

1 A bill to be entitled
2 An act relating to Nassau County; creating the East
3 Nassau Stewardship District; providing a short title;
4 providing legislative findings and intent; providing
5 definitions; stating legislative policy regarding
6 creation of the district; establishing compliance with
7 minimum requirements in s. 189.031(3), F.S., for
8 creation of an independent special district; providing
9 for creation and establishment of the district;
10 establishing the legal boundaries of the district;
11 providing for the jurisdiction and charter of the
12 district; providing for a governing board and
13 establishing membership criteria and election
14 procedures; providing for board members' terms of
15 office; providing for board meetings; providing for
16 administrative duties of the board; providing a method
17 for transition of the board from landowner control to
18 control by the resident electors of the district;
19 providing for a district manager and district
20 personnel; providing for a district treasurer,
21 selection of a public depository, and district budgets
22 and financial reports; providing for the general
23 powers of the district; providing for the special
24 powers of the district to plan, finance, and provide
25 community infrastructure and services within the

26 district; providing for bonds; providing for
 27 borrowing; providing for future ad valorem taxation;
 28 providing for special assessments; providing for
 29 issuance of certificates of indebtedness; providing
 30 for tax liens; providing for competitive procurement;
 31 providing for fees and charges; providing for
 32 amendment to charter; providing for required notices
 33 to purchasers of residential units within the
 34 district; defining district public property; providing
 35 severability; providing for a referendum; providing an
 36 effective date.

37

38 Be It Enacted by the Legislature of the State of Florida:

39

40 Section 1. This act may be cited as the "East Nassau
 41 Stewardship District Act."

42 Section 2. Legislative findings and intent; definitions;
 43 policy.-

44 (1) LEGISLATIVE FINDINGS AND INTENT.-

45 (a) The extensive lands located wholly within Nassau
 46 County and covered by this act contain many opportunities for
 47 thoughtful, comprehensive, responsible, and consistent
 48 development over a long period.

49 (b) There is a need to use a special and limited purpose
 50 independent special district unit of local government for the

51 East Nassau Stewardship District lands located within Nassau
52 County and covered by this act to provide for a comprehensive
53 and complete communities development approach, which will
54 facilitate an integral relationship between transportation, land
55 use, and urban design to provide for a diverse mix of housing
56 and regional employment and economic development opportunities,
57 rather than fragmented development with underutilized
58 infrastructure generally associated with urban sprawl.

59 (c) The establishment of a special and limited purpose
60 independent special district for the East Nassau Stewardship
61 District lands will allow the management of an integrated
62 stormwater management system, an interconnected system of multi-
63 use trails and pathways throughout the lands, which will reduce
64 vehicle miles traveled, and a Conservation and Habitat Network
65 ("CHN"), which will provide a network of environmentally
66 sensitive, regionally significant natural resources and CHN
67 areas that will provide for landscape connectivity and
68 protection of significant natural resources.

69 (d) There is a considerably long period of time during
70 which there is an inordinate burden on the initial landowners of
71 these East Nassau Stewardship District lands, such that there is
72 a need for flexible management, sequencing, timing, and
73 financing of the various systems, facilities, and services to be
74 provided to these lands, taking into consideration absorption
75 rates, commercial viability, and related factors.

76 (e) While chapter 190, Florida Statutes, provides an
77 opportunity for community development services and facilities to
78 be provided by the establishment of community development
79 districts in a manner that furthers the public interest, given
80 the size of the East Nassau Stewardship District lands and the
81 duration of development and that the East Nassau Stewardship
82 District lands are designated as a sector plan pursuant to s.
83 163.3245, Florida Statutes, that must adhere to a long-term
84 master plan set forth in Nassau County Comprehensive Plan
85 Objective FL.13 and related policies, as may be amended,
86 establishing multiple community development districts over these
87 lands would result in an inefficient, duplicative, and needless
88 proliferation of local special purpose government, contrary to
89 the public interest and the Legislature's findings in chapter
90 190, Florida Statutes, as well as the comprehensive and complete
91 communities development approach for the East Nassau Stewardship
92 District lands. Instead, it is in the public interest that the
93 long-range provision for, and management, financing, and long-
94 term maintenance, upkeep, and operation of, services and
95 facilities to be provided for ultimate development and
96 conservation of the lands covered by this act be under one
97 coordinated entity.

98 (f) Longer involvement of the initial landowner with
99 regard to the provision of systems, facilities, and services for
100 the East Nassau Stewardship District lands, coupled with the

101 special and limited purpose of the district is in the public
102 interest.

103 (g) The existence and use of such a special and limited
104 purpose local government for the East Nassau Stewardship
105 District lands, subject to the Nassau County comprehensive plan,
106 will provide for a comprehensive and complete communities
107 development approach to promote a sustainable and efficient land
108 use pattern for the East Nassau Stewardship District lands with
109 long-term planning for conservation, development, and
110 agriculture and silviculture on a large scale; protect the CHN;
111 provide for the adequate mitigation of impacts and development
112 of infrastructure in an orderly and timely manner; prevent the
113 overburdening of the local general purpose government and the
114 taxpayers; and provide an enhanced tax base and regional
115 employment and economic development opportunities.

116 (h) The creation and establishment of the special district
117 will encourage local government financial self-sufficiency in
118 providing public facilities and in identifying and implementing
119 physically sound, innovative, and cost-effective techniques to
120 provide and finance public facilities while encouraging
121 development, use, and coordination of capital improvement plans
122 by all levels of government, in accordance with the goals of
123 chapter 187, Florida Statutes.

124 (i) The creation and establishment of the special district
125 will encourage and enhance cooperation among communities that

126 have unique assets, irrespective of political boundaries, to
127 bring the private and public sectors together for establishing
128 an orderly and economically sound plan for current and future
129 needs and growth.

130 (j) The creation and establishment of the special district
131 is a legitimate alternative method available to manage, own,
132 operate, construct, and finance capital infrastructure systems,
133 facilities, and services.

134 (k) In order to be responsive to the critical timing
135 required through the exercise of its special management
136 functions, an independent special district requires financing of
137 those functions, including bondable, lienable, and nonlienable
138 revenue, with full and continuing public disclosure and
139 accountability, funded by landowners, both present and future,
140 and funded also by users of the systems, facilities, and
141 services provided to the land area by the special district,
142 without unduly burdening the taxpayers and citizens of the
143 state, Nassau County, or any municipality therein.

144 (l) The special district created and established by this
145 act shall not have or exercise any comprehensive planning,
146 zoning, or development permitting power; the establishment of
147 the special district shall not be considered a development order
148 within the meaning of chapter 380, Florida Statutes; and all
149 applicable planning and permitting laws, rules, regulations, and

150 policies of Nassau County control the development of the land to
151 be serviced by the special district.

152 (m) The creation by this act of the East Nassau
153 Stewardship District is not inconsistent with the Nassau County
154 comprehensive plan.

155 (n) It is the legislative intent and purpose that no debt
156 or obligation of the special district constitute a burden on any
157 local general-purpose government without its consent.

158 (2) DEFINITIONS.—As used in this act:

159 (a) "Ad valorem bonds" means bonds that are payable from
160 the proceeds of ad valorem taxes levied on real and tangible
161 personal property and that are generally referred to as general
162 obligation bonds.

163 (b) "Assessable improvements" means, without limitation,
164 any and all public improvements and community facilities that
165 the district is empowered to provide in accordance with this act
166 which provide a special benefit to property within the district.

167 (c) "Assessment bonds" means special obligations of the
168 district which are payable solely from proceeds of the special
169 assessments or benefit special assessments levied for assessable
170 improvements, provided that, in lieu of issuing assessment bonds
171 to fund the costs of assessable improvements, the district may
172 issue revenue bonds for such purposes payable from assessments.

173 (d) "Assessments" means those nonmillage district
174 assessments which include special assessments, benefit special

175 assessments, and maintenance special assessments, and a
176 nonmillage, non-ad valorem maintenance tax if authorized by
177 general law.

178 (e) "East Nassau Stewardship District" means the unit of
179 special and limited purpose local government created and
180 chartered by this act and limited to the performance of those
181 general and special powers authorized by its charter under this
182 act, the boundaries of which are set forth by the act, the
183 governing board of which is created and authorized to operate
184 with legal existence by this act, and the purpose of which is as
185 set forth in this act.

186 (f) "Benefit special assessments" are district assessments
187 imposed, levied, and collected pursuant to the provisions of
188 section 6(12) (b).

189 (g) "Board of supervisors" or "board" means the governing
190 body of the district or, if such board has been abolished, the
191 board, body, or commission assuming the principal functions
192 thereof or to whom the powers given to the board by this act
193 have been given by law.

194 (h) "Bond" includes "certificate," and the provisions that
195 are applicable to bonds are equally applicable to certificates.
196 The term "bond" includes any general obligation bond, assessment
197 bond, refunding bond, revenue bond, and other such obligation in
198 the nature of a bond as is provided for in this act.

199 (i) "Cost" or "costs," when used with reference to any
 200 project, includes, but is not limited to:
 201 1. The expenses of determining the feasibility or
 202 practicability of acquisition, construction, or reconstruction.
 203 2. The cost of surveys, estimates, plans, and
 204 specifications.
 205 3. The cost of improvements.
 206 4. Engineering, architectural, fiscal, and legal expenses
 207 and charges.
 208 5. The cost of all labor, materials, machinery, and
 209 equipment.
 210 6. The cost of all lands, properties, rights, easements,
 211 and franchises acquired.
 212 7. Financing charges.
 213 8. The creation of initial reserve and debt service funds.
 214 9. Working capital.
 215 10. Interest charges incurred or estimated to be incurred
 216 on money borrowed prior to and during construction and
 217 acquisition and for such reasonable period of time after
 218 completion of construction or acquisition as the board may
 219 determine.
 220 11. The cost of issuance of bonds pursuant to this act,
 221 including advertisements and printing.
 222 12. The cost of any bond or tax referendum held pursuant
 223 to this act and all other expenses of issuance of bonds.

224 13. The discount, if any, on the sale or exchange of
225 bonds.

226 14. Administrative expenses.

227 15. Such other expenses as may be necessary or incidental
228 to the acquisition, construction, or reconstruction of any
229 project, or to the financing thereof, or to the development of
230 any lands within the district.

231 16. Payments, contributions, dedications, and any other
232 exactions required as a condition of receiving any governmental
233 approval or permit necessary to accomplish any district purpose.

234 17. Any other expense or payment permitted by this act or
235 allowable by law.

236 (j) "District" means the East Nassau Stewardship District.

237 (k) "District manager" means the manager of the district.

238 (l) "District roads" means highways, streets, roads,
239 alleys, intersection improvements, sidewalks, crossings,
240 landscaping, irrigation, signage, signalization, storm drains,
241 bridges, multi-use trails, lighting and thoroughfares of all
242 kinds.

243 (m) "General obligation bonds" means bonds which are
244 secured by, or provide for their payment by, the pledge of the
245 full faith and credit and taxing power of the district.

246 (n) "Governing board member" means any member of the board
247 of supervisors.

248 (o) "Land development regulations" means those regulations
249 of general-purpose local government, adopted under the Community
250 Planning Act, codified as part II of chapter 163, Florida
251 Statutes, to which the district is subject and as to which the
252 district may not do anything that is inconsistent therewith.
253 Land development regulations shall not mean specific management,
254 engineering, planning, and other criteria and standards needed
255 in the daily management, implementation, and provision by the
256 district of systems, facilities, services, works, improvements,
257 projects, or infrastructure, including design criteria and
258 standards, so long as they remain subject to and are not
259 inconsistent with the applicable land development regulations.

260 (p) "Landowner" means the owner of a freehold estate as it
261 appears on the deed record, including a trustee, a private
262 corporation, and an owner of a condominium unit. "Landowner"
263 does not include a reversioner, remainderman, mortgagee, or any
264 governmental entity, which shall not be counted and need not be
265 notified of proceedings under this act. "Landowner" also means
266 the owner of a ground lease from a governmental entity, which
267 leasehold interest has a remaining term, excluding all renewal
268 options, in excess of 50 years.

269 (q) "General-purpose local government" means a county,
270 municipality, or consolidated city-county government.

271 (r) "Maintenance special assessments" are assessments
 272 imposed, levied, and collected pursuant to the provisions of
 273 section 6(12)(d).

274 (s) "Non-ad valorem assessment" means only those
 275 assessments which are not based upon millage and which can
 276 become a lien against a homestead as permitted in s. 4, Art. X
 277 of the State Constitution.

278 (t) "Powers" means powers used and exercised by the board
 279 of supervisors to accomplish the special and limited purpose of
 280 the district, including:

281 1. "General powers," which means those organizational and
 282 administrative powers of the district as provided in the charter
 283 in order to carry out its special and limited purpose as a local
 284 government public corporate body politic.

285 2. "Special powers," which means those powers enumerated
 286 by the district charter to implement its specialized systems,
 287 facilities, services, projects, improvements, and infrastructure
 288 and related functions in order to carry out its special and
 289 limited purposes.

290 3. Any other powers, authority, or functions set forth in
 291 this act.

292 (u) "Project" means any development, improvement,
 293 property, power, utility, facility, enterprise, service, system,
 294 works, or infrastructure now existing or hereafter undertaken or
 295 established under the provisions of this act.

296 (v) "Qualified elector" means any person at least 18 years
297 of age who is a citizen of the United States and a legal
298 resident of the state and of the district and who registers to
299 vote with the Supervisor of Elections of Nassau County and
300 resides in Nassau County.

301 (w) "Refunding bonds" means bonds issued to refinance
302 outstanding bonds of any type and the interest and redemption
303 premium thereon. Refunding bonds may be issuable and payable in
304 the same manner as refinanced bonds, except that no approval by
305 the electorate shall be required unless required by the State
306 Constitution.

307 (x) "Revenue bonds" means obligations of the district that
308 are payable from revenues, including, but not limited to,
309 special assessments and benefit special assessments, derived
310 from sources other than ad valorem taxes on real or tangible
311 personal property and that do not pledge the property, credit,
312 or general tax revenue of the district.

313 (y) "Sewer system" means any plant, system, facility, or
314 property, and additions, extensions, and improvements thereto at
315 any future time constructed or acquired as part thereof, useful
316 or necessary or having the present capacity for future use in
317 connection with the collection, treatment, purification, or
318 disposal of sewage, including, but not limited to, industrial
319 wastes resulting from any process of industry, manufacture,
320 trade, or business or from the development of any natural

321 resource. "Sewer system" also includes treatment plants, pumping
322 stations, lift stations, valves, force mains, intercepting
323 sewers, laterals, pressure lines, mains, and all necessary
324 appurtenances and equipment; all sewer mains, laterals, and
325 other devices for the reception and collection of sewage from
326 premises connected therewith; and all real and personal property
327 and any interest therein, and rights, easements, and franchises
328 of any nature relating to any such system and necessary or
329 convenient for operation thereof.

330 (z) "Special assessments" means assessments as imposed,
331 levied, and collected by the district for the costs of
332 assessable improvements pursuant to the provisions of this act,
333 chapter 170, Florida Statutes, and the additional authority
334 under s. 197.3631, Florida Statutes, or other provisions of
335 general law, which provide or authorize a supplemental means to
336 impose, levy, or collect special assessments.

337 (aa) "Taxes" or "tax" means those levies and impositions
338 of the board of supervisors that support and pay for government
339 and the administration of law and that may be:

340 1. Ad valorem or property taxes based upon both the
341 appraised value of property and millage, at a rate uniform
342 within the jurisdiction; or

343 2. If and when authorized by general law, non-ad valorem
344 maintenance taxes not based on millage that are used to maintain
345 district systems, facilities, and services.

346 (bb) "Water system" means any plant, system, facility, or
347 property, and any addition, extension, or improvement thereto at
348 any future time constructed or acquired as a part thereof,
349 useful, necessary, or having the present capacity for future use
350 in connection with the development of sources, treatment,
351 purification, or distribution of water. "Water system" also
352 includes dams, reservoirs, storage tanks, mains, lines, valves,
353 pumping stations, laterals, and pipes for the purpose of
354 carrying water to the premises connected with such system, and
355 all rights, easements, and franchises of any nature relating to
356 any such system and necessary or convenient for the operation
357 thereof.

358 (3) POLICY.—Based upon its findings, ascertainments,
359 determinations, intent, purpose, and definitions, the
360 Legislature states its policy expressly:

361 (a) The district and the district charter, with its
362 general and special powers, as created in this act, are
363 essential and the best alternative for the residential,
364 commercial, office, hotel, industrial and other community uses,
365 projects, or functions in the included portion of Nassau County
366 consistent with the effective comprehensive plan, and designed
367 to serve a lawful public purpose.

368 (b) The district, which is a local government and a
369 political subdivision, is limited to its special purpose as
370 expressed in this act, with the power to provide, plan,

371 implement, construct, maintain, and finance as a local
372 government management entity its systems, facilities, services,
373 improvements, infrastructure, and projects and possessing
374 financing powers to fund its management power over the long term
375 and with sustained levels of high quality.

376 (c) The creation of the East Nassau Stewardship District
377 by and pursuant to this act, and its exercise of its management
378 and related financing powers to implement its limited, single,
379 and special purpose, is not a development order and does not
380 trigger or invoke any provision within the meaning of chapter
381 380, Florida Statutes, and all applicable governmental planning,
382 environmental, and land development laws, regulations, rules,
383 policies, and ordinances apply to all development of the land
384 within the jurisdiction of the district as created by this act.

385 (d) The district shall operate and function subject to,
386 and not inconsistent with, the applicable comprehensive plan of
387 Nassau County and any applicable development orders (e.g.
388 detailed specific area plan development orders), zoning
389 regulations, and other land development regulations.

390 (e) The special and single purpose East Nassau Stewardship
391 District shall not have the power of a general-purpose local
392 government to adopt a comprehensive plan or related land
393 development regulation as those terms are defined in the
394 Community Planning Act.

395 (f) This act may be amended, in whole or in part, only by
 396 special act of the Legislature. The board of supervisors of the
 397 district shall not ask the Legislature to amend this act without
 398 first obtaining resolution or official statement from Nassau
 399 County as required by s. 189.031(2)(e)4., Florida Statutes, for
 400 creation of a special district.

401 Section 3. Minimum charter requirements; creation and
 402 establishment; jurisdiction; construction; charter.-

403 (1) Pursuant to s. 189.031(3), Florida Statutes, the
 404 Legislature sets forth that the minimum requirements in
 405 paragraphs (a) through (o) have been met in the identified
 406 provisions of this act as follows:

407 (a) The purpose of the district is stated in the act in
 408 subsection (4) and in section 2(3).

409 (b) The powers, functions, and duties of the district
 410 regarding ad valorem taxation, bond issuance, other revenue-
 411 raising capabilities, budget preparation and approval, liens and
 412 foreclosure of liens, use of tax deeds and tax certificates as
 413 appropriate for non-ad valorem assessments, and contractual
 414 agreements are set forth in section 6.

415 (c) The provisions for methods for establishing the
 416 district are in this section.

417 (d) The methods for amending the charter of the district
 418 are set forth in section 2.

419 (e) The provisions for the membership and organization of
420 the governing body and the establishment of a quorum are in
421 section 5.

422 (f) The provisions regarding maximum compensation of each
423 board member are in section 5.

424 (g) The provisions regarding the administrative duties of
425 the governing body are found in sections 5 and 6.

426 (h) The provisions applicable to financial disclosure,
427 noticing, and reporting requirements generally are set forth in
428 sections 5 and 6.

429 (i) The provisions regarding procedures and requirements
430 for issuing bonds are set forth in section 6.

431 (j) The provisions regarding elections or referenda and
432 the qualifications of an elector of the district are in sections
433 2 and 5.

434 (k) The provisions regarding methods for financing the
435 district are generally in section 6.

436 (l) Other than taxes levied for the payment of bonds and
437 taxes levied for periods not longer than 2 years when authorized
438 by vote of the electors of the district, the provisions for the
439 authority to levy ad valorem tax and the authorized millage rate
440 are in section 6.

441 (m) The provisions for the method or methods of collecting
442 non-ad valorem assessments, fees, or service charges are in
443 section 6.

444 (n) The provisions for planning requirements are in this
445 section and section 6.

446 (o) The provisions for geographic boundary limitations of
447 the district are set forth in sections 4 and 6.

448 (2) The East Nassau Stewardship District, which also may
449 be referred to as the "stewardship district," "East Nassau
450 Stewardship District," or "district," is created and
451 incorporated as a public body corporate and politic, an
452 independent special and limited purpose local government, an
453 independent special district, under s. 189.031, Florida
454 Statutes, and as defined in this act and in s. 189.012(3),
455 Florida Statutes, in and for portions of Nassau County. Any
456 amendments to chapter 190, Florida Statutes, after January 1,
457 2017, granting additional general powers, special powers,
458 authorities, or projects to a community development district by
459 amendment to its uniform charter, ss. 190.006-190.041, Florida
460 Statutes, shall constitute a general power, special power,
461 authority, or function of the East Nassau Stewardship District.
462 All notices for the enactment by the Legislature of this special
463 act have been provided pursuant to the State Constitution, the
464 Laws of Florida, and the Rules of the Florida House of
465 Representatives and of the Florida Senate. No referendum
466 subsequent to the effective date of this act is required as a
467 condition of establishing the district. Therefore, the district,

468 as created by this act, is established on the property described
469 in this act.

470 (3) The territorial boundary of the district shall embrace
471 and include all of that certain real property described in
472 section 4.

473 (4) The jurisdiction of this district, in the exercise of
474 its general and special powers, and in the carrying out of its
475 special and limited purposes, is both within the external
476 boundaries of the legal description of this district and
477 extraterritorially when limited to, and as authorized expressly
478 elsewhere in, the charter of the district as created in this act
479 or applicable general law. This special and limited purpose
480 district is created as a public body corporate and politic, and
481 local government authority and power is limited by its charter,
482 this act, and subject to the provisions of other general laws,
483 including chapter 189, Florida Statutes, except that an
484 inconsistent provision in this act shall control and the
485 district has jurisdiction to perform such acts and exercise such
486 authorities, functions, and powers as shall be necessary,
487 convenient, incidental, proper, or reasonable for the
488 implementation of its special and limited purpose regarding the
489 sound planning, provision, acquisition, development, operation,
490 maintenance, and related financing of those public systems,
491 facilities, services, improvements, projects, and infrastructure
492 works as authorized herein, including those necessary and

493 incidental thereto. The district shall exercise any of its
 494 powers extraterritorially within Nassau County upon execution of
 495 an interlocal agreement between the district and Nassau County
 496 consenting to the district's exercise of any of such powers
 497 within Nassau County or an applicable development order issued
 498 by Nassau County.

499 (5) The exclusive charter of the East Nassau Stewardship
 500 District is this act and, except as otherwise provided in
 501 subsection (2), may be amended only by special act of the
 502 Legislature.

