

1 Introduced by the Transportation, Energy and Utilities Committee
2 pursuant to Section 92.09, *Ordinance Code*, and amended by the
3 Neighborhoods, Community Services, Public Health and Safety
4 Committee:

5
6
7 **ORDINANCE 2025-23-E**

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

24
25 **WHEREAS**, EVRDEV, LLC, a Florida limited liability company (the
26 "Petitioner"), petitioned the City Council to establish a community
27 development district ("CDD") named the "Coastal Ridge Community
28 Development District" (the "Coastal Ridge CDD") on approximately
29 1002.30± acres, lying wholly within the boundaries of the City, in
30 District 11, pursuant to Section 190.005(2), *Florida Statutes*, and
31 Chapter 92, *Ordinance Code*. A copy of the Amended and Restated

1 Petition to Establish Coastal Ridge Community Development District
2 (the "Petition") is **Revised On File** with the Legislative Services
3 Division; and

4 **WHEREAS**, if established as proposed in the Petition, the
5 Coastal Ridge Community Development District would thereafter exist
6 and operate as an independent special district as set forth in Chapter
7 190, *Florida Statutes*; and

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

16 **WHEREAS**, as required by Section 92.07, *Ordinance Code*, the
17 Office of General Counsel has reviewed the Petition, and finding that
18 it was sufficient and complete to permit the fair and informed
19 consideration of the matter by the Council, has prepared and submitted
20 its Final Report of Counsel, dated January 8, 2025, attached hereto
21 as **Exhibit 1**; and

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

27 **WHEREAS**, the Planning and Development Department has provided
28 its report and recommendation regarding the Petition to the
29 Transportation, Energy and Utilities Committee; and

30 **WHEREAS**, all notice requirements of Chapter 190, *Florida*
31 *Statutes*, Section 92.11, *Ordinance Code*, and other applicable laws

1 were complied with, complete notice was timely given, and a public
2 hearing was held on the date and time noticed and conducted thereafter
3 in compliance with Chapter 190, *Florida Statutes*, and all applicable
4 laws; and

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

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

11 **Section 1. Establishment and Name.** A community development
12 district is hereby established within the City to be known hereafter
13 as the "Coastal Ridge Community Development District".

14 **Section 2. Boundaries.** The boundaries of the Coastal Ridge
15 Community Development District established by this Ordinance are as
16 set forth in the legal description contained in the Amended and
17 Restated Petition to Establish Coastal Ridge Community Development
18 District (the "Petition"), which is **Revised On File** with the
19 Legislative Services Division. The legal description dated October
20 30, 2024, and the boundary sketch dated November 16, 2023, as
21 described within the Petition, are attached hereto as contained in
22 **Exhibit 2.**

23 **Section 3. Board of Supervisors.** The following five
24 persons, as set forth in the Petition, are designated to be the
25 initial members of the governing Board of Supervisors ("Board") of
26 the Coastal Ridge Community Development District:

- 27 a. John S. Hewins
- 28 b. Maurice Rudolph
- 29 c. Gregory J. Barbour
- 30 d. Christopher Price
- 31 e. David Ray

1 **Section 4. Grant of Special Powers.** Consent is hereby
2 granted to the Coastal Ridge Community Development District pursuant
3 to Section 190.012(2), *Florida Statutes*, to exercise the power to
4 plan, establish, acquire, construct or reconstruct, enlarge or
5 extend, equip, operate and maintain additional systems and facilities
6 for parks and facilities for indoor and outdoor recreational,
7 cultural, and educational uses, as described in Section
8 190.012(2)(a), *Florida Statutes*, and for security, including, but not
9 limited to, guardhouses, fences and gates, electronic intrusion
10 detection systems and patrol cars, as described in Section
11 190.012(2)(d), *Florida Statutes*, to be exercised only in compliance
12 and consistent with all applicable laws, including the City of
13 Jacksonville 2045 *Comprehensive Plan* and the City's land development
14 regulations.

15 **Section 5. Expansion Parcels.** Consent is hereby granted to
16 Coastal Ridge Community Development District, pursuant to Section
17 190.046(1)(h), *Florida Statutes*, to add to the boundaries of the
18 Coastal Ridge Community Development District within ten (10) years
19 after the effective date of the ordinance certain areas of
20 sufficiently contiguous lands as depicted in the boundary sketch,
21 dated November 16, 2023, attached hereto as **Exhibit 2**. The current
22 land use of the proposed future expansion parcels, as required
23 190.046(1)(h), *Florida Statutes*, is depicted in the Petition as
24 Existing/Future Land Use Map dated November 15, 2023, attached hereto
25 as **Exhibit 3**.

26 **Section 6. Amending Section 92.22 (Existing Community**
27 **Development Districts), Chapter 92 (Uniform Community Development**
28 **Districts), Ordinance Code.** Section 92.22 (Existing Community
29 Development Districts), Chapter 92 (Uniform Community Development
30 Districts), *Ordinance Code*, is hereby amended to read as follows:

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

* * *

Sec. 92.22. - Existing Community Development Districts.

The following CDDs have been established in the City:

* * *

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

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

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

Section 9. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming law without the Mayor's signature.

1 Form Approved:

2

3  _____

4 Office of General Counsel

5 Legislation Prepared By: Shannon MacGillis

6 GC-#1673673-v1-2025-23-E.docx



MICHAEL T. FACKLER
GENERAL COUNSEL
CITY OF JACKSONVILLE

OFFICE OF GENERAL COUNSEL

SHANNON MACGILLIS
Assistant General Counsel

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

January 8, 2025

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

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

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

Greetings Ms. Buchanan:

The Office of General Counsel (“Counsel”), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended and Restated Petition to Establish the Coastal Creek Community Development District (the “Petition”), submitted December 16, 2024. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

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

We note that you have requested consent for the Coastal Ridge Community Development District to exercise special powers regarding recreational, educational and security facilities. This request will be included in the legislation regarding the Petition. We also note that you have identified certain “Future Expansion Parcels”, including a legal description of each additional parcel within the sufficiently contiguous land, the current owner of each parcel, the acreage of each parcel, and the current land use designation of each parcel, as required by Subsection 190.046(1)(h), Florida Statutes. This request will also be included in the legislation regarding the Petition.

