

**COPE'S LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

February 27, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Cope's Landing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

February 20, 2023

Board of Supervisors
Cope's Landing Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Cope's Landing Community Development District will hold Public Hearings and a Regular Meeting on February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor John Gislason *(the following will be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Chapter 190, Florida Statutes
 - D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
4. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
 - A. Affidavit/Proof of Publication

- B. Consideration of Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Cope's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Engineer's Report *(for informational purposes)*
 - D. Preliminary Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2023-29, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date
6. Consideration of Resolution 2023-30 Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date
7. Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

8. Approval of January 19 2023, Organizational Meeting Minutes

9. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer (Interim): *Dunn & Associates, Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

• UPCOMING MEETINGS

➤ March 7, 2023 at 2:00 PM [Landowners' Meeting] *Board is not required to attend*

➤ April 4, 2023 at 2:00 PM [Budget Public Hearings for Fiscal Year 2023 and Fiscal Year 2024]

○ QUORUM CHECK

ROBERT PORTER	☐	IN PERSON	☐	PHONE	☐	NO
ANTHONY SHARP	☐	IN PERSON	☐	PHONE	☐	NO
MARK DEARING	☐	IN PERSON	☐	PHONE	☐	NO
JOHN GISLASON	☐	IN PERSON	☐	PHONE	☐	NO
JAMES TEAGLE	☐	IN PERSON	☐	PHONE	☐	NO

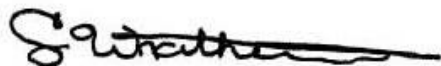
10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

4A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of the District's Intent to Use the Uniform Method of Collection of Non-ad Valorem Special Assessments

in the matter of Cope's Landing Community Development District

in the Court, was published in said newspaper by print in the issues of 2/2/23, 2/9/23, 2/16/23, 2/23/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 23rd day of February, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43588



Seal

Notary Public, State of Florida

**COPE'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S
INTENT TO USE THE
UNIFORM METHOD
OF COLLECTION OF
NON-AD VALOREM SPECIAL
ASSESSMENTS**

Notice is hereby given that the Cope's Landing Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management facilities, roadway improvements, water, sewer and re-use systems, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager
Feb. 2/9/16/23 00 (23-00609D)

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2023-28

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cope's Landing Community Development District ("District") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Duval County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Cope's Landing Community Development District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Duval County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of February, 2023.

ATTEST:

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Legal Description

3

[illegible]

THE ABOVE DESCRIBED LANDS CONTAIN 307.48 ACRES, MORE OR LESS, LOTS AND BLOCKS 401 ACRES, MORE OR LESS FOR TRACTS A, H AND I OF CANYON LANDING PHASE 1, 65 ACRES/SECTION IN PLAT BOOK 78, PAGE 125 OF THE OFFICIAL RECORDS OF DALLAS COUNTY, FLORIDA.



**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

5A

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearings to Consider the Imposition of Special Assessments, etc.; and Notice of Regular Meeting

in the matter of Cope's Landing Community Development District

in the Court, was published in said newspaper by print in the issues of 2/2/23, 2/9/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 9th day of February, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/19/2024
Commission No. HH43586



Seal

Notary Public, State of Florida

See
Attached
(Page 1 of 3)

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT
TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING OF THE
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Cope's Landing Community Development District Board of Supervisors ("Board") will hold public hearings on **February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the Cope's Landing Community Development District ("District"), a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's Engineer's Report Capital Improvements for Infrastructure, dated October 7, 2022 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, roadway improvements, stormwater management improvements, water, sewer and electric improvements, landscaping, entranceway, recreational facilities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated January 19, 2023 (the "Assessment Report"), which is on file and available during normal business hours at the address provided above.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$47,230,000.00 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds* Assessment (per unit)*
Single Family	834	\$34,280,000.00	\$47,230,000.00	\$56,630.70	\$5,030.36
Total	834	\$34,280,000.00	\$47,230,000.00		

* Does not include applicable costs of collection and early payment discounts

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the Duval County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, on February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2023-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Cope's Landing Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Engineer's Report Capital Improvements for Infrastructure*, dated October 7, 2022, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated January 19, 2023, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied to defray a portion of the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
4. The total estimated cost of the Improvements is \$34,280,000 (the "Estimated Cost").
5. The Assessments will defray approximately \$47,230,000.00, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
11. There is hereby declared a public hearing to be held at 2:00 p.m. on February 27, 2023, at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010.
12. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Duval County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Duval County; provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.
14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of January 2023.

ATTEST:

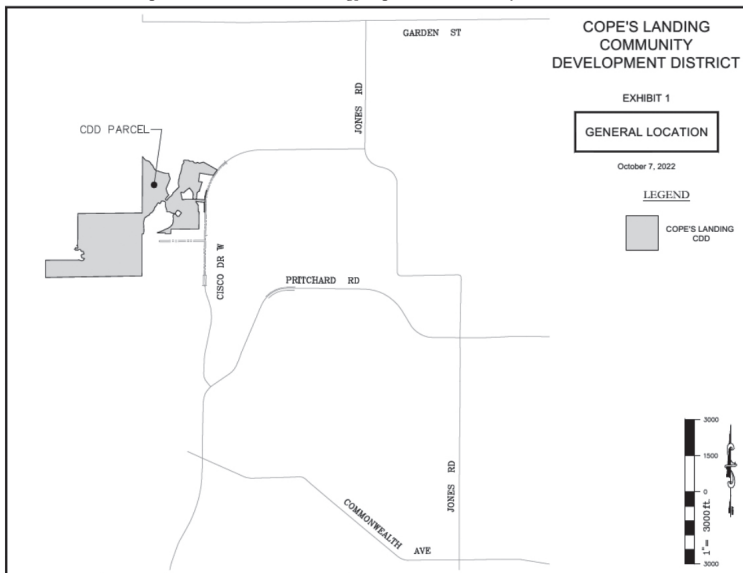
/s/ Ernesto Torres
Secretary / Assistant Secretary

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

/s/ Robert Porter
Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report Capital Improvements for Infrastructure*, dated October 7, 2022

Exhibit B: *Master Special Assessment Methodology Report*, dated January 19, 2023



**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

5B

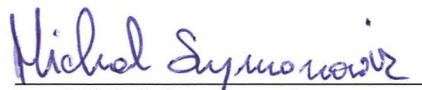
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

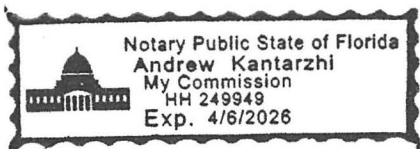
1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, serve as an Assessment Roll Coordinator at Wrathell, Hunt and Associates, LLC
3. Among other things, my duties include preparing and transmitting correspondence relating to the Cope's Landing Community Development District.
4. I do hereby certify that on January 27, 2023, and in the regular course of business, I caused the letter attached hereto as **Exhibit A**, to be sent via U.S. Mail.
5. I have personal knowledge of having sent the letter to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Michal Szymonowicz

SWORN AND ASCRIBED before me this 20th day of February, 2023, by Michal Szymonowicz for Wrathell, Hunt and Associates, LLC who is [☒] personally known to me or [☐] has provided _____ as identification, and who did ☒ / did not ☐ take an oath.

NOTARY PUBLIC



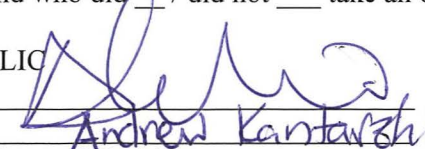

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH 249949
My Commission Expires: 04/06/2026

EXHIBIT A: Copy of Letters Sent

Exhibit A
Copy of Letters Sent

7022 2410 0002 5588 7047

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage ar

\$

Sent To

Street and Apt. N

City, State, ZIP+4

DOROTHYS LANDING LLC
4220 GARIBALDI AV
JACKSONVILLE, FL 32210



Postmark
Here

Cope's Landing
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 27, 2023

Via First Class U.S. Mail

DOROTHYS LANDING LLC
4220 GARIBALDI AV
JACKSONVILLE, FL 32210

***RE: Cope's Landing Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description***

Dear Property Owner:

You are receiving this notice because Duval County records indicate that you are a property owner within the Cope's Landing Community Development District (the "District"). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property that you own that is the subject of this notice is identified above.

At the January 19, 2023, meeting of the District's Board of Supervisors, the District approved the *Engineer's Report Capital Improvements for Infrastructure*, dated October 7, 2022 (the "Capital Improvement Plan"), that describes the nature of the improvements that may be constructed or acquired by the District that benefit lands within the District, including, but not limited to, roadway improvements, stormwater management improvements, water, sewer and electric improvements, landscaping, entranceway, recreational facilities, and other improvements, all as more specifically described in the Capital Improvement Plan (the "Improvements"). The District estimates that it will cost approximately \$34,280,000 to construct the Improvements contemplated by the District.

As a property owner of assessable land within the District, the District intends to assess your property, in the manner set forth in the District's *Master Special Assessment Methodology Report*, dated January 19, 2023 (the "Assessment Report"). This Assessment Report was also approved at the Board's January 19, 2023, public meeting.

The purpose of any such assessment is to secure the bonds issued to fund the Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis, and will be levied on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

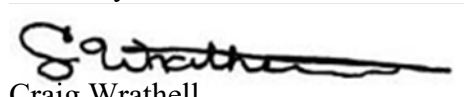
The total maximum assessment amount to be levied against each parcel, and the number of units contained within each parcel, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue that the District will collect by these assessments is anticipated to be \$47,230,000.00, which includes the estimated cost of the Improvements, plus financing-related costs, capitalized interest, a debt service reserve, and contingency, but excludes anticipated fees and costs of collection and discounts for early payment. The total assessment amount to be levied against property that you own is reflected on the Assessment Report.

The assessments may appear on your regular tax bill issued by the Duval County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258**. At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the hearing and to file written objections with the District's Board of Supervisors within twenty (20) days of this notice.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Records Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. You may appear at the hearing, or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Wrathell", is written over a light gray rectangular background.

Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report

7022 2410 0002 5588 7058

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D R HORTON INC JACKSONVILLE
4220 RACE TRACK RD STE 100
SAINT JOHNS, FL 32259

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Cope's Landing
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

January 27, 2023

Via First Class U.S. Mail

D R HORTON INC JACKSONVILLE
4220 RACE TRACK RD STE 100
SAINT JOHNS, FL 32259

***RE: Cope's Landing Community Development District
Notice of Hearing on Assessments to Property
See attached Legal Description***

Dear Property Owner:

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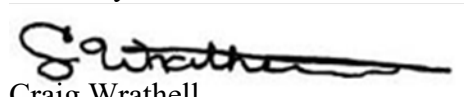
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Sincerely,

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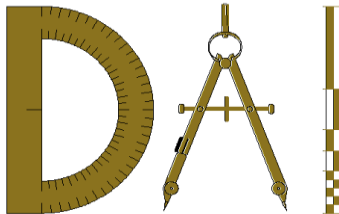
Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report

**ENGINEER'S REPORT
CAPITAL IMPROVEMENTS FOR
INFRASTRUCTURE**

**FOR
COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

October 7, 2022



PREPARED BY:

**DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FL 32256**

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 - 1. Water Distribution
 - 2. Sewage Collection
 - 3. Pump Stations
 - 4. Underground electric
 - D. Landscaping / Entranceway
 - E. Recreation Facilities

EXHIBITS:

- Exhibit "1" General Location Map
- Exhibit "2A" Parcel Legal Description
- Exhibit "2B" Parcel Legal Map
- Exhibit "2C" Parcel Legal Map
- Exhibit "3" Project Layout Map
- Exhibit "4" Existing / Future Land Use Map
- Exhibit "5A" Master Water Plan
- Exhibit "5B" Master Sewer Plan
- Exhibit "5C" Master Drainage Plan
- Exhibit "6" Proposed Infrastructure Plan
- Exhibit "7" Estimated Cost Summary

CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE

I. Background

Cope's Landing Community Development District (the "District" or "CDD") encompasses 293.48+/- acres of land in Duval County Florida. D.R. Horton, Inc. - Jacksonville (the "Developer") is serving as the master developer of Cope's Landing (the "Development"), a master planned residential community planned to include 834 residential units and recreational facilities. The Development's boundaries are entirely within the boundaries of the District. The District was created to finance, acquire, construct, and in some instances, operate and maintain certain public infrastructure improvements (the "Capital Improvement Plan", described herein) that will support the Development. A portion of the Capital Improvement Plan is anticipated to be financed with special assessment bonds issued by the District.

The Development is generally located off Cisco Drive West between Cisco Gardens Road and Kevin Allen Lane and is located in northwest Duval County. The lands within the Development have been approved by the City of Jacksonville City Council as a Planned Unit Development (PUD), Ordinance 2020-659. The PUD allows for up to 950 single-family detached residential units, and certain recreational facilities. The PUD covers additional property to the south that is not part of the CDD. Of the approximately 293.48 gross acres comprising the District, 230 are considered developable areas. These 230 developable acres include approximately 35.8 acres of proposed lakes and approximately 40.7 acres of proposed road rights-of-way. Minor revisions to the currently contemplated development program can be implemented if consistent with the County-approved PUD however the current development plan for the Development is consistent with the approved PUD.

This Engineering Report has been prepared to assist with the financing of the Capital improvement Plan contemplated to be constructed, and/or acquired for the Development by the CCD. In Summary:

Various lakes will be excavated to handle stormwater runoff. Wetland preservation and wetland mitigation bank credits are required to offset wetland impacts from the proposed improvements.

Landscaping and signage improvements are planned at numerous common areas.

Water and sewer improvements will be constructed to serve the Development including watermain, fire hydrants, two sewage pump stations, forcemains, gravity sewer, and other appurtenances. The utility improvements also include watermain and forcemain installation along Cisco Drive West and forcemain installation easterly to Pritchard Rd.

Transportation improvements will include paving and drainage construction within the District and intersection improvements on Cisco Drive West at the project entrance as required by the City of Jacksonville. In addition, offsite improvements to the intersection of Pritchard Road and Cisco Drive West including turn lanes and signalization are required.

The applicable permits for the Development include US Army Corps of Engineers Dredge and Fill Permit, City of Jacksonville Development Review approval, FDEP Water Permit, JEA Wastewater Collection/Transmission Permit, Norfolk Southern Railway utility installation approval and St. Johns River Water Management District Environmental Resource Permit.

These permits have all been issued and construction is currently underway for Phase 1. Phase 2 and 3 plans are under design and all approvals are expected in the near future.

Permit Status:

- U.S. Army Corps of Engineers Permit No. SAJ-2006-769 PRJ (for dredge and fill work in Corps of Engineers jurisdictional wetlands) was issued for Phase 1 on 6/21/2012 and expired 6/21/2017. The permitted impacts and required mitigation have been completed.
- City of Jacksonville engineering plan approval under City Development Number 10019.1 was issued for Phase 1 on 5/24/2021 and expires 5/24/2026.
- FDEP Water Distribution System Permit No. 0159044-909-DSGP for Phase 1 was issued 5/17/2021 and expires 5/16/2026.
- JEA Sewer Permit No. SWR-PERM-2021-05-000464 was issued 5/12/2021 and expires 5/12/2023
- Norfolk Southern Railway utility installation approval, NS Activity No.1291985, was issued 7/19/2021 and the installation is complete. Certification is in progress and once certified and accepted by JEA, the forcemain will be in the operation and maintenance phase.
- St. Johns River Water Management District Permit No. 103892-5 for the entire project area was issued 12/2/2020 and expires 12/2/2025.
- St. Johns River Water Management District Permit No. 103892-6 (for all site horizontal improvements, plus dredge and fill operations in District jurisdictional wetlands) for Phase 1 was issued 5/25/2021 and expires 5/25/2026. This permit was required due to minor site plan revisions from the prior permit for the overall project area.

The capital improvements reflected in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including City of Jacksonville. The actual improvements may vary from the capital improvements in this report based upon changes in regulatory criteria, permitting requirements, the development needs of the lands within the District and other such changes in the Development. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time and are a reasonable estimation based on current unit prices in the area. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from cost estimates presented.

Phase 1 of the Capital Improvement Plan includes 206 lots with completion of the residential infrastructure anticipated in Fall 2022 for Phase 1. Phase 2 and 3 includes 134 lots and 120 lots respectively. Design and permitting is underway and approvals are expected fall 2022. Phase 2 infrastructure is planned to commence upon permit approvals.

Ultimate project buildout is presently expected to occur over a several year period depending on market conditions. See Exhibit 3 for the project phasing.

II. District Infrastructure (Capital Improvement Plan)

A. Stormwater Management Improvements

The lands within the District are made up of pine forests, wetlands and smaller areas of upland hardwood forests. The natural runoff from the site predominately flows north and east to the Trout River.

The proposed stormwater management improvements will provide water quality treatment and flood control for all property within the CDD. Such improvements include curbing, inlets, pipes, roadway underdrain, stormwater lakes and lake outfall control structures. Some of the lakes will be interconnected. The local drainage systems and the lakes are designed to meet the requirements of the City of Jacksonville and the St. Johns River Water Management District.

The cost of the master storm drainage system includes the collection and conveyance systems. The cost of the mass earthwork associated with lake excavation and lake outfall control structures is also included. Such mass earthwork does not include any subsequent grading that may be required for lot pad development or home construction, which will not be financed by the District. These stormwater management facilities will be owned and operated by the District.

Wetland impacts associated with the proposed development require mitigation. The approved mitigation consists of wetland preservation and wetland mitigation bank credits. The wetland mitigation credit costs are included in the Capital Improvement Plan.

B. Roadway Improvements

The District presently intends to design, finance, install and/or acquire certain transportation facilities within its boundaries. All these proposed improvements are presently contemplated in the current site plan.

A description of the roadway improvements follows.

The proposed onsite road system will include construction of the numerous interior local roadways within the development. The proposed road system will also include intersection turn lane addition at the project entrance on Cisco Drive West. In addition, offsite improvements to the intersection of Pritchard Road and Cisco Drive West including turn lanes and signalization are required. The road improvements consist of the paving, curbing, limerock base, stabilized subgrade and sidewalks.

All interior roads will be dedicated to the City of Jacksonville for operation and maintenance. The roadway costs listed in Exhibit 7 include the numerous local roadways within the development and the referenced intersection improvements.

C. Water, Sewer, Electric & Street Lighting Improvements

The District presently intends to finance, design, construct, install and/or acquire water, sewer and electric facilities within its boundaries. The District financed water and sewer improvements include the complete water and sewer systems including two sewage pump stations and associated sewage forcemain. Forcemain installation along Cisco Drive West and the forcemain connection at Pritchard Road is also included in the project scope.

1. Water Distribution

The District intends to provide a complete water transmission and distribution system, including fire protection and water service to serve all property within the District.

2. Sewage Collection

The District intends to provide a complete sewage collection system including gravity sewer, manholes and sewer services to serve all property within the District.

3. Pump Stations

The District intends to install two (2) sewage pumping stations with associated forcemains within the boundaries of the District. Offsite forcemain along Cisco Drive West and east to Pritchard Road is also included.

4. Electric and Street Lighting

The District intends to install an underground electric conduit system and street lighting throughout the community.

All water and sewer design and construction will meet the requirements of Jacksonville Electric Authority (JEA). These facilities will be owned, operated, and maintained by JEA after construction and dedication by the District. JEA has issued a Water and Sewer Availability Letter which confirms service availability for the Development. In addition, JEA has approved the construction plans and issued permits for the water and sewer construction for Phase 1.

D. Landscaping / Entranceway

The District intends to finance, design, construct and/or acquire certain landscaping and entry features within its boundaries. These improvements are to include roadway streetscape tree planting, irrigation, signage, fencing and entranceway features ancillary to the roadway improvements, and in common areas. These facilities will be owned, operated, and maintained by the District.