503 Section 4. Legal description of the East Nassau
 504 Stewardship District.-

505
 506 LEGAL DESCRIPTION. The metes and bounds legal
 507 description of the District, within which there are no
 508 parcels of property owned by those who do not wish
 509 their property to be included within the District,
 510 includes the lands located within Parcels 1 - 11 as
 511 follows:

512
 513 Parcel 1

514
 515 A parcel of land, being a portion of Sections 25, 26,
 516 34, 35, 36 and the John Frazier Grant, Section 39,
 517 Township 4 North, Range 26 East, Nassau County,

518 Florida, and being more particularly described as
519 follows:
520
521 Begin at the Southwest corner of Section 26, Township
522 4 North, Range 26 East, Nassau County, Florida; thence
523 on the West line of said Section 26, N 00°30'18" W, a
524 distance of 1648.49 feet to a point on the Mean High
525 Water Line of the St. Mary's River said point being
526 referred to as reference point "A"; thence departing
527 said West line and on said Mean High Water Line of the
528 St. Mary's River, Southeasterly a distance of 8022
529 feet more or less to a point on the Westerly limited
530 Access Right of Way line of Interstate 95 (variable
531 width limited Access Right of Way) said point having a
532 tie line of, S 68°37'45" E, a distance of 7483.47 feet
533 from said reference point "A"; thence departing said
534 Mean High Water Line and on said Westerly limited
535 Access Right of Way line for the next 3 courses, S
536 30°46'08" W, a distance of 280.03 feet; thence S
537 24°42'34" W, a distance of 1200.00 feet; thence S
538 20°45'44" W, a distance of 1895.61 feet to the
539 Northeast corner of those lands described in Official
540 Record Book 1998, Page 970 of the Public Records of
541 Nassau County, Florida; thence departing said Westerly
542 limited Access Right of Way line and on the Northerly

543 and Westerly lines of said lands for the next 2
544 courses, N 65°17'05" W, a distance of 3081.32 feet;
545 thence S 57°06'24" W, a distance of 1263.89 feet to a
546 point on the Northeasterly Right of Way line of U. S.
547 Highway No. 17 (variable width Right of Way); thence
548 departing said Westerly line and on said Northeasterly
549 Right of Way line, N 32°53'24" W, a distance of
550 1725.42 feet to the most Southerly corner of those
551 lands described in Official Record Book 1867, Page
552 1885 of said Public Records; thence departing said
553 Northeasterly Right of Way line and on the Southerly,
554 Westerly and Northerly lines for the next 5 courses, N
555 12°06'36" E, a distance of 70.71 feet; thence N
556 57°06'36" E, a distance of 214.00 feet; thence N
557 32°53'24" W, a distance of 495.00 feet; thence S
558 57°06'36" W, a distance of 214.00 feet; thence N
559 77°53'24" W, a distance of 70.71 feet to a point on
560 the aforesaid Northeasterly Right of Way line; thence
561 departing said Northerly line and on said
562 Northeasterly Right of Way line, N 32°53'24" W, a
563 distance of 1931.47 feet to a point on the North line
564 of Section 34, Township 4 North, Range 26 East, Nassau
565 County, Florida; thence departing said Northeasterly
566 Right of Way line and on said North line, N 88°58'36"

567 E, a distance of 531.78 feet to the Point of
 568 Beginning.

569
 570 Parcel 2

571
 572 A parcel of land, being a portion of Section 36 and
 573 the William Fox Grant, Section 38, Township 4 North,
 574 Range 26 East, and being a portion of Sections 32 and
 575 33, Township 4 North, Range 27 East, and being a
 576 portion of Section 1 and the Charles Seton Grant,
 577 Section 37 and the William Fox Grant, Section 38 and
 578 the Heirs of E. Waterman Grant, Section 41, Township 3
 579 North, Range 26 East, and being a portion of the
 580 William Hobkirk Grant, Section 41 and the William
 581 Hobkirk Grant and Thomas May Grant, Section 42 and the
 582 Thomas May Grant, Section 43, the Josiah Smith Grant,
 583 Section 44 and the Eugenia Brant Grant, Section 45 and
 584 the S. Cashen Grant, Section 46 and the Spicer S.
 585 Christopher Grant and J. Smith Grant, Section 47 and
 586 the Spicer S. Christopher Grant, Section 48 and the
 587 Charles Seton Grant, Section 49 and the Heirs of E.
 588 Waterman Mill Grant, Section 50 and the John W. Lowe
 589 Mill Grant, Section 51 and the John Wingate Grant,
 590 Section 53 and the W and J Lofton Grant, Section 54
 591 and the W and J Lofton Grant, Section 55, Township 3

592 North, Range 27 East and being a portion of Section 37
593 and the John W. Lowe Mill Grant, Section 44, Township
594 3 North, Range 28 East, all in Nassau County, Florida
595 and being more particularly described as follows:

596
597 Begin at the intersection of the Northeasterly Right-
598 of-Way line of U.S. Highway No. 17 (a 137.50 foot
599 Right-of-Way at this point) and the Easterly Right-of-
600 Way line of Crandall Road (a 40 foot County Maintained
601 Right-of-Way); thence on said Northeasterly Right-of-
602 Way line for the next 3 courses, thence N 32°52'39" W,
603 a distance 1680.52 feet; thence N 32°57'39" W, a
604 distance 2740.76 feet; thence N 32°53'09" W, a
605 distance 733.22 feet to the Southwest corner of those
606 lands described in Official Record Book 611, Page 651
607 of the Public Records of Nassau County, Florida;
608 thence departing said Northeasterly Right-of-Way line
609 and on the Southerly line, Easterly line and Northerly
610 line of said lands for the next 3 courses, N 57°06'51"
611 E, a distance 415.00 feet; thence N 32°53'09" W, a
612 distance 315.00 feet; thence S 57°06'51" W, a distance
613 415.00 feet to the Northwest corner of said lands said
614 point also being on the aforesaid Northeasterly Right-
615 of-Way line of U.S. Highway No. 17; thence departing
616 said Northerly line and on said Northeasterly Right-

617 of-Way line, N 32°53'09" W, a distance 4009.48 feet to
 618 the most Southwesterly corner of those lands described
 619 in Official Record Book 44, Page 221 of said Public
 620 Records; thence departing said Northeasterly Right-of-
 621 Way line and on the Southerly line, Westerly line,
 622 Southerly line, Easterly line and on the Northwesterly
 623 prolongation thereof for the next 4 courses, thence N
 624 57°06'51" E, a distance 349.29 feet; thence S
 625 32°53'09" E, a distance 735.00 feet; thence N
 626 57°06'51" E, a distance 650.71 feet; thence N
 627 32°53'09" W, a distance 1832.50 feet to the
 628 Northeasterly corner of those lands described in
 629 Official Record Book 1415, Page 574 of said Public
 630 Records; thence departing said Northwesterly
 631 prolongation line and on the Northerly line of said
 632 lands, S 57°06'51" W, a distance 1000.00 feet to the
 633 Northwesterly corner of said lands said point also
 634 being on the aforesaid Northeasterly Right-of-Way line
 635 of U.S. Highway No. 17; thence departing said
 636 Northerly line and on said Northeasterly Right-of-Way
 637 line for the next 6 courses, N 32°53'09" W, a distance
 638 693.03 feet; thence N 32°54'39" W, a distance 534.04
 639 feet; thence N 33°01'13" E, a distance 164.28 feet;
 640 thence N 32°54'39" W, a distance 695.00 feet; thence S
 641 89°26'12" W, a distance 177.55 feet; thence N

642 32°54'39" W, a distance 2036.94 feet to the Southeast
643 corner of those lands described in Official Record
644 Book 1641, Page 1573 of said Public Records; thence
645 departing said Northeasterly Right-of-Way line and on
646 the Easterly line and on Northerly lines of said lands
647 for the next 3 courses, N 24°41'55" E, a distance
648 4517.43 feet; thence N 21°05'55" W, a distance 658.43
649 feet; thence N 65°17'21" W, a distance 1624.14 feet to
650 a point on the Easterly limited Access Right of Way
651 line of Interstate 95 (variable width limited Access
652 Right of Way); thence departing said Northerly line
653 and on said Easterly limited Access Right of Way line
654 for the next 2 courses, N 24°42'34" E, a distance
655 690.82 feet; thence N 31°16'11" E, a distance 1059.18
656 feet to a point on the Mean High Water Line of the St.
657 Mary's River said point being referred to as reference
658 point "A"; thence departing said Easterly limited
659 Access Right of Way line and on said Mean High Water
660 Line, Southeasterly, a distance of 2951 feet more or
661 less to a point on the Easterly line of the William
662 Fox Grant, Section 38, Township 4 North, Range 26
663 East, Nassau County, Florida said point having a tie
664 line of, S 51°34'50" E, a distance of 2855.64 feet
665 from said reference point "A"; thence departing said
666 Mean High Water Line and on said Easterly line, S

667 33°27'43" W, a distance 748.66 feet to a point on the
668 North line of the Charles Seton Grant, Section 37,
669 Township 3 North, Range 26 East, Nassau County,
670 Florida; thence departing said Easterly line and on
671 said North line, N 88°44'44" E, a distance 513.75 feet
672 to a point on the aforesaid Mean High Water Line of
673 the St. Mary's River said point being referred to as
674 reference point "B"; thence departing said North line
675 and on said Mean High Water Line, Southeasterly, a
676 distance of 5276 feet more or less to a point on said
677 Mean High Water Line said point being referred to as
678 reference point "C" said point having a tie line of, S
679 36°30'52" E, a distance of 4828.26 feet from said
680 reference point "B"; thence continue on said Mean High
681 Water Line, Northeasterly, a distance of 7051 feet
682 more or less to a point on the South line of Section
683 32, Township 4 North, Range 27 East, Nassau County,
684 Florida, said point also being on said Mean High Water
685 Line said point being referred to as reference point
686 "D" said point having a tie line of, N 49°38'32" E, a
687 distance of 6131.74 feet from said reference point
688 "C"; thence continue on said Mean High Water Line,
689 Northeasterly a distance of 3218 feet more or less to
690 a point on said Mean High Water Line said point being
691 referred to as reference point "E" said point having a

692 tie line of, N 59°42'40" E, a distance of 3066.75 feet
693 from said reference point "D"; thence continue on said
694 Mean High Water Line, Southeasterly and Northeasterly,
695 a distance of 10,304 feet more or less to a point on
696 said Mean High Water Line said point being referred to
697 as reference point "F" said point having a tie line
698 of, S 86°49'56" E, a distance of 6272.48 feet from
699 said reference point "E"; thence continue on said Mean
700 High Water Line, Southeasterly and Northeasterly, a
701 distance of 9016 feet more or less to a point on said
702 Mean High Water Line said point being referred to as
703 reference point "G" said point having a tie line of, S
704 76°57'13" E, a distance of 6753.01 feet from said
705 reference point "F"; thence continue on said Mean
706 High Water Line, Southeasterly, a distance of 7683
707 feet more or less to the Northwest corner of those
708 lands described in Official Record Book 1043, Page 181
709 of said Public Records said point also being on said
710 Mean High Water Line said point having a tie line of,
711 S 15°33'29" E, a distance of 5567.35 feet from said
712 reference point "G"; thence departing said Mean High
713 Water Line and on the Westerly line and Southerly line
714 of said lands for the next 2 courses, S 02°30'20" E, a
715 distance 677.00 feet; thence S 72°00'20" E, a distance
716 696.00 feet to the Southeast corner of said lands said

717 point also being on the Easterly line of the William
718 Hobkirk Grant and Thomas May Grant, Section 42,
719 Township 3 North, Range 27 East, Nassau County,
720 Florida; thence departing said Southerly line and on
721 said Easterly line, S 43°59'40" W, a distance 2341.20
722 feet to the Northwesterly corner of the William
723 Hobkirk Grant, Section 41, Township 3 North, Range 27
724 East, Nassau County, Florida; thence departing said
725 Easterly line and on the Northerly line of said
726 Section 41, S 46°58'42" E, a distance 3347.31 feet to
727 the Northeasterly corner of said Section 41 said point
728 also being the most Northerly corner of the Heirs of
729 E. Waterman Mill Grant, Section 50, Township 3 North,
730 Range 27 East, Nassau County, Florida; thence
731 departing said Northerly line and on said Northerly
732 line of Section 50, S 46°45'09" E, a distance 3141.05
733 feet; thence departing said Northerly line, S
734 43°07'50" W, a distance 47.78 feet to a point on the
735 Southerly Right of Way line of Rose Bluff Road (66
736 foot Right of Way); thence on said Southerly Right of
737 Way line, S 46°52'10" E, a distance 3672.22 feet to
738 the Northwest corner of Creekside Unit I as recorded
739 in Plat Book 6, Page 320 of the Public Records of
740 Nassau County, Florida; thence departing said
741 Southerly Right of Way line and on the Westerly line

742 of said Creekside Unit I, S 43°56'29" W, a distance
 743 922.51 feet to the Southwest corner of said Creekside
 744 Unit I; thence departing said Westerly line and on the
 745 Southerly of said Creekside Unit I and on the
 746 Southerly line of Creekside Unit II as recorded in
 747 Plat Book 7, Pages 32 and 33 of said Public Records
 748 and on the Southerly line of those lands described in
 749 Official Record Book 1699, Page 1781 of said Public
 750 Records, S 47°56'22" E, a distance 2923.03 feet to the
 751 Northwest corner of said lands; thence departing said
 752 Southerly line and on the Northerly lines, Westerly
 753 lines, South line and East line of said lands for the
 754 next 7 courses, S 44°21'01" W, a distance 248.94 feet;
 755 thence S 88°38'46" W, a distance 550.24 feet; thence S
 756 46°58'49" E, a distance 307.88 feet; thence N
 757 88°37'03" E, a distance 237.76 feet; thence S
 758 02°22'18" W, a distance 473.95 feet; thence S
 759 88°16'36" E, a distance 450.33 feet; thence N
 760 01°36'34" E, a distance 711.99 feet to the Northeast
 761 corner of said lands said point also being on the
 762 aforesaid Southerly line of those lands described in
 763 Official Record Book 1699, Page 1781; thence departing
 764 said East line and on said Southerly line of those
 765 lands described in Official Record Book 631, Page 31
 766 of said Public Records, S 47°56'22" E, a distance

767 2961.43 feet to the Southeast corner of said lands;
768 thence departing said Southerly line and on the
769 Easterly line of said lands, N 38°10'15" E, a distance
770 382.73 feet to a point on the Southerly County
771 Maintained Right of Way line of Lee Road said point
772 being on a curve, concave Northwest, having of radius
773 85.46 feet and a central angle of 28°44'32"; thence
774 departing said Easterly line and on said Southerly
775 County Maintained Right of Way line and on the arc of
776 said curve for the next 4 courses, a distance of 42.87
777 feet said arc being subtended by a chord which bears N
778 69°54'46" E, a distance of 42.42 feet to the curves
779 end; thence N 53°02'00" E, a distance 40.64 feet to
780 the beginning of a curve, concave Southeast, having of
781 radius 73.38 feet and a central angle of 36°59'17";
782 thence on the arc of said curve a distance of 47.37
783 feet said arc being subtended by a chord which bears N
784 75°22'46" E, a distance of 46.55 feet to the curves
785 end; thence S 71°13'20" E, a distance 279.61 feet to
786 the Northwest corner of those lands described in
787 Official Record Book 631, Page 31 of the aforesaid
788 Public Records; thence departing said Southerly County
789 Maintained Right of Way line and on the Westerly line
790 of said lands and the Southerly prolongation thereof,
791 S 07°40'39" W, a distance 1608.34 feet to the

792 Southwest corner of those lands described in Official
793 Record Book 802, Page 1281 of said Public Records;
794 thence departing said Southerly prolongation line and
795 on the Southerly line of said lands, S 82°19'01" E, a
796 distance 399.49 feet to a point on the Westerly Right
797 of Way line of Chester Road (Variable Width Right of
798 Way); thence departing said Southerly line and on said
799 Westerly Right of Way line for the next 3 courses, S
800 07°40'57" W, a distance 21.94 feet; thence S 07°43'19"
801 W, a distance 9134.66 feet; thence S 08°41'14" W, a
802 distance 747.21 feet to a point on the Northerly Right
803 of Way line of Pages Dairy Road (100 foot Right of
804 Way); thence departing said Westerly Right of Way line
805 and on said Northerly Right of Way line for the next 8
806 courses, N 63°45'37" W, a distance 1908.42 feet to the
807 beginning of a curve, concave Northeast, having a
808 radius of 1859.00 feet and a central angle of
809 13°19'52"; thence on the arc of said curve a distance
810 of 432.54 feet said arc being subtended by a chord
811 which bears N 57°05'41" W, a distance of 431.57 feet
812 to the curves end; thence N 50°25'45" W, a distance
813 1077.81 feet; thence N 51°29'02" W, a distance 1087.78
814 feet to the beginning of a curve, concave Southwest,
815 having a radius of 5786.70 feet and a central angle of
816 12°04'58"; thence on the arc of said curve a distance

817 of 1220.33 feet said arc being subtended by a chord
818 which bears N 57°31'31" W, a distance of 1218.07 feet
819 to the curves end; thence N 63°34'00" W, a distance
820 549.97 feet to the beginning of a curve, concave
821 Southwest, having a radius of 2914.79 feet and a
822 central angle of 11°37'45"; thence on the arc of said
823 curve a distance of 591.61 feet said arc being
824 subtended by a chord which bears N 69°22'53" W, a
825 distance of 590.59 feet to the curves end; thence N
826 75°11'45" W, a distance 386.35 feet to the Southeast
827 corner of Page Hill Unit 1, as recorded in Plat Book
828 6, Pages 237 and 238 of the Public Records of Nassau
829 County, Florida; thence on the Easterly line of said
830 Page Hill Unit 1 and on the Easterly line of Page Hill
831 Unit 2, as recorded in Plat Book 6, Pages 318 and 319
832 of said Public Records and on the Easterly line of
833 Page Hill Unit 3, as recorded in Plat Book 6, Pages
834 341 and 342 of said Public Records for the next 6
835 courses, thence N 15°14'52" E, a distance of 624.51
836 feet; thence N 31°18'20" E, a distance of 1600.42
837 feet; thence N 31°16'17" E, a distance of 1617.68
838 feet; thence N 31°18'20" E, a distance of 77.25 feet;
839 thence N 31°14'20" E, a distance of 712.26 feet;
840 thence N 15°00'35" E, a distance of 1945.10 feet to
841 the Northeast corner of said Page Hill Unit 3, as

842 recorded in Plat Book 6, Pages 341 and 342; thence
843 departing said Easterly line and on the North line of
844 said Page Hill Unit 3, S 89°08'26" W, a distance
845 1948.04 feet to the Northwest corner of said Page Hill
846 Unit 3; thence departing said North line and on the
847 Westerly line of said Page Hill Unit 3 and on the
848 Westerly line of the aforesaid Page Hill Unit 2 and on
849 the Westerly line of the aforesaid Page Hill Unit 1
850 for the next 7 courses, S 06°17'22" W, a distance
851 846.40 feet; thence S 15°13'56" W, a distance 1678.50
852 feet; thence S 15°14'27" W, a distance 1129.83 feet;
853 thence N 80°46'29" W, a distance 416.31 feet; thence S
854 15°10'34" W, a distance 1155.32 feet; thence S
855 75°30'02" E, a distance 415.78 feet; thence S
856 15°05'25" W, a distance 1047.82 feet to a point on the
857 aforesaid Northerly Right of Way line of Pages Dairy
858 Road; thence departing said Westerly line and on said
859 Northerly Right of Way line for the next 2 courses, N
860 75°11'45" W, a distance 135.69 feet; thence N
861 76°11'45" W, a distance 1105.99 feet to the beginning
862 of a curve, concave Southerly, having a radius of
863 1004.93 feet and a central angle of 19°06'09"; thence
864 on the arc of said curve a distance of 335.04 feet
865 said arc being subtended by a chord which bears N
866 85°44'50" W, a distance of 333.49 feet to the

867 Southeast corner of Yulee Hills as recorded in Plat
868 Book 4, Page 31 of the aforesaid Public Records;
869 thence departing said Northerly Right of Way line and
870 on the Easterly line of said Yulee Hills, N 4°55'07"
871 W, a distance 6150.59 feet to the Northeast corner of
872 said Yulee Hills said point also being on the Easterly
873 line of the Heirs of E. Waterman Mill Grant, Section
874 50, Township 3 North, Range 27 East, Nassau County,
875 Florida. thence departing said Easterly line and on
876 the Westerly line of Yulee Hills and also being on
877 said Easterly line of Section 50, S 43°57'08" W, a
878 distance 6123.00 feet to the Southwest corner of said
879 Yulee Hills; thence departing said Westerly line and
880 continuing on said Easterly line of Section 50, S
881 43°54'03" W, a distance 4814.17 feet to a point on the
882 North Right of Way line of Pages Dairy Road (80 foot
883 Right of Way) said point also being on a curve,
884 concave Southeast, having of radius 449.26 feet and a
885 central angle of 1°13'25"; thence departing said
886 Easterly line and on said North Right of Way line and
887 on the arc of said curve a distance of 9.59 feet said
888 arc being subtended by a chord which bears S 75°39'19"
889 W, a distance of 9.59 feet to a point on the North
890 Right of Way line of Jefferson Street (75 foot Right
891 of Way) as shown on North Yulee as recorded in Plat

892 Book 2, Page 26 of the aforesaid Public Records;
893 thence departing said North Right of Way line of Pages
894 Dairy Road and on said North Right of Way line of
895 Jefferson Street, N 89°26'08" W, a distance 1639.13
896 feet to the Southeast corner of those lands described
897 in Official Record Book 325, Page 159 of said Public
898 Records; thence departing said North Right of Way line
899 and on the Easterly line of said lands, N 28°15'16" W,
900 a distance 2192.02 feet to the Northeast corner of
901 said lands said point also being on the Easterly line
902 of those lands described in Official Record Book 1629,
903 Page 1511 of said Public Records; thence departing
904 said Easterly line and on said Easterly line of those
905 lands described in Official Record Book 1629, Page
906 1511 and on the Easterly line of those lands described
907 in Official Record Book 1974, Page 625 of said Public
908 Records, N 44°18'02" E, a distance 1176.85 feet to the
909 Northeast corner of said lands; thence departing said
910 Easterly line and on the Northerly line of said lands
911 and the Northwesterly prolongation thereof, N
912 46°33'16" W, a distance 4615.27 feet to the Northeast
913 corner of those lands described in Official Record
914 Book 1871, Page 1833 of said Public Records; thence
915 departing said Northwesterly prolongation line and on
916 the Westerly line and Southerly line of said lands for

917 the next 2 courses, S 43°49'29" W, a distance 2150.02
918 feet; thence S 46°10'48" E, a distance 965.65 feet to
919 the Northwest corner of those lands described in
920 Official Record Book 1560, Page 1741 of said Public
921 Records; thence departing said Southerly line and on
922 the Westerly line of said lands, S 44°45'43" W, a
923 distance 784.92 feet to a point on the Northeasterly
924 Right of Way line of U.S. Highway No. 17 (Variable
925 Width Right of Way); thence departing said Westerly
926 line and on said Northeasterly Right of Way line for
927 the next 3 courses, N 45°55'39" W, a distance 1717.93
928 feet to the beginning of a curve, concave Northeast,
929 having a radius of 5629.65 feet and a central angle of
930 7°10'00"; thence on the arc of said curve a distance
931 of 704.17 feet said arc being subtended by a chord
932 which bears N 42°20'39" W, a distance of 703.71 feet
933 to the curves end; thence N 38°45'39" W, a distance
934 2470.26 feet to a point on the Easterly line of those
935 lands described in Official Record Book 1910, Page
936 1533 of the aforesaid Public Records; thence departing
937 said Northeasterly Right of Way line and on said
938 Easterly line and on the Northeasterly prolongation
939 thereof, N 49°42'18" E, a distance 446.92 feet to the
940 Southwest corner of those lands described in Official
941 Record Book 697, Page 547 of said Public Records;

942 thence departing said Northeasterly prolongation line
 943 and on the Southerly line of said lands and on the
 944 Southeasterly prolongation thereof, S 45°06'08" E, a
 945 distance 1089.00 feet to the Southeast corner of those
 946 lands described in Official Record Book 2056, Page 790
 947 of said Public Records; thence departing said
 948 Southeasterly prolongation line and on the Easterly
 949 line of said lands and on the Northeasterly
 950 prolongation thereof, N 44°53'52" E, a distance
 951 2046.00 feet to the Northeast corner of those lands
 952 described in Official Record Book 762, Page 958 of
 953 said Public Records; thence departing said
 954 Northeasterly prolongation line and on the Northerly
 955 line of said lands and on the Northwesterly
 956 prolongation thereof, N 45°06'08" W, a distance
 957 2178.00 feet to the Northwest corner of those lands
 958 described in Official Record Book 590, Page 920 of
 959 said Public Records; thence departing said
 960 Northwesterly prolongation line and on the Westerly
 961 line of said lands, S 44°53'52" W, a distance 2046.00
 962 feet to the Southwest corner of said lands; thence
 963 departing said Westerly line and on the Southerly line
 964 of said lands and on the Southeasterly prolongation
 965 thereof, S 45°06'08" E, a distance 822.96 feet to a
 966 point on the Westerly line of those lands described in

967 Official Record Book 1961, Page 1186 of said Public
968 Records; thence departing said Southeasterly
969 prolongation line and on the Westerly line of said
970 lands and the Southwesterly prolongation thereof, S
971 50°46'31" W, a distance 417.39 feet to a point on the
972 aforesaid Northeasterly Right of Way line of U.S.
973 Highway No. 17; thence departing said Southwesterly
974 prolongation line and on said Northeasterly Right of
975 Way line for the next 3 courses, N 38°45'39" W, a
976 distance 897.57 feet to the beginning of a curve,
977 concave Northeast, having a radius of 5629.65 feet and
978 a central angle of 5°53'00"; thence on the arc of said
979 curve a distance of 578.07 feet said arc being
980 subtended by a chord which bears N 35°49'09" W, a
981 distance of 577.82 feet to the curves end; thence N
982 32°52'39" W, a distance 2569.25 feet to the Southeast
983 corner of those lands described in Official Record
984 Book 87, Page 429 of the aforesaid Public Records;
985 thence departing said Northeasterly Right of Way line
986 and on the Easterly line, Northerly line, and the
987 Westerly line of said lands for the next 3 courses, N
988 57°07'21" E, a distance 208.70 feet; thence N
989 32°52'39" W, a distance 208.70 feet; thence S
990 57°07'21" W, a distance 208.70 feet to a point on the
991 aforesaid Northeasterly Right of Way line of U.S.

