

1 Introduced by the Transportation, Energy and Utilities Committee
2 pursuant to Section 92.09, *Ordinance Code*:

3
4
5 **ORDINANCE 2025-136-E**

6 AN ORDINANCE ESTABLISHING BRADDOCK LAKES
7 COMMUNITY DEVELOPMENT DISTRICT ("BRADDOCK LAKES
8 CDD"), PURSUANT TO SECTION 190.005, *FLORIDA*
9 *STATUTES*, AND CHAPTER 92, *ORDINANCE CODE*; NAMING
10 THE BRADDOCK LAKES CDD; DESCRIBING THE EXTERNAL
11 BOUNDARIES OF THE BRADDOCK LAKES CDD; NAMING THE
12 INITIAL BRADDOCK LAKES CDD BOARD OF SUPERVISORS;
13 INCLUDING THE GRANT OF SPECIAL POWERS; AMENDING
14 SECTION 92.22 (EXISTING COMMUNITY DEVELOPMENT
15 DISTRICTS), CHAPTER 92 (UNIFORM COMMUNITY
16 DEVELOPMENT DISTRICTS), *ORDINANCE CODE*, TO
17 INCLUDE THE BRADDOCK LAKES CDD; PROVIDING
18 CODIFICATION INSTRUCTIONS; PROVIDING FOR
19 CONFLICT AND SEVERABILITY; PROVIDING AN
20 EFFECTIVE DATE.

21
22 **WHEREAS**, RICHMOND AMERICAN HOMES OF FLORIDA, LP, a foreign
23 (Colorado) limited partnership (the "Petitioner"), petitioned the
24 City Council to establish a community development district ("CDD")
25 named the "Braddock Lakes Community Development District" (the
26 "Braddock Lakes CDD") on approximately 278.27± acres, lying wholly
27 within the boundaries of the City, in District 8, pursuant to Section
28 190.005(2), *Florida Statutes*, and Chapter 92, *Ordinance Code*. A copy
29 of the Amended and Restated Petition to Establish Braddock Lakes
30 Community Development District (the "Petition") is **On File** with the
31 Legislative Services Division; and

1 **WHEREAS**, if established as proposed in the Petition, the
2 Braddock Lakes Community Development District would thereafter exist
3 and operate as an independent special district as set forth in Chapter
4 190, *Florida Statutes*; and

5 **WHEREAS**, Petitioner acknowledges that the adoption of this
6 Ordinance shall not constitute a waiver of the City's, or any other
7 governing or regulatory entities', rights to grant or not grant
8 entitlements for the development to be serviced by the Braddock Lakes
9 CDD, and further that the adoption of this ordinance shall not
10 otherwise prejudice the City's, or any other governing or regulatory
11 entities', ability to govern or regulate the planning or permitting
12 of the development; and

13 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
14 Office of General Counsel has reviewed the Petition, and finding that
15 it was sufficient and complete to permit the fair and informed
16 consideration of the matter by the Council, has prepared and submitted
17 its Final Report of Counsel, dated February 19, 2025, attached hereto
18 as **Exhibit 1**; and

19 **WHEREAS**, the Office of General Counsel has determined the
20 Petition adequately meets the requirements of Section 190.005,
21 *Florida Statutes*, and Section 92.04, *Ordinance Code*, and is therefore
22 complete and sufficient to permit fair and informed review thereof
23 by the City Council; and

24 **WHEREAS**, the Planning and Development Department has provided
25 its report and recommendation regarding the Petition to the
26 Transportation, Energy and Utilities Committee; and

27 **WHEREAS**, all notice requirements of Chapter 190, *Florida*
28 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws
29 were complied with, complete notice was timely given, and a public
30 hearing was held on the date and time noticed and conducted thereafter
31 in compliance with Chapter 190, *Florida Statutes*, and all applicable

1 laws; and

2 **WHEREAS,** in making its fair and informed determination whether
3 to grant or deny the Petition, the City Council has considered the
4 Petition in light of the record developed at the public hearing and
5 in relation to the six factors set forth in Section 190.005(1)(e),
6 *Florida Statutes*; now therefore

7 **BE IT ORDAINED** by the Council of the City of Jacksonville:

8 **Section 1. Establishment and Name.** A community development
9 district is hereby established within the City to be known hereafter
10 as the "Braddock Lakes Community Development District".

