

**ORDINANCE NO. 2025 - 13**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT, TO BE KNOWN AS GOVERNORS PARK NORTH 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; PROVIDING FOR THE EXPANSION OF THE DISTRICT WITH SUFFICIENTLY CONTIGUOUS LANDS; 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**, Governors Park Property Holdings, LLC (the "Petitioner"), having obtained written consent to the establishment of the Governors Park North 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") pursuant to Sections 190.005(2)(a) and 190.046(1)(h), *Florida Statutes*, to adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Petitioner is a limited liability company with an address of 401 East Las Olas Boulevard, Suite 1870, Fort Lauderdale, Florida 33301; 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 pursuant to Sections 190.005(2)(b) and 190.046(1)(h), *Florida Statutes*, on May 27, 2025; 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 6 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 “Governors Park North 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 802 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 Section 190.012(2)(a) and (2)(d), *Florida Statutes*.

Section 5. Expansion of District with Sufficiently Contiguous Lands. Pursuant to Section 190.046(1)(h), *Florida Statutes*, within ten (10) years of the effective date of this Ordinance, the Governors Park North Community Development District, or another petitioner, may petition the County for an amendment to expand the boundaries of the Governors Park North Community Development District to include any or all of the sufficiently contiguous lands identified in Appendix “B”. A filing fee may not be charged for this petition.

Section 6. Board of Supervisors. The five persons designated to serve as initial members of the District’s Board of Supervisors are as follows:

Name: Noah Breakstone  
Address: 401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Name: Justin Onorato  
Address: 401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Name: Samantha Breakstone  
Address: 401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Name: Kevin Kramer  
Address: 401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Name: Joshua Breakstone  
Address: 401 East Las Olas Boulevard, Suite 1870  
Fort Lauderdale, Florida 33301

Section 7. 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 8. 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 27th day of May 2025.

BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA



BY: Betsy Condon  
Betsy Condon (Jun 2, 2025 09:04 EDT)  
Betsy Condon, Its Chair

ATTEST:

A handwritten signature in black ink that reads "Tara S. Green".

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

# Appendix A

## LEGAL DESCRIPTION



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32158

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Revised January 22, 2025  
January 8, 2025  
Page 1 of 3

Work Order No. 24-694.00  
File No. 130G-36.00A

### Governors Park North CDD

#### Parcel 1

A portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), as subdivided in the re-survey by Goold T. Butler, recorded in Plat Book 1, page 31, of the Public Records of Clay County, Florida, Township 6 South, Range 26 East, said Clay County, being a portion of DRI Parcel, as described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of County Road No. 15A, a 66 foot right of way per occupation and maintenance, with the Northerly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way as presently established; thence South  $65^{\circ}19'52''$  West, along said Northerly limited access right of way line, 149.77 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $65^{\circ}19'52''$  West, along said Northerly limited access right of way line of State Road No. 23, a distance of 273.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 39,838.00 feet; thence Southwesterly, continuing along said Northerly limited access right of way line and along the arc of said curve, through a central angle of  $02^{\circ}59'49''$ , an arc length of 2083.81 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}49'46''$  West, 2083.57 feet; thence South  $70^{\circ}41'19''$  West, departing said Northerly limited access right of way line, 89.92 feet; thence South  $70^{\circ}45'12''$  West, 210.10 feet; thence South  $68^{\circ}27'45''$  West, 341.88 feet to the point of curvature of a curve concave Northerly having a radius of 3876.00 feet; thence Westerly along the arc of said curve, through a central angle of  $15^{\circ}51'22''$ , an arc length of 1072.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $76^{\circ}23'27''$  West, 1069.24 feet; thence North  $07^{\circ}47'44''$  West, along a non-tangent line, 195.70 feet; thence North  $31^{\circ}17'17''$  West, 1213.37 feet; thence North  $18^{\circ}58'40''$  West, 2278.07 feet; thence North  $13^{\circ}21'02''$  East, 1600.00 feet to a point hereinafter referred to as Reference Point "C"; thence continue North  $13^{\circ}21'02''$  East, 103 feet, more or less, to its intersection with the centerline of Governor's Creek; thence Northeasterly along said centerline, 2215 feet, more or less, to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 103, page 322, of said Public Records; thence South  $53^{\circ}37'18''$  East, departing said centerline and along said Southwesterly line, 25 feet, more or less, to a point which bears North  $60^{\circ}48'10''$  East, 2220.23 feet from said Reference Point "C"; thence continue South  $53^{\circ}37'18''$  East, along said Southwesterly line, 1211.33 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 134, of said Public Records; thence South  $36^{\circ}22'51''$  West, departing said Southwesterly line and along said Westerly line, 85.41 feet; thence South  $56^{\circ}51'17''$  West, continuing along said Westerly line, 703.73 feet to the Westerly most corner of said Official Records Book 1417, page 134; thence South  $62^{\circ}57'04''$  East, along the Southerly line of said Official Records Book 1417, page 134, a distance of 1037.62 feet to the Southeast corner of said Official Records Book 1417, page 134, said corner lying on the Westerly

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**Governors Park North CDD (continued)**

line of those lands described and recorded in Official Records Book 2357, page 1242, of said Public Records; thence South  $24^{\circ}40'58''$  West, along said Westerly line, 411.05 feet to a point in the centerline of Sweet Bay Branch, said point hereinafter referred to as Reference Point "B"; thence Northeasterly, along the meanderings of said centerline, said line also being the Southerly line of said Official Records Book 2357, page 1242, a distance of 670 feet, more or less, to a point lying on the Westerly right of way line of Telegraph Road (also known as Rowell Road), a 50 foot right of way as presently established; thence Southeasterly along said Westerly right of way line the following 5 courses: Course 1, thence South  $05^{\circ}17'50''$  East, departing said centerline and said Southerly line, 10 feet, more or less, to a point which bears North  $81^{\circ}13'18''$  East, 662.16 feet from said Reference Point "B"; Course 2, thence continue South  $05^{\circ}17'50''$  East, 1114.64 feet; Course 3, thence South  $16^{\circ}59'18''$  East, 245.56 feet; Course 4, thence South  $24^{\circ}53'14''$  East, 223.88 feet; Course 5, thence South  $23^{\circ}54'49''$  East, 1281.90 feet to a point lying on the Westerly prolongation of the Southerly line of those lands described and recorded in Official Records Book 2295, page 1295, of said Public Records; thence North  $86^{\circ}39'39''$  East, departing said Westerly right of way line, along said Westerly prolongation and along said Southerly line, 364.40 feet to the Point of Beginning.

Containing 430 acres, more or less.

**Parcel 2**

A portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), as subdivided in the re-survey by Goold T. Butler, recorded in Plat Book 1, page 31, of the Public Records of Clay County, Florida, Township 6 South, Range 26 East, said Clay County, being a portion of DRI Parcel, as described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of County Road No. 15A, a 66 foot right of way per occupation and maintenance, with the Northerly limited access right of way line of State Road No. 23 (First Coast Outer Beltway), a 324 foot limited access right of way as presently established; thence Westerly along said Northerly limited access right of way line the following 4 courses: Course 1, thence South  $65^{\circ}19'52''$  West, 423.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 39,838.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of  $03^{\circ}07'54''$ , an arc length of 2177.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}53'48''$  West, 2177.15 feet; Course 3, thence South  $68^{\circ}27'45''$  West, 4268.97 feet to the point of curvature of a curve concave Northerly having a radius of 4422.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of  $11^{\circ}26'04''$ , an arc length of 882.49 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $74^{\circ}10'47''$  West, 881.02 feet.

From said Point of Beginning, thence continue along said Northerly limited access right of way line of State Road No. 23 the following 3 courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 4422.00 feet, through a central angle of  $70^{\circ}51'21''$ , an

**Governors Park North CDD (continued)**

arc length of 5468.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°40'30" West, 5126.68 feet; Course 2, thence North 29°14'50" West, 1990.00 feet to a point hereinafter referred to as Reference Point "A"; Course 3, thence continue North 29°14'50" West, 100 feet, more or less, to its intersection with the centerline of Governor's Creek; thence Southeasterly, departing said Northerly limited access right of way line and along said centerline, 1745 feet, more or less; thence Northeasterly, continuing along said centerline, 4702 feet, more or less; thence South 04°55'40" East, departing said centerline, 106 feet, more or less, to a point which bears North 83°21'57" East, 5040.46 feet from said Reference Point "A"; thence continue South 04°55'40" East, 1198.05 feet to a point lying on the Northerly line of that certain 100 Foot Right of Way Easement described and recorded in Official Records Book 89, page 229, of said Public Records; thence North 84°39'31" East, along said Northerly line, 1340.70 feet; thence North 43°52'29" East, departing said Northerly line, 296.33 feet; thence North 43°28'46" West, 118.62 feet; thence North 49°06'50" East, 280.03 feet; thence South 41°21'12" East, 381.37 feet; thence South 18°21'25" West, 203.95 feet; thence South 53°16'37" West, 403.17 feet to a point on a non-tangent curve concave Southeasterly having a radius of 2100.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 18°12'08", an arc length of 667.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 43°02'53" West, 664.35 feet; thence South 33°56'49" West, 10.19 feet to the point of curvature of a curve concave Northwesterly having a radius of 1590.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 43°14'13", an arc length of 1199.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°33'55" West, 1171.59 feet; thence South 04°55'40" East, 227.67 feet; thence South 21°47'10" East, 1048.01 feet; thence South 28°44'09" East, 841.75 feet to a point on a non-tangent curve concave Northerly having a radius of 4410.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°08'54", an arc length of 165.36 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 75°15'39" West, 165.35 feet; thence South 75°36'50" West, along a non-tangent line, 274.74 feet to the Point of Beginning.

Containing 372 acres, more or less.

## Appendix B

### LEGAL DESCRIPTION OF EXPANSION PARCEL



14775 Old St. Augustine Road, Jacksonville, Florida 32258  
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January 23, 2025  
Page 1 of 2

Work Order No. 24-694.02  
File No. 130G-36.02A

#### Commercial Area

A portion of Section 38 of the George I.F. Clarke Grant (Clarke's Mill Grant), Township 6 South, Range 26 East, Clay County, Florida, as subdivided in the re-survey by Goold T. Butler, recorded in Plat Book 1, page 31, of the Public Records of said county, being a portion of DRI Parcel, as described and recorded in Official Records Book 4675, page 1182, of said Public Records, being more particularly described as follows:

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From said Point of Beginning, thence Westerly along the arc of a curve concave Northerly having a radius of 3876.00 feet, through a central angle of 00°44'27", an arc length of 50.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°41'21" West, 50.11 feet; thence South 85°03'35" West, 388.78 feet to the point of curvature of a curve concave Southerly having a radius of 2324.00 feet; thence Westerly along the arc of said curve, through a central angle of 02°57'16", an arc length of 119.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°34'57" West, 119.82 feet; thence North 85°29'26" West, along a non-tangent line, 42.62 feet; thence North 86°00'28" West, 10.97 feet to a point on a non-tangent curve concave Southerly having a radius of 2336.00 feet; thence Westerly along the arc of said curve, through a central angle of 09°23'28", an arc length of 382.89 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 76°07'32" West, 382.46 feet; thence North 64°38'11" West, along a non-tangent line, 96.84 feet; thence North 19°38'11" West, 425.84 feet; thence South 70°21'49" West, 155.00 feet; thence South 19°38'11" East, 272.50 feet; thence South 70°21'49" West, 5.75 feet; thence South 19°38'11" East, 15.00 feet; thence North 70°21'49" East, 5.75 feet; thence South 19°38'11" East, 138.34 feet; thence South 25°21'49" West, 103.26 feet; thence South 47°36'49" West, 306.47 feet; thence South 47°43'28" West, 535.37 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2326.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 15°44'20", an arc length of 638.95 feet to a point of compound curvature,

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**Commercial Area (continued)**

said arc being subtended by a chord bearing and distance of South 60°48'28" West, 636.94 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 4410.00 feet, through a central angle of 05°30'34", an arc length of 424.07 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 71°25'55" West, 423.90 feet; thence North 28°44'09" West, along a non-tangent line, 841.75 feet; thence North 21°47'10" West, 1048.01 feet; thence North 04°55'40" West, 227.67 feet to a point on a non-tangent curve concave Northwesterly having a radius of 1590.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 43°14'13", an arc length of 1199.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 55°33'55" East, 1171.59 feet; thence North 33°56'49" East, 10.19 feet to the point of curvature of a curve concave Southeasterly having a radius of 2100.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 18°12'08", an arc length of 667.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°02'53" East, 664.35 feet; thence North 53°16'37" East, 403.17 feet; thence North 18°21'25" East, 203.95 feet; thence North 41°21'12" West, 381.37 feet; thence South 49°06'50" West, 280.03 feet; thence South 43°28'46" East, 118.62 feet; thence South 43°52'29" West, 296.33 feet; thence South 84°39'31" West, 1340.70 feet; thence North 04°55'40" West, 1198.05 feet to a point hereinafter referred to as Reference Point "D"; thence continue North 04°55'40" West, 106 feet, more or less, to its intersection with the centerline of Governor's Creek; thence Northeasterly along said centerline, 3572 feet, more or less; thence South 13°21'02" West, departing said centerline, 102 feet, more or less, to a point hereinafter referred to as Reference Point "C" which bears North 57°39'39" East, 3357.37 feet from said Reference Point "D"; thence continue South 13°21'02" West, 1600.00 feet; thence South 18°58'40" East, 2278.07 feet; thence South 31°17'17" East, 1213.37 feet; thence South 07°47'44" East, 195.70 feet to the Point of Beginning.

Containing 285 acres, more or less.











# 2025-13 Ordinance Establishing\_Governors\_Park\_North\_CDD BCC#22

Final Audit Report

2025-06-03

Created:	2025-05-30
By:	Lisa Osha (Lisa.Osha@claycountygov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANOoY9XrbzKjK7jzPsv3NRFCOZ4daWzaz

## "2025-13 Ordinance Establishing\_Governors\_Park\_North\_CDD BCC#22" History

-  Document created by Lisa Osha (Lisa.Osha@claycountygov.com)  
2025-05-30 - 7:43:01 PM GMT
-  Document emailed to clayesign@claycountygov.com for signature  
2025-05-30 - 7:55:22 PM GMT
-  Email viewed by clayesign@claycountygov.com  
2025-06-02 - 1:03:52 PM GMT
-  Signer clayesign@claycountygov.com entered name at signing as Betsy Condon  
2025-06-02 - 1:04:20 PM GMT
-  Document e-signed by Betsy Condon (clayesign@claycountygov.com)  
Signature Date: 2025-06-02 - 1:04:22 PM GMT - Time Source: server
-  Document emailed to bccdocs@clayclerk.com for signature  
2025-06-02 - 1:04:24 PM GMT
-  Email viewed by bccdocs@clayclerk.com  
2025-06-03 - 2:07:04 PM GMT
-  Signer bccdocs@clayclerk.com entered name at signing as Tara S. Green  
2025-06-03 - 2:07:40 PM GMT
-  Document e-signed by Tara S. Green (bccdocs@clayclerk.com)  
Signature Date: 2025-06-03 - 2:07:42 PM GMT - Time Source: server
-  Agreement completed.  
2025-06-03 - 2:07:42 PM GMT





FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

June 5, 2025

Tara Green  
County Clerk  
Clay County  
477 Houston Street  
Green Cove Springs, FL 32043

Dear Tara Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Clay County Ordinance No. 2025-13, which was filed in this office on June 4, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp