

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

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4
5 **ORDINANCE 2022-861-E**

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

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21 **WHEREAS**, D.R. Horton, Inc. - Jacksonville, a Delaware
22 corporation authorized to conduct business in the State of Florida,
23 petitioned the City Council to establish a community development
24 district named the "Cope's Landing Community Development District"
25 (the "Cope's Landing CDD") on approximately 293.48± acres lying wholly
26 within the boundaries of the City, pursuant to Section 190.005(2),
27 Florida Statutes, and Chapter 92, Ordinance Code, a copy of the
28 Petition to Establish Cope's Landing Community Development District,
29 dated October 14, 2022, (the "Petition") is On File with the
30 Legislative Services Division; and

31 **WHEREAS**, as required by Section 92.07, Ordinance Code, the

1 Office of General Counsel ("Counsel") has reviewed the Petition, and
2 finding that it was sufficient and complete to permit the fair and
3 informed consideration of the matter by the Council, has prepared and
4 submitted its Final Report of Counsel, dated November 9, 2022,
5 attached hereto as **Exhibit 1**; and

6 **WHEREAS**, the Planning and Development Department has provided
7 its report and recommendation regarding the Petition to the
8 Transportation, Energy and Utilities Committee; and

9 **WHEREAS**, Petitioner acknowledges that nothing about the adoption
10 of this Ordinance shall in any way waive any of the City's, or any
11 other governing or regulatory entities', rights to grant or not grant
12 entitlements for the development to be serviced by the Cope's Landing
13 CDD (the "Development"), or otherwise prejudice the City's, or any
14 other governing or regulatory entities', ability to govern or regulate
15 the planning or permitting of the Development; and

16 **WHEREAS**, Counsel has determined the Petition adequately meets
17 the requirements of Section 190.005, *Florida Statutes*, and Section
18 92.04, *Ordinance Code*, and is therefore complete and sufficient to
19 permit fair and informed review thereof; and

20 **WHEREAS**, all notice requirements of Chapter 190, *Florida*
21 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws
22 were complied with, complete notice was timely given, and a public
23 hearing held on the date and time noticed and conducted thereafter
24 in compliance with Chapter 190, *Florida Statutes*, and all applicable
25 laws; and

26 **WHEREAS**, in making its fair and informed determination whether
27 to grant or deny the Petition, the Council has considered the Petition
28 in light of the record developed at the public hearing and in relation
29 to the six factors set forth in Section 190.005(1)(e), *Florida*
30 *Statutes*, now, therefore

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

1 **Section 1. Name.** A community development district is
2 hereby established within the City to be known hereafter as the
3 "Cope's Landing Community Development District".

4 **Section 2. Boundaries.** The boundaries of the Cope's
5 Landing Community Development District established by this Ordinance
6 are as set forth in the legal description contained in the Petition
7 to Establish Cope's Landing Community Development District (the
8 "Petition"), which is **On File** with the Legislative Services Division.
9 The legal description and boundary sketch, dated October 5, 2022, as
10 described within the Petition, is attached hereto as **Exhibit 2**.

11 **Section 3. Board of Supervisors.** The following five
12 persons, as set forth in the Petition, are designated to be the
13 initial members of the governing Board of Supervisors ("Board") of
14 the Cope's Landing Community Development District:

- 15 a. Robert S. Porter
- 16 b. Anthony Sharp
- 17 c. Mark Dearing
- 18 d. John Gislason
- 19 e. James Teagle

20 **Section 4. Grant of Special Powers.** Consent is hereby
21 granted to the Cope's Landing Community Development District,
22 pursuant to Section 190.012(2)(a) and (d), *Florida Statutes*, to
23 exercise the power to plan, establish, acquire, construct or
24 reconstruct, enlarge or extend, equip, operate and maintain
25 additional systems and facilities for parks and facilities for indoor
26 and outdoor recreational, cultural, and educational uses and
27 security; including, but not limited to, guardhouses, fences and
28 gates, electronic intrusion detection systems and patrol cars, all
29 to be exercised only in compliance and consistent with all applicable
30 laws including the City's 2030 Comprehensive Plan and City's land
31 development regulations.

1 **Section 5. Amending Section 92.22 (Existing Community**
2 **Development Districts), Chapter 92 (Uniform Community Development**
3 **Districts), Ordinance Code. Section 92.22, (Existing Community**
4 **Development Districts), Chapter 92 (Uniform Community Development**
5 **Districts), Ordinance Code, is hereby amended to read as follows:**

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

7 * * *

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

9 The following CDDs have been established in the City:

10 * * *

11 (25) Cope's Landing Community Development District. The Cope's
12 Landing Community Development District was established by
13 Ordinance 2022-861-E and was granted consent to exercise
14 special powers to plan, establish, acquire, construct or
15 reconstruct, enlarge or extend, equip, operate and maintain
16 additional systems and facilities for parks and facilities
17 for indoor and outdoor recreational, cultural, and
18 educational uses and security; including, but not limited
19 to, guardhouses, fences and gates, electronic intrusion
20 detection systems, and patrol cars.

21 **Section 6. Conflict and Severability.** Any portion of this
22 Ordinance determined by a court of competent jurisdiction to be in
23 conflict with prevailing law shall not be effective to the extent of
24 such conflict and shall be deemed severable and the remainder shall
25 continue in full force and effect to the extent legally possible.

26 **Section 7. Effective Date.** This Ordinance shall become
27 effective upon signature by the Mayor or upon becoming law without
28 the Mayor's signature.

1 Form Approved:

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4 Office of General Counsel

5 Legislation Prepared By: Sharon M. Wyskiel

6 GC-#1543410-v1-2022-861-E_Scriv_Corr.docx



JASON R. TEAL
GENERAL COUNSEL
CITY OF JACKSONVILLE

OFFICE OF GENERAL COUNSEL

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SWyskiel@coj.net

November 9, 2022

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

RE: Office of General Counsel Final Report
On the Petition to Establish the Cope's Landing Community Development District

Dear Ms. Buchanan:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Petition to Establish the Cope's Landing Community Development District (the "Petition"), submitted October 14, 2022. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

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

We note that you have requested consent for the Cope's Landing Community Development District to exercise special powers regarding recreational facilities and security. This request will be included in the legislation regarding the Petition.

We anticipate that the legislation to move this Petition forward will be introduced at the City Council meeting on **November 22, 2022**. In your notice regarding the Petition, the public hearing required before the full council should be noticed as **January 10, 2023**, which, pursuant to Sec. 92.11, *Ordinance Code*, is the full Council meeting held after the Council committee(s) report their findings to the Council. Barring any deferrals or postponements, it is at this third reading of Council that the vote will be taken on the bill. As, this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing.

The committee of reference that will be introducing the bill is the Transportation, Energy & Utilities (“TEU”) Committee which will take up the bill on **January 4, 2023**, as part of its public meeting. You are not required to include this committee public meeting in your notice, but you are encouraged to attend the meeting to answer any questions of the committee members. After reviewing and approving your form of notice, I will insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with the proof of publication.

Sincerely,



SHARON M. WYSKIEL
Assistant General Counsel

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

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COPE'S LANDING COO 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, 100.28 FEET; COURSE NO. 2: THENCE, S 41°33'53" E, 87.81 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 49°07'49" E, 87.17 FEET; COURSE NO. 10: THENCE, S 72°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, 95.06 FEET; COURSE NO. 13: THENCE, S 71°40'44" E, 98.83 FEET; COURSE NO. 14: THENCE, S 79°49'33" E, 85.79 FEET; COURSE NO. 15: THENCE, N 89°57'37" E, 78.39 FEET; COURSE NO. 16: THENCE, S 89°19'36" E, 51.80 FEET; COURSE NO. 17: THENCE, S 08°54'50" E, 103.83 FEET; COURSE NO. 18: THENCE, S 24°58'52" 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°50'32" 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°47'58" E, 78.89 FEET; COURSE NO. 26: THENCE, S 47°31'31" E, 58.10 FEET; COURSE NO. 27: THENCE, S 41°28'39" 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, 34.82 FEET; COURSE NO. 35: THENCE, N 44°27'59" E, 72.57 FEET; COURSE NO. 36: THENCE, N 81°36'09" E, 67.40 FEET; COURSE NO. 37: THENCE, N 31°06'48" E, 70.96 FEET; COURSE NO. 38: THENCE, N 28°08'21" E, 89.34 FEET; COURSE NO. 39: THENCE, N 50°22'00" E, 88.81 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°48'54" E, 81.07 FEET; COURSE NO. 43: THENCE, N 31°04'17" E, 48.94 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°11'32" W, 40.52 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, 81.80 FEET; COURSE NO. 50: THENCE, N 03°32'08" E, 57.63 FEET; COURSE NO. 51: THENCE, N 15°29'03" E, 53.60 FEET; COURSE NO. 52: THENCE, N 08°16'38" E, 39.83 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°15'24" E, 78.48 FEET; COURSE NO. 56: THENCE, N 07°08'08" E, 115.55 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 89°26'16" E, 41.25 FEET; COURSE NO. 63: THENCE, S 84°05'18" 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, 17.08 FEET; COURSE NO. 66: THENCE, N 89°45'49" E, 68.65 FEET; COURSE NO. 67: THENCE, S 84°31'01" E, 84.11 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, 68.48 FEET; COURSE NO. 72: THENCE, N 69°22'18" E, 80.11 FEET; COURSE NO. 73: THENCE, N 79°47'49" 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 80°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 08°50'54" AND BEING SUSTAINED 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, 398.16 FEET; THENCE, S 84°51'01" E, 154.20 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, 359.92 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF S 17°48'47" W, 44.72 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 268.00 FEET, A CENTRAL ANGLE OF 03°58'52" AND BEING SUSTAINED 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 SUSTAINED 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 117.10 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF S 49°33'53" 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, 21.35 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 49°59'02" E, 34.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.43 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2241.83 FEET, A CENTRAL ANGLE OF 02°49'40" AND BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 07°21'34" E, 115.56 FEET; THENCE NORTHWESTERLY 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 2335.83 FEET, A CENTRAL ANGLE OF 05°54'57" AND BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 12°12'37" E, 241.17 FEET; THENCE NORTHWESTERLY 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°11'50" 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF S 07°59'28" W, 585.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 586.82 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 SUSTAINED 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 01°31'56" E, 83.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 83.85 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°17'33" AND BEING SUSTAINED 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 SUSTAINED 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 NORTHWESTERLY, HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 32°17'22" AND BEING SUSTAINED 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 SUSTAINED 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°50'29" E, 35.40 FEET TO A POINT OF INTERSECTION OF ADJACENT LANDS DESCRIBED IN O.R.B. 18911, 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°38'19" 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 1076, 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°19'08" 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, 83.05 FEET; COURSE NO. 5: THENCE, N 89°10'43" E, 110.81 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, 77.28 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, 89.60 FEET; COURSE NO. 22: THENCE, N 75°11'21" W, 72.40 FEET; COURSE NO. 23: THENCE, N 59°37'12" W, 54.50 FEET; COURSE NO. 24: THENCE, N 89°11'41" W, 97.15 FEET; COURSE NO. 25: THENCE, S 89°43'06" W, 102.05 FEET; COURSE NO. 26: THENCE, N 00°41'00" W, 71.22 FEET; COURSE NO. 27: THENCE, N 19°16'10" W, 82.57 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°11'08" W, 94.86 FEET; COURSE NO. 32: THENCE, S 81°32'25" W, 14.49 FEET; COURSE NO. 33: THENCE, N 89°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°36'40" W, 70.03 FEET; COURSE NO. 37: THENCE, N 52°58'02" W, 67.92 FEET; COURSE NO. 38: THENCE, S 45°30'57" W, 94.87 FEET; COURSE NO. 39: THENCE, S 28°47'19" W, 104.70 FEET; COURSE NO. 40: THENCE, S 44°29'13" 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, 128.60 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, 70.45 FEET; COURSE NO. 46: THENCE, S 53°12'48" 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 08°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, 101.35 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°48'59" E, 1356.26 FEET; THENCE, N 57°17'39" 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 78°53'55" W, 52.36 FEET; THENCE, N 67°13'48" W, 68.20 FEET; THENCE, N 21°07'29" W, 78.08 FEET; THENCE, N 12°26'48" E, 49.48 FEET; THENCE, N 89°38'54" E, 81.49 FEET; THENCE, N 78°29'11" E, 58.17 FEET; THENCE, N 20°24'56" E, 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°22'39" 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°48'33" E, 39.43 FEET; THENCE, N 09°35'58" E, 49.42 FEET; THENCE, S 84°38'34" E, 43.44 FEET; THENCE, S 73°32'23" E, 44.39 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°37'42" 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 LAND, N 00°09'32" E, 1316.00 FEET; THENCE, N 89°23'35" E, 2635.07 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.

