

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 _____

20 Office of General Counsel

21 Legislation Prepared By: Shannon MacGillis

22 GC-#1668819-v2-Braddock_Lakes_CDD.docx



**MICHAEL T. FACKLER
GENERAL COUNSEL
CITY OF JACKSONVILLE**

OFFICE OF GENERAL COUNSEL

SHANNON MACGILLIS
Assistant General Counsel

117 W. Duval Street, Suite 480 | Jacksonville, FL 32202
Direct: (904) 255-5078 | Fax (904) 255-5120
SMacGillis@coj.net

February 19, 2025

Sent via Electronic Mail to: Katie.Buchanan@kutakrock.com

Katie S. Buchanan, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, FL 32301-7707

RE: Office of General Counsel Final Report
On the Petition to Establish *Braddock Lakes Community Development District*

Greetings Ms. Buchanan:

The Office of General Counsel (“Counsel”), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended and Restated Petition to Establish the Braddock Lakes Community Development District (the “Petition”), submitted January 22, 2025. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department Report and Recommendation. All the statements contained in the Petition not intended to be disposed of by the Department Report and Recommendation appear true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We note that you have requested consent for the Braddock Lakes Community Development District to exercise special powers regarding facilities for recreational, cultural and educational uses, and security facilities. This request will be included in the legislation regarding the Petition.

We anticipate that the legislation to move the Petition forward will be introduced at the City Council meeting on **February 25, 2025** (first read, no action). The committee of reference that will be introducing the bill is the Transportation, Energy & Utilities (“TEU”) Committee. It is anticipated, although not certain until after the bill is filed, that the bill will be assigned to TEU and the Rules Committee.

Katie S. Buchanan, Esq.
Kutak Rock LLP,
February 19, 2025
Page 2

The following schedule for the bill process is anticipated:

- Week 1: bill filed on February 19, by 3pm
- Week 2: Introduction at City Council, Feb 25 (no action)
- Week 3 : In committees: Rules (2p, March 3) & TEU (2p, March 4) (no action)
- Week 4: 2nd read at City Council March 11 (no action)
- Week 5: In committee: Rules (2p, March 17) & TEU (2p, March 18) (deferred to next committee week to allow 4 weeks of notice since introduction to Council)
- Week 6: [skip Council because deferred to committee week]
- Week 7: Committee action week: Rules (2p, March 31) & TEU (2p, April 1)
TEU to issue Recommendation and Report
- Week 8: City Council (5p, April 8): Public Hearing; 3rd read; action (final vote)

You are not required to include the committee public meetings in your notice, but you are encouraged to attend the Week 7 Committee action meetings to answer any questions of the committee members. Once the bill is filed and uploaded, the bill can be tracked at this website by bill number: <https://jaxcityc.legistar.com/Legislation.aspx>

As this is an establishment petition, Sec. 92.11, Ordinance Code, requires a four-week newspaper advertisement to give notice of the public hearing at the full Council meeting held after the committee(s) report their findings to the Council. In your notice regarding the Petition, the public hearing required before the full Council should be noticed as **April 8, 2025**. The Council vote on the bill barring any deferrals or postponements, is expected to (also) occur on April 8, 2025, after the public hearing.

After reviewing and approving your form of notice, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with proof of publication.

Respectfully,



SHANNON MACGILLIS
Assistant General Counsel

cc: Kristen Reed, Chief of Community Planning, Planning and Development Department
Susan Kelly, City Planning Supervisor
Helena Parola, Planning and Development Department
Mary Staffopoulos, Deputy General Counsel

GC-#1671034-v2-Braddock_Lakes_CDD_OGC_Final_Report.docx

Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North $89^{\circ}16'03''$ East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North $67^{\circ}59'16''$ East, departing said South line, 689.86 feet; Course 3, thence South $87^{\circ}29'05''$ East, 600.00 feet; Course 4, thence South $52^{\circ}33'37''$ East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North $89^{\circ}16'03''$ East, along said South line, 349.90 feet; Course 6, thence North $10^{\circ}59'16''$ East, departing said South line, 457.98 feet; Course 7, thence North $89^{\circ}15'48''$ East, 235.00 feet; Course 8, thence South $40^{\circ}00'44''$ East, 179.91 feet; Course 9, thence North $89^{\circ}15'48''$ East, 335.00 feet; Course 10, thence South $04^{\circ}00'44''$ East, 25.22 feet; Course 11, thence South $35^{\circ}21'44''$ West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of $107^{\circ}21'31''$, an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $47^{\circ}55'19''$ East, 112.80 feet; Course 13, thence South $84^{\circ}14'28''$ East, along a non-tangent line, 18.10 feet; Course 14, thence North $27^{\circ}12'10''$ East, 125.58 feet; Course 15, thence North $21^{\circ}08'32''$ East, 36.65 feet; Course 16, thence North $89^{\circ}15'48''$ East, 670.78 feet; Course 17, thence South $51^{\circ}58'53''$ East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South $00^{\circ}20'32''$ West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South $87^{\circ}35'31''$ West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North $00^{\circ}24'46''$ West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South $89^{\circ}23'47''$ West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South $00^{\circ}00'55''$ East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North $88^{\circ}03'02''$ West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

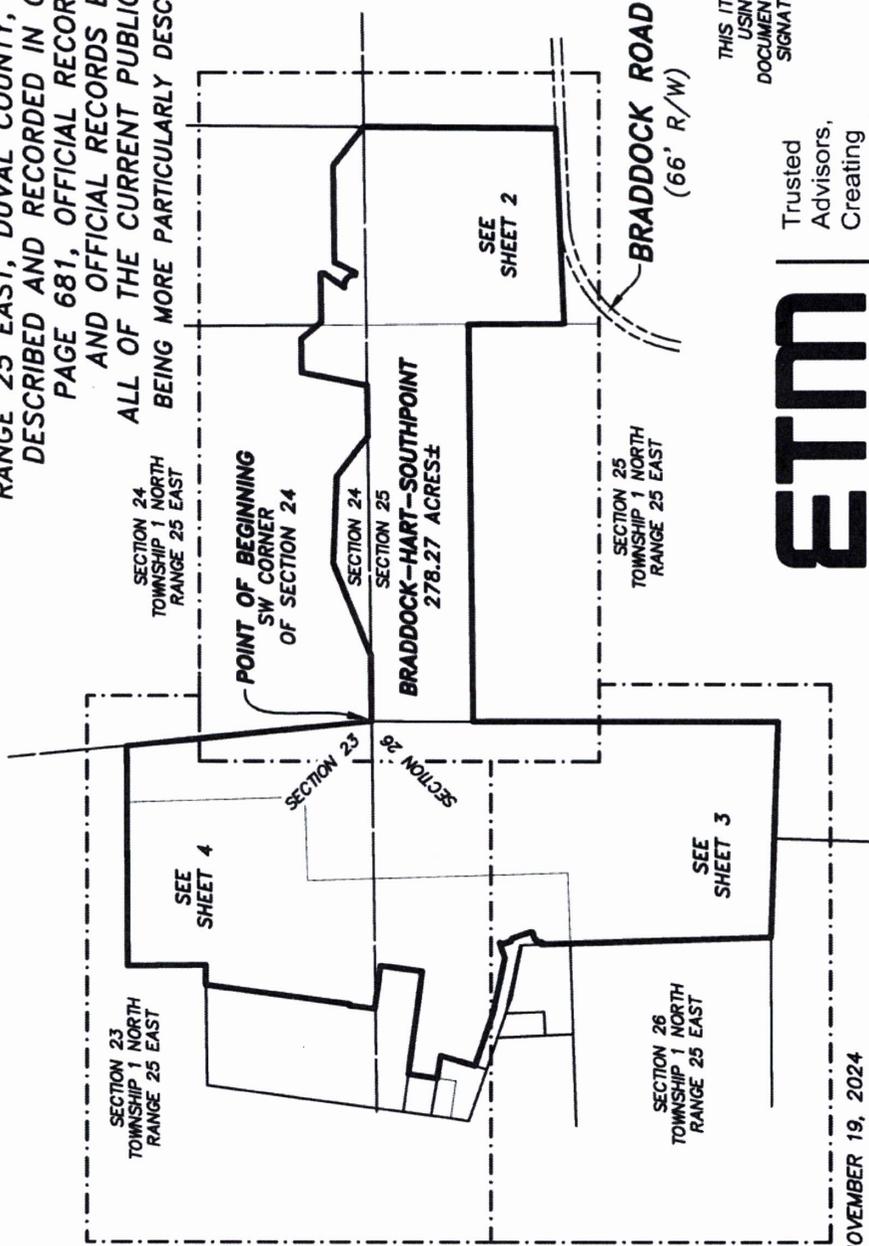
Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - GOV GOVERNMENT