We anticipate that the legislation to move the Petition forward will be introduced at the City Council meeting on **January 14, 2025**. The committee of reference that will be introducing the

Katie S. Buchanan, Esq.
Kutak Rock LLP,
January 8, 2025
Page 2

bill is the Transportation, Energy & Utilities (“TEU”) Committee which will take up the bill as part of its public meetings on January 22, 2025 (non-action), February 4, 2025 (defer) and on **February 19, 2025 (for action)**. You are not required to include the committee public meetings in your notice, but you are encouraged to attend the **February 19, 2025**, meeting to answer any questions of the committee members.

As, this is an establishment petition, Sec. 92.11, *Ordinance Code*, requires a four-week newspaper advertisement to give notice of the public hearing. Pursuant to Sec. 92.11, *Ordinance Code*, this public hearing is to occur at the full Council meeting held after the Council committee(s) report their findings to the Council. In your notice regarding the Petition, the public hearing required before the full council should be noticed as **February 25, 2025**. The Council vote on the bill will be taken at the third reading of Council, which barring any deferrals or postponements, is expected to (also) occur on **February 25, 2025**.

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

Respectfully,



SHANNON MACGILLIS
Assistant General Counsel

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

GC-#1665565-v1-Coastal_Ridge_CDD_OGC_Final_Report.docx

Coastal Ridge Community Development District

Exhibit 1



November 15, 2023

Coastal Ridge
Community
Development
Boundary



Optional
Expansion
Parcel #1



Optional
Expansion
Parcel #2



Optional
Expansion
Parcel #3



Source: ETM, Duval County

ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road Jacksonville, FL 32258
904-642-8990 • Fax: 904-646-9485 • www.etm-inc.com