October 5, 2022

Page 1 of 3

Exhibit 2



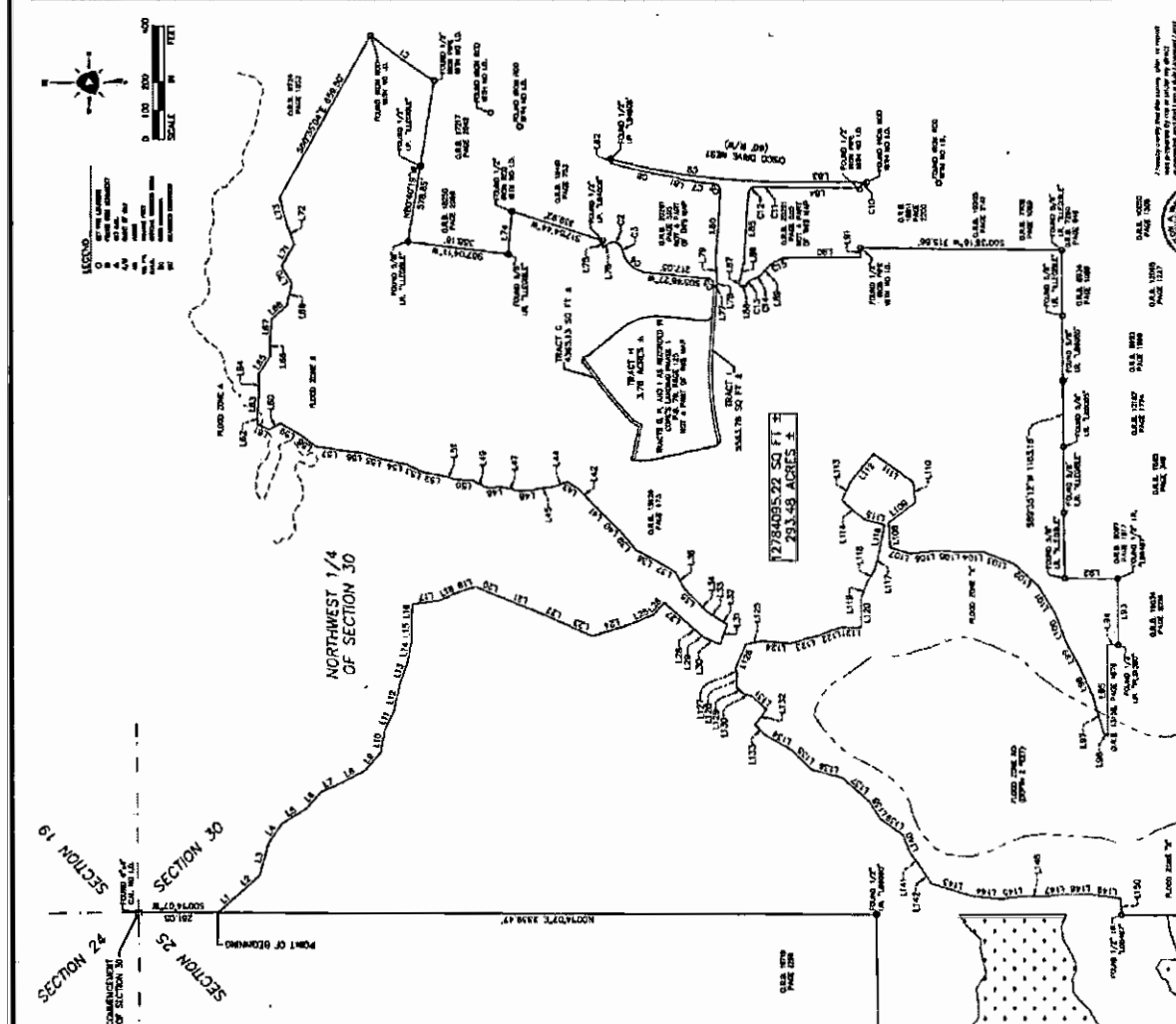
I hereby certify that the survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor & Engineer under the laws of the State of Florida.