11 **Section 2. Boundaries.** The boundaries of the Braddock
12 Lakes Community Development District established by this Ordinance
13 are as set forth in the legal description contained in the Amended
14 and Restated Petition to Establish Braddock Lakes Community
15 Development District (the "Petition"), which is **On File** with the
16 Legislative Services Division. The legal description dated November
17 19, 2024, and the boundary sketch dated March 27, 2024, as described
18 within the Petition, are attached hereto as contained in **Exhibit 2.**

19 **Section 3. Board of Supervisors.** The following five
20 persons, as set forth in the Petition, are designated to be the
21 initial members of the governing Board of Supervisors ("Board") of
22 the Braddock Lakes Community Development District:

- 23 a. Matthew Stark
- 24 b. Alex Allison
- 25 c. Mark Iskandar
- 26 d. Stephen Ledbetter
- 27 e. Ashland Laurion

28 **Section 4. Grant of Special Powers.** Consent is hereby
29 granted to the Braddock Lakes Community Development District pursuant
30 to Section 190.012(2), *Florida Statutes*, to exercise the power to
31 plan, establish, acquire, construct or reconstruct, enlarge or

1 extend, equip, operate and maintain additional systems and facilities
2 for parks and facilities for indoor and outdoor recreational,
3 cultural, and educational uses, as described in Section
4 190.012(2)(a), *Florida Statutes*, and for security, including, but not
5 limited to, guardhouses, fences and gates, electronic intrusion
6 detection systems and patrol cars, as described in Section
7 190.012(2)(d), *Florida Statutes*, to be exercised only in compliance
8 and consistent with all applicable laws, including the City of
9 Jacksonville 2045 Comprehensive Plan and the City's land development
10 regulations.

11 **Section 5. Amending Section 92.22 (Existing Community**
12 **Development Districts), Chapter 92 (Uniform Community Development**
13 **Districts), Ordinance Code.** Section 92.22 (Existing Community
14 Development Districts), Chapter 92 (Uniform Community Development
15 Districts), *Ordinance Code*, is hereby amended to read as follows:

16 **CHAPTER 92 - UNIFORM COMMUNITY DEVELOPMENT DISTRICTS**

17 * * *

18 **Sec. 92.22. - Existing Community Development Districts.**

19 The following CDDs have been established in the City:

20 * * *

21 (29) Braddock Lakes Community Development District. The
22 Braddock Lakes Community Development District was
23 established in Ordinance 2025-136-E and was granted consent
24 to exercise special powers to plan, establish, acquire,
25 construct or reconstruct, enlarge or extend, equip, operate
26 and maintain additional systems and facilities for parks
27 and facilities for indoor and outdoor recreational,
28 cultural, and educational uses, and for security,
29 including, but not limited to, guardhouses, fences and
30 gates, electronic intrusion detection systems and patrol
31 cars.

1 **Section 6. Codification Instructions.** The Codifier and the
2 Office of General Counsel are authorized to make all chapter and
3 division "tables of contents" consistent with the changes set forth
4 herein. Such editorial changes and any other changes necessary to
5 make the *Ordinance Code* consistent with the intent of this legislation
6 are approved and directed herein, and changes to the *Ordinance Code*
7 shall be made forthwith and when inconsistencies are discovered.

8 **Section 7. Conflict and Severability.** Any portion of this
9 Ordinance determined by a court of competent jurisdiction to be in
10 conflict with prevailing law shall not be effective to the extent of
11 such conflict and shall be deemed severable and the remainder shall
12 continue in full force and effect to the extent legally possible.

13 **Section 8. Effective Date.** This Ordinance shall become
14 effective upon signature by the Mayor or upon becoming law without
15 the Mayor's signature.

16
17 Form Approved:

18
19 /s/ Shannon MacGillis

20 Office of General Counsel

21 Legislation Prepared By: Shannon MacGillis

22 GC-#1668819-v2-Braddock_Lakes_CDD.docx