E. Recreation Facilities

The District presently intends to finance, design, construct and/or acquire certain recreation facilities within its boundaries. The recreation facilities may include, but are not limited to, a pool with bathhouse, parking lot, tot lot, sport courts and/or fields. These facilities will be owned, operated, and maintained by the District.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

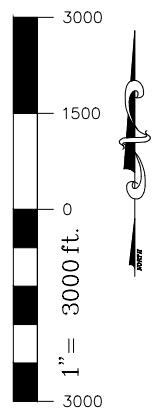
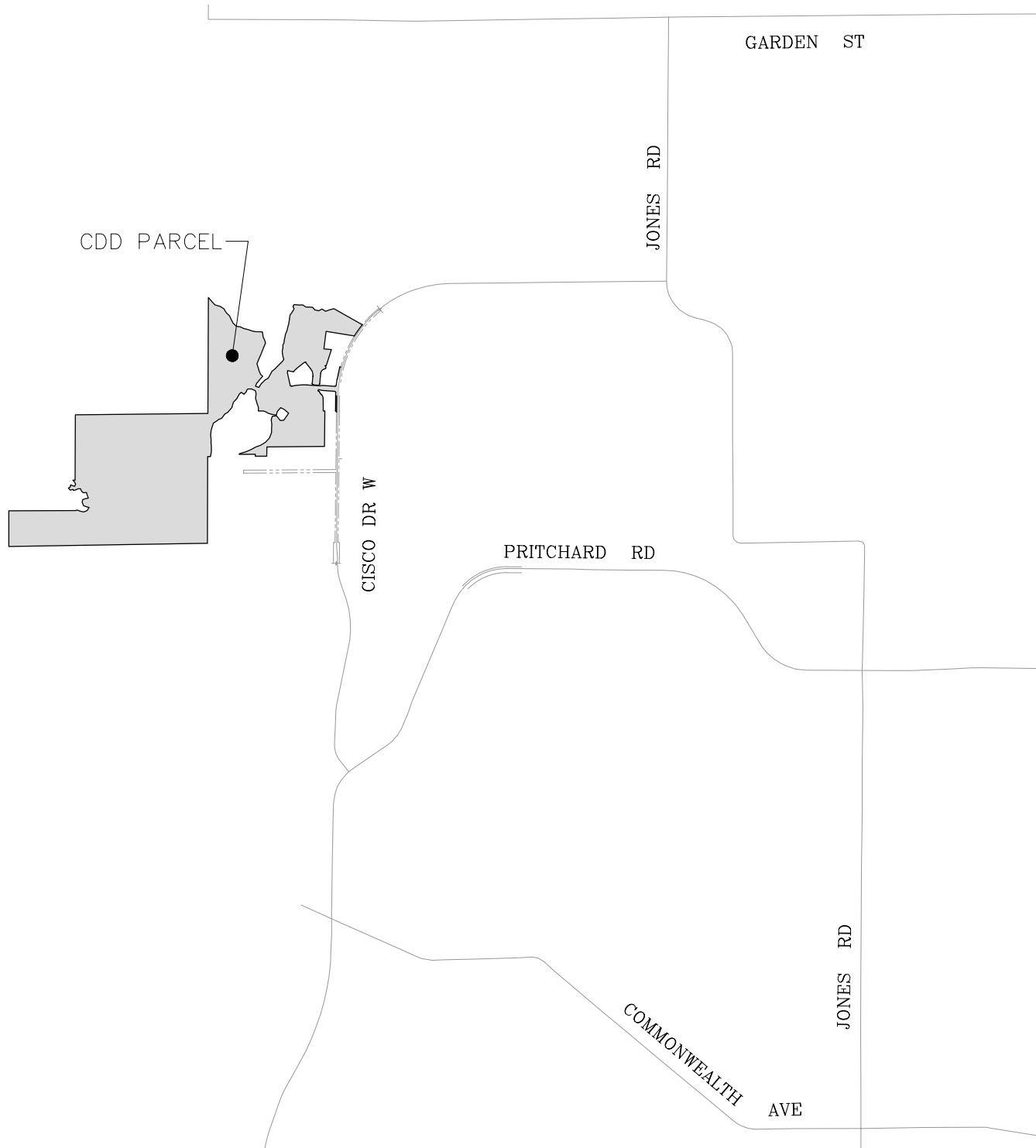
GENERAL LOCATION

October 7, 2022

LEGEND



COPE'S LANDING
CDD



COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2A

PARCEL LEGAL DESCRIPTION

October 7, 2022

COPE'S LANDING_CDD_PARCEL
(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST; THENCE, S 00°14'07" W, 281.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN THENCE, THE FOLLOWING SEVENTY-THREE (73) COURSES AND DISTANCES: COURSE NO. 1: THENCE, S 41°42'19" E, 100.26 FEET; COURSE NO. 2: THENCE, S 41°33'53" E, 97.81 FEET; COURSE NO. 3: THENCE, S 73°52'51" E, 118.29 FEET; COURSE NO. 4: THENCE, S 55°28'31" E, 83.18 FEET; COURSE NO. 5: THENCE, S 31°31'37" E, 99.18 FEET; COURSE NO. 6: THENCE, S 47°46'09" E, 81.99 FEET; COURSE NO. 7: THENCE, S 24°25'46" E, 72.03 FEET; COURSE NO. 8: THENCE, S 27°21'55" E, 98.07 FEET; COURSE NO. 9: THENCE, S 48°07'49" E, 87.17 FEET; COURSE NO. 10: THENCE, S 79°27'39" E, 80.05 FEET; COURSE NO. 11: THENCE, S 64°03'58" E, 73.05 FEET; COURSE NO. 12: THENCE, S 76°39'43" E, 96.06 FEET; COURSE NO. 13: THENCE, S 71°40'44" E, 98.83 FEET; COURSE NO. 14: THENCE, S 79°40'33" E, 65.79 FEET; COURSE NO. 15: THENCE, N 89°57'57" E, 76.39 FEET; COURSE NO. 16: THENCE, S 86°19'36" E, 51.80 FEET; COURSE NO. 17: THENCE, S 08°54'50" E, 103.63 FEET; COURSE NO. 18: THENCE, S 24°56'52" E, 64.43 FEET; COURSE NO. 19: THENCE, S 17°11'08" E, 66.37 FEET; COURSE NO. 20: THENCE, S 22°22'48" W, 97.75 FEET; COURSE NO. 21: THENCE, S 21°56'32" W, 135.99 FEET; COURSE NO. 22: THENCE, S 23°47'01" W, 112.51 FEET; COURSE NO. 23: THENCE, S 22°18'07" W, 105.57 FEET; COURSE NO. 24: THENCE, S 16°50'11" E, 150.97 FEET; COURSE NO. 25: THENCE, S 22°47'59" E, 76.89 FEET; COURSE NO. 26: THENCE, S 47°31'31" E, 58.10 FEET; COURSE NO. 27: THENCE, S 41°26'39" W, 116.69 FEET; COURSE NO. 28: THENCE, S 38°49'07" W, 54.52 FEET; COURSE NO. 29: THENCE, S 51°41'42" W, 12.22 FEET; COURSE NO. 30: THENCE, S 22°23'21" W, 66.78 FEET; COURSE NO. 31: THENCE, S 70°33'47" E, 74.31 FEET; COURSE NO. 32: THENCE, N 28°33'49" E, 30.81 FEET; COURSE NO. 33: THENCE, N 33°25'33" E, 60.45 FEET; COURSE NO. 34: THENCE, N 49°02'48" E, 34.92 FEET; COURSE NO. 35: THENCE, N 44°27'59" E, 72.57 FEET; COURSE NO. 36: THENCE, N 61°36'09" E, 67.40 FEET; COURSE NO. 37: THENCE, N 31°06'48" E, 70.96 FEET; COURSE NO. 38: THENCE, N 28°06'21" E, 89.34 FEET; COURSE NO. 39: THENCE, N 50°25'00" E, 86.81 FEET; COURSE NO. 40: THENCE, N 44°23'40" E, 55.56 FEET; COURSE NO. 41: THENCE, N 44°06'19" E, 94.86 FEET; COURSE NO. 42: THENCE, N 45°48'34" E, 61.07 FEET; COURSE NO. 43: THENCE, N 31°04'17" E, 46.94 FEET; COURSE NO. 44: THENCE, N 19°13'40" W, 52.55 FEET; COURSE NO. 45: THENCE, N 09°03'17" W, 75.08 FEET; COURSE NO. 46: THENCE, N 04°21'32" W, 40.82 FEET; COURSE NO. 47: THENCE, N 11°42'28" E, 74.45 FEET; COURSE NO. 48: THENCE, N 04°36'35" W, 44.01 FEET; COURSE NO. 49: THENCE, N 25°07'15" E, 61.80 FEET; COURSE NO. 50: THENCE, N 03°32'06" E, 57.63 FEET; COURSE NO. 51: THENCE, N 15°29'03" E, 53.60 FEET; COURSE NO. 52: THENCE, N 08°16'58" E, 59.63 FEET; COURSE NO. 53: THENCE, N 25°07'44" E, 72.66 FEET; COURSE NO. 54: THENCE, N 17°45'50" E, 77.52 FEET; COURSE NO. 55: THENCE, N 17°13'24" E, 75.48 FEET; COURSE NO. 56: THENCE, N 07°06'06" E, 71.55 FEET; COURSE NO. 57: THENCE, N 09°01'30" E, 103.21 FEET; COURSE NO. 58: THENCE, N 36°12'21" E, 70.94 FEET; COURSE NO. 59: THENCE, N 29°12'34" E, 78.35 FEET; COURSE NO. 60: THENCE, N 28°55'49" W, 45.04 FEET; COURSE NO. 61: THENCE, N 24°09'43" E, 44.82 FEET; COURSE NO. 62: THENCE, N 88°26'16" E, 41.25 FEET; COURSE NO. 63: THENCE, S 84°05'19" E, 60.82 FEET; COURSE NO. 64: THENCE, N 89°34'14" E, 76.89 FEET; COURSE NO. 65: THENCE, S 57°31'49" E, 77.08 FEET; COURSE NO. 66: THENCE, N 89°45'49" E, 68.66 FEET; COURSE NO. 67: THENCE, S 84°31'01" E, 64.11 FEET; COURSE NO. 68: THENCE, S 40°50'45" E, 68.87 FEET; COURSE NO. 69: THENCE, S 77°04'02" E, 82.23 FEET; COURSE NO. 70: THENCE, N 59°51'25" E, 72.00 FEET; COURSE NO. 71: THENCE, S 58°55'38" E, 88.48 FEET; COURSE NO. 72: THENCE, N 69°22'16" E, 80.11 FEET; COURSE NO. 73: THENCE, N 75°42'49" E, 95.38 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID LANDS, S 60°35'04" E, 659.50 FEET TO A POINT OF CURVATURE ON THE WESTERLY R/W LINE OF CISCO DRIVE WEST (60° R/W) CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 06°50'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 35°39'18" W, 277.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 277.52 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS DESCRIBED O.R.B. 17217, PAGE 2042, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, N 80°40'19" W, 578.85 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 18250, PAGE 2066, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG DESCRIBED LANDS, S 07°04'11" W, 358.16 FEET; THENCE, S 84°51'01" E, 153.20 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 16481, PAGE 753, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, S 17°54'44" W, 339.92 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 20261, PAGE 555, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 89°37'14" W, 24.20 FEET; THENCE, S 33°19'45" E, 25.32 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 102°17'04" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 17°48'47" W, 46.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.56 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°56'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°55'45" W, 18.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.26 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°07'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39°20'19" W, 110.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.16 FEET; THENCE, S 05°46'27" W, 217.05 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 49°53'53" W, 34.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.51 FEET; THENCE, S 04°01'20" W, 10.00 FEET; THENCE, S 85°58'40" E, 21.95 FEET; THENCE, N 85°24'23" E, 66.75 FEET; THENCE, S 85°58'40" E, 248.70 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°04'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 49°59'02" E, 34.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2341.83 FEET, A CENTRAL ANGLE OF 02°49'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°21'34" E, 115.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.57 FEET; THENCE, N 23°21'13" E, 20.19 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2336.83 FEET, A CENTRAL ANGLE OF 05°54'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°12'37" E, 241.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 241.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS PREVIOUSLY DESCRIBED IN O.R.B. 16481, PAGE 753; THENCE, S 84°11'30" E, 15.20 FEET RETURNING TO THE R/W OF CISCO DRIVE WEST (60° R/W) BEING A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 14°28'34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°59'28" W, 585.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 586.62 FEET; THENCE, S 00°25'38" W, 330.97 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°54'48" W, 31.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.14 FEET; THENCE, N 00°25'39" E, 306.63 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 2338.49 FEET, A CENTRAL ANGLE OF 01°33'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 01°31'56" E, 63.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°17'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 41°49'54" W, 34.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.52 FEET; THENCE, N 85°58'40" W, 248.42 FEET; THENCE, N 77°21'44" W, 66.75 FEET; THENCE, N 85°58'40" W, 15.22 FEET; THENCE, S 04°01'20" W, 25.09 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°32'03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 48°41'29" E, 32.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.31 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 32°17'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 32°04'09" E, 42.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.39 FEET; THENCE, S 48°12'50" E, 25.89 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 47°48'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24°18'33" E, 81.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.44 FEET; THENCE, S 00°24'17" E, 256.72 FEET; THENCE, N 89°50'28" E, 33.40 FEET TO A POINT OF INTERSECTION OF AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 00°38'16" W, 715.56 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 8934, PAGE 1089, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'12" W, 1163.18 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 9097, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID LANDS, S 00°36'19" W, 187.25 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'42" W, 232.60 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 13158, PAGE 1676, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, N 00°37'35" E, 40.00 FEET; THENCE, S 89°35'42" W, 325.01 FEET; RUN THENCE, THE FOLLOWING FIFTY-FIVE (55) COURSES AND DISTANCES: COURSE NO. 1: THENCE, N 32°14'04" E, 19.18 FEET; COURSE NO. 2: THENCE, N 74°19'06" E, 129.27 FEET; COURSE NO. 3: THENCE, N 66°32'26" E, 127.63 FEET; COURSE NO. 4: THENCE, N 60°57'48" E, 93.05 FEET; COURSE NO. 5: THENCE, N 69°10'43" E, 110.61 FEET; COURSE NO. 6: THENCE, N 58°21'01" E, 111.96 FEET; COURSE NO. 7: THENCE, N 42°43'12" E, 116.85 FEET; COURSE NO. 8: THENCE, N 21°10'02" E, 117.97 FEET; COURSE NO. 9: THENCE, N 00°11'15" W, 77.26 FEET; COURSE NO. 10: THENCE, N 03°28'28" E, 86.12 FEET; COURSE NO. 11: THENCE, N 06°59'53" W, 95.50 FEET; COURSE NO. 12: THENCE, N 17°05'30" E, 75.37 FEET; COURSE NO. 13: THENCE, N 86°32'01" E, 88.71 FEET; COURSE NO. 14: THENCE, S 37°05'48" E, 118.47 FEET; COURSE NO. 15: THENCE, N 83°54'55" E, 70.28 FEET; COURSE NO. 16: THENCE, N 35°50'14" E, 173.14 FEET; COURSE NO. 17: THENCE, N 50°13'53" W, 126.41 FEET; COURSE NO. 18: THENCE, N 64°53'47" W, 74.52 FEET; COURSE NO. 19: THENCE, S 40°32'42" W, 98.12 FEET; COURSE NO. 20: THENCE, S 16°42'05" W, 78.31 FEET; COURSE NO. 21: THENCE, N 79°35'36" W, 90.60 FEET; COURSE NO. 22: THENCE, N 75°11'21" W, 72.40 FEET; COURSE NO. 23: THENCE, N 59°37'12" W, 54.55 FEET; COURSE NO. 24: THENCE, N 69°11'41" W, 57.15 FEET; COURSE NO. 25: THENCE, S 89°45'06" W, 102.05 FEET; COURSE NO. 26: THENCE, N 00°41'00" E, 71.22 FEET; COURSE NO. 27: THENCE, N 19°16'10" W, 92.57 FEET; COURSE NO. 28: THENCE, N 16°06'32" W, 98.35 FEET; COURSE NO. 29: THENCE, N 05°49'41" E, 101.33 FEET; COURSE NO. 30: THENCE, N 13°30'39" W, 57.82 FEET; COURSE NO. 31: THENCE, N 65°51'08" W, 94.86 FEET; COURSE NO. 32: THENCE, S 61°52'25" W, 14.45 FEET; COURSE NO. 33: THENCE, N 86°42'28" W, 51.26 FEET; COURSE NO. 34: THENCE, S 45°46'22" W, 32.54 FEET; COURSE NO. 35: THENCE, S 17°59'16" W, 34.17 FEET; COURSE NO. 36: THENCE, S 42°30'40" W, 70.03 FEET; COURSE NO. 37: THENCE, N 52°56'02" W, 67.92 FEET; COURSE NO. 38: THENCE, S 45°30'57" W, 54.67 FEET; COURSE NO. 39: THENCE, S 28°47'19" W, 104.70 FEET; COURSE NO. 40: THENCE, S 44°28'13" W, 97.73 FEET; COURSE NO. 41: THENCE, S 15°34'32" W, 114.89 FEET; COURSE NO. 42: THENCE, S 41°42'55" W, 126.60 FEET; COURSE NO. 43: THENCE, S 58°35'29" W, 70.97 FEET; COURSE NO. 44: THENCE, S 35°41'42" W, 100.66 FEET; COURSE NO. 45: THENCE, S 67°59'55" W, 70.46 FEET; COURSE NO. 46: THENCE, S 53°12'45" W, 66.60 FEET; COURSE NO. 47: THENCE, S 56°55'33" W, 61.96 FEET; COURSE NO. 48: THENCE, S 17°19'39" W, 146.78 FEET; COURSE NO. 49: THENCE, S 06°37'27" W, 102.61 FEET; COURSE NO. 50: THENCE, S 06°14'57" E, 98.36 FEET; COURSE NO. 51: THENCE, S 02°14'15" W, 48.68 FEET; COURSE NO. 52: THENCE, S 04°04'30" E, 101.55 FEET; COURSE NO. 53: THENCE, S 00°01'31" E, 78.34 FEET; COURSE NO. 54: THENCE, S 08°48'47" W, 107.64 FEET; COURSE NO. 55: THENCE, S 89°35'42" W, 57.35 FEET; THENCE S 00°14'12" W, 1749.99 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°03'32" W, 4007.41 FEET; THENCE N 00°06'58" E, 720.61 FEET; THENCE, N 89°46'59" E, 1356.36 FEET; THENCE N 57°17'59" E, 20.67 FEET; THENCE S 71°58'12" E, 80.23 FEET; THENCE S 79°15'30" E, 66.52 FEET; THENCE N 66°39'36" E, 68.77 FEET; THENCE N 33°46'17" E, 74.21 FEET; THENCE N 76°53'55" W, 52.36 FEET; THENCE N 67°13'48" W, 68.20 FEET; THENCE N 21°07'29" W, 75.08 FEET; THENCE N 12°26'48" E, 49.48 FEET; THENCE N 69°38'54" E, 61.49 FEET; THENCE N 78°29'11" E, 58.17 FEET; THENCE N 20°24'56" W, 62.35 FEET; THENCE N 15°59'24" W, 57.73 FEET; THENCE S 84°00'45" W, 66.88 FEET; THENCE N 44°59'46" W, 50.68 FEET; THENCE N 21°22'38" W, 47.03 FEET; THENCE N 87°52'07" W, 48.40 FEET; THENCE S 65°44'27" W, 44.70 FEET; THENCE S 71°59'08" W, 53.39 FEET; THENCE N 33°38'05" W, 27.27 FEET; THENCE S 74°19'14" W, 56.94 FEET; THENCE N 39°43'06" W, 54.18 FEET; THENCE N 63°48'53" E, 39.43 FEET; THENCE N 09°35'58" E, 49.42 FEET; THENCE S 64°38'34" E, 43.44 FEET; THENCE S 73°32'23" E, 44.99 FEET; THENCE N 23°51'59" E, 48.40 FEET; THENCE N 27°47'33" W, 47.25 FEET; THENCE N 42°03'28" W, 50.58 FEET; THENCE N 89°13'42" E, 45.51 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 10719, PAGE 2268, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LINE, N 00°09'32" E, 1318.00 FEET; THENCE N 89°23'35" E, 2675.07 FEET; THENCE N 00°14'07" E, 2339.47 FEET TO THE POINT OF BEGINNING.

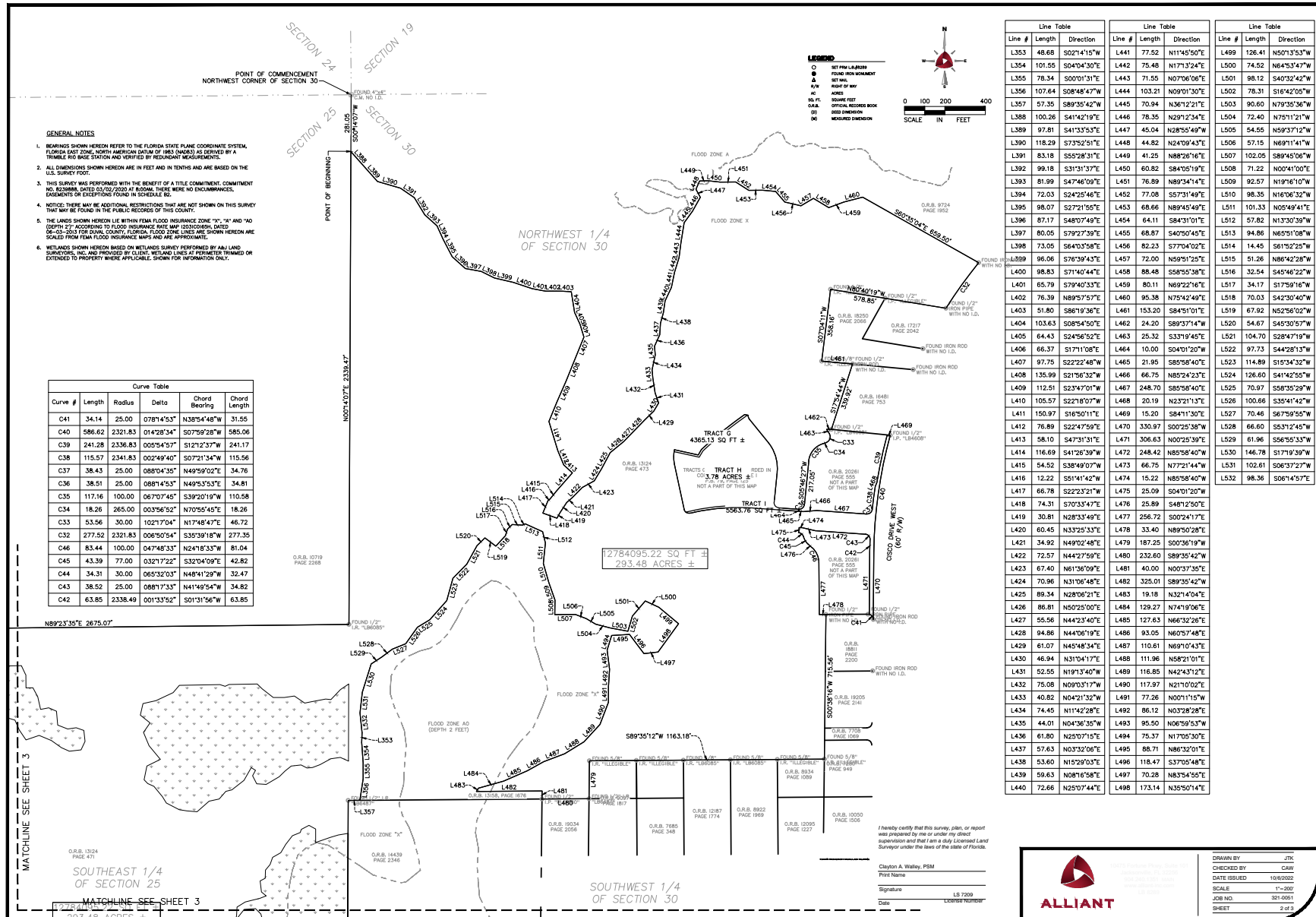
THE ABOVE DESCRIBED LANDS CONTAIN 297.49 ACRES, MORE OR LESS.