Table with columns: DRAWN BY, CHECKED BY, DATE DESIGNED, SCALE, JOB NO, SHEET. Includes Alliant Surveying, Inc. logo and contact information.

Drawing name: Y:\Accumulate Office\Survey\Projects\2021\20210001 - COPE'S LANDING PLATTING\DWG\2021-0001 - COPE'S LANDING COO.dwg Oct 05, 2022 2:11 PM

Engineering Project: W:\Projects\2021\210101\COSES\LANDING PLATING\DWG\21-0031\COSES_001.dwg 04/10/2022 2:18pm

Line #	Length	Direction	Line Total	Line #	Length	Direction	Line Total
L1	100.00	S45°E	100.00	L101	50.00	N45°W	100.00
L2	100.00	S45°E	200.00	L102	50.00	N45°W	150.00
L3	100.00	S45°E	300.00	L103	50.00	N45°W	200.00
L4	100.00	S45°E	400.00	L104	50.00	N45°W	250.00
L5	100.00	S45°E	500.00	L105	50.00	N45°W	300.00
L6	100.00	S45°E	600.00	L106	50.00	N45°W	350.00
L7	100.00	S45°E	700.00	L107	50.00	N45°W	400.00
L8	100.00	S45°E	800.00	L108	50.00	N45°W	450.00
L9	100.00	S45°E	900.00	L109	50.00	N45°W	500.00
L10	100.00	S45°E	1000.00	L110	50.00	N45°W	550.00



GENERAL NOTES:

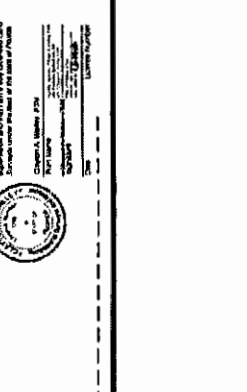
1. THESE NOTES SHALL BE READ IN CONJUNCTION WITH THE RECORD DRAWING.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
4. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
5. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
6. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
7. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
8. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
9. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.
10. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWING AND THE FIELD SURVEY.

Curve #	Length	Radius	Delta	Chord	Offset
C1	171.50	224.14	100.00	150.00	100.00
C2	15.00	30.00	100.00	10.00	5.00
C3	15.00	30.00	100.00	10.00	5.00
C4	15.00	30.00	100.00	10.00	5.00
C5	15.00	30.00	100.00	10.00	5.00
C6	15.00	30.00	100.00	10.00	5.00
C7	15.00	30.00	100.00	10.00	5.00
C8	15.00	30.00	100.00	10.00	5.00
C9	15.00	30.00	100.00	10.00	5.00
C10	15.00	30.00	100.00	10.00	5.00
C11	15.00	30.00	100.00	10.00	5.00
C12	15.00	30.00	100.00	10.00	5.00
C13	15.00	30.00	100.00	10.00	5.00
C14	15.00	30.00	100.00	10.00	5.00
C15	15.00	30.00	100.00	10.00	5.00