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by
Bob Pittman PSM
Date: 2024.11.19
09:25:50 -05'00'



BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

SCALE: 1"=1000'
DATE: MARCH 27, 2024

DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

ETM | Trusted Advisors, Creating Community.
SURVEYING & MAPPING
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
www.etminc.com
Certificate of Authorization No. LB 3624

REVISED NOVEMBER 19, 2024

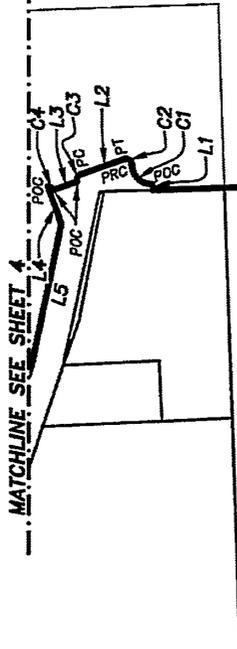
SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 24 AS BEING NORTH 89°16'03" EAST.

CAD FILE: I:\Survey\RM\Pro\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST
THE NORTHEAST 1/4
OF SECTION 26

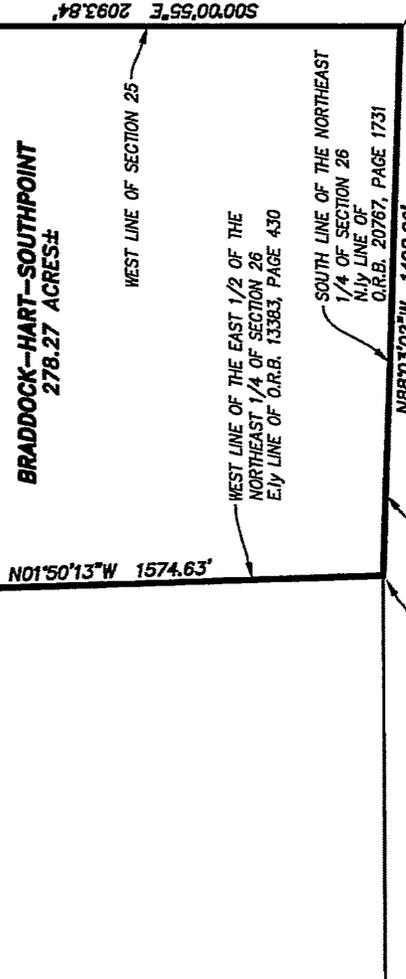
BRADDOCK-HART-SOUTHPOINT
278.27 ACRES±

LINE	BEARING	LENGTH
L1	N88°09'47"E	15.01'
L2	N19°12'00"W	128.15'
L3	N19°12'00"W	70.00'
L4	S70°48'00"W	109.85'
L5	N78°00'04"W	398.13'



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	55.00'	91°50'29"	88.16'	N43°48'13"E	79.02'
C2	15.00'	108°55'28"	28.52'	N35°15'44"E	24.41'
C3	15.00'	90°00'00"	23.56'	S64°12'00"E	21.21'
C4	15.00'	70°31'45"	18.46'	N35°32'09"E	17.32'

MATCHLINE SEE SHEET 2



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
POC POINT ON CURVE
R RADIUS
A CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA
GOV GOVERNMENT

SOUTHWEST CORNER OF THE
THE NORTHEAST 1/4 OF SECTION 26
SE:ly CORNER OF
O.R.B. 10802, PAGE 493

WEST LINE OF THE EAST 1/2 OF
THE NORTHEAST 1/4 OF SECTION 26
E:ly LINE OF O.R.B. 13383, PAGE 430

WEST LINE OF SECTION 25

SOUTH LINE OF THE NORTHEAST
1/4 OF SECTION 26
N:ly LINE OF
O.R.B. 20787, PAGE 1731

SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 26
SE:ly CORNER OF
O.R.B. 19612, PAGE 681

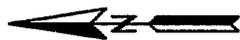
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8860
CERTIFICATE OF AUTHORIZATION NO. LB 3024

SHEET 3 OF 4
SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\RM\Apr\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg

DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

A PORTION OF SECTIONS 23, 24, 25, AND 26,
 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED
 IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 OFFICIAL RECORDS BOOK 19884, PAGE 22,
 AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