LESS AND EXCEPT 4.01 ACRES, MORE OR LESS FOR TRACTS G, H AND I OF COPE'S LANDING PHASE 1 AS RECORDED IN PLAT BOOK 79, PAGE 125 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT 2B

PARCEL
LEGAL MAP

October 7, 2022



DEVELOPMENT PHASING

PHASE 1	206 LOTS
PHASE 2	134 LOTS
PHASE 3	120 LOTS
PHASE 4	109 LOTS
PHASE 5	105 LOTS
PHASE 6	78 LOTS
PHASE 7	82 LOTS
TOTAL	834 LOTS

LEGEND



= WETLANDS



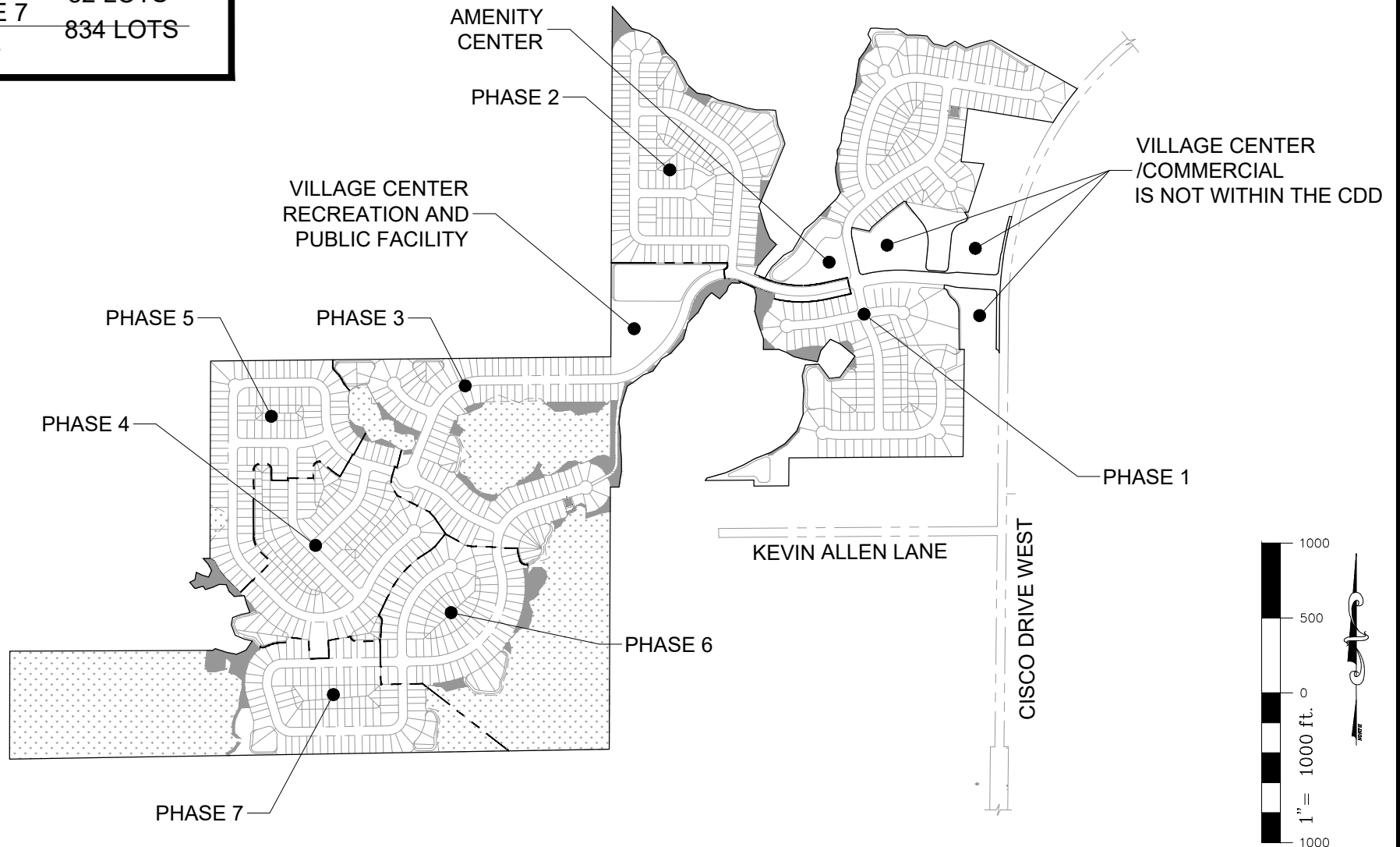
= UPLAND BUFFER

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

PROJECT LAYOUT

October 7, 2022



COPE'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT

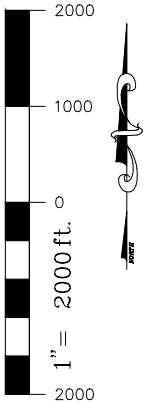
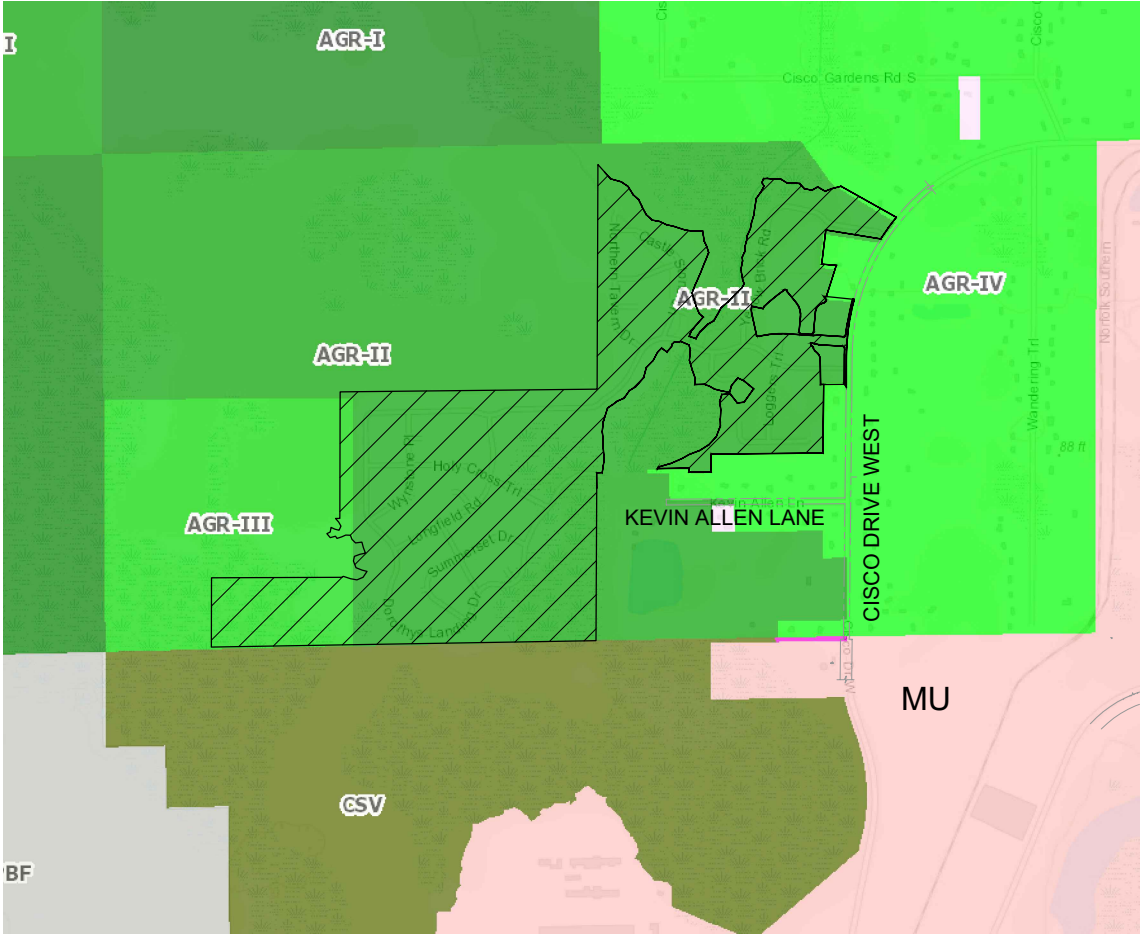
EXHIBIT 4

EXISTING / FUTURE
LAND USE

October 7, 2022

LEGEND

-  = COPE'S LANDING CDD
- AGR = AGRICULTURE
CSV = CONSERVATION
MU = MULTI-USE



COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5A

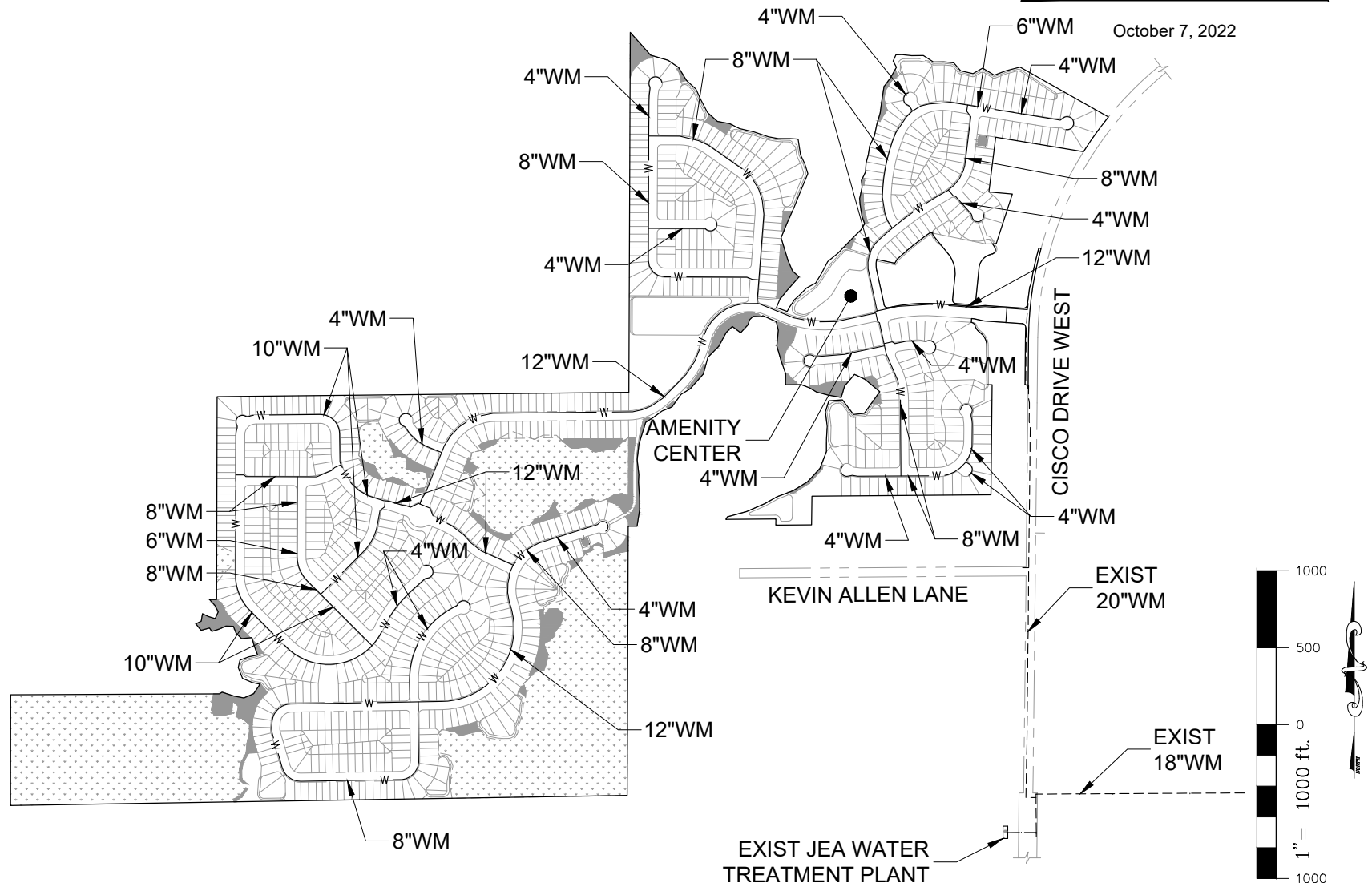
MASTER WATER PLAN

LEGEND

- EXISTING WATER MAINS
- W— PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

October 7, 2022



LEGEND

- FM — PROPOSED FORCE MAINS
- PROPOSED SEWER MAINS

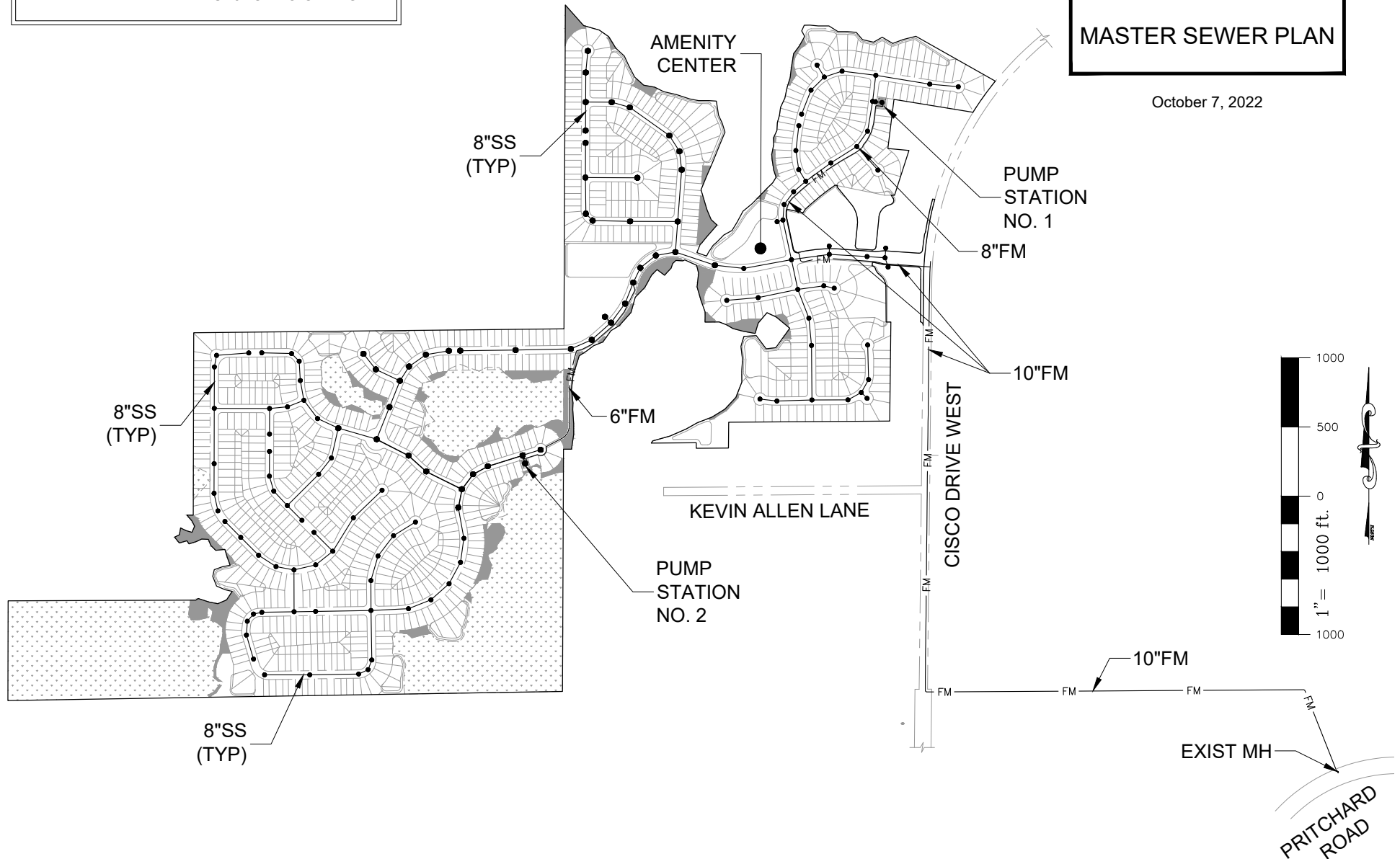
NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5B

MASTER SEWER PLAN

October 7, 2022



LEGEND

PROPOSED STORM DRAINAGE PIPES

2

STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM PIPES AND PONDS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5C

MASTER DRAINAGE PLAN

October 7, 2022

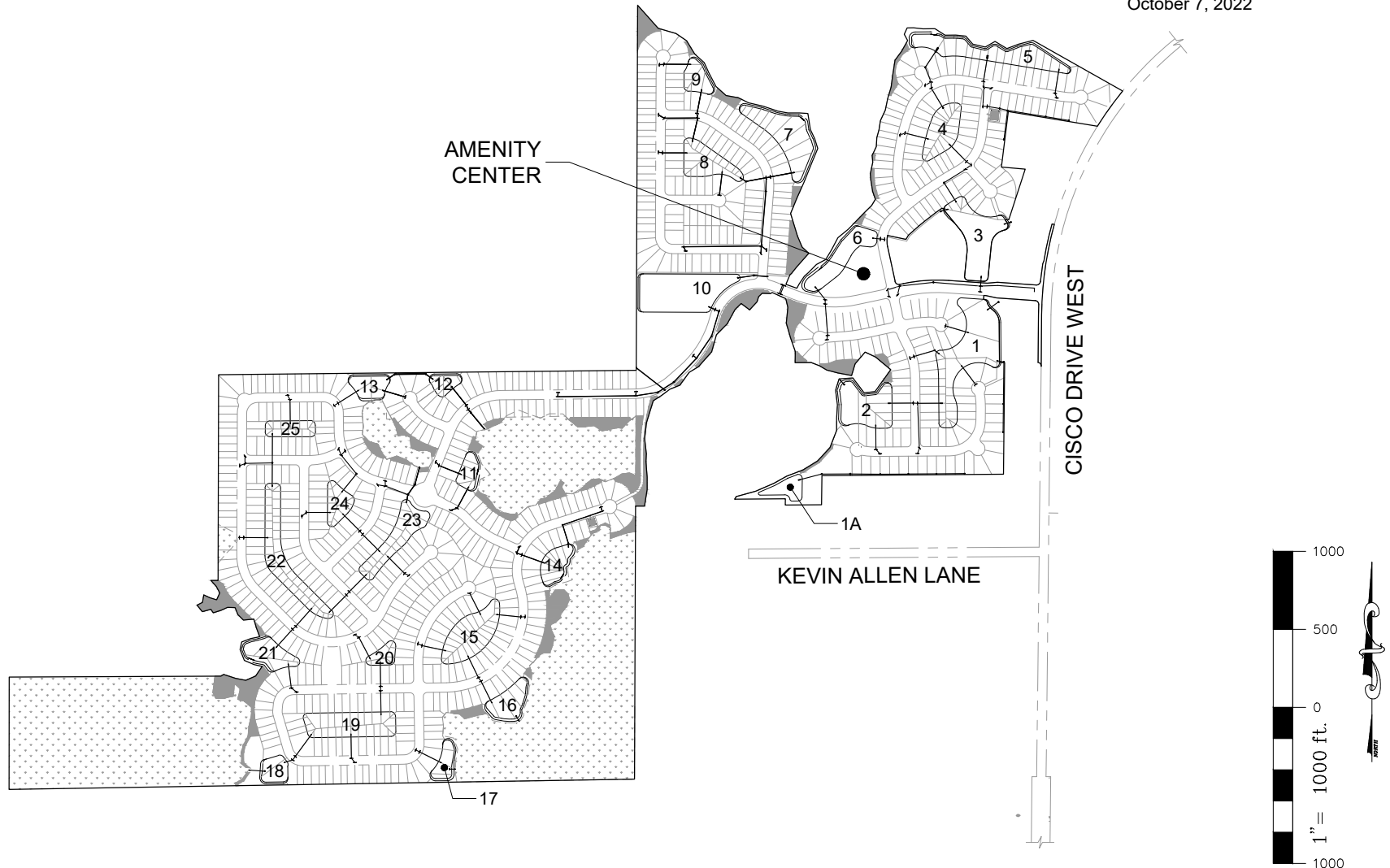


EXHIBIT "6"

PROPOSED INFRASTRUCTURE PLAN COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

FACILITY	CONSTRUCTION	OWNERSHIP	OPERATION MAINTENANCE
Roadways	Developer	City of Jacksonville	City of Jacksonville
Water & Wastewater	Developer	JEA	JEA
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	Developer	CDD	CDD
Electric and Street Lighting	Developer	JEA	JEA

EXHIBIT "7"

ESTIMATED COST SUMMARY COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total Costs	2022	2023	Current District Annual Outlay ³
				2024 and Beyond
1. Clearing and Earthwork	10,950,000	20	12	68
2. Stormwater Systems	3,734,000	30	15	55
3. Water and Sewer Utilities ¹	7,186,000	50	10	40
4. Roadway Improvements	5,265,000	20	10	70
5. Recreational Improvements ²	3,500,000	30	70	0
6. Entry Signage and Landscaping, Berm, Fencing, Fountains	756,000	20	70	10
7. Electric and Street Lighting ⁴	932,000	30	12	58
8. Engineering, Surveying, Planning, CEI	1,957,000	35	10	55
TOTAL COSTS	\$34,280,000			

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center.
3. Represents anticipated annual outlay percentage of costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2022 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

Preliminary Master Special Assessment Methodology Report

January 19, 2023



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

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1.0 Introduction

1.1 Purpose

This Preliminary Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Cope’s Landing Community Development District (the “District”), located in unincorporated Duval County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Engineer’s Report of Dunn & Associates, Inc. dated October 7, 2022 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The Capital Improvement Plan will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Cope's Landing development (the "Development" or "Cope's Landing"), a master planned, residential development located in unincorporated Duval County, Florida. The land within the District consists of approximately 293.48 +/- acres and is generally located off Cisco Drive West between Cisco Gardens Road and Kevin Allen Lane.