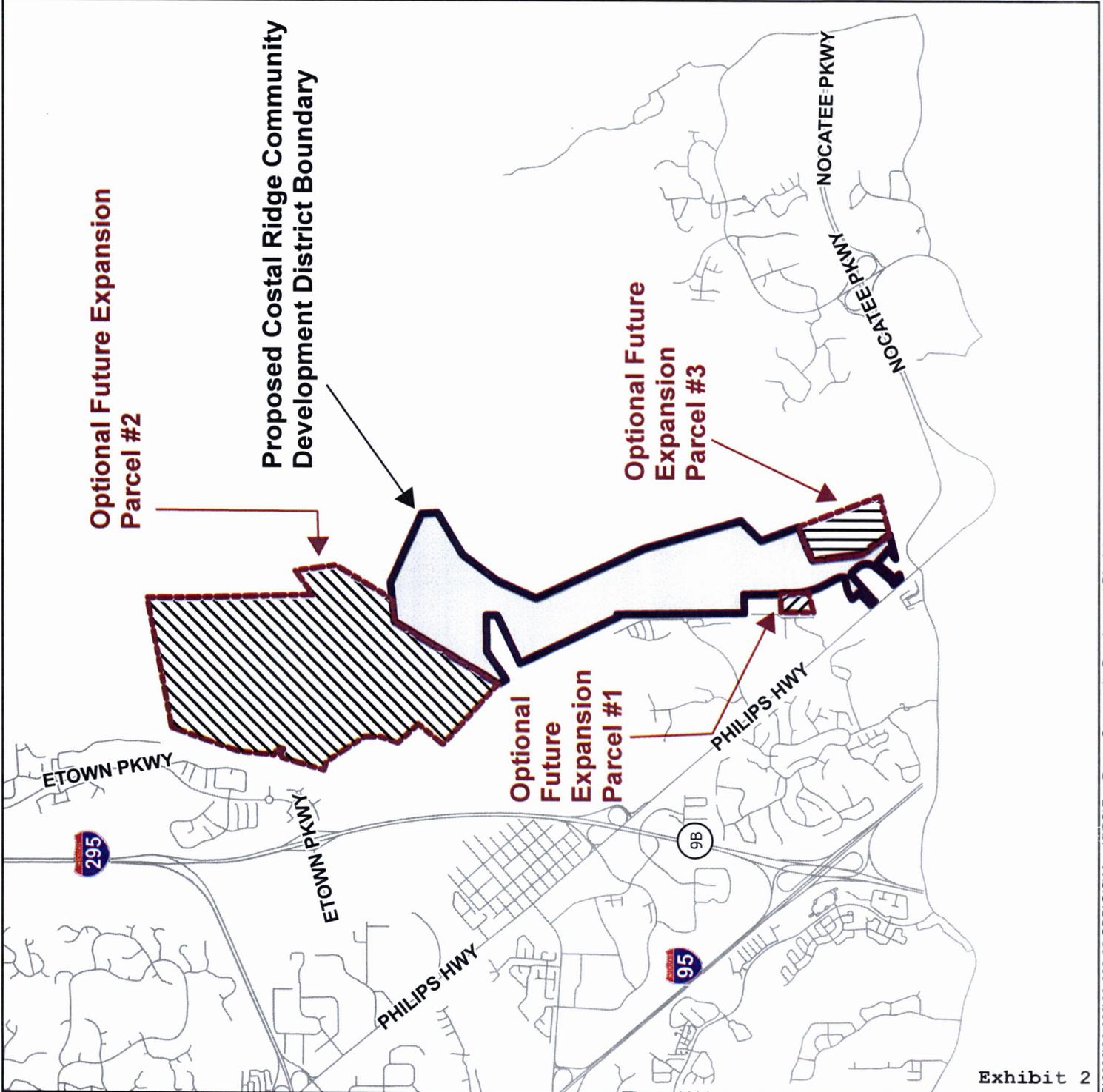


Exhibit 2

October 30, 2024
Page 1 of 3

Work Order No. 24-585.00
File No. 130G-02.00A

Coastal Ridge Community Development District Boundary

A portion of Sections 15, 16, 22, 27 and 34, together with portions of Section 41 of the G.I.F. Clarke Grant, Section 42 of the Sam Fairbanks Grant, Section 43 of the James Hall Grant, and Section 48 of the Christopher Minchen Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 21, said Township and Range; thence Northerly along the Easterly line of said Section 21 the following 5 courses: Course 1, thence North $00^{\circ}38'54''$ West, 615.70 feet; Course 2, thence South $64^{\circ}32'22''$ West, 98.99 feet; Course 3, thence North $25^{\circ}18'58''$ West, 3966.16 feet; Course 4, thence North $64^{\circ}24'35''$ East, 1926.90 feet; Course 5, thence North $00^{\circ}26'43''$ West, 399.70 feet to the Northeasterly corner thereof; thence South $89^{\circ}14'34''$ West, along the Northerly line of said Section 21, a distance of 1310.35 feet; thence South $55^{\circ}11'05''$ West, continuing along said Northerly line, 1231.18 feet; thence North $29^{\circ}42'19''$ West, departing said Northerly line, 314.83 feet; thence North $30^{\circ}22'52''$ East, 4414.25 feet; thence North $84^{\circ}29'40''$ East, 1415.26 feet; thence South $65^{\circ}46'19''$ East, 2751.03 feet; thence South $04^{\circ}23'55''$ East, 595.55 feet; thence South $59^{\circ}07'50''$ West, 1769.76 feet; thence South $36^{\circ}55'53''$ West, 1581.86 feet; thence South $23^{\circ}53'04''$ West, 1559.34 feet; thence South $24^{\circ}47'43''$ East, 4334.68 feet to the Northwesterly corner of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South $16^{\circ}16'53''$ East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly corner thereof; thence South $44^{\circ}59'03''$ West, 1027.20 feet to the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South $20^{\circ}30'17''$ East, along the Westerly line of said Section 47, a distance of 4641.98 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, of said current Public Records, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, of said current Public Records; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 2321.06 feet to a point lying on the boundary line of Parcel 100, as described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line the following 5 courses: Course 1, thence North $51^{\circ}51'13''$ East, departing said Northwesterly line, 422.98 feet; Course 2, thence North $50^{\circ}43'44''$ West, 658.35 feet; Course 3, thence South $39^{\circ}16'16''$ West, 611.00 feet; Course 4, thence South $48^{\circ}23'52''$ West, 234.00 feet; Course 5, thence South $41^{\circ}36'08''$ East, 256.16 feet to the Southwesterly corner thereof, said corner lying on said Northwesterly line of Tract "A"; thence South $75^{\circ}59'11''$ West, along said Northwesterly line, 157.83 feet; thence North $41^{\circ}19'43''$ West, departing said Northwesterly line and along a line 30 feet Northeasterly of and parallel with the Northeasterly right of way line of U.S. Highway No. 1 (Philips Highway), a variable width right of way as presently established, 329.18 feet; thence South $86^{\circ}19'59''$ East, 39.91 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2940.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $08^{\circ}35'23''$, an arc length of 440.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}50'21''$ East, 440.35 feet; thence North $39^{\circ}32'40''$ East, 461.79 feet to the point of

Coastal Ridge Community Development District Boundary (continued)

curvature of a curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $80^{\circ}59'48''$, an arc length of 692.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}57'14''$ West, 636.44 feet; thence North $41^{\circ}27'08''$ West, 269.45 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet; thence Westerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 157.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'08''$ West, 141.42 feet; thence South $48^{\circ}32'52''$ West, 1206.28 feet; thence South $02^{\circ}10'35''$ West, 40.89 feet; thence North $41^{\circ}19'43''$ West, along a line 30 feet Northeasterly of and parallel with said Northeasterly right of way line of U.S. Highway No. 1, a distance of 219.36 feet to its intersection with the Southeasterly line of those lands described and recorded in Official Records Book 18184, page 1682, of said current Public Records; thence North $48^{\circ}35'05''$ East, along said Southeasterly line, 606.56 feet to the Easterly most corner thereof; thence North $41^{\circ}20'35''$ West, along the Northeasterly line of said Official Records Book 18184, page 1682, a distance of 363.37 feet; thence North $60^{\circ}42'08''$ East, departing said Northeasterly line, 322.13 feet; thence North $77^{\circ}11'21''$ East, 427.87 feet; thence South $75^{\circ}27'20''$ East, 77.24 feet to a point on a non-tangent curve concave Westerly having a radius of 490.00 feet; thence Northerly along the arc of said curve, through a central angle of $43^{\circ}19'48''$, an arc length of 370.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}07'14''$ West, 361.79 feet; thence North $28^{\circ}47'08''$ West, 428.38 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Northerly along the arc of said curve, through a central angle of $15^{\circ}19'18''$, an arc length of 684.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}07'29''$ West, 682.54 feet; thence South $75^{\circ}47'43''$ West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North $01^{\circ}12'10''$ West, along said Westerly line, 1177.38 feet to the Northwesterly corner thereof; thence North $89^{\circ}00'20''$ East, along the Northerly line of said Section 34, a distance of 667.54 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 19061, page 203, of said current Public Records; thence North $00^{\circ}59'45''$ West, departing said Northerly line, along said Southerly prolongation, along said Easterly line, and along the Easterly line of those lands described and recorded in Official Records Book 19577, page 2109, of said current Public Records, a distance of 1343.31 feet to the Northeasterly corner thereof; thence South $88^{\circ}40'15''$ West, along the Northerly line of said Official Records Book 19577, page 2109, a distance of 667.52 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 27; thence North $00^{\circ}59'51''$ West, along said Westerly line, 4027.38 feet to the Northwesterly corner thereof and the Point of Beginning.

