof; thence North  $89^{\circ}31'10''$  East, along the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4, a distance of 1290.52 feet to a point situate South  $89^{\circ}31'10''$  West, 33.00 feet from the Southeast corner of said North 1/2 of the Northeast 1/4 of the Southeast 1/4; thence South  $01^{\circ}25'12''$  East, parallel to and 33 feet Westerly of when measured at right angles to the East line of said Section 36, a distance of 627.14 feet to the Southerly line of said aforementioned 100 foot Clay Electric Cooperative Right of Way; thence South  $75^{\circ}14'25''$  West, along said last mentioned line,

2504.94 feet; thence South 61°24'39" East, 681.60 feet; thence South 24°07'34" East, 350.96 feet; thence South 00°00'00" West, 263.82 feet; thence South 47°59'32" West, 780.67 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 434.91 feet, a distance of 181.19 feet, said arc being subtended by a chord bearing and distance of South 25°22'28" East, 179.88 feet to the point of tangency of said curve; thence South 13°26'31" East, 375.45 feet to the point of curvature of a curve concave Easterly and having a radius of 365.00 feet; thence Southerly around and along the arc of said curve, 48.21 feet, said arc being subtended by a chord bearing and distance of South 17°13'34" East, 48.18 feet to the point of tangency of said curve; thence South 21°00'37" East, 179.76 feet to the point of curvature of a curve concave Westerly and having a radius of 285.00 feet; thence Southerly around and along the arc of said curve, 138.44 feet, said arc being subtended by a chord bearing and distance of South 07°05'40" East, 137.08 feet to the point of tangency of said curve; thence South 06°49'16" West, 238.77 feet; thence South 89°18'14" East, 240.95 feet; thence South 28°27'51" East, 381.97 feet; thence South 68°31'45" West, 313.96 feet; thence South 29°36'42" East, 159.24 feet to the point of curvature of a curve concave Northeasterly and having a radius of 565.00 feet; thence Southeasterly around and along the arc of said curve, 53.82 feet, said arc being subtended by a chord bearing and distance of South 32°20'26" East, 53.80 feet to the point of tangency of said curve; thence South 35°04'09" East, 865.75 feet to the point of curvature of a curve concave Northerly and having a radius of 30.00 feet; thence Easterly around and along the arc of said curve, 47.12 feet, said arc being subtended by a chord bearing and distance of South 80°04'09" East, 42.43 feet to the Northwesterly right of way line of Blanding Boulevard and/or State Road No. 21 (a variable width right of way as now established by the State of Florida Department of Transportation); thence South 54°55'51" West, along said Northwesterly right of way line, 130.00 feet to a point of cusp of curve concave Westerly and having a radius of 30.00 feet; thence Northerly around and along the arc of said curve, 47.12 feet, said arc being subtended by a chord bearing and distance of North 09°55'51" East, 42.43 feet to the point of tangency of said curve; thence North 35°04'09" West, 865.75 feet to the point of curvature of a curve concave Northeasterly and having a radius of 635.00 feet; thence Northwesterly around and along the arc of said curve, 60.48 feet, said arc being subtended by a chord bearing and distance of North 32°20'26" West, 60.46 feet to the point of tangency of said curve; thence North 29°36'42" West, 282.73 feet to the point of curvature of a curve concave Easterly and having a radius of 635.00 feet; thence Northerly around and along the arc of said curve, 403.78 feet, said arc being subtended by a chord bearing and distance of North 11°23'43" West, 397.01 feet to the point of tangency of said curve; thence North 06°49'16" East, 238.77 feet to the point of curvature of a curve concave Westerly, having a radius of 215.00 feet; thence Northerly around and along the arc of said curve, 104.44 feet, said arc being subtended by a chord bearing and distance of North 07°05'40" West, 103.41 feet to the point of tangency of said curve; thence North 21°00'37" West, 179.76 feet to the point of curvature of a curve concave Easterly and having a radius of 435.00 feet; thence Northerly around and along the arc of said curve, 57.46 feet, said arc being subtended by a chord bearing and distance of North 17°13'34" West, 57.42 feet to the point of tangency of said curve; thence North 13°26'31" West, 375.45 feet to the point of curvature of a curve concave Westerly and having a radius of 365.00 feet; thence Northerly around and along the arc of said curve, 152.03 feet, said arc being subtended by a chord bearing and distance of North 25°22'28" West, 150.94 feet; thence South 47°47'51" West, 1490.96 feet; thence South 89°41'39" West, 469.24 feet thence North 00°19'30" West, along last said line, 685.62 feet; thence North 89°41'31" East, along the line of those certain lands described in