Line #	Length	Direction	Line Total	Line #	Length	Direction	Line Total
L111	50.00	N45°W	550.00	L201	50.00	N45°W	550.00
L112	50.00	N45°W	600.00	L202	50.00	N45°W	600.00
L113	50.00	N45°W	650.00	L203	50.00	N45°W	650.00
L114	50.00	N45°W	700.00	L204	50.00	N45°W	700.00
L115	50.00	N45°W	750.00	L205	50.00	N45°W	750.00
L116	50.00	N45°W	800.00	L206	50.00	N45°W	800.00
L117	50.00	N45°W	850.00	L207	50.00	N45°W	850.00
L118	50.00	N45°W	900.00	L208	50.00	N45°W	900.00
L119	50.00	N45°W	950.00	L209	50.00	N45°W	950.00
L120	50.00	N45°W	1000.00	L210	50.00	N45°W	1000.00

ALLIANT

100% Stationing From State Hwy
 Stationing: STA 0+00 to STA 1+00
 Scale: 1" = 40' HORIZONTALLY
 1" = 20' VERTICALLY
 Date: 10/05/2022
 Project: 21-0031

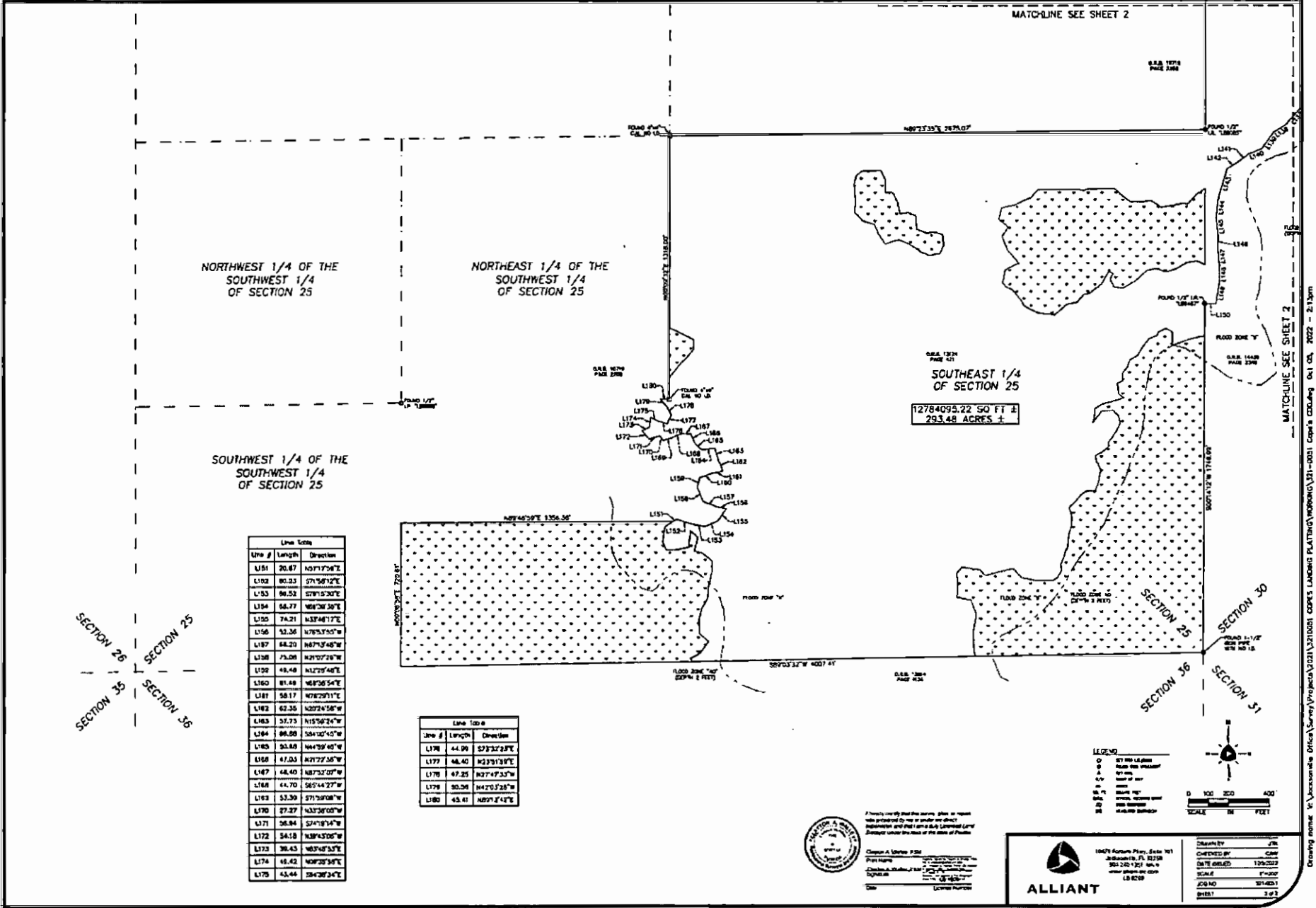


12810 STATE HWY 21 N
 293.48 ACRES ±
 MATCHLINE SEE SHEET 3

2784095.22 SQ FT ±
 793.48 ACRES ±

SOUTHWEST 1/4
 OF SECTION 30

SOUTHWEST 1/4
 OF SECTION 25



NORTHWEST 1/4 OF THE
SOUTHWEST 1/4
OF SECTION 25

NORTHEAST 1/4 OF THE
SOUTHWEST 1/4
OF SECTION 25

SOUTHEAST 1/4
OF SECTION 25

12784095.22 50 FT ±
293.48 ACRES ±

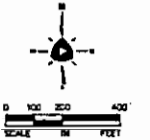
SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4
OF SECTION 25

Line #	Length	Direction
L151	20.87	N071°29'W
L152	80.33	S71°56'12"E
L153	86.52	S78°15'30"E
L154	66.77	N68°28'38"E
L155	74.21	N33°48'17"E
L156	52.36	N76°51'05"W
L157	84.20	N67°37'48"W
L158	75.08	N21°07'28"W
L159	49.48	N12°59'48"E
L160	81.48	N6°38'54"E