Less and Except from the above described lands the following Exception Parcels:

Exception 1

A portion of Section 34, together with a portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

Coastal Ridge Community Development District Boundary (continued)

For a Point of Beginning, commence at the Northwesterly corner of said Section 34; thence North 89°00'20" East, along the Northerly line of said Section 34, a distance of 697.54 feet; thence South 00°59'45" East, departing said Northerly line, 177.82 feet; thence South 08°28'38" West, 30.38 feet; thence South 00°59'45" East, 114.05 feet; thence Due East, 5.00 feet; thence South 00°59'45" East, 125.85 feet to the point of curvature of a curve concave Easterly having a radius of 2560.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°28'05", an arc length of 557.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 07°13'47" East, 555.98 feet; thence South 75°47'43" West, along a non-tangent line, 774.14 feet to a point lying on the Westerly line of said Section 34; thence North 01°12'10" West, along said Westerly line, 1177.38 feet to the Point of Beginning.

Exception 3

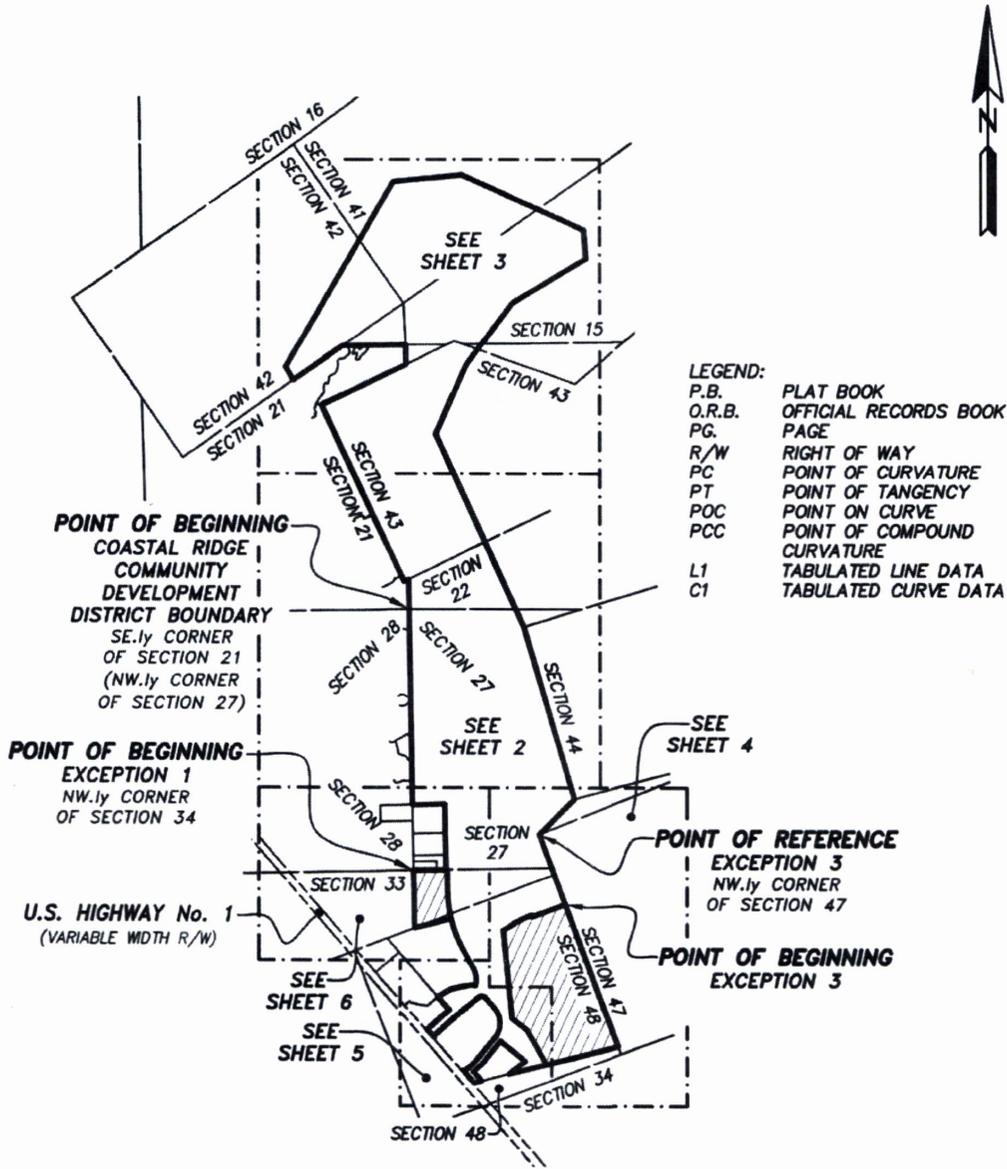
A portion of Section 48 of the Christopher Minchen Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Section 47 of the G.I.F. Clarke Grant, said Township and Range; thence South 20°30'17" East, along the Westerly line of said Section 47, a distance of 1529.81 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 20°30'17" East, along said Westerly line of Section 47, a distance of 3112.17 feet to its intersection with the Northerly line of Conservation Easement Parcel "E", as described and recorded in Official Records Book 17745, page 1343, said line also being the Northwesterly line of Tract "A", as described and recorded in Official Records Book 9494, page 905, both of the current Public Records of said county; thence South 75°59'11" West, departing said Westerly line and along said Northwesterly line, 1522.61 feet; thence North 29°32'37" West, departing said Northwesterly line, 827.53 feet; thence North 52°36'42" West, 382.57 feet; thence North 05°44'28" West, 1817.60 feet; thence North 61°20'47" East, 153.07 feet; thence North 54°51'28" East, 137.22 feet; thence North 62°34'38" East, 169.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 937.50 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°16'14", an arc length of 118.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 66°12'45" East, 118.89 feet; thence North 69°50'52" East, 91.51 feet; thence South 00°59'31" East, 28.94 feet; thence South 21°09'09" East, 10.16 feet; thence North 69°50'52" East, 729.53 feet to the Point of Beginning.

Containing 1002.30 acres, more or less.

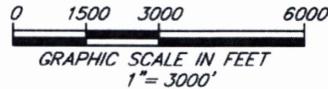
SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH
 PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42
 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT,
 AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN
 TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 6

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 21 AS BEING NORTH 00°39'59" WEST.