992 Highway No. 17; thence departing said Westerly line
 993 and on said Northeasterly Right of Way line, N
 994 32°52'39" W, a distance 1163.92 feet to the Southeast
 995 corner of those lands described in Official Record
 996 Book 756, Page 587 of the aforesaid Public Records;
 997 thence departing said Northeasterly Right of Way line
 998 and on the Easterly line of said lands, N 57°07'21" E,
 999 a distance 85.00 feet to the Southwest corner of those
 1000 lands described in Official Record Book 309, Page 673
 1001 of said Public Records; thence departing said Easterly
 1002 line and on the Southerly of said lands and on the
 1003 Southeasterly prolongation thereof, S 54°09'58" E, a
 1004 distance 1053.12 feet to the Southeast corner of those
 1005 lands described in Official Record Book 1131, Page
 1006 1698 of said Public Records; thence departing said
 1007 Southeasterly prolongation line and on the Easterly
 1008 line of said lands and on the Northeasterly
 1009 prolongation thereof, N 57°00'06" E, a distance 909.57
 1010 feet to the Northeast corner of those lands described
 1011 in Official Record Book 1171, Page 330 of said Public
 1012 Records; thence departing said Northeasterly
 1013 prolongation line and on the Northerly line of said
 1014 lands and on the Northwesterly prolongation thereof, N
 1015 32°52'44" W, a distance 1651.85 feet to the Northwest
 1016 corner of those lands described in Official Record

1017 Book 725, Page 172 of said Public Records; thence
 1018 departing said Northwesterly prolongation line and on
 1019 the Westerly line of said lands, S 46°25'51" W, a
 1020 distance 1401.20 feet to the Point of Beginning.

1021
 1022 Together with:

1023
 1024 Crandall Road as being described below:

1025
 1026 Crandall Road

1027
 1028 A parcel of land, being a portion of Sections 31, 32,
 1029 33 and the William Fox Grant, Township 4 North, Range
 1030 26 East, and being a portion of the Spicer S.
 1031 Christopher Grant and J. Smith Grant, Section 47, the
 1032 Spicer S. Christopher Grant, Section 48 and the Heirs
 1033 of E. Waterman Mill Grant, Section 50, all in Township
 1034 3 North, Range 27 East, Nassau County, Florida and
 1035 being more particularly described as follows:

1036
 1037 Begin at the intersection of the Northeasterly Right-
 1038 of-Way line of U.S. Highway No. 17 (a 137.50 foot
 1039 Right-of-Way at this point) and the Easterly Right-of-
 1040 Way line of Crandall Road (a 40 foot County Maintained
 1041 Right-of-Way); thence on said Northeasterly Right-of-

1042 Way line, thence N 32°52'39" W, a distance 40.71 feet
 1043 to a point on the Westerly Right-of-Way line of said
 1044 Crandall Road; thence departing said Northeasterly
 1045 Right-of-Way line and on said Westerly Right-of-Way
 1046 line and on the Northerly Right-of-Way line and the
 1047 Easterly Right-of-Way line of said Crandall Road for
 1048 the next 29 courses, N 46°25'51" E, a distance of
 1049 481.84 feet; thence N 32°05'53" E, a distance of
 1050 2418.72 feet to the beginning of a curve, concave
 1051 Northwest, having a radius of 980.00 feet and a
 1052 central angle of 20°18'59"; thence on the arc of said
 1053 curve a distance of 347.50 feet said arc being
 1054 subtended by a chord which bears N 21°56'23" E, a
 1055 distance of 345.68 feet to the curves end; thence N
 1056 11°46'53" E, a distance of 3953.5 feet; thence N
 1057 13°38'05" E, a distance of 600.31 feet; thence N
 1058 15°36'12" E, a distance of 2912.08 feet; thence N
 1059 16°05'53" E, a distance of 2532.7 feet; thence N
 1060 17°11'45" E, a distance of 3439.63 feet; thence N
 1061 16°50'41" E, a distance of 1216.59 feet; thence N
 1062 13°33'13" E, a distance of 248.97 feet; thence N
 1063 05°39'41" E, a distance of 496.30 feet; thence N
 1064 11°34'20" E, a distance of 209.7 feet to the beginning
 1065 of a curve, concave Southeast, having a radius of
 1066 320.00 feet and a central angle of 28°06'20"; thence

1067 on the arc of said curve a distance of 156.97 feet
 1068 said arc being subtended by a chord which bears N
 1069 25°37'30" E, a distance of 155.40 feet to the curves
 1070 end; thence N 39°40'40" E, a distance of 158.24 feet;
 1071 thence S 50°19'20" E, a distance of 40.00 feet; thence
 1072 S 39°40'40" W, a distance of 158.24 feet to the
 1073 beginning of a curve, concave Southeast, having a
 1074 radius of 280.00 feet and a central angle of
 1075 28°06'20"; thence on the arc of said curve a distance
 1076 of 137.35 feet said arc being subtended by a chord
 1077 which bears S 25°37'30" W, a distance of 135.98 feet
 1078 to the curves end; thence S 11°34'20" W, a distance of
 1079 207.64 feet; thence S 05°39'41" W, a distance of
 1080 496.99 feet; thence S 13°33'13" W, a distance of
 1081 252.88 feet; thence S 16°50'41" W, a distance of
 1082 1217.86 feet; thence S 17°11'45" W, a distance of
 1083 3439.37 feet; thence S 16°05'53" W, a distance of
 1084 2532.14 feet; thence S 15°36'12" W, a distance of
 1085 2911.22 feet; thence S 13°38'05" W, a distance of
 1086 598.98 feet; thence S 11°46'53" W, a distance of
 1087 3952.85 feet to the beginning of a curve, concave
 1088 Northwest, having a radius of 1020.00 feet and a
 1089 central angle of 20°18'59"; thence on the arc of said
 1090 curve a distance of 361.68 feet said arc being
 1091 subtended by a chord which bears S 21°56'23" W, a

1092 distance of 359.79 feet to the curves end; thence S
 1093 32°05'53" W, a distance of 2423.75 feet; thence S
 1094 46°25'51" W, a distance of 494.42 feet to the Point of
 1095 Beginning.

1096
 1097 Less and Except:

1098
 1099 Those lands described in Official Records Book 235,
 1100 Page 149 and Official Records Book 609, Page 780 all
 1101 of the Public Records of Nassau County, Florida.

1102
 1103 Parcel 3

1104
 1105 A parcel of land, being a portion of Sections 1, 2, 11
 1106 and the Heirs of E. Waterman Grant, Section 41, lying
 1107 Northerly of County Road No. 108, Westerly of CSX
 1108 Railroad Right-of-Way, and Easterly of Interstate I-
 1109 95, Township 3 North, Range 26 East, Nassau County,
 1110 Florida, and being more particularly described as
 1111 follows:

1112
 1113 Commence at the Southwest corner of said Section 1;
 1114 thence on the South line of said Section 1, N
 1115 89°47'06" E, a distance of 397.04 feet to a point on
 1116 the Southwesterly Right-of-Way line of CSX Railroad (a

1117 variable width Right-of-Way); said point also being
 1118 the Point of Beginning; thence departing said South
 1119 line and on said Southwesterly Right-of-Way line, N
 1120 32°54'39" W, a distance of 1660.86 feet, to the
 1121 Southeast corner of those lands as described in
 1122 Official Records 260, Page 357, of the Public Records
 1123 of Nassau County, Florida; thence departing said
 1124 Southwesterly Right-of-Way line and on the South line
 1125 of said lands, S 89°14'18" W, a distance of 173.85
 1126 feet to a point the Southwest corner of said lands;
 1127 thence departing said South line and on the West line
 1128 of said lands, N 32°54'39" W, a distance of 500.00
 1129 feet to the Northwest corner of said lands; thence
 1130 departing said West line and on the North line of said
 1131 lands, N 89°14'18" E, a distance of 173.85 feet to a
 1132 point on the aforesaid Southwesterly Right-of-Way line
 1133 of CSX Railroad; thence departing said North line and
 1134 on said Southwesterly Right-of-Way line, N 32°54'39"
 1135 W, a distance of 890.93 feet to a point on the
 1136 Northeasterly Right-of-Way line of Interstate I-95 (a
 1137 variable width Limited Access Right-of-Way); thence
 1138 departing said Southwesterly Right-of-Way and on said
 1139 Northeasterly Right-of-Way line, for the next 3
 1140 courses; thence S 24°42'34" W, a distance of 1926.46
 1141 feet to the beginning of a curve, concave Easterly,

1142 having a radius of 6769.49 feet and a central angle of
1143 41°19'33"; thence on the arc of said curve a distance
1144 of 4882.64 feet said arc being subtended by a chord
1145 which bears S 04°02'47" W, a distance of 4777.49 feet
1146 to the curves end; thence S 16°36'59" E, a distance of
1147 531.21 feet to a point on the Northerly Right-of-Way
1148 line of County Road No. 108 (a 80 foot Right-of-Way);
1149 thence departing said Northeasterly Right-of-Way line
1150 and on said Northerly Right-of-Way line for the next 2
1151 courses; thence S 66°36'32" E, a distance of 589.65
1152 feet; thence S 72°26'59" E, a distance of 6784.16 feet
1153 to the intersection of said Northerly Right-of-Way
1154 line and aforesaid Southwesterly Right-of-Way line of
1155 CSX Railroad; thence departing said Northerly Right-
1156 of-Way line and on said Southwesterly Right-of-Way
1157 line of CSX Railroad for the next 2 courses; N
1158 32°53'09" W, a distance of 5384.64 feet; thence N
1159 32°54'39" W, a distance of 2645.20 feet to the Point
1160 of Beginning.

1161
1162 Less and Except:

1163
1164 Those lands as described in Official Records 942, Page
1165 384, Official Records 594, Page 1111, Official Records
1166 883, Page 1590, Official Records 1567, Page 1597,

1167 Official Records 279, Page 615, (Official Records
 1168 1750, Page 132, Parcel 11) and (Official Records 1750,
 1169 Page 132, Parcel 12)

1171 Parcel 4

1173 A parcel of land, being a portion of Sections 11, 14,
 1174 23 and the N. Wildes Grant, Section 39 and the Heirs
 1175 of E. Waterman Grant, Section 41, Township 3 North,
 1176 Range 26 East,

1177
 1178 and being a portion of the Heirs of E. Waterman Mill
 1179 Grant, Section 44 and the E. Waterman Mill Grant,
 1180 Section 50 and the John Carr Grant, section 56,
 1181 Township 3 North, Range 27 East, lying Southerly of
 1182 County Road No. 108, Westerly of CSX Railroad, and
 1183 Easterly of Interstate I-95, Nassau County, Florida,
 1184 and being more particularly described as follows:

1185
 1186 Commence at the Northwest corner of the Heirs of E.
 1187 Waterman Grant, Section 41, Township 3 North, Range 26
 1188 East; thence on the West line of said Section 41, S
 1189 01°08'09" E, a distance of 5354.74 feet to a point on
 1190 the Southerly Right-of-Way line of County Road No. 108
 1191 (a 80 foot Right-of-Way) and the Point of Beginning;

1192 thence departing said West line and on said Southerly
 1193 Right-of-Way line, S 72°26'59" E, a distance of
 1194 4950.42 feet to point on the Southwesterly Right-of-
 1195 Way line of CSX Railroad (a variable width Right-of-
 1196 Way); thence departing said Southerly Right-of-Way
 1197 line and on said Southwesterly Right-of-Way line for
 1198 the next 3 courses, S 32°53'09" E, a distance of
 1199 1338.21 feet; thence S 32°57'39" E, a distance of
 1200 2740.73 feet; thence S 32°52'39" E, a distance of
 1201 1038.25 feet to the Northeast corner of those lands as
 1202 described in Official Records 1232, Page 954, of the
 1203 Public Records of Nassau County, Florida; thence
 1204 departing said Southwesterly Right-of-Way line and on
 1205 the Northerly line of said lands, S 57°07'21" W, a
 1206 distance of 158.00 feet to the Northwest corner of
 1207 said lands; thence departing said Northerly line and
 1208 on the Westerly line of said lands, and on the
 1209 Westerly line of those lands as described in Official
 1210 Records 875, Page 1070, of said Public Records, S
 1211 40°05'39" E, a distance of 320.00 feet to the
 1212 Southwest corner of said lands; thence departing said
 1213 Westerly line and on the Southerly line of said lands,
 1214 N 57°07'21" E, a distance of 117.80 feet to a point on
 1215 aforesaid Southwesterly Right-of-Way line of the CSX
 1216 Railroad; thence departing said Southerly line and on

1217 said Southwesterly Right-of-Way line for the next 3
1218 courses, S 32°52'39" E, a distance of 4678.98 feet to
1219 the beginning of a curve, concave Northeast, having a
1220 radius of 5967.15 feet and a central angle of
1221 5°53'00"; thence on the arc of said curve a distance
1222 of 612.73 feet said arc being subtended by a chord
1223 which bears S 35°49'09" E, a distance of 612.46 feet
1224 to the curves end; thence S 38°45'39" E, a distance of
1225 12456.99 feet to the Northeast corner of those lands
1226 described in Official Record Book 715, Page 1293 of
1227 the Public Records of Nassau County, Florida; thence
1228 departing said Southwesterly Right of Way line and on
1229 the North line of said lands, S 72°16'23" W, a
1230 distance of 1557.25 feet to the Northwest corner of
1231 said lands; thence departing said North line and on
1232 the Westerly of said lands the next 2 courses and on
1233 the Westerly line of those lands described in Official
1234 Record Book 1205, Page 1158 of said Public Records,
1235 thence S 13°25'59" W, a distance of 461.74 feet;
1236 thence S 11°04'43" E, a distance of 85.85 feet to the
1237 Southwest corner of said lands; thence departing said
1238 Westerly line and on the Southerly line of said lands,
1239 N 72°19'49" E, a distance of 44.42 feet to a point on
1240 the Westerly line of those lands described in Official
1241 Record Book 826, Page 1117 of said Public Records;

1242 thence departing said Southerly line and on said
1243 Westerly line for the next 2 courses, S 32°37'18" W, a
1244 distance of 48.23 feet; thence S 31°02'03" E, a
1245 distance of 30.01 feet to the Southwest corner of said
1246 lands; thence departing said Westerly line and on the
1247 Southerly line of said lands, N 72°18'45" E, a
1248 distance of 43.74 feet to the Northwest corner of
1249 those lands described in Official Record Book 1588,
1250 Page 1340 of said Public Records said point being on a
1251 curve, concave Northeast, having a radius of 457.48
1252 feet and a central angle of 26°44'58"; thence on the
1253 Westerly line of said lands and the arc of said curve
1254 for the next 2 courses, a distance of 213.58 feet said
1255 arc being subtended by a chord which bears S 50°22'02"
1256 E, a distance of 211.65 feet to the curves end; thence
1257 S 69°51'30" E, a distance of 259.80 feet to the
1258 Southwest corner of said lands said point also being
1259 on the Northerly Right of way line of State Road No.
1260 200 (A1A) (184 foot Right of Way); thence departing
1261 said Westerly line and on said Northerly Right of way
1262 line, S 76°05'01" W, a distance of 511.09 feet to the
1263 Southeast corner of those lands described in Official
1264 Record Book 142, Page 441 of the aforesaid Public
1265 Records; thence departing said Northerly Right of way
1266 line and on the East line of said lands, N 17°43'59"

1267 W, a distance of 206.66 feet to the Northeast corner
 1268 of said lands; thence departing said East line and on
 1269 the North line of said lands, S 72°16'01" W, a
 1270 distance of 99.78 feet to the Northwest corner of said
 1271 lands; thence departing said North line and on the
 1272 West line of said lands, S 17°43'59" E, a distance of
 1273 200.00 feet to the Southwest corner of said lands said
 1274 point also being on the aforesaid Northerly Right of
 1275 Way line State Road No. 200 (A1A); thence departing
 1276 said West line and on said Northerly Right of Way
 1277 line, S 76°05'01" W, a distance of 60.13 feet to the
 1278 Southeast corner of Tax I.D. No. 44-2N-27-0000-0003-
 1279 0080 of the Property Appraiser's Office of Nassau
 1280 County, Florida; thence departing said Northerly Right
 1281 of Way line and on the East line of Tax I.D. No. 44-
 1282 2N-27-0000-0003-0080 and Tax I.D. No. 44-2N-27-0000-
 1283 0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0010, N
 1284 17°43'59" W, a distance of 256.00 feet to the
 1285 Northeast corner of said Tax I.D. No. 44-2N-27-0000-
 1286 0003-0000; thence departing said East line and on the
 1287 North line of said Tax I.D. No. 44-2N-27-0000-0003-
 1288 0000 and Tax I.D. No. 44-2N-27-0000-0003-0030 and Tax
 1289 I.D. No. 44-2N-27-0000-0006-0000, S 70°03'50" W, a
 1290 distance of 522.00 feet to the Northwest corner of
 1291 said Tax I.D. No. 44-2N-27-0000-0006-0000; thence

1292 departing said North line and on the West line of said
1293 Tax I.D. No. 44-2N-27-0000-0006-0000 and Tax I.D. No.
1294 44-2N-27-0000-0008-0000, S 17°05'59" E, a distance of
1295 201.00 feet to the Southeast corner of said Tax I.D.
1296 No. 44-2N-27-0000-0008-0000 said point also being on
1297 the aforesaid Northerly Right of Way line State Road
1298 No. 200 (A1A); thence departing said West line and on
1299 said Northerly Right of Way line for the next 3
1300 courses, S 76°05'01" W, a distance of 2180.25 feet to
1301 the beginning of a curve, concave Southeast, having a
1302 radius of 17312.73 feet and a central angle of
1303 3°46'03"; thence on the arc of said curve a distance
1304 of 1138.42 feet said arc being subtended by a chord
1305 which bears S 74°11'59" W, a distance of 1138.22 feet
1306 to the curves end; thence S 72°19'01" W, a distance of
1307 5100.21 feet to the Southeast corner of those lands
1308 described in Official Record Book 408, Page 695 of the
1309 aforesaid Public Records; thence departing said
1310 Northerly Right of way line and on the Easterly line
1311 of said lands, N 17°40'59" W, a distance of 595.24
1312 feet to the Northeast corner of said lands; thence
1313 departing said Easterly line and on the Northerly line
1314 of said lands and the Northerly line of those lands
1315 described in Official Record Book 1782, Page 1450 and
1316 Official Record Book 1484, Page 1762 of the said

1317 Public Records for the next 2 courses, S 72°15'36" W,
 1318 a distance of 818.28 feet; thence S 89°00'37" W, a
 1319 distance of 840.96 feet to a Northeast corner of last
 1320 said lands; thence departing said Northerly line and
 1321 on the Easterly line of said lands, N 16°36'59" W, a
 1322 distance of 1241.54 feet to the most Northeast corner
 1323 of said lands; thence departing said Easterly line and
 1324 on the most Northerly line of said lands, S 73°23'30"
 1325 W, a distance of 1172.26 feet to the Northwest corner
 1326 of said lands said point being on the Easterly Limited
 1327 Access Right of Way line of Interstate 95 (Variable
 1328 Width Limited Access Right of Way); thence departing
 1329 said most Northerly line and on said Easterly Limited
 1330 Access Right of Way line for the next 3 courses, N
 1331 16°36'59" W, a distance of 13466.15 feet; thence N
 1332 73°23'01" E, a distance of 25.00 feet; thence N
 1333 16°36'59" W, a distance of 518.67 feet to a point on
 1334 the South line of Henry Young Grant, Section 40,
 1335 Township 3 North, Range 26 East, Nassau County,
 1336 Florida; thence departing said Easterly Limited Access
 1337 Right of Way line and on said South line, S 85°14'18"
 1338 E, a distance of 2011.92 feet to the Southeast corner
 1339 of said Section 40 said point also being on the East
 1340 line of the N. Wildes Grant, Section 39, Township 3
 1341 North, Range 26 East, Nassau County, Florida; thence

1342 departing said South line and on said East line, S
 1343 04°52'08" W, a distance of 1450.42 feet to the
 1344 Southwest corner of said Section 39; thence departing
 1345 said East line and on the South line of said Section
 1346 39 and on the South line of N. Wildes Grant, Section
 1347 57, Township 3 North, Range 27 East, Nassau County,
 1348 Florida, S 88°54'50" E, a distance of 4785.65 feet to
 1349 the Southeast corner of said Section 57; thence
 1350 departing said South line and on the East line of said
 1351 Section 57, N 04°00'16" E, a distance of 3135.18 feet
 1352 to the Northeast corner of said Section 57; thence
 1353 departing said East line and on the North line of said
 1354 Section 57, N 84°41'50" W, a distance of 2194.99 feet
 1355 to Northwest corner of said Section 57 said point also
 1356 being the Northeast corner of the N. Wildes Grant,
 1357 Section 39, Township 3 North, Range 26 East, Nassau
 1358 County, Florida; thence departing said North line, and
 1359 on the North line of said Section 39, N 85°35'46" W, a
 1360 distance of 2543.35 feet to the Northwest corner of
 1361 said Section 39 said point also being the Northeast
 1362 corner of the Henry Young Grant, Section 40, Township
 1363 3 North, Range 26 East; thence departing said North
 1364 line and on the North line of said Section 40, N
 1365 85°07'42" W, a distance of 2359.91 feet to a point on
 1366 the Northeasterly Right-of-Way line of Interstate I-95

1367 | (a variable width Limited Access Right-of-Way); thence
 1368 | departing said North line and on said Northeasterly
 1369 | Right-of-Way line for the next 4 courses, N 16°36'59"
 1370 | W, a distance of 1294.85 feet; thence S 73°23'01" W, a
 1371 | distance of 261.65 feet; thence N 31°39'00" W, a
 1372 | distance of 626.48 feet; thence N 16°36'59" W, a
 1373 | distance of 6817.56 feet to a point on the Southerly
 1374 | Right-of-Way line of aforesaid County Road No. 108;
 1375 | thence departing said Northeasterly Right-of-Way line
 1376 | and on said Southerly Right-of-Way line for the next 2
 1377 | courses, S 77°22'21" E, a distance of 466.13 feet;
 1378 | thence S 72°26'59" E, a distance of 1930.57 feet to
 1379 | the Point of Beginning.

1380 |
 1381 | Less and Except:

1382 |
 1383 | Those lands described in Official Records Book 1981,
 1384 | Page 109 (School Site) and Official Records Book 1981,
 1385 | Page 172 (90 foot Roadway Parcel "A" and 81 foot
 1386 | Roadway Parcel "B") all of the Public Records of
 1387 | Nassau County, Florida.

1388 |
 1389 | Also Less and Except:

1390 |

1391 Lot 1 as shown on Plat of Market Street Office Site as
 1392 recorded in Plat Book 8, Pages 156 - 160 of the Public
 1393 Records of Nassau County, Florida.

