

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, which are not inconsistent with the provisions of this
461 act, shall constitute a general power, special power, authority,
462 or function of the East Nassau Stewardship District. All notices
463 for the enactment by the Legislature of this special act have
464 been provided pursuant to the State Constitution, the Laws of
465 Florida, and the Rules of the Florida House of Representatives
466 and of the Florida Senate. No referendum subsequent to the
467 effective date of this act is required as a condition of
468 establishing the district. Therefore, the district, as created

469 by this act, is established on the property described in this
470 act.

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

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

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

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

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

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

513
 514 Parcel 1

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

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

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

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

570
571 Parcel 2

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

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

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

618 of-Way line, N 32°53'09" W, a distance 4009.48 feet to
619 the most Southwesterly corner of those lands described
620 in Official Record Book 44, Page 221 of said Public
621 Records; thence departing said Northeasterly Right-of-
622 Way line and on the Southerly line, Westerly line,
623 Southerly line, Easterly line and on the Northwesterly
624 prolongation thereof for the next 4 courses, thence N
625 57°06'51" E, a distance 349.29 feet; thence S
626 32°53'09" E, a distance 735.00 feet; thence N
627 57°06'51" E, a distance 650.71 feet; thence N
628 32°53'09" W, a distance 1832.50 feet to the
629 Northeasterly corner of those lands described in
630 Official Record Book 1415, Page 574 of said Public
631 Records; thence departing said Northwesterly
632 prolongation line and on the Northerly line of said
633 lands, S 57°06'51" W, a distance 1000.00 feet to the
634 Northwesterly corner of said lands said point also
635 being on the aforesaid Northeasterly Right-of-Way line
636 of U.S. Highway No. 17; thence departing said
637 Northerly line and on said Northeasterly Right-of-Way
638 line for the next 6 courses, N 32°53'09" W, a distance
639 693.03 feet; thence N 32°54'39" W, a distance 534.04
640 feet; thence N 33°01'13" E, a distance 164.28 feet;
641 thence N 32°54'39" W, a distance 695.00 feet; thence S
642 89°26'12" W, a distance 177.55 feet; thence N

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

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

693 tie line of, N 59°42'40" E, a distance of 3066.75 feet
694 from said reference point "D"; thence continue on said
695 Mean High Water Line, Southeasterly and Northeasterly,
696 a distance of 10,304 feet more or less to a point on
697 said Mean High Water Line said point being referred to
698 as reference point "F" said point having a tie line
699 of, S 86°49'56" E, a distance of 6272.48 feet from
700 said reference point "E"; thence continue on said Mean
701 High Water Line, Southeasterly and Northeasterly, a
702 distance of 9016 feet more or less to a point on said
703 Mean High Water Line said point being referred to as
704 reference point "G" said point having a tie line of, S
705 76°57'13" E, a distance of 6753.01 feet from said
706 reference point "F"; thence continue on said Mean
707 High Water Line, Southeasterly, a distance of 7683
708 feet more or less to the Northwest corner of those
709 lands described in Official Record Book 1043, Page 181
710 of said Public Records said point also being on said
711 Mean High Water Line said point having a tie line of,
712 S 15°33'29" E, a distance of 5567.35 feet from said
713 reference point "G"; thence departing said Mean High
714 Water Line and on the Westerly line and Southerly line
715 of said lands for the next 2 courses, S 02°30'20" E, a
716 distance 677.00 feet; thence S 72°00'20" E, a distance
717 696.00 feet to the Southeast corner of said lands said

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

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

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

793 Southwest corner of those lands described in Official
794 Record Book 802, Page 1281 of said Public Records;
795 thence departing said Southerly prolongation line and
796 on the Southerly line of said lands, S 82°19'01" E, a
797 distance 399.49 feet to a point on the Westerly Right
798 of Way line of Chester Road (Variable Width Right of
799 Way); thence departing said Southerly line and on said
800 Westerly Right of Way line for the next 3 courses, S
801 07°40'57" W, a distance 21.94 feet; thence S 07°43'19"
802 W, a distance 9134.66 feet; thence S 08°41'14" W, a
803 distance 747.21 feet to a point on the Northerly Right
804 of Way line of Pages Dairy Road (100 foot Right of
805 Way); thence departing said Westerly Right of Way line
806 and on said Northerly Right of Way line for the next 8
807 courses, N 63°45'37" W, a distance 1908.42 feet to the
808 beginning of a curve, concave Northeast, having a
809 radius of 1859.00 feet and a central angle of
810 13°19'52"; thence on the arc of said curve a distance
811 of 432.54 feet said arc being subtended by a chord
812 which bears N 57°05'41" W, a distance of 431.57 feet
813 to the curves end; thence N 50°25'45" W, a distance
814 1077.81 feet; thence N 51°29'02" W, a distance 1087.78
815 feet to the beginning of a curve, concave Southwest,
816 having a radius of 5786.70 feet and a central angle of
817 12°04'58"; thence on the arc of said curve a distance

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

843 recorded in Plat Book 6, Pages 341 and 342; thence
844 departing said Easterly line and on the North line of
845 said Page Hill Unit 3, S 89°08'26" W, a distance
846 1948.04 feet to the Northwest corner of said Page Hill
847 Unit 3; thence departing said North line and on the
848 Westerly line of said Page Hill Unit 3 and on the
849 Westerly line of the aforesaid Page Hill Unit 2 and on
850 the Westerly line of the aforesaid Page Hill Unit 1
851 for the next 7 courses, S 06°17'22" W, a distance
852 846.40 feet; thence S 15°13'56" W, a distance 1678.50
853 feet; thence S 15°14'27" W, a distance 1129.83 feet;
854 thence N 80°46'29" W, a distance 416.31 feet; thence S
855 15°10'34" W, a distance 1155.32 feet; thence S
856 75°30'02" E, a distance 415.78 feet; thence S
857 15°05'25" W, a distance 1047.82 feet to a point on the
858 aforesaid Northerly Right of Way line of Pages Dairy
859 Road; thence departing said Westerly line and on said
860 Northerly Right of Way line for the next 2 courses, N
861 75°11'45" W, a distance 135.69 feet; thence N
862 76°11'45" W, a distance 1105.99 feet to the beginning
863 of a curve, concave Southerly, having a radius of
864 1004.93 feet and a central angle of 19°06'09"; thence
865 on the arc of said curve a distance of 335.04 feet
866 said arc being subtended by a chord which bears N
867 85°44'50" W, a distance of 333.49 feet to the

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

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

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

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

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

993 Highway No. 17; thence departing said Westerly line
 994 and on said Northeasterly Right of Way line, N
 995 32°52'39" W, a distance 1163.92 feet to the Southeast
 996 corner of those lands described in Official Record
 997 Book 756, Page 587 of the aforesaid Public Records;
 998 thence departing said Northeasterly Right of Way line
 999 and on the Easterly line of said lands, N 57°07'21" E,
 1000 a distance 85.00 feet to the Southwest corner of those
 1001 lands described in Official Record Book 309, Page 673
 1002 of said Public Records; thence departing said Easterly
 1003 line and on the Southerly of said lands and on the
 1004 Southeasterly prolongation thereof, S 54°09'58" E, a
 1005 distance 1053.12 feet to the Southeast corner of those
 1006 lands described in Official Record Book 1131, Page
 1007 1698 of said Public Records; thence departing said
 1008 Southeasterly prolongation line and on the Easterly
 1009 line of said lands and on the Northeasterly
 1010 prolongation thereof, N 57°00'06" E, a distance 909.57
 1011 feet to the Northeast corner of those lands described
 1012 in Official Record Book 1171, Page 330 of said Public
 1013 Records; thence departing said Northeasterly
 1014 prolongation line and on the Northerly line of said
 1015 lands and on the Northwesterly prolongation thereof, N
 1016 32°52'44" W, a distance 1651.85 feet to the Northwest
 1017 corner of those lands described in Official Record

1018 Book 725, Page 172 of said Public Records; thence
 1019 departing said Northwesterly prolongation line and on
 1020 the Westerly line of said lands, S 46°25'51" W, a
 1021 distance 1401.20 feet to the Point of Beginning.

1022
 1023 Together with:

1024
 1025 Crandall Road as being described below:

1026
 1027 Crandall Road

1028
 1029 A parcel of land, being a portion of Sections 31, 32,
 1030 33 and the William Fox Grant, Township 4 North, Range
 1031 26 East, and being a portion of the Spicer S.
 1032 Christopher Grant and J. Smith Grant, Section 47, the
 1033 Spicer S. Christopher Grant, Section 48 and the Heirs
 1034 of E. Waterman Mill Grant, Section 50, all in Township
 1035 3 North, Range 27 East, Nassau County, Florida and
 1036 being more particularly described as follows:

1037
 1038 Begin at the intersection of the Northeasterly Right-
 1039 of-Way line of U.S. Highway No. 17 (a 137.50 foot
 1040 Right-of-Way at this point) and the Easterly Right-of-
 1041 Way line of Crandall Road (a 40 foot County Maintained
 1042 Right-of-Way); thence on said Northeasterly Right-of-

1043 Way line, thence N 32°52'39" W, a distance 40.71 feet
1044 to a point on the Westerly Right-of-Way line of said
1045 Crandall Road; thence departing said Northeasterly
1046 Right-of-Way line and on said Westerly Right-of-Way
1047 line and on the Northerly Right-of-Way line and the
1048 Easterly Right-of-Way line of said Crandall Road for
1049 the next 29 courses, N 46°25'51" E, a distance of
1050 481.84 feet; thence N 32°05'53" E, a distance of
1051 2418.72 feet to the beginning of a curve, concave
1052 Northwest, having a radius of 980.00 feet and a
1053 central angle of 20°18'59"; thence on the arc of said
1054 curve a distance of 347.50 feet said arc being
1055 subtended by a chord which bears N 21°56'23" E, a
1056 distance of 345.68 feet to the curves end; thence N
1057 11°46'53" E, a distance of 3953.5 feet; thence N
1058 13°38'05" E, a distance of 600.31 feet; thence N
1059 15°36'12" E, a distance of 2912.08 feet; thence N
1060 16°05'53" E, a distance of 2532.7 feet; thence N
1061 17°11'45" E, a distance of 3439.63 feet; thence N
1062 16°50'41" E, a distance of 1216.59 feet; thence N
1063 13°33'13" E, a distance of 248.97 feet; thence N
1064 05°39'41" E, a distance of 496.30 feet; thence N
1065 11°34'20" E, a distance of 209.7 feet to the beginning
1066 of a curve, concave Southeast, having a radius of
1067 320.00 feet and a central angle of 28°06'20"; thence

1068 on the arc of said curve a distance of 156.97 feet
 1069 said arc being subtended by a chord which bears N
 1070 25°37'30" E, a distance of 155.40 feet to the curves
 1071 end; thence N 39°40'40" E, a distance of 158.24 feet;
 1072 thence S 50°19'20" E, a distance of 40.00 feet; thence
 1073 S 39°40'40" W, a distance of 158.24 feet to the
 1074 beginning of a curve, concave Southeast, having a
 1075 radius of 280.00 feet and a central angle of
 1076 28°06'20"; thence on the arc of said curve a distance
 1077 of 137.35 feet said arc being subtended by a chord
 1078 which bears S 25°37'30" W, a distance of 135.98 feet
 1079 to the curves end; thence S 11°34'20" W, a distance of
 1080 207.64 feet; thence S 05°39'41" W, a distance of
 1081 496.99 feet; thence S 13°33'13" W, a distance of
 1082 252.88 feet; thence S 16°50'41" W, a distance of
 1083 1217.86 feet; thence S 17°11'45" W, a distance of
 1084 3439.37 feet; thence S 16°05'53" W, a distance of
 1085 2532.14 feet; thence S 15°36'12" W, a distance of
 1086 2911.22 feet; thence S 13°38'05" W, a distance of
 1087 598.98 feet; thence S 11°46'53" W, a distance of
 1088 3952.85 feet to the beginning of a curve, concave
 1089 Northwest, having a radius of 1020.00 feet and a
 1090 central angle of 20°18'59"; thence on the arc of said
 1091 curve a distance of 361.68 feet said arc being
 1092 subtended by a chord which bears S 21°56'23" W, a

1093 distance of 359.79 feet to the curves end; thence S
 1094 32°05'53" W, a distance of 2423.75 feet; thence S
 1095 46°25'51" W, a distance of 494.42 feet to the Point of
 1096 Beginning.