ETM
 SURVEYING & MAPPING

14775 Old St. Augustine Rd.
 Jacksonville, Florida 32258

Certificate of Authorization No: LB 3624

Trusted
 Advisors,
 Creating
 Community

(904) 642-8550
 www.etmnc.com

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

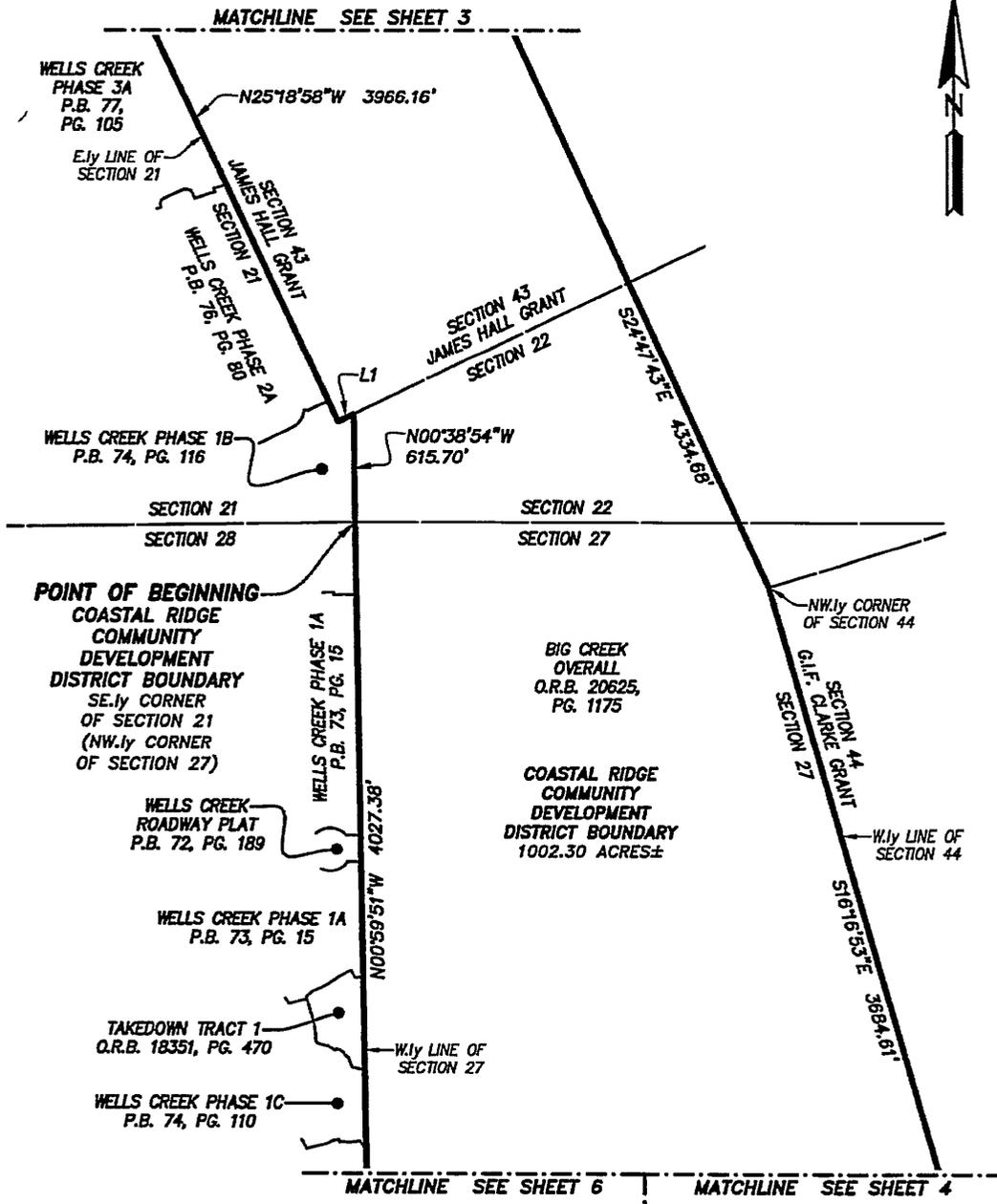


Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016

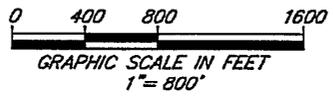
DATE: OCTOBER 30, 2024

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°32'22"W	98.99'

