

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2026-16

AN ORDINANCE REZONING APPROXIMATELY 3.14± ACRES LOCATED IN COUNCIL DISTRICT 6 AT 0 BRADY ROAD AND 12245 BRADY ROAD, BETWEEN BRADY ROAD AND ORANGE PICKER ROAD (R.E. NO(S). 105725-0000 AND 105724-0000), AS DESCRIBED HEREIN, OWNED BY JOSEPH COPPEDGE, LISA COPPEDGE AND LORRAINE COURT, LLC, FROM RESIDENTIAL RURAL-ACRE (RR-ACRE) DISTRICT TO RESIDENTIAL LOW DENSITY-90 (RLD-90) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Joseph Coppedge, Lisa Coppedge and Lorraine Court, LLC, the owners of approximately 3.14± acres located in Council District 6 at 0 Brady Road and 12245 Brady Road, between Brady Road and Orange Picker Road (R.E. No(s). 105725-0000 and 105724-0000), as more particularly described in **Exhibit 1**, dated November 4, 2025, and graphically depicted in **Exhibit 2**, both of which are attached hereto (the "Subject Property"), have applied for a rezoning and reclassification of the Subject Property from Residential Rural-Acre (RR-Acre) District to Residential Low Density-90 (RLD-90) District; and

WHEREAS, the Planning and Development Department has considered the application and has rendered an advisory recommendation; and

1 **WHEREAS**, the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

4 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
5 notice, held a public hearing and made its recommendation to the
6 Council; and

7 **WHEREAS**, taking into consideration the above recommendations
8 and all other evidence entered into the record and testimony taken
9 at the public hearings, the Council finds that such rezoning: (1) is
10 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
11 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
12 not in conflict with any portion of the City's land use regulations;
13 now therefore

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

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from Residential Rural-Acre (RR-Acre)
17 District to Residential Low Density-90 (RLD-90) District, as defined
18 and classified under the Zoning Code, City of Jacksonville, Florida.

19 **Section 2. Owner and Description.** The Subject Property is
20 owned by Joseph Coppedge, Lisa Coppedge and Lorraine Court, LLC, and
21 is legally described in **Exhibit 1**, attached hereto. The applicant is
22 Marshall H. Phillips, Esq., 1301 Riverplace Boulevard, Suite 1500,
23 Jacksonville, Florida, 32207; (904) 346-5535.

24 **Section 3. Disclaimer.** The rezoning granted herein shall
25 not be construed as an exemption from any other applicable local,
26 state, or federal laws, regulations, requirements, permits or
27 approvals. All other applicable local, state or federal permits or
28 approvals shall be obtained before commencement of the development
29 or use and issuance of this rezoning is based upon acknowledgement,
30 representation and confirmation made by the applicant(s), owners(s),
31 developer(s) and/or any authorized agent(s) or designee(s) that the

1 subject business, development and/or use will be operated in strict
2 compliance with all laws. Issuance of this rezoning does **not** approve,
3 promote or condone any practice or act that is prohibited or
4 restricted by any federal, state or local laws.

5 **Section 4. Effective Date.** The enactment of this Ordinance
6 shall be deemed to constitute a quasi-judicial action of the City
7 Council and shall become effective upon signature by the Council
8 President and Council Secretary.

9
10 Form Approved:

11
12 /s/ Terrence Harvey

13 Office of General Counsel

14 Legislation Prepared By: Kaysie Cox

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