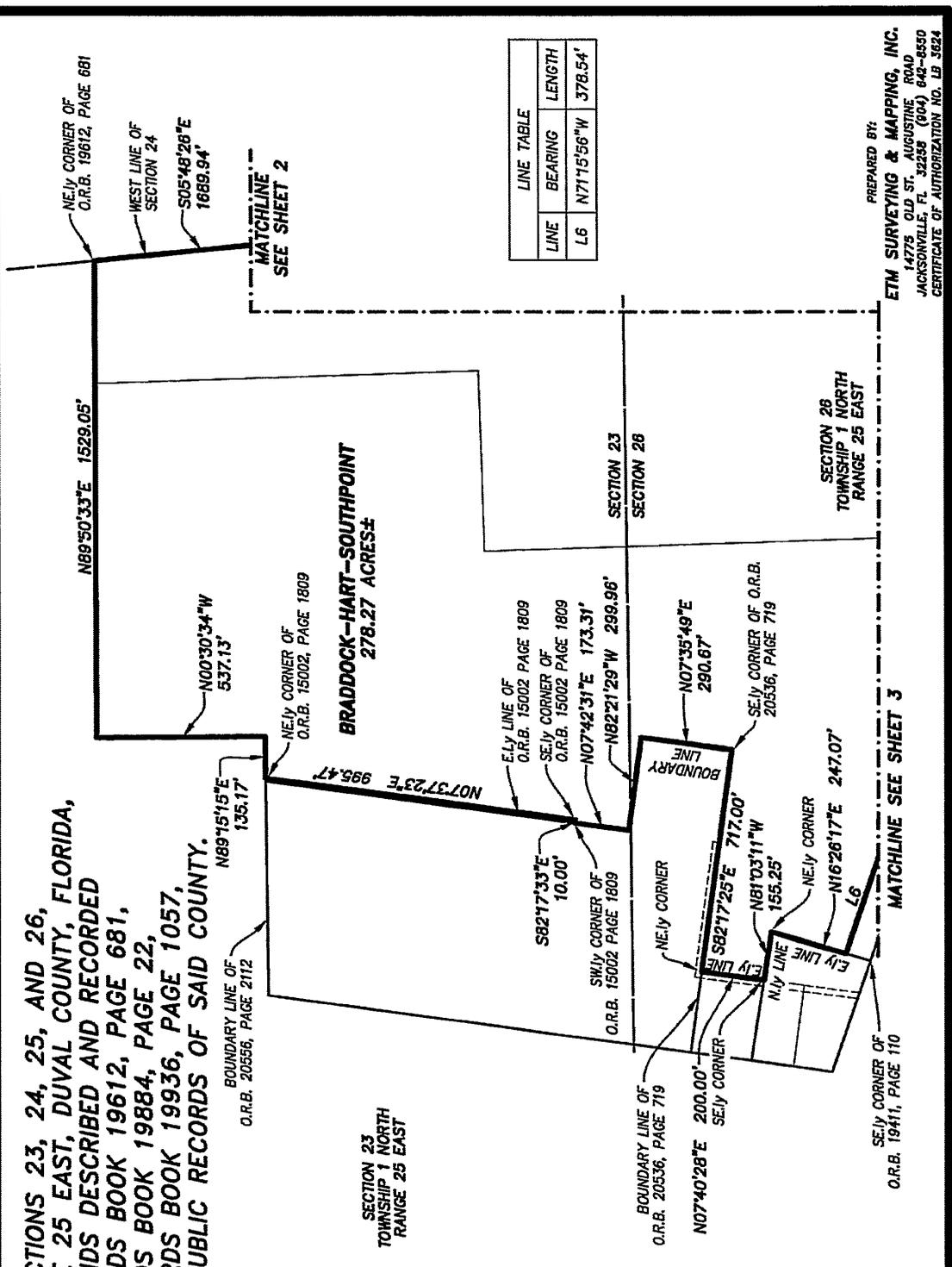


- LEGEND:
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SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\RM\Apr\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L6	N71°15'56\"W	378.54'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32256 (904) 642-6550
 CERTIFICATE OF AUTHORIZATION NO. LB 5624

DRAWN BY: BNC ORDER NO: 23-407.02 FILE NO: 129H-13.02A

ORDINANCE 2025-136-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

April 8, 2025

Randy White

RANDY WHITE
COUNCIL PRESIDENT

ATTEST:

Jason Teal

JASON R. TEAL
COUNCIL SECRETARY/DIRECTOR

APPROVED: APR 15 2025

Donna Deegan

DONNA DEEGAN, MAYOR



**AMENDED AND RESTATED
PETITION TO ESTABLISH
BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Submitted By:

Katie S. Buchanan
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner

Name: Matthew Stark
Title: Senior Vice President - Land
Address: 10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

Name: Alex Allison
Title: Vice President of Land and Forward Planning
Address: 10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

Name: Mark Iskandar
Title: Land Acquisition Specialist
Address: 10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

Name: Stephen Ledbetter
Title: Vice President of Finance
Address: 10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

Name: Ashland Laurion
Title: Department Coordinator
Address: 10255 Fortune Parkway, Suite 150
Jacksonville, Florida 32256

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America, and all are officers and/or employees of the Petitioner.

5. Name. The proposed name of the District is Braddock Lakes Community Development District.

6. Existing and Future Land Uses. The existing and future land use within the proposed District is approved for development. Specifically, as indicated on **Exhibit 4**, the proposed District is designated as Low Density Residential (LDR). The proposed land uses for lands contained within the proposed District are consistent with the City's approved Future Land Use Plan. The proposed development within the District currently contemplates the construction of approximately 432 residential units.

7. Major Water, Wastewater Facilities. The major trunk water mains and sewer interceptors and outfalls in the immediate vicinity of the District are depicted in **Exhibit 5**. In addition, **Exhibit 6** is the Availability Letter from JEA relating to electric, water and sewer services.

8. District Facilities and Services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities (and an annual outlay of such costs) are also shown in **Exhibit 8**. At present, these improvements are estimated to be made, constructed, and installed in three (3) phases over the time period from 2025 through 2027. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those special powers relating recreational facilities including recreation and security as contemplated by Section 190.012(2)(a) and (d), Florida Statutes in connection with the facilities.

9. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Kutak Rock LLP. See **Exhibit 10** for Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Katie S. Buchanan

11. Accuracy of Petition. The Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is contained in **Exhibit 11**.

12. Pursuant to Section 190.005(2)(e), Florida Statutes, the City must review the petition against the factors set forth in Section 190.005(1)(e), Florida Statutes.

1. Accordingly, this petition to establish Braddock Lakes Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the City of Jacksonville from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction

with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2024);

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District's exercise of certain additional powers 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 security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes (2024); and

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 22nd day of January, 2025.



Katie S. Buchanan
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)
Attorney for Petitioner



EXHIBIT 1
LOCATION MAP



Connelly & Wicker Inc.

Planning · Engineering · Landscape Architecture

VICINITY MAP

20-01-0069

March 22, 2024

On File



EXHIBIT 2
LEGAL DESCRIPTION



Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 24, said corner also being the Northwest corner of said lands described and recorded in Official Records Book 19884, page 22; thence along the boundary line of last said lands the following 21 courses: Course 1, thence North 89°16'03" East, along the South line of said Section 24, a distance of 450.15 feet; Course 2, thence North 67°59'16" East, departing said South line, 689.86 feet; Course 3, thence South 87°29'05" East, 600.00 feet; Course 4, thence South 52°33'37" East, 350.11 feet to a point lying on said South line of Section 24; Course 5, thence North 89°16'03" East, along said South line, 349.90 feet; Course 6, thence North 10°59'16" East, departing said South line, 457.98 feet; Course 7, thence North 89°15'48" East, 235.00 feet; Course 8, thence South 40°00'44" East, 179.91 feet; Course 9, thence North 89°15'48" East, 335.00 feet; Course 10, thence South 04°00'44" East, 25.22 feet; Course 11, thence South 35°21'44" West, 169.64 feet to a point on a non-tangent curve concave Southwesterly having a radius of 70.00 feet; Course 12, thence Southeasterly along the arc of said curve, through a central angle of 107°21'31", an arc length of 131.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 47°55'19" East, 112.80 feet; Course 13, thence South 84°14'28" East, along a non-tangent line, 18.10 feet; Course 14, thence North 27°12'10" East, 125.58 feet; Course 15, thence North 21°08'32" East, 36.65 feet; Course 16, thence North 89°15'48" East, 670.78 feet; Course 17, thence South 51°58'53" East, 340.71 feet to the Northeast corner of Government Lot 2, said Section 25; Course 18, thence South 00°20'32" West, along the East line thereof, 1319.30 feet to a point lying on the Northerly right of way line of Braddock Road, a 66 foot right of way as presently established; Course 19, thence South 87°35'31" West, along said Northerly right of way line and along the South line of the North one-half of said Government Lot 2, a distance of 1353.34 feet to the Southwest corner thereof; Course 20, thence North 00°24'46" West, along the West line thereof, 655.46 feet to the Southeast corner of the North one-quarter of the Northwest one-quarter of said Section 25; Course 21, thence South 89°23'47" West, along the South line thereof, 2741.54 feet to the Southwest corner thereof; thence South 00°00'55" East, departing said boundary line and along the West line of said Section 25, a distance of 2093.84 feet to the Southeast corner of the Northeast one-quarter of said Section 26, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 20767, page 1731, of said current Public Records; thence North 88°03'02" West, along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 10802, page 493, of said current Public Records, 1498.26 feet to the Southwest corner of the East one-half of the Northeast one-quarter of said Section 26, said corner also being the Southeasterly corner of those lands described

