

**ORDINANCE NO. 21-O-05**

**AN ORDINANCE OF THE CITY OF TALLAHASSEE,  
FLORIDA CONTRACTING THE BOUNDARIES OF THE  
CANOPY COMMUNITY DEVELOPMENT DISTRICT;  
PROVIDING FOR ALL OTHER TERMS AND  
CONDITIONS TO REMAIN UNCHANGED; PROVIDING  
FOR CONFLICTS; PROVIDING FOR SEVERABILITY;  
AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on May 24, 2017, the City of Tallahassee City Commission (the “City”) enacted Ordinance No. 17-O-08, establishing the Canopy Community Development District (the “District”), pursuant to Chapter 190, Florida Statutes, comprising approximately 424.17 acres, more or less; and

**WHEREAS**, the District has filed a petition for the City to enact an ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes, which will result in removal of approximately ten (10) acres of land (the “Petition”); and

**WHEREAS**, the District has obtained the written consent of 100% of the landowners of the land to be removed from the District; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing on January 27, 2021, held pursuant to Section 190.046(1)(b), Florida Statutes; and

**WHEREAS**, the City has considered the record of the public hearing and the statutory factors set forth in Section 190.005(1)(e), Florida Statutes, in making its determination to grant or deny the Petition for an ordinance amendment, and has determined:

- 1) All statements within the Petition are true and correct.
- 2) Contraction of the District’s boundaries is not inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
- 3) The area of land within the proposed amended District will remain of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional interrelated community.
- 4) The District, as amended, will remain the best alternative available for delivering community development services and facilities to the area that will be served by the District, as amended.
- 5) The community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

- 6) The area that will be served by the District, as amended, will continue to be amenable to separate special-district government.

**WHEREAS**, after the District's boundary is contracted, the District will continue to exercise its powers and functions subject to, not inconsistent with, and in compliance with all comprehensive planning, land development regulations, laws and policies of the City and any applicable licenses, permits and development orders pursuant to Section 190.004(3) and (4), Florida Statutes; and

**WHEREAS**, pursuant to the information contained within the Petition, review by City staff, and otherwise being fully advised as to the facts and circumstances contained within the request of the District, the City will grant the District's petition to amend Ordinance No. 17-O-08 to accomplish said purpose.

**NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA, AS FOLLOWS:**

**SECTION 1. RECITALS.** The above Recitals are hereby incorporated herein by reference as legislative findings of fact in support of this ordinance.

**SECTION 2. AUTHORITY.** This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes.

**SECTION 3. CONTRACTION OF BOUNDARIES.** The area described in Exhibit A attached hereto and incorporated herein by reference (the "Contraction Parcel") is hereby removed from the Canopy Community Development District. Said Contraction Parcel comprises approximately ten (10) acres of land.

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.** The total area of the Canopy Community Development District, as contracted, shall encompass approximately 414.17 acres, as reflected in the metes and bounds description of the amended boundaries attached hereto as Exhibit B.

**SECTION 5. ALL OTHER CONDITIONS TO REMAIN UNCHANGED.** All other terms and conditions of Ordinance No. 17-O-08 shall remain unchanged and enforceable in accordance with the terms expressed therein.

**SECTION 6. CONFLICT WITH OTHER ORDINANCES AND CODES.** All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict

**SECTION 7. SEVERABILITY.** If any provision of this ordinance is held to be illegal or invalid, such provision(s) shall be deemed to be severable and the remaining provisions shall remain in full force and effect.

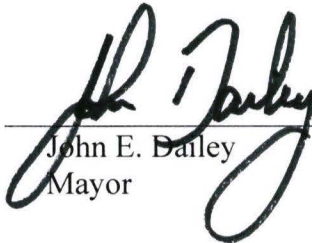
**SECTION 8. EFFECTIVE DATE.** This ordinance shall take effect upon its adoption.

INTRODUCED in the City Commission on the 27<sup>th</sup> day of January, 2021.

PASSED by the City Commission on the 24<sup>th</sup> day of February, 2021.

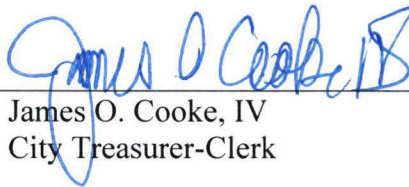



CITY OF TALLAHASSEE

By:   
John E. Bailey  
Mayor

ATTEST:

APPROVED AS TO FORM:

By:   
James O. Cooke, IV  
City Treasurer-Clerk

By:   
Cassandra K. Jackson  
City Attorney

**EXHIBIT A**  
**REMOVED LAND**

**Thurman Roddenberry and Associates, Inc.**  
*Professional Surveyors and Mappers*

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
U.S.A.