2.2 The Development Program

The development of Cope's Landing is anticipated to be conducted by D.R. Horton, Inc. (the "Developer"). Based upon the information provided by the Developer, the current development plan for the District envisions a total of 834 Single-Family residential units developed in one or more phases, although phasing plan, land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of Clearing and Earthwork, Stormwater Systems, Water and Sewer Utilities, Roadway Improvements, Recreational Improvements, Entry Signage and Landscaping, Berm Fencing, Fountains, Electric and Street Lighting and Engineering, Surveying, Planning, CEI, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District and all of the infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$34,280,000. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$47,230,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$47,230,000 in one or more series with various maturities to finance Capital Improvement Plan costs at \$34,280,000. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$47,230,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan.

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 834 Single-Family residential units developed in one or more phases, although phasing, unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real

and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to all Single-Family residential units proposed to be developed within the District uniformly in proportion to their generally uniform density of development and generally uniform intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the uniform ERU weight of 1.00 that is proposed to be assigned to the 834 Single-Family residential units contemplated to be developed within the District, total ERU count, and the full share of the benefit received by the Single-Family residential units.

The rationale behind the uniform ERU weight is supported by the fact that generally and on average all Single-Family residential units will use and benefit from the public infrastructure improvements which are proposed be built within of the District generally about the same, that is generally and on average will produce approximately similar amounts of storm water runoff, produce approximately similar numbers of vehicular trips, and need approximately similar water/sewer capacity. As the exact amount of the benefit is not possible to be calculated at this time, the use of the ERU measure serves as a reasonable approximation of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") to the Single-Family residential units contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessment annual debt service assessments per unit.

No Bond Assessment is allocated herein to the private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District. If owned by the District, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and

common areas. If the amenities are owned by the District, then they would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessment

As the land in the District is not yet fully platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$47,230,000 will be preliminarily levied on approximately 293.48 +/- gross acres at a rate of \$160,930.90 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessment initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for the Bond Assessment to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to

maintain such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessment, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and

peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$56,630.70 (\$47,230,000 in Bond Assessment divided by 834.00 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond

Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted remains equal to \$56,630.70, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels the Bond Assessment per ERU for land that remains unplatted equals less than \$56,630.70 (for instance as a result of a larger number of units) then the per ERU Bond Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted equals more than \$56,630.70¹ (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment per ERU and \$56,630.70, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

In considering whether to require a true-up payment, the District shall consider any requests for a deferral of true-up. In order to obtain

¹ For example, if the first platting includes 50 Single-Family lots, which equates to a total allocation of \$2,831,534.77 in Bond Assessment, then the remaining unplatted land would be required to absorb 784 Single-Family lots or \$44,398,465.23 in Bond Assessment. If the remaining unplatted land would only be able to absorb 780 Single-Family lots, or \$44,171,942.45 in Bond Assessment, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$226,522.78 in Bond Assessment plus applicable accrued interest to the extent described in this Section.

such a deferral, a landowner seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessment to pay debt service on the applicable bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any true-up payment shall become due and payable that tax year by the landowner of the lands subject to the proposed plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the proposed plat property until paid.

All Bond Assessment levied run with the land, and such Bond Assessment liens include any true-up payment. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessment shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$56,630.70. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$47,230,000 is proposed to be levied

uniformly over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Cope's Landing Community Development District

Development Plan

Product Type	Number of Units
Single Family	834
Total	834

Table 2

Cope's Landing Community Development District

Project Costs

Improvement	Total Costs
Clearing and Earthwork	\$10,950,000.00
Stormwater Systems	\$3,734,000.00
Water and Sewer Utilities	\$7,186,000.00
Roadway Improvements	\$5,265,000.00
Recreational Improvements	\$3,500,000.00
Entry Signage and Landscaping, Berm, Fencing, Fountains	\$756,000.00
Electric and Street Lighting	\$932,000.00
Engineering, Surveying, Planning, CEI	\$1,957,000.00
Total	\$34,280,000.00

Table 3

Cope's Landing

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount	\$47,230,000.00
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Total Sources	\$47,230,000.00
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Uses

Project Fund Deposits:

Project Fund	\$34,280,000.00
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Other Fund Deposits:

Debt Service Reserve Fund	\$4,195,319.68
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Capitalized Interest Fund	\$7,556,800.00
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Delivery Date Expenses:

Costs of Issuance	\$1,194,600.00
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Rounding	\$3,280.32
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Total Uses	\$47,230,000.00
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Table 4

Cope's Landing

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Single Family	834	1.00	834.00
Total	834		834.00

Table 5

Cope's Landing

Community Development District

Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds**
Single Family	834	\$34,280,000.00	\$47,230,000.00	\$56,630.70	\$5,030.36
Total	834	\$34,280,000.00	\$47,230,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Does not include applicable costs of collection and early payment discounts

Exhibit "A"

Bond Assessment in the total amount of \$47,230,000 will be levied on an equal pro-rata gross acre basis based on the area described below:

DESCRIPTION: A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST; THENCE, S 00°14'07" W, 281.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN THENCE, THE FOLLOWING SEVENTY-THREE (73) COURSES AND DISTANCES: COURSE NO. 1: THENCE, S 41°42'19" E, 100.26 FEET; COURSE NO. 2: THENCE, S 41°33'53" E, 97.81 FEET; COURSE NO. 3: THENCE, S 73°52'51" E, 118.29 FEET; COURSE NO. 4: THENCE, S 55°28'31" E, 83.18 FEET; COURSE NO. 5: THENCE, S 31°31'37" E, 99.18 FEET; COURSE NO. 6: THENCE, S 47°46'09" E, 81.99 FEET; COURSE NO. 7: THENCE, S 24°25'46" E, 72.03 FEET; COURSE NO. 8: THENCE, S 27°21'55" E, 98.07 FEET; COURSE NO. 9: THENCE, S 48°07'49" E, 87.17 FEET; COURSE NO. 10: THENCE, S 79°27'39" E, 80.05 FEET; COURSE NO. 11: THENCE, S 64°03'58" E, 73.05 FEET; COURSE NO. 12: THENCE, S 76°39'43" E, 96.06 FEET; COURSE NO. 13: THENCE, S 71°40'44" E, 98.83 FEET; COURSE NO. 14: THENCE, S 79°40'33" E, 65.79 FEET; COURSE NO. 15: THENCE, N 89°57'57" E, 76.39 FEET; COURSE NO. 16: THENCE, S 86°19'36" E, 51.80 FEET; COURSE NO. 17: THENCE, S 08°54'50" E, 103.63 FEET; COURSE NO. 18: THENCE, S 24°56'52" E, 64.43 FEET; COURSE NO. 19: THENCE, S 17°11'08" E, 66.37 FEET; COURSE NO. 20: THENCE, S 22°22'48" W, 97.75 FEET; COURSE NO. 21: THENCE, S 21°56'32" W, 135.99 FEET; COURSE NO. 22: THENCE, S 23°47'01" W, 112.51 FEET; COURSE NO. 23: THENCE, S 22°18'07" W, 105.57 FEET; COURSE NO. 24: THENCE, S 16°50'11" E, 150.97 FEET; COURSE NO. 25: THENCE, S 22°47'59" E, 76.89 FEET; COURSE NO. 26: THENCE, S 47°31'31" E, 58.10 FEET; COURSE NO. 27: THENCE, S 41°26'39" W, 116.69 FEET; COURSE NO. 28: THENCE, S 38°49'07" W, 54.52 FEET; COURSE NO. 29: THENCE, S 51°41'42" W, 12.22 FEET; COURSE NO. 30: THENCE, S 22°23'21" W, 66.78 FEET; COURSE NO. 31: THENCE, S 70°33'47" E, 74.31 FEET; COURSE NO. 32: THENCE, N 28°33'49" E, 30.81 FEET; COURSE NO. 33: THENCE, N 33°25'33" E, 60.45 FEET; COURSE NO. 34: THENCE, N 49°02'48" E, 34.92 FEET; COURSE NO. 35: THENCE, N 44°27'59" E, 72.57 FEET; COURSE NO. 36: THENCE, N 61°36'09" E, 67.40 FEET; COURSE NO. 37: THENCE, N 31°06'48" E, 70.96 FEET; COURSE NO. 38: THENCE, N 28°06'21" E, 89.34 FEET; COURSE NO. 39: THENCE, N 50°25'00" E, 86.81 FEET; COURSE NO. 40: THENCE, N 44°23'40" E, 55.56 FEET; COURSE NO. 41: THENCE, N 44°06'19" E, 94.86 FEET; COURSE NO. 42: THENCE, N 45°48'34" E, 61.07 FEET; COURSE NO. 43: THENCE, N 31°04'17" E, 46.94 FEET; COURSE NO. 44: THENCE, N 19°13'40" W, 52.55 FEET; COURSE NO. 45: THENCE, N 09°03'17" W, 75.08 FEET; COURSE NO. 46: THENCE, N 04°21'32" W, 40.82 FEET; COURSE NO. 47: THENCE, N 11°42'28" E, 74.45 FEET; COURSE NO. 48: THENCE, N 04°36'35" W, 44.01 FEET; COURSE NO. 49: THENCE, N 25°07'15" E, 61.80 FEET; COURSE NO. 50: THENCE, N 03°32'06" E, 57.63 FEET; COURSE NO. 51: THENCE, N 15°29'03" E, 53.60 FEET; COURSE NO. 52: THENCE, N 08°16'58" E, 59.63

FEET; COURSE NO. 53: THENCE, N 25°07'44" E, 72.66 FEET; COURSE NO. 54: THENCE, N 11°45'50" E, 77.52 FEET; COURSE NO. 55: THENCE, N 17°13'24" E, 75.48 FEET; COURSE NO. 56: THENCE, N 07°06'06" E, 71.55 FEET; COURSE NO. 57: THENCE, N 09°01'30" E, 103.21 FEET; COURSE NO. 58: THENCE, N 36°12'21" E, 70.94 FEET; COURSE NO. 59: THENCE, N 29°12'34" E, 78.35 FEET; COURSE NO. 60: THENCE, N 28°55'49" W, 45.04 FEET; COURSE NO. 61: THENCE, N 24°09'43" E, 44.82 FEET; COURSE NO. 62: THENCE, N 88°26'16" E, 41.25 FEET; COURSE NO. 63: THENCE, S 84°05'19" E, 60.82 FEET; COURSE NO. 64: THENCE, N 89°34'14" E, 76.89 FEET; COURSE NO. 65: THENCE, S 57°31'49" E, 77.08 FEET; COURSE NO. 66: THENCE, N 89°45'49" E, 68.66 FEET; COURSE NO. 67: THENCE, S 84°31'01" E, 64.11 FEET; COURSE NO. 68: THENCE, S 40°50'45" E, 68.87 FEET; COURSE NO. 69: THENCE, S 77°04'02" E, 82.23 FEET; COURSE NO. 70: THENCE, N 59°51'25" E, 72.00 FEET; COURSE NO. 71: THENCE, S 58°55'38" E, 88.48 FEET; COURSE NO. 72: THENCE, N 69°22'16" E, 80.11 FEET; COURSE NO. 73: THENCE, N 75°42'49" E, 95.38 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID LANDS, S 60°35'04" E, 659.50 FEET TO A POINT OF CURVATURE ON THE WESTERLY R/W LINE OF CISCO DRIVE WEST (60' R/W) CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 06°50'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 35°39'18" W, 277.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 277.52 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS DESCRIBED O.R.B. 17217, PAGE 2042, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, N 80°40'19" W, 578.85 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 18250, PAGE 2066, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG DESCRIBED LANDS, S 07°04'11" W, 358.16 FEET; THENCE, S 84°51'01" E, 153.20 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 16481, PAGE 753, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, S 17°54'44" W, 339.92 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 20261, PAGE 555, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 89°37'14" W, 24.20 FEET; THENCE, S 33°19'45" E, 25.32 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 102°17'04" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 17°48'47" W 46.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.56 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°56'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°55'45" W, 18.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.26 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°07'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39°20'19" W, 110.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 117.16 FEET; THENCE, S 05°46'27" W, 217.05 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 49°53'53" W, 34.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.51 FEET; THENCE, S 04°01'20" W, 10.00 FEET; THENCE, S 85°58'40" E, 21.95 FEET; THENCE, N 85°24'23" E, 66.75 FEET; THENCE, S 85°58'40" E, 248.70 FEET TO A POINT OF CURVATURE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°04'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 49°59'02" E, 34.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2341.83 FEET, A CENTRAL ANGLE OF 02°49'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°21'34" E, 115.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.57 FEET; THENCE, N 23°21 '13" E, 20.19 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2336.83 FEET, A CENTRAL ANGLE OF 05°54'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°12'37" E, 241.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 241.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS PREVIOUSLY DESCRIBED IN O.R.B. 16481, PAGE 753; THENCE, S 84°11'30" E, 15.20 FEET RETURNING TO THE R/W OF CISCO DRIVE WEST (60' R/W) BEING A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 14°28'34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°59'28" W, 585.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 586.62 FEET; THENCE, S 00°25'38" W, 330.97 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°54'48" W, 31.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.14 FEET; THENCE, N 00°25'39" E, 306.63 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 2338.49 FEET, A CENTRAL ANGLE OF 01°33'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 01°31'56" E, 63.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°17'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 41°49'54" W, 34.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.52 FEET; THENCE, N 85°58'40" W, 248.42 FEET; THENCE, N 77°21'44" W, 66.75 FEET; THENCE, N 85°58'40" W, 15.22 FEET; THENCE, S 04°01'20" W, 25.09 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°32'03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 48°41'29" E, 32.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.31 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 32°17'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 32°04'09" E, 42.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.39 FEET; THENCE, S 48°12'50" E, 25.89 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 47°48'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24°18'33" E, 81.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.44 FEET; THENCE, S 00°24' 17" E, 256.72 FEET; THENCE, N 89°50'28" E, 33.40 FEET TO A POINT OF INTERSECTION OF AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 00°38' 16" W, 715.56 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 8934, PAGE 1089, OF SAID CURRENT PUBLIC RECORDS;

THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'12" W, 1163.18 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 9097, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID LANDS, S 00°36'19" W, 187.25 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'42" W, 232.60 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 13158, PAGE 1676, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, N 00°37'35" E, 40.00 FEET; THENCE, S 89°35'42" W, 325.01 FEET; RUN THENCE, THE FOLLOWING FIFTY-FIVE (55) COURSES AND DISTANCES: COURSE NO. 1: THENCE, N 32°14'04" E, 19.18 FEET; COURSE NO. 2: THENCE, N 74°19'06" E, 129.27 FEET; COURSE NO. 3: THENCE, N 66°32'26" E, 127.63 FEET; COURSE NO. 4: THENCE, N 60°57'48" E, 93.05 FEET; COURSE NO. 5: THENCE, N 69°10'43" E, 110.61 FEET; COURSE NO. 6: THENCE, N 58°21'01" E, 111.96 FEET; COURSE NO. 7: THENCE, N 42°43'12" E, 116.85 FEET; COURSE NO. 8: THENCE, N 21°10'02" E, 117.97 FEET; COURSE NO. 9: THENCE, N 00°11'15" W, 77.26 FEET; COURSE NO. 10: THENCE, N 03°28'28" E, 86.12 FEET; COURSE NO. 11: THENCE, N 05°59'53" W, 95.50 FEET; COURSE NO. 12: THENCE, N 17°05'30" E, 75.37 FEET; COURSE NO. 13: THENCE, N 86°32'01" E, 88.71 FEET; COURSE NO. 14: THENCE, S 37°05'48" E, 118.47 FEET; COURSE NO. 15: THENCE, N 83°54'55" E, 70.28 FEET; COURSE NO. 16: THENCE, N 35°50'14" E, 173.14 FEET; COURSE NO. 17: THENCE, N 50°13'53" W, 126.41 FEET; COURSE NO. 18: THENCE, N 54°53'47" W, 74.52 FEET; COURSE NO. 19: THENCE, S 40°32'42" W, 98.12 FEET; COURSE NO. 20: THENCE, S 16°42'05" W, 78.31 FEET; COURSE NO. 21: THENCE, N 79°35'36" W, 90.60 FEET; COURSE NO. 22: THENCE, N 75°11'21" W, 72.40 FEET; COURSE NO. 23: THENCE, N 59°37'12" W, 54.55 FEET; COURSE NO. 24: THENCE, N 69°11'41" W, 57.15 FEET; COURSE NO. 25: THENCE, S 89°45'06" W, 102.05 FEET; COURSE NO. 26: THENCE, N 00°41'00" E, 71.22 FEET; COURSE NO. 27: THENCE, N 19°16'10" W, 92.57 FEET; COURSE NO. 28: THENCE, N 16°06'32" W, 98.35 FEET; COURSE NO. 29: THENCE, N 05°49'41" E, 101.33 FEET; COURSE NO. 30: THENCE, N 13°30'39" W, 57.82 FEET; COURSE NO. 31: THENCE, N 65°51'08" W, 94.86 FEET; COURSE NO. 32: THENCE, S 61°52'25" W, 14.45 FEET; COURSE NO. 33: THENCE, N 86°42'28" W, 51.26 FEET; COURSE NO. 34: THENCE, S 45°46'22" W, 32.54 FEET; COURSE NO. 35: THENCE, S 17°59'16" W, 34.17 FEET; COURSE NO. 36: THENCE, S 42°30'40" W, 70.03 FEET; COURSE NO. 37: THENCE, N 52°56'02" W, 67.92 FEET; COURSE NO. 38: THENCE, S 45°30'57" W, 54.67 FEET; COURSE NO. 39: THENCE, S 28°47'19" W, 104.70 FEET; COURSE NO. 40: THENCE, S 44°25'13" W, 97.73 FEET; COURSE NO. 41: THENCE, S 15°34'32" W, 114.89 FEET; COURSE NO. 42: THENCE, S 41°42'55" W, 126.60 FEET; COURSE NO. 43: THENCE, S 58°35'29" W, 70.97 FEET; COURSE NO. 44: THENCE, S 35°41'42" W, 100.66 FEET; COURSE NO. 45: THENCE, S 57°59'55" W, 70.46 FEET; COURSE NO. 46: THENCE, S 53°12'45" W, 66.60 FEET; COURSE NO. 47: THENCE, S 56°55'33" W, 61.96 FEET; COURSE NO. 48: THENCE, S 17°19'39" W, 146.78 FEET; COURSE NO. 49: THENCE, S 06°37'27" W, 102.61 FEET; COURSE NO. 50: THENCE, S 06°14'57" E, 98.36 FEET; COURSE NO. 51: THENCE, S 02°14'15" W, 48.68 FEET; COURSE NO. 52: THENCE, S 04°04'30" E, 101.55 FEET; COURSE NO. 53: THENCE, S 00°01'31" E, 78.34 FEET; COURSE NO. 54: THENCE, S 08°48'47" W, 107.64 FEET; COURSE NO. 55: THENCE, S 89°35'42" W, 57.35 FEET; THENCE S 00°14'12" W, 1749.99 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°03'32" W, 4007.41 FEET; THENCE N 00°06'58" E, 720.61 FEET; THENCE, N

89°46'59" E, 1356.36 FEET; THENCE N 57°17'59" E, 20.67 FEET; THENCE S 71°58'12" E, 80.23 FEET; THENCE S 79°15'30" E, 66.52 FEET; THENCE N 66°39'36" E, 68.77 FEET, THENCE N 33°46'17" E, 74.21 FEET; THENCE N 76°53'55" W, 52.36 FEET; THENCE N 67°13'48" W, 68.20 FEET; THENCE N 21°07'29" W, 75.08 FEET; THENCE N 12°26'48" E, 49.48 FEET; THENCE N 69°38'54" E, 61.49 FEET; THENCE N 78°29'11" E, 58.17 FEET; THENCE N 20°24'56" W, 62.35 FEET; THENCE N 15°59'24" W, 57.73 FEET; THENCE S 84°00'45" W, 66.88 FEET; THENCE N 44°59'45" W, 50.68 FEET; THENCE N 21°22'38" W, 47.03 FEET; THENCE N 87°52'07" W, 48.40 FEET; THENCE S 65°44'27" W, 44.70 FEET; THENCE S 71°59'08" W, 53.39 FEET; THENCE N 33°38'05" W, 27.27 FEET; THENCE S 74°19'14" W, 56.94 FEET; THENCE N 39°43'06" W, 54.18 FEET; THENCE N 63°48'53" E, 39.43 FEET; THENCE N 09°35'58" E, 49.42 FEET; THENCE S 64°38'34" E, 43.44 FEET; THENCE S 73°32'23" E, 44.99 FEET; THENCE N 23°51'59" E, 48.40 FEET; THENCE N 27°47'33" W, 47.25 FEET; THENCE N 42°03'28" W, 50.58 FEET; THENCE N 59°13'42" E, 45.51 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 10719, PAGE 2268, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LINE, N 00°09'32" E, 1318.00 FEET; THENCE N 89°23'35" E, 2675.07 FEET; THENCE N 00°14'07" E, 2339.47 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 297.49 ACRES, MORE OR LESS.

LESS AND EXCEPT 4.01 ACRES, MORE OR LESS FOR TRACTS G, H AND I OF COPE'S LANDING PHASE 1 AS RECORDED IN PLAT BOOK 79, PAGE 125 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA

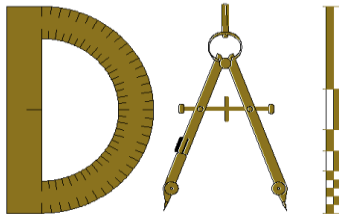
COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

5C

**ENGINEER'S REPORT
CAPITAL IMPROVEMENTS FOR
INFRASTRUCTURE**

**FOR
COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA**

October 7, 2022



PREPARED BY:

**DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FL 32256**

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EXHIBITS:

- Exhibit "1" General Location Map
- Exhibit "2A" Parcel Legal Description
- Exhibit "2B" Parcel Legal Map
- Exhibit "2C" Parcel Legal Map
- Exhibit "3" Project Layout Map
- Exhibit "4" Existing / Future Land Use Map
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CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE

I. Background

Cope's Landing Community Development District (the "District" or "CDD") encompasses 293.48+/- acres of land in Duval County Florida. D.R. Horton, Inc. - Jacksonville (the "Developer") is serving as the master developer of Cope's Landing (the "Development"), a master planned residential community planned to include 834 residential units and recreational facilities. The Development's boundaries are entirely within the boundaries of the District. The District was created to finance, acquire, construct, and in some instances, operate and maintain certain public infrastructure improvements (the "Capital Improvement Plan", described herein) that will support the Development. A portion of the Capital Improvement Plan is anticipated to be financed with special assessment bonds issued by the District.