1394
 1395 Parcel 5

1396
 1397 A parcel of land, being a portion of Sections 6, 7 and
 1398 the Heirs of E. Waterman Mill Grant, Section 44,
 1399 Township 2 North, Range 27 East, Nassau County,
 1400 Florida, and being more particularly described as
 1401 follows:

1402
 1403 Begin at the Southeast corner of Heirs of E. Waterman
 1404 Mill Grant, Section 44, Township 2 North, Range 27
 1405 East, Nassau County, Florida; thence on the South line
 1406 of said Section 44, S 88°51'21" W, a distance of
 1407 3142.74 feet to the Northeast corner of Section 6,
 1408 Township 2 North, Range 27 East, Nassau County,
 1409 Florida; thence departing said South line and on the
 1410 East line of said Section 6, S 00°39'07" W, a distance
 1411 of 973.20 feet to the Southeast corner of said Section
 1412 6 said point also being the Northeast corner of
 1413 Section 7, Township 2 North, Range 27 East, Nassau
 1414 County, Florida; thence departing said East line and
 1415 on the East line of said Section 7, S 00°35'09" E, a

1416 distance of 570.02 feet to a point on the
1417 Northeasterly Right of Way line of William Burgess
1418 Boulevard (100 foot Right of Way) said point also
1419 being on a curve, concave Northeast, having a radius
1420 of 595.00 feet and a central angle of 47°04'42";
1421 thence departing said East line and on said
1422 Northeasterly Right of Way line and on the arc of said
1423 curve for the next 8 courses a distance of 488.89 feet
1424 said arc being subtended by a chord which bears N
1425 25°01'39" W, a distance of 475.26 feet to the curves
1426 end; thence N 01°29'18" W, a distance of 887.57 feet
1427 to the beginning of a curve, concave Southwest, having
1428 a radius of 450.00 feet and a central angle of
1429 56°32'45"; thence on the arc of said curve a distance
1430 of 444.11 feet said arc being subtended by a chord
1431 which bears N 29°45'40" W, a distance of 426.30 feet
1432 to the curves end; thence N 58°02'03" W, a distance of
1433 655.42 feet to the beginning of a curve, concave
1434 Southwest, having a radius of 725.00 feet and a
1435 central angle of 13°30'21"; thence on the arc of said
1436 curve a distance of 170.90 feet said arc being
1437 subtended by a chord which bears N 64°47'21" W, a
1438 distance of 170.50 feet to the curves end; thence N
1439 71°32'24" W, a distance of 964.03 feet to the
1440 beginning of a curve, concave Northeast, having a

1441 radius of 255.32 feet and a central angle of
1442 53°48'49"; thence on the arc of said curve a distance
1443 of 239.80 feet said arc being subtended by a chord
1444 which bears N 44°37'59" W, a distance of 231.09 feet
1445 to the curves end; thence N 17°43'35" W, a distance of
1446 230.01 feet to a point on the Southerly Right of way
1447 line of State Road No. 200 (A1A) (184 foot Right of
1448 Way); thence departing said Northeasterly Right of Way
1449 line and said Southerly Right of way line N 72°19'01"
1450 E, a distance of 629.04 feet to the Northeast corner
1451 of those lands described in Official Record Book 235,
1452 Page 514 of the Public Records of Nassau County,
1453 Florida; thence departing said Southerly Right of way
1454 line and on the Westerly line of said lands, S
1455 17°40'59" E, a distance of 800.00 feet to the
1456 Southeast corner of said lands; thence departing said
1457 Westerly line and on the Southerly line of said lands,
1458 N 72°19'01" E, a distance of 800.00 feet to the
1459 Southeast corner of said lands; thence departing said
1460 Southerly line and on the Easterly line of said lands,
1461 N 17°40'59" W, a distance of 800.00 feet to the
1462 Northeast corner of said lands said point being on the
1463 aforesaid Southerly Right of way line of State Road
1464 No. 200 (A1A); thence departing said Easterly line and
1465 on said Southerly Right of way line for the next 3

1466 courses, N 72°19'01" E, a distance of 2918.12 feet to
1467 the beginning of a curve, concave Southeast, having a
1468 radius of 17128.73 feet; and a central angle of
1469 03°46'00"; thence on the arc of said curve a distance
1470 of 1126.06 feet said arc being subtended by a chord
1471 which bears N 74°12'01" E, a distance of 1125.85 feet
1472 to the curves end; thence N 76°05'01" E, a distance of
1473 2201.73 feet to the Northwest corner of those lands
1474 described in Official Record Book 739, Page 1054 of
1475 the aforesaid Public Records; thence departing said
1476 Southerly Right of way line and on the West line of
1477 said lands and on the West line of Parcel No. 100-A as
1478 shown on Florida Department of Transportation Right of
1479 Way Map, Section No. 74060, State Road No. 200 (A1A),
1480 S 17°40'59" E, a distance of 517.51 feet to the
1481 Southwest corner of said Parcel 100-A; thence
1482 departing said West line and on the South line of said
1483 Parcel 100-A, N 72°11'36" E, a distance of 183.67 feet
1484 to the Northwest corner of Parcel 100-B of said
1485 Florida Department of Transportation Right of Way Map,
1486 Section No. 74060; thence departing said South line
1487 and on the West line of said Parcel 100-B, S 17°48'24"
1488 E, a distance of 73.85 feet to the Southwest corner of
1489 said Parcel 100-B; thence departing said West line and
1490 on the South line of said Parcel 100-B, N 72°11'36" E,

1491 a distance of 50.00 feet to the Southeast corner of
1492 said Parcel 100-B; thence departing said South line
1493 and on the East line of said Parcel 100-B, N 17°48'24"
1494 W, a distance of 73.85 feet to the Northeast corner of
1495 said Parcel 100-B said point also being on the
1496 aforesaid South line of Parcel 100-A; thence departing
1497 said East line and on said South line and on the
1498 Southerly and Easterly lines of said Parcel 100-A for
1499 the next 4 courses, N 72°11'36" E, a distance of 52.03
1500 feet; thence N 42°10'12" E, a distance of 531.94 feet;
1501 thence N 13°54'59" W, a distance of 160.22 feet;
1502 thence N 76°05'01" E, a distance of 675.00 feet;
1503 thence N 13°54'59" W, a distance of 40.00 feet to the
1504 aforesaid Southerly Right of way line of State Road
1505 No. 200 (A1A); thence departing said Easterly line and
1506 on said Southerly Right of way line for the next 2
1507 courses, N 76°05'01" E, a distance of 155.31 feet to
1508 the beginning of a curve, concave Northwest, having a
1509 radius of 1969.86 feet and a central angle of
1510 04°58'03"; thence on the arc of said curve a distance
1511 of 170.79 feet said arc being subtended by a chord
1512 which bears N 73°36'00" E, a distance of 170.73 feet
1513 to a point on the Westerly Right of way line of Oak
1514 Tree Lane; thence departing said Southerly Right of
1515 way line and on said Westerly Right of way line, S

1516 25°30'41" E, a distance of 53.14 feet to a point on
 1517 the Easterly line of the aforesaid Section 44, of
 1518 Heirs of E. Waterman Mill Grant; thence departing said
 1519 Westerly Right of way line and on said Easterly line
 1520 of said Section 44 for the next 6 courses, S
 1521 45°54'18" W, a distance of 1268.66 feet; thence S
 1522 42°41'32" W, a distance of 771.87 feet; thence N
 1523 86°46'11" W, a distance of 43.23 feet; thence S
 1524 03°05'38" W, a distance of 50.06 feet; thence S
 1525 43°57'52" W, a distance of 1279.55 feet; thence S
 1526 44°24'05" W, a distance of 1834.86 feet to the Point
 1527 of Beginning.

1528
 1529 Parcel 6

1530
 1531 A parcel of land, being a portion of Sections 6 and 7
 1532 and the Heirs of E. Waterman Mill Grant, Section 44,
 1533 Township 2 North, Range 27 East, Nassau County,
 1534 Florida, and being more particularly described as
 1535 follows:

1536
 1537 Begin at the intersection of the Southerly Right of
 1538 way line of State Road No. 200 (A1A) (184 foot Right
 1539 of Way) with the Southwesterly Right of Way line of
 1540 William Burgess Boulevard (100 foot Right of Way);

1541 thence on said Southwesterly Right of Way line for the
1542 next 8 courses, S 17°43'35" E, a distance of 230.08
1543 feet to the beginning of a curve, concave Northeast,
1544 having a radius of 355.32 feet and a central angle of
1545 53°48'49"; thence on the arc of said curve a distance
1546 of 333.73 feet said arc being subtended by a chord
1547 which bears S 44°37'59" E, a distance of 321.59 feet
1548 to the curves end; thence S 71°32'24" E, a distance of
1549 964.03 feet to the beginning of a curve, concave
1550 Southwest, having a radius of 625.00 feet and a
1551 central angle of 13°30'21"; thence on the arc of said
1552 curve a distance of 147.33 feet said arc being
1553 subtended by a chord which bears S 64°47'13" E, a
1554 distance of 146.98 feet to the curves end; thence S
1555 58°02'03" E, a distance of 655.42 feet to the
1556 beginning of a curve, concave Southwest, having a
1557 radius of 350.00 feet and a central angle of
1558 56°32'45"; thence on the arc of said curve a distance
1559 of 345.42 feet said arc being subtended by a chord
1560 which bears S 29°45'40" E, a distance of 331.57 feet
1561 to the curves end; thence S 01°29'18" E, a distance of
1562 887.57 feet to the beginning of a curve, concave
1563 Easterly, having a radius of 695.00 feet and a central
1564 angle of 3°40'38"; thence on the arc of said curve a
1565 distance of 44.61 feet said arc being subtended by a

1566 | chord which bears S 03°19'37" E, a distance of 44.60
 1567 | feet to a point on the Northeasterly line of those
 1568 | lands described in Official Record Book 936, Page 894
 1569 | of the Public Records of Nassau County, Florida;
 1570 | thence departing said Southwesterly Right of Way line
 1571 | and on said Northeasterly line, N 67°40'22" W, a
 1572 | distance of 479.97 feet to the most Northeasterly
 1573 | corner of said lands said point also being on the
 1574 | South line of Section 6, Township 2 North, Range 27
 1575 | East, Nassau County, Florida; thence departing said
 1576 | Northeasterly line and on the North line of said lands
 1577 | and on said South line of Section 6, S 89°40'42" W, a
 1578 | distance of 528.86 feet; thence departing said North
 1579 | line and said South line, N 00°06'22" W, a distance of
 1580 | 965.41 feet to a point on the North line of said
 1581 | Section 6; thence on said North line, S 89°20'06" W, a
 1582 | distance of 1071.37 feet to the Southeast corner of
 1583 | those lands described in Deed Book 81, Page 359 of the
 1584 | aforesaid Public Records; thence departing said North
 1585 | line and on the East line of said lands, N 00°39'54"
 1586 | W, a distance of 208.70 feet to the Northeast corner
 1587 | of said lands; thence departing said East line and on
 1588 | the North line of said lands, S 89°20'06" W, a
 1589 | distance of 208.70 feet to the Northwest corner of
 1590 | said lands said point also being the Northeast corner

1591 of those lands described in Official Record Book 513,
1592 Page 91 of said Public Records; thence departing said
1593 North line and on the Northerly line of said lands, S
1594 69°45'17" W, a distance of 94.87 feet to the Northwest
1595 corner of said lands said point also being on the
1596 Easterly Right of Way line of Harper Chapel Road and
1597 being on a curve, concave Northeast, having a radius
1598 of 126.27 feet and a central angle of 10°58'25";
1599 thence on the arc of said curve a distance of 24.18
1600 feet said arc being subtended by a chord which bears N
1601 23°10'12" W, a distance of 24.15 feet to the curves
1602 end; thence on said Easterly Right of Way line, N
1603 17°40'59" W' a distance of, 923.94 feet to a point on
1604 the aforesaid Southerly Right of way line of State
1605 Road No. 200 (A1A); thence departing said Easterly
1606 Right of Way line and on said Southerly Right of way
1607 line, N 72°19'01" E, a distance of 573.63 feet to the
1608 Point of Beginning.

1609
1610 Parcel 7

1611
1612 A parcel of land, being a portion of Section 12,
1613 Township 2 North, Range 26 East and being a portion of
1614 Sections 7 and 18, Township 2 North, Range 27 East,

1615 all in Nassau County, Florida, and being more
1616 particularly described as follows:

1617
1618 Begin at the Northwest corner of Section 7, Township 2
1619 North, Range 27 East, Nassau County, Florida; thence
1620 on the North line of said Section 7, N 88°16'03" E, a
1621 distance of 1986.88 feet to the Northeast corner of
1622 the East 1/2 of the Northeast 1/4 of the Northwest 1/4
1623 of said Section 7; thence departing said North line
1624 and on the East line of said East 1/2 of the Northeast
1625 1/4 of the Northwest 1/4 of Section 7 and the
1626 Southerly prolongation of said East line, S 02°07'48"
1627 E, a distance of 2244.22 feet to the Southwest corner
1628 of those lands described in Official Record Book 936,
1629 Page 894 of the Public Records of Nassau County,
1630 Florida; thence departing said Southerly prolongation
1631 of East line and on the South line of said lands, N
1632 88°02'22" E, a distance of 1654.64 feet to the
1633 Northwest corner of those lands described in Official
1634 Record Book 1376, Page 651 Well Site 1 of said Public
1635 Records; thence departing said South line and on the
1636 West line of said lands, S 01°57'38" E, a distance of
1637 800.00 feet to the Southwest corner of said lands;
1638 thence departing said West line and on the South line
1639 of said lands, N 88°02'22" E, a distance of 800.00

1640 feet to the Southeast corner of said lands; thence
1641 departing said South line and on the East line of said
1642 lands, N 01°57'38" W, a distance of 800.00 feet to the
1643 Northeast corner of said lands said point also being
1644 on the aforesaid South line of those lands described
1645 in Official Record Book 936, Page 894; thence
1646 departing said East line and on said South line, N
1647 88°02'22" E, a distance of 742.77 feet to the
1648 Southeast corner of said lands said point also being
1649 on the East line of aforesaid Section 7; thence
1650 departing said South line and on said East line of
1651 Section 7, S 00°35'09" E, a distance of 98.31 feet to
1652 the Northeast corner of those lands described in
1653 Official Record Book 1376, Page 651 Well Site 2 of
1654 aforesaid Public Records; thence departing said East
1655 line and on the North line of said lands, S 89°24'51"
1656 W, a distance of 200.00 feet to the Northwest corner
1657 of said lands; thence departing said North line and on
1658 the West line of said lands, S 00°35'09" E, a distance
1659 of 200.00 feet to the Southwest corner of said lands;
1660 thence departing said West line and on the South line
1661 of said lands, N 89°24'51" E, a distance of 200.00
1662 feet to the Southeast corner of said lands said point
1663 also being on the East line of aforesaid Section 7;
1664 thence departing said South line and on said East line

1665 of Section 7, S 00°35'09" E, a distance of 1487.09
 1666 feet to a point on the Northerly line of the Jno
 1667 Uptergrove Grant, Section 45, Township 2 North, Range
 1668 27 East, Nassau County, Florida; thence departing said
 1669 East line and on said Northerly line, S 67°24'50" W, a
 1670 distance of 610.19 feet to the Northwest corner of
 1671 said Section 45; thence departing said Northerly line
 1672 and on the Westerly line of said Section 45, S
 1673 22°35'10" E, a distance of 1511.79 feet to a point on
 1674 the East line of Section 18, Township 2 North, Range
 1675 27 East, Nassau County, Florida; thence departing said
 1676 Westerly line and on said East line, S 01°03'30" E, a
 1677 distance of 2228.05 feet to the Northeast corner of
 1678 those lands described in Official Record Book 1828,
 1679 Page 47 of the aforesaid Public Records; thence
 1680 departing said East line and on the North line of said
 1681 lands, N 89°00'13" W, a distance of 34.73 feet to the
 1682 Northwest corner of said lands; thence departing said
 1683 North line and on the Westerly lines of said lands for
 1684 the next 4 courses, S 00°58'51" W, a distance of
 1685 326.17 feet; thence S 18°22'50" W, a distance of
 1686 439.28 feet; thence S 00°24'30" W, a distance of
 1687 579.16 feet; thence S 10°13'00" E, a distance of
 1688 216.58 feet to a point on the Mean High Water Line of
 1689 the Nassau River said point being referred to as

1690 reference point "A"; thence departing said Westerly
1691 line and on said Mean High Water Line of the Nassau
1692 River, Westerly and Northerly, a distance of 4797 feet
1693 more or less to a point being on the Mean High Water
1694 Line of Plummer Creek said point also being referred
1695 to as reference point "B" said point having a tie line
1696 of, N 57°04'14" W, a distance of 2799.23 feet from
1697 said reference point "A"; thence departing said Mean
1698 High Water Line of the Nassau River and on said Mean
1699 High Water Line of Plummer Creek, Westerly and
1700 Northerly a distance of 2852 feet more or less to a
1701 point said point having a tie line of, N 52°09'11" W,
1702 a distance of 1897.00 feet from said reference point
1703 "B"; thence continue on said Mean High Water Line of
1704 Plummer Creek, N 62°30'17" W, a distance of 268.44
1705 feet to a point on the Easterly limited Access Right
1706 of Way line of Interstate 95 (variable width limited
1707 Access Right of Way) also said point being on a curve,
1708 concave Westerly, having a radius of 7789.44 feet and
1709 a central angle of 8°23'40"; thence departing said
1710 Mean High Water Line of Plummer Creek and on said
1711 Easterly limited Access Right of Way line and on the
1712 arc of said curve a distance of 1141.25 feet said arc
1713 being subtended by a chord which bears N 03°45'11" E,
1714 a distance of 1140.23 feet to the Southwest corner of

1715 those lands described in Official Record Book 364,
1716 Page 395 of the aforesaid Public Records; thence
1717 departing said Easterly limited Access Right of Way
1718 line and on the South line of said lands, N 89°14'13"
1719 E, a distance of 2893.20 feet to the Southeast corner
1720 of said lands; thence departing said South line and on
1721 the East line of said land, N 01°05'19" W, a distance
1722 of 1374.08 feet to the Northeast corner of said lands;
1723 thence departing said East line and on the North line
1724 of said lands, S 88°28'11" W, a distance of 1330.59
1725 feet to the Southeast corner of those lands described
1726 in Official Record Book 1376, Page 651 Well Site 5 of
1727 aforesaid Public Records; thence departing said North
1728 line and on the East line of said lands, N 01°31'49"
1729 W, a distance of 200.00 feet to the Northeast corner
1730 of said lands; thence departing said East line and on
1731 the North line of said lands, S 88°28'11" W, a
1732 distance of 200.00 feet to the Northwest corner of
1733 said lands; thence departing said North line and on
1734 the West line of said lands, S 01°31'49" E, a distance
1735 of 200.00 feet to the Southwest corner of said lands
1736 said point also being on the North line of the
1737 aforesaid lands described in Official Record Book 364,
1738 Page 395; thence departing said West line and on said
1739 North line S 88°28'11" W, a distance of 1462.62 feet

1740 to the Northwest corner of said lands said point also
 1741 being on the aforesaid Easterly limited Access Right
 1742 of Way line of Interstate 95 said point also being on
 1743 a curve, concave Southwest, having a radius of 7789.44
 1744 feet and a central angle of 6°18'57"; thence departing
 1745 said North line and on said Easterly limited Access
 1746 Right of Way line and on the arc of said curve for the
 1747 next 3 courses, a distance of 858.66 feet said arc
 1748 being subtended by a chord which bears N 13°27'30" W,
 1749 a distance of 858.23 feet to the curves end; thence N
 1750 16°36'59" W, a distance of 3196.48 feet; thence N
 1751 11°31'54" W, a distance of 74.27 feet to a point on
 1752 the North line of Section 12, Township 2 North, Range
 1753 26 East, Nassau County, Florida; thence departing said
 1754 Easterly limited Access Right of Way line and on said
 1755 North line, N 89°14'31" E, a distance of 67.91 feet to
 1756 the Point of Beginning.

1757
 1758 Less and Except:

1759
 1760 Those lands described in Official Records Book 1376,
 1761 Page 651 (Well Sites 3 and 4) of the Public Records of
 1762 Nassau County, Florida.

1763
 1764 Parcel 8

1765
1766 A parcel of land, being a portion of the John D.
1767 Vaughan Grant, Section 38, Township 2 North, Range 27
1768 East and being a portion of the John Lowe Mill Grant,
1769 Section 51 and the John D. Vaughan Grant, Section 52,
1770 Township 3 North, Range 27 East, all in Nassau County,
1771 Florida and being more particularly described as
1772 follows:
1773
1774 Begin at the Point of Curvature of CSX Transportation
1775 System Railroad (former Seaboard Air Line Railway
1776 Company per Right of Way and Track Map, Baldwin
1777 Branch, Dated: June 30, 1918, Sheet VO4275, 120 foot
1778 Right of Way); thence on the Southerly Right of Way
1779 line of said CSX Transportation System Railroad and on
1780 a curve, concave Southerly, having radius of 2804.94
1781 feet and a central angle of 26°12'02"; thence on the
1782 arc of said curve a distance of 1282.66 feet said arc
1783 being subtended by a chord which bears N 85°26'05" E,
1784 a distance of 1271.52 feet to the Northwest corner of
1785 those lands described in Official Records Book 1577,
1786 Page 1447, of the Public Records of Nassau County,
1787 Florida; thence departing said Southerly Right of Way
1788 line and on the Westerly of said lands, S 00°45'05" E,
1789 a distance of 51.15 feet to the Northwest corner of

1790 those lands described in Official Records Book 1231,
 1791 Page 541, Parcel 3, of said Public Records; thence
 1792 departing said Westerly line and on the Westerly line
 1793 of said lands described in Official Records Book 1231,
 1794 Page 541, Parcel 3, S 21°26'44" E, a distance of
 1795 1993.18 feet to the Southwest corner of said lands;
 1796 thence departing said Westerly line, S 29°50'31" E, a
 1797 distance of 864.91 feet to the Southwest corner of
 1798 those lands described in Official Records Book 1626,
 1799 Page 210, of said Public Records; thence S 35°51'31"
 1800 E, a distance of 566.46 feet to the Northwest corner
 1801 of those lands described in Official Records Book
 1802 1579, Page 453, Parcel 2, of said Public Records;
 1803 thence on the Westerly line of said lands and also
 1804 being on the Westerly line of those lands described in
 1805 Official Records Book 1671, Page 1626, of said Public
 1806 Records, S 15°59'57" E, a distance of 1375.26 feet to
 1807 the Southwest corner of said lands described in
 1808 Official Records Book 1671, Page 1626 said point also
 1809 being on the Northerly Right of Way line of State Road
 1810 No. 200 (per Florida Department of Transportation
 1811 Right of Way Map, Section 74060-2503, a Variable Width
 1812 Right of Way); thence departing said Westerly line and
 1813 on said Northerly Right of Way line for the next 3
 1814 courses, N 84°44'02" W, a distance of 1740.65 feet;

1815 thence N 81°09'27" W, a distance of 400.78 feet;
 1816 thence N 84°44'02" W, a distance of 207.38 feet to a
 1817 point on the Mean High Water Line of Lofton Creek said
 1818 point being referred to as reference point "H"; thence
 1819 departing said Northerly Right of Way line and on said
 1820 Mean High Water Line, Northerly a distance of 7551
 1821 feet more or less to the Southeast corner of those
 1822 lands described in Official Records Book 678, Page
 1823 699, Parcel C of aforesaid Public Records said point
 1824 having a tie line of, N 20°34'22" W, a distance of
 1825 3357.16 feet from said reference point "H"; thence
 1826 departing said Mean High Water Line and on the
 1827 Easterly line of said lands, N 24°03'26" W, a distance
 1828 of 717.45 feet to the Northeast corner of said lands
 1829 said point also being on the aforesaid Mean High Water
 1830 Line; thence departing said lands and on said Mean
 1831 High Water Line, thence N 22°30'09" E, a distance of
 1832 105.39 feet to a point on the aforesaid Southerly
 1833 Right of Way line of CSX Transportation System
 1834 Railroad; thence departing said Mean High Water Line
 1835 and on said Southerly Right of Way line, N 72°20'04"
 1836 E, a distance of 660.65 feet to the Point of
 1837 Beginning.
 1838
 1839 Parcel 9

1840
1841 A parcel of land, being a portion of Sections 25, 26,
1842 36 and the John Frazier Grant, Section 39, Township 4
1843 North, Range 26 East, Nassau County, Florida, and
1844 being more particularly described as follows:
1845
1846 Commence at the Southwest corner of Section 26,
1847 Township 4 North, Range 26 East, Nassau County,
1848 Florida; thence on the West line of said Section 26, N
1849 00°30'18" W, a distance of 1648.49 feet to a point on
1850 the Mean High Water Line of the St. Mary's River said
1851 point being referred to as reference point "A" and the
1852 Point of Beginning; thence departing said West line
1853 and on said Mean High Water Line of the St. Mary's
1854 River, Southeasterly a distance of 8022 feet more or
1855 less to a point on the Westerly Limited Access Right
1856 of Way line of Interstate 95 (variable width limited
1857 Access Right of Way) said point having a tie line of,
1858 S 68°37'45" E, a distance of 7483.47 feet from said
1859 point being referred to as reference point "A" and the
1860 Point of Beginning; thence departing said Mean High
1861 Water Line and on said Westerly Limited Access Right
1862 of Way line for the next 2 courses, N 30°46'08" E, a
1863 distance of 1027.28 feet; thence N 24°42'34" E, a
1864 distance of 208.67 feet to a point on the South line

1865 of Section 25, Township 4 North, Range 26 East, Nassau
 1866 County, Florida said point being referred to as
 1867 reference point "B"; thence departing said Westerly
 1868 Limited Access Right of Way line and on the Northerly
 1869 meander lines of Section 25, Township 4 North, Range
 1870 26 East, Nassau County, Florida, Northwesterly, a
 1871 distance of 2344 feet more or less to a point on the
 1872 Easterly line of the John Frazier Grant, Section 39,
 1873 Township 4 North, Range 26 East, Nassau County,
 1874 Florida said point being referred to as reference
 1875 point "C" said point having a tie line of, N 27°35'34"
 1876 W, a distance of 1874.93 feet from said point being
 1877 referred to as reference point "B"; thence departing
 1878 said Northerly meander line of Section 25 and on the
 1879 Easterly line of said Section 39, N 36°04'58" E, a
 1880 distance of 2323.66 feet to a point on the waters of
 1881 the St. Mary's River said point being referred to as
 1882 reference point "D"; thence departing said Easterly
 1883 line and on said waters of the St. Mary's River,
 1884 Northerly, a distance of 2089 feet more or less to a
 1885 point said point having a tie line of, N 56°11'22" W,
 1886 a distance of 1835.09 feet from said point being
 1887 referred to as reference point "D"; thence departing
 1888 said waters of the St. Mary's River, S 66°25'16" W, a
 1889 distance of 1223.70 feet to the waters of the St.