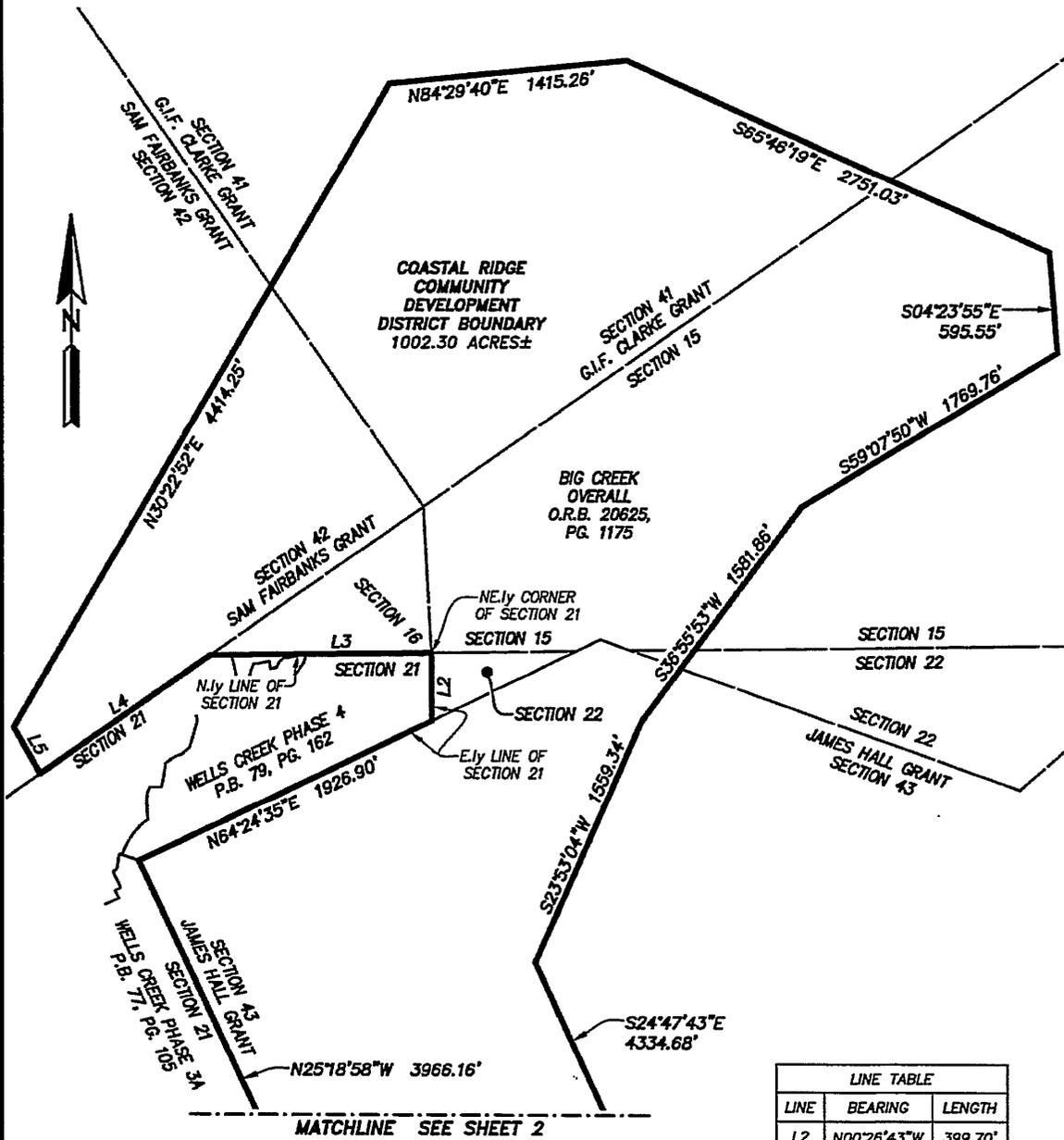
- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA



SHEET 2 OF 6
SEE SHEET 1 FOR GENERAL NOTES.

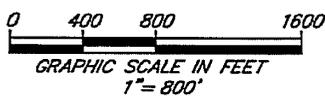
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L2	N00°26'43\"W	399.70'
L3	S89°14'34\"W	1310.35'
L4	S55°11'05\"W	1231.18'
L5	N29°42'19\"W	314.83'