Official Records Book 1158, Page 156 of the Public Records of said County; thence North 00°18'19" West, along said East line of said last mentioned lands, 55.8 feet to the Southwest corner of those certain lands described in Official Records Book 1846, Page 43, of said Public Records; thence North 89°41'39" East, along the South line of said last mentioned lands, 420.00 feet to the Southeast corner thereof; thence North 00°18'19" West, along the East line of said last mentioned lands, 460.00 feet to the Northeast corner thereof; thence South 89°41'39" West, along the North line of said last mentioned lands, 420.00 feet to the Northwest corner thereof; thence South 00°19'42" East, along the West line of said last mentioned lands, 248.95 feet to the Northeast corner of said lands in Official Records Book 1158, Page 156; thence South 89°40'19" West, along the North line of said lands in Official Records Book 1158, Page 156, a distance of 1320.00 feet to the Northwest corner thereof and a point situate in said East right of way line of County Road No. C-220-A; thence North 00°20'04" West, along last said line, 1441.55 feet to the POINT OF BEGINNING. Containing 327.1226 acres, more or less.

**PARCEL 2**

A portion of the East 1/2 of Section 2, Township 5 South, Range 24 East, Clay County, Florida and being more particularly described as follows: COMMENCING at the Northeast corner of said Section 2; South 89°44'08" West, along the North line of said Section 2, a distance of 40.00 feet to the West line of County Road C-220-A (formerly State Road S-220-A) as established by the State of Florida Department of Transportation Right of Way Map Section 71504-2601); thence South 00°20'04" East, along said West right of way line, 435.00 feet for a POINT OF BEGINNING; thence continuing along said West right of way line of County Road C-220-A, run the following five (5) courses and distances: Course No. 1: South 00°20'04" East, 308.00 feet; Course No. 2: South 89°19'56" West, 20.00 feet; Course No. 3: South 00°20'04" East, 699.75 feet; Course No. 4: North 89°19'56" East, 20.00 feet; Course No. 5: South 00°20'04" East, 262.15 feet; thence departing from said West right of way line run thence North 89°59'49" West, 100.19 feet; thence North 15°42'09" West, 202.08 feet; thence South 69°02'33" West, 1543.34 feet; thence South 58°44'16" West, 745.52 feet; thence North 06°53'44" West, 566.21 feet to the point of intersection with the centerline of a 40 foot easement for utilities and general road purposes, as recorded in Official Records Book 668, Page 514 of the Public Records of Clay County, Florida; thence along said centerline, the following five (5) courses: (1) thence North 12°11'02" East, for 174.66 feet; (2) thence North 08°14'48" East, for 174.66 feet; (3) thence North 06°20'40" West, for 394.05 feet; (4) thence North 11°26'24" West, for 533.28 feet; (5) thence North 01°09'26" East, for 618.43 feet to the point of intersection with the North line of aforesaid Section 2; thence North 89°44'08" East, along said North line, 1706.45 feet; thence leaving said North line, South 00°19'30" East, for 200.00 feet; thence North 89°44'08" East, for 60.00 feet; thence South 00°19'30" East, for 235.00 feet; thence North 89°44'08" East, for 600.00 feet to the POINT OF BEGINNING. Containing 95.3037 acres, more or less.



# STATE OF FLORIDA DEPARTMENT OF STATE

## Division of Library and Information Services

I, Glenda E. Hood, Secretary of State of the State of Florida, do hereby certify that the attached is a true and correct copy of Clay County Ordinance No. 2005-47, which was filed in this office October 19, 2005, pursuant to 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  
20th. day of October, A.D., 2005.



*Glenda E. Hood*

Secretary of State

DSDE 99 (3/03)

The original document has a reflective line mark in paper. Hold at an angle to view when checking.

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

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