1890 Mary's River said point being referred to as reference
 1891 point "E"; thence on said waters of the St. Mary's
 1892 River, Southerly and Westerly, a distance of 6791 feet
 1893 more or less to the West line of the aforesaid Section
 1894 26 said point having a tie line of, S 81°13'49" W, a
 1895 distance of 5513.84 feet from said point being
 1896 referred to as reference point "E"; thence departing
 1897 said waters of the St. Mary's River and on said West
 1898 line, S 0°30'18" E, a distance of 1575.89 feet to the
 1899 Point of Beginning.

1900
 1901 Parcel 10

1902
 1903 A parcel of land, being a portion of Section 36,
 1904 Township 4 North, Range 26 East and being a portion of
 1905 the Charles Seton Grant, Section 37, Township 3 North,
 1906 Range 26 East and being a portion of the Spicer S.
 1907 Christopher Grant, Section 48, the Charles Seton
 1908 Grant, Section 49 and the he Heirs of E. Waterman Mill
 1909 Grant, Section 50, Township 3 North, Range 27 East,
 1910 Nassau County, Florida, and being more particularly
 1911 described as follows:

1912
 1913 Begin at the Southeast corner of Section 36, Township
 1914 4 North, Range 26 East, Nassau County, Florida; thence

1915 on the East line of Section 36, N 00°50'05" W, a
 1916 distance of 3453.89 feet to a point on the waters of
 1917 the St. Mary's River said point being referred to as
 1918 reference point "E"; thence departing said East line
 1919 and on said waters of the St. Mary's River,
 1920 Northwesterly, a distance of 2241 feet more or less to
 1921 a point on the North line of aforesaid Section 36 said
 1922 point having a tie line of, N 33°02'08" W, a distance
 1923 of 2109.99 feet from said point being referred to as
 1924 reference point "E"; thence departing said waters of
 1925 the St. Mary's River and on said North line, S
 1926 87°05'38" W, a distance of 1591.13 feet to a point on
 1927 the Easterly Limited Access Right of Way line of
 1928 Interstate 95 (Variable Width Right of Way); thence
 1929 departing said North line and on said Easterly Limited
 1930 Access Right of Way line for the next 3 courses, S
 1931 20°56'59" W, a distance of 1683.67 feet; thence S
 1932 24°42'34" W, a distance of 1200.00 feet; thence S
 1933 31°16'11" W, a distance of 148.73 feet to a point on
 1934 the Mean High Water Line of the St. Mary's River said
 1935 point being referred to as reference point "A"; thence
 1936 departing said Easterly Limited Access Right of Way
 1937 line and on said Mean High Water Line, Southeasterly a
 1938 distance of 2951 feet more or less to a point on the
 1939 Easterly line of the William Fox Grant Section 38,

1940 Township 4 North, Range 26 East, Nassau County,
 1941 Florida also said point being referred to as reference
 1942 point "F" said point having a tie line of, S 51°34'50"
 1943 E, a distance of 2855.64 feet from said point being
 1944 referred to as reference point "A"; thence departing
 1945 said the Mean High Water Line and on the said Easterly
 1946 line of Section 38, S 33°27'43" W, a distance of
 1947 748.66 feet to a point on the South line of aforesaid
 1948 Section 36; thence departing said Easterly line and on
 1949 said South line, N 88°44'44" E, a distance of 513.75
 1950 feet to a point on the aforesaid Mean High Water Line
 1951 of the St. Mary's River said point being referred to
 1952 as reference point "B"; thence departing said South
 1953 line and on said Mean High Water Line of the St.
 1954 Mary's River, Southeasterly, a distance of 5276 feet
 1955 more or less to a point on said Mean High Water Line
 1956 said point being referred to as reference point "C"
 1957 said point having a tie line of, S 36°30'52" E, a
 1958 distance of 4828.26 feet from said reference point
 1959 "B"; thence continue on said Mean High Water Line,
 1960 Northeasterly, a distance of 7051 feet more or less to
 1961 a point on the North line of Township 3 North, Range
 1962 26 East, Nassau County, Florida, said point also being
 1963 on said Mean High Water Line said point being referred
 1964 to as reference point "D" said point having a tie line

1965 of, N 49°38'32" E, a distance of 6131.74 feet from
 1966 said reference point "C"; thence departing said Mean
 1967 High Water Line of the St. Mary's River, Southwesterly
 1968 and Northwesterly, a distance of 9133 more or less to
 1969 the Point of Beginning said point having a tie line
 1970 of, S 89°28'22" W, a distance of 5913.35 feet said tie
 1971 line being the aforesaid North line of Township 3
 1972 North, Range 26 East, from said reference point "D";

1973
 1974 Parcel 11

1975
 1976 A parcel of land, being a portion of Section 34 and
 1977 35, Township 4 North, Range 27 East and being a
 1978 portion of Section 2 and 3, Township 3 North, Range 27
 1979 East, all in Nassau County, Florida, and being more
 1980 particularly described as follows:

1981
 1982 Commence at the Northwest corner of those lands
 1983 described in Official Record Book 1043, Page 181 of
 1984 the Public Records of Nassau County, Florida; thence N
 1985 15°33'29" W, a distance of 5567.35 feet to the Mean
 1986 High Water Line of the St. Mary's River said point
 1987 being referred to as reference point "G" and the Point
 1988 of Beginning; thence on said Mean High Water Line of
 1989 the St. Mary's River, Westerly, a distance of 2526

1990 feet more or less to a point being referred to as
 1991 reference point "I" said point having a tie line of, N
 1992 84°33'29" W, a distance of 2256.91 feet from said
 1993 point being referred to as reference point "G"; thence
 1994 departing said Mean High Water Line of the St. Mary's
 1995 River and on the waters of the St. Mary's River,
 1996 Northerly, a distance of 1723 feet more or less to a
 1997 point being referred to as reference point "J" said
 1998 point having a tie line of, N 38°50'53" W, a distance
 1999 of 2146.27 feet from said point being referred to as
 2000 reference point "G"; thence continue on said waters of
 2001 the St. Mary's River, Easterly and Southerly, a
 2002 distance of 6702 feet more or less to a point being
 2003 referred to as reference point "K" said point having a
 2004 tie line of, S 65°04'22" E, a distance of 5854.39 feet
 2005 from said point being referred to as reference point
 2006 "J" and said point having a tie line of, S 78°04'37"
 2007 E, a distance of 4041.88 feet from said point being
 2008 referred to as reference point "G"; thence departing
 2009 said waters of the St. Mary's River and on the waters
 2010 of Bells River, Northwesterly, a distance of 4558 feet
 2011 more or less to a point being referred to as reference
 2012 point "L" said point having a tie line of, S 24°12'34"
 2013 W, a distance of 729.91 feet from said point being
 2014 referred to as reference point "G"; thence departing

2015 said waters of Bells River and on the Mean High Water
 2016 Line of Bells River and on the aforesaid Mean High
 2017 Water Line of the St. Mary's River, Northerly, a
 2018 distance of 1083 feet more or less the Point of
 2019 Beginning.

2020
 2021 Section 5. Board of supervisors; members and meetings;
 2022 organization; powers; duties; terms of office; related election
 2023 requirements.-

2024 (1) The board of supervisors shall exercise the powers
 2025 granted to the district pursuant to this act. The board shall
 2026 consist of five members, each of whom shall hold office for a
 2027 term of 4 years, as provided in this section, except as
 2028 otherwise provided herein for initial board members, and until a
 2029 successor is chosen and qualified. The members of the board must
 2030 be residents of the state and citizens of the United States.

2031 (2) (a) Within 90 days after the effective date of this
 2032 act, there shall be held a meeting of the landowners of the
 2033 district for the purpose of electing five supervisors for the
 2034 district. Notice of the landowners' meeting shall be published
 2035 once a week for 2 consecutive weeks in a newspaper that is in
 2036 general circulation in the area of the district, the last day of
 2037 such publication to be not fewer than 14 days or more than 28
 2038 days before the date of the election. The landowners, when
 2039 assembled at such meeting, shall organize by electing a chair,

2040 who shall conduct the meeting. The chair may be any person
2041 present at the meeting. If the chair is a landowner or proxy
2042 holder of a landowner, he or she may nominate candidates and
2043 make and second motions. The landowners present at the meeting,
2044 in person or by proxy, shall constitute a quorum. At any
2045 landowners' meeting, 50 percent of the district acreage shall
2046 not be required to constitute a quorum, and each governing board
2047 member elected by landowners shall be elected by a majority of
2048 the acreage represented either by owner or proxy present and
2049 voting at said meeting.

2050 (b) At such meeting, each landowner shall be entitled to
2051 cast one vote per acre of land owned by him or her and located
2052 within the district for each person to be elected. A landowner
2053 may vote in person or by proxy in writing. Each proxy must be
2054 signed by one of the legal owners of the property for which the
2055 vote is cast and must contain the typed or printed name of the
2056 individual who signed the proxy; the street address, legal
2057 description of the property, or tax parcel identification
2058 number; and the number of authorized votes. If the proxy
2059 authorizes more than one vote, each property must be listed and
2060 the number of acres of each property must be included. The
2061 signature on a proxy need not be notarized. A fraction of an
2062 acre shall be treated as 1 acre, entitling the landowner to one
2063 vote with respect thereto. The three candidates receiving the
2064 highest number of votes shall each be elected for a term

2065 expiring November 17, 2020, and the two candidates receiving the
2066 next largest number of votes shall each be elected for a term
2067 expiring November 20, 2018, with the term of office for each
2068 successful candidate commencing upon election. The members of
2069 the first board elected by landowners shall serve their
2070 respective terms; however, the next election of board members
2071 shall be held on the first Tuesday after the first Monday in
2072 November 2018. Thereafter, there shall be an election by
2073 landowners for the district every 2 years on the first Tuesday
2074 after the first Monday in November, which shall be noticed
2075 pursuant to paragraph (a). The second and subsequent landowners'
2076 election shall be announced at a public meeting of the board at
2077 least 90 days before the date of the landowners' meeting and
2078 shall also be noticed pursuant to paragraph (a). Instructions on
2079 how all landowners may participate in the election, along with
2080 sample proxies, shall be provided during the board meeting that
2081 announces the landowners' meeting. Each supervisor elected in or
2082 after November 2018 shall serve a 4-year term.

2083 (3) (a) 1. The board may not exercise the ad valorem taxing
2084 power authorized by this act until such time as all members of
2085 the board are qualified electors who are elected by qualified
2086 electors of the district.

2087 2.a. Regardless of whether the district has proposed to
2088 levy ad valorem taxes, board members shall begin being elected
2089 by qualified electors of the district as the district becomes

2090 populated with qualified electors. The transition shall occur
2091 such that the composition of the board, after the first general
2092 election following a trigger of the qualified elector population
2093 thresholds set forth below, shall be as follows:

2094 (I) Once 9,000 qualified electors reside within the
2095 district, one governing board member shall be a person who is a
2096 qualified elector of the district and who was elected by the
2097 qualified electors, and four governing board members shall be
2098 persons who were elected by the landowners.

2099 (II) Once 18,000 qualified electors reside within the
2100 district, two governing board members shall be persons who are
2101 qualified electors of the district and who were elected by the
2102 qualified electors, and three governing board members shall be
2103 persons elected by the landowners.

2104 (III) Once 27,000 qualified electors reside within the
2105 district, three governing board members shall be persons who are
2106 qualified electors of the district and who were elected by the
2107 qualified electors, and two governing board members shall be
2108 persons who were elected by the landowners.

2109 (IV) Once 36,000 qualified electors reside within the
2110 district, four governing board members shall be persons who are
2111 qualified electors of the district and who were elected by the
2112 qualified electors, and one governing board member shall be a
2113 person who was elected by the landowners.

2114 (V) Once 40,500 qualified electors reside within the
2115 district, all five governing board members shall be persons who
2116 are qualified electors of the district and who were elected by
2117 the qualified electors. In the event less than 40,500 qualified
2118 electors reside within the district, but the development of the
2119 district has completed the construction of 22,000 residential
2120 units or more, all five governing board members shall be persons
2121 who were elected by the qualified electors.

2122
2123 Nothing in this sub-subparagraph is intended to require an
2124 election prior to the expiration of an existing board member's
2125 term.

2126 b. On or before June 1 of each election year, the board
2127 shall determine the number of qualified electors in the district
2128 as of the immediately preceding April 15. The board shall use
2129 and rely upon the official records maintained by the supervisor
2130 of elections and property appraiser or tax collector in Nassau
2131 County in making this determination. Such determination shall be
2132 made at a properly noticed meeting of the board and shall become
2133 a part of the official minutes of the district.

2134 c. All governing board members elected by qualified
2135 electors shall be elected at large at an election occurring as
2136 provided in subsection (2) and this subsection.

2137 d. All governing board members elected by qualified
2138 electors shall reside in the district.

2139 e. Once the district qualifies to have any of its board
2140 members elected by the qualified electors of the district, the
2141 initial and all subsequent elections by the qualified electors
2142 of the district shall be held at the general election in
2143 November. The board shall adopt a resolution if necessary to
2144 implement this requirement. The transition process described
2145 herein is intended to be in lieu of the process set forth in s.
2146 189.041, Florida Statutes.

2147 (b) Elections of board members by qualified electors held
2148 pursuant to this subsection shall be nonpartisan and shall be
2149 conducted in the manner prescribed by law for holding general
2150 elections. Board members shall assume the office on the second
2151 Tuesday following their election.

2152 (c) Candidates seeking election to office by qualified
2153 electors under this subsection shall conduct their campaigns in
2154 accordance with the provisions of chapter 106, Florida Statutes,
2155 and shall file qualifying papers and qualify for individual
2156 seats in accordance with s. 99.061, Florida Statutes. Candidates
2157 shall pay a qualifying fee, which shall consist of a filing fee,
2158 an election assessment, and party assessment, if levied, or, as
2159 an alternative, shall file a petition signed by not less than 1
2160 percent of the registered voters of the district, and take the
2161 oath required in s. 99.021, Florida Statutes, with the
2162 supervisor of elections in Nassau County. The amount of the
2163 filing fee is 3 percent of \$4,800; however, if the electors have

2164 provided for compensation, the amount of the filing fee is 3
2165 percent of the maximum annual compensation so provided. The
2166 amount of the election assessment is 1 percent of \$4,800;
2167 however, if the electors have provided for compensation, the
2168 amount of the election assessment is 1 percent of the maximum
2169 annual compensation so provided. The filing fee, election
2170 assessment, and party assessment shall be distributed as
2171 provided in s. 105.031(3), Florida Statutes.

2172 (d) The supervisor of elections shall appoint the
2173 inspectors and clerks of elections, prepare and furnish the
2174 ballots, designate polling places, and canvass the returns of
2175 the election of board members by qualified electors. The county
2176 canvassing board shall declare and certify the results of the
2177 election.

2178 (4) Members of the board, regardless of how elected, shall
2179 be public officers, shall be known as supervisors, and, upon
2180 entering into office, shall take and subscribe to the oath of
2181 office as prescribed by s. 876.05, Florida Statutes. Members of
2182 the board shall be subject to ethics and conflict of interest
2183 laws of the state that apply to all local public officers. They
2184 shall hold office for the terms for which they were elected or
2185 appointed and until their successors are chosen and qualified.
2186 If, during the term of office, a vacancy occurs, the remaining
2187 members of the board shall fill each vacancy by an appointment
2188 for the remainder of the unexpired term.

2189 (5) Any elected member of the board of supervisors may be
2190 removed by the Governor for malfeasance, misfeasance,
2191 dishonesty, incompetency, or failure to perform the duties
2192 imposed upon him or her by this act, and any vacancies that may
2193 occur in such office for such reasons shall be filled by the
2194 Governor as soon as practicable.

2195 (6) A majority of the members of the board constitutes a
2196 quorum for the purposes of conducting its business and
2197 exercising its powers and for all other purposes. Action taken
2198 by the district shall be upon a vote of a majority of the
2199 members present unless general law or a rule of the district
2200 requires a greater number.

2201 (7) As soon as practicable after each election or
2202 appointment, the board shall organize by electing one of its
2203 members as chair and by electing a secretary, who need not be a
2204 member of the board, and such other officers as the board may
2205 deem necessary.

2206 (8) The board shall keep a permanent record book entitled
2207 "Record of Proceedings of East Nassau Stewardship District," in
2208 which shall be recorded minutes of all meetings, resolutions,
2209 proceedings, certificates, bonds given by all employees, and any
2210 and all corporate acts. The record book and all other district
2211 records shall at reasonable times be opened to inspection in the
2212 same manner as state, county, and municipal records pursuant to
2213 chapter 119, Florida Statutes. The record book shall be kept at

2214 the office or other regular place of business maintained by the
2215 board in a designated location in Nassau County.

2216 (9) Each supervisor shall be entitled to receive for his
2217 or her services an amount not to exceed \$200 per meeting of the
2218 board of supervisors, not to exceed \$4,800 per year per
2219 supervisor, or an amount established by the electors at
2220 referendum. In addition, each supervisor shall receive travel
2221 and per diem expenses as set forth in s. 112.061, Florida
2222 Statutes.

2223 (10) All meetings of the board shall be open to the public
2224 and governed by the provisions of chapter 286, Florida Statutes.

2225 Section 6. Board of supervisors; general duties.-

2226 (1) DISTRICT MANAGER AND EMPLOYEES.-The board shall employ
2227 and fix the compensation of a district manager, who shall have
2228 charge and supervision of the works of the district and shall be
2229 responsible for preserving and maintaining any improvement or
2230 facility constructed or erected pursuant to the provisions of
2231 this act, for maintaining and operating the equipment owned by
2232 the district, and for performing such other duties as may be
2233 prescribed by the board. It shall not be a conflict of interest
2234 under chapter 112, Florida Statutes, for a board member, the
2235 district manager, or another employee of the district to be a
2236 stockholder, officer, or employee of a landowner. The district
2237 manager may hire or otherwise employ and terminate the
2238 employment of such other persons, including, without limitation,

2239 professional, supervisory, and clerical employees, as may be
2240 necessary and authorized by the board. The compensation and
2241 other conditions of employment of the officers and employees of
2242 the district shall be as provided by the board.

2243 (2) TREASURER.—The board shall designate a person who is a
2244 resident of the state as treasurer of the district, who shall
2245 have charge of the funds of the district. Such funds shall be
2246 disbursed only upon the order of or pursuant to a resolution of
2247 the board by warrant or check countersigned by the treasurer and
2248 by such other person as may be authorized by the board. The
2249 board may give the treasurer such other or additional powers and
2250 duties as the board may deem appropriate and may fix his or her
2251 compensation. The board may require the treasurer to give a bond
2252 in such amount, on such terms, and with such sureties as may be
2253 deemed satisfactory to the board to secure the performance by
2254 the treasurer of his or her powers and duties. The financial
2255 records of the board shall be audited by an independent
2256 certified public accountant at least once a year.

2257 (3) PUBLIC DEPOSITORY.—The board is authorized to select
2258 as a depository for its funds any qualified public depository as
2259 defined in s. 280.02, Florida Statutes, which meets all the
2260 requirements of chapter 280, Florida Statutes, and has been
2261 designated by the treasurer as a qualified public depository
2262 upon such terms and conditions as to the payment of interest by

2263 such depository upon the funds so deposited as the board may
2264 deem just and reasonable.

2265 (4) BUDGET; REPORTS AND REVIEWS.—

2266 (a) The district shall provide financial reports in such
2267 form and such manner as prescribed pursuant to this act and
2268 chapter 218, Florida Statutes.

2269 (b) On or before July 15 of each year, the district
2270 manager shall prepare a proposed budget for the ensuing fiscal
2271 year to be submitted to the board for board approval. The
2272 proposed budget shall include at the direction of the board an
2273 estimate of all necessary expenditures of the district for the
2274 ensuing fiscal year and an estimate of income to the district
2275 from the taxes and assessments provided in this act. The board
2276 shall consider the proposed budget item by item and may either
2277 approve the budget as proposed by the district manager or modify
2278 the same in part or in whole. The board shall indicate its
2279 approval of the budget by resolution, which resolution shall
2280 provide for a hearing on the budget as approved. Notice of the
2281 hearing on the budget shall be published in a newspaper of
2282 general circulation in the area of the district once a week for
2283 two consecutive weeks, except that the first publication shall
2284 be no fewer than 15 days prior to the date of the hearing. The
2285 notice shall further contain a designation of the day, time, and
2286 place of the public hearing. At the time and place designated in
2287 the notice, the board shall hear all objections to the budget as

2288 proposed and may make such changes as the board deems necessary.
 2289 At the conclusion of the budget hearing, the board shall, by
 2290 resolution, adopt the budget as finally approved by the board.
 2291 The budget shall be adopted prior to October 1 of each year.

2292 (c) At least 60 days prior to adoption, the board of
 2293 supervisors of the district shall submit to the Board of County
 2294 Commissioners of Nassau County, for purposes of disclosure and
 2295 information only, the proposed annual budget for the ensuing
 2296 fiscal year, and the board of county commissioners may submit
 2297 written comments to the board of supervisors solely for the
 2298 assistance and information of the board of supervisors of the
 2299 district in adopting its annual district budget.

2300 (d) The board of supervisors of the district shall submit
 2301 annually a public facilities report to the Board of County
 2302 Commissioners of Nassau County pursuant to Florida Statutes. The
 2303 board of county commissioners may use and rely on the district's
 2304 public facilities report in the preparation or revision of the
 2305 Nassau County comprehensive plan.