Phone: 850-962-2538  
Fax: 850-962-1103

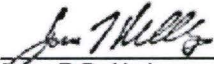
July 29, 2020

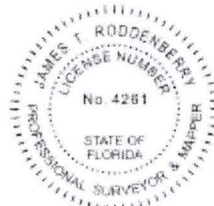
Legal Description of a 10.00 Acre Tract  
Certified To: Ox Bottom Mortgage Holdings, LLC

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/052, Florida Administrative Code).

Begin at the Southeast corner of Canopy Unit 2, Phase I, a subdivision as per map or plat thereof recorded in Plat Book 23, Page 2 of the Public Records of Leon County, Florida; thence run North 03 degrees 05 minutes 31 seconds West 429.59 feet to a point lying on the Southerly right-of-way boundary of Welaunee Boulevard said point also lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 1,940.00 feet, through a central angle of 16 degrees 35 minutes 56 seconds, for an arc distance of 562.03 feet, chord being South 80 degrees 48 minutes 04 seconds East 560.06 feet to a point of reverse curve having a radius of 755.00 feet, through a central angle of 56 degrees 23 minutes 39 seconds, for an arc distance of 743.12 feet, chord being North 79 degrees 23 minutes 08 seconds East 713.48 feet to a point of reverse curve having a radius of 150.00 feet, through a central angle of 95 degrees 39 minutes 09 seconds, for an arc distance of 250.42 feet, chord being South 80 degrees 59 minutes 07 seconds East 222.33 feet; thence leaving said right-of-way boundary run South 33 degrees 09 minutes 32 seconds East 94.79 feet; thence run South 57 degrees 46 minutes 07 seconds West 479.51 feet; thence run South 84 degrees 44 minutes 35 seconds West 1,101.41 feet to the POINT OF BEGINNING containing 10.00 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

  
James T. Roddenberry  
Surveyor and Mapper Florida  
Certificate No: 4261



20-197ac10.00

**EXHIBIT B**  
**EXTERNAL BOUNDARIES OF THE DISTRICT, AS CONTRACTED**

**Thurman Roddenberry and Associates, Inc.**  
**Professional Surveyors and Mappers**

PO Box 100  
125 Sheldon Street  
Sopchoppy, Florida 32358  
USA

Phone: 850-962-2538  
Fax: 850-962-1103

September 16, 2020

Legal Description of a 414.17 Acre Tract  
Certified To: Ox Bottom Mortgage Holdings, LLC

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 5J-17.051/.052, Florida Administrative Code).

**PARCEL "A"**

258.87 acres as recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida

A parcel of land lying in Sections 14 and 1 5, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows: (Note: SCM denotes "set concrete monument")

BEGIN at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00° 18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7 contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows: North 75°05'36" East 140.10 feet to a SCM; thence North 64° 16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01° 04'48" East 115.07 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38° 44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to a SCM (#7245); thence North 60° 37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69° 42'39" East 78.94 feet to a SCM (#7245); thence North 48° 23'19" East 95.04 feet to a SCM (#7245); thence South 78° 47'24" East 102.57 feet to a SCM (#7245); thence South 54° 50'50" East 73.35 feet to a SCM (#7245); thence South 46° 34'23" East 118.72 feet to a SCM (#7245); thence South 43° 57'44" East 160.31 feet to a SCM (#7245); thence South 46° 23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21° 52'54" East 84.32 feet to a SCM (#7245); thence South 63°37' 18" East 108.67 feet to a SCM (#7245); thence South 51° 05' 19 " East 94.62 feet to a SCM (#7245); thence South 52° 02'55" East 106.31 feet to a SCM (#7245); thence South 44° 37'37" East 102.96 feet to a SCM (#7245); thence South 56° 03'37" East 88.68 feet to a SCM (#7245); thence South 75° 48'30" East 99.41 feet to a SCM (#7245); thence South 57°01' 17" East 95.90 feet to a SCM (#7245); thence South 59° 45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Micoosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Micoosukee Greenway Park as follows: South 88° 40'45" West 313.60 feet to a 2 1/2"