The Development is generally located off Cisco Drive West between Cisco Gardens Road and Kevin Allen Lane and is located in northwest Duval County. The lands within the Development have been approved by the City of Jacksonville City Council as a Planned Unit Development (PUD), Ordinance 2020-659. The PUD allows for up to 950 single-family detached residential units, and certain recreational facilities. The PUD covers additional property to the south that is not part of the CDD. Of the approximately 293.48 gross acres comprising the District, 230 are considered developable areas. These 230 developable acres include approximately 35.8 acres of proposed lakes and approximately 40.7 acres of proposed road rights-of-way. Minor revisions to the currently contemplated development program can be implemented if consistent with the County-approved PUD however the current development plan for the Development is consistent with the approved PUD.

This Engineering Report has been prepared to assist with the financing of the Capital improvement Plan contemplated to be constructed, and/or acquired for the Development by the CCD. In Summary:

Various lakes will be excavated to handle stormwater runoff. Wetland preservation and wetland mitigation bank credits are required to offset wetland impacts from the proposed improvements.

Landscaping and signage improvements are planned at numerous common areas.

Water and sewer improvements will be constructed to serve the Development including watermain, fire hydrants, two sewage pump stations, forcemains, gravity sewer, and other appurtenances. The utility improvements also include watermain and forcemain installation along Cisco Drive West and forcemain installation easterly to Pritchard Rd.

Transportation improvements will include paving and drainage construction within the District and intersection improvements on Cisco Drive West at the project entrance as required by the City of Jacksonville. In addition, offsite improvements to the intersection of Pritchard Road and Cisco Drive West including turn lanes and signalization are required.

The applicable permits for the Development include US Army Corps of Engineers Dredge and Fill Permit, City of Jacksonville Development Review approval, FDEP Water Permit, JEA Wastewater Collection/Transmission Permit, Norfolk Southern Railway utility installation approval and St. Johns River Water Management District Environmental Resource Permit.

These permits have all been issued and construction is currently underway for Phase 1. Phase 2 and 3 plans are under design and all approvals are expected in the near future.

Permit Status:

- U.S. Army Corps of Engineers Permit No. SAJ-2006-769 PRJ (for dredge and fill work in Corps of Engineers jurisdictional wetlands) was issued for Phase 1 on 6/21/2012 and expired 6/21/2017. The permitted impacts and required mitigation have been completed.
- City of Jacksonville engineering plan approval under City Development Number 10019.1 was issued for Phase 1 on 5/24/2021 and expires 5/24/2026.
- FDEP Water Distribution System Permit No. 0159044-909-DSGP for Phase 1 was issued 5/17/2021 and expires 5/16/2026.
- JEA Sewer Permit No. SWR-PERM-2021-05-000464 was issued 5/12/2021 and expires 5/12/2023
- Norfolk Southern Railway utility installation approval, NS Activity No.1291985, was issued 7/19/2021 and the installation is complete. Certification is in progress and once certified and accepted by JEA, the forcemain will be in the operation and maintenance phase.
- St. Johns River Water Management District Permit No. 103892-5 for the entire project area was issued 12/2/2020 and expires 12/2/2025.
- St. Johns River Water Management District Permit No. 103892-6 (for all site horizontal improvements, plus dredge and fill operations in District jurisdictional wetlands) for Phase 1 was issued 5/25/2021 and expires 5/25/2026. This permit was required due to minor site plan revisions from the prior permit for the overall project area.

The capital improvements reflected in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including City of Jacksonville. The actual improvements may vary from the capital improvements in this report based upon changes in regulatory criteria, permitting requirements, the development needs of the lands within the District and other such changes in the Development. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time and are a reasonable estimation based on current unit prices in the area. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from cost estimates presented.

Phase 1 of the Capital Improvement Plan includes 206 lots with completion of the residential infrastructure anticipated in Fall 2022 for Phase 1. Phase 2 and 3 includes 134 lots and 120 lots respectively. Design and permitting is underway and approvals are expected fall 2022. Phase 2 infrastructure is planned to commence upon permit approvals.

Ultimate project buildout is presently expected to occur over a several year period depending on market conditions. See Exhibit 3 for the project phasing.

II. District Infrastructure (Capital Improvement Plan)

A. Stormwater Management Improvements

The lands within the District are made up of pine forests, wetlands and smaller areas of upland hardwood forests. The natural runoff from the site predominately flows north and east to the Trout River.

The proposed stormwater management improvements will provide water quality treatment and flood control for all property within the CDD. Such improvements include curbing, inlets, pipes, roadway underdrain, stormwater lakes and lake outfall control structures. Some of the lakes will be interconnected. The local drainage systems and the lakes are designed to meet the requirements of the City of Jacksonville and the St. Johns River Water Management District.

The cost of the master storm drainage system includes the collection and conveyance systems. The cost of the mass earthwork associated with lake excavation and lake outfall control structures is also included. Such mass earthwork does not include any subsequent grading that may be required for lot pad development or home construction, which will not be financed by the District. These stormwater management facilities will be owned and operated by the District.

Wetland impacts associated with the proposed development require mitigation. The approved mitigation consists of wetland preservation and wetland mitigation bank credits. The wetland mitigation credit costs are included in the Capital Improvement Plan.

B. Roadway Improvements

The District presently intends to design, finance, install and/or acquire certain transportation facilities within its boundaries. All these proposed improvements are presently contemplated in the current site plan.

A description of the roadway improvements follows.

The proposed onsite road system will include construction of the numerous interior local roadways within the development. The proposed road system will also include intersection turn lane addition at the project entrance on Cisco Drive West. In addition, offsite improvements to the intersection of Pritchard Road and Cisco Drive West including turn lanes and signalization are required. The road improvements consist of the paving, curbing, limerock base, stabilized subgrade and sidewalks.

All interior roads will be dedicated to the City of Jacksonville for operation and maintenance. The roadway costs listed in Exhibit 7 include the numerous local roadways within the development and the referenced intersection improvements.

C. Water, Sewer, Electric & Street Lighting Improvements

The District presently intends to finance, design, construct, install and/or acquire water, sewer and electric facilities within its boundaries. The District financed water and sewer improvements include the complete water and sewer systems including two sewage pump stations and associated sewage forcemain. Forcemain installation along Cisco Drive West and the forcemain connection at Pritchard Road is also included in the project scope.

1. Water Distribution

The District intends to provide a complete water transmission and distribution system, including fire protection and water service to serve all property within the District.

2. Sewage Collection

The District intends to provide a complete sewage collection system including gravity sewer, manholes and sewer services to serve all property within the District.

3. Pump Stations

The District intends to install two (2) sewage pumping stations with associated forcemains within the boundaries of the District. Offsite forcemain along Cisco Drive West and east to Pritchard Road is also included.

4. Electric and Street Lighting

The District intends to install an underground electric conduit system and street lighting throughout the community.

All water and sewer design and construction will meet the requirements of Jacksonville Electric Authority (JEA). These facilities will be owned, operated, and maintained by JEA after construction and dedication by the District. JEA has issued a Water and Sewer Availability Letter which confirms service availability for the Development. In addition, JEA has approved the construction plans and issued permits for the water and sewer construction for Phase 1.

D. Landscaping / Entranceway

The District intends to finance, design, construct and/or acquire certain landscaping and entry features within its boundaries. These improvements are to include roadway streetscape tree planting, irrigation, signage, fencing and entranceway features ancillary to the roadway improvements, and in common areas. These facilities will be owned, operated, and maintained by the District.

E. Recreation Facilities

The District presently intends to finance, design, construct and/or acquire certain recreation facilities within its boundaries. The recreation facilities may include, but are not limited to, a pool with bathhouse, parking lot, tot lot, sport courts and/or fields. These facilities will be owned, operated, and maintained by the District.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

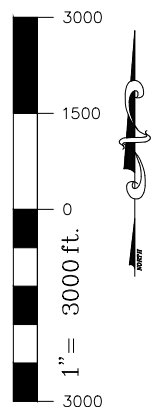
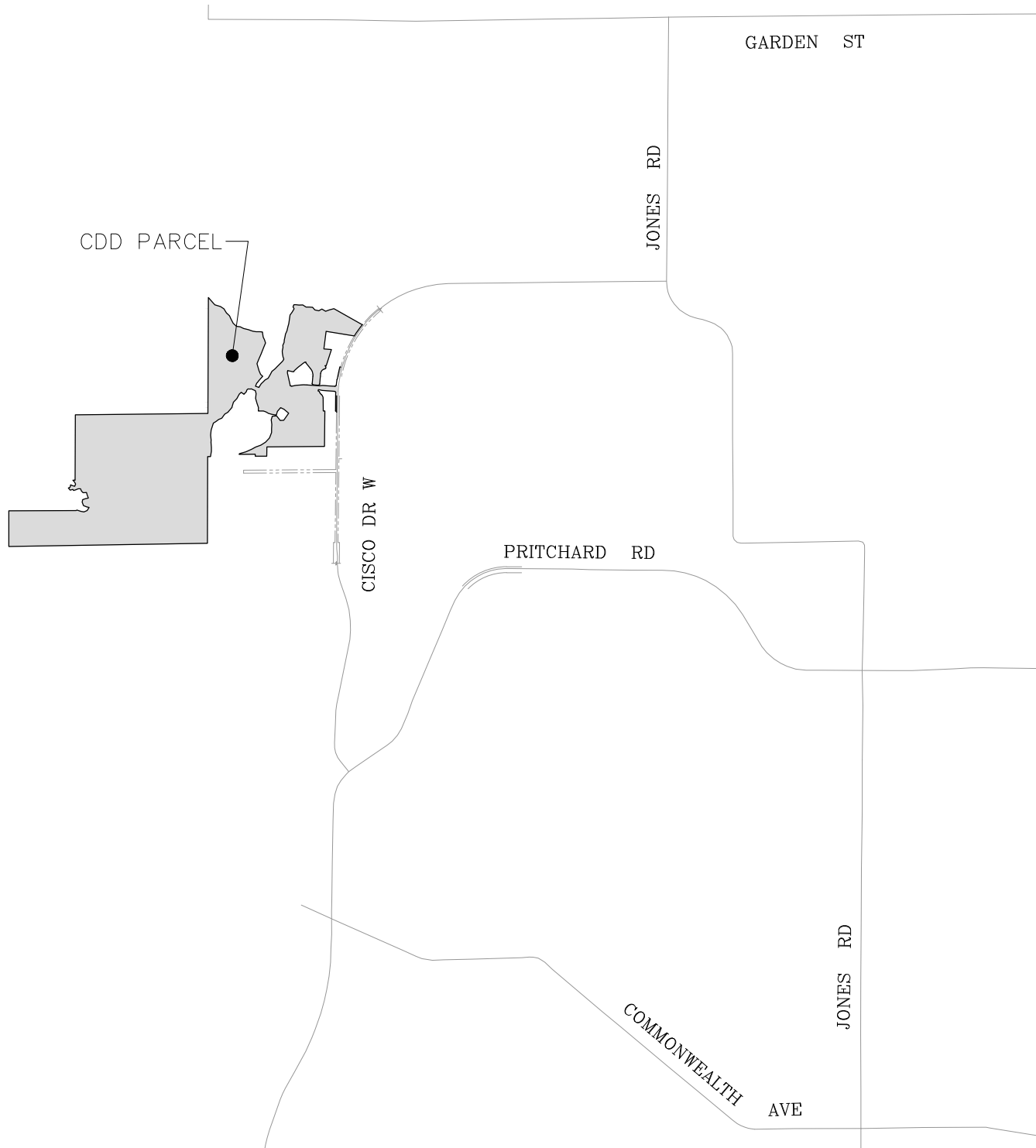
GENERAL LOCATION

October 7, 2022

LEGEND



COPE'S LANDING
CDD



COPE'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT 2A

PARCEL LEGAL
DESCRIPTION

October 7, 2022

COPE'S LANDING_CDD_PARCEL
(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST; THENCE, S 00°14'07" W, 281.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN THENCE, THE FOLLOWING SEVENTY-THREE (73) COURSES AND DISTANCES: COURSE NO. 1: THENCE, S 41°42'19" E, 100.26 FEET; COURSE NO. 2: THENCE, S 41°33'53" E, 97.81 FEET; COURSE NO. 3: THENCE, S 73°52'51" E, 118.29 FEET; COURSE NO. 4: THENCE, S 55°28'31" E, 83.18 FEET; COURSE NO. 5: THENCE, S 31°31'37" E, 99.18 FEET; COURSE NO. 6: THENCE, S 47°46'09" E, 81.99 FEET; COURSE NO. 7: THENCE, S 24°25'46" E, 72.03 FEET; COURSE NO. 8: THENCE, S 27°21'55" E, 98.07 FEET; COURSE NO. 9: THENCE, S 48°07'49" E, 87.17 FEET; COURSE NO. 10: THENCE, S 79°27'39" E, 80.05 FEET; COURSE NO. 11: THENCE, S 64°03'58" E, 73.05 FEET; COURSE NO. 12: THENCE, S 76°39'43" E, 96.06 FEET; COURSE NO. 13: THENCE, S 71°40'44" E, 98.83 FEET; COURSE NO. 14: THENCE, S 79°40'33" E, 65.79 FEET; COURSE NO. 15: THENCE, N 89°57'57" E, 76.39 FEET; COURSE NO. 16: THENCE, S 86°19'36" E, 51.80 FEET; COURSE NO. 17: THENCE, S 08°54'50" E, 103.63 FEET; COURSE NO. 18: THENCE, S 24°56'52" E, 64.43 FEET; COURSE NO. 19: THENCE, S 17°11'08" E, 66.37 FEET; COURSE NO. 20: THENCE, S 22°22'48" W, 97.75 FEET; COURSE NO. 21: THENCE, S 21°56'32" W, 135.99 FEET; COURSE NO. 22: THENCE, S 23°47'01" W, 112.51 FEET; COURSE NO. 23: THENCE, S 22°18'07" W, 105.57 FEET; COURSE NO. 24: THENCE, S 16°50'11" E, 150.97 FEET; COURSE NO. 25: THENCE, S 22°47'59" E, 76.89 FEET; COURSE NO. 26: THENCE, S 47°31'31" E, 58.10 FEET; COURSE NO. 27: THENCE, S 41°26'39" W, 116.69 FEET; COURSE NO. 28: THENCE, S 38°49'07" W, 54.52 FEET; COURSE NO. 29: THENCE, S 51°41'42" W, 12.22 FEET; COURSE NO. 30: THENCE, S 22°23'21" W, 66.78 FEET; COURSE NO. 31: THENCE, S 70°33'47" E, 74.31 FEET; COURSE NO. 32: THENCE, N 28°33'49" E, 30.81 FEET; COURSE NO. 33: THENCE, N 33°25'33" E, 60.45 FEET; COURSE NO. 34: THENCE, N 49°02'48" E, 34.92 FEET; COURSE NO. 35: THENCE, N 44°27'59" E, 72.57 FEET; COURSE NO. 36: THENCE, N 61°36'09" E, 67.40 FEET; COURSE NO. 37: THENCE, N 31°06'48" E, 70.96 FEET; COURSE NO. 38: THENCE, N 28°06'21" E, 89.34 FEET; COURSE NO. 39: THENCE, N 50°25'00" E, 86.81 FEET; COURSE NO. 40: THENCE, N 44°23'40" E, 55.56 FEET; COURSE NO. 41: THENCE, N 44°06'19" E, 94.86 FEET; COURSE NO. 42: THENCE, N 45°48'34" E, 61.07 FEET; COURSE NO. 43: THENCE, N 31°04'17" E, 46.94 FEET; COURSE NO. 44: THENCE, N 19°13'40" W, 52.55 FEET; COURSE NO. 45: THENCE, N 09°03'17" W, 75.08 FEET; COURSE NO. 46: THENCE, N 04°21'32" W, 40.82 FEET; COURSE NO. 47: THENCE, N 11°42'28" E, 74.45 FEET; COURSE NO. 48: THENCE, N 04°36'35" W, 44.01 FEET; COURSE NO. 49: THENCE, N 25°07'15" E, 61.80 FEET; COURSE NO. 50: THENCE, N 03°32'06" E, 57.63 FEET; COURSE NO. 51: THENCE, N 15°29'03" E, 53.60 FEET; COURSE NO. 52: THENCE, N 08°16'58" E, 59.63 FEET; COURSE NO. 53: THENCE, N 25°07'44" E, 72.66 FEET; COURSE NO. 54: THENCE, N 17°45'50" E, 77.52 FEET; COURSE NO. 55: THENCE, N 17°13'24" E, 75.48 FEET; COURSE NO. 56: THENCE, N 07°06'06" E, 71.55 FEET; COURSE NO. 57: THENCE, N 09°01'30" E, 103.21 FEET; COURSE NO. 58: THENCE, N 36°12'21" E, 70.94 FEET; COURSE NO. 59: THENCE, N 29°12'34" E, 78.35 FEET; COURSE NO. 60: THENCE, N 28°55'49" W, 45.04 FEET; COURSE NO. 61: THENCE, N 24°09'43" E, 44.82 FEET; COURSE NO. 62: THENCE, N 88°26'16" E, 41.25 FEET; COURSE NO. 63: THENCE, S 84°05'19" E, 60.82 FEET; COURSE NO. 64: THENCE, N 89°34'14" E, 76.89 FEET; COURSE NO. 65: THENCE, S 57°31'49" E, 77.08 FEET; COURSE NO. 66: THENCE, N 89°45'49" E, 68.66 FEET; COURSE NO. 67: THENCE, S 84°31'01" E, 64.11 FEET; COURSE NO. 68: THENCE, S 40°50'45" E, 68.87 FEET; COURSE NO. 69: THENCE, S 77°04'02" E, 82.23 FEET; COURSE NO. 70: THENCE, N 59°51'25" E, 72.00 FEET; COURSE NO. 71: THENCE, S 58°55'38" E, 88.48 FEET; COURSE NO. 72: THENCE, N 69°22'16" E, 80.11 FEET; COURSE NO. 73: THENCE, N 75°42'49" E, 95.38 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID LANDS, S 60°35'04" E, 659.50 FEET TO A POINT OF CURVATURE ON THE WESTERLY R/W LINE OF CISCO DRIVE WEST (60° R/W) CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 06°50'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 35°39'18" W, 277.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 277.52 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS DESCRIBED O.R.B. 17217, PAGE 2042, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, N 80°40'19" W, 578.85 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 18250, PAGE 2066, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG DESCRIBED LANDS, S 07°04'11" W, 358.16 FEET; THENCE, S 84°51'01" E, 153.20 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 16481, PAGE 753, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, S 17°54'44" W, 339.92 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 20261, PAGE 555, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 89°37'14" W, 24.20 FEET; THENCE, S 33°19'45" E, 25.32 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 102°17'04" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 17°48'47" W, 46.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.56 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°56'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°55'45" W, 18.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.26 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°07'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39°20'19" W, 110.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.16 FEET; THENCE, S 05°46'27" W, 217.05 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 49°53'53" W, 34.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.51 FEET; THENCE, S 04°01'20" W, 10.00 FEET; THENCE, S 85°58'40" E, 21.95 FEET; THENCE, N 85°24'23" E, 66.75 FEET; THENCE, S 85°58'40" E, 248.70 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°04'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 49°59'02" E, 34.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2341.83 FEET, A CENTRAL ANGLE OF 02°49'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°21'34" E, 115.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.57 FEET; THENCE, N 23°21'13" E, 20.19 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2336.83 FEET, A CENTRAL ANGLE OF 05°54'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°12'37" E, 241.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 241.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS PREVIOUSLY DESCRIBED IN O.R.B. 16481, PAGE 753; THENCE, S 84°11'30" E, 15.20 FEET RETURNING TO THE R/W OF CISCO DRIVE WEST (60° R/W) BEING A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 14°28'34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°59'28" W, 585.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 586.62 FEET; THENCE, S 00°25'38" W, 330.97 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°54'48" W, 31.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.14 FEET; THENCE, N 00°25'39" E, 306.63 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 2338.49 FEET, A CENTRAL ANGLE OF 01°33'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 01°31'56" E, 63.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°17'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 41°49'54" W, 34.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.52 FEET; THENCE, N 85°58'40" W, 248.42 FEET; THENCE, N 77°21'44" W, 66.75 FEET; THENCE, N 85°58'40" W, 15.22 FEET; THENCE, S 04°01'20" W, 25.09 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°32'03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 48°41'29" E, 32.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.31 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 32°17'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 32°04'09" E, 42.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.39 FEET; THENCE, S 48°12'50" E, 25.89 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 47°48'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24°18'33" E, 81.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.44 FEET; THENCE, S 00°24'17" E, 256.72 FEET; THENCE, N 89°50'28" E, 33.40 FEET TO A POINT OF INTERSECTION OF AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 00°38'16" W, 715.56 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 8934, PAGE 1089, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'12" W, 1163.18 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 9097, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID LANDS, S 00°36'19" W, 187.25 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'42" W, 325.01 FEET; RUN THENCE, THE FOLLOWING FIFTY-FIVE (55) COURSES AND DISTANCES: COURSE NO. 1: THENCE, N 32°14'04" E, 19.18 FEET; COURSE NO. 2: THENCE, N 74°19'06" E, 129.27 FEET; COURSE NO. 3: THENCE, N 66°32'26" E, 127.63 FEET; COURSE NO. 4: THENCE, N 60°57'48" E, 93.05 FEET; COURSE NO. 5: THENCE, N 69°10'43" E, 110.61 FEET; COURSE NO. 6: THENCE, N 58°21'01" E, 111.96 FEET; COURSE NO. 7: THENCE, N 42°43'12" E, 116.85 FEET; COURSE NO. 8: THENCE, N 21°10'02" E, 117.97 FEET; COURSE NO. 9: THENCE, N 00°11'15" W, 77.26 FEET; COURSE NO. 10: THENCE, N 03°28'28" E, 86.12 FEET; COURSE NO. 11: THENCE, N 06°59'53" W, 95.50 FEET; COURSE NO. 12: THENCE, N 17°05'30" E, 75.37 FEET; COURSE NO. 13: THENCE, N 86°32'01" E, 88.71 FEET; COURSE NO. 14: THENCE, S 37°05'48" E, 118.47 FEET; COURSE NO. 15: THENCE, N 83°54'55" E, 70.28 FEET; COURSE NO. 16: THENCE, N 35°50'14" E, 173.14 FEET; COURSE NO. 17: THENCE, N 50°13'53" W, 126.41 FEET; COURSE NO. 18: THENCE, N 64°53'47" W, 74.52 FEET; COURSE NO. 19: THENCE, S 40°32'42" W, 98.12 FEET; COURSE NO. 20: THENCE, S 16°42'05" W, 78.31 FEET; COURSE NO. 21: THENCE, N 79°35'36" W, 90.60 FEET; COURSE NO. 22: THENCE, N 75°11'21" W, 72.40 FEET; COURSE NO. 23: THENCE, N 59°37'12" W, 54.55 FEET; COURSE NO. 24: THENCE, N 69°11'41" W, 57.15 FEET; COURSE NO. 25: THENCE, S 89°45'06" W, 102.05 FEET; COURSE NO. 26: THENCE, N 00°41'00" E, 71.22 FEET; COURSE NO. 27: THENCE, N 19°16'10" W, 92.57 FEET; COURSE NO. 28: THENCE, N 16°06'32" W, 98.35 FEET; COURSE NO. 29: THENCE, N 05°49'41" E, 101.33 FEET; COURSE NO. 30: THENCE, N 28°47'19" W, 104.70 FEET; COURSE NO. 31: THENCE, N 65°51'08" W, 94.86 FEET; COURSE NO. 32: THENCE, S 61°52'25" W, 14.45 FEET; COURSE NO. 33: THENCE, N 86°42'28" W, 51.26 FEET; COURSE NO. 34: THENCE, S 45°46'22" W, 32.54 FEET; COURSE NO. 35: THENCE, S 17°59'16" W, 34.17 FEET; COURSE NO. 36: THENCE, S 42°30'40" W, 70.03 FEET; COURSE NO. 37: THENCE, N 52°56'02" W, 67.92 FEET; COURSE NO. 38: THENCE, S 45°30'57" W, 54.67 FEET; COURSE NO. 39: THENCE, S 28°47'19" W, 104.70 FEET; COURSE NO. 40: THENCE, S 44°28'13" W, 97.73 FEET; COURSE NO. 41: THENCE, S 15°34'32" W, 114.89 FEET; COURSE NO. 42: THENCE, S 41°42'55" W, 126.60 FEET; COURSE NO. 43: THENCE, S 58°35'29" W, 70.97 FEET; COURSE NO. 44: THENCE, S 35°41'42" W, 100.66 FEET; COURSE NO. 45: THENCE, S 67°59'55" W, 70.46 FEET; COURSE NO. 46: THENCE, S 53°12'45" W, 66.60 FEET; COURSE NO. 47: THENCE, S 56°55'33" W, 61.96 FEET; COURSE NO. 48: THENCE, S 17°19'39" W, 146.78 FEET; COURSE NO. 49: THENCE, S 06°37'27" W, 102.61 FEET; COURSE NO. 50: THENCE, S 06°14'57" E, 98.36 FEET; COURSE NO. 51: THENCE, S 02°14'15" W, 48.68 FEET; COURSE NO. 52: THENCE, S 04°04'30" E, 101.55 FEET; COURSE NO. 53: THENCE, S 00°01'31" E, 78.34 FEET; COURSE NO. 54: THENCE, S 08°48'47" W, 107.64 FEET; COURSE NO. 55: THENCE, S 89°35'42" W, 57.35 FEET; THENCE S 00°14'12" W, 1749.99 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°03'32" W, 4007.41 FEET; THENCE N 00°06'58" E, 720.61 FEET; THENCE, N 89°46'59" E, 1356.36 FEET; THENCE N 57°17'59" E, 20.67 FEET; THENCE S 71°58'12" E, 80.23 FEET; THENCE S 79°15'30" E, 66.52 FEET; THENCE N 66°39'36" E, 68.77 FEET; THENCE N 33°46'17" E, 74.21 FEET; THENCE N 76°53'55" W, 52.36 FEET; THENCE N 67°13'48" W, 68.20 FEET; THENCE N 21°07'29" W, 75.08 FEET; THENCE N 12°26'48" E, 49.48 FEET; THENCE N 69°38'54" E, 61.49 FEET; THENCE N 78°29'11" E, 58.17 FEET; THENCE N 20°24'56" W, 62.35 FEET; THENCE N 15°59'24" W, 57.73 FEET; THENCE S 84°00'45" W, 66.88 FEET; THENCE N 44°59'46" W, 50.68 FEET; THENCE N 21°22'38" W, 47.03 FEET; THENCE N 87°52'07" W, 48.40 FEET; THENCE S 65°44'27" W, 44.70 FEET; THENCE S 71°59'08" W, 53.39 FEET; THENCE N 33°38'05" W, 27.27 FEET; THENCE S 74°19'14" W, 56.94 FEET; THENCE N 39°43'06" W, 54.18 FEET; THENCE N 63°48'53" E, 39.43 FEET; THENCE N 09°35'58" E, 49.42 FEET; THENCE S 64°38'34" E, 43.44 FEET; THENCE S 73°32'23" E, 44.99 FEET; THENCE N 23°51'59" E, 48.40 FEET; THENCE N 27°47'33" W, 47.25 FEET; THENCE N 42°03'28" W, 50.58 FEET; THENCE N 89°13'42" E, 45.51 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 10719, PAGE 2268, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LINE, N 00°09'32" E, 1318.00 FEET; THENCE N 89°23'35" E, 2675.07 FEET; THENCE N 00°14'07" E, 2339.47 FEET TO THE POINT OF BEGINNING.