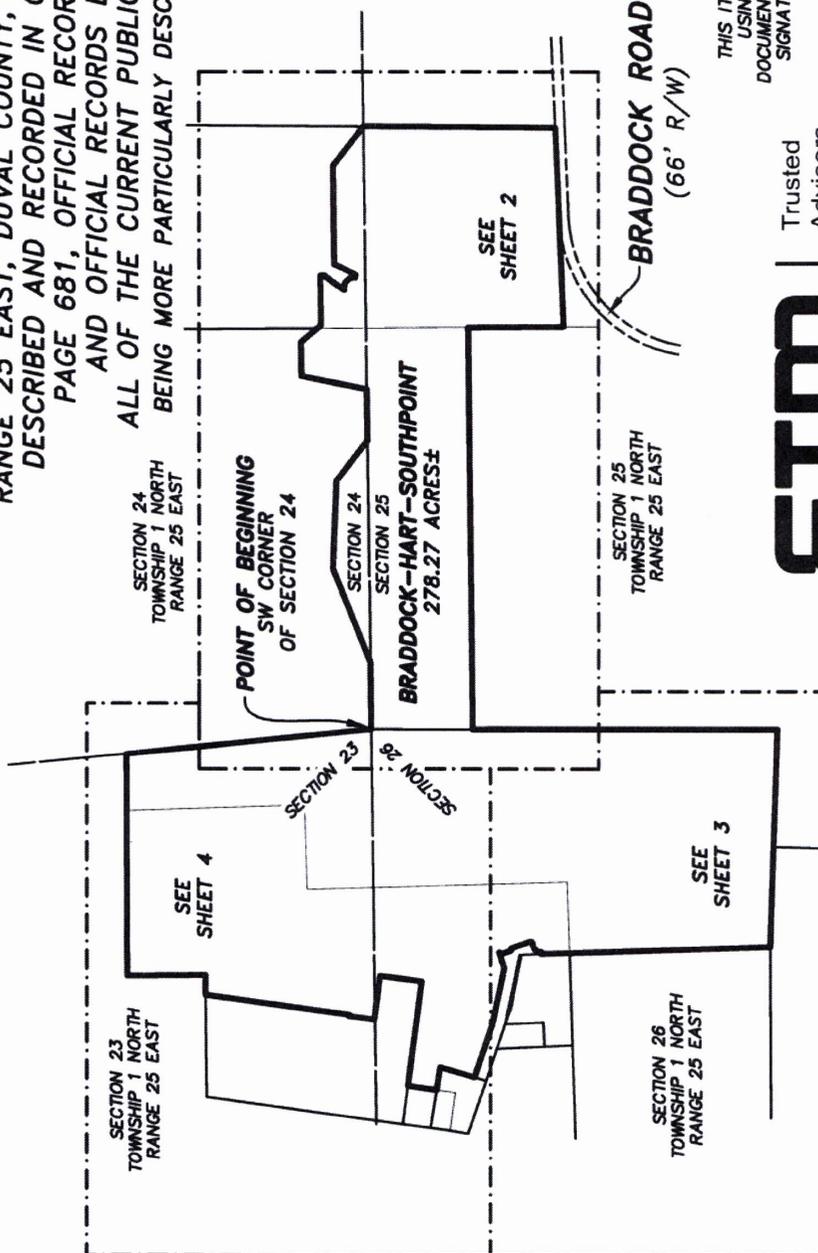
Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 R RADIUS
 A CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA
 GOV GOVERNMENT



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Trusted
 Advisors,
 Creating
 Community.



14775 Old St. Augustine Rd.
 Jacksonville, Florida 32258
 (904) 642-8550
 www.etmnc.com
 Certificate of Authorization No. LB 3624

REVISED NOVEMBER 19, 2024

SHEET 1 OF 4
 GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 24 AS BEING NORTH 89°16'03" EAST.

Digitally signed by
 Bob Pittman PSM
 Date: 2024.11.19
 09:25:50 -05'00'



BOB L. PITTMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA PSM No. 4827

SCALE: 1"=1000'
 DATE: MARCH 27, 2024

CAD FILE: I:\Survey\RM\Proj\Braddock - Wright\Sketches\Braddock - Hart - Southpoint CDD REV 1.dwg
 DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

MATCHLINE SEE SHEET 4

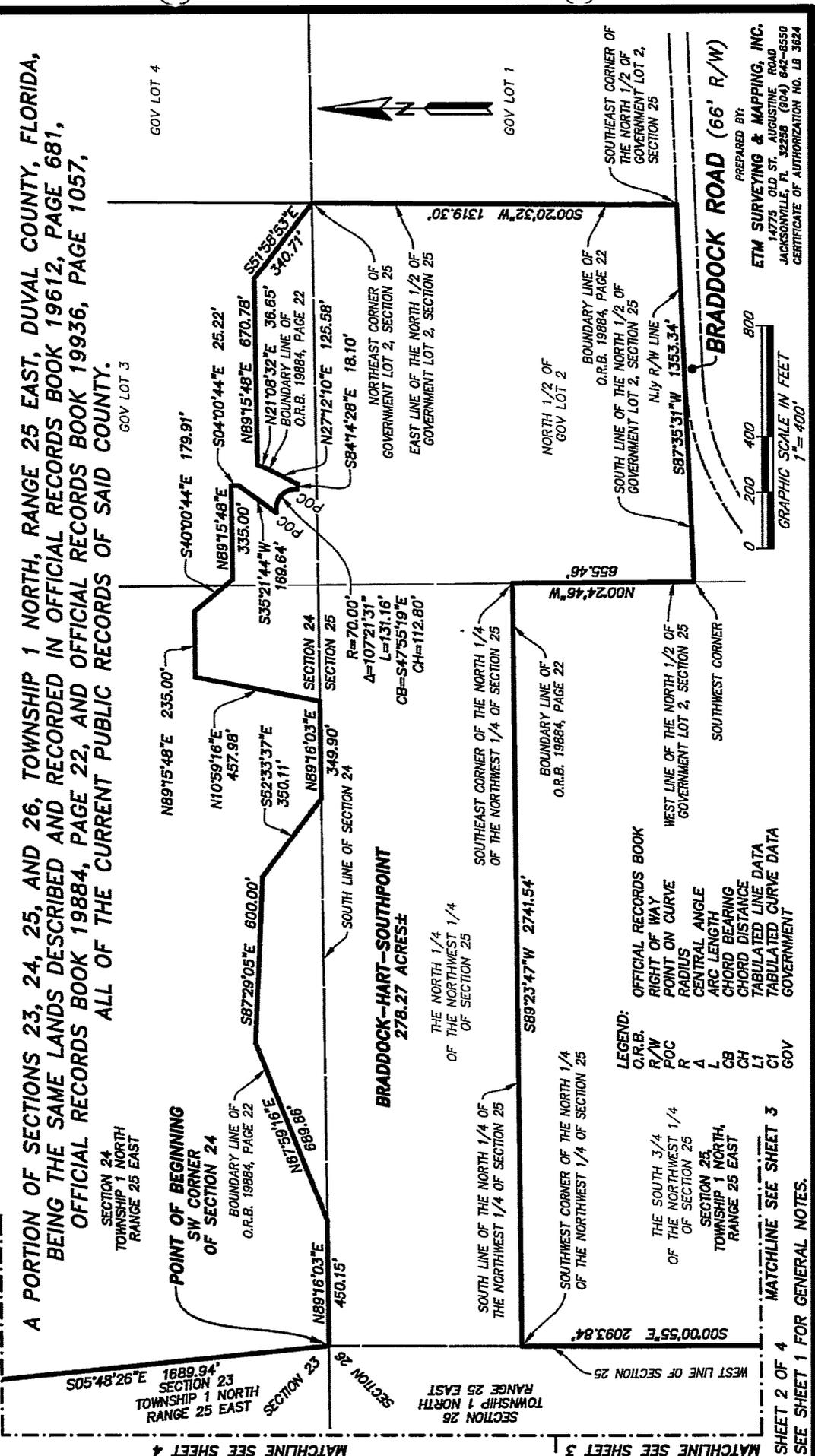
A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681, OFFICIAL RECORDS BOOK 19936, PAGE 1057, AND OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS OF SAID COUNTY.