aluminum pipe (# 732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (# 732); thence South 73° 07'41" West 371.62 feet to a 2 1/2" aluminum pipe(# 732); thence South 12°20'21"West 698.80 feet to a 2 1/2" aluminum pipe (# 732); thence South 67° 25'28" West 1, 262.10 feet to a 2 1/2" aluminum pipe (# 732); thence North 44 ° 02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6,529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe(# 732); thence South 64° 10'41" West 309.99 feet to a 2 1/2" aluminum pipe (# 732); thence South 53° 55'00" West 1,374.71 feet to a 2 1/2" aluminum pipe(# 732); thence North 89° 56'37" West 1, 104.33 feet to a 2 1/2" aluminum pipe (# 732); thence South 80° 23'55" West 854.80 feet to a concrete monument (# 3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleischmann Road, thence leaving said North boundary of the Micosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10° 21 '58" for an arc distance of 107. 15 feet (the chord of said arc being North 71° 58' 18" West 107.01 feet) to a rod and cap (# 3562) marking the Southeast corner of property described in Official Records Book 19 76. Page 21 21 of the Public Records of Leon County, Florida; thence North 70° 27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (# 7245); thence North 13°06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (# 3293) marking the Southwest corner of property recorded in Official Records Book 2792. Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (# 3293); thence North 89°41'14" East 1, 499. 02 feet to an iron rod and cap (# 3562) on a non-tangent curve to the left, thence northerly along said curve with a radius of 1, 874.98 feet through a central angle of 12° 06'23" for an arc distance of 396.18 feet (the chord of said arc being North 14° 22'52" West 395.44 feet), to a point on a non-tangent curve to the right, thence northerly along said curve with a radius of 5,078.35 feet through a central angle of 12° 43' 14" for an arc distance of 1,1 27.47 feet (the chord of said arc being North 14° 02'54" West 1, 1 25.16 feet) to an iron rod and cap; thence North 27°10'59" East, 3564.33 feet to the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida; thence along said North boundary North 89°56'06" East, 430.00 feet to the POINT OF BEGINNING.

AND ALSO

**PARCEL "B"**

246.59 acres more or less as recorded in Official Records Book 4934, Page 1203 of the Public Records of Leon County, Florida

Commence at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 89° 56'06" West along the north line of Section 15, Township 1 North, Range 1 East, Leon County, Florida, 430.00 feet to a found iron rod and cap (#7245) marking the Point of Beginning; thence South 27°10'59" West, 3564.33 feet to a found rod and cap (#3562) marking the Northeast corner of the property described in O.R. Book 2792 Page 765; thence South 84°37'46" West 917.42 feet to a concrete monument (#3293) marking the Northwest corner of said property and the Northeast corner of the property described in O.R. Book 1976. Pg. 2121; thence North 66°06'52" West 484.23 feet to a set iron rod and cap (#7245) lying on the proposed Southerly right of way boundary for Welaunee Boulevard Extension, said point also lying on a curve concave Southeasterly; thence Southwesterly along said right of way boundary and said curve having a radius of 144 0.00 feet through a central angle of 16°11 '25" for an arc length of 406.91 feet (chord bears South 46°47'30" West 405.56 feet) to a set iron rod and cap (#7245); thence continue Southwesterly along said Southerly right of way boundary as follows: South 38°41'47" West 220.85 feet to a set iron rod and cap (#7245) lying on curve to the right; thence Southwesterly