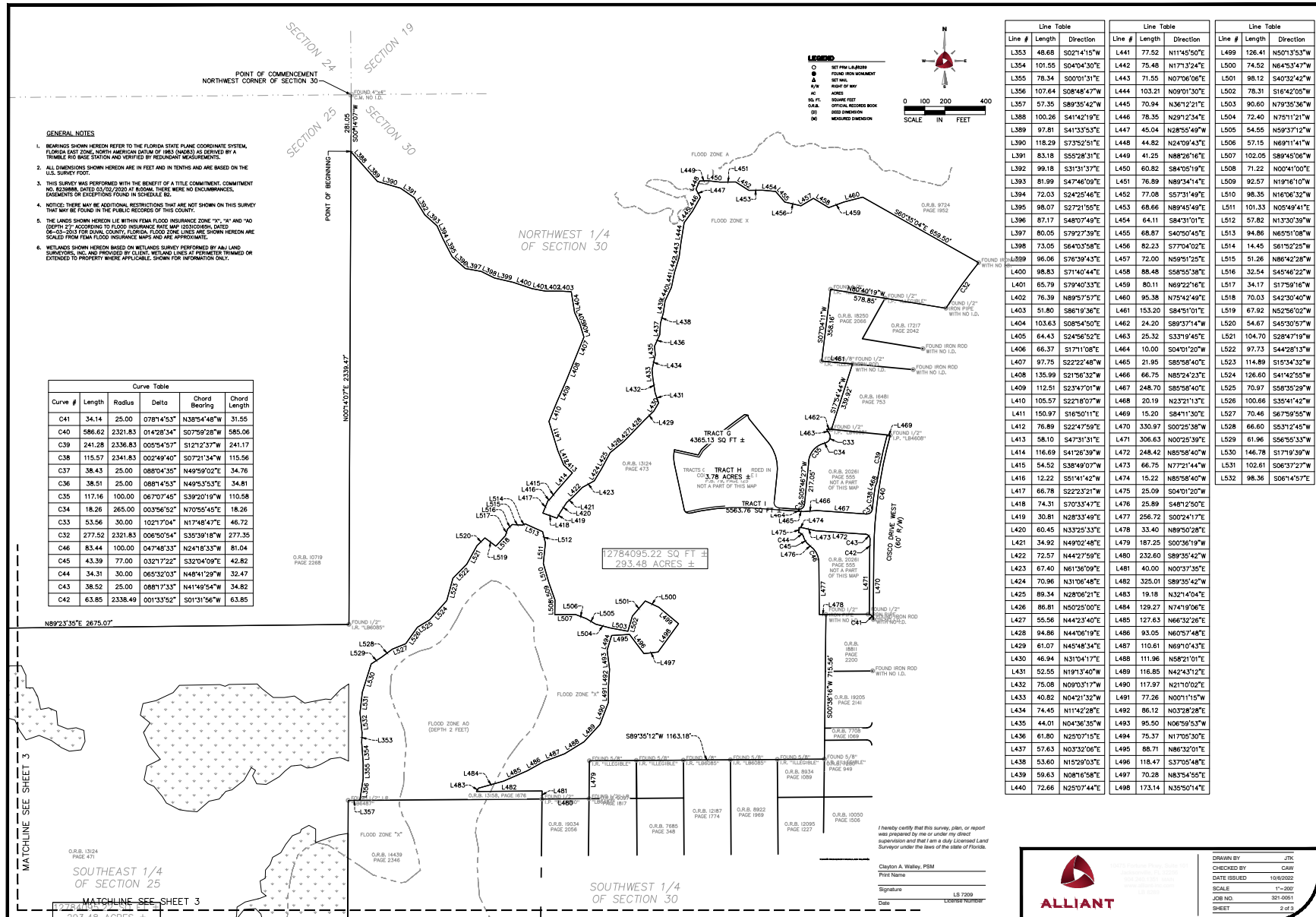
THE ABOVE DESCRIBED LANDS CONTAIN 297.49 ACRES, MORE OR LESS.

LESS AND EXCEPT 4.01 ACRES, MORE OR LESS FOR TRACTS G, H AND I OF COPE'S LANDING PHASE 1 AS RECORDED IN PLAT BOOK 79, PAGE 125 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT 2B

PARCEL
LEGAL MAP

October 7, 2022



DEVELOPMENT PHASING

PHASE 1	206 LOTS
PHASE 2	134 LOTS
PHASE 3	120 LOTS
PHASE 4	109 LOTS
PHASE 5	105 LOTS
PHASE 6	78 LOTS
PHASE 7	82 LOTS
TOTAL	834 LOTS

LEGEND



= WETLANDS



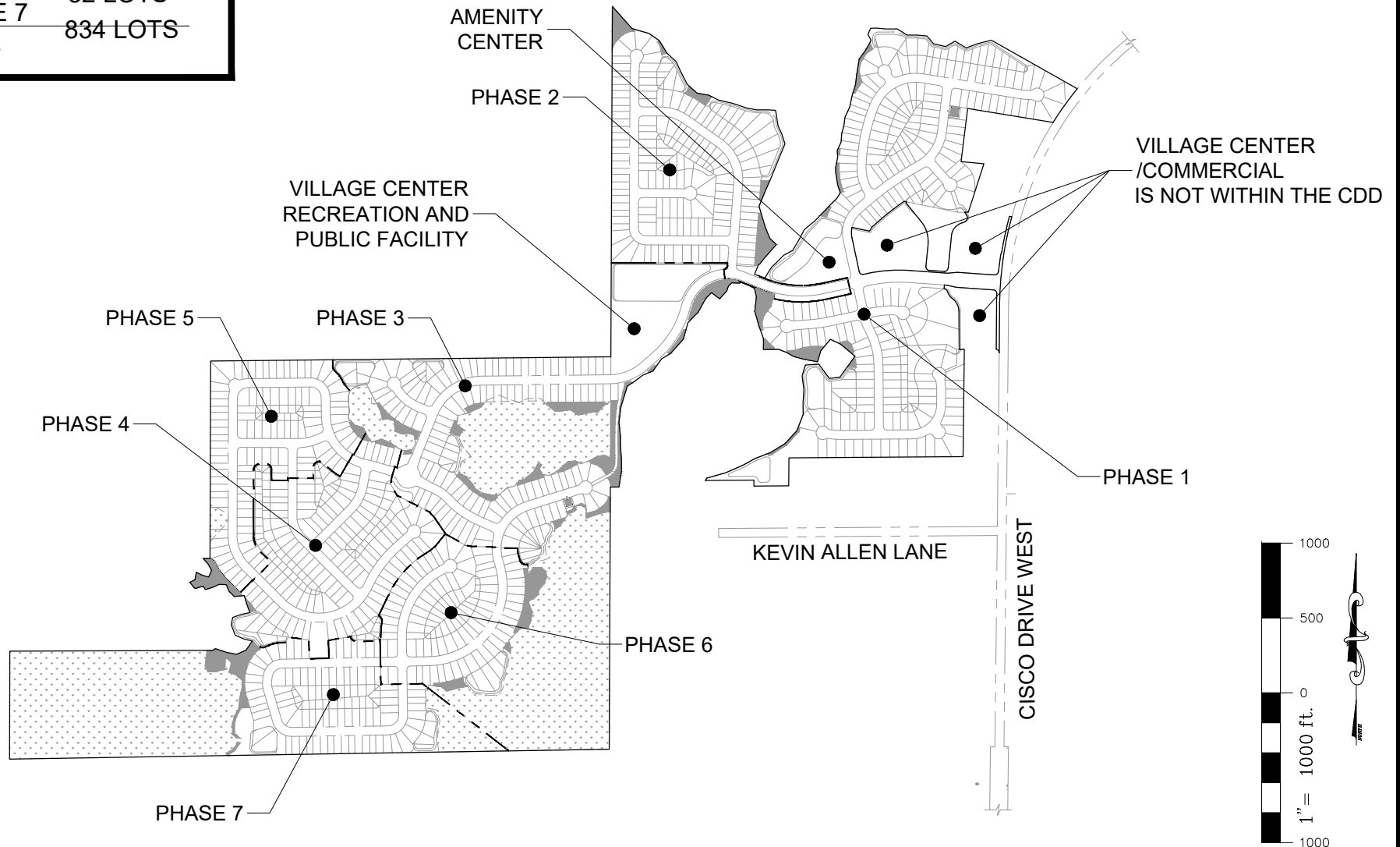
= UPLAND BUFFER

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 3

PROJECT LAYOUT

October 7, 2022



COPE'S LANDING
COMMUNITY
DEVELOPMENT DISTRICT

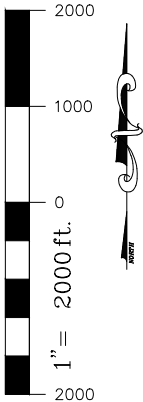
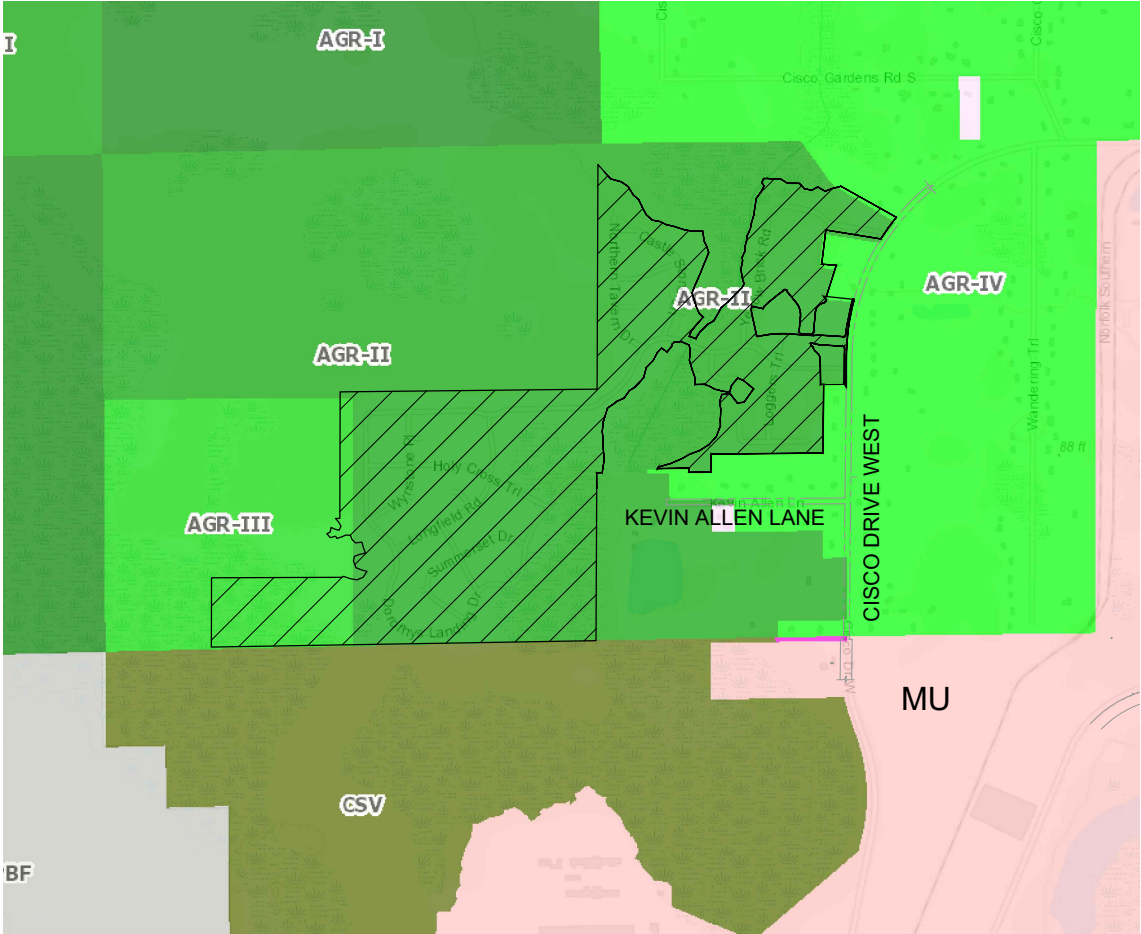
EXHIBIT 4

EXISTING / FUTURE
LAND USE

October 7, 2022

LEGEND

-  = COPE'S LANDING CDD
- AGR = AGRICULTURE
- CSV = CONSERVATION
- MU = MULTI-USE



COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5A

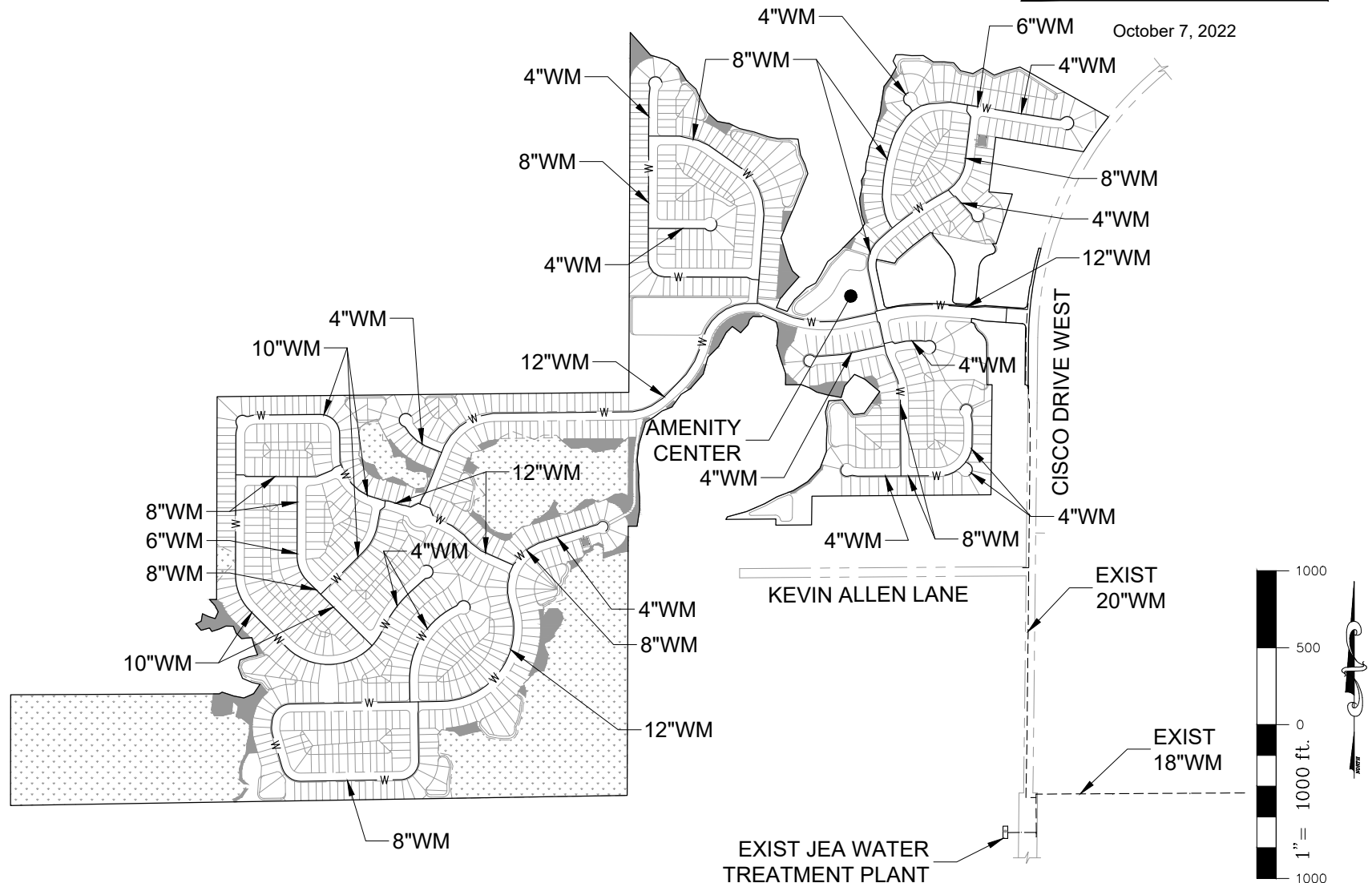
MASTER WATER PLAN

LEGEND

- EXISTING WATER MAINS
- W— PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

