

ORDINANCE NO. 2006- 5

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS THE PINE RIDGE PLANTATION 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 Pine Ridge Plantation 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 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 February 28, 2006; 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 "Pine Ridge Plantation 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 736.08 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. Further, the Board hereby grants the powers described and authorized in Section 190.012(2)(d), however, this consent in no way authorizes any fence, gate, identification check or other artificial or natural barrier which has the effect of obstructing or hindering any travel on any publicly owned right of way.

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. Troup
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: Gerry Boeneman
Address: 1845 Towncenter Boulevard, Suite 200
Orange Park, Florida 32003


Name: Tracy Miller
Address: 1845 Towncenter Boulevard, Suite 200
Orange Park, Florida 32003

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.

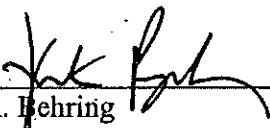
Section 7. Effective Date. This ordinance shall become effective as prescribed by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 28th day of February, 2006.

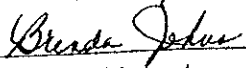
BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA

BY: 
Glenn R. Lassiter
Its Chairman

ATTEST:


Fritz A. Behring
County Manager and Clerk of the
Board of County Commissioners

I hereby certify that this document consisting of 6 page[s] and further identified as Ordinance 06-5 is a true and correct copy of the original maintained in the custody of Fritz Behring as County Manager and Ex-Officio Clerk of the Board of County Commissioners of Clay County, Florida, this 7 day of March, 2006.

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

Appendix A
[District's External Boundaries]

SANDRIDGE CDD BOUNDARY

A portion of Section 25, Township 4 South, Range 24 East, together with a portion of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: BEGINNING at a concrete monument at the Northeast corner of said Section 25, the same being the Northwest corner of said Section 30; thence North $89^{\circ}34'13''$ East, along the North line of said Section 30, a distance of 4018.53 feet to the Northeast corner of the West 1/2 of the East 1/2 of said Section 30; thence South $00^{\circ}09'11''$ East, along the East line of said West 1/2 of the East 1/2, a distance of 3449.80 feet to the Northwest corner of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 30; thence North $89^{\circ}53'42''$ East, along the North line of said South 1/2 of the Northeast 1/4 of the Southeast 1/4, a distance of 464.27 feet; thence South $41^{\circ}11'24''$ West, 365.02 feet; thence South $12^{\circ}30'53''$ West, 397.29 feet; thence South $22^{\circ}48'22''$ West, 249.27 feet; thence South $50^{\circ}49'25''$ West, 336.50 feet; thence South $54^{\circ}47'23''$ West, 326.27 feet; thence South $62^{\circ}12'06''$ West, 271.31 feet; thence South $75^{\circ}34'21''$ West, 267.64 feet; thence South $79^{\circ}04'30''$ West, 431.55 feet to the West line of that certain 110 foot Florida Power and Light Company Right of Way Easement as recorded in Official Records Book 464, Page 1 of the Public Records of said County; thence South $00^{\circ}33'40''$ East, along said last mentioned line, 386.09 feet to the North right of way line of Old Jennings Road and/or County Road No. 220-A (an 80 foot right of way); thence South $89^{\circ}45'13''$ West, along said North right of way line, 1188.60 feet to the Southeast corner of those certain lands described as Parcel 3 in Official Records Book 1422, Page 1798 of said Public Records; thence North $00^{\circ}15'09''$ East, along the East line of said last mentioned lands, 1289.08 feet to the Northeast corner thereof; thence North $89^{\circ}50'52''$ East, along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 30, a distance of 334.52 feet; thence Northerly and Westerly along the Easterly line of those certain lands described in Official Records Book 1466, Pages 812 and 814, Official Records Book 1422, Page 1790 and Official Records Book 1422, Page 1792, run the following courses and distances: North $00^{\circ}08'29''$ West, 465.56 feet; North $89^{\circ}48'52''$ West, 131.25 feet; North $00^{\circ}14'02''$ East, 188.00 feet; North $89^{\circ}48'59''$ West, 200.00 feet; North $00^{\circ}15'09''$ East, 135.00 feet to the Northeast corner of said lands in Official Records Book 1422, Page 1792; thence South $89^{\circ}51'24''$ West, along the North line of said last mentioned lands and along the North line of those certain lands described in Official Records Book 1422, Page 1795 of said Public Records, 1546.75 feet to the Northwest corner of those certain lands described as Parcel 1 as recorded in Official Records Book 1422, Page 1798 of said Public Records; thence South $00^{\circ}27'29''$ West, along the West line of said last mentioned lands, 791.21 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 25; thence South $89^{\circ}31'59''$ West, along said last mentioned line, 1233.99 feet to the Southwest corner thereof; thence North $00^{\circ}22'41''$ East, along the West line of said Northeast 1/4 of the Southeast 1/4, a distance of 1332.23 feet to the Northwest corner thereof, the same being the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 25; thence South $89^{\circ}33'50''$ West, along the South line of said Southwest 1/4 of the Northeast 1/4, a distance of 1313.10 feet to the Southwest corner thereof, the same being the Southeast corner of the Northwest 1/4 of said Section 25; thence South $89^{\circ}36'37''$ West, along the South line of said Northwest 1/4, a distance of 2626.36 feet to the

Southwest corner of said Northwest 1/4; thence North 00°07'12" East, along the West line of said Northwest 1/4, a distance of 2670.57 feet to the Northwest corner of said Northwest 1/4; thence North 88°36'06" East, along the North line of said Northwest 1/4, a distance of 2635.38 feet to the Northeast corner of said Northwest 1/4; thence South 00°17'34" West, along the East line of the Northeast 1/4 of said Northwest 1/4, a distance of 1358.52 feet to the Southeast corner thereof, the same being the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of Section 25; thence North 89°04'55" East, along the North line of said Southwest 1/4 of the Northeast 1/4, a distance of 1315.35 feet to the Northeast corner thereof, the same being the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 25; thence North 00°22'44" East, along the West line of said Northeast 1/4 of the Northeast 1/4, a distance of 1369.62 feet to the Northwest corner thereof; thence North 88°36'06" East, along the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 1317.69 feet to the POINT OF BEGINNING.

Containing 736.08 acres, more or less.