SECTION 24
TOWNSHIP 1 NORTH
RANGE 25 EAST

SECTION 23
TOWNSHIP 1 NORTH
RANGE 25 EAST

SECTION 26
TOWNSHIP 1 NORTH
RANGE 25 EAST

BRADDOCK-HART-SOUTHPOINT
278.27 ACRES±



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - GOV GOVERNMENT

SECTION 25, TOWNSHIP 1 NORTH, RANGE 25 EAST

SHEET 2 OF 4
MATCHLINE SEE SHEET 3
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8850
CERTIFICATE OF AUTHORIZATION NO. LB 3824

GRAPHIC SCALE IN FEET
1" = 400'

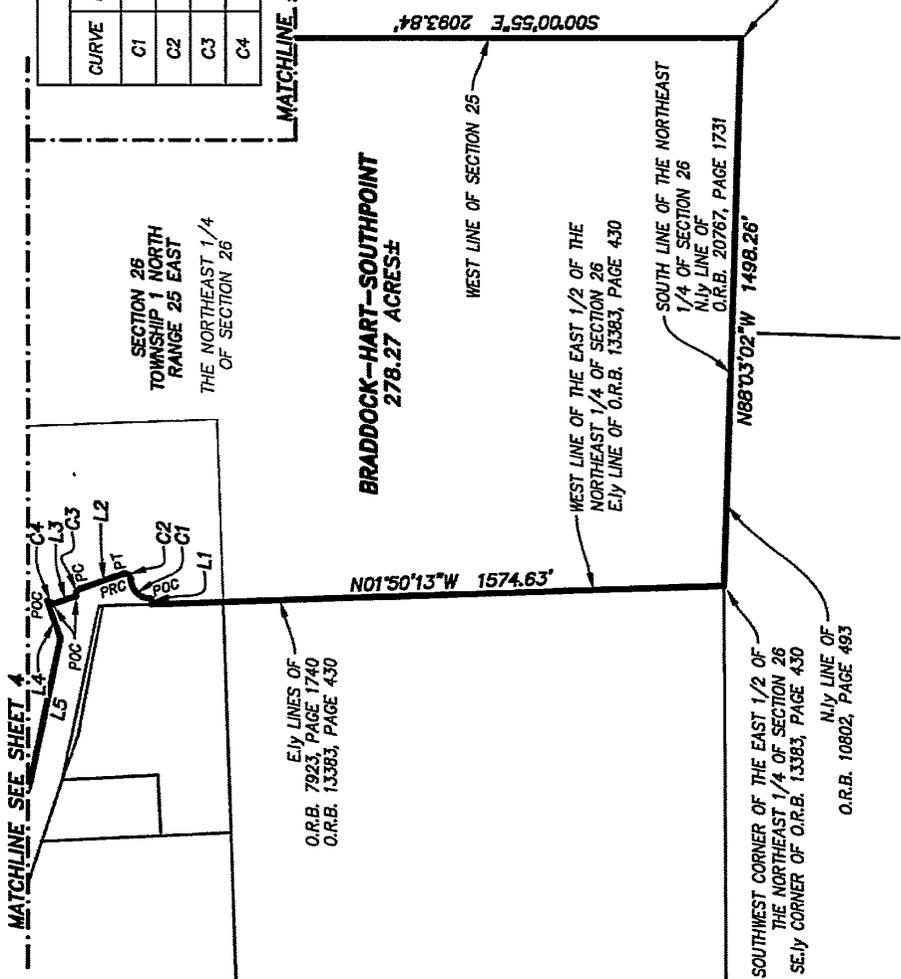
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DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

A PORTION OF SECTIONS 23, 24, 25, AND 26, TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 OFFICIAL RECORDS BOOK 19884, PAGE 22, AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	55.00'	91°50'29"	88.16'	N43°48'13"E	79.02'
C2	15.00'	108°55'28"	28.52'	N35°15'44"E	24.41'
C3	15.00'	90°00'00"	23.56'	S64°12'00"E	21.21'
C4	15.00'	70°31'45"	18.46'	N35°32'09"E	17.32'

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 R RADIUS
 A CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 L1 TABULATED CURVE DATA
 C1 TABULATED CURVE DATA
 GOV GOVERNMENT



LINE TABLE

LINE	BEARING	LENGTH
L1	N88°09'47"E	15.01'
L2	N19°12'00"W	128.15'
L3	N19°12'00"W	70.00'
L4	S70°48'00"W	109.85'
L5	N78°00'04"W	398.13'



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8850
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 3 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.

CAD FILE: I:\Survey\FM\Proj\Braddock-Wright\Sketches\Braddock-Hart-Southpoint CDD REV 1.dwg
 DRAWN BY: BNC ORDER NO.: 23-407.02 FILE NO.: 129H-13.02A

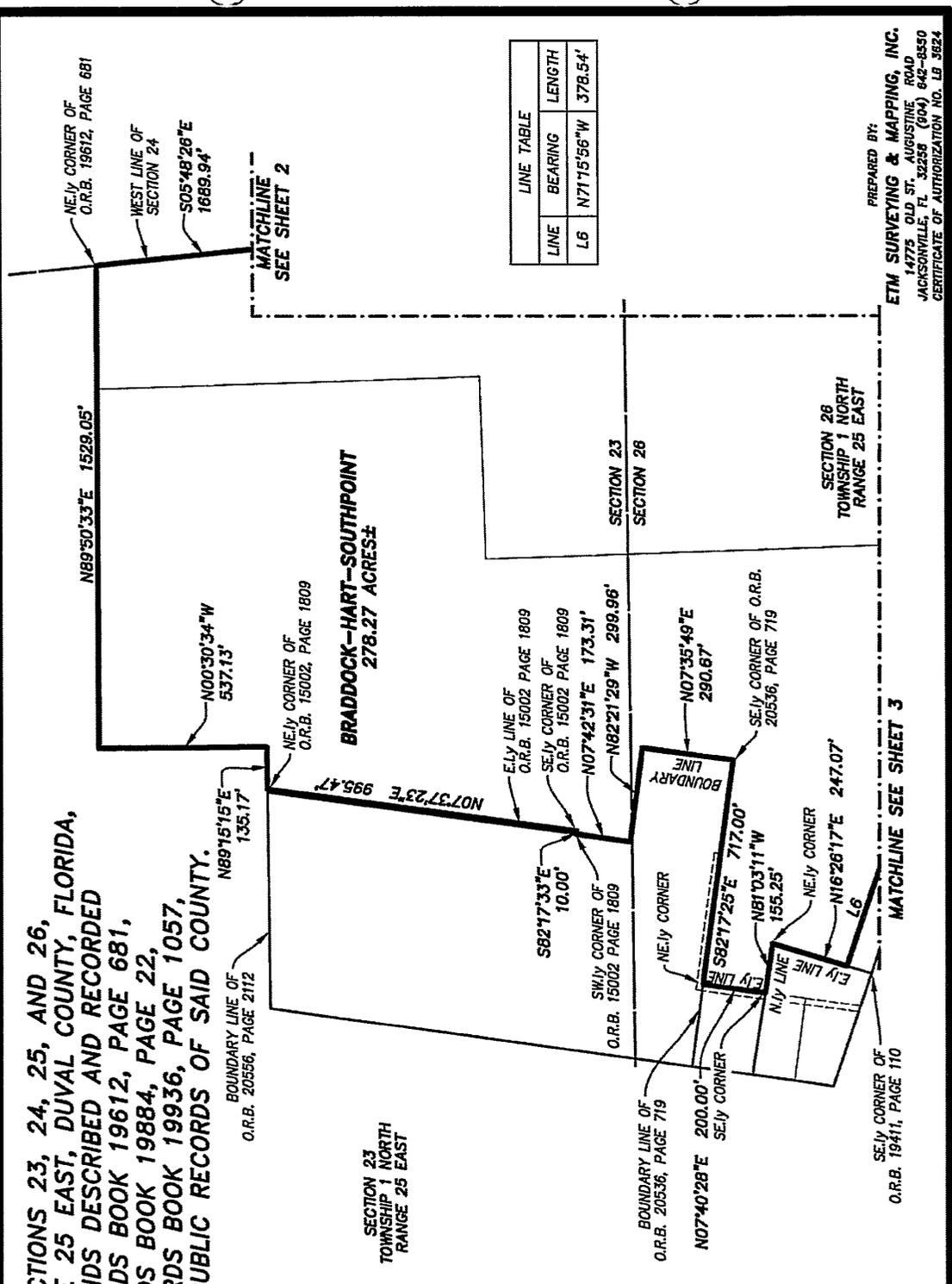
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 TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA,
 BEING THE SAME LANDS DESCRIBED AND RECORDED
 IN OFFICIAL RECORDS BOOK 19612, PAGE 681,
 AND OFFICIAL RECORDS BOOK 19884, PAGE 22,
 AND OFFICIAL RECORDS BOOK 19936, PAGE 1057,
 ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
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 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - GOV GOVERNMENT



SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.



LINE TABLE		
LINE	BEARING	LENGTH
L6	N71°15'56\"W	378.54'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 5624



EXHIBIT 3
LANDOWER'S CONSENT

1

**CONSENT TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As an owner of lands that are intended to constitute all or a part of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district that will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to the establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[CONTINUED ON FOLLOWING PAGE]

Executed this 19 day of December, 2024.

Witnessed:

RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership

Mark Iskandar
Print Name: Mark Iskandar

By: RAH of Florida, Inc., a Colorado corporation
Its: General Partner

By: *Michael A. Carlo*
Name: Michael A. Carlo
Title: Division President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024, by Michael A. Carlo, as Division President of RAH of Florida, Inc., a Colorado limited partnership, as General Partner of Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of said partnership, who is personally known to me or produced _____ as identification.

NOTARY SEAL



TERESAL COLE
Commission # HH 099745
Expires May 18, 2025
Bonded Thru Budget Notary Services

Teresal Cole
NOTARY PUBLIC, STATE OF FLORIDA

Name: Teresal Cole
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description



Exhibit A
Legal Description



Revised November 19, 2024
March 27, 2024
Page 1 of 2

Work Order No. 23-407.04
File No. 129H-13.04A

Braddock-Hart-Southpoint CDD

A portion of Sections 23, 24, 25, and 26, Township 1 North, Range 25 East, Duval County, Florida, being the same lands described and recorded in Official Records Book 19612, page 681, Official Records Book 19884, page 22, and Official Records Book 19936, page 1057, all of the current Public Records of said county, being more particularly described as follows:

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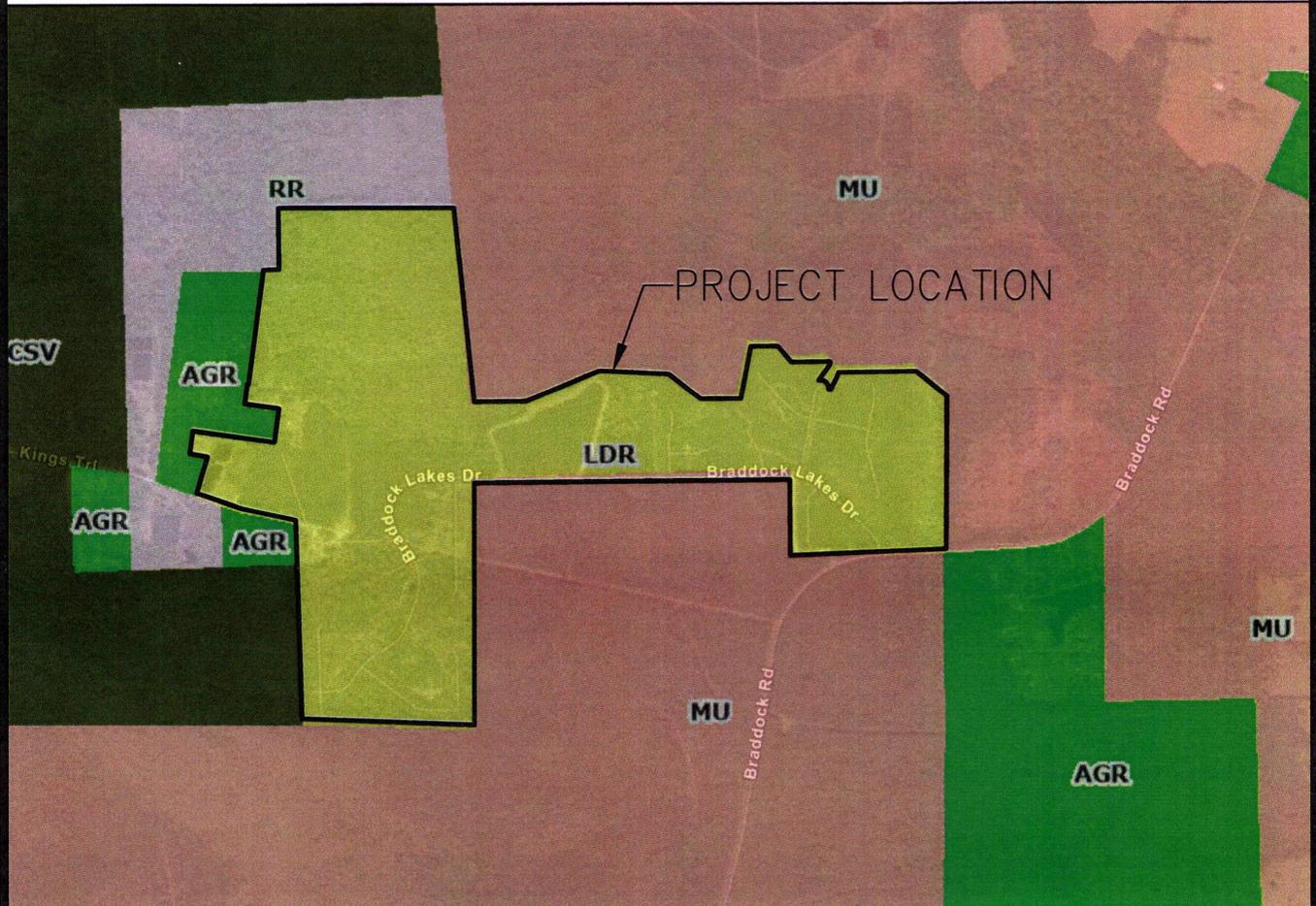