October 7, 2022



LEGEND

- FM — PROPOSED FORCE MAINS
- PROPOSED SEWER MAINS

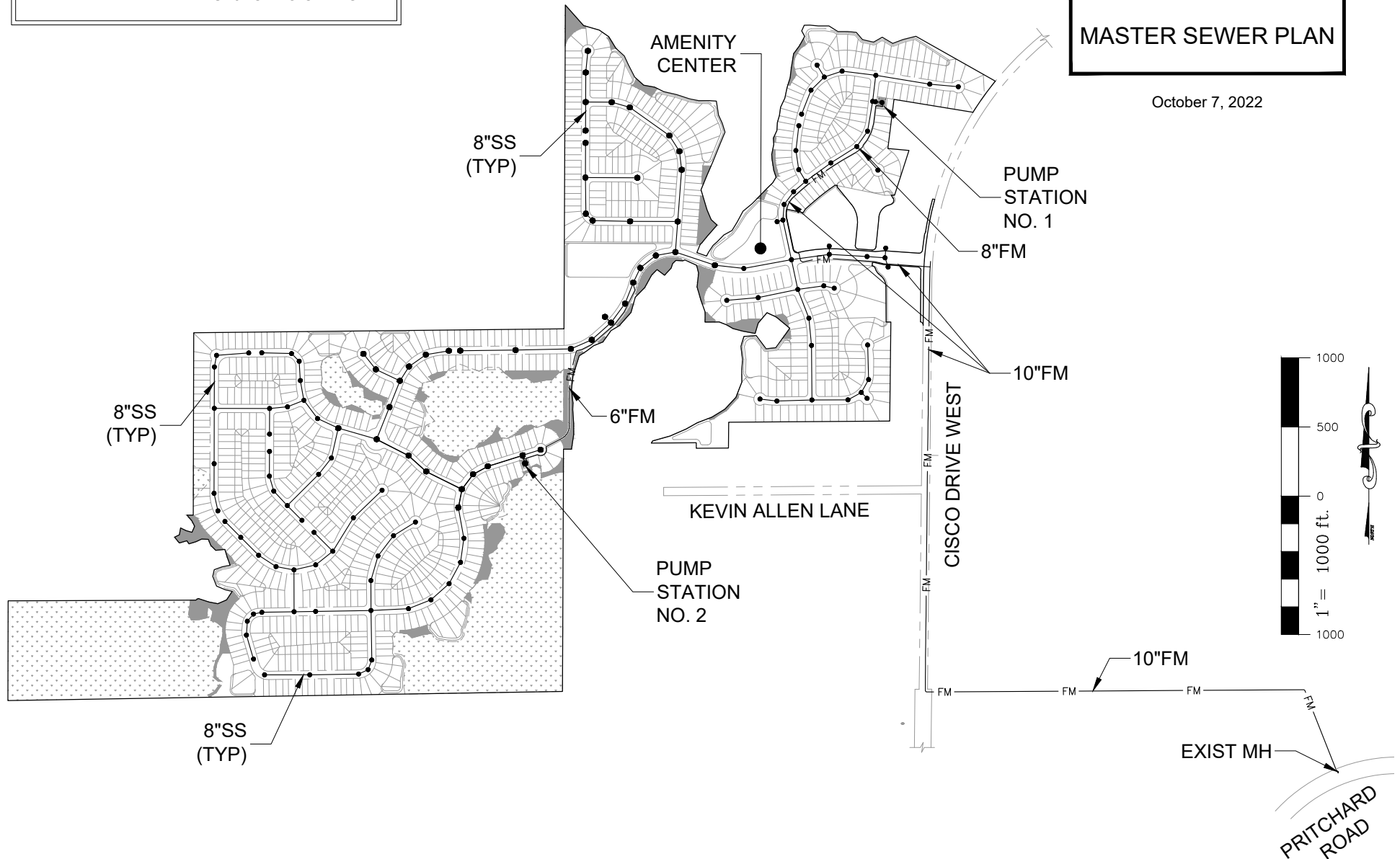
NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5B

MASTER SEWER PLAN

October 7, 2022



LEGEND

PROPOSED STORM DRAINAGE PIPES

2
STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM PIPES AND PONDS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5C

MASTER DRAINAGE PLAN

October 7, 2022

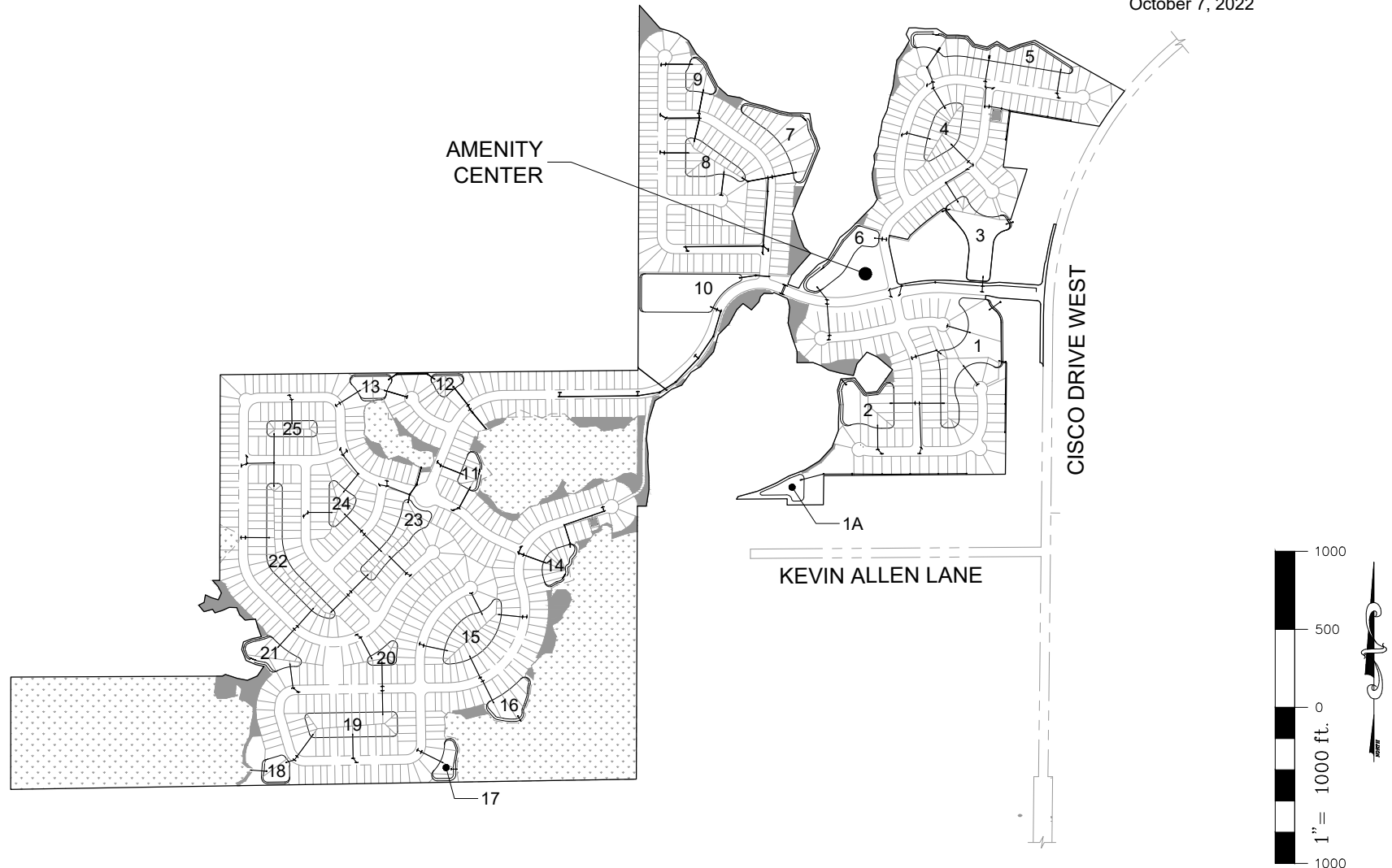


EXHIBIT "6"

PROPOSED INFRASTRUCTURE PLAN COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

FACILITY	CONSTRUCTION	OWNERSHIP	OPERATION MAINTENANCE
Roadways	Developer	City of Jacksonville	City of Jacksonville
Water & Wastewater	Developer	JEA	JEA
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	Developer	CDD	CDD
Electric and Street Lighting	Developer	JEA	JEA

EXHIBIT "7"

ESTIMATED COST SUMMARY COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total Costs	2022	2023	Current District Annual Outlay ³
				2024 and Beyond
1. Clearing and Earthwork	10,950,000	20	12	68
2. Stormwater Systems	3,734,000	30	15	55
3. Water and Sewer Utilities ¹	7,186,000	50	10	40
4. Roadway Improvements	5,265,000	20	10	70
5. Recreational Improvements ²	3,500,000	30	70	0
6. Entry Signage and Landscaping, Berm, Fencing, Fountains	756,000	20	70	10
7. Electric and Street Lighting ⁴	932,000	30	12	58
8. Engineering, Surveying, Planning, CEI	1,957,000	35	10	55
TOTAL COSTS	\$34,280,000			

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center.
3. Represents anticipated annual outlay percentage of costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2022 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

5D

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT

Preliminary Master Special Assessment Methodology Report

January 19, 2023



Provided by:

Wrathell, Hunt and Associates, LLC

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Boca Raton, FL 33431

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Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Preliminary Master Special Assessment Methodology Report (the “Report”) was developed to provide a master financing plan and a master special assessment methodology for the Cope’s Landing Community Development District (the “District”), located in unincorporated Duval County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Plan”) as described in the Engineer’s Report of Dunn & Associates, Inc. dated October 7, 2022 (the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Plan.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Plan create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District’s Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Plan. However, these benefits are only incidental since the Capital Improvement Plan is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Plan and do not depend upon the Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District’s boundaries.

The Capital Improvement Plan will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Plan. Even though the exact value of the benefits provided by the Capital Improvement Plan is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Cope's Landing development (the "Development" or "Cope's Landing"), a master planned, residential development located in unincorporated Duval County, Florida. The land within the District consists of approximately 293.48 +/- acres and is generally located off Cisco Drive West between Cisco Gardens Road and Kevin Allen Lane.

2.2 The Development Program

The development of Cope's Landing is anticipated to be conducted by D.R. Horton, Inc. (the "Developer"). Based upon the information provided by the Developer, the current development plan for the District envisions a total of 834 Single-Family residential units developed in one or more phases, although phasing plan, land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

3.0 The Capital Improvement Plan

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Capital Improvement Plan

The Capital Improvement Plan needed to serve the Development is projected to consist of Clearing and Earthwork, Stormwater Systems, Water and Sewer Utilities, Roadway Improvements, Recreational Improvements, Entry Signage and Landscaping, Berm Fencing, Fountains, Electric and Street Lighting and Engineering, Surveying, Planning, CEI, all as set forth in more detail in the Engineer's Report.

The Capital Improvement Plan is anticipated to be developed in one or more phases to coincide with and support the development of the land within the District and all of the infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Plan are estimated at \$34,280,000. Table 2 in the *Appendix* illustrates the specific components of the Capital Improvement Plan and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$47,230,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Plan to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Bonds in the principal amount of \$47,230,000 in one or more series with various maturities to finance Capital Improvement Plan costs at \$34,280,000. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every May 1 or November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$47,230,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, but are only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Plan. All properties that receive special benefits from the Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Plan.

5.2 Benefit Allocation

The current development plan for the District envisions the development of a total of 834 Single-Family residential units developed in one or more phases, although phasing, unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Plan will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real

and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

This Report proposes to allocate the benefit associated with the Capital Improvement Plan to all Single-Family residential units proposed to be developed within the District uniformly in proportion to their generally uniform density of development and generally uniform intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the uniform ERU weight of 1.00 that is proposed to be assigned to the 834 Single-Family residential units contemplated to be developed within the District, total ERU count, and the full share of the benefit received by the Single-Family residential units.

The rationale behind the uniform ERU weight is supported by the fact that generally and on average all Single-Family residential units will use and benefit from the public infrastructure improvements which are proposed be built within of the District generally about the same, that is generally and on average will produce approximately similar amounts of storm water runoff, produce approximately similar numbers of vehicular trips, and need approximately similar water/sewer capacity. As the exact amount of the benefit is not possible to be calculated at this time, the use of the ERU measure serves as a reasonable approximation of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Plan.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the "Bond Assessment") to the Single-Family residential units contemplated to be developed within the District in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Bond Assessment annual debt service assessments per unit.

No Bond Assessment is allocated herein to the private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District. If owned by the District, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Bond Assessment will be assigned to the amenities and

common areas. If the amenities are owned by the District, then they would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessment

As the land in the District is not yet fully platted for its intended final use and the precise location of the various product types by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$47,230,000 will be preliminarily levied on approximately 293.48 +/- gross acres at a rate of \$160,930.90 per gross acre.

When the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Bond Assessment will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total Bond Assessment applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessment initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessment on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for the Bond Assessment to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to

maintain such target assessment levels. Any amounts contributed by the Developer to pay down assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

In the event that the Capital Improvement Plan is not completed, required contributions are not made, additional benefitted lands are added to the District and/or assessment area(s), or under certain other circumstances, the District may elect to reallocate the Bond Assessment, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

This Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums; and
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Plan make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and

peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received by the various product types from the improvements is delineated in Table 4 (expressed as the ERU factors).

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Plan.

Accordingly, no acre or parcel of property within the District will be liened for the payment of Bond Assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$56,630.70 (\$47,230,000 in Bond Assessment divided by 834.00 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular product type within each and every parcel as signified by the number of ERUs.

As the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond

Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted remains equal to \$56,630.70, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels the Bond Assessment per ERU for land that remains unplatted equals less than \$56,630.70 (for instance as a result of a larger number of units) then the per ERU Bond Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted equals more than \$56,630.70¹ (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District’s sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus applicable accrued interest (to the extent described below in this Section) will be collected from the owner(s) of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment per ERU and \$56,630.70, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

In considering whether to require a true-up payment, the District shall consider any requests for a deferral of true-up. In order to obtain

¹ For example, if the first platting includes 50 Single-Family lots, which equates to a total allocation of \$2,831,534.77 in Bond Assessment, then the remaining unplatted land would be required to absorb 784 Single-Family lots or \$44,398,465.23 in Bond Assessment. If the remaining unplatted land would only be able to absorb 780 Single-Family lots, or \$44,171,942.45 in Bond Assessment, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$226,522.78 in Bond Assessment plus applicable accrued interest to the extent described in this Section.

such a deferral, a landowner seeking such deferral must provide to the District the following: a) proof of the amount of entitlements remaining on the undeveloped lands, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. The District's decision whether to grant a deferral shall be in its reasonable discretion. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Bond Assessment to pay debt service on the applicable bonds and the District will conduct new proceedings under Chapter 170, *Florida Statutes* upon the advice of District Counsel. Any true-up payment shall become due and payable that tax year by the landowner of the lands subject to the proposed plat, shall be in addition to the regular Bond Assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the proposed plat property until paid.

All Bond Assessment levied run with the land, and such Bond Assessment liens include any true-up payment. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessment shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$56,630.70. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

5.7 Preliminary Assessment Roll

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$47,230,000 is proposed to be levied

uniformly over the area described in Exhibit “A”. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

Cope's Landing Community Development District

Development Plan

Product Type	Number of Units
Single Family	834
Total	834

Table 2

Cope's Landing Community Development District

Project Costs

Improvement	Total Costs
Clearing and Earthwork	\$10,950,000.00
Stormwater Systems	\$3,734,000.00
Water and Sewer Utilities	\$7,186,000.00
Roadway Improvements	\$5,265,000.00
Recreational Improvements	\$3,500,000.00
Entry Signage and Landscaping, Berm, Fencing, Fountains	\$756,000.00
Electric and Street Lighting	\$932,000.00
Engineering, Surveying, Planning, CEI	\$1,957,000.00
Total	\$34,280,000.00

Table 3

Cope's Landing

Community Development District

Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount	\$47,230,000.00
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Total Sources	\$47,230,000.00
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Uses

Project Fund Deposits:

Project Fund	\$34,280,000.00
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Other Fund Deposits:

Debt Service Reserve Fund	\$4,195,319.68
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Capitalized Interest Fund	\$7,556,800.00
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Delivery Date Expenses:

Costs of Issuance	\$1,194,600.00
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Rounding	\$3,280.32
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Total Uses	\$47,230,000.00
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Table 4

Cope's Landing

Community Development District

Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Single Family	834	1.00	834.00
Total	834		834.00

Table 5

Cope's Landing

Community Development District

Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Principal and Interest Payment per Unit on the Bonds**
Single Family	834	\$34,280,000.00	\$47,230,000.00	\$56,630.70	\$5,030.36
Total	834	\$34,280,000.00	\$47,230,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Does not include applicable costs of collection and early payment discounts

Exhibit "A"

Bond Assessment in the total amount of \$47,230,000 will be levied on an equal pro-rata gross acre basis based on the area described below:

DESCRIPTION: A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST; THENCE, S 00°14'07" W, 281.05 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN THENCE, THE FOLLOWING SEVENTY-THREE (73) COURSES AND DISTANCES: COURSE NO. 1: THENCE, S 41°42'19" E, 100.26 FEET; COURSE NO. 2: THENCE, S 41°33'53" E, 97.81 FEET; COURSE NO. 3: THENCE, S 73°52'51" E, 118.29 FEET; COURSE NO. 4: THENCE, S 55°28'31" E, 83.18 FEET; COURSE NO. 5: THENCE, S 31°31'37" E, 99.18 FEET; COURSE NO. 6: THENCE, S 47°46'09" E, 81.99 FEET; COURSE NO. 7: THENCE, S 24°25'46" E, 72.03 FEET; COURSE NO. 8: THENCE, S 27°21'55" E, 98.07 FEET; COURSE NO. 9: THENCE, S 48°07'49" E, 87.17 FEET; COURSE NO. 10: THENCE, S 79°27'39" E, 80.05 FEET; COURSE NO. 11: THENCE, S 64°03'58" E, 73.05 FEET; COURSE NO. 12: THENCE, S 76°39'43" E, 96.06 FEET; COURSE NO. 13: THENCE, S 71°40'44" E, 98.83 FEET; COURSE NO. 14: THENCE, S 79°40'33" E, 65.79 FEET; COURSE NO. 15: THENCE, N 89°57'57" E, 76.39 FEET; COURSE NO. 16: THENCE, S 86°19'36" E, 51.80 FEET; COURSE NO. 17: THENCE, S 08°54'50" E, 103.63 FEET; COURSE NO. 18: THENCE, S 24°56'52" E, 64.43 FEET; COURSE NO. 19: THENCE, S 17°11'08" E, 66.37 FEET; COURSE NO. 20: THENCE, S 22°22'48" W, 97.75 FEET; COURSE NO. 21: THENCE, S 21°56'32" W, 135.99 FEET; COURSE NO. 22: THENCE, S 23°47'01" W, 112.51 FEET; COURSE NO. 23: THENCE, S 22°18'07" W, 105.57 FEET; COURSE NO. 24: THENCE, S 16°50'11" E, 150.97 FEET; COURSE NO. 25: THENCE, S 22°47'59" E, 76.89 FEET; COURSE NO. 26: THENCE, S 47°31'31" E, 58.10 FEET; COURSE NO. 27: THENCE, S 41°26'39" W, 116.69 FEET; COURSE NO. 28: THENCE, S 38°49'07" W, 54.52 FEET; COURSE NO. 29: THENCE, S 51°41'42" W, 12.22 FEET; COURSE NO. 30: THENCE, S 22°23'21" W, 66.78 FEET; COURSE NO. 31: THENCE, S 70°33'47" E, 74.31 FEET; COURSE NO. 32: THENCE, N 28°33'49" E, 30.81 FEET; COURSE NO. 33: THENCE, N 33°25'33" E, 60.45 FEET; COURSE NO. 34: THENCE, N 49°02'48" E, 34.92 FEET; COURSE NO. 35: THENCE, N 44°27'59" E, 72.57 FEET; COURSE NO. 36: THENCE, N 61°36'09" E, 67.40 FEET; COURSE NO. 37: THENCE, N 31°06'48" E, 70.96 FEET; COURSE NO. 38: THENCE, N 28°06'21" E, 89.34 FEET; COURSE NO. 39: THENCE, N 50°25'00" E, 86.81 FEET; COURSE NO. 40: THENCE, N 44°23'40" E, 55.56 FEET; COURSE NO. 41: THENCE, N 44°06'19" E, 94.86 FEET; COURSE NO. 42: THENCE, N 45°48'34" E, 61.07 FEET; COURSE NO. 43: THENCE, N 31°04'17" E, 46.94 FEET; COURSE NO. 44: THENCE, N 19°13'40" W, 52.55 FEET; COURSE NO. 45: THENCE, N 09°03'17" W, 75.08 FEET; COURSE NO. 46: THENCE, N 04°21'32" W, 40.82 FEET; COURSE NO. 47: THENCE, N 11°42'28" E, 74.45 FEET; COURSE NO. 48: THENCE, N 04°36'35" W, 44.01 FEET; COURSE NO. 49: THENCE, N 25°07'15" E, 61.80 FEET; COURSE NO. 50: THENCE, N 03°32'06" E, 57.63 FEET; COURSE NO. 51: THENCE, N 15°29'03" E, 53.60 FEET; COURSE NO. 52: THENCE, N 08°16'58" E, 59.63