- LEGEND:**
- P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

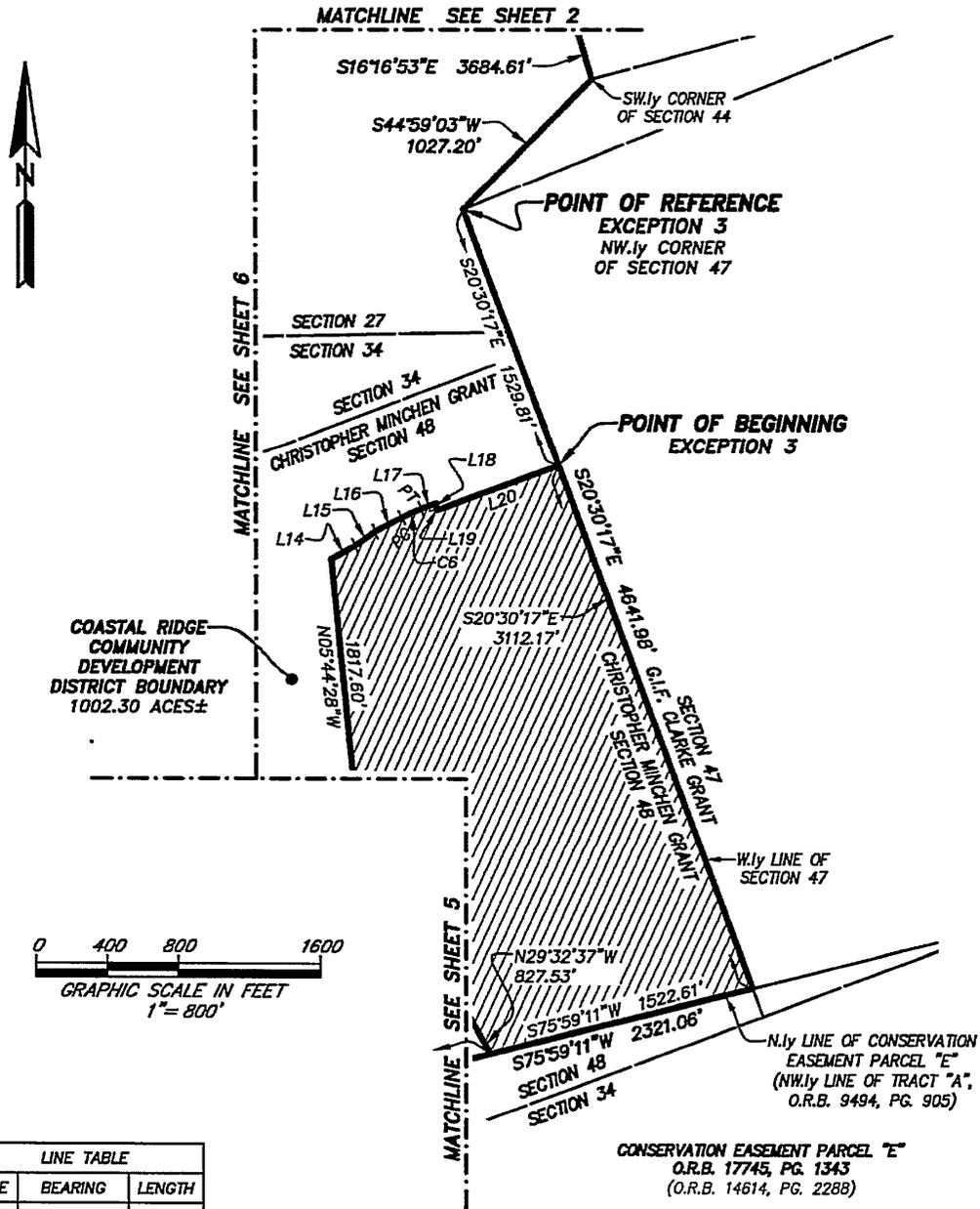


SHEET 3 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 15, 16, 22, 27 AND 34, TOGETHER WITH PORTIONS OF SECTION 41 OF THE G.I.F. CLARKE GRANT, SECTION 42 OF THE SAM FAIRBANKS GRANT, SECTION 43 OF THE JAMES HALL GRANT, AND SECTION 48 OF THE CHRISTOPHER MINCHEN GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L14	N61°20'47"E	153.07'
L15	N54°51'28"E	137.22'
L16	N62°34'38"E	169.80'
L17	N69°50'52"E	91.51'
L18	S00°59'31"E	28.94'
L19	S21°09'09"E	10.16'
L20	N69°50'52"E	729.53'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C6	937.50'	7°16'14"	118.97'	N66°12'45"E	118.89'

CONSERVATION EASEMENT PARCEL "E"
O.R.B. 17745, PG. 1343
(O.R.B. 14614, PG. 2288)

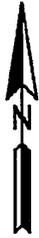
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P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
PCC POINT OF COMPOUND CURVATURE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA

SHEET 4 OF 6

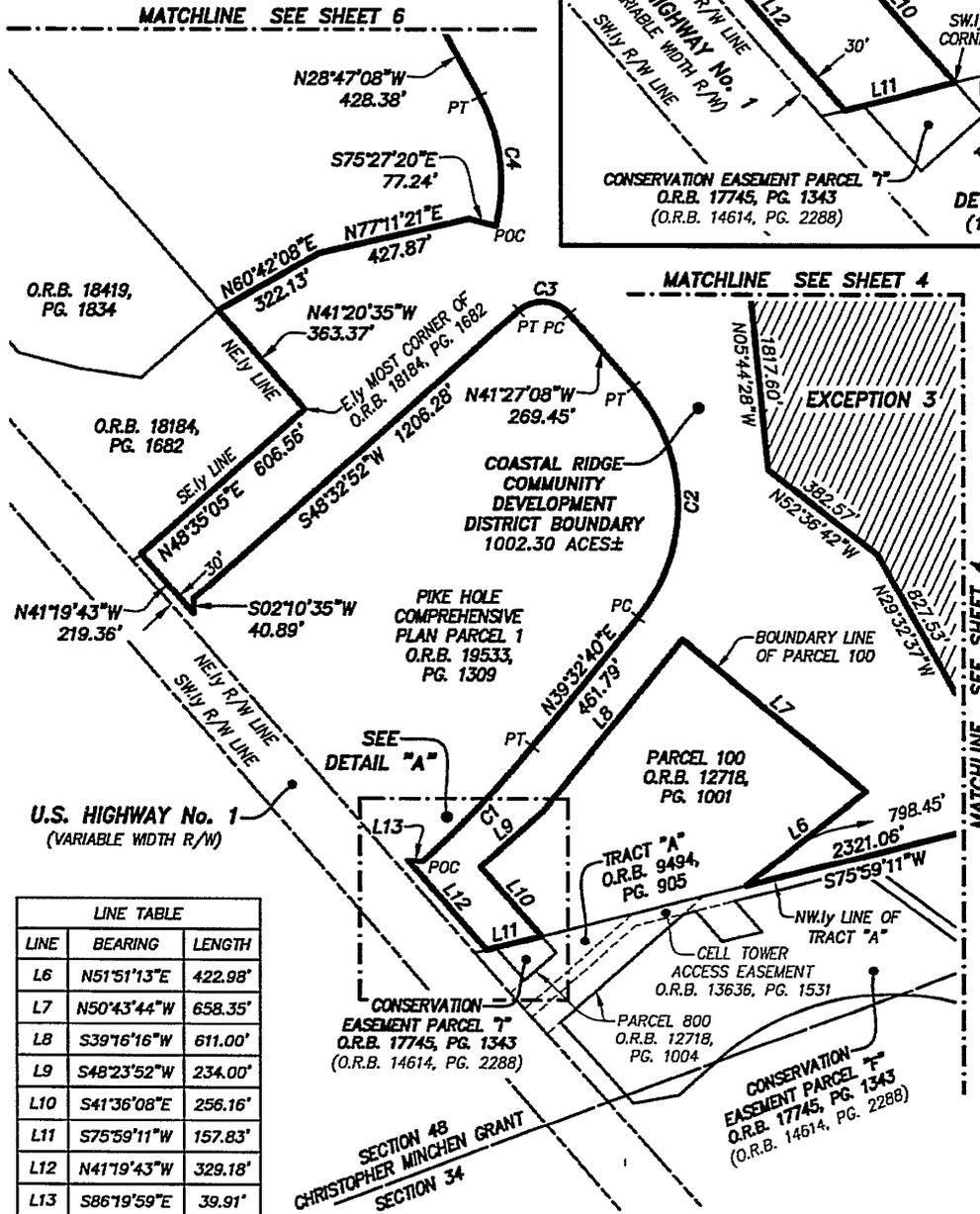
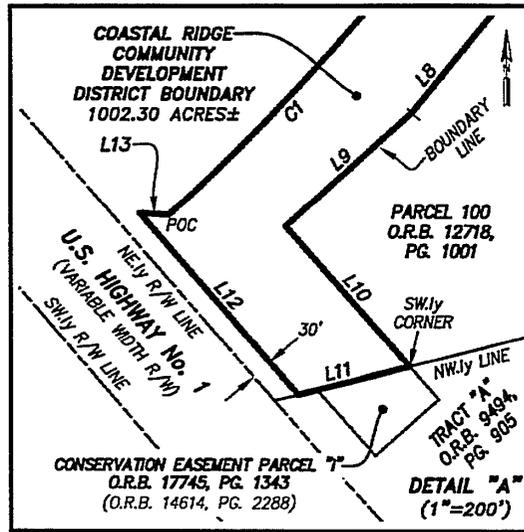
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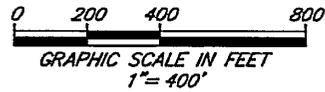


- LEGEND:**
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 FC POINT OF CURVATURE
 PT POINT OF TANGENCY
 POC POINT ON CURVE
 PCC POINT OF COMPOUND CURVATURE
 L1 TABULATED LINE DATA
 C1 TABULATED CURVE DATA



LINE	BEARING	LENGTH
L6	N51°51'13"E	422.98'
L7	N50°43'44"W	658.35'
L8	S39°16'16"W	611.00'
L9	S48°23'52"W	234.00'
L10	S41°36'08"E	256.16'
L11	S75°59'11"W	157.83'
L12	N41°19'43"W	329.18'
L13	S86°19'59"E	39.91'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2940.00'	8°35'23"	440.76'	N43°50'21"E	440.35'
C2	490.00'	80°59'48"	692.69'	N00°57'14"W	636.44'
C3	100.00'	90°00'00"	157.08'	N86°27'08"W	141.42'
C4	490.00'	43°19'48"	370.56'	N07°07'14"W	361.79'

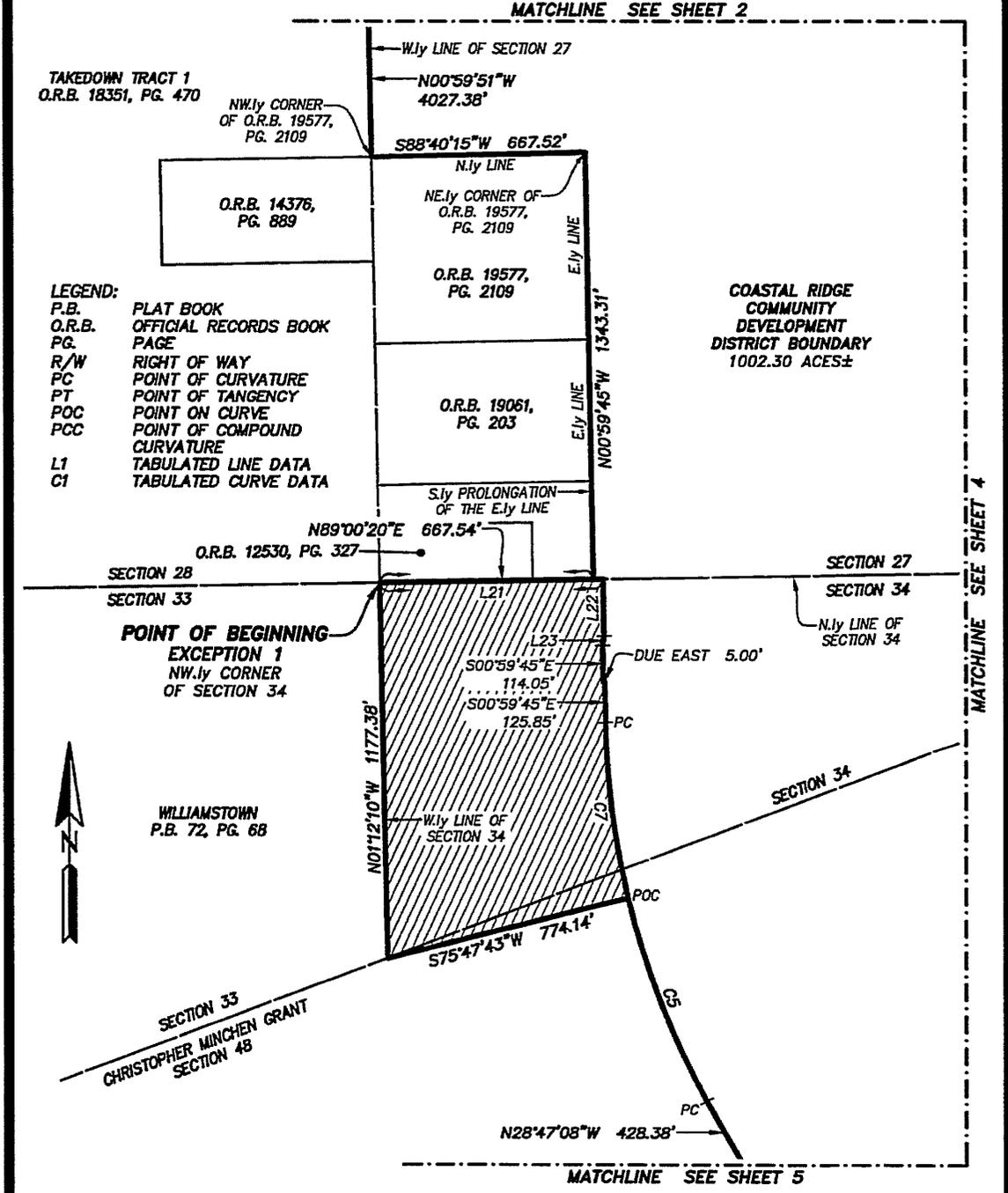


SHEET 5 OF 6

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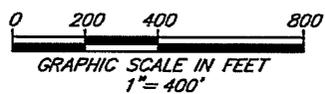
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- LEGEND:**
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O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
PCC POINT OF COMPOUND CURVATURE
L1 TABULATED LINE DATA
C1 TABULATED CURVE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L21	N89°00'20"E	697.54'
L22	S00°59'45"E	177.82'
L23	S08°28'38"W	30.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	2560.00'	15°19'18"	684.58'	N21°07'29"W	682.54'
C7	2560.00'	12°28'05"	557.08'	S07°13'47"E	555.98'



SHEET 6 OF 6
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDINANCE 2025-23-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

February 25, 2025

Randy White

RANDY WHITE
COUNCIL PRESIDENT

ATTEST:

Merriane G. Lahmeur

MERRIANE G. LAHMEUR
CHIEF OF LEGISLATIVE SERVICES
PURSUANT TO THE AUTHORITY OF
SECTION 11.103, ORDINANCE CODE

APPROVED: FEB 28 2025

Donna Deegan

DONNA DEEGAN, MAYOR