Braddock-Hart-Southpoint CDD (continued)

and recorded in Official Records Book 13383, page 430, of said current Public Records; thence North $01^{\circ}50'13''$ West, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 7923, page 1740, of said current Public Records, 1574.63 feet; thence North $88^{\circ}09'47''$ East, departing said Easterly line, 15.01 feet to a point on a non-tangent curve concave Southeasterly having a radius of 55.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $91^{\circ}50'29''$, an arc length of 88.16 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $43^{\circ}48'13''$ East, 79.02 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 15.00 feet, through a central angle of $108^{\circ}55'28''$, an arc length of 28.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}15'44''$ East, 24.41 feet; thence North $19^{\circ}12'00''$ West, 128.15 feet to the point of curvature of a curve concave Southwesterly having a radius of 15.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 23.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}12'00''$ West, 21.21 feet; thence North $19^{\circ}12'00''$ West, along a non-tangent line, 70.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $70^{\circ}31'45''$, an arc length of 18.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}32'09''$ East, 17.32 feet; thence South $70^{\circ}48'00''$ West, along a non-tangent line, 109.85 feet; thence North $78^{\circ}00'04''$ West, 398.13 feet; thence North $71^{\circ}15'56''$ West, 378.54 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 19411, page 110, of said current Public Records; thence North $16^{\circ}26'17''$ East, along said Easterly line, 247.07 feet to the Northeasterly corner thereof; thence North $81^{\circ}03'11''$ West, along the Northerly line thereof, 155.25 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 15292, page 2021, of said current Public Records; thence North $07^{\circ}40'28''$ East, along the Easterly line thereof, 200.00 feet to the Northeasterly corner thereof, said corner lying on the boundary line of those lands described and recorded in Official Records Book 20536, page 719, of said current Public Records; thence along said boundary line the following 4 courses: Course 1, thence South $82^{\circ}17'25''$ East, 717.00 feet to the Southeasterly corner thereof; Course 2, thence North $07^{\circ}35'49''$ East, 290.67 feet; Course 3, thence North $82^{\circ}21'29''$ West, 299.96 feet; Course 4, thence North $07^{\circ}42'31''$ East, 173.31 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 15002, page 1809, of said current Public Records; thence South $82^{\circ}17'33''$ East, along the Southerly line thereof, 10.00 feet to the Southeasterly corner thereof; thence North $07^{\circ}37'23''$ East, along the Easterly line thereof, 995.47 feet to the Northeasterly corner thereof, said corner lying on said boundary line of those lands described in Official Records Book 20556, page 2112; thence along last said boundary line the following 3 courses: Course 1, thence North $89^{\circ}15'15''$ East, 135.17 feet; Course 2, thence North $00^{\circ}30'34''$ West, 537.13 feet; Course 3, thence North $89^{\circ}50'33''$ East, 1529.05 feet to a point lying on the West line of said Section 24; thence South $05^{\circ}48'26''$ East, along said West line, 1689.94 feet to the Point of Beginning.

Containing 278.27 acres, more or less.

EXHIBIT 4
LAND USE MAP



LAND USE KEY

AGR-II	Agriculture II	CSV	Conservation
AGR-III	Agriculture III	MU	Multi-Use
AGR-IV	Agriculture IV	LDR	Low Density Rural
RR	Residential Rural		

CW Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture

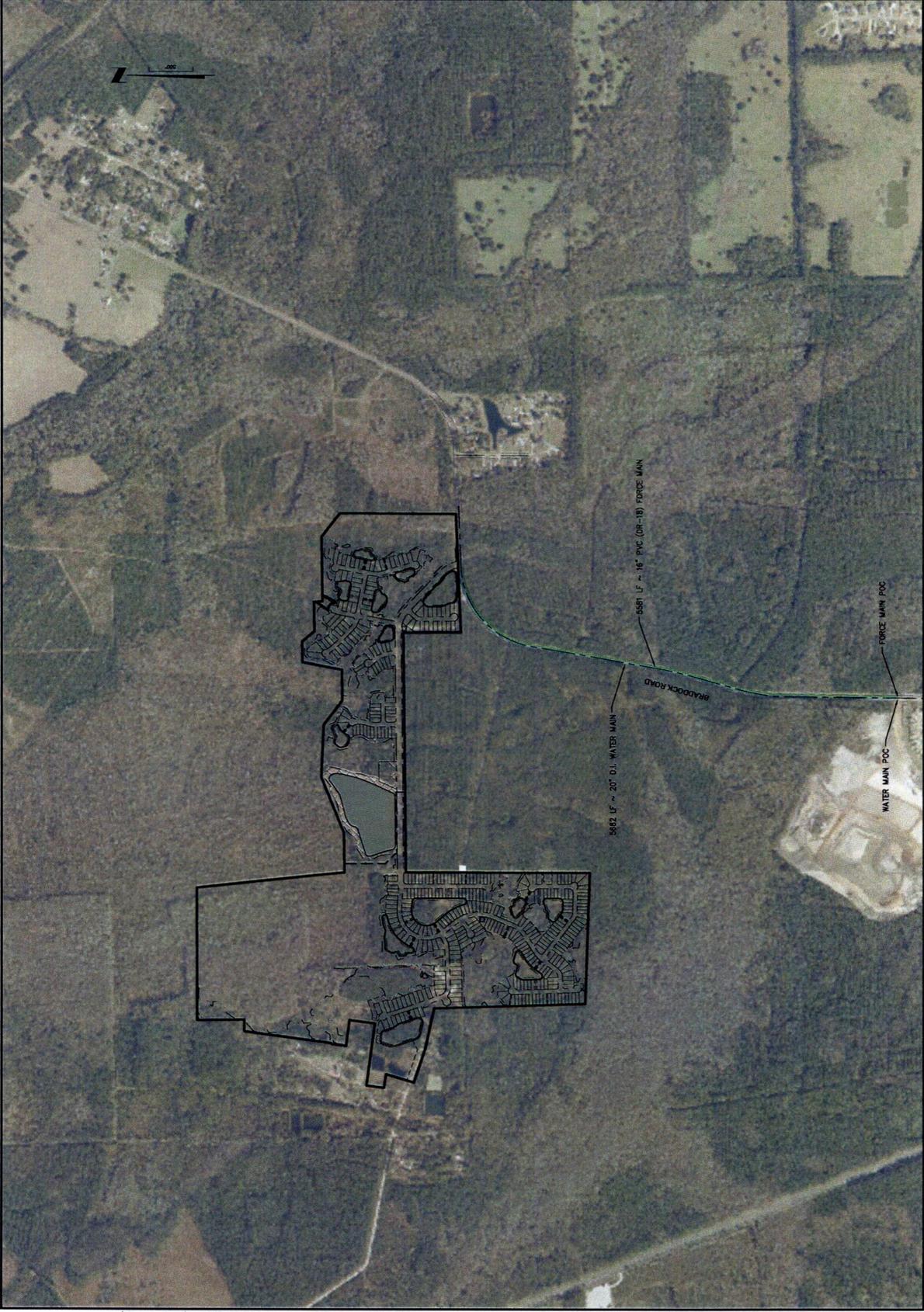
LAND USE	
20-01-0069	JULY 2021



EXHIBIT 5
UTILITY LOCATION MAP

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

<p>Project No: 2024-0099</p> <p>Date: 07/01/2024</p> <p>Client: HART RESOURCES, LLC</p> <p>Drawn By: J.E. Williams</p> <p>Checked By: J.E. Williams</p> <p>Scale: 1" = 500'</p> <p>Date: JULY 2024</p>	<p>JUSTIN E. WILLIAMS P.E. License #28260</p> <p>BRADDOCK LAKES JACKSONVILLE, FLORIDA</p> <p>PREPARED FOR HART RESOURCES, LLC.</p> <p>OFFSITE UTILITIES MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 265-5030 FAX: (904) 265-5031 www.cwinc.com Florida Registry 3690 L.A. Number: LC26000311</p> <p>Planning • Engineering • Landscape Architecture</p> <p>Connelly & Wicker Inc.</p>	No.	Date	Revision																														
No.	Date	Revision																																	



Printed: Mar 22, 2024 - 4:52pm
Printed By: Auburn



EXHIBIT 6

JEA AVAILABILITY LETTER



Availability Letter

Meagan Perkins

12/27/2023

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Braddock Lakes

Availability #: 2020-3773

Attn: Meagan Perkins

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity and Capacity Fees:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