1097
 1098 Less and Except:

1099
 1100 Those lands described in Official Records Book 235,
 1101 Page 149 and Official Records Book 609, Page 780 all
 1102 of the Public Records of Nassau County, Florida.

1103
 1104 Parcel 3

1105
 1106 A parcel of land, being a portion of Sections 1, 2, 11
 1107 and the Heirs of E. Waterman Grant, Section 41, lying
 1108 Northerly of County Road No. 108, Westerly of CSX
 1109 Railroad Right-of-Way, and Easterly of Interstate I-
 1110 95, Township 3 North, Range 26 East, Nassau County,
 1111 Florida, and being more particularly described as
 1112 follows:

1113
 1114 Commence at the Southwest corner of said Section 1;
 1115 thence on the South line of said Section 1, N
 1116 89°47'06" E, a distance of 397.04 feet to a point on
 1117 the Southwesterly Right-of-Way line of CSX Railroad (a

1118 variable width Right-of-Way); said point also being
1119 the Point of Beginning; thence departing said South
1120 line and on said Southwesterly Right-of-Way line, N
1121 32°54'39" W, a distance of 1660.86 feet, to the
1122 Southeast corner of those lands as described in
1123 Official Records 260, Page 357, of the Public Records
1124 of Nassau County, Florida; thence departing said
1125 Southwesterly Right-of-Way line and on the South line
1126 of said lands, S 89°14'18" W, a distance of 173.85
1127 feet to a point the Southwest corner of said lands;
1128 thence departing said South line and on the West line
1129 of said lands, N 32°54'39" W, a distance of 500.00
1130 feet to the Northwest corner of said lands; thence
1131 departing said West line and on the North line of said
1132 lands, N 89°14'18" E, a distance of 173.85 feet to a
1133 point on the aforesaid Southwesterly Right-of-Way line
1134 of CSX Railroad; thence departing said North line and
1135 on said Southwesterly Right-of-Way line, N 32°54'39"
1136 W, a distance of 890.93 feet to a point on the
1137 Northeasterly Right-of-Way line of Interstate I-95 (a
1138 variable width Limited Access Right-of-Way); thence
1139 departing said Southwesterly Right-of-Way and on said
1140 Northeasterly Right-of-Way line, for the next 3
1141 courses; thence S 24°42'34" W, a distance of 1926.46
1142 feet to the beginning of a curve, concave Easterly,

1143 having a radius of 6769.49 feet and a central angle of
 1144 41°19'33"; thence on the arc of said curve a distance
 1145 of 4882.64 feet said arc being subtended by a chord
 1146 which bears S 04°02'47" W, a distance of 4777.49 feet
 1147 to the curves end; thence S 16°36'59" E, a distance of
 1148 531.21 feet to a point on the Northerly Right-of-Way
 1149 line of County Road No. 108 (a 80 foot Right-of-Way);
 1150 thence departing said Northeasterly Right-of-Way line
 1151 and on said Northerly Right-of-Way line for the next 2
 1152 courses; thence S 66°36'32" E, a distance of 589.65
 1153 feet; thence S 72°26'59" E, a distance of 6784.16 feet
 1154 to the intersection of said Northerly Right-of-Way
 1155 line and aforesaid Southwesterly Right-of-Way line of
 1156 CSX Railroad; thence departing said Northerly Right-
 1157 of-Way line and on said Southwesterly Right-of-Way
 1158 line of CSX Railroad for the next 2 courses; N
 1159 32°53'09" W, a distance of 5384.64 feet; thence N
 1160 32°54'39" W, a distance of 2645.20 feet to the Point
 1161 of Beginning.

1162
 1163 Less and Except:

1164
 1165 Those lands as described in Official Records 942, Page
 1166 384, Official Records 594, Page 1111, Official Records
 1167 883, Page 1590, Official Records 1567, Page 1597,

1168 Official Records 279, Page 615, (Official Records
 1169 1750, Page 132, Parcel 11) and (Official Records 1750,
 1170 Page 132, Parcel 12)

1171
 1172 Parcel 4

1173
 1174 A parcel of land, being a portion of Sections 11, 14,
 1175 23 and the N. Wildes Grant, Section 39 and the Heirs
 1176 of E. Waterman Grant, Section 41, Township 3 North,
 1177 Range 26 East,

1178
 1179 and being a portion of the Heirs of E. Waterman Mill
 1180 Grant, Section 44 and the E. Waterman Mill Grant,
 1181 Section 50 and the John Carr Grant, section 56,
 1182 Township 3 North, Range 27 East, lying Southerly of
 1183 County Road No. 108, Westerly of CSX Railroad, and
 1184 Easterly of Interstate I-95, Nassau County, Florida,
 1185 and being more particularly described as follows:

1186
 1187 Commence at the Northwest corner of the Heirs of E.
 1188 Waterman Grant, Section 41, Township 3 North, Range 26
 1189 East; thence on the West line of said Section 41, S
 1190 01°08'09" E, a distance of 5354.74 feet to a point on
 1191 the Southerly Right-of-Way line of County Road No. 108
 1192 (a 80 foot Right-of-Way) and the Point of Beginning;

1193 thence departing said West line and on said Southerly
 1194 Right-of-Way line, S 72°26'59" E, a distance of
 1195 4950.42 feet to point on the Southwesterly Right-of-
 1196 Way line of CSX Railroad (a variable width Right-of-
 1197 Way); thence departing said Southerly Right-of-Way
 1198 line and on said Southwesterly Right-of-Way line for
 1199 the next 3 courses, S 32°53'09" E, a distance of
 1200 1338.21 feet; thence S 32°57'39" E, a distance of
 1201 2740.73 feet; thence S 32°52'39" E, a distance of
 1202 1038.25 feet to the Northeast corner of those lands as
 1203 described in Official Records 1232, Page 954, of the
 1204 Public Records of Nassau County, Florida; thence
 1205 departing said Southwesterly Right-of-Way line and on
 1206 the Northerly line of said lands, S 57°07'21" W, a
 1207 distance of 158.00 feet to the Northwest corner of
 1208 said lands; thence departing said Northerly line and
 1209 on the Westerly line of said lands, and on the
 1210 Westerly line of those lands as described in Official
 1211 Records 875, Page 1070, of said Public Records, S
 1212 40°05'39" E, a distance of 320.00 feet to the
 1213 Southwest corner of said lands; thence departing said
 1214 Westerly line and on the Southerly line of said lands,
 1215 N 57°07'21" E, a distance of 117.80 feet to a point on
 1216 aforesaid Southwesterly Right-of-Way line of the CSX
 1217 Railroad; thence departing said Southerly line and on

1218 said Southwesterly Right-of-Way line for the next 3
1219 courses, S 32°52'39" E, a distance of 4678.98 feet to
1220 the beginning of a curve, concave Northeast, having a
1221 radius of 5967.15 feet and a central angle of
1222 5°53'00"; thence on the arc of said curve a distance
1223 of 612.73 feet said arc being subtended by a chord
1224 which bears S 35°49'09" E, a distance of 612.46 feet
1225 to the curves end; thence S 38°45'39" E, a distance of
1226 12456.99 feet to the Northeast corner of those lands
1227 described in Official Record Book 715, Page 1293 of
1228 the Public Records of Nassau County, Florida; thence
1229 departing said Southwesterly Right of Way line and on
1230 the North line of said lands, S 72°16'23" W, a
1231 distance of 1557.25 feet to the Northwest corner of
1232 said lands; thence departing said North line and on
1233 the Westerly of said lands the next 2 courses and on
1234 the Westerly line of those lands described in Official
1235 Record Book 1205, Page 1158 of said Public Records,
1236 thence S 13°25'59" W, a distance of 461.74 feet;
1237 thence S 11°04'43" E, a distance of 85.85 feet to the
1238 Southwest corner of said lands; thence departing said
1239 Westerly line and on the Southerly line of said lands,
1240 N 72°19'49" E, a distance of 44.42 feet to a point on
1241 the Westerly line of those lands described in Official
1242 Record Book 826, Page 1117 of said Public Records;

1243 thence departing said Southerly line and on said
1244 Westerly line for the next 2 courses, S 32°37'18" W, a
1245 distance of 48.23 feet; thence S 31°02'03" E, a
1246 distance of 30.01 feet to the Southwest corner of said
1247 lands; thence departing said Westerly line and on the
1248 Southerly line of said lands, N 72°18'45" E, a
1249 distance of 43.74 feet to the Northwest corner of
1250 those lands described in Official Record Book 1588,
1251 Page 1340 of said Public Records said point being on a
1252 curve, concave Northeast, having a radius of 457.48
1253 feet and a central angle of 26°44'58"; thence on the
1254 Westerly line of said lands and the arc of said curve
1255 for the next 2 courses, a distance of 213.58 feet said
1256 arc being subtended by a chord which bears S 50°22'02"
1257 E, a distance of 211.65 feet to the curves end; thence
1258 S 69°51'30" E, a distance of 259.80 feet to the
1259 Southwest corner of said lands said point also being
1260 on the Northerly Right of way line of State Road No.
1261 200 (A1A) (184 foot Right of Way); thence departing
1262 said Westerly line and on said Northerly Right of way
1263 line, S 76°05'01" W, a distance of 511.09 feet to the
1264 Southeast corner of those lands described in Official
1265 Record Book 142, Page 441 of the aforesaid Public
1266 Records; thence departing said Northerly Right of way
1267 line and on the East line of said lands, N 17°43'59"

1268 W, a distance of 206.66 feet to the Northeast corner
 1269 of said lands; thence departing said East line and on
 1270 the North line of said lands, S 72°16'01" W, a
 1271 distance of 99.78 feet to the Northwest corner of said
 1272 lands; thence departing said North line and on the
 1273 West line of said lands, S 17°43'59" E, a distance of
 1274 200.00 feet to the Southwest corner of said lands said
 1275 point also being on the aforesaid Northerly Right of
 1276 Way line State Road No. 200 (A1A); thence departing
 1277 said West line and on said Northerly Right of Way
 1278 line, S 76°05'01" W, a distance of 60.13 feet to the
 1279 Southeast corner of Tax I.D. No. 44-2N-27-0000-0003-
 1280 0080 of the Property Appraiser's Office of Nassau
 1281 County, Florida; thence departing said Northerly Right
 1282 of Way line and on the East line of Tax I.D. No. 44-
 1283 2N-27-0000-0003-0080 and Tax I.D. No. 44-2N-27-0000-
 1284 0003-0000 and Tax I.D. No. 44-2N-27-0000-0003-0010, N
 1285 17°43'59" W, a distance of 256.00 feet to the
 1286 Northeast corner of said Tax I.D. No. 44-2N-27-0000-
 1287 0003-0000; thence departing said East line and on the
 1288 North line of said Tax I.D. No. 44-2N-27-0000-0003-
 1289 0000 and Tax I.D. No. 44-2N-27-0000-0003-0030 and Tax
 1290 I.D. No. 44-2N-27-0000-0006-0000, S 70°03'50" W, a
 1291 distance of 522.00 feet to the Northwest corner of
 1292 said Tax I.D. No. 44-2N-27-0000-0006-0000; thence