along said curve having a radius of 1560.00 feet through a central angle of 01°54'31" for an arc length of 51.97 feet (chord bears South 39°39'02" West 51.96 feet) to a set iron rod and cap (#7245); thence South 40°36'18" West 307.41 feet to a set iron rod and cap (#7245) lying on a curve concave Northwesterly; thence Southwesterly along said curve having a radius of 1590.00 feet through a central angle of 06°07'41" for an arc length of 170.06 feet (chord bears South 54°49'00" West 169.98 feet) to a set iron rod and cap (#7245); thence South 57°52'51" West 507.81 feet to a set iron rod and cap (#7245); lying on a curve to the left; thence Southwesterly along said curve having a radius of 1410.00 feet through a central angle of 14°51'10" for an arc length of 365.52 feet (chord bears South 50°27'15" West 364.49 feet) to a set iron rod and cap (#7245); thence South 43°01'40" West 12.84 feet to a set iron rod and cap (#7245); thence South 03°00'07" East 56.97 feet to a set iron rod and cap (#7245) lying on the Northerly right of way boundary of Fleischmann Road, said point also lying on a curve concave Northerly; thence Northwesterly along said curve having a radius of 676.69 feet through a central angle of 03°22'00" for an arc length of 39.76 feet (chord bears North 51°59'48" West 39.76 ), to a concrete monument (#7245); thence continue along said right of way boundary as follows: North 03°00'07" West 43.63 feet to a concrete monument (#7245); thence North 43°01'40" East 25.58 feet to a concrete monument (#7245); thence N 46°58'20"W 200.00 feet to a concrete monument (#7245); thence North 82°03'44" West 34.93 feet to a concrete monument (#7245) lying on a curve to the right; thence northwesterly along said right of way boundary curve with a radius of 676.69 feet through a central angle of 27°50'02" for an arc length of 328.73 feet (the chord of said arc being North 14°02'05" West 325.51 feet) to a concrete monument (#7245); thence North 00°13'55" West 762.26 feet to a concrete monument (#7245); thence South 89°46'05" West 20.00 feet to a concrete monument (#7245); thence North 00°13'55" West 660.30 feet to a concrete monument (#7245); marking the southwest corner of a City of Tallahassee Stormwater Management Facility, said Stormwater Management Facility being property described in Official Records Book 1654, Page 0507 of the Public Records of Leon County, Florida; thence leaving said right of way boundary nm North 89°45'46" East along said property boundary 92.61 feet to a concrete monument (#7245); thence North 11°08'43" East along said property boundary 216.15 feet to a concrete monument (#7245); thence North 15°14'26" West along said property boundary 176.56 feet to a concrete monument (#7245); thence South 89°49'08" West along said property boundary 89.56 feet to a concrete monument (#7245) on said right of way boundary of Fleischmann Road; thence North 00°14'14" West along said right of way boundary 185.83 feet to a concrete monument (#7245) on the Southeasterly right of way boundary (maintained) of Centerville Road; thence northeasterly along said maintained right of way boundary as follows: North 51°10'14" East 45.45 feet to a concrete monument (#7245); thence North 50°09'08" East 99.69 feet to a concrete monument (#7245); thence North 51°31'38" East 99.35 feet to a concrete monument (#7245); thence North 52°38'28" East 99.37 feet to a concrete monument (#7245); thence North 54°19'46" East 99.43 feet to a concrete monument (#7245); thence North 55°26'14" East 99.74 feet to a concrete monument (#7245); thence North 57°25'11" East 99.72 feet to a concrete monument (#7245); thence North 57°40'51" East 99.71 feet to a concrete monument (#7245); thence North 59°05'29" East 99.76 feet to a concrete monument (#7245); thence North 59°21'10" East 99.64 feet to a concrete monument (#7245); thence North 59°36'50" East 99.71 feet to a concrete monument (#7245); thence North 60°40'26" East 16.11 feet to a concrete monument (#7245); thence North 61°25'29" East 83.85 feet to a concrete monument (#7245); thence North 60°21'46" East 99.88 feet to a concrete monument (#7245); thence North 62°47'28" East 100.17 feet to a concrete monument (#7245); thence North 59°55'39" East 99.89 feet to a concrete monument (#7245); thence North 63°18'14" East 99.40 feet to a concrete monument (#7245); thence North 62°41'06" East 100.00 feet to a concrete monument (#7245); thence North 63°15'29" East 100.00 feet to a concrete monument (#7245); thence North 61°35'27" East 99.88 feet to a concrete monument (#7245); thence North 67°03'12" East 100.24 feet to a concrete monument (#7245); thence North 62°28'35" East 100.00 feet to a concrete monument (#7245); thence North 61°19'51" East 100.04 feet to a concrete monument (#7245); thence North

61°07'56" East 100.93 feet to a concrete monument (#7245); thence North 59°40'03" East 100.02 feet to a concrete monument (#7245); thence North 61°23'10" East 100.00 feet to a concrete monument (#7245); thence North 61°22'07" East 100.03 feet to a concrete monument (#7245); thence North 60°11'01" East 100.00 feet to a concrete monument (#7245); thence North 57°19'2" East 100.18 feet to a concrete monument (#7245); thence North 64°11'24" East 100.18 feet to a concrete monument (#7245); thence North 61°00'50" East 99.65 feet to a concrete monument (#7245); thence North 63°03'46" East 99.36 feet to a concrete monument (#7245); thence North 64°06'46" East 99.34 feet to a concrete monument (#7245); thence North 65°09'45" East 99.36 feet to a concrete monument (#7245); thence North 67°47'58" East 98.85 feet to a concrete monument (#7245); thence North 69°29'27" East 80.98 feet to a concrete monument (#7245); thence North 69°50'16" East 18.75 feet to a concrete monument (#7245); thence North 73°10'12" East 98.54 feet to a concrete monument (#7245); thence North 73°19'53" East 98.66 feet to a concrete monument (#7245); thence North 77°36'19" East 99.95 feet to a concrete monument (#7245); thence North 77°36'27" East 200.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 77°02'05" East 100.00 feet to a concrete monument (#7245); thence North 78°10'50" East 100.00 feet to a concrete monument (#7245); thence North 78°11'18" East 99.91 feet to a concrete monument (#7245); thence North 77°51'24" East 100.00 feet to a concrete monument (#7245); thence North 78°42'58" East 30.99 feet to a concrete monument (#7245) marking the centerline of Old Centerville Road as located in 1920, as evidenced by a deep gully (as referenced in the following deed) and marking the most Westerly corner of property described in Official Records Book 1826, Page 589 of the Public Records of Leon County, Florida; thence leaving said maintained right of way bound run South 73°49'34" East along said centerline 273.23 feet to a concrete monument (#7245); thence North 00°03'13" West 18.43 feet to a found iron rod and cap (#3328) on the Northerly top of bank of the old abandoned Centerville Road marking the Southwest corner of property described in Official Records Book 1400, Page 1833; Book 1440, Page 113; and Book 1698, Page 560 of the Public records of Leon County, Florida; thence easterly along said Northerly top of bank of the old abandoned Centerville Road and said property as follows: South 73°58'16" East 174.68 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence easterly along said curve with a radius of 232.00 feet through a central angle of 32°42'33" for an arc distance of 132.45 feet (the chord of said arc being North 89°36'21" East 130.65 feet) to a found iron rod and cap (#3328); thence North 73°23'58" East 46.08 feet to a found iron rod and cap (#3328) on a non-tangent curve to the left, thence northeasterly along said curve with a radius of 357.00 feet through a central angle of 14°32'22" for an arc distance of 90.59 feet (the chord of said arc being North 66°02'24" East 90.35 feet) to a found iron rod and cap (#3328); thence North 58°53'04" East 91.36 feet to a concrete monument (#7245); thence leaving said Northerly top of bank of the old abandoned Centerville Road run North 89°56'06" East along the North boundary of Section 15, Township 1 North, Range 1 East, Leon County, Florida, a distance of 61.68 feet to the Point of Beginning.