2306 (5) DISCLOSURE OF PUBLIC INFORMATION, WEB-BASED PUBLIC
 2307 ACCESS.—The district shall take affirmative steps to provide for
 2308 the full disclosure of information relating to the public
 2309 financing and maintenance of improvements to real property
 2310 undertaken by the district. Such information shall be made
 2311 available to all existing residents and all prospective
 2312 residents of the district. The district shall furnish each

2313 developer of a residential development within the district with
2314 sufficient copies of that information to provide each
2315 prospective initial purchaser of property in that development
2316 with a copy; and any developer of a residential development
2317 within the district, when required by law to provide a public
2318 offering statement, shall include a copy of such information
2319 relating to the public financing and maintenance of improvements
2320 in the public offering statement. The district shall file the
2321 disclosure documents required by this subsection and any
2322 amendments thereto in the property records of each county in
2323 which the district is located. By the end of the first full
2324 fiscal year of the district's creation, the district shall
2325 maintain an official Internet website in accordance with s.
2326 189.069, Florida Statutes.

2327 (6) GENERAL POWERS.—The district shall have, and the board
2328 may exercise, the following general powers:

2329 (a) To sue and be sued in the name of the district; to
2330 adopt and use a seal and authorize the use of a facsimile
2331 thereof; to acquire, by purchase, gift, devise, or otherwise,
2332 and to dispose of, real and personal property, or any estate
2333 therein; and to make and execute contracts and other instruments
2334 necessary or convenient to the exercise of its powers.

2335 (b) To apply for coverage of its employees under the
2336 Florida Retirement System in the same manner as if such
2337 employees were state employees, subject to necessary action by

2338 the district to pay employer contributions into the Florida
2339 Retirement System Trust Fund.

2340 (c) To contract for the services of consultants to perform
2341 planning, engineering, legal, or other appropriate services of a
2342 professional nature. Such contracts shall be subject to public
2343 bidding or competitive negotiation requirements as set forth in
2344 general law applicable to independent special districts.

2345 (d) To borrow money and accept gifts; to apply for and use
2346 grants or loans of money or other property from the United
2347 States, the state, a unit of local government, or any person for
2348 any district purposes and enter into agreements required in
2349 connection therewith; and to hold, use, and dispose of such
2350 moneys or property for any district purposes in accordance with
2351 the terms of the gift, grant, loan, or agreement relating
2352 thereto.

2353 (e) To adopt and enforce rules and orders pursuant to the
2354 provisions of chapter 120, Florida Statutes, prescribing the
2355 powers, duties, and functions of the officers of the district;
2356 the conduct of the business of the district; the maintenance of
2357 records; and the form of certificates evidencing tax liens and
2358 all other documents and records of the district. The board may
2359 also adopt and enforce administrative rules with respect to any
2360 of the projects of the district and define the area to be
2361 included therein. The board may also adopt resolutions which may
2362 be necessary for the conduct of district business.

2363 (f) To maintain an office at such place or places as the
2364 board of supervisors designates in Nassau County, and within the
2365 district when facilities are available.

2366 (g) To hold, control, and acquire by donation, purchase,
2367 or condemnation, or dispose of, any public easements,
2368 dedications to public use, platted reservations for public
2369 purposes, or any reservations for those purposes authorized by
2370 this act and to make use of such easements, dedications, or
2371 reservations for the purposes authorized by this act.

2372 (h) To lease as lessor or lessee to or from any person,
2373 firm, corporation, association, or body, public or private, any
2374 projects of the type that the district is authorized to
2375 undertake and facilities or property of any nature for the use
2376 of the district to carry out the purposes authorized by this
2377 act.

2378 (i) To borrow money and issue bonds, certificates,
2379 warrants, notes, or other evidence of indebtedness as provided
2380 herein; to levy such taxes and assessments as may be authorized;
2381 and to charge, collect, and enforce fees and other user charges.

2382 (j) To raise, by user charges or fees authorized by
2383 resolution of the board, amounts of money which are necessary
2384 for the conduct of district activities and services and to
2385 enforce their receipt and collection in the manner prescribed by
2386 resolution not inconsistent with law.

2387 (k) To exercise within the district, or beyond the
 2388 district with prior approval by vote of a resolution of the
 2389 governing body of the county if the taking will occur in an
 2390 unincorporated area in that county, or the governing body of the
 2391 city if the taking will occur in an incorporated area, the right
 2392 and power of eminent domain, pursuant to the provisions of
 2393 chapters 73 and 74, Florida Statutes, over any property within
 2394 the state, except municipal, county, state, and federal
 2395 property, for the uses and purpose of the district relating
 2396 solely to water, sewer, district roads, and water management,
 2397 specifically including, without limitation, the power for the
 2398 taking of easements for the drainage of the land of one person
 2399 over and through the land of another.

2400 (l) To cooperate with, or contract with, other
 2401 governmental agencies as may be necessary, convenient,
 2402 incidental, or proper in connection with any of the powers,
 2403 duties, or purposes authorized by this act.

2404 (m) To assess and to impose upon lands in the district ad
 2405 valorem taxes as provided by this act.

2406 (n) If and when authorized by general law, to determine,
 2407 order, levy, impose, collect, and enforce maintenance taxes.

2408 (o) To determine, order, levy, impose, collect, and
 2409 enforce assessments pursuant to this act and chapter 170,
 2410 Florida Statutes, pursuant to authority granted in s. 197.3631,
 2411 Florida Statutes, or pursuant to other provisions of general law

2412 that provide or authorize a supplemental means to order, levy,
2413 impose, or collect special assessments. Such special
2414 assessments, in the discretion of the district, may be collected
2415 and enforced pursuant to the provisions of ss. 197.3632 and
2416 197.3635, Florida Statutes, and chapters 170 and 173, Florida
2417 Statutes, or as provided by this act, or by other means
2418 authorized by general law. The district may levy such special
2419 assessments for the purposes enumerated in this act and to pay
2420 special assessments imposed by Nassau County on lands within the
2421 district.

2422 (p) To exercise such special powers and other express
2423 powers as may be authorized and granted by this act in the
2424 charter of the district, including powers as provided in any
2425 interlocal agreement entered into pursuant to chapter 163,
2426 Florida Statutes, or which shall be required or permitted to be
2427 undertaken by the district pursuant to any development order,
2428 including any detailed specific area plan development order, or
2429 any interlocal service agreement with Nassau County for fair-
2430 share capital construction funding for any certain capital
2431 facilities or systems required or the construction or dedication
2432 of right-of-way of any portion of the East Nassau Community
2433 Planning Area Mobility Network (as defined in the East Nassau
2434 Community Planning Area Mobility Fee Agreement), of the
2435 developer pursuant to any applicable development order or
2436 agreement.

2437 (q) To exercise all of the powers necessary, convenient,
 2438 incidental, or proper in connection with any other powers or
 2439 duties or the special and limited purpose of the district
 2440 authorized by this act.

2441
 2442 The provisions of this subsection shall be construed liberally
 2443 in order to carry out effectively the special and limited
 2444 purpose of this act.

2445 (7) SPECIAL POWERS.—The district shall have, and the board
 2446 may exercise, the following special powers to implement its
 2447 lawful and special purpose and to provide, pursuant to that
 2448 purpose, systems, facilities, services, improvements, projects,
 2449 works, and infrastructure, each of which constitutes a lawful
 2450 public purpose when exercised pursuant to this charter, subject
 2451 to, and not inconsistent with, the regulatory jurisdiction and
 2452 permitting authority of all other applicable governmental
 2453 bodies, agencies, and any special districts having authority
 2454 with respect to any area included therein, and to plan,
 2455 establish, acquire, construct or reconstruct, enlarge or extend,
 2456 equip, operate, finance, fund, and maintain improvements,
 2457 systems, facilities, services, works, projects, and
 2458 infrastructure. Any or all of the following special powers are
 2459 granted by this act in order to implement the special and
 2460 limited purpose of the district:

2461 (a) To provide water management and control for the lands
2462 within the district and to connect some or any of such
2463 facilities with roads and bridges. In the event that the board
2464 assumes the responsibility for providing water management and
2465 control for the district which is to be financed by benefit
2466 special assessments, the board shall adopt plans and assessments
2467 pursuant to law or may proceed to adopt water management and
2468 control plans, assess for benefits, and apportion and levy
2469 special assessments, as follows:

2470 1. The board shall cause to be made by the district's
2471 engineer, or such other engineer or engineers as the board may
2472 employ for that purpose, complete and comprehensive water
2473 management and control plans for the lands located within the
2474 district that will be improved in any part or in whole by any
2475 system of facilities that may be outlined and adopted, and the
2476 engineer shall make a report in writing to the board with maps
2477 and profiles of said surveys and an estimate of the cost of
2478 carrying out and completing the plans.

2479 2. Upon the completion of such plans, the board shall hold
2480 a hearing thereon to hear objections thereto, shall give notice
2481 of the time and place fixed for such hearing by publication once
2482 each week for 2 consecutive weeks in a newspaper of general
2483 circulation in the general area of the district, and shall
2484 permit the inspection of the plan at the office of the district
2485 by all persons interested. All objections to the plan shall be

2486 filed at or before the time fixed in the notice for the hearing
2487 and shall be in writing.

2488 3. After the hearing, the board shall consider the
2489 proposed plan and any objections thereto and may modify, reject,
2490 or adopt the plan or continue the hearing until a day certain
2491 for further consideration of the proposed plan or modifications
2492 thereof.

2493 4. When the board approves a plan, a resolution shall be
2494 adopted and a certified copy thereof shall be filed in the
2495 office of the secretary and incorporated by him or her into the
2496 records of the district.

2497 5. The water management and control plan may be altered in
2498 detail from time to time until the engineer's report pursuant to
2499 s. 298.301, Florida Statutes, is filed but not in such manner as
2500 to affect materially the conditions of its adoption. After the
2501 engineer's report has been filed, no alteration of the plan
2502 shall be made, except as provided by this act.

2503 6. Within 20 days after the final adoption of the plan by
2504 the board, the board shall proceed pursuant to s. 298.301,
2505 Florida Statutes.

2506 (b) To provide water supply, sewer, and wastewater
2507 management, reclamation, and reuse, or any combination thereof,
2508 and any irrigation systems, facilities, and services and to
2509 construct and operate connecting intercepting or outlet sewers
2510 and sewer mains and pipes and water mains, conduits, or

2511 pipelines in, along, and under any street, alley, highway, or
2512 other public place or ways, and to dispose of any effluent,
2513 residue, or other byproducts of such system or sewer system.

2514 (c) To provide bridges, culverts, wildlife corridors, or
2515 road crossings that may be needed across any drain, ditch,
2516 canal, floodway, holding basin, excavation, public highway,
2517 tract, grade, fill, or cut and roadways over levees and
2518 embankments, and to construct any and all of such works and
2519 improvements across, through, or over any public right-of way,
2520 highway, grade, fill, or cut.

2521 (d) To provide district roads equal to or exceeding the
2522 specifications of the county in which such district roads are
2523 located, and to provide street lights, including conditions of
2524 development approval for which specifications may sometimes be
2525 different than the normal specifications of the county. This
2526 special power includes, but is not limited to, roads, parkways,
2527 intersections, bridges, landscaping, hardscaping, irrigation,
2528 bicycle lanes, sidewalks, jogging paths, multi-use
2529 pathways/trails, street lighting, traffic signals, regulatory or
2530 informational signage, road striping, underground conduit,
2531 underground cable or fiber or wire installed pursuant to an
2532 agreement with or tariff of a retail provider of services, and
2533 all other customary elements of a functioning modern road system
2534 in general or as tied to the conditions of development approval
2535 for the area within the district, and parking facilities that

2536 are freestanding or that may be related to any innovative
2537 strategic intermodal system of transportation pursuant to
2538 applicable federal, state, and local law and ordinance.

2539 (e) To provide buses, trolleys, rail access, mass transit
2540 facilities, transit shelters, ridesharing facilities and
2541 services, parking improvements, and related signage.

2542 (f) To provide investigation and remediation costs
2543 associated with the cleanup of actual or perceived environmental
2544 contamination within the district under the supervision or
2545 direction of a competent governmental authority unless the
2546 covered costs benefit any person who is a landowner within the
2547 district and who caused or contributed to the contamination.

2548 (g) To provide observation areas, mitigation areas,
2549 wetland creation areas, and wildlife habitat, including the
2550 maintenance of any plant or animal species, and any related
2551 interest in real or personal property, including the management,
2552 maintenance, and ownership of the Conservation and Habitat
2553 Network ("CHN").

2554 (h) Using its general and special powers as set forth in
2555 this act, to provide any other project within or without the
2556 boundaries of the district when the project is the subject of an
2557 agreement between the district and the Board of County
2558 Commissioners of Nassau County or with any other applicable
2559 public or private entity, and is not inconsistent with the
2560 effective local comprehensive plans.

2561 (i) To provide public parks and public facilities for
2562 indoor and outdoor recreational, cultural, and educational uses.

2563 (j) To provide school buildings and related structures,
2564 which may be leased, sold, or donated to the school district,
2565 for use in the educational system when authorized by the
2566 district school board.

2567 (k) To provide security, including, but not limited to,
2568 guardhouses, fences, gates, electronic intrusion-detection
2569 systems, and patrol cars, when authorized by proper governmental
2570 agencies; however, the district may not exercise any powers of a
2571 law enforcement agency but may contract with the appropriate
2572 local general-purpose government agencies for an increased level
2573 of such services within the district boundaries. Notwithstanding
2574 any provision of general law, the district may operate
2575 guardhouses for the limited purpose of providing security for
2576 the residents of the district and which serve a predominate
2577 public, as opposed to private, purpose. Such guardhouses shall
2578 be operated by the district or any other unit of local
2579 government pursuant to procedures designed to serve such
2580 security purposes as set forth in rules adopted by the board,
2581 from time to time, following the procedures set forth in chapter
2582 120, Florida Statutes.

2583 (l) To provide control and elimination of mosquitoes and
2584 other arthropods of public health importance.

2585 (m) To enter into impact fee, mobility fee, or other
2586 similar credit agreements with Nassau County or a landowner
2587 developer and to sell or assign such credits, on such terms as
2588 the district deems appropriate.

2589 (n) To provide buildings and structures for district
2590 offices, maintenance facilities, meeting facilities, town
2591 centers, or any other project authorized or granted by this act.

2592 (o) To establish and create, at noticed meetings, such
2593 departments of the board of supervisors of the district, as well
2594 as committees, task forces, boards, or commissions, or other
2595 agencies under the supervision and control of the district, as
2596 from time to time the members of the board may deem necessary or
2597 desirable in the performance of the acts or other things
2598 necessary to exercise the board's general or special powers to
2599 implement an innovative project to carry out the special and
2600 limited purpose of the district as provided in this act and to
2601 delegate the exercise of its powers to such departments, boards,
2602 task forces, committees, or other agencies and such
2603 administrative duties and other powers as the board may deem
2604 necessary or desirable, but only if there is a set of expressed
2605 limitations for accountability, notice, and periodic written
2606 reporting to the board that shall retain the powers of the
2607 board.

2608 (p) To provide sustainable or green infrastructure
2609 improvements, facilities, and services, including, but not

2610 limited to, recycling of natural resources, reduction of energy
2611 demands, development and generation of alternative or renewable
2612 energy sources and technologies, mitigation of urban heat
2613 islands, sequestration, capping or trading of carbon emissions
2614 or carbon emissions credits, LEED or Florida Green Building
2615 Coalition certification, and development of facilities and
2616 improvements for low-impact development and to enter into joint
2617 ventures, public-private partnerships, and other agreements and
2618 to grant such easements as may be necessary to accomplish the
2619 foregoing. Nothing herein shall authorize the district to
2620 provide electric service to retail customers or otherwise act to
2621 impair electric utility franchise agreements.

2622 (q) To provide fire prevention and control, including fire
2623 stations, water mains and plugs, fire trucks, and other vehicles
2624 and equipment.

2625 (r) To provide waste collection and disposal.

2626 (s) To provide for the construction and operation of
2627 communications systems and related infrastructure for the
2628 carriage and distribution of communications services, and to
2629 enter into joint ventures, public-private partnerships, and
2630 other agreements and to grant such easements as may be necessary
2631 to accomplish the foregoing. Communications systems shall mean
2632 all facilities, buildings, equipment, items, and methods
2633 necessary or desirable in order to provide communications
2634 services, including, without limitation, wires, cables,

2635 conduits, wireless cell sites, computers, modems, satellite
2636 antennae sites, transmission facilities, network facilities, and
2637 appurtenant devices necessary and appropriate to support the
2638 provision of communications services. Communications services
2639 includes, without limitation, internet, voice telephone or
2640 similar services provided by voice over internet protocol, cable
2641 television, data transmission services, electronic security
2642 monitoring services, and multi-channel video programming
2643 distribution services.

2644
2645 The enumeration of special powers herein shall not be deemed
2646 exclusive or restrictive but shall be deemed to incorporate all
2647 powers express or implied necessary or incident to carrying out
2648 such enumerated special powers, including also the general
2649 powers provided by this special act charter to the district to
2650 implement its single purpose. Further, the provisions of this
2651 subsection shall be construed liberally in order to carry out
2652 effectively the special and limited purpose of this district
2653 under this act. The exercise of the special powers described in
2654 paragraphs (i) and (k) shall be accomplished through an
2655 interlocal agreement between the district and Nassau County. The
2656 interlocal agreement will address the procedures, operation, and
2657 care of such facilities based upon county requirements.

2658 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to
2659 the other powers provided for in this act, and not in limitation

2660 thereof, the district shall have the power, at any time and from
2661 time to time after the issuance of any bonds of the district
2662 shall have been authorized, to borrow money for the purposes for
2663 which such bonds are to be issued in anticipation of the receipt
2664 of the proceeds of the sale of such bonds and to issue bond
2665 anticipation notes in a principal sum not in excess of the
2666 authorized maximum amount of such bond issue. Such notes shall
2667 be in such denomination or denominations, bear interest at such
2668 rate as the board may determine not to exceed the maximum rate
2669 allowed by general law, mature at such time or times not later
2670 than 5 years from the date of issuance, and be in such form and
2671 executed in such manner as the board shall prescribe. Such notes
2672 may be sold at either public or private sale or, if such notes
2673 shall be renewal notes, may be exchanged for notes then
2674 outstanding on such terms as the board shall determine. Such
2675 notes shall be paid from the proceeds of such bonds when issued.
2676 The board may, in its discretion, in lieu of retiring the notes
2677 by means of bonds, retire them by means of current revenues or
2678 from any taxes or assessments levied for the payment of such
2679 bonds, but, in such event, a like amount of the bonds authorized
2680 shall not be issued.

2681 (9) BORROWING.—The district at any time may obtain loans,
2682 in such amount and on such terms and conditions as the board may
2683 approve, for the purpose of paying any of the expenses of the
2684 district or any costs incurred or that may be incurred in

2685 connection with any of the projects of the district, which loans
2686 shall bear interest as the board determines, not to exceed the
2687 maximum rate allowed by general law, and may be payable from and
2688 secured by a pledge of such funds, revenues, taxes, and
2689 assessments as the board may determine, subject, however, to the
2690 provisions contained in any proceeding under which bonds were
2691 theretofore issued and are then outstanding. For the purpose of
2692 defraying such costs and expenses, the district may issue
2693 negotiable notes, warrants, or other evidences of debt to be
2694 payable at such times and to bear such interest as the board may
2695 determine, not to exceed the maximum rate allowed by general
2696 law, and to be sold or discounted at such price or prices not
2697 less than 95 percent of par value and on such terms as the board
2698 may deem advisable. The board shall have the right to provide
2699 for the payment thereof by pledging the whole or any part of the
2700 funds, revenues, taxes, and assessments of the district or by
2701 covenanting to budget and appropriate from such funds. The
2702 approval of the electors residing in the district shall not be
2703 necessary except when required by the State Constitution.

2704 (10) BONDS.—

2705 (a) Sale of bonds.—Bonds may be sold in blocks or
2706 installments at different times, or an entire issue or series
2707 may be sold at one time. Bonds may be sold at public or private
2708 sale after such advertisement, if any, as the board may deem
2709 advisable but not in any event at less than 90 percent of the

2710 par value thereof, together with accrued interest thereon. Bonds
2711 may be sold or exchanged for refunding bonds. Special assessment
2712 and revenue bonds may be delivered by the district as payment of
2713 the purchase price of any project or part thereof, or a
2714 combination of projects or parts thereof, or as the purchase
2715 price or exchange for any property, real, personal, or mixed,
2716 including franchises or services rendered by any contractor,
2717 engineer, or other person, all at one time or in blocks from
2718 time to time, in such manner and upon such terms as the board in
2719 its discretion shall determine. The price or prices for any
2720 bonds sold, exchanged, or delivered may be:

- 2721 1. The money paid for the bonds.
2722 2. The principal amount, plus accrued interest to the date
2723 of redemption or exchange, or outstanding obligations exchanged
2724 for refunding bonds.
2725 3. In the case of special assessment or revenue bonds, the
2726 amount of any indebtedness to contractors or other persons paid
2727 with such bonds, or the fair value of any properties exchanged
2728 for the bonds, as determined by the board.

2729 (b) Authorization and form of bonds.—Any general
2730 obligation bonds, special assessment bonds, or revenue bonds may
2731 be authorized by resolution or resolutions of the board which
2732 shall be adopted by a majority of all the members thereof then
2733 in office. Such resolution or resolutions may be adopted at the
2734 same meeting at which they are introduced and need not be

2735 published or posted. The board may, by resolution, authorize the
2736 issuance of bonds and fix the aggregate amount of bonds to be
2737 issued; the purpose or purposes for which the moneys derived
2738 therefrom shall be expended, including, but not limited to,
2739 payment of costs as defined in section 2(2)(i); the rate or
2740 rates of interest, not to exceed the maximum rate allowed by
2741 general law; the denomination of the bonds; whether or not the
2742 bonds are to be issued in one or more series; the date or dates
2743 of maturity, which shall not exceed 40 years from their
2744 respective dates of issuance; the medium of payment; the place
2745 or places within or without the state at which payment shall be
2746 made; registration privileges; redemption terms and privileges,
2747 whether with or without premium; the manner of execution; the
2748 form of the bonds, including any interest coupons to be attached
2749 thereto; the manner of execution of bonds and coupons; and any
2750 and all other terms, covenants, and conditions thereof and the
2751 establishment of revenue or other funds. Such authorizing
2752 resolution or resolutions may further provide for the contracts
2753 authorized by s. 159.825(1)(f) and (g), Florida Statutes,
2754 regardless of the tax treatment of such bonds being authorized,
2755 subject to the finding by the board of a net saving to the
2756 district resulting by reason thereof. Such authorizing
2757 resolution may further provide that such bonds may be executed
2758 in accordance with the Registered Public Obligations Act, except
2759 that bonds not issued in registered form shall be valid if

2760 manually countersigned by an officer designated by appropriate
2761 resolution of the board. The seal of the district may be
2762 affixed, lithographed, engraved, or otherwise reproduced in
2763 facsimile on such bonds. In case any officer whose signature
2764 shall appear on any bonds or coupons shall cease to be such
2765 officer before the delivery of such bonds, such signature or
2766 facsimile shall nevertheless be valid and sufficient for all
2767 purposes the same as if he or she had remained in office until
2768 such delivery.

2769 (c) Interim certificates; replacement certificates.—
2770 Pending the preparation of definitive bonds, the board may issue
2771 interim certificates or receipts or temporary bonds, in such
2772 form and with such provisions as the board may determine,
2773 exchangeable for definitive bonds when such bonds have been
2774 executed and are available for delivery. The board may also
2775 provide for the replacement of any bonds which become mutilated,
2776 lost, or destroyed.

2777 (d) Negotiability of bonds.—Any bond issued under this act
2778 or any temporary bond, in the absence of an express recital on
2779 the face thereof that it is nonnegotiable, shall be fully
2780 negotiable and shall be and constitute a negotiable instrument
2781 within the meaning and for all purposes of the law merchant and
2782 the laws of the state.

2783 (e) Defeasance.—The board may make such provision with
2784 respect to the defeasance of the right, title, and interest of

2785 the holders of any of the bonds and obligations of the district
2786 in any revenues, funds, or other properties by which such bonds
2787 are secured as the board deems appropriate and, without
2788 limitation on the foregoing, may provide that when such bonds or
2789 obligations become due and payable or shall have been called for
2790 redemption and the whole amount of the principal and interest
2791 and premium, if any, due and payable upon the bonds or
2792 obligations then outstanding shall be held in trust for such
2793 purpose, and provision shall also be made for paying all other
2794 sums payable in connection with such bonds or other obligations,
2795 then and in such event the right, title, and interest of the
2796 holders of the bonds in any revenues, funds, or other properties
2797 by which such bonds are secured shall thereupon cease,
2798 terminate, and become void; and the board may apply any surplus
2799 in any sinking fund established in connection with such bonds or
2800 obligations and all balances remaining in all other funds or
2801 accounts other than moneys held for the redemption or payment of
2802 the bonds or other obligations to any lawful purpose of the
2803 district as the board shall determine.