1293 departing said North line and on the West line of said
1294 Tax I.D. No. 44-2N-27-0000-0006-0000 and Tax I.D. No.
1295 44-2N-27-0000-0008-0000, S 17°05'59" E, a distance of
1296 201.00 feet to the Southeast corner of said Tax I.D.
1297 No. 44-2N-27-0000-0008-0000 said point also being on
1298 the aforesaid Northerly Right of Way line State Road
1299 No. 200 (A1A); thence departing said West line and on
1300 said Northerly Right of Way line for the next 3
1301 courses, S 76°05'01" W, a distance of 2180.25 feet to
1302 the beginning of a curve, concave Southeast, having a
1303 radius of 17312.73 feet and a central angle of
1304 3°46'03"; thence on the arc of said curve a distance
1305 of 1138.42 feet said arc being subtended by a chord
1306 which bears S 74°11'59" W, a distance of 1138.22 feet
1307 to the curves end; thence S 72°19'01" W, a distance of
1308 5100.21 feet to the Southeast corner of those lands
1309 described in Official Record Book 408, Page 695 of the
1310 aforesaid Public Records; thence departing said
1311 Northerly Right of way line and on the Easterly line
1312 of said lands, N 17°40'59" W, a distance of 595.24
1313 feet to the Northeast corner of said lands; thence
1314 departing said Easterly line and on the Northerly line
1315 of said lands and the Northerly line of those lands
1316 described in Official Record Book 1782, Page 1450 and
1317 Official Record Book 1484, Page 1762 of the said

1318 Public Records for the next 2 courses, S 72°15'36" W,
 1319 a distance of 818.28 feet; thence S 89°00'37" W, a
 1320 distance of 840.96 feet to a Northeast corner of last
 1321 said lands; thence departing said Northerly line and
 1322 on the Easterly line of said lands, N 16°36'59" W, a
 1323 distance of 1241.54 feet to the most Northeast corner
 1324 of said lands; thence departing said Easterly line and
 1325 on the most Northerly line of said lands, S 73°23'30"
 1326 W, a distance of 1172.26 feet to the Northwest corner
 1327 of said lands said point being on the Easterly Limited
 1328 Access Right of Way line of Interstate 95 (Variable
 1329 Width Limited Access Right of Way); thence departing
 1330 said most Northerly line and on said Easterly Limited
 1331 Access Right of Way line for the next 3 courses, N
 1332 16°36'59" W, a distance of 13466.15 feet; thence N
 1333 73°23'01" E, a distance of 25.00 feet; thence N
 1334 16°36'59" W, a distance of 518.67 feet to a point on
 1335 the South line of Henry Young Grant, Section 40,
 1336 Township 3 North, Range 26 East, Nassau County,
 1337 Florida; thence departing said Easterly Limited Access
 1338 Right of Way line and on said South line, S 85°14'18"
 1339 E, a distance of 2011.92 feet to the Southeast corner
 1340 of said Section 40 said point also being on the East
 1341 line of the N. Wildes Grant, Section 39, Township 3
 1342 North, Range 26 East, Nassau County, Florida; thence

1343 departing said South line and on said East line, S
 1344 04°52'08" W, a distance of 1450.42 feet to the
 1345 Southwest corner of said Section 39; thence departing
 1346 said East line and on the South line of said Section
 1347 39 and on the South line of N. Wildes Grant, Section
 1348 57, Township 3 North, Range 27 East, Nassau County,
 1349 Florida, S 88°54'50" E, a distance of 4785.65 feet to
 1350 the Southeast corner of said Section 57; thence
 1351 departing said South line and on the East line of said
 1352 Section 57, N 04°00'16" E, a distance of 3135.18 feet
 1353 to the Northeast corner of said Section 57; thence
 1354 departing said East line and on the North line of said
 1355 Section 57, N 84°41'50" W, a distance of 2194.99 feet
 1356 to Northwest corner of said Section 57 said point also
 1357 being the Northeast corner of the N. Wildes Grant,
 1358 Section 39, Township 3 North, Range 26 East, Nassau
 1359 County, Florida; thence departing said North line, and
 1360 on the North line of said Section 39, N 85°35'46" W, a
 1361 distance of 2543.35 feet to the Northwest corner of
 1362 said Section 39 said point also being the Northeast
 1363 corner of the Henry Young Grant, Section 40, Township
 1364 3 North, Range 26 East; thence departing said North
 1365 line and on the North line of said Section 40, N
 1366 85°07'42" W, a distance of 2359.91 feet to a point on
 1367 the Northeasterly Right-of-Way line of Interstate I-95

1368 (a variable width Limited Access Right-of-Way); thence
 1369 departing said North line and on said Northeasterly
 1370 Right-of-Way line for the next 4 courses, N 16°36'59"
 1371 W, a distance of 1294.85 feet; thence S 73°23'01" W, a
 1372 distance of 261.65 feet; thence N 31°39'00" W, a
 1373 distance of 626.48 feet; thence N 16°36'59" W, a
 1374 distance of 6817.56 feet to a point on the Southerly
 1375 Right-of-Way line of aforesaid County Road No. 108;
 1376 thence departing said Northeasterly Right-of-Way line
 1377 and on said Southerly Right-of-Way line for the next 2
 1378 courses, S 77°22'21" E, a distance of 466.13 feet;
 1379 thence S 72°26'59" E, a distance of 1930.57 feet to
 1380 the Point of Beginning.

1381
 1382 Less and Except:

1383
 1384 Those lands described in Official Records Book 1981,
 1385 Page 109 (School Site) and Official Records Book 1981,
 1386 Page 172 (90 foot Roadway Parcel "A" and 81 foot
 1387 Roadway Parcel "B") all of the Public Records of
 1388 Nassau County, Florida.

1389
 1390 Also Less and Except:

1391

1392 Lot 1 as shown on Plat of Market Street Office Site as
 1393 recorded in Plat Book 8, Pages 156 - 160 of the Public
 1394 Records of Nassau County, Florida.

1395
 1396 Parcel 5

1397
 1398 A parcel of land, being a portion of Sections 6, 7 and
 1399 the Heirs of E. Waterman Mill Grant, Section 44,
 1400 Township 2 North, Range 27 East, Nassau County,
 1401 Florida, and being more particularly described as
 1402 follows:

1403
 1404 Begin at the Southeast corner of Heirs of E. Waterman
 1405 Mill Grant, Section 44, Township 2 North, Range 27
 1406 East, Nassau County, Florida; thence on the South line
 1407 of said Section 44, S 88°51'21" W, a distance of
 1408 3142.74 feet to the Northeast corner of Section 6,
 1409 Township 2 North, Range 27 East, Nassau County,
 1410 Florida; thence departing said South line and on the
 1411 East line of said Section 6, S 00°39'07" W, a distance
 1412 of 973.20 feet to the Southeast corner of said Section
 1413 6 said point also being the Northeast corner of
 1414 Section 7, Township 2 North, Range 27 East, Nassau
 1415 County, Florida; thence departing said East line and
 1416 on the East line of said Section 7, S 00°35'09" E, a

1417 distance of 570.02 feet to a point on the
1418 Northeasterly Right of Way line of William Burgess
1419 Boulevard (100 foot Right of Way) said point also
1420 being on a curve, concave Northeast, having a radius
1421 of 595.00 feet and a central angle of 47°04'42";
1422 thence departing said East line and on said
1423 Northeasterly Right of Way line and on the arc of said
1424 curve for the next 8 courses a distance of 488.89 feet
1425 said arc being subtended by a chord which bears N
1426 25°01'39" W, a distance of 475.26 feet to the curves
1427 end; thence N 01°29'18" W, a distance of 887.57 feet
1428 to the beginning of a curve, concave Southwest, having
1429 a radius of 450.00 feet and a central angle of
1430 56°32'45"; thence on the arc of said curve a distance
1431 of 444.11 feet said arc being subtended by a chord
1432 which bears N 29°45'40" W, a distance of 426.30 feet
1433 to the curves end; thence N 58°02'03" W, a distance of
1434 655.42 feet to the beginning of a curve, concave
1435 Southwest, having a radius of 725.00 feet and a
1436 central angle of 13°30'21"; thence on the arc of said
1437 curve a distance of 170.90 feet said arc being
1438 subtended by a chord which bears N 64°47'21" W, a
1439 distance of 170.50 feet to the curves end; thence N
1440 71°32'24" W, a distance of 964.03 feet to the
1441 beginning of a curve, concave Northeast, having a

1442 radius of 255.32 feet and a central angle of
1443 53°48'49"; thence on the arc of said curve a distance
1444 of 239.80 feet said arc being subtended by a chord
1445 which bears N 44°37'59" W, a distance of 231.09 feet
1446 to the curves end; thence N 17°43'35" W, a distance of
1447 230.01 feet to a point on the Southerly Right of way
1448 line of State Road No. 200 (A1A) (184 foot Right of
1449 Way); thence departing said Northeasterly Right of Way
1450 line and said Southerly Right of way line N 72°19'01"
1451 E, a distance of 629.04 feet to the Northeast corner
1452 of those lands described in Official Record Book 235,
1453 Page 514 of the Public Records of Nassau County,
1454 Florida; thence departing said Southerly Right of way
1455 line and on the Westerly line of said lands, S
1456 17°40'59" E, a distance of 800.00 feet to the
1457 Southeast corner of said lands; thence departing said
1458 Westerly line and on the Southerly line of said lands,
1459 N 72°19'01" E, a distance of 800.00 feet to the
1460 Southeast corner of said lands; thence departing said
1461 Southerly line and on the Easterly line of said lands,
1462 N 17°40'59" W, a distance of 800.00 feet to the
1463 Northeast corner of said lands said point being on the
1464 aforesaid Southerly Right of way line of State Road
1465 No. 200 (A1A); thence departing said Easterly line and
1466 on said Southerly Right of way line for the next 3

1467 courses, N 72°19'01" E, a distance of 2918.12 feet to
1468 the beginning of a curve, concave Southeast, having a
1469 radius of 17128.73 feet; and a central angle of
1470 03°46'00"; thence on the arc of said curve a distance
1471 of 1126.06 feet said arc being subtended by a chord
1472 which bears N 74°12'01" E, a distance of 1125.85 feet
1473 to the curves end; thence N 76°05'01" E, a distance of
1474 2201.73 feet to the Northwest corner of those lands
1475 described in Official Record Book 739, Page 1054 of
1476 the aforesaid Public Records; thence departing said
1477 Southerly Right of way line and on the West line of
1478 said lands and on the West line of Parcel No. 100-A as
1479 shown on Florida Department of Transportation Right of
1480 Way Map, Section No. 74060, State Road No. 200 (A1A),
1481 S 17°40'59" E, a distance of 517.51 feet to the
1482 Southwest corner of said Parcel 100-A; thence
1483 departing said West line and on the South line of said
1484 Parcel 100-A, N 72°11'36" E, a distance of 183.67 feet
1485 to the Northwest corner of Parcel 100-B of said
1486 Florida Department of Transportation Right of Way Map,
1487 Section No. 74060; thence departing said South line
1488 and on the West line of said Parcel 100-B, S 17°48'24"
1489 E, a distance of 73.85 feet to the Southwest corner of
1490 said Parcel 100-B; thence departing said West line and
1491 on the South line of said Parcel 100-B, N 72°11'36" E,

1492 a distance of 50.00 feet to the Southeast corner of
1493 said Parcel 100-B; thence departing said South line
1494 and on the East line of said Parcel 100-B, N 17°48'24"
1495 W, a distance of 73.85 feet to the Northeast corner of
1496 said Parcel 100-B said point also being on the
1497 aforsaid South line of Parcel 100-A; thence departing
1498 said East line and on said South line and on the
1499 Southerly and Easterly lines of said Parcel 100-A for
1500 the next 4 courses, N 72°11'36" E, a distance of 52.03
1501 feet; thence N 42°10'12" E, a distance of 531.94 feet;
1502 thence N 13°54'59" W, a distance of 160.22 feet;
1503 thence N 76°05'01" E, a distance of 675.00 feet;
1504 thence N 13°54'59" W, a distance of 40.00 feet to the
1505 aforsaid Southerly Right of way line of State Road
1506 No. 200 (A1A); thence departing said Easterly line and
1507 on said Southerly Right of way line for the next 2
1508 courses, N 76°05'01" E, a distance of 155.31 feet to
1509 the beginning of a curve, concave Northwest, having a
1510 radius of 1969.86 feet and a central angle of
1511 04°58'03"; thence on the arc of said curve a distance
1512 of 170.79 feet said arc being subtended by a chord
1513 which bears N 73°36'00" E, a distance of 170.73 feet
1514 to a point on the Westerly Right of way line of Oak
1515 Tree Lane; thence departing said Southerly Right of
1516 way line and on said Westerly Right of way line, S

1517 25°30'41" E, a distance of 53.14 feet to a point on
 1518 the Easterly line of the aforesaid Section 44, of
 1519 Heirs of E. Waterman Mill Grant; thence departing said
 1520 Westerly Right of way line and on said Easterly line
 1521 of said Section 44 for the next 6 courses, S
 1522 45°54'18" W, a distance of 1268.66 feet; thence S
 1523 42°41'32" W, a distance of 771.87 feet; thence N
 1524 86°46'11" W, a distance of 43.23 feet; thence S
 1525 03°05'38" W, a distance of 50.06 feet; thence S
 1526 43°57'52" W, a distance of 1279.55 feet; thence S
 1527 44°24'05" W, a distance of 1834.86 feet to the Point
 1528 of Beginning.