**LESS AND EXCEPT**

**PARCEL 1**

A 5.34 Acre portion of a 258.87 Acre parcel of land lying in Sections 14 and 15, Township 1 North, Range 1 East, Leon County, Florida, recorded in Official Records Book 4866, Page 1087 of the Public Records of Leon County, Florida, and being more particularly described as follows: (Note: SCM denotes "set concrete monument")

COMMENCE at an old axle marking the Northwest Corner of Section 14 and the Northeast corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run South 00°18'05" West along the West boundary of said Section 14 a distance of 1,303.41 feet to a SCM (#7245); thence South 89°41'56" East 368.75 feet to a SCM (#7245) marking the approximate 89.7



contour of Dove Pond; thence Easterly and Southeasterly along said contour as follows North 75°05'36" East 140.0 feet to a SCM; thence North 64°16'10" East 82.30 feet to a SCM (#7245); thence North 71°06'34" East 108.26 feet to a SCM (#7245); thence South 37°38'45" East 94.60 feet to a SCM (#7245); thence South 01°04'48" East 11.507 feet to a SCM (#7245); thence North 84°38'40" East 77.61 feet to a SCM (#7245); thence North 38°44'32" East 121.10 feet to a SCM (#7245); thence North 66°39'51" East 78.04 feet to a SCM (#7245); thence North 60°37'14" East 98.78 feet to a SCM (#7245); thence South 42°36'50" East 132.12 feet to a SCM (#7245); thence North 69°42'39" East 78.94 feet to a SCM (#7245); thence North 48°23'19" East 95.04 feet to a SCM (#7245); thence South 78°47'24" East 102.57 feet to a SCM (#7245); thence South 54°50'50" East 73.35 feet to a SCM (#7245); thence South 46°34'23" East 118.72 feet to a SCM (#7245); thence South 43°57'44" East 160.31 feet to a SCM (#7245); thence South 46°23'04" East 123.39 feet to a SCM (#7245); thence South 40°35'23" East 103.26 feet to a SCM (#7245); thence South 21°52'54" East 84.32 feet to a SCM (#7245); thence South 63°37'18" East 108.67 feet to a SCM (#7245); thence South 51°05'19" East 94.62 feet to a SCM (#7245); thence South 52°02'55" East 106.31 feet to a SCM (#7245); thence South 44°37'37" East 102.96 feet to a SCM (#7245); thence South 56°03'37" East 88.68 feet to a SCM (#7245); thence South 75°48'30" East 99.41 feet to a SCM (#7245); thence South 57°01'17" East 95.90 feet to a SCM (#7245); thence South 59°45'49" East 192.15 feet to a SCM (#7245); thence South 40°57'38" East 72.00 feet to a SCM (#7245) on the North boundary of the Miccosukee Greenway Park as recorded in Official Records Book 2122, Page 1039 of the Public Records of Leon County, Florida; thence leaving said contour run Westerly along the North boundary of the Miccosukee Greenway Park as follows; South 88°40'45" West 313.60 feet to a 2 1/2" aluminum pipe (#732); thence South 15°37'42" West 520.42 feet to a 2 1/2" aluminum pipe (#732); thence South 73°07'41" West 371.62 feet to a 2 1/2" aluminum pipe (#732); thence South 12°20'21" West 698.80 feet to a 2 1/2" aluminum pipe (#732); thence South 67°25'28" West 1,262.10 feet to a 2 1/2" aluminum pipe (#732); thence North 44°02'50" West 428.45 feet to a point on a non-tangent curve to the left, thence southwesterly along said curve with a radius of 6529.65 feet through a central angle of 02°04'08" for an arc distance of 235.77 feet (the chord of said arc being South 65°14'14" West 235.76 feet) to a 2 1/2" aluminum pipe (#732); thence South 64°10'41" West 309.99 feet to a 2 1/2" aluminum pipe (#732); thence South 53°55'00" West 1374.71 feet to a 2 1/2" aluminum pipe (#732); thence North 89°56'37" West 260.48 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue North 89°56'37" West 843.84 feet to a 2 1/2" aluminum pipe (#732); thence South 80°23'55" West 854.80 feet to a concrete monument (#3562) on a non-tangent curve to the left on the Northerly right of way boundary of Fleishman Road, thence leaving said North boundary of the Miccosukee Greenway Park run westerly along said right of way boundary curve with a radius of 592.25 feet through a central angle of 10°21'58" for an arc distance of 107.15 feet (the chord of said arc being North 71°58'18" West 107.01 feet) to a rod and cap (#3562) marking the Southeast corner of property described in Official Records Book 1976, Page 21 of the Public Records of Leon County, Florida; thence North 70°27'20" East along the Southeasterly boundary of said property 126.80 feet to a SCM (#7245); thence North 13°06'27" East along said Southeasterly boundary 59.27 feet to a found iron rod with aluminum cap (#3293) marking the Southwest corner of property recorded in Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence Easterly, Northerly and Westerly along the boundary of said property as follows: North 51°23'36" East 179.35 feet to a rod and cap (#3293); thence North 89°41'14" East 1499.02 feet to an iron rod and cap (#3562); thence run South 08 degrees 19 minutes 40 seconds East 112.83 feet to the POINT OF BEGINNING. The above described parcel contains 5.34 acres more or less.