2804 (f) Issuance of additional bonds.—If the proceeds of any
2805 bonds are less than the cost of completing the project in
2806 connection with which such bonds were issued, the board may
2807 authorize the issuance of additional bonds, upon such terms and
2808 conditions as the board may provide in the resolution
2809 authorizing the issuance thereof, but only in compliance with

2810 the resolution or other proceedings authorizing the issuance of
2811 the original bonds.

2812 (g) Refunding bonds.—The district shall have the power to
2813 issue bonds to provide for the retirement or refunding of any
2814 bonds or obligations of the district that at the time of such
2815 issuance are or subsequent thereto become due and payable, or
2816 that at the time of issuance have been called or are, or will
2817 be, subject to call for redemption within 10 years thereafter,
2818 or the surrender of which can be procured from the holders
2819 thereof at prices satisfactory to the board. Refunding bonds may
2820 be issued at any time that in the judgment of the board such
2821 issuance will be advantageous to the district. No approval of
2822 the qualified electors residing in the district shall be
2823 required for the issuance of refunding bonds except in cases in
2824 which such approval is required by the State Constitution. The
2825 board may by resolution confer upon the holders of such
2826 refunding bonds all rights, powers, and remedies to which the
2827 holders would be entitled if they continued to be the owners and
2828 had possession of the bonds for the refinancing of which such
2829 refunding bonds are issued, including, but not limited to, the
2830 preservation of the lien of such bonds on the revenues of any
2831 project or on pledged funds, without extinguishment, impairment,
2832 or diminution thereof. The provisions of this act pertaining to
2833 bonds of the district shall, unless the context otherwise
2834 requires, govern the issuance of refunding bonds, the form and

2835 other details thereof, the rights of the holders thereof, and
2836 the duties of the board with respect to them.

2837 (h) Revenue bonds.—

2838 1. The district shall have the power to issue revenue
2839 bonds from time to time without limitation as to amount. Such
2840 revenue bonds may be secured by, or payable from, the gross or
2841 net pledge of the revenues to be derived from any project or
2842 combination of projects; from the rates, fees, or other charges
2843 to be collected from the users of any project or projects; from
2844 any revenue-producing undertaking or activity of the district;
2845 from special assessments; or from benefit special assessments;
2846 or from any other source or pledged security. Such bonds shall
2847 not constitute an indebtedness of the district, and the approval
2848 of the qualified electors shall not be required unless such
2849 bonds are additionally secured by the full faith and credit and
2850 taxing power of the district.

2851 2. Any two or more projects may be combined and
2852 consolidated into a single project and may hereafter be operated
2853 and maintained as a single project. The revenue bonds authorized
2854 herein may be issued to finance any one or more of such
2855 projects, regardless of whether or not such projects have been
2856 combined and consolidated into a single project. If the board
2857 deems it advisable, the proceedings authorizing such revenue
2858 bonds may provide that the district may thereafter combine the
2859 projects then being financed or theretofore financed with other

2860 projects to be subsequently financed by the district and that
2861 revenue bonds to be thereafter issued by the district shall be
2862 on parity with the revenue bonds then being issued, all on such
2863 terms, conditions, and limitations as shall have been provided
2864 in the proceeding which authorized the original bonds.

2865 (i) General obligation bonds.—

2866 1. Subject to the limitations of this charter, the
2867 district shall have the power from time to time to issue general
2868 obligation bonds to finance or refinance capital projects or to
2869 refund outstanding bonds in an aggregate principal amount of
2870 bonds outstanding at any one time not in excess of 35 percent of
2871 the assessed value of the taxable property within the district
2872 as shown on the pertinent tax records at the time of the
2873 authorization of the general obligation bonds for which the full
2874 faith and credit of the district is pledged. Except for
2875 refunding bonds, no general obligation bonds shall be issued
2876 unless the bonds are issued to finance or refinance a capital
2877 project and the issuance has been approved at an election held
2878 in accordance with the requirements for such election as
2879 prescribed by the State Constitution. Such elections shall be
2880 called to be held in the district by the Board of County
2881 Commissioners of Nassau County upon the request of the board of
2882 the district. The expenses of calling and holding an election
2883 shall be at the expense of the district, and the district shall

2884 reimburse the county for any expenses incurred in calling or
2885 holding such election.

2886 2. The district may pledge its full faith and credit for
2887 the payment of the principal and interest on such general
2888 obligation bonds and for any reserve funds provided therefor and
2889 may unconditionally and irrevocably pledge itself to levy ad
2890 valorem taxes on all taxable property in the district, to the
2891 extent necessary for the payment thereof, without limitation as
2892 to rate or amount.

2893 3. If the board determines to issue general obligation
2894 bonds for more than one capital project, the approval of the
2895 issuance of the bonds for each and all such projects may be
2896 submitted to the electors on one and the same ballot. The
2897 failure of the electors to approve the issuance of bonds for any
2898 one or more capital projects shall not defeat the approval of
2899 bonds for any capital project which has been approved by the
2900 electors.

2901 4. In arriving at the amount of general obligation bonds
2902 permitted to be outstanding at any one time pursuant to
2903 subparagraph 1., there shall not be included any general
2904 obligation bonds that are additionally secured by the pledge of:

2905 a. Any assessments levied in an amount sufficient to pay
2906 the principal and interest on the general obligation bonds so
2907 additionally secured, which assessments have been equalized and

2908 confirmed by resolution of the board pursuant to this act or s.
2909 170.08, Florida Statutes.

2910 b. Water revenues, sewer revenues, or water and sewer
2911 revenues of the district to be derived from user fees in an
2912 amount sufficient to pay the principal and interest on the
2913 general obligation bonds so additionally secured.

2914 c. Any combination of assessments and revenues described
2915 in sub-subparagraphs a. and b.

2916 (j) Bonds as legal investment or security.-

2917 1. Notwithstanding any provisions of any other law to the
2918 contrary, all bonds issued under the provisions of this act
2919 shall constitute legal investments for savings banks, banks,
2920 trust companies, insurance companies, executors, administrators,
2921 trustees, guardians, and other fiduciaries and for any board,
2922 body, agency, instrumentality, county, municipality, or other
2923 political subdivision of the state and shall be and constitute
2924 security which may be deposited by banks or trust companies as
2925 security for deposits of state, county, municipal, or other
2926 public funds or by insurance companies as required or voluntary
2927 statutory deposits.

2928 2. Any bonds issued by the district shall be incontestable
2929 in the hands of bona fide purchasers or holders for value and
2930 shall not be invalid because of any irregularity or defect in
2931 the proceedings for the issue and sale thereof.

2932 (k) Covenants.—Any resolution authorizing the issuance of
2933 bonds may contain such covenants as the board may deem
2934 advisable, and all such covenants shall constitute valid and
2935 legally binding and enforceable contracts between the district
2936 and the bondholders, regardless of the time of issuance thereof.
2937 Such covenants may include, without limitation, covenants
2938 concerning the disposition of the bond proceeds; the use and
2939 disposition of project revenues; the pledging of revenues,
2940 taxes, and assessments; the obligations of the district with
2941 respect to the operation of the project and the maintenance of
2942 adequate project revenues; the issuance of additional bonds; the
2943 appointment, powers, and duties of trustees and receivers; the
2944 acquisition of outstanding bonds and obligations; restrictions
2945 on the establishing of competing projects or facilities;
2946 restrictions on the sale or disposal of the assets and property
2947 of the district; the priority of assessment liens; the priority
2948 of claims by bondholders on the taxing power of the district;
2949 the maintenance of deposits to ensure the payment of revenues by
2950 users of district facilities and services; the discontinuance of
2951 district services by reason of delinquent payments; acceleration
2952 upon default; the execution of necessary instruments; the
2953 procedure for amending or abrogating covenants with the
2954 bondholders; and such other covenants as may be deemed necessary
2955 or desirable for the security of the bondholders.

2956 (l) Validation proceedings.—The power of the district to
2957 issue bonds under the provisions of this act may be determined,
2958 and any of the bonds of the district maturing over a period of
2959 more than 5 years shall be validated and confirmed, by court
2960 decree, under the provisions of chapter 75, Florida Statutes,
2961 and laws amendatory thereof or supplementary thereto.

2962 (m) Tax exemption.—To the extent allowed by general law,
2963 all bonds issued hereunder and interest paid thereon and all
2964 fees, charges, and other revenues derived by the district from
2965 the projects provided by this act are exempt from all taxes by
2966 the state or by any political subdivision, agency, or
2967 instrumentality thereof; however, any interest, income, or
2968 profits on debt obligations issued hereunder are not exempt from
2969 the tax imposed by chapter 220, Florida Statutes. Further, the
2970 district is not exempt from the provisions of chapter 212,
2971 Florida Statutes.

2972 (n) Application of s. 189.016, Florida Statutes.—Bonds
2973 issued by the district shall meet the criteria set forth in s.
2974 189.016, Florida Statutes.

2975 (o) Act furnishes full authority for issuance of bonds.—
2976 This act constitutes full and complete authority for the
2977 issuance of bonds and the exercise of the powers of the district
2978 provided herein. No procedures or proceedings, publications,
2979 notices, consents, approvals, orders, acts, or things by the
2980 board, or any board, officer, commission, department, agency, or

2981 instrumentality of the district, other than those required by
2982 this act, shall be required to perform anything under this act,
2983 except that the issuance or sale of bonds pursuant to the
2984 provisions of this act shall comply with the general law
2985 requirements applicable to the issuance or sale of bonds by the
2986 district. Nothing in this act shall be construed to authorize
2987 the district to utilize bond proceeds to fund the ongoing
2988 operations of the district.

2989 (p) Pledge by the state to the bondholders of the
2990 district.—The state pledges to the holders of any bonds issued
2991 under this act that it will not limit or alter the rights of the
2992 district to own, acquire, construct, reconstruct, improve,
2993 maintain, operate, or furnish the projects or to levy and
2994 collect the taxes, assessments, rentals, rates, fees, and other
2995 charges provided for herein and to fulfill the terms of any
2996 agreement made with the holders of such bonds or other
2997 obligations and that it will not in any way impair the rights or
2998 remedies of such holders.

2999 (q) Default.—A default on the bonds or obligations of a
3000 district shall not constitute a debt or obligation of the state
3001 or any general-purpose local government or the state. In the
3002 event of a default or dissolution of the district, no local
3003 general-purpose government shall be required to assume the
3004 property of the district, the debts of the district, or the
3005 district's obligations to complete any infrastructure

3006 improvements or provide any services to the district. The
 3007 provisions of s. 189.076(2), Florida Statutes, shall not apply
 3008 to the district.

3009 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured
 3010 by a trust agreement by and between the district and a corporate
 3011 trustee or trustees, which may be any trust company or bank
 3012 having the powers of a trust company within or without the
 3013 state. The resolution authorizing the issuance of the bonds or
 3014 such trust agreement may pledge the revenues to be received from
 3015 any projects of the district and may contain such provisions for
 3016 protecting and enforcing the rights and remedies of the
 3017 bondholders as the board may approve, including, without
 3018 limitation, covenants setting forth the duties of the district
 3019 in relation to: the acquisition, construction, reconstruction,
 3020 improvement, maintenance, repair, operation, and insurance of
 3021 any projects; the fixing and revising of the rates, fees, and
 3022 charges; and the custody, safeguarding, and application of all
 3023 moneys, and for the employment of consulting engineers in
 3024 connection with such acquisition, construction, reconstruction,
 3025 improvement, maintenance, repair, or operation. It shall be
 3026 lawful for any bank or trust company within or without the state
 3027 which may act as a depository of the proceeds of bonds or of
 3028 revenues to furnish such indemnifying bonds or to pledge such
 3029 securities as may be required by the district. Such resolution
 3030 or trust agreement may set forth the rights and remedies of the

3031 bondholders and of the trustee, if any, and may restrict the
3032 individual right of action by bondholders. The board may provide
3033 for the payment of proceeds of the sale of the bonds and the
3034 revenues of any project to such officer, board, or depository as
3035 it may designate for the custody thereof and may provide for the
3036 method of disbursement thereof with such safeguards and
3037 restrictions as it may determine. All expenses incurred in
3038 carrying out the provisions of such resolution or trust
3039 agreement may be treated as part of the cost of operation of the
3040 project to which such trust agreement pertains.

3041 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL
3042 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL
3043 ASSESSMENTS; MAINTENANCE TAXES.—

3044 (a) Ad valorem taxes.—An elected board shall have the
3045 power to levy and assess an ad valorem tax on all the taxable
3046 property in the district to construct, operate, and maintain
3047 assessable improvements; to pay the principal of, and interest
3048 on, any general obligation bonds of the district; and to provide
3049 for any sinking or other funds established in connection with
3050 any such bonds. An ad valorem tax levied by the board for
3051 operating purposes, exclusive of debt service on bonds, shall
3052 not exceed 3 mills. The ad valorem tax provided for herein shall
3053 be in addition to county and all other ad valorem taxes provided
3054 for by law. Such tax shall be assessed, levied, and collected in
3055 the same manner and at the same time as county taxes. The levy

3056 of ad valorem taxes must be approved by referendum as required
3057 by Section 9 of Article VII of the State Constitution.

3058 (b) Benefit special assessments.—The board annually shall
3059 determine, order, and levy the annual installment of the total
3060 benefit special assessments for bonds issued and related
3061 expenses to finance assessable improvements. These assessments
3062 may be due and collected during each year county taxes are due
3063 and collected, in which case such annual installment and levy
3064 shall be evidenced to and certified to the property appraiser by
3065 the board not later than August 31 of each year. Such assessment
3066 shall be entered by the property appraiser on the county tax
3067 rolls and shall be collected and enforced by the tax collector
3068 in the same manner and at the same time as county taxes, and the
3069 proceeds thereof shall be paid to the district. However, this
3070 subsection shall not prohibit the district in its discretion
3071 from using the method prescribed in either s. 197.3632 or
3072 chapter 173, Florida Statutes, for collecting and enforcing
3073 these assessments. Each annual installment of benefit special
3074 assessments shall be a lien on the property against which
3075 assessed until paid and shall be enforceable in like manner as
3076 county taxes. The amount of the assessment for the exercise of
3077 the district's powers under subsections (6) and (7) shall be
3078 determined by the board based upon a report of the district's
3079 engineer and assessed by the board upon such lands, which may be
3080 part or all of the lands within the district benefited by the

3081 improvement, apportioned between benefited lands in proportion
3082 to the benefits received by each tract of land. The board may,
3083 if it determines it is in the best interests of the district,
3084 set forth in the proceedings initially levying such benefit
3085 special assessments or in subsequent proceedings a formula for
3086 the determination of an amount, which when paid by a taxpayer
3087 with respect to any tax parcel, shall constitute a prepayment of
3088 all future annual installments of such benefit special
3089 assessments and that the payment of which amount with respect to
3090 such tax parcel shall relieve and discharge such tax parcel of
3091 the lien of such benefit special assessments and any subsequent
3092 annual installment thereof. The board may provide further that
3093 upon delinquency in the payment of any annual installment of
3094 benefit special assessments, the prepayment amount of all future
3095 annual installments of benefit special assessments as determined
3096 in the preceding sentence shall be and become immediately due
3097 and payable together with such delinquent annual installment.

3098 (c) Non-ad valorem maintenance taxes.—If and when
3099 authorized by general law, to maintain and to preserve the
3100 physical facilities and services constituting the works,
3101 improvements, or infrastructure owned by the district pursuant
3102 to this act, to repair and restore any one or more of them, when
3103 needed, and to defray the current expenses of the district,
3104 including any sum which may be required to pay state and county
3105 ad valorem taxes on any lands which may have been purchased and

3106 which are held by the district under the provisions of this act,
3107 the board of supervisors may, upon the completion of said
3108 systems, facilities, services, works, improvements, or
3109 infrastructure, in whole or in part, as may be certified to the
3110 board by the engineer of the board, levy annually a non-ad
3111 valorem and nonmillage tax upon each tract or parcel of land
3112 within the district, to be known as a "maintenance tax." This
3113 non-ad valorem maintenance tax shall be apportioned upon the
3114 basis of the net assessments of benefits assessed as accruing
3115 from the original construction and shall be evidenced to and
3116 certified by the board of supervisors of the district not later
3117 than June 1 of each year to the Nassau County property appraiser
3118 and shall be extended by the property appraiser on the tax roll
3119 of the property appraiser, as certified by the property
3120 appraiser to the tax collector, and collected by the tax
3121 collector on the merged collection roll of the tax collector in
3122 the same manner and at the same time as county ad valorem taxes,
3123 and the proceeds therefrom shall be paid to the district. This
3124 non-ad valorem maintenance tax shall be a lien until paid on the
3125 property against which assessed and enforceable in like manner
3126 and of the same dignity as county ad valorem taxes.

3127 (d) Maintenance special assessments.—To maintain and
3128 preserve the facilities and projects of the district, the board
3129 may levy a maintenance special assessment. This assessment may
3130 be evidenced to and certified to the property appraiser by the

3131 board of supervisors not later than August 31 of each year and
3132 shall be entered by the property appraiser on the county tax
3133 rolls and shall be collected and enforced by the tax collector
3134 in the same manner and at the same time as county taxes, and the
3135 proceeds therefrom shall be paid to the district. However, this
3136 subsection shall not prohibit the district in its discretion
3137 from using the method prescribed in s. 197.363, s. 197.3631, or
3138 s. 197.3632, Florida Statutes, for collecting and enforcing
3139 these assessments. These maintenance special assessments shall
3140 be a lien on the property against which assessed until paid and
3141 shall be enforceable in like manner as county taxes. The amount
3142 of the maintenance special assessment for the exercise of the
3143 district's powers under this section shall be determined by the
3144 board based upon a report of the district's engineer and
3145 assessed by the board upon such lands, which may be all of the
3146 lands within the district benefited by the maintenance thereof,
3147 apportioned between the benefited lands in proportion to the
3148 benefits received by each tract of land.

3149 (e) Special assessments.—The board may levy and impose any
3150 special assessments pursuant to this subsection.

3151 (f) Enforcement of taxes.—The collection and enforcement
3152 of all taxes levied by the district shall be at the same time
3153 and in like manner as county taxes, and the provisions of the
3154 laws of Florida relating to the sale of lands for unpaid and
3155 delinquent county taxes; the issuance, sale, and delivery of tax

3156 certificates for such unpaid and delinquent county taxes; the
3157 redemption thereof; the issuance to individuals of tax deeds
3158 based thereon; and all other procedures in connection therewith
3159 shall be applicable to the district to the same extent as if
3160 such statutory provisions were expressly set forth herein. All
3161 taxes shall be subject to the same discounts as county taxes.

3162 (g) When unpaid tax is delinquent; penalty.—All taxes
3163 provided for in this act shall become delinquent and bear
3164 penalties on the amount of such taxes in the same manner as
3165 county taxes.

3166 (h) Status of assessments.—Benefit special assessments,
3167 maintenance special assessments, and special assessments are
3168 hereby found and determined to be non-ad valorem assessments as
3169 defined by s. 197.3632, Florida Statutes. Maintenance taxes are
3170 non-ad valorem taxes and are not special assessments.

3171 (i) Assessments constitute liens; collection.—Any and all
3172 assessments, including special assessments, benefit special
3173 assessments, and maintenance special assessments authorized by
3174 this section, and including special assessments as defined by
3175 section 2(2)(z) and granted and authorized by this subsection,
3176 and including maintenance taxes if authorized by general law,
3177 shall constitute a lien on the property against which assessed
3178 from the date of levy and imposition thereof until paid, coequal
3179 with the lien of state, county, municipal, and school board
3180 taxes. These assessments may be collected, at the district's

3181 discretion, under authority of s. 197.3631, Florida Statutes, by
3182 the tax collector pursuant to the provisions of ss. 197.3632 and
3183 197.3635, Florida Statutes, or in accordance with other
3184 collection measures provided by law. In addition to, and not in
3185 limitation of, any powers otherwise set forth herein or in
3186 general law, these assessments may also be enforced pursuant to
3187 the provisions of chapter 173, Florida Statutes.

3188 (j) Land owned by governmental entity.—Except as otherwise
3189 provided by law, no levy of ad valorem taxes or non-ad valorem
3190 assessments under this act or chapters 170 or 197, Florida
3191 Statutes, or otherwise, by a board of the district, on property
3192 of a governmental entity that is subject to a ground lease as
3193 described in s. 190.003(14), Florida Statutes, shall constitute
3194 a lien or encumbrance on the underlying fee interest of such
3195 governmental entity. There shall be no levy of ad valorem taxes
3196 or non-ad valorem assessments under this act on property owned
3197 by the state or Nassau County.

3198 (13) SPECIAL ASSESSMENTS.—

3199 (a) As an alternative method to the levy and imposition of
3200 special assessments pursuant to chapter 170, Florida Statutes,
3201 pursuant to the authority of s. 197.3631, Florida Statutes, or
3202 pursuant to other provisions of general law, now or hereafter
3203 enacted, which provide a supplemental means or authority to
3204 impose, levy, and collect special assessments as otherwise
3205 authorized under this act, the board may levy and impose special

3206 assessments to finance the exercise of any of its powers
3207 permitted under this act using the following uniform procedures:

3208 1. At a noticed meeting, the board of supervisors of the
3209 district may consider and review an engineer's report on the
3210 costs of the systems, facilities, and services to be provided, a
3211 preliminary special assessment methodology, and a preliminary
3212 roll based on acreage or platted lands, depending upon whether
3213 platting has occurred.

3214 a. The special assessment methodology shall address and
3215 discuss and the board shall consider whether the systems,
3216 facilities, and services being contemplated will result in
3217 special benefits peculiar to the property, different in kind and
3218 degree than general benefits, as a logical connection between
3219 the systems, facilities, and services themselves and the
3220 property, and whether the duty to pay the special assessments by
3221 the property owners is apportioned in a manner that is fair and
3222 equitable and not in excess of the special benefit received. It
3223 shall be fair and equitable to designate a fixed proportion of
3224 the annual debt service, together with interest thereon, on the
3225 aggregate principal amount of bonds issued to finance such
3226 systems, facilities, and services which give rise to unique,
3227 special, and peculiar benefits to property of the same or
3228 similar characteristics under the special assessment methodology
3229 so long as such fixed proportion does not exceed the unique,

3230 special, and peculiar benefits enjoyed by such property from
3231 such systems, facilities, and services.

3232 b. The engineer's cost report shall identify the nature of
3233 the proposed systems, facilities, and services, their location,
3234 a cost breakdown plus a total estimated cost, including cost of
3235 construction or reconstruction, labor, and materials, lands,
3236 property, rights, easements, franchises, or systems, facilities,
3237 and services to be acquired, cost of plans and specifications,
3238 surveys of estimates of costs and revenues, costs of
3239 engineering, legal, and other professional consultation
3240 services, and other expenses or costs necessary or incident to
3241 determining the feasibility or practicability of such
3242 construction, reconstruction, or acquisition, administrative
3243 expenses, relationship to the authority and power of the
3244 district in its charter, and such other expenses or costs as may
3245 be necessary or incident to the financing to be authorized by
3246 the board of supervisors.

3247 c. The preliminary special assessment roll will be in
3248 accordance with the assessment methodology as may be adopted by
3249 the board of supervisors; the special assessment roll shall be
3250 completed as promptly as possible and shall show the acreage,
3251 lots, lands, or plats assessed and the amount of the fairly and
3252 reasonably apportioned assessment based on special and peculiar
3253 benefit to the property, lot, parcel, or acreage of land; and,
3254 if the special assessment against such lot, parcel, acreage, or

3255 portion of land is to be paid in installments, the number of
3256 annual installments in which the special assessment is divided
3257 shall be entered into and shown upon the special assessment
3258 roll.