L161	58.17	N76°29'11"E
L162	62.35	N20°24'58"W
L163	57.75	N15°56'24"W
L164	98.88	S34°02'45"W
L165	53.88	N44°59'48"E
L166	47.03	N21°27'36"W
L167	48.40	N87°32'07"W
L168	44.70	S62°44'27"W
L169	53.30	S71°28'08"W
L170	27.37	N33°38'05"W
L171	26.84	S74°17'14"W
L172	54.18	N38°43'08"W
L173	38.43	N63°07'57"E
L174	48.42	N09°28'34"E
L175	43.44	S4°38'34"E

Line #	Length	Direction
L176	44.09	S23°27'37"E
L177	48.40	N23°51'39"E
L178	67.25	N27°47'33"W
L179	80.36	N47°31'25"W
L180	45.41	N07°12'18"E

LEGEND

 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE
 0 1/4" SCALE



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Civil Engineer under the laws of the State of Florida.
 Cleopatra A. Murre, P.E.
 Plan Name: 12784095.22 50 FT ± 293.48 ACRES ±
 Date: 10/05/2022
 Location: Florida



10476 Aquatic Place, Suite 101
 Jacksonville, FL 32258
 904.242.1321
 www.alliant-survey.com
 12784095.22 50 FT ± 293.48 ACRES ±

Drawn by: JRM
 Checked by: CAM
 Date issued: 10/05/2022
 Scale: 1"=300'
 Job No: 2014251
 Sheet: 3 of 3

Drawing name: V:\Accessories\Office\Projects\2022\12784095.22\12784095.22_003_COPY1.PLT\WORKBOOK12784095.22_003_COPY1.CDL.dwg Oct 05, 2022 - 2:13pm

ORDINANCE 2022-861-E
CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

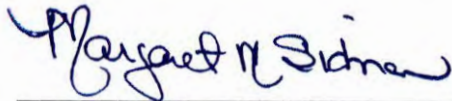
January 10, 2023



TERRANCE FREEMAN
COUNCIL PRESIDENT

ATTEST:

APPROVED: JAN 11 2023



MARGARET M. SIDMAN
COUNCIL DIRECTOR/SECRETARY



LENNY CURRY, MAYOR