**LESS AND EXCEPT**

**PARCEL 2**

A 75.95 Acre Parcel located in Section 15, Township 1 North, Range 1 East, Leon County, Florida, more particularly described as follows:

COMMENCE at a found old axle marking the Northeast Corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and thence South 89 degrees 56 minutes 06 seconds West along the north boundary of said Section 15 for a distance of 430.00 feet; thence departing said north boundary run South 27 degrees 10 minutes 59 seconds West for a distance of 3564.33 feet to a point marking the northeast corner of a parcel as recorded in Official Records Book 1976, Page 21 and Official Records Book 2792, Page 765 of the Public Records of Leon County, Florida; thence run along the northerly boundary of said parcel the following courses: South 84 degrees 37 minutes 46 seconds West for a distance of 917.42 feet; thence run North 66 degrees 06 minutes 52 seconds West for a distance of 484.23 feet to a point on a non-tangent curve to the left; thence departing said northerly boundary run along said curve with a central angle of 15 degrees 10 minutes 29 seconds and a radius of 1440.00 feet for an arc distance of 381.39 feet (chord of said curve bears South 47 degrees 17 minutes 58 seconds West 380.27 feet); thence departing said curve run North 50 degrees 17 minutes 17 seconds West for a distance of 120.00 feet to a point on a non-tangent curve concave southeasterly and the POINT OF BEGINNING. From said POINT OF BEGINNING thence run southwesterly along said curve with a radius of 1560.00 feet through a central angle of 01 degrees 00 minutes 56 seconds for an arc distance of 27.65 feet (chord of 27.65 feet bears South 39 degrees 12 minutes 15 seconds West); thence run South 38 degrees 41 minutes 47 seconds West for a distance of 220.85 feet to a point of curve to the right; thence run southwesterly along said curve with a radius of 1440.00 feet through a central angle of 10 degrees 09 minutes 53 seconds for an arc length of 255.46 feet (chord of 255.13 feet bears South 43 degrees 46 minutes 43 seconds West); thence run South 53 degrees 00 minutes 40 seconds West for a distance of 175.66 feet to a point on a non-tangent curve concave northwesterly; thence run South 57 degrees 52 minutes 51 seconds West for a distance of 622.09 feet; thence run South 56 degrees 54 minutes 37 seconds West for a distance of 69.15 feet; thence run South 66 degrees 36 minutes 42 seconds West for a distance of 52.32 feet to a point on a non-tangent curve to the left; thence run along said curve with a central angle of 03 degrees 31 minutes 43 seconds and a radius of 1603.50 feet for an arc distance of 98.75 feet (chord of said curve bears South 51 degrees 47 minutes 40 seconds West) to a point on a reverse curve to the right; thence run along said curve with a central angle of 107 degrees 08 minutes 28 seconds and a radius of 95.00 feet for an arc distance of 177.65 feet (chord of said curve bears South 76 degrees 23 minutes 58 seconds East 152.87 feet) to a point on a compound curve to the right; thence run northwesterly along said curve with a central angle of 22 degrees 42 minutes 40 seconds and a radius of 676.69 feet for an arc distance of 268.23 feet (chord of said curve bears North 11 degrees 28 minutes 24 seconds West 266.48 feet); thence departing said curve run North 00 degrees 13 minutes 55 seconds West for a distance of 762.26 feet; thence run South 89 degrees 46 minutes 05 seconds West for a distance of 20.00 feet; thence run North 00 degrees 13 minutes 55 seconds West for a distance of 158.50 feet; thence leaving the easterly right of way boundary of said Fleishman Road run North 89 degrees 44 minutes 36 seconds East for a distance of 797.55 feet; thence run South 72 degrees 11 minutes 37 seconds East for a distance of 70.85 feet to a point on a non-tangent curve concave south easterly; thence run northeasterly along said curve with a radius of 470.00 feet through a central angle of 12 degrees 12 minutes 40 seconds for an arc distance of 100.17 feet (chord of 99.98 feet bears North 23 degrees 54 minutes 43 seconds East); thence run North 30 degrees 01 minutes 03 seconds East for a distance of 810.63 feet; thence run South 59 degrees 39 minutes 15 seconds East for a distance of 389.83 feet; thence run North 67 degrees 22 minutes 17 seconds East for a distance of 559.16 feet; thence run South 78 degrees 59 minutes 50 seconds East for a distance of 157.40 feet to a point on a non-tangent curve concave southeasterly; thence run northeasterly along said curve with a radius of 720.00 feet through a central angle of 01 degrees 00 minutes 23 seconds for an arc distance of 12.65 feet (chord of 12.65 feet bears North 09 degrees 37 minutes 21 seconds East); thence run North 10 degrees 07 minutes 32 seconds East

for a distance of 43.72 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 420.00 feet through a central angle of 30 degrees 47 minutes 32 seconds for an arc distance of 225.72 feet (chord of 223.01 feet bears North 25 degrees 31 minutes 18 seconds East); thence run North 40 degrees 55 minutes 04 seconds East for a distance of 222.34 feet to a point of curve to the right; thence run northeasterly along said curve with a radius of 25.00 feet through a central angle of 80 degrees 58 minutes 06 seconds for an arc distance of 35.33 feet (chord of 32.46 feet bears North 81 degrees 04 minutes 07 seconds East) to a point of reverse curve to the left; thence run south easterly along said curve with a radius of 335.00 feet through a central angle of 21 degrees 37 minutes 10 seconds for an arc distance of 126.41 feet (chord of 125.66 feet bears South 68 degrees 55 minutes 25 seconds East); thence run South 79 degrees 44 minutes 00 seconds East for a distance of 761.76 feet to point of curve to the right; thence run southeasterly along said curve with a radius of 965.00 feet through a central angle of 42 degrees 43 minutes 47 seconds for an arc distance of 719.67 feet (chord of 703.11 feet bears South 58 degrees 22 minutes 07 seconds East) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 215.00 feet through a central angle of 89 degrees 18 minutes 00 seconds for an arc distance of 335.09 feet (chord of 302.19 feet bears South 07 degrees 38 minutes 47 seconds West) to a point of compound curve to the right; thence run southwesterly along said curve with a radius of 635.00 feet through a central angle of 55 degrees 17 minutes 11 seconds for an arc distance of 612.73 feet (chord of 589.23 feet bears South 79 degrees 56 minutes 22 seconds West) to a point of reverse curve to the left; thence run northwesterly along said curve with a radius of 2060.00 feet through a central angle of 29 degrees 22 minutes 02 seconds for an arc distance of 1055.87 feet (chord of 1044.35 feet bears North 87 degrees 06 minutes 04 seconds West); thence run South 76 degrees 08 minutes 21 seconds West for a distance of 121.79 feet to a point on a non-tangent curve concave southeasterly; thence run southwesterly along said curve with a radius of 1456.34 feet through a central angle of 39 degrees 29 minutes 05 seconds for an arc distance of 1003.62 feet (chord of 983.88 feet bears South 58 degrees 03 minutes 40 seconds West) to the POINT OF BEGINNING. The above described parcel contains 75.95 acres more or less.

The above described parcel being described by descriptions provided by Nobles Consulting Group, Inc. Dated 09/30/2016

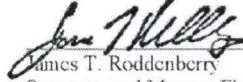
LESS AND EXCEPT

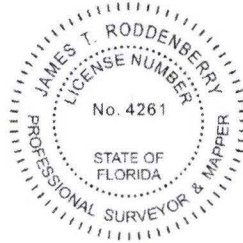
### PARCEL 3

Begin at the Southeast corner of Canopy Unit 2, Phase I, a subdivision as per map or plat thereof recorded in Plat Book 23, Page 2 of the Public Records of Leon County, Florida; thence run North 03 degrees 05 minutes 31 seconds West 429.59 feet to a point lying on the Southerly right-of-way boundary of Welaunee Boulevard said point also lying on a curve concave to the Southwesterly, thence run Southeasterly along said curve having a radius of 1,940.00 feet; through a central angle of 16 degrees 35 minutes 56 seconds, for an arc distance of 562.03 feet, chord being South 80 degrees 48 minutes 04 seconds East 560.06 feet to a point of reverse curve having a radius of 755.00 feet; through a central angle of 56 degrees 23 minutes 39 seconds, for an arc distance of 743.12 feet, chord being North 79 degrees 23 minutes 08 seconds East 713.48 feet to a point of reverse curve having a radius of 150.00 feet, through a central angle of 95 degrees 39 minutes 09 seconds, for an arc distance of 250.42 feet, chord being South 80 degrees 59 minutes 07 seconds East 222.33 feet; thence leaving said right-of-way boundary run South 33 degrees 09 minutes 32 seconds East 94.79 feet; thence run South 57 degrees 46 minutes 07 seconds West 479.51 feet; thence run South 84 degrees 44 minutes 35 seconds West 1,101.41 feet to the POINT OF BEGINNING containing 10.00 acres, more or less.

The aggregate of the above described parcels being 414.17 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

  
James T. Roddenberry  
Surveyor and Mapper Florida  
Certificate No: 4261



20-197ac414.17

# TALLAHASSEE DEMOCRAT Tallahassee.com

A GANNETT COMPANY

RECEIVED

FEB 18 2021

BY: \_\_\_\_\_

Attn:  
CANOPY CDD  
135 W CENTRAL BLVD STE 320  
ORLANDO, FL 32801

STATE OF FLORIDA COUNTY OF LEON:  
Before the undersigned authority personally appeared  
WZ, who on oath says that he or she is a Legal  
Advertising Representative of the Tallahassee Democrat, a daily  
newspaper published at Tallahassee in Leon County, Florida;  
that the attached copy of advertisement, being a Legal Ad in the  
matter of

NOTICE

In the Second Judicial Circuit Court was published in said  
newspaper in the issues of:

02/11/2021

Affiant further says that the said Tallahassee Democrat is a  
newspaper published at Tallahassee, in the said Leon County,  
Florida, and that the said newspaper has heretofore been  
continuously published in said Leon County, Florida each day  
and has been entered as periodicals matter at the post office in  
Tallahassee, in said Leon County, Florida, for a period of one  
year next preceding the first publication of the attached copy of  
advertisement; and affiant further says that he or she has  
never paid nor promised any person, firm or corporation any  
discount, rebate, commission or refund for the purpose of  
securing this advertisement for publication in the said  
newspaper.

Sworn to and Subscribed before me this 11th of February  
2021, by Nicholas Kewstrom who is personally  
known to me.

\_\_\_\_\_  
Affiant

Nancy Heyrman  
Notary Public, State of Wisconsin, County of Brown  
5.15.23

My commission expires

# of Affidavits 1

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**NOTICE OF LOCAL PUBLIC HEARING**  
City of Tallahassee City Commission  
to Consider an Amendment of the Boundaries of the  
Canopy Community Development District

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the City of Tallahassee City Commission (the "City Commission") beginning at 5:00 pm on February 24, 2021, in the City Commission Chambers, City Hall, 2nd Floor, 300 South Adams Street, Tallahassee, Florida 32301, to consider an ordinance granting a petition filed by the Canopy Community Development District (the "District") to amend the District's boundaries. This hearing will afford the District, affected units of local government, and the public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District's boundaries. The title of the proposed ordinance is as follows:


**Ordinance 21-O-05**  
**AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA CONTRACTING THE BOUNDARIES OF THE CANOPY COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR ALL OTHER TERMS AND CONDITIONS TO REMAIN UNCHANGED; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

The District is currently comprised of approximately 424.17 acres, more or less, located entirely within the City of Tallahassee, Florida (the "City"). The District has proposed to contract the existing boundaries to remove approximately 10 acres from the District. The boundaries of the District as amended, are outlined in the map depicted in this notice. Depending on the number of attendees, due to social distancing, some attendees may be directed to a City Hall overflow room. Face coverings are required.

Persons who do not wish to attend the meeting in person may offer comments by the following means: a) register in advance and offer "live" comments during the meeting via a weblink or telephone dial-in connection or b) provide written comments in advance of the meeting. To register for the weblink or dial-in access, visit [www.talgov.com/citizeninput](http://www.talgov.com/citizeninput). Registration must be received by 9pm the day prior to the meeting. Written comments must be also submitted by 9pm the day prior to the meeting so that comments may be compiled and distributed prior to the meeting. Comments received after 9pm and prior to the conclusion of the meeting will be retained in the official meeting record but will not be distributed to commissioners prior to the meeting.

Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Office of the City Treasurer-Clerk, City Hall, 300 South Adams Street, Tallahassee, Florida, 32301, Telephone (850) 891-8130.

Any persons or affected unit of general-purpose local government, who wish to appeal any decision made by the City Commission with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. Other rights and responsibilities may be found in the Tallahassee Code and/or Florida Statutes.



Publication: 2/11/2021