3259 2. The board of supervisors of the district may determine
3260 and declare by an initial special assessment resolution to levy
3261 and assess the special assessments with respect to assessable
3262 improvements stating the nature of the systems, facilities, and
3263 services, improvements, projects, or infrastructure constituting
3264 such assessable improvements, the information in the engineer's
3265 cost report, the information in the special assessment
3266 methodology as determined by the board at the noticed meeting
3267 and referencing and incorporating as part of the resolution the
3268 engineer's cost report, the preliminary special assessment
3269 methodology, and the preliminary special assessment roll as
3270 referenced exhibits to the resolution by reference. If the board
3271 determines to declare and levy the special assessments by the
3272 initial special assessment resolution, the board shall also
3273 adopt and declare a notice resolution which shall provide and
3274 cause the initial special assessment resolution to be published
3275 once a week for a period of 2 weeks in newspapers of general
3276 circulation published in Nassau County and said board shall by
3277 the same resolution fix a time and place at which the owner or
3278 owners of the property to be assessed or any other persons
3279 interested therein may appear before said board and be heard as

3280 to the propriety and advisability of making such improvements,
3281 as to the costs thereof, as to the manner of payment therefor,
3282 and as to the amount thereof to be assessed against each
3283 property so improved. Thirty days' notice in writing of such
3284 time and place shall be given to such property owners. The
3285 notice shall include the amount of the special assessment and
3286 shall be served by mailing a copy to each assessed property
3287 owner at his or her last known address, the names and addresses
3288 of such property owners to be obtained from the record of the
3289 property appraiser of the county political subdivision in which
3290 the land is located or from such other sources as the district
3291 manager or engineer deems reliable, and proof of such mailing
3292 shall be made by the affidavit of the manager of the district or
3293 by the engineer, said proof to be filed with the district
3294 manager, provided that failure to mail said notice or notices
3295 shall not invalidate any of the proceedings hereunder. It is
3296 provided further that the last publication shall be at least 1
3297 week prior to the date of the hearing on the final special
3298 assessment resolution. Said notice shall describe the general
3299 areas to be improved and advise all persons interested that the
3300 description of each property to be assessed and the amount to be
3301 assessed to each piece, parcel, lot, or acre of property may be
3302 ascertained at the office of the manager of the district. Such
3303 service by publication shall be verified by the affidavit of the
3304 publisher and filed with the manager of the district. Moreover,

3305 the initial special assessment resolution with its attached,
3306 referenced, and incorporated engineer's cost report, preliminary
3307 special assessment methodology, and preliminary special
3308 assessment roll, along with the notice resolution, shall be
3309 available for public inspection at the office of the manager and
3310 the office of the engineer or any other office designated by the
3311 board of supervisors in the notice resolution. Notwithstanding
3312 the foregoing, the landowners of all of the property which is
3313 proposed to be assessed may give the district written notice of
3314 waiver of any notice and publication provided for in this
3315 subparagraph and such notice and publication shall not be
3316 required, provided, however, that any meeting of the board of
3317 supervisors to consider such resolution shall be a publicly
3318 noticed meeting.

3319 3. At the time and place named in the noticed resolution
3320 as provided for in subparagraph 2., the board of supervisors of
3321 the district shall meet and hear testimony from affected
3322 property owners as to the propriety and advisability of making
3323 the systems, facilities, services, projects, works,
3324 improvements, or infrastructure and funding them with
3325 assessments referenced in the initial special assessment
3326 resolution on the property. Following the testimony and
3327 questions from the members of the board or any professional
3328 advisors to the district of the preparers of the engineer's cost
3329 report, the special assessment methodology, and the special

3330 assessment roll, the board of supervisors shall make a final
3331 decision on whether to levy and assess the particular special
3332 assessments. Thereafter, the board of supervisors shall meet as
3333 an equalizing board to hear and to consider any and all
3334 complaints as to the particular special assessments and shall
3335 adjust and equalize the special assessments to ensure proper
3336 assessment based on the benefit conferred on the property.

3337 4. When so equalized and approved by resolution or
3338 ordinance by the board of supervisors, to be called the final
3339 special assessment resolution, a final special assessment roll
3340 shall be filed with the clerk of the board and such special
3341 assessment shall stand confirmed and remain legal, valid, and
3342 binding first liens on the property against which such special
3343 assessments are made until paid, equal in dignity to the first
3344 liens of ad valorem taxation of county and municipal governments
3345 and school boards. However, upon completion of the systems,
3346 facilities, service, project, improvement, works, or
3347 infrastructure, the district shall credit to each of the
3348 assessments the difference in the special assessment as
3349 originally made, approved, levied, assessed, and confirmed and
3350 the proportionate part of the actual cost of the improvement to
3351 be paid by the particular special assessments as finally
3352 determined upon the completion of the improvement; but in no
3353 event shall the final special assessment exceed the amount of
3354 the special and peculiar benefits as apportioned fairly and

3355 reasonably to the property from the system, facility, or service
3356 being provided as originally assessed. Promptly after such
3357 confirmation, the special assessment shall be recorded by the
3358 clerk of the district in the minutes of the proceedings of the
3359 district, and the record of the lien in this set of minutes
3360 shall constitute prima facie evidence of its validity. The board
3361 of supervisors, in its sole discretion, may, by resolution grant
3362 a discount equal to all or a part of the payee's proportionate
3363 share of the cost of the project consisting of bond financing
3364 cost, such as capitalized interest, funded reserves, and bond
3365 discounts included in the estimated cost of the project, upon
3366 payment in full of any special assessments during such period
3367 prior to the time such financing costs are incurred as may be
3368 specified by the board of supervisors in such resolution.

3369 5. District special assessments may be made payable in
3370 installments over no more than 40 years from the date of the
3371 payment of the first installment thereof and may bear interest
3372 at fixed or variable rates.

3373 (b) Notwithstanding any provision of this act or chapter
3374 170, Florida Statutes, that portion of s. 170.09, Florida
3375 Statutes, that provides that special assessments may be paid
3376 without interest at any time within 30 days after the
3377 improvement is completed and a resolution accepting the same has
3378 been adopted by the governing authority shall not be applicable
3379 to any district special assessments, whether imposed, levied,

3380 and collected pursuant to the provisions of this act or other
3381 provisions of Florida law, including, but not limited to,
3382 chapter 170, Florida Statutes.

3383 (c) In addition, the district is authorized expressly in
3384 the exercise of its rulemaking power to adopt a rule or rules
3385 which provides or provide for notice, levy, imposition,
3386 equalization, and collection of assessments.

3387 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON
3388 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

3389 (a) The board may, after any special assessments or
3390 benefit special assessments for assessable improvements are
3391 made, determined, and confirmed as provided in this act, issue
3392 certificates of indebtedness for the amount so assessed against
3393 the abutting property or property otherwise benefited, as the
3394 case may be, and separate certificates shall be issued against
3395 each part or parcel of land or property assessed, which
3396 certificates shall state the general nature of the improvement
3397 for which the assessment is made. The certificates shall be
3398 payable in annual installments in accordance with the
3399 installments of the special assessment for which they are
3400 issued. The board may determine the interest to be borne by such
3401 certificates, not to exceed the maximum rate allowed by general
3402 law, and may sell such certificates at either private or public
3403 sale and determine the form, manner of execution, and other
3404 details of such certificates. The certificates shall recite that

3405 they are payable only from the special assessments levied and
3406 collected from the part or parcel of land or property against
3407 which they are issued. The proceeds of such certificates may be
3408 pledged for the payment of principal of and interest on any
3409 revenue bonds or general obligation bonds issued to finance in
3410 whole or in part such assessable improvement, or, if not so
3411 pledged, may be used to pay the cost or part of the cost of such
3412 assessable improvements.

3413 (b) The district may also issue assessment bonds, revenue
3414 bonds, or other obligations payable from a special fund into
3415 which such certificates of indebtedness referred to in paragraph
3416 (a) may be deposited or, if such certificates of indebtedness
3417 have not been issued, the district may assign to such special
3418 fund for the benefit of the holders of such assessment bonds or
3419 other obligations, or to a trustee for such bondholders, the
3420 assessment liens provided for in this act unless such
3421 certificates of indebtedness or assessment liens have been
3422 theretofore pledged for any bonds or other obligations
3423 authorized hereunder. In the event of the creation of such
3424 special fund and the issuance of such assessment bonds or other
3425 obligations, the proceeds of such certificates of indebtedness
3426 or assessment liens deposited therein shall be used only for the
3427 payment of the assessment bonds or other obligations issued as
3428 provided in this section. The district is authorized to covenant
3429 with the holders of such assessment bonds, revenue bonds, or

3430 other obligations that it will diligently and faithfully enforce
3431 and collect all the special assessments, and interest and
3432 penalties thereon, for which such certificates of indebtedness
3433 or assessment liens have been deposited in or assigned to such
3434 fund; to foreclose such assessment liens so assigned to such
3435 special fund or represented by the certificates of indebtedness
3436 deposited in the special fund, after such assessment liens have
3437 become delinquent, and deposit the proceeds derived from such
3438 foreclosure, including interest and penalties, in such special
3439 fund; and to make any other covenants deemed necessary or
3440 advisable in order to properly secure the holders of such
3441 assessment bonds or other obligations.

3442 (c) The assessment bonds, revenue bonds, or other
3443 obligations issued pursuant to this section shall have such
3444 dates of issue and maturity as shall be deemed advisable by the
3445 board; however, the maturities of such assessment bonds or other
3446 obligations shall not be more than 2 years after the due date of
3447 the last installment which will be payable on any of the special
3448 assessments for which such assessment liens, or the certificates
3449 of indebtedness representing such assessment liens, are assigned
3450 to or deposited in such special fund.

3451 (d) Such assessment bonds, revenue bonds, or other
3452 obligations issued under this section shall bear such interest
3453 as the board may determine, not to exceed the maximum rate
3454 allowed by general law, and shall be executed, shall have such

3455 provisions for redemption prior to maturity, shall be sold in
3456 the manner, and shall be subject to all of the applicable
3457 provisions contained in this act for revenue bonds, except as
3458 the same may be inconsistent with the provisions of this
3459 section.

3460 (e) All assessment bonds, revenue bonds, or other
3461 obligations issued under the provisions of this section shall
3462 be, shall constitute, and shall have all the qualities and
3463 incidents of negotiable instruments under the law merchant and
3464 the laws of the state.

3465 (15) TAX LIENS.—All taxes of the district provided for in
3466 this act, together with all penalties for default in the payment
3467 of the same and all costs in collecting the same, including a
3468 reasonable attorney fee fixed by the court and taxed as a cost
3469 in the action brought to enforce payment, shall, from January 1
3470 for each year the property is liable to assessment and until
3471 paid, constitute a lien of equal dignity with the liens for
3472 state and county taxes and other taxes of equal dignity with
3473 state and county taxes upon all the lands against which such
3474 taxes shall be levied. A sale of any of the real property within
3475 the district for state and county or other taxes shall not
3476 operate to relieve or release the property so sold from the lien
3477 for subsequent district taxes or installments of district taxes,
3478 which lien may be enforced against such property as though no
3479 such sale thereof had been made. In addition to, and not in

3480 limitation of, the preceding sentence, for purposes of s.
 3481 197.552, Florida Statutes, the lien of all special assessments
 3482 levied by the district shall constitute a lien of record held by
 3483 a municipal or county governmental unit. The provisions of ss.
 3484 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall
 3485 be applicable to district taxes with the same force and effect
 3486 as if such provisions were expressly set forth in this act.

3487 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE
 3488 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

3489 (a) The district shall have the power and right to:

3490 1. Pay any delinquent state, county, district, municipal,
 3491 or other tax or assessment upon lands located wholly or
 3492 partially within the boundaries of the district.

3493 2. Redeem or purchase any tax sales certificates issued or
 3494 sold on account of any state, county, district, municipal, or
 3495 other taxes or assessments upon lands located wholly or
 3496 partially within the boundaries of the district.

3497 (b) Delinquent taxes paid, or tax sales certificates
 3498 redeemed or purchased, by the district, together with all
 3499 penalties for the default in payment of the same and all costs
 3500 in collecting the same and a reasonable attorney fee, shall
 3501 constitute a lien in favor of the district of equal dignity with
 3502 the liens of state and county taxes and other taxes of equal
 3503 dignity with state and county taxes upon all the real property

3504 against which the taxes were levied. The lien of the district
3505 may be foreclosed in the manner provided in this act.

3506 (c) In any sale of land pursuant to s. 197.542, Florida
3507 Statutes, the district may certify to the clerk of the circuit
3508 court of the county holding such sale the amount of taxes due to
3509 the district upon the lands sought to be sold, and the district
3510 shall share in the disbursement of the sales proceeds in
3511 accordance with the provisions of this act and under the laws of
3512 the state.

3513 (17) FORECLOSURE OF LIENS.—Any lien in favor of the
3514 district arising under this act may be foreclosed by the
3515 district by foreclosure proceedings in the name of the district
3516 in a court of competent jurisdiction as provided by general law
3517 in like manner as is provided in chapter 170 or chapter 173,
3518 Florida Statutes, and amendments thereto, and the provisions of
3519 those chapters shall be applicable to such proceedings with the
3520 same force and effect as if those provisions were expressly set
3521 forth in this act. Any act required or authorized to be done by
3522 or on behalf of a municipality in foreclosure proceedings under
3523 chapter 170 or chapter 173, Florida Statutes, may be performed
3524 by such officer or agent of the district as the board of
3525 supervisors may designate. Such foreclosure proceedings may be
3526 brought at any time after the expiration of 1 year from the date
3527 any tax, or installment thereof, becomes delinquent; however, no
3528 lien shall be foreclosed against any political subdivision or

3529 agency of the state. Other legal remedies shall remain
3530 available.

3531 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,
3532 FACILITIES, AND SERVICES.—To the full extent permitted by law,
3533 the district shall require all lands, buildings, premises,
3534 persons, firms, and corporations within the district to use the
3535 facilities of the district.

3536 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED
3537 PROVISIONS REQUIRED.—

3538 (a) No contract shall be let by the board for any goods,
3539 supplies, or materials to be purchased when the amount thereof
3540 to be paid by the district shall exceed the amount provided in
3541 s. 287.017, Florida Statutes, for category four, unless notice
3542 of bids shall be advertised once in a newspaper in general
3543 circulation in Nassau County. Any board seeking to construct or
3544 improve a public building, structure, or other public works
3545 shall comply with the bidding procedures of s. 255.20, Florida
3546 Statutes, and other applicable general law. In each case, the
3547 bid of the lowest responsive and responsible bidder shall be
3548 accepted unless all bids are rejected because the bids are too
3549 high or the board determines it is in the best interests of the
3550 district to reject all bids. The board may require the bidders
3551 to furnish bond with a responsible surety to be approved by the
3552 board. Nothing in this subsection shall prevent the board from
3553 undertaking and performing the construction, operation, and

3554 maintenance of any project or facility authorized by this act by
3555 the employment of labor, material, and machinery.

3556 (b) The provisions of the Consultants' Competitive
3557 Negotiation Act, s. 287.055, Florida Statutes, apply to
3558 contracts for engineering, architecture, landscape architecture,
3559 or registered surveying and mapping services let by the board.

3560 (c) Contracts for maintenance services for any district
3561 facility or project shall be subject to competitive bidding
3562 requirements when the amount thereof to be paid by the district
3563 exceeds the amount provided in s. 287.017, Florida Statutes, for
3564 category four. The district shall adopt rules, policies, or
3565 procedures establishing competitive bidding procedures for
3566 maintenance services. Contracts for other services shall not be
3567 subject to competitive bidding unless the district adopts a
3568 rule, policy, or procedure applying competitive bidding
3569 procedures to said contracts. Nothing herein shall preclude the
3570 use of requests for proposal instead of invitations to bid as
3571 determined by the district to be in its best interest.

3572 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
3573 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.—

3574 (a) The district is authorized to prescribe, fix,
3575 establish, and collect rates, fees, rentals, or other charges,
3576 hereinafter sometimes referred to as "revenues," and to revise
3577 the same from time to time, for the systems, facilities, and
3578 services furnished by the district, within the limits of the

3579 district, including, but not limited to, recreational
3580 facilities, water management and control facilities, and water
3581 and sewer systems; to recover the costs of making connection
3582 with any district service, facility, or system; and to provide
3583 for reasonable penalties against any user or property for any
3584 such rates, fees, rentals, or other charges that are delinquent.

3585 (b) No such rates, fees, rentals, or other charges for any
3586 of the facilities or services of the district shall be fixed
3587 until after a public hearing at which all the users of the
3588 proposed facility or services or owners, tenants, or occupants
3589 served or to be served thereby and all other interested persons
3590 shall have an opportunity to be heard concerning the proposed
3591 rates, fees, rentals, or other charges. Rates, fees, rentals,
3592 and other charges shall be adopted under the administrative
3593 rulemaking authority of the district, but shall not apply to
3594 district leases. Notice of such public hearing setting forth the
3595 proposed schedule or schedules of rates, fees, rentals, and
3596 other charges shall have been published in a newspaper of
3597 general circulation in Nassau County at least once and at least
3598 10 days prior to such public hearing. The rulemaking hearing may
3599 be adjourned from time to time. After such hearing, such
3600 schedule or schedules, either as initially proposed or as
3601 modified or amended, may be finally adopted. A copy of the
3602 schedule or schedules of such rates, fees, rentals, or charges
3603 as finally adopted shall be kept on file in an office designated

3604 by the board and shall be open at all reasonable times to public
3605 inspection. The rates, fees, rentals, or charges so fixed for
3606 any class of users or property served shall be extended to cover
3607 any additional users or properties thereafter served which shall
3608 fall in the same class, without the necessity of any notice or
3609 hearing.

3610 (c) Such rates, fees, rentals, and charges shall be just
3611 and equitable and uniform for users of the same class, and when
3612 appropriate may be based or computed either upon the amount of
3613 service furnished, upon the average number of persons residing
3614 or working in or otherwise occupying the premises served, or
3615 upon any other factor affecting the use of the facilities
3616 furnished, or upon any combination of the foregoing factors, as
3617 may be determined by the board on an equitable basis.

3618 (d) The rates, fees, rentals, or other charges prescribed
3619 shall be such as will produce revenues, together with any other
3620 assessments, taxes, revenues, or funds available or pledged for
3621 such purpose, at least sufficient to provide for the items
3622 hereinafter listed, but not necessarily in the order stated:

3623 1. To provide for all expenses of operation and
3624 maintenance of such facility or service.

3625 2. To pay when due all bonds and interest thereon for the
3626 payment of which such revenues are, or shall have been, pledged
3627 or encumbered, including reserves for such purpose.

3628 3. To provide for any other funds which may be required
3629 under the resolution or resolutions authorizing the issuance of
3630 bonds pursuant to this act.

3631 (e) The board shall have the power to enter into contracts
3632 for the use of the projects of the district and with respect to
3633 the services, systems, and facilities furnished or to be
3634 furnished by the district.

3635 (21) RECOVERY OF DELINQUENT CHARGES.-In the event that any
3636 rates, fees, rentals, charges, or delinquent penalties shall not
3637 be paid as and when due and shall be in default for 60 days or
3638 more, the unpaid balance thereof and all interest accrued
3639 thereon, together with reasonable attorney fees and costs, may
3640 be recovered by the district in a civil action.

3641 (22) DISCONTINUANCE OF SERVICE.-In the event the fees,
3642 rentals, or other charges for district services or facilities
3643 are not paid when due, the board shall have the power, under
3644 such reasonable rules and regulations as the board may adopt, to
3645 discontinue and shut off services until such fees, rentals, or
3646 other charges, including interest, penalties, and charges for
3647 the shutting off and discontinuance and the restoration of such
3648 services are fully paid; and, for such purposes, the board may
3649 enter on any lands, waters, or premises of any person, firm,
3650 corporation, or body, public or private, within the district
3651 limits. Such delinquent fees, rentals, or other charges,
3652 together with interest, penalties, and charges for the shutting

3653 off and discontinuance and the restoration of such services and
3654 facilities and reasonable attorney fees and other expenses, may
3655 be recovered by the district, which may also enforce payment of
3656 such delinquent fees, rentals, or other charges by any other
3657 lawful method of enforcement.

3658 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved
3659 person may have recourse to such remedies in law and at equity
3660 as may be necessary to ensure compliance with the provisions of
3661 this act, including injunctive relief to enjoin or restrain any
3662 person violating the provisions of this act or any bylaws,
3663 resolutions, regulations, rules, codes, or orders adopted under
3664 this act. In case any building or structure is erected,
3665 constructed, reconstructed, altered, repaired, converted, or
3666 maintained, or any building, structure, land, or water is used,
3667 in violation of this act or of any code, order, resolution, or
3668 other regulation made under authority conferred by this act or
3669 under law, the board or any citizen residing in the district may
3670 institute any appropriate action or proceeding to prevent such
3671 unlawful erection, construction, reconstruction, alteration,
3672 repair, conversion, maintenance, or use; to restrain, correct,
3673 or avoid such violation; to prevent the occupancy of such
3674 building, structure, land, or water; and to prevent any illegal
3675 act, conduct, business, or use in or about such premises, land,
3676 or water.

3677 (24) SUITS AGAINST THE DISTRICT.—Any suit or action
 3678 brought or maintained against the district for damages arising
 3679 out of tort, including, without limitation, any claim arising
 3680 upon account of an act causing an injury or loss of property,
 3681 personal injury, or death, shall be subject to the limitations
 3682 provided in s. 768.28, Florida Statutes.

3683 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All
 3684 district property shall be exempt from levy and sale by virtue
 3685 of an execution, and no execution or other judicial process
 3686 shall issue against such property, nor shall any judgment
 3687 against the district be a charge or lien on its property or
 3688 revenues; however, nothing contained herein shall apply to or
 3689 limit the rights of bondholders to pursue any remedy for the
 3690 enforcement of any lien or pledge given by the district in
 3691 connection with any of the bonds or obligations of the district.

3692 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

3693 (a) The board of supervisors of the district shall not ask
 3694 the Legislature to amend this act to expand or to contract the
 3695 boundaries of the district without first obtaining a resolution
 3696 or official statement from Nassau County as provided for in s.
 3697 189.031(2)(e)4., Florida Statutes.

3698 (b) The district shall remain in existence until:

3699 1. The district is terminated and dissolved pursuant to
 3700 amendment to this act by the Legislature.

3701 2. The district has become inactive pursuant to s.
 3702 189.062, Florida Statutes.

3703 (27) INCLUSION OF TERRITORY.—The inclusion of any or all
 3704 territory of the district within a municipality does not change,
 3705 alter, or affect the boundary, territory, existence, or
 3706 jurisdiction of the district.

3707 (28) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED
 3708 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this
 3709 district under this act, each contract for the initial sale of a
 3710 parcel of real property and each contract for the initial sale
 3711 of a residential unit within the district shall include,
 3712 immediately prior to the space reserved in the contract for the
 3713 signature of the purchaser, the following disclosure statement
 3714 in boldfaced and conspicuous type which is larger than the type
 3715 in the remaining text of the contract: "THE EAST NASSAU
 3716 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,
 3717 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
 3718 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
 3719 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE
 3720 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE
 3721 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY
 3722 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
 3723 TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

3724 (29) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days
 3725 after the election of the first board of supervisors creating

3726 this district, the district shall cause to be recorded in the
3727 grantor-grantee index of the property records in Nassau County
3728 "Notice of Creation and Establishment of the East Nassau
3729 Stewardship District." The notice shall, at a minimum, include
3730 the legal description of the property covered by this act.

3731 (30) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,
3732 service, works, improvement, project, or other infrastructure
3733 owned by the district, or funded by federal tax exempt bonding
3734 issued by the district, is public; and the district by rule may
3735 regulate, and may impose reasonable charges or fees for, the use
3736 thereof but not to the extent that such regulation or imposition
3737 of such charges or fees constitutes denial of reasonable access.

3738 Section 7. If any provision of this act is determined
3739 unconstitutional or otherwise determined invalid by a court of
3740 law, all the rest and remainder of the act shall remain in full
3741 force and effect as the law of this state.

3742 Section 8. This act shall take effect upon becoming a law,
3743 except that the provisions of this act which authorize the levy
3744 of ad valorem taxation shall take effect only upon express
3745 approval by a majority vote of those qualified electors of the
3746 East Nassau Stewardship District, as required by Section 9 of
3747 Article VII of the State Constitution, voting in a referendum
3748 election held at such time as all members of the board are
3749 qualified electors who are elected by qualified electors of the
3750 district as provided in this act.

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