If an existing service is to be utilized, the applicant shall contact the Water Preservice Group at 904-665-5260, Option 6 or waterpreservice@jea.com to discuss any additional capacity fees that may be required for the new or modified development. Otherwise, estimated capacity fees may be calculated at https://www.jea.com/Engineering_and_Construction/Water_and_Wastewater_Development/Self-Service_Center/Capacity_Fee_Calculator_-_Average_Daily_Flow. Final fees will be determined by the Water Preservice Group

as part of the new service application process.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3773

Request Received On: 11/4/2020 Updated 12/27/2023

Availability Response: 12/27/2023

Prepared by: Susan West

Expiration Date: 12/26/2025

Project Information

Name: Braddock Lakes

Address: 0 BRADDOCK RD, JACKSONVILLE, FL 32219

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 108000

Parcel Number: 002478 0000, 002482 0000, 002474 0000, 002477 0000, 002483 0100, 002472 0100, 002472 0205, 002483 0204, 002483 0230, 002483 0300

Location: located between Conifer Cove Trail and Sandle Drive

Description: 432 Single Family Subdivision

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Braddock Rd approx 1,300 feet north of Sandle Drive

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 12 inch force main along Braddock Rd approx 1,300 feet north of Sandle Drive

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Connection

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need
to take to get service:**

EXHIBIT 7

OWNERSHIP AND MAINTENANCE CHART

Description of Improvements¹	Construction Entity	Final Owner	Maintenance Entity
Offsite Improvements – Water and Forcemain	CDD	JEA	JEA
Roadway Improvements ²	CDD	COJ/CDD	COJ/CDD
Recreation and Landscape	CDD	CDD	CDD
Utilities (Water, Sewer, Electrical, Street Lighting)	CDD	JEA	JEA
Stormwater Systems	CDD	CDD	CDD

1. This exhibit identifies the current intentions of the CDD and is subject to change based upon various factors such as future development plans and market conditions. It was prepared by Mary E. Leaptrott, P.E.
2. COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the City.

EXHIBIT 8 ESTIMATED COSTS



Connelly & Wicker, LLC

Engineers Opinion of Construction Costs

Prepared by: **Mary E. Leaptrott, P.E.**
 Project: **Braddock Lakes Offsite Utilities**
 CW Project No.: **24-01-0056**
 Date: **12/4/2024**

2025 2026 2027

Item No.	Description	Phase 1 135 Lots	Phase 2 168 Lots	Phase 3 129 Lots	Total
1	Engineering Studies and Permitting	\$175,500.00	\$218,400.00	\$167,700.00	\$561,600.00
2	Offsite Improvements - Water and Forcemain	\$2,510,196.00			\$2,510,196.00
3	Internal Roads and Walks in ROW	\$2,443,679.00	\$2,195,116.00	\$1,918,192.00	\$6,556,987.00
4	Recreation and Landscape	\$1,098,481.33	\$1,098,481.33	\$1,098,481.33	\$3,295,444.00
5	Electrical	\$273,375.00	\$340,200.00	\$261,225.00	\$874,800.00
6	Water and Sewer	\$4,147,317.00	\$2,625,335.00	\$1,021,756.00	\$7,794,408.00
7	Stormwater Management	\$4,656,101.00	\$4,135,839.00	\$2,422,268.00	\$11,214,208.00
8	Contingency at 10%	\$1,530,464.93	\$1,061,337.13	\$688,962.23	\$3,280,764.30
	Total Cost (approx.)	\$16,835,114.27	\$11,674,708.47	\$7,578,584.57	\$36,088,407.30

Note 1: The estimates provided for herein contemplate the exercise of certain additional powers 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 security, all as authorized and described by Section 190.012 (2)(a) and (d), Florida Statutes (2024).

Note 2: It is anticipated that these improvements will be constructed by the CDD rather than acquired by the CDD.



I

EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS

BRADDOCK LAKES
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

December 12, 2024



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Braddock Lakes Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 278.27 +/- acres of land located within the City of Jacksonville, Florida (the "City") and is projected to contain approximately 432 residential dwelling units which will make up the Braddock Lakes development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Braddock Lakes Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 432 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Braddock Lakes.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Jacksonville city, Florida, according to Census 2020, has a population of 949,611; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 **An economic analysis showing whether the ordinance directly or indirectly:**
1. **Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
 2. **Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
 3. **Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 278.27 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 432 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will

lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance

and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. The City of Jacksonville

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of

infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 278.27 +/- acre master planned residential development currently anticipated to contain a total of approximately 432 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 1,512 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

The City of Jacksonville, Florida

The proposed land for the District is located within the City of Jacksonville, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff

needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Sixth, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district. Finally, the District would not be the first Community Development District located within the City.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$36,088,407.30. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers

of property within the District.

Table 1

**BRADDOCK LAKES COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Offsite Improvements – Water and Forcemain	CDD	JEA	JEA
Roadway Improvements	CDD	COJ/CDD	COJ/CDD
Recreation and Landscape	CDD	CDD	CDD
Utilities (Water, Sewer, Electrical, Street Lighting)	CDD	JEA	JEA
Stormwater Systems	CDD	CDD	CDD

Table 2

**BRADDOCK LAKES COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Engineering Studies and Permitting	\$561,600.00
Offsite Improvements - Water and Forcemain	\$2,510,196.00
Internal Roads and Walks in ROW	\$6,556,987.00
Recreation and Landscape	\$3,295,444.00
Electrical	\$874,800.00
Water and Sewer	\$7,794,408.00
Stormwater Management	\$11,214,208.00
Contingency at 10%	\$3,280,764.30
Total	\$36,088,407.30

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and

competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City of Jacksonville has a population of 949,611 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" city according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Braddock Lakes development will not produce any marginal effects that would be different from those that would have occurred if the Braddock Lakes development was developed without a community development district established for it by the City.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Braddock Lakes Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Braddock Lakes development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Braddock Lakes development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and

the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Braddock Lakes Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing



EXHIBIT 10
AUTHORIZATION OF AGENT

1

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Katie Buchanan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Richmond American Homes of Florida, LP, with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to establish a Community Development District pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado limited partnership

Mark Iskandar
Print Name: Mark Iskandar

By: RAH of Florida, Inc., a Colorado limited partnership
Its: General Partner

By: *Michael A. Carlo*
Name: Michael A. Carlo
Title: Division President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024, by Michael A. Carlo, as Division President of RAH of Florida, Inc., a Colorado limited partnership, as General Partner of Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of said partnership, who is personally known to me or produced _____ as identification.

NOTARY SEAL



TERESAL. COLE
Commission # HH 099745
Expires May 18, 2025
Bonded Thru Budget Notary Services

Teresa L. Cole
NOTARY PUBLIC, STATE OF FLORIDA

Name: Teresa L. Cole
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT 11
AFFIDAVIT OF PETITION

Executed this 19th day of December, 2024.

**RICHMOND AMERICAN HOMES OF
FLORIDA, LP, a Colorado limited partnership**

By: RAH of Florida, Inc., a Colorado limited
partnership
Its: General Partner

By: [Signature]
Name: Michael A. Carlo
Title: Division President

STATE OF FLORIDA
COUNTY OF Ovval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024, by Michael A. Carlo, as Division President of RAH of Florida, Inc., a Colorado limited partnership, as General Partner of Richmond American Homes of Florida, LP, a Colorado limited partnership, on behalf of said partnership, who is personally known to me or produced _____ as identification.

NOTARY SEAL



TERESAL. COLE
Commission # HH 099745
Expires May 18, 2025
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Teresa L. Cole
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)