FEET; COURSE NO. 53: THENCE, N 25°07'44" E, 72.66 FEET; COURSE NO. 54: THENCE, N 11°45'50" E, 77.52 FEET; COURSE NO. 55: THENCE, N 17°13'24" E, 75.48 FEET; COURSE NO. 56: THENCE, N 07°06'06" E, 71.55 FEET; COURSE NO. 57: THENCE, N 09°01'30" E, 103.21 FEET; COURSE NO. 58: THENCE, N 36°12'21" E, 70.94 FEET; COURSE NO. 59: THENCE, N 29°12'34" E, 78.35 FEET; COURSE NO. 60: THENCE, N 28°55'49" W, 45.04 FEET; COURSE NO. 61: THENCE, N 24°09'43" E, 44.82 FEET; COURSE NO. 62: THENCE, N 88°26'16" E, 41.25 FEET; COURSE NO. 63: THENCE, S 84°05'19" E, 60.82 FEET; COURSE NO. 64: THENCE, N 89°34'14" E, 76.89 FEET; COURSE NO. 65: THENCE, S 57°31'49" E, 77.08 FEET; COURSE NO. 66: THENCE, N 89°45'49" E, 68.66 FEET; COURSE NO. 67: THENCE, S 84°31'01" E, 64.11 FEET; COURSE NO. 68: THENCE, S 40°50'45" E, 68.87 FEET; COURSE NO. 69: THENCE, S 77°04'02" E, 82.23 FEET; COURSE NO. 70: THENCE, N 59°51'25" E, 72.00 FEET; COURSE NO. 71: THENCE, S 58°55'38" E, 88.48 FEET; COURSE NO. 72: THENCE, N 69°22'16" E, 80.11 FEET; COURSE NO. 73: THENCE, N 75°42'49" E, 95.38 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN O.R.B. 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE, CONTINUING ALONG SAID LANDS, S 60°35'04" E, 659.50 FEET TO A POINT OF CURVATURE ON THE WESTERLY R/W LINE OF CISCO DRIVE WEST (60' R/W) CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 06°50'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 35°39'18" W, 277.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 277.52 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS DESCRIBED O.R.B. 17217, PAGE 2042, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, N 80°40'19" W, 578.85 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 18250, PAGE 2066, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG DESCRIBED LANDS, S 07°04'11" W, 358.16 FEET; THENCE, S 84°51'01" E, 153.20 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 16481, PAGE 753, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG SAID LANDS, S 17°54'44" W, 339.92 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN O.R.B. 20261, PAGE 555, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 89°37'14" W, 24.20 FEET; THENCE, S 33°19'45" E, 25.32 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 102°17'04" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 17°48'47" W 46.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.56 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 03°56'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 70°55'45" W, 18.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 18.26 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°07'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39°20'19" W, 110.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 117.16 FEET; THENCE, S 05°46'27" W, 217.05 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 49°53'53" W, 34.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.51 FEET; THENCE, S 04°01'20" W, 10.00 FEET; THENCE, S 85°58'40" E, 21.95 FEET; THENCE, N 85°24'23" E, 66.75 FEET; THENCE, S 85°58'40" E, 248.70 FEET TO A POINT OF CURVATURE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°04'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 49°59'02" E, 34.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2341.83 FEET, A CENTRAL ANGLE OF 02°49'40" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 07°21'34" E, 115.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.57 FEET; THENCE, N 23°21 '13" E, 20.19 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2336.83 FEET, A CENTRAL ANGLE OF 05°54'57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°12'37" E, 241.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 241.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE OF LANDS PREVIOUSLY DESCRIBED IN O.R.B. 16481, PAGE 753; THENCE, S 84°11'30" E, 15.20 FEET RETURNING TO THE R/W OF CISCO DRIVE WEST (60' R/W) BEING A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2321.83 FEET, A CENTRAL ANGLE OF 14°28'34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°59'28" W, 585.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 586.62 FEET; THENCE, S 00°25'38" W, 330.97 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°14'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38°54'48" W, 31.55 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.14 FEET; THENCE, N 00°25'39" E, 306.63 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY, HAVING A RADIUS OF 2338.49 FEET, A CENTRAL ANGLE OF 01°33'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 01°31'56" E, 63.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 63.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°17'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 41°49'54" W, 34.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.52 FEET; THENCE, N 85°58'40" W, 248.42 FEET; THENCE, N 77°21'44" W, 66.75 FEET; THENCE, N 85°58'40" W, 15.22 FEET; THENCE, S 04°01'20" W, 25.09 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°32'03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 48°41'29" E, 32.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.31 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 32°17'22" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 32°04'09" E, 42.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.39 FEET; THENCE, S 48°12'50" E, 25.89 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 47°48'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24°18'33" E, 81.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.44 FEET; THENCE, S 00°24' 17" E, 256.72 FEET; THENCE, N 89°50'28" E, 33.40 FEET TO A POINT OF INTERSECTION OF AFOREMENTIONED LANDS DESCRIBED IN O.R.B. 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS; THENCE, S 00°38' 16" W, 715.56 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 8934, PAGE 1089, OF SAID CURRENT PUBLIC RECORDS;

THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'12" W, 1163.18 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 9097, PAGE 1817, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID LANDS, S 00°36'19" W, 187.25 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°35'42" W, 232.60 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 13158, PAGE 1676, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, N 00°37'35" E, 40.00 FEET; THENCE, S 89°35'42" W, 325.01 FEET; RUN THENCE, THE FOLLOWING FIFTY-FIVE (55) COURSES AND DISTANCES: COURSE NO. 1: THENCE, N 32°14'04" E, 19.18 FEET; COURSE NO. 2: THENCE, N 74°19'06" E, 129.27 FEET; COURSE NO. 3: THENCE, N 66°32'26" E, 127.63 FEET; COURSE NO. 4: THENCE, N 60°57'48" E, 93.05 FEET; COURSE NO. 5: THENCE, N 69°10'43" E, 110.61 FEET; COURSE NO. 6: THENCE, N 58°21'01" E, 111.96 FEET; COURSE NO. 7: THENCE, N 42°43'12" E, 116.85 FEET; COURSE NO. 8: THENCE, N 21°10'02" E, 117.97 FEET; COURSE NO. 9: THENCE, N 00°11'15" W, 77.26 FEET; COURSE NO. 10: THENCE, N 03°28'28" E, 86.12 FEET; COURSE NO. 11: THENCE, N 05°59'53" W, 95.50 FEET; COURSE NO. 12: THENCE, N 17°05'30" E, 75.37 FEET; COURSE NO. 13: THENCE, N 86°32'01" E, 88.71 FEET; COURSE NO. 14: THENCE, S 37°05'48" E, 118.47 FEET; COURSE NO. 15: THENCE, N 83°54'55" E, 70.28 FEET; COURSE NO. 16: THENCE, N 35°50'14" E, 173.14 FEET; COURSE NO. 17: THENCE, N 50°13'53" W, 126.41 FEET; COURSE NO. 18: THENCE, N 54°53'47" W, 74.52 FEET; COURSE NO. 19: THENCE, S 40°32'42" W, 98.12 FEET; COURSE NO. 20: THENCE, S 16°42'05" W, 78.31 FEET; COURSE NO. 21: THENCE, N 79°35'36" W, 90.60 FEET; COURSE NO. 22: THENCE, N 75°11'21" W, 72.40 FEET; COURSE NO. 23: THENCE, N 59°37'12" W, 54.55 FEET; COURSE NO. 24: THENCE, N 69°11'41" W, 57.15 FEET; COURSE NO. 25: THENCE, S 89°45'06" W, 102.05 FEET; COURSE NO. 26: THENCE, N 00°41'00" E, 71.22 FEET; COURSE NO. 27: THENCE, N 19°16'10" W, 92.57 FEET; COURSE NO. 28: THENCE, N 16°06'32" W, 98.35 FEET; COURSE NO. 29: THENCE, N 05°49'41" E, 101.33 FEET; COURSE NO. 30: THENCE, N 13°30'39" W, 57.82 FEET; COURSE NO. 31: THENCE, N 65°51'08" W, 94.86 FEET; COURSE NO. 32: THENCE, S 61°52'25" W, 14.45 FEET; COURSE NO. 33: THENCE, N 86°42'28" W, 51.26 FEET; COURSE NO. 34: THENCE, S 45°46'22" W, 32.54 FEET; COURSE NO. 35: THENCE, S 17°59'16" W, 34.17 FEET; COURSE NO. 36: THENCE, S 42°30'40" W, 70.03 FEET; COURSE NO. 37: THENCE, N 52°56'02" W, 67.92 FEET; COURSE NO. 38: THENCE, S 45°30'57" W, 54.67 FEET; COURSE NO. 39: THENCE, S 28°47'19" W, 104.70 FEET; COURSE NO. 40: THENCE, S 44°25'13" W, 97.73 FEET; COURSE NO. 41: THENCE, S 15°34'32" W, 114.89 FEET; COURSE NO. 42: THENCE, S 41°42'55" W, 126.60 FEET; COURSE NO. 43: THENCE, S 58°35'29" W, 70.97 FEET; COURSE NO. 44: THENCE, S 35°41'42" W, 100.66 FEET; COURSE NO. 45: THENCE, S 57°59'55" W, 70.46 FEET; COURSE NO. 46: THENCE, S 53°12'45" W, 66.60 FEET; COURSE NO. 47: THENCE, S 56°55'33" W, 61.96 FEET; COURSE NO. 48: THENCE, S 17°19'39" W, 146.78 FEET; COURSE NO. 49: THENCE, S 06°37'27" W, 102.61 FEET; COURSE NO. 50: THENCE, S 06°14'57" E, 98.36 FEET; COURSE NO. 51: THENCE, S 02°14'15" W, 48.68 FEET; COURSE NO. 52: THENCE, S 04°04'30" E, 101.55 FEET; COURSE NO. 53: THENCE, S 00°01'31" E, 78.34 FEET; COURSE NO. 54: THENCE, S 08°48'47" W, 107.64 FEET; COURSE NO. 55: THENCE, S 89°35'42" W, 57.35 FEET; THENCE S 00°14'12" W, 1749.99 FEET TO A POINT ON A LINE OF LANDS DESCRIBED IN O.R.B. 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE, ALONG THE NORTHERLY LINE OF SAID LANDS, S 89°03'32" W, 4007.41 FEET; THENCE N 00°06'58" E, 720.61 FEET; THENCE, N

89°46'59" E, 1356.36 FEET; THENCE N 57°17'59" E, 20.67 FEET; THENCE S 71°58'12" E, 80.23 FEET; THENCE S 79°15'30" E, 66.52 FEET; THENCE N 66°39'36" E, 68.77 FEET, THENCE N 33°46'17" E, 74.21 FEET; THENCE N 76°53'55" W, 52.36 FEET; THENCE N 67°13'48" W, 68.20 FEET; THENCE N 21°07'29" W, 75.08 FEET; THENCE N 12°26'48" E, 49.48 FEET; THENCE N 69°38'54" E, 61.49 FEET; THENCE N 78°29'11" E, 58.17 FEET; THENCE N 20°24'56" W, 62.35 FEET; THENCE N 15°59'24" W, 57.73 FEET; THENCE S 84°00'45" W, 66.88 FEET; THENCE N 44°59'45" W, 50.68 FEET; THENCE N 21°22'38" W, 47.03 FEET; THENCE N 87°52'07" W, 48.40 FEET; THENCE S 65°44'27" W, 44.70 FEET; THENCE S 71°59'08" W, 53.39 FEET; THENCE N 33°38'05" W, 27.27 FEET; THENCE S 74°19'14" W, 56.94 FEET; THENCE N 39°43'06" W, 54.18 FEET; THENCE N 63°48'53" E, 39.43 FEET; THENCE N 09°35'58" E, 49.42 FEET; THENCE S 64°38'34" E, 43.44 FEET; THENCE S 73°32'23" E, 44.99 FEET; THENCE N 23°51'59" E, 48.40 FEET; THENCE N 27°47'33" W, 47.25 FEET; THENCE N 42°03'28" W, 50.58 FEET; THENCE N 59°13'42" E, 45.51 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 10719, PAGE 2268, OF SAID CURRENT PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LINE, N 00°09'32" E, 1318.00 FEET; THENCE N 89°23'35" E, 2675.07 FEET; THENCE N 00°14'07" E, 2339.47 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAIN 297.49 ACRES, MORE OR LESS.

LESS AND EXCEPT 4.01 ACRES, MORE OR LESS FOR TRACTS G, H AND I OF COPE'S LANDING PHASE 1 AS RECORDED IN PLAT BOOK 79, PAGE 125 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

5E

RESOLUTION 2023-29

A RESOLUTION OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, *FLORIDA STATUTES*; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Cope's Landing Community Development District (the "District") previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct or reconstruct stormwater management system, roadway improvements, water, sewer and electrical utility systems, recreational improvements, undergrounding of electric improvements, landscape and hardscape improvements and other infrastructure projects and services necessitated by the development of, and serving lands within, the District (collectively, “Improvements”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Improvements (the “Project”), the nature and location of which was initially described in Resolution 2023-26 and is shown in the *Engineer’s Report*, dated October 7, 2022 (the “Engineer’s Report”), and which Project’s plans and specifications are on file in the District’s records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”); (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) In order to provide funds with which to pay a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the “Bonds”).

(g) By Resolution 2023-26, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2023-26 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2023-26, said Resolution 2023-26 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher’s affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2023-26, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-26 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file at the District Manager's Office.

(l) On February 27, 2023, at the time and place specified in Resolution 2023-26 and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Preliminary Master Special Assessment Allocation Report* dated January 19, 2023 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2023-26, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of Bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the

Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Duval County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit B**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining property, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the majority landowner that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set

forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is (i) sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon) or (ii) if such property would be exempt from Special Assessments under Florida law, is transferred to a property owners association or homeowners association, all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District. In the event that property transitions from ownership by (i) units of local, state, or federal government or (ii) a homeowner or property owners association to developable property, the District reserves the right to reallocate Special Assessments to include such property.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Duval County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of this page intentionally left blank]

APPROVED AND ADOPTED this 27th day of February, 2023.

ATTEST:

**COPE’S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer’s Report* dated October 7, 2022

Exhibit B: *Preliminary Master Special Assessment Allocation Report* dated January 19, 2023

Exhibit A: *Engineer's Report* dated October 7, 2022

Exhibit B: *Preliminary Master Special Assessment Allocation Report* dated January 19, 2023

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-13 TO RE-SET THE DATE, TIME AND PLACE OF THE PUBLIC HEARING REGARDING THE ADOPTION OF RULES OF PROCEDURE; RATIFYING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Cope's Landing Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Jacksonville, Duval County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5) and (10), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board previously adopted Resolution 2023-13 and set a public hearing regarding the District's adoption of Rules of Procedure for March 7, 2023 at 2:00 p.m., 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258; and

WHEREAS, due to the need for additional time to advertise the notices for the public hearing as required by Chapter 120, *Florida Statutes*, the Board has determined that it is in the best interest of the District to re-schedule the public hearing regarding the Rules of Procedure and hereby ratifies the District Manager's publication of notice of the same in accordance with Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2023-13 is hereby amended to change the date of the public hearing on the District's intent to adopt Rules of Procedure to **April 4, 2023 at 2:00 p.m.**, at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

SECTION 2. The prior publication of notice of the hearing in accordance with Section 120.54, *Florida Statutes* is hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PASSED AND ADOPTED this 27th day of February, 2023.

ATTEST:

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Cope's Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2022/2023 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2022/2023 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2022/2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of February, 2023.

ATTEST:

**COPE'S LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March __, 2023	Regular Meeting	__:__ AM/PM
April __, 2023	Regular Meeting	__:__ AM/PM
May __, 2023	Regular Meeting	__:__ AM/PM
June __, 2023	Regular Meeting	__:__ AM/PM
July __, 2023	Regular Meeting	__:__ AM/PM
August __, 2023	Regular Meeting	__:__ AM/PM
September __, 2023	Regular Meeting	__:__ AM/PM

**COPE'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
COPE'S LANDING COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Cope's Landing Community Development District was held on January 19, 2023 at 3:00 P.M., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258.

Present at the meeting were:

Bob Porter	Vice Chair
Anthony Sharp	Assistant Secretary
Mark Dearing	Assistant Secretary
James Teagle	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Kyle Magee (via telephone)	Kutak Rock LLP
Vince Dunn (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:02 p.m.

Mr. Bob Porter, Mr. Anthony Sharp, Mr. Mark Dearing and Mr. James Teagle, named in the Petition to Establish the District as Initial Board Supervisors, were present, in person. Mr. John Gislason, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

▪ **Administration of Oath of Office to Initial Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Porter, Mr. Sharp, Mr. Dearing and Mr. Teagle.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial
Board of Supervisors *(the following will be
provided in a separate package)*

This item was addressed during the First Order of Business.

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**B. Membership, Obligations and Responsibilities****C. Chapter 190, Florida Statutes****D. Financial Disclosure Forms****I. Form 1: Statement of Financial Interests****II. Form 1X: Amendment to Form 1, Statement of Financial Interests****III. Form 1F: Final Statement of Financial Interests****E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01,
Designating Certain Officers of the District,
and Providing for an Effective Date

Mr. Porter presented Resolution 2023-01 and nominated the following slate of officers:

Chair	John Gislason
Vice Chair	Bob Porter
Secretary	Craig Wrathell
Assistant Secretary	Anthony Sharp
Assistant Secretary	Mark Dearing
Assistant Secretary	James Teagle
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor,
Resolution 2023-01, Designating Certain Officers of the District, as nominated,
and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Porter presented Resolution 2023-02.

On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of March 7, 2023 at 2:00 p.m. at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC*

Mr. Porter presented Resolution 2023-03, Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) would offer a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Teagle and seconded by Mr. Dearing, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- Fee Agreement: *Kutak Rock LLP*

Mr. Porter presented Resolution 2023-04 and the Kutak Rock LLP Retention and Fee Agreement.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Porter presented Resolution 2023-05.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-05, Designating Katie S. Buchanan as Registered Agent and 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Cope's Landing Community Development District, Authorizing Its Compensation and Providing an Effective Date

- Interim Engineering Services Agreement: *Dunn & Associates, Inc.*

Mr. Porter presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-06, Appointing Dunn & Associates, Inc., as Interim District Engineer for the Cope's Landing Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Porter presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members chose to receive the allowable \$200 per meeting compensation.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, acceptance of Board Member compensation, was approved.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Porter presented Resolution 2023-07.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and 14785 Old St. Augustine Road, Suite 300, Jacksonville, Florida 32258 as the Principal Headquarters and Local District Records Office of the District; and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Porter presented Resolution 2023-08.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Porter presented Resolution 2023-09.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Porter presented Resolution 2023-10.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Porter presented Resolution 2023-11.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Porter presented Resolution 2023-12.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Porter presented the RFP For Annual Audit Services.

- Designation of Board of Supervisors as Audit Committee

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M232-1002 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Porter presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Strange Zone, Inc., Quotation #M232-1002 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Porter presented the ADA Site Compliance proposal.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Mr. Porter presented Resolution 2023-13.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-13, To Designate Date, Time and Place of March 7, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Porter presented Resolution 2023-15.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Torres stated CDDs are required to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the future needs of its stormwater system. The first Report was due June 30, 2022 but, as there is no interim reporting requirement, the CDD's first Report will be due in five years.

BANKING MATTERS**SEVENTH ORDER OF BUSINESS**

Consideration of the Following Banking Matters:

A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Porter presented Resolution 2023-16.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date

Mr. Porter presented Resolution 2023-17.

On MOTION by Mr. Dearing and seconded by Mr. Teagle with all in favor, Resolution 2023-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Porter presented Resolution 2023-18.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for April 4, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258, and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 Budget Funding Agreement

Mr. Porter presented the Fiscal Year 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Dearing and seconded by Mr. Teagle with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

- C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Porter presented Resolution 2023-19.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Porter presented Resolution 2023-20.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Porter presented Resolution 2023-21.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Porter presented Resolution 2023-22.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Porter presented Resolution 2023-23.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Resolution 2023-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Porter presented Resolution 2023-24.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

This item was not addressed.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond
Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Porter presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Mr. Porter presented the following:

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

II. Bond Counsel: *Nabors Giblin & Nickerson, P.A*

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure; Nabors Giblin & Nickerson, P.A., Bond Counsel Agreement; and US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

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457 **C. Resolution 2023-25, Designating a Date, Time, and Location of a Public Hearing**
458 **Regarding the District's Intent to Use the Uniform Method for the Levy, Collection,**
459 **and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section**
460 **197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing;**
461 **and Providing an Effective Date**

462 Mr. Porter presented Resolution 2023-25. This Resolution enables placement of the
463 assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

464
465 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor,**
466 **Resolution 2023-25, Designating a Date, Time, and Location of February 27,**
467 **2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville,**
468 **Florida 32258, for a Public Hearing Regarding the District's Intent to Use the**
469 **Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem**
470 **Special Assessments as Authorized by Section 197.3632, Florida Statutes;**
471 **Authorizing the Publication of the Notice of Such Hearing; and Providing an**
472 **Effective Date, was adopted.**

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475 **D. Presentation of Engineer's Report**

476 Mr. Porter noted that everyone studied the Engineer's Report.

477 There were no questions.

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479 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the**
480 **Engineer's Report dated October 7, 2022, was approved.**

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483 **E. Presentation of Master Special Assessment Methodology Report**

484 Mr. Porter presented the Preliminary Master Special Assessment Methodology Report.

485 There were no questions.

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487 **On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the**
488 **Preliminary Master Special Assessment Methodology Report dated January 19,**
489 **2023, was approved.**

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492 **F. Resolution 2023-26, Declaring Special Assessments; Designating the Nature and**
493 **Location of the Proposed Improvements; Declaring the Total Estimated Cost of the**

Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Porter presented Resolution 2023-26 and read the title.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-26, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for February 27, 2023 at 2:00 p.m., at 14785 Old St. Augustine Road, Suite #300, Jacksonville, Florida 32258; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$47,230,000 Cope's Landing Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date.

Mr. Porter presented Resolution 2023-27, which authorizes issuance of not-to-exceed \$47,230,000 aggregate principal amount of bonds.

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, Resolution 2023-27, Authorizing the Issuance of Not to Exceed \$47,230,000 Cope's Landing Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer (Interim): *Dunn & Associates, Inc.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

The next meeting will be held on February 27, 2022.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dearing and seconded by Mr. Teagle, with all in favor, the meeting adjourned at 3:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair