

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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Bill Type and Number: Ordinance 2025-136

Introducer/Sponsor(s): TEU Committee

Date of Introduction: February 25, 2025

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

Date of Analysis: February 25, 2025

Type of Action: Establishment of a Community Development District (CDD); designation of initial board of directors; Ordinance Code amendment

Bill Summary: This legislation establishes the Braddock Lakes Community Development District (CDD) pursuant to Section 190.005, Florida Statutes, and Chapter 92, Ordinance Code. The district, located on approximately 278.27± acres in District 8, will function as an independent special district under Chapter 190, Florida Statutes. The bill also names the initial Board of Supervisors for the district and grants special powers, including the authority to develop and maintain recreational and security facilities. Additionally, the bill amends Section 92.22, Ordinance Code, to include Braddock Lakes CDD among existing CDDs.

Background Information: The Petitioner, Richmond American Homes of Florida, LP, submitted a petition to the City Council requesting the creation of the Braddock Lakes CDD. The district will be located along Braddock Road between US 1 and Lem Turner Road, west of Jacksonville International Airport. The Office of General Counsel reviewed the petition and determined that it met the statutory and local legal requirements for CDD establishment. The Planning and Development Department also reviewed the petition and submitted its recommendations to the Transportation, Energy, and Utilities Committee. Following proper notice and a public hearing, this bill establishes the CDD, which will operate independently under Chapter 190, Florida Statutes. The district will oversee the development and maintenance of parks, security infrastructure, and other community amenities.

Policy Impact Area: Community development

Fiscal Impact: No fiscal impact

Analyst: Jimenez