1529
 1530 Parcel 6

1531
 1532 A parcel of land, being a portion of Sections 6 and 7
 1533 and the Heirs of E. Waterman Mill Grant, Section 44,
 1534 Township 2 North, Range 27 East, Nassau County,
 1535 Florida, and being more particularly described as
 1536 follows:

1537
 1538 Begin at the intersection of the Southerly Right of
 1539 way line of State Road No. 200 (A1A) (184 foot Right
 1540 of Way) with the Southwesterly Right of Way line of
 1541 William Burgess Boulevard (100 foot Right of Way);

1542 thence on said Southwesterly Right of Way line for the
1543 next 8 courses, S 17°43'35" E, a distance of 230.08
1544 feet to the beginning of a curve, concave Northeast,
1545 having a radius of 355.32 feet and a central angle of
1546 53°48'49"; thence on the arc of said curve a distance
1547 of 333.73 feet said arc being subtended by a chord
1548 which bears S 44°37'59" E, a distance of 321.59 feet
1549 to the curves end; thence S 71°32'24" E, a distance of
1550 964.03 feet to the beginning of a curve, concave
1551 Southwest, having a radius of 625.00 feet and a
1552 central angle of 13°30'21"; thence on the arc of said
1553 curve a distance of 147.33 feet said arc being
1554 subtended by a chord which bears S 64°47'13" E, a
1555 distance of 146.98 feet to the curves end; thence S
1556 58°02'03" E, a distance of 655.42 feet to the
1557 beginning of a curve, concave Southwest, having a
1558 radius of 350.00 feet and a central angle of
1559 56°32'45"; thence on the arc of said curve a distance
1560 of 345.42 feet said arc being subtended by a chord
1561 which bears S 29°45'40" E, a distance of 331.57 feet
1562 to the curves end; thence S 01°29'18" E, a distance of
1563 887.57 feet to the beginning of a curve, concave
1564 Easterly, having a radius of 695.00 feet and a central
1565 angle of 3°40'38"; thence on the arc of said curve a
1566 distance of 44.61 feet said arc being subtended by a

1567 | chord which bears S 03°19'37" E, a distance of 44.60
1568 | feet to a point on the Northeasterly line of those
1569 | lands described in Official Record Book 936, Page 894
1570 | of the Public Records of Nassau County, Florida;
1571 | thence departing said Southwesterly Right of Way line
1572 | and on said Northeasterly line, N 67°40'22" W, a
1573 | distance of 479.97 feet to the most Northeasterly
1574 | corner of said lands said point also being on the
1575 | South line of Section 6, Township 2 North, Range 27
1576 | East, Nassau County, Florida; thence departing said
1577 | Northeasterly line and on the North line of said lands
1578 | and on said South line of Section 6, S 89°40'42" W, a
1579 | distance of 528.86 feet; thence departing said North
1580 | line and said South line, N 00°06'22" W, a distance of
1581 | 965.41 feet to a point on the North line of said
1582 | Section 6; thence on said North line, S 89°20'06" W, a
1583 | distance of 1071.37 feet to the Southeast corner of
1584 | those lands described in Deed Book 81, Page 359 of the
1585 | aforesaid Public Records; thence departing said North
1586 | line and on the East line of said lands, N 00°39'54"
1587 | W, a distance of 208.70 feet to the Northeast corner
1588 | of said lands; thence departing said East line and on
1589 | the North line of said lands, S 89°20'06" W, a
1590 | distance of 208.70 feet to the Northwest corner of
1591 | said lands said point also being the Northeast corner

1592 of those lands described in Official Record Book 513,
1593 Page 91 of said Public Records; thence departing said
1594 North line and on the Northerly line of said lands, S
1595 69°45'17" W, a distance of 94.87 feet to the Northwest
1596 corner of said lands said point also being on the
1597 Easterly Right of Way line of Harper Chapel Road and
1598 being on a curve, concave Northeast, having a radius
1599 of 126.27 feet and a central angle of 10°58'25";
1600 thence on the arc of said curve a distance of 24.18
1601 feet said arc being subtended by a chord which bears N
1602 23°10'12" W, a distance of 24.15 feet to the curves
1603 end; thence on said Easterly Right of Way line, N
1604 17°40'59" W' a distance of, 923.94 feet to a point on
1605 the aforesaid Southerly Right of way line of State
1606 Road No. 200 (A1A); thence departing said Easterly
1607 Right of Way line and on said Southerly Right of way
1608 line, N 72°19'01" E, a distance of 573.63 feet to the
1609 Point of Beginning.

1610
1611 Parcel 7

1612
1613 A parcel of land, being a portion of Section 12,
1614 Township 2 North, Range 26 East and being a portion of
1615 Sections 7 and 18, Township 2 North, Range 27 East,

1616 all in Nassau County, Florida, and being more
1617 particularly described as follows:

1618
1619 Begin at the Northwest corner of Section 7, Township 2
1620 North, Range 27 East, Nassau County, Florida; thence
1621 on the North line of said Section 7, N 88°16'03" E, a
1622 distance of 1986.88 feet to the Northeast corner of
1623 the East 1/2 of the Northeast 1/4 of the Northwest 1/4
1624 of said Section 7; thence departing said North line
1625 and on the East line of said East 1/2 of the Northeast
1626 1/4 of the Northwest 1/4 of Section 7 and the
1627 Southerly prolongation of said East line, S 02°07'48"
1628 E, a distance of 2244.22 feet to the Southwest corner
1629 of those lands described in Official Record Book 936,
1630 Page 894 of the Public Records of Nassau County,
1631 Florida; thence departing said Southerly prolongation
1632 of East line and on the South line of said lands, N
1633 88°02'22" E, a distance of 1654.64 feet to the
1634 Northwest corner of those lands described in Official
1635 Record Book 1376, Page 651 Well Site 1 of said Public
1636 Records; thence departing said South line and on the
1637 West line of said lands, S 01°57'38" E, a distance of
1638 800.00 feet to the Southwest corner of said lands;
1639 thence departing said West line and on the South line
1640 of said lands, N 88°02'22" E, a distance of 800.00

1641 feet to the Southeast corner of said lands; thence
1642 departing said South line and on the East line of said
1643 lands, N 01°57'38" W, a distance of 800.00 feet to the
1644 Northeast corner of said lands said point also being
1645 on the aforesaid South line of those lands described
1646 in Official Record Book 936, Page 894; thence
1647 departing said East line and on said South line, N
1648 88°02'22" E, a distance of 742.77 feet to the
1649 Southeast corner of said lands said point also being
1650 on the East line of aforesaid Section 7; thence
1651 departing said South line and on said East line of
1652 Section 7, S 00°35'09" E, a distance of 98.31 feet to
1653 the Northeast corner of those lands described in
1654 Official Record Book 1376, Page 651 Well Site 2 of
1655 aforesaid Public Records; thence departing said East
1656 line and on the North line of said lands, S 89°24'51"
1657 W, a distance of 200.00 feet to the Northwest corner
1658 of said lands; thence departing said North line and on
1659 the West line of said lands, S 00°35'09" E, a distance
1660 of 200.00 feet to the Southwest corner of said lands;
1661 thence departing said West line and on the South line
1662 of said lands, N 89°24'51" E, a distance of 200.00
1663 feet to the Southeast corner of said lands said point
1664 also being on the East line of aforesaid Section 7;
1665 thence departing said South line and on said East line

1666 of Section 7, S 00°35'09" E, a distance of 1487.09
 1667 feet to a point on the Northerly line of the Jno
 1668 Uptergrove Grant, Section 45, Township 2 North, Range
 1669 27 East, Nassau County, Florida; thence departing said
 1670 East line and on said Northerly line, S 67°24'50" W, a
 1671 distance of 610.19 feet to the Northwest corner of
 1672 said Section 45; thence departing said Northerly line
 1673 and on the Westerly line of said Section 45, S
 1674 22°35'10" E, a distance of 1511.79 feet to a point on
 1675 the East line of Section 18, Township 2 North, Range
 1676 27 East, Nassau County, Florida; thence departing said
 1677 Westerly line and on said East line, S 01°03'30" E, a
 1678 distance of 2228.05 feet to the Northeast corner of
 1679 those lands described in Official Record Book 1828,
 1680 Page 47 of the aforesaid Public Records; thence
 1681 departing said East line and on the North line of said
 1682 lands, N 89°00'13" W, a distance of 34.73 feet to the
 1683 Northwest corner of said lands; thence departing said
 1684 North line and on the Westerly lines of said lands for
 1685 the next 4 courses, S 00°58'51" W, a distance of
 1686 326.17 feet; thence S 18°22'50" W, a distance of
 1687 439.28 feet; thence S 00°24'30" W, a distance of
 1688 579.16 feet; thence S 10°13'00" E, a distance of
 1689 216.58 feet to a point on the Mean High Water Line of
 1690 the Nassau River said point being referred to as

1691 reference point "A"; thence departing said Westerly
1692 line and on said Mean High Water Line of the Nassau
1693 River, Westerly and Northerly, a distance of 4797 feet
1694 more or less to a point being on the Mean High Water
1695 Line of Plummer Creek said point also being referred
1696 to as reference point "B" said point having a tie line
1697 of, N 57°04'14" W, a distance of 2799.23 feet from
1698 said reference point "A"; thence departing said Mean
1699 High Water Line of the Nassau River and on said Mean
1700 High Water Line of Plummer Creek, Westerly and
1701 Northerly a distance of 2852 feet more or less to a
1702 point said point having a tie line of, N 52°09'11" W,
1703 a distance of 1897.00 feet from said reference point
1704 "B"; thence continue on said Mean High Water Line of
1705 Plummer Creek, N 62°30'17" W, a distance of 268.44
1706 feet to a point on the Easterly limited Access Right
1707 of Way line of Interstate 95 (variable width limited
1708 Access Right of Way) also said point being on a curve,
1709 concave Westerly, having a radius of 7789.44 feet and
1710 a central angle of 8°23'40"; thence departing said
1711 Mean High Water Line of Plummer Creek and on said
1712 Easterly limited Access Right of Way line and on the
1713 arc of said curve a distance of 1141.25 feet said arc
1714 being subtended by a chord which bears N 03°45'11" E,
1715 a distance of 1140.23 feet to the Southwest corner of

1716 those lands described in Official Record Book 364,
1717 Page 395 of the aforesaid Public Records; thence
1718 departing said Easterly limited Access Right of Way
1719 line and on the South line of said lands, N 89°14'13"
1720 E, a distance of 2893.20 feet to the Southeast corner
1721 of said lands; thence departing said South line and on
1722 the East line of said land, N 01°05'19" W, a distance
1723 of 1374.08 feet to the Northeast corner of said lands;
1724 thence departing said East line and on the North line
1725 of said lands, S 88°28'11" W, a distance of 1330.59
1726 feet to the Southeast corner of those lands described
1727 in Official Record Book 1376, Page 651 Well Site 5 of
1728 aforesaid Public Records; thence departing said North
1729 line and on the East line of said lands, N 01°31'49"
1730 W, a distance of 200.00 feet to the Northeast corner
1731 of said lands; thence departing said East line and on
1732 the North line of said lands, S 88°28'11" W, a
1733 distance of 200.00 feet to the Northwest corner of
1734 said lands; thence departing said North line and on
1735 the West line of said lands, S 01°31'49" E, a distance
1736 of 200.00 feet to the Southwest corner of said lands
1737 said point also being on the North line of the
1738 aforesaid lands described in Official Record Book 364,
1739 Page 395; thence departing said West line and on said
1740 North line S 88°28'11" W, a distance of 1462.62 feet

1741 to the Northwest corner of said lands said point also
 1742 being on the aforesaid Easterly limited Access Right
 1743 of Way line of Interstate 95 said point also being on
 1744 a curve, concave Southwest, having a radius of 7789.44
 1745 feet and a central angle of 6°18'57"; thence departing
 1746 said North line and on said Easterly limited Access
 1747 Right of Way line and on the arc of said curve for the
 1748 next 3 courses, a distance of 858.66 feet said arc
 1749 being subtended by a chord which bears N 13°27'30" W,
 1750 a distance of 858.23 feet to the curves end; thence N
 1751 16°36'59" W, a distance of 3196.48 feet; thence N
 1752 11°31'54" W, a distance of 74.27 feet to a point on
 1753 the North line of Section 12, Township 2 North, Range
 1754 26 East, Nassau County, Florida; thence departing said
 1755 Easterly limited Access Right of Way line and on said
 1756 North line, N 89°14'31" E, a distance of 67.91 feet to
 1757 the Point of Beginning.

1758
 1759 Less and Except:

1760
 1761 Those lands described in Official Records Book 1376,
 1762 Page 651 (Well Sites 3and 4) of the Public Records of
 1763 Nassau County, Florida.

1764
 1765 Parcel 8

1766
1767 A parcel of land, being a portion of the John D.
1768 Vaughan Grant, Section 38, Township 2 North, Range 27
1769 East and being a portion of the John Lowe Mill Grant,
1770 Section 51 and the John D. Vaughan Grant, Section 52,
1771 Township 3 North, Range 27 East, all in Nassau County,
1772 Florida and being more particularly described as
1773 follows:
1774
1775 Begin at the Point of Curvature of CSX Transportation
1776 System Railroad (former Seaboard Air Line Railway
1777 Company per Right of Way and Track Map, Baldwin
1778 Branch, Dated: June 30, 1918, Sheet VO4275, 120 foot
1779 Right of Way); thence on the Southerly Right of Way
1780 line of said CSX Transportation System Railroad and on
1781 a curve, concave Southerly, having radius of 2804.94
1782 feet and a central angle of 26°12'02"; thence on the
1783 arc of said curve a distance of 1282.66 feet said arc
1784 being subtended by a chord which bears N 85°26'05" E,
1785 a distance of 1271.52 feet to the Northwest corner of
1786 those lands described in Official Records Book 1577,
1787 Page 1447, of the Public Records of Nassau County,
1788 Florida; thence departing said Southerly Right of Way
1789 line and on the Westerly of said lands, S 00°45'05" E,
1790 a distance of 51.15 feet to the Northwest corner of

1791 those lands described in Official Records Book 1231,
1792 Page 541, Parcel 3, of said Public Records; thence
1793 departing said Westerly line and on the Westerly line
1794 of said lands described in Official Records Book 1231,
1795 Page 541, Parcel 3, S 21°26'44" E, a distance of
1796 1993.18 feet to the Southwest corner of said lands;
1797 thence departing said Westerly line, S 29°50'31" E, a
1798 distance of 864.91 feet to the Southwest corner of
1799 those lands described in Official Records Book 1626,
1800 Page 210, of said Public Records; thence S 35°51'31"
1801 E, a distance of 566.46 feet to the Northwest corner
1802 of those lands described in Official Records Book
1803 1579, Page 453, Parcel 2, of said Public Records;
1804 thence on the Westerly line of said lands and also
1805 being on the Westerly line of those lands described in
1806 Official Records Book 1671, Page 1626, of said Public
1807 Records, S 15°59'57" E, a distance of 1375.26 feet to
1808 the Southwest corner of said lands described in
1809 Official Records Book 1671, Page 1626 said point also
1810 being on the Northerly Right of Way line of State Road
1811 No. 200 (per Florida Department of Transportation
1812 Right of Way Map, Section 74060-2503, a Variable Width
1813 Right of Way); thence departing said Westerly line and
1814 on said Northerly Right of Way line for the next 3
1815 courses, N 84°44'02" W, a distance of 1740.65 feet;

1816 thence N 81°09'27" W, a distance of 400.78 feet;
 1817 thence N 84°44'02" W, a distance of 207.38 feet to a
 1818 point on the Mean High Water Line of Lofton Creek said
 1819 point being referred to as reference point "H"; thence
 1820 departing said Northerly Right of Way line and on said
 1821 Mean High Water Line, Northerly a distance of 7551
 1822 feet more or less to the Southeast corner of those
 1823 lands described in Official Records Book 678, Page
 1824 699, Parcel C of aforesaid Public Records said point
 1825 having a tie line of, N 20°34'22" W, a distance of
 1826 3357.16 feet from said reference point "H"; thence
 1827 departing said Mean High Water Line and on the
 1828 Easterly line of said lands, N 24°03'26" W, a distance
 1829 of 717.45 feet to the Northeast corner of said lands
 1830 said point also being on the aforesaid Mean High Water
 1831 Line; thence departing said lands and on said Mean
 1832 High Water Line, thence N 22°30'09" E, a distance of
 1833 105.39 feet to a point on the aforesaid Southerly
 1834 Right of Way line of CSX Transportation System
 1835 Railroad; thence departing said Mean High Water Line
 1836 and on said Southerly Right of Way line, N 72°20'04"
 1837 E, a distance of 660.65 feet to the Point of
 1838 Beginning.
 1839
 1840 Parcel 9

1841
1842 A parcel of land, being a portion of Sections 25, 26,
1843 36 and the John Frazier Grant, Section 39, Township 4
1844 North, Range 26 East, Nassau County, Florida, and
1845 being more particularly described as follows:
1846
1847 Commence at the Southwest corner of Section 26,
1848 Township 4 North, Range 26 East, Nassau County,
1849 Florida; thence on the West line of said Section 26, N
1850 00°30'18" W, a distance of 1648.49 feet to a point on
1851 the Mean High Water Line of the St. Mary's River said
1852 point being referred to as reference point "A" and the
1853 Point of Beginning; thence departing said West line
1854 and on said Mean High Water Line of the St. Mary's
1855 River, Southeasterly a distance of 8022 feet more or
1856 less to a point on the Westerly Limited Access Right
1857 of Way line of Interstate 95 (variable width limited
1858 Access Right of Way) said point having a tie line of,
1859 S 68°37'45" E, a distance of 7483.47 feet from said
1860 point being referred to as reference point "A" and the
1861 Point of Beginning; thence departing said Mean High
1862 Water Line and on said Westerly Limited Access Right
1863 of Way line for the next 2 courses, N 30°46'08" E, a
1864 distance of 1027.28 feet; thence N 24°42'34" E, a
1865 distance of 208.67 feet to a point on the South line

1866 | of Section 25, Township 4 North, Range 26 East, Nassau
 1867 | County, Florida said point being referred to as
 1868 | reference point "B"; thence departing said Westerly
 1869 | Limited Access Right of Way line and on the Northerly
 1870 | meander lines of Section 25, Township 4 North, Range
 1871 | 26 East, Nassau County, Florida, Northwesterly, a
 1872 | distance of 2344 feet more or less to a point on the
 1873 | Easterly line of the John Frazier Grant, Section 39,
 1874 | Township 4 North, Range 26 East, Nassau County,
 1875 | Florida said point being referred to as reference
 1876 | point "C" said point having a tie line of, N 27°35'34"
 1877 | W, a distance of 1874.93 feet from said point being
 1878 | referred to as reference point "B"; thence departing
 1879 | said Northerly meander line of Section 25 and on the
 1880 | Easterly line of said Section 39, N 36°04'58" E, a
 1881 | distance of 2323.66 feet to a point on the waters of
 1882 | the St. Mary's River said point being referred to as
 1883 | reference point "D"; thence departing said Easterly
 1884 | line and on said waters of the St. Mary's River,
 1885 | Northerly, a distance of 2089 feet more or less to a
 1886 | point said point having a tie line of, N 56°11'22" W,
 1887 | a distance of 1835.09 feet from said point being
 1888 | referred to as reference point "D"; thence departing
 1889 | said waters of the St. Mary's River, S 66°25'16" W, a
 1890 | distance of 1223.70 feet to the waters of the St.

1891 Mary's River said point being referred to as reference
 1892 point "E"; thence on said waters of the St. Mary's
 1893 River, Southerly and Westerly, a distance of 6791 feet
 1894 more or less to the West line of the aforesaid Section
 1895 26 said point having a tie line of, S 81°13'49" W, a
 1896 distance of 5513.84 feet from said point being
 1897 referred to as reference point "E"; thence departing
 1898 said waters of the St. Mary's River and on said West
 1899 line, S 0°30'18" E, a distance of 1575.89 feet to the
 1900 Point of Beginning.

1901
 1902 Parcel 10

1903
 1904 A parcel of land, being a portion of Section 36,
 1905 Township 4 North, Range 26 East and being a portion of
 1906 the Charles Seton Grant, Section 37, Township 3 North,
 1907 Range 26 East and being a portion of the Spicer S.
 1908 Christopher Grant, Section 48, the Charles Seton
 1909 Grant, Section 49 and the he Heirs of E. Waterman Mill
 1910 Grant, Section 50, Township 3 North, Range 27 East,
 1911 Nassau County, Florida, and being more particularly
 1912 described as follows:

1913
 1914 Begin at the Southeast corner of Section 36, Township
 1915 4 North, Range 26 East, Nassau County, Florida; thence

1916 on the East line of Section 36, N 00°50'05" W, a
 1917 distance of 3453.89 feet to a point on the waters of
 1918 the St. Mary's River said point being referred to as
 1919 reference point "E"; thence departing said East line
 1920 and on said waters of the St. Mary's River,
 1921 Northwesterly, a distance of 2241 feet more or less to
 1922 a point on the North line of aforesaid Section 36 said
 1923 point having a tie line of, N 33°02'08" W, a distance
 1924 of 2109.99 feet from said point being referred to as
 1925 reference point "E"; thence departing said waters of
 1926 the St. Mary's River and on said North line, S
 1927 87°05'38" W, a distance of 1591.13 feet to a point on
 1928 the Easterly Limited Access Right of Way line of
 1929 Interstate 95 (Variable Width Right of Way); thence
 1930 departing said North line and on said Easterly Limited
 1931 Access Right of Way line for the next 3 courses, S
 1932 20°56'59" W, a distance of 1683.67 feet; thence S
 1933 24°42'34" W, a distance of 1200.00 feet; thence S
 1934 31°16'11" W, a distance of 148.73 feet to a point on
 1935 the Mean High Water Line of the St. Mary's River said
 1936 point being referred to as reference point "A"; thence
 1937 departing said Easterly Limited Access Right of Way
 1938 line and on said Mean High Water Line, Southeasterly a
 1939 distance of 2951 feet more or less to a point on the
 1940 Easterly line of the William Fox Grant Section 38,

1941 Township 4 North, Range 26 East, Nassau County,
1942 Florida also said point being referred to as reference
1943 point "F" said point having a tie line of, S 51°34'50"
1944 E, a distance of 2855.64 feet from said point being
1945 referred to as reference point "A"; thence departing
1946 said the Mean High Water Line and on the said Easterly
1947 line of Section 38, S 33°27'43" W, a distance of
1948 748.66 feet to a point on the South line of aforesaid
1949 Section 36; thence departing said Easterly line and on
1950 said South line, N 88°44'44" E, a distance of 513.75
1951 feet to a point on the aforesaid Mean High Water Line
1952 of the St. Mary's River said point being referred to
1953 as reference point "B"; thence departing said South
1954 line and on said Mean High Water Line of the St.
1955 Mary's River, Southeasterly, a distance of 5276 feet
1956 more or less to a point on said Mean High Water Line
1957 said point being referred to as reference point "C"
1958 said point having a tie line of, S 36°30'52" E, a
1959 distance of 4828.26 feet from said reference point
1960 "B"; thence continue on said Mean High Water Line,
1961 Northeasterly, a distance of 7051 feet more or less to
1962 a point on the North line of Township 3 North, Range
1963 26 East, Nassau County, Florida, said point also being
1964 on said Mean High Water Line said point being referred
1965 to as reference point "D" said point having a tie line

1966 of, N 49°38'32" E, a distance of 6131.74 feet from
 1967 said reference point "C"; thence departing said Mean
 1968 High Water Line of the St. Mary's River, Southwesterly
 1969 and Northwesterly, a distance of 9133 more or less to
 1970 the Point of Beginning said point having a tie line
 1971 of, S 89°28'22" W, a distance of 5913.35 feet said tie
 1972 line being the aforesaid North line of Township 3
 1973 North, Range 26 East, from said reference point "D";

1974
 1975 Parcel 11

1976
 1977 A parcel of land, being a portion of Section 34 and
 1978 35, Township 4 North, Range 27 East and being a
 1979 portion of Section 2 and 3, Township 3 North, Range 27
 1980 East, all in Nassau County, Florida, and being more
 1981 particularly described as follows:

1982
 1983 Commence at the Northwest corner of those lands
 1984 described in Official Record Book 1043, Page 181 of
 1985 the Public Records of Nassau County, Florida; thence N
 1986 15°33'29" W, a distance of 5567.35 feet to the Mean
 1987 High Water Line of the St. Mary's River said point
 1988 being referred to as reference point "G" and the Point
 1989 of Beginning; thence on said Mean High Water Line of
 1990 the St. Mary's River, Westerly, a distance of 2526

1991 feet more or less to a point being referred to as
 1992 reference point "I" said point having a tie line of, N
 1993 84°33'29" W, a distance of 2256.91 feet from said
 1994 point being referred to as reference point "G"; thence
 1995 departing said Mean High Water Line of the St. Mary's
 1996 River and on the waters of the St. Mary's River,
 1997 Northerly, a distance of 1723 feet more or less to a
 1998 point being referred to as reference point "J" said
 1999 point having a tie line of, N 38°50'53" W, a distance
 2000 of 2146.27 feet from said point being referred to as
 2001 reference point "G"; thence continue on said waters of
 2002 the St. Mary's River, Easterly and Southerly, a
 2003 distance of 6702 feet more or less to a point being
 2004 referred to as reference point "K" said point having a
 2005 tie line of, S 65°04'22" E, a distance of 5854.39 feet
 2006 from said point being referred to as reference point
 2007 "J" and said point having a tie line of, S 78°04'37"
 2008 E, a distance of 4041.88 feet from said point being
 2009 referred to as reference point "G"; thence departing
 2010 said waters of the St. Mary's River and on the waters
 2011 of Bells River, Northwesterly, a distance of 4558 feet
 2012 more or less to a point being referred to as reference
 2013 point "L" said point having a tie line of, S 24°12'34"
 2014 W, a distance of 729.91 feet from said point being
 2015 referred to as reference point "G"; thence departing

2016 said waters of Bells River and on the Mean High Water
 2017 Line of Bells River and on the aforesaid Mean High
 2018 Water Line of the St. Mary's River, Northerly, a
 2019 distance of 1083 feet more or less the Point of
 2020 Beginning.

2021
 2022 Section 5. Board of supervisors; members and meetings;
 2023 organization; powers; duties; terms of office; related election
 2024 requirements.-

2025 (1) The board of supervisors shall exercise the powers
 2026 granted to the district pursuant to this act. The board shall
 2027 consist of five members, each of whom shall hold office for a
 2028 term of 4 years, as provided in this section, except as
 2029 otherwise provided herein for initial board members, and until a
 2030 successor is chosen and qualified. The members of the board must
 2031 be residents of the state and citizens of the United States.

2032 (2) (a) Within 90 days after the effective date of this
 2033 act, there shall be held a meeting of the landowners of the
 2034 district for the purpose of electing five supervisors for the
 2035 district. Notice of the landowners' meeting shall be published
 2036 once a week for 2 consecutive weeks in a newspaper that is in
 2037 general circulation in the area of the district, the last day of
 2038 such publication to be not fewer than 14 days or more than 28
 2039 days before the date of the election. The landowners, when
 2040 assembled at such meeting, shall organize by electing a chair,

2041 who shall conduct the meeting. The chair may be any person
2042 present at the meeting. If the chair is a landowner or proxy
2043 holder of a landowner, he or she may nominate candidates and
2044 make and second motions. The landowners present at the meeting,
2045 in person or by proxy, shall constitute a quorum. At any
2046 landowners' meeting, 50 percent of the district acreage shall
2047 not be required to constitute a quorum, and each governing board
2048 member elected by landowners shall be elected by a majority of
2049 the acreage represented either by owner or proxy present and
2050 voting at said meeting.

2051 (b) At such meeting, each landowner shall be entitled to
2052 cast one vote per acre of land owned by him or her and located
2053 within the district for each person to be elected. A landowner
2054 may vote in person or by proxy in writing. Each proxy must be
2055 signed by one of the legal owners of the property for which the
2056 vote is cast and must contain the typed or printed name of the
2057 individual who signed the proxy; the street address, legal
2058 description of the property, or tax parcel identification
2059 number; and the number of authorized votes. If the proxy
2060 authorizes more than one vote, each property must be listed and
2061 the number of acres of each property must be included. The
2062 signature on a proxy need not be notarized. A fraction of an
2063 acre shall be treated as 1 acre, entitling the landowner to one
2064 vote with respect thereto. The three candidates receiving the
2065 highest number of votes shall each be elected for a term

2066 expiring November 17, 2020, and the two candidates receiving the
2067 next largest number of votes shall each be elected for a term
2068 expiring November 20, 2018, with the term of office for each
2069 successful candidate commencing upon election. The members of
2070 the first board elected by landowners shall serve their
2071 respective terms; however, the next election of board members
2072 shall be held on the first Tuesday after the first Monday in
2073 November 2018. Thereafter, there shall be an election by
2074 landowners for the district every 2 years on the first Tuesday
2075 after the first Monday in November, which shall be noticed
2076 pursuant to paragraph (a). The second and subsequent landowners'
2077 election shall be announced at a public meeting of the board at
2078 least 90 days before the date of the landowners' meeting and
2079 shall also be noticed pursuant to paragraph (a). Instructions on
2080 how all landowners may participate in the election, along with
2081 sample proxies, shall be provided during the board meeting that
2082 announces the landowners' meeting. Each supervisor elected in or
2083 after November 2018 shall serve a 4-year term.

2084 (3) (a) 1. The board may not exercise the ad valorem taxing
2085 power authorized by this act until such time as all members of
2086 the board are qualified electors who are elected by qualified
2087 electors of the district.

2088 2.a. Regardless of whether the district has proposed to
2089 levy ad valorem taxes, board members shall begin being elected
2090 by qualified electors of the district as the district becomes

2091 populated with qualified electors. The transition shall occur
2092 such that the composition of the board, after the first general
2093 election following a trigger of the qualified elector population
2094 thresholds set forth below, shall be as follows:

2095 (I) Once 9,000 qualified electors reside within the
2096 district, one governing board member shall be a person who is a
2097 qualified elector of the district and who was elected by the
2098 qualified electors, and four governing board members shall be
2099 persons who were elected by the landowners.

2100 (II) Once 18,000 qualified electors reside within the
2101 district, two governing board members shall be persons who are
2102 qualified electors of the district and who were elected by the
2103 qualified electors, and three governing board members shall be
2104 persons elected by the landowners.

2105 (III) Once 27,000 qualified electors reside within the
2106 district, three governing board members shall be persons who are
2107 qualified electors of the district and who were elected by the
2108 qualified electors, and two governing board members shall be
2109 persons who were elected by the landowners.

2110 (IV) Once 36,000 qualified electors reside within the
2111 district, four governing board members shall be persons who are
2112 qualified electors of the district and who were elected by the
2113 qualified electors, and one governing board member shall be a
2114 person who was elected by the landowners.

2115 (V) Once 40,500 qualified electors reside within the
2116 district, all five governing board members shall be persons who
2117 are qualified electors of the district and who were elected by
2118 the qualified electors. In the event less than 40,500 qualified
2119 electors reside within the district, but the development of the
2120 district has completed the construction of 22,000 residential
2121 units or more, all five governing board members shall be persons
2122 who were elected by the qualified electors.

2123

2124 Nothing in this sub-subparagraph is intended to require an
2125 election prior to the expiration of an existing board member's
2126 term.

2127 b. On or before June 1 of each election year, the board
2128 shall determine the number of qualified electors in the district
2129 as of the immediately preceding April 15. The board shall use
2130 and rely upon the official records maintained by the supervisor
2131 of elections and property appraiser or tax collector in Nassau
2132 County in making this determination. Such determination shall be
2133 made at a properly noticed meeting of the board and shall become
2134 a part of the official minutes of the district.

2135 c. All governing board members elected by qualified
2136 electors shall be elected at large at an election occurring as
2137 provided in subsection (2) and this subsection.

2138 d. All governing board members elected by qualified
2139 electors shall reside in the district.

2140 e. Once the district qualifies to have any of its board
2141 members elected by the qualified electors of the district, the
2142 initial and all subsequent elections by the qualified electors
2143 of the district shall be held at the general election in
2144 November. The board shall adopt a resolution if necessary to
2145 implement this requirement. The transition process described
2146 herein is intended to be in lieu of the process set forth in s.
2147 189.041, Florida Statutes.

2148 (b) Elections of board members by qualified electors held
2149 pursuant to this subsection shall be nonpartisan and shall be
2150 conducted in the manner prescribed by law for holding general
2151 elections. Board members shall assume the office on the second
2152 Tuesday following their election.

2153 (c) Candidates seeking election to office by qualified
2154 electors under this subsection shall conduct their campaigns in
2155 accordance with the provisions of chapter 106, Florida Statutes,
2156 and shall file qualifying papers and qualify for individual
2157 seats in accordance with s. 99.061, Florida Statutes. Candidates
2158 shall pay a qualifying fee, which shall consist of a filing fee,
2159 an election assessment, and party assessment, if levied, or, as
2160 an alternative, shall file a petition signed by not less than 1
2161 percent of the registered voters of the district, and take the
2162 oath required in s. 99.021, Florida Statutes, with the
2163 supervisor of elections in Nassau County. The amount of the
2164 filing fee is 3 percent of \$4,800; however, if the electors have

2165 provided for compensation, the amount of the filing fee is 3
2166 percent of the maximum annual compensation so provided. The
2167 amount of the election assessment is 1 percent of \$4,800;
2168 however, if the electors have provided for compensation, the
2169 amount of the election assessment is 1 percent of the maximum
2170 annual compensation so provided. The filing fee, election
2171 assessment, and party assessment shall be distributed as
2172 provided in s. 105.031(3), Florida Statutes.

2173 (d) The supervisor of elections shall appoint the
2174 inspectors and clerks of elections, prepare and furnish the
2175 ballots, designate polling places, and canvass the returns of
2176 the election of board members by qualified electors. The county
2177 canvassing board shall declare and certify the results of the
2178 election.

2179 (4) Members of the board, regardless of how elected, shall
2180 be public officers, shall be known as supervisors, and, upon
2181 entering into office, shall take and subscribe to the oath of
2182 office as prescribed by s. 876.05, Florida Statutes. Members of
2183 the board shall be subject to ethics and conflict of interest
2184 laws of the state that apply to all local public officers. They
2185 shall hold office for the terms for which they were elected or
2186 appointed and until their successors are chosen and qualified.
2187 If, during the term of office, a vacancy occurs, the remaining
2188 members of the board shall fill each vacancy by an appointment
2189 for the remainder of the unexpired term.

2190 (5) Any elected member of the board of supervisors may be
2191 removed by the Governor for malfeasance, misfeasance,
2192 dishonesty, incompetency, or failure to perform the duties
2193 imposed upon him or her by this act, and any vacancies that may
2194 occur in such office for such reasons shall be filled by the
2195 Governor as soon as practicable.

2196 (6) A majority of the members of the board constitutes a
2197 quorum for the purposes of conducting its business and
2198 exercising its powers and for all other purposes. Action taken
2199 by the district shall be upon a vote of a majority of the
2200 members present unless general law or a rule of the district
2201 requires a greater number.

2202 (7) As soon as practicable after each election or
2203 appointment, the board shall organize by electing one of its
2204 members as chair and by electing a secretary, who need not be a
2205 member of the board, and such other officers as the board may
2206 deem necessary.

2207 (8) The board shall keep a permanent record book entitled
2208 "Record of Proceedings of East Nassau Stewardship District," in
2209 which shall be recorded minutes of all meetings, resolutions,
2210 proceedings, certificates, bonds given by all employees, and any
2211 and all corporate acts. The record book and all other district
2212 records shall at reasonable times be opened to inspection in the
2213 same manner as state, county, and municipal records pursuant to
2214 chapter 119, Florida Statutes. The record book shall be kept at

2215 the office or other regular place of business maintained by the
2216 board in a designated location in Nassau County.

2217 (9) Each supervisor shall be entitled to receive for his
2218 or her services an amount not to exceed \$200 per meeting of the
2219 board of supervisors, not to exceed \$4,800 per year per
2220 supervisor, or an amount established by the electors at
2221 referendum. In addition, each supervisor shall receive travel
2222 and per diem expenses as set forth in s. 112.061, Florida
2223 Statutes.

2224 (10) All meetings of the board shall be open to the public
2225 and governed by the provisions of chapter 286, Florida Statutes.

2226 Section 6. Board of supervisors; general duties.-

2227 (1) DISTRICT MANAGER AND EMPLOYEES.-The board shall employ
2228 and fix the compensation of a district manager, who shall have
2229 charge and supervision of the works of the district and shall be
2230 responsible for preserving and maintaining any improvement or
2231 facility constructed or erected pursuant to the provisions of
2232 this act, for maintaining and operating the equipment owned by
2233 the district, and for performing such other duties as may be
2234 prescribed by the board. It shall not be a conflict of interest
2235 under chapter 112, Florida Statutes, for a board member, the
2236 district manager, or another employee of the district to be a
2237 stockholder, officer, or employee of a landowner. The district
2238 manager may hire or otherwise employ and terminate the
2239 employment of such other persons, including, without limitation,

2240 professional, supervisory, and clerical employees, as may be
2241 necessary and authorized by the board. The compensation and
2242 other conditions of employment of the officers and employees of
2243 the district shall be as provided by the board.

2244 (2) TREASURER.—The board shall designate a person who is a
2245 resident of the state as treasurer of the district, who shall
2246 have charge of the funds of the district. Such funds shall be
2247 disbursed only upon the order of or pursuant to a resolution of
2248 the board by warrant or check countersigned by the treasurer and
2249 by such other person as may be authorized by the board. The
2250 board may give the treasurer such other or additional powers and
2251 duties as the board may deem appropriate and may fix his or her
2252 compensation. The board may require the treasurer to give a bond
2253 in such amount, on such terms, and with such sureties as may be
2254 deemed satisfactory to the board to secure the performance by
2255 the treasurer of his or her powers and duties. The financial
2256 records of the board shall be audited by an independent
2257 certified public accountant at least once a year.

2258 (3) PUBLIC DEPOSITORY.—The board is authorized to select
2259 as a depository for its funds any qualified public depository as
2260 defined in s. 280.02, Florida Statutes, which meets all the
2261 requirements of chapter 280, Florida Statutes, and has been
2262 designated by the treasurer as a qualified public depository
2263 upon such terms and conditions as to the payment of interest by

2264 such depository upon the funds so deposited as the board may
2265 deem just and reasonable.

2266 (4) BUDGET; REPORTS AND REVIEWS.—

2267 (a) The district shall provide financial reports in such
2268 form and such manner as prescribed pursuant to this act and
2269 chapter 218, Florida Statutes.

2270 (b) On or before July 15 of each year, the district
2271 manager shall prepare a proposed budget for the ensuing fiscal
2272 year to be submitted to the board for board approval. The
2273 proposed budget shall include at the direction of the board an
2274 estimate of all necessary expenditures of the district for the
2275 ensuing fiscal year and an estimate of income to the district
2276 from the taxes and assessments provided in this act. The board
2277 shall consider the proposed budget item by item and may either
2278 approve the budget as proposed by the district manager or modify
2279 the same in part or in whole. The board shall indicate its
2280 approval of the budget by resolution, which resolution shall
2281 provide for a hearing on the budget as approved. Notice of the
2282 hearing on the budget shall be published in a newspaper of
2283 general circulation in the area of the district once a week for
2284 two consecutive weeks, except that the first publication shall
2285 be no fewer than 15 days prior to the date of the hearing. The
2286 notice shall further contain a designation of the day, time, and
2287 place of the public hearing. At the time and place designated in
2288 the notice, the board shall hear all objections to the budget as

2289 proposed and may make such changes as the board deems necessary.
 2290 At the conclusion of the budget hearing, the board shall, by
 2291 resolution, adopt the budget as finally approved by the board.
 2292 The budget shall be adopted prior to October 1 of each year.

2293 (c) At least 60 days prior to adoption, the board of
 2294 supervisors of the district shall submit to the Board of County
 2295 Commissioners of Nassau County, for purposes of disclosure and
 2296 information only, the proposed annual budget for the ensuing
 2297 fiscal year, and the board of county commissioners may submit
 2298 written comments to the board of supervisors solely for the
 2299 assistance and information of the board of supervisors of the
 2300 district in adopting its annual district budget.

2301 (d) The board of supervisors of the district shall submit
 2302 annually a public facilities report to the Board of County
 2303 Commissioners of Nassau County pursuant to Florida Statutes. The
 2304 board of county commissioners may use and rely on the district's
 2305 public facilities report in the preparation or revision of the
 2306 Nassau County comprehensive plan.

2307 (5) DISCLOSURE OF PUBLIC INFORMATION, WEB-BASED PUBLIC
 2308 ACCESS.—The district shall take affirmative steps to provide for
 2309 the full disclosure of information relating to the public
 2310 financing and maintenance of improvements to real property
 2311 undertaken by the district. Such information shall be made
 2312 available to all existing residents and all prospective
 2313 residents of the district. The district shall furnish each

2314 developer of a residential development within the district with
2315 sufficient copies of that information to provide each
2316 prospective initial purchaser of property in that development
2317 with a copy; and any developer of a residential development
2318 within the district, when required by law to provide a public
2319 offering statement, shall include a copy of such information
2320 relating to the public financing and maintenance of improvements
2321 in the public offering statement. The district shall file the
2322 disclosure documents required by this subsection and any
2323 amendments thereto in the property records of each county in
2324 which the district is located. By the end of the first full
2325 fiscal year of the district's creation, the district shall
2326 maintain an official Internet website in accordance with s.
2327 189.069, Florida Statutes.

2328 (6) GENERAL POWERS.—The district shall have, and the board
2329 may exercise, the following general powers:

2330 (a) To sue and be sued in the name of the district; to
2331 adopt and use a seal and authorize the use of a facsimile
2332 thereof; to acquire, by purchase, gift, devise, or otherwise,
2333 and to dispose of, real and personal property, or any estate
2334 therein; and to make and execute contracts and other instruments
2335 necessary or convenient to the exercise of its powers.

2336 (b) To apply for coverage of its employees under the
2337 Florida Retirement System in the same manner as if such
2338 employees were state employees, subject to necessary action by

2339 the district to pay employer contributions into the Florida
2340 Retirement System Trust Fund.

2341 (c) To contract for the services of consultants to perform
2342 planning, engineering, legal, or other appropriate services of a
2343 professional nature. Such contracts shall be subject to public
2344 bidding or competitive negotiation requirements as set forth in
2345 general law applicable to independent special districts.

2346 (d) To borrow money and accept gifts; to apply for and use
2347 grants or loans of money or other property from the United
2348 States, the state, a unit of local government, or any person for
2349 any district purposes and enter into agreements required in
2350 connection therewith; and to hold, use, and dispose of such
2351 moneys or property for any district purposes in accordance with
2352 the terms of the gift, grant, loan, or agreement relating
2353 thereto.

2354 (e) To adopt and enforce rules and orders pursuant to the
2355 provisions of chapter 120, Florida Statutes, prescribing the
2356 powers, duties, and functions of the officers of the district;
2357 the conduct of the business of the district; the maintenance of
2358 records; and the form of certificates evidencing tax liens and
2359 all other documents and records of the district. The board may
2360 also adopt and enforce administrative rules with respect to any
2361 of the projects of the district and define the area to be
2362 included therein. The board may also adopt resolutions which may
2363 be necessary for the conduct of district business.

2364 (f) To maintain an office at such place or places as the
2365 board of supervisors designates in Nassau County, and within the
2366 district when facilities are available.

2367 (g) To hold, control, and acquire by donation, purchase,
2368 or condemnation, or dispose of, any public easements,
2369 dedications to public use, platted reservations for public
2370 purposes, or any reservations for those purposes authorized by
2371 this act and to make use of such easements, dedications, or
2372 reservations for the purposes authorized by this act.

2373 (h) To lease as lessor or lessee to or from any person,
2374 firm, corporation, association, or body, public or private, any
2375 projects of the type that the district is authorized to
2376 undertake and facilities or property of any nature for the use
2377 of the district to carry out the purposes authorized by this
2378 act.

2379 (i) To borrow money and issue bonds, certificates,
2380 warrants, notes, or other evidence of indebtedness as provided
2381 herein; to levy such taxes and assessments as may be authorized;
2382 and to charge, collect, and enforce fees and other user charges.

2383 (j) To raise, by user charges or fees authorized by
2384 resolution of the board, amounts of money which are necessary
2385 for the conduct of district activities and services and to
2386 enforce their receipt and collection in the manner prescribed by
2387 resolution not inconsistent with law.

2388 (k) To exercise within the district, or beyond the
 2389 district with prior approval by vote of a resolution of the
 2390 governing body of the county if the taking will occur in an
 2391 unincorporated area in that county, or the governing body of the
 2392 city if the taking will occur in an incorporated area, the right
 2393 and power of eminent domain, pursuant to the provisions of
 2394 chapters 73 and 74, Florida Statutes, over any property within
 2395 the state, except municipal, county, state, and federal
 2396 property, for the uses and purpose of the district relating
 2397 solely to water, sewer, district roads, and water management,
 2398 specifically including, without limitation, the power for the
 2399 taking of easements for the drainage of the land of one person
 2400 over and through the land of another.

2401 (l) To cooperate with, or contract with, other
 2402 governmental agencies as may be necessary, convenient,
 2403 incidental, or proper in connection with any of the powers,
 2404 duties, or purposes authorized by this act.

2405 (m) To assess and to impose upon lands in the district ad
 2406 valorem taxes as provided by this act.

2407 (n) If and when authorized by general law, to determine,
 2408 order, levy, impose, collect, and enforce maintenance taxes.

2409 (o) To determine, order, levy, impose, collect, and
 2410 enforce assessments pursuant to this act and chapter 170,
 2411 Florida Statutes, pursuant to authority granted in s. 197.3631,
 2412 Florida Statutes, or pursuant to other provisions of general law

2413 that provide or authorize a supplemental means to order, levy,
2414 impose, or collect special assessments. Such special
2415 assessments, in the discretion of the district, may be collected
2416 and enforced pursuant to the provisions of ss. 197.3632 and
2417 197.3635, Florida Statutes, and chapters 170 and 173, Florida
2418 Statutes, or as provided by this act, or by other means
2419 authorized by general law. The district may levy such special
2420 assessments for the purposes enumerated in this act and to pay
2421 special assessments imposed by Nassau County on lands within the
2422 district.

2423 (p) To exercise such special powers and other express
2424 powers as may be authorized and granted by this act in the
2425 charter of the district, including powers as provided in any
2426 interlocal agreement entered into pursuant to chapter 163,
2427 Florida Statutes, or which shall be required or permitted to be
2428 undertaken by the district pursuant to any development order,
2429 including any detailed specific area plan development order, or
2430 any interlocal service agreement with Nassau County for fair-
2431 share capital construction funding for any certain capital
2432 facilities or systems required or the construction or dedication
2433 of right-of-way of any portion of the East Nassau Community
2434 Planning Area Mobility Network (as defined in the East Nassau
2435 Community Planning Area Mobility Fee Agreement), of the
2436 developer pursuant to any applicable development order or
2437 agreement.

2438 (g) To exercise all of the powers necessary, convenient,
2439 incidental, or proper in connection with any other powers or
2440 duties or the special and limited purpose of the district
2441 authorized by this act.

2442
2443 The provisions of this subsection shall be construed liberally
2444 in order to carry out effectively the special and limited
2445 purpose of this act.

2446 (7) SPECIAL POWERS.—The district shall have, and the board
2447 may exercise, the following special powers to implement its
2448 lawful and special purpose and to provide, pursuant to that
2449 purpose, systems, facilities, services, improvements, projects,
2450 works, and infrastructure, each of which constitutes a lawful
2451 public purpose when exercised pursuant to this charter, subject
2452 to, and not inconsistent with, general law regarding utility
2453 providers' interlocal, territorial, and service agreements, and
2454 the regulatory jurisdiction and permitting authority of all
2455 other applicable governmental bodies, agencies, and any special
2456 districts having authority with respect to any area included
2457 therein, and to plan, establish, acquire, construct or
2458 reconstruct, enlarge or extend, equip, operate, finance, fund,
2459 and maintain improvements, systems, facilities, services, works,
2460 projects, and infrastructure. Any or all of the following
2461 special powers are granted by this act in order to implement the
2462 special and limited purpose of the district:

2463 (a) To provide water management and control for the lands
2464 within the district and to connect some or any of such
2465 facilities with roads and bridges. In the event that the board
2466 assumes the responsibility for providing water management and
2467 control for the district which is to be financed by benefit
2468 special assessments, the board shall adopt plans and assessments
2469 pursuant to law or may proceed to adopt water management and
2470 control plans, assess for benefits, and apportion and levy
2471 special assessments, as follows:

2472 1. The board shall cause to be made by the district's
2473 engineer, or such other engineer or engineers as the board may
2474 employ for that purpose, complete and comprehensive water
2475 management and control plans for the lands located within the
2476 district that will be improved in any part or in whole by any
2477 system of facilities that may be outlined and adopted, and the
2478 engineer shall make a report in writing to the board with maps
2479 and profiles of said surveys and an estimate of the cost of
2480 carrying out and completing the plans.

2481 2. Upon the completion of such plans, the board shall hold
2482 a hearing thereon to hear objections thereto, shall give notice
2483 of the time and place fixed for such hearing by publication once
2484 each week for 2 consecutive weeks in a newspaper of general
2485 circulation in the general area of the district, and shall
2486 permit the inspection of the plan at the office of the district
2487 by all persons interested. All objections to the plan shall be

2488 filed at or before the time fixed in the notice for the hearing
2489 and shall be in writing.

2490 3. After the hearing, the board shall consider the
2491 proposed plan and any objections thereto and may modify, reject,
2492 or adopt the plan or continue the hearing until a day certain
2493 for further consideration of the proposed plan or modifications
2494 thereof.

2495 4. When the board approves a plan, a resolution shall be
2496 adopted and a certified copy thereof shall be filed in the
2497 office of the secretary and incorporated by him or her into the
2498 records of the district.

2499 5. The water management and control plan may be altered in
2500 detail from time to time until the engineer's report pursuant to
2501 s. 298.301, Florida Statutes, is filed but not in such manner as
2502 to affect materially the conditions of its adoption. After the
2503 engineer's report has been filed, no alteration of the plan
2504 shall be made, except as provided by this act.

2505 6. Within 20 days after the final adoption of the plan by
2506 the board, the board shall proceed pursuant to s. 298.301,
2507 Florida Statutes.

2508 (b) To provide water supply, sewer, and wastewater
2509 management, reclamation, and reuse, or any combination thereof,
2510 and any irrigation systems, facilities, and services and to
2511 construct and operate connecting intercepting or outlet sewers
2512 and sewer mains and pipes and water mains, conduits, or

2513 pipelines in, along, and under any street, alley, highway, or
2514 other public place or ways, and to dispose of any effluent,
2515 residue, or other byproducts of such system or sewer system.

2516 (c) To provide bridges, culverts, wildlife corridors, or
2517 road crossings that may be needed across any drain, ditch,
2518 canal, floodway, holding basin, excavation, public highway,
2519 tract, grade, fill, or cut and roadways over levees and
2520 embankments, and to construct any and all of such works and
2521 improvements across, through, or over any public right-of way,
2522 highway, grade, fill, or cut.

2523 (d) To provide district roads equal to or exceeding the
2524 specifications of the county in which such district roads are
2525 located, and to provide street lights, including conditions of
2526 development approval for which specifications may sometimes be
2527 different than the normal specifications of the county. This
2528 special power includes, but is not limited to, roads, parkways,
2529 intersections, bridges, landscaping, hardscaping, irrigation,
2530 bicycle lanes, sidewalks, jogging paths, multi-use
2531 pathways/trails, street lighting, traffic signals, regulatory or
2532 informational signage, road striping, underground conduit,
2533 underground cable or fiber or wire installed pursuant to an
2534 agreement with or tariff of a retail provider of services, and
2535 all other customary elements of a functioning modern road system
2536 in general or as tied to the conditions of development approval
2537 for the area within the district, and parking facilities that

2538 are freestanding or that may be related to any innovative
2539 strategic intermodal system of transportation pursuant to
2540 applicable federal, state, and local law and ordinance.

2541 (e) To provide buses, trolleys, rail access, mass transit
2542 facilities, transit shelters, ridesharing facilities and
2543 services, parking improvements, and related signage.

2544 (f) To provide investigation and remediation costs
2545 associated with the cleanup of actual or perceived environmental
2546 contamination within the district under the supervision or
2547 direction of a competent governmental authority unless the
2548 covered costs benefit any person who is a landowner within the
2549 district and who caused or contributed to the contamination.

2550 (g) To provide observation areas, mitigation areas,
2551 wetland creation areas, and wildlife habitat, including the
2552 maintenance of any plant or animal species, and any related
2553 interest in real or personal property, including the management,
2554 maintenance, and ownership of the Conservation and Habitat
2555 Network ("CHN").

2556 (h) Using its general and special powers as set forth in
2557 this act, to provide any other project within or without the
2558 boundaries of the district when the project is the subject of an
2559 agreement between the district and the Board of County
2560 Commissioners of Nassau County or with any other applicable
2561 public or private entity, and is not inconsistent with the
2562 effective local comprehensive plans.

2563 (i) To provide public parks and public facilities for
2564 indoor and outdoor recreational, cultural, and educational uses.

2565 (j) To provide school buildings and related structures,
2566 which may be leased, sold, or donated to the school district,
2567 for use in the educational system when authorized by the
2568 district school board.

2569 (k) To provide security, including, but not limited to,
2570 guardhouses, fences, gates, electronic intrusion-detection
2571 systems, and patrol cars, when authorized by proper governmental
2572 agencies; however, the district may not exercise any powers of a
2573 law enforcement agency but may contract with the appropriate
2574 local general-purpose government agencies for an increased level
2575 of such services within the district boundaries. Notwithstanding
2576 any provision of general law, the district may operate
2577 guardhouses for the limited purpose of providing security for
2578 the residents of the district and which serve a predominate
2579 public, as opposed to private, purpose. Such guardhouses shall
2580 be operated by the district or any other unit of local
2581 government pursuant to procedures designed to serve such
2582 security purposes as set forth in rules adopted by the board,
2583 from time to time, following the procedures set forth in chapter
2584 120, Florida Statutes.

2585 (l) To provide control and elimination of mosquitoes and
2586 other arthropods of public health importance.

2587 (m) To enter into impact fee, mobility fee, or other
2588 similar credit agreements with Nassau County or a landowner
2589 developer and to sell or assign such credits, on such terms as
2590 the district deems appropriate.

2591 (n) To provide buildings and structures for district
2592 offices, maintenance facilities, meeting facilities, town
2593 centers, or any other project authorized or granted by this act.

2594 (o) To establish and create, at noticed meetings, such
2595 departments of the board of supervisors of the district, as well
2596 as committees, task forces, boards, or commissions, or other
2597 agencies under the supervision and control of the district, as
2598 from time to time the members of the board may deem necessary or
2599 desirable in the performance of the acts or other things
2600 necessary to exercise the board's general or special powers to
2601 implement an innovative project to carry out the special and
2602 limited purpose of the district as provided in this act and to
2603 delegate the exercise of its powers to such departments, boards,
2604 task forces, committees, or other agencies and such
2605 administrative duties and other powers as the board may deem
2606 necessary or desirable, but only if there is a set of expressed
2607 limitations for accountability, notice, and periodic written
2608 reporting to the board that shall retain the powers of the
2609 board.

2610 (p) To provide sustainable or green infrastructure
2611 improvements, facilities, and services, including, but not

2612 limited to, recycling of natural resources, reduction of energy
2613 demands, development and generation of alternative or renewable
2614 energy sources and technologies, mitigation of urban heat
2615 islands, sequestration, capping or trading of carbon emissions
2616 or carbon emissions credits, LEED or Florida Green Building
2617 Coalition certification, and development of facilities and
2618 improvements for low-impact development and to enter into joint
2619 ventures, public-private partnerships, and other agreements and
2620 to grant such easements as may be necessary to accomplish the
2621 foregoing. Nothing herein shall authorize the district to
2622 provide electric service to retail customers or otherwise act to
2623 impair electric utility franchise agreements.

2624 (q) To provide fire prevention and control, including fire
2625 stations, water mains and plugs, fire trucks, and other vehicles
2626 and equipment.

2627 (r) To provide waste collection and disposal.

2628 (s) To provide for the construction and operation of
2629 communications systems and related infrastructure for the
2630 carriage and distribution of communications services, and to
2631 enter into joint ventures, public-private partnerships, and
2632 other agreements and to grant such easements as may be necessary
2633 to accomplish the foregoing. Communications systems shall mean
2634 all facilities, buildings, equipment, items, and methods
2635 necessary or desirable in order to provide communications
2636 services, including, without limitation, wires, cables,

2637 conduits, wireless cell sites, computers, modems, satellite
2638 antennae sites, transmission facilities, network facilities, and
2639 appurtenant devices necessary and appropriate to support the
2640 provision of communications services. Communications services
2641 includes, without limitation, internet, voice telephone or
2642 similar services provided by voice over internet protocol, cable
2643 television, data transmission services, electronic security
2644 monitoring services, and multi-channel video programming
2645 distribution services.

2646
2647 The enumeration of special powers herein shall not be deemed
2648 exclusive or restrictive but shall be deemed to incorporate all
2649 powers express or implied necessary or incident to carrying out
2650 such enumerated special powers, including also the general
2651 powers provided by this special act charter to the district to
2652 implement its single purpose. Further, the provisions of this
2653 subsection shall be construed liberally in order to carry out
2654 effectively the special and limited purpose of this district
2655 under this act. The exercise of the special powers described in
2656 paragraphs (i) and (k) shall be accomplished through an
2657 interlocal agreement between the district and Nassau County. The
2658 interlocal agreement will address the procedures, operation, and
2659 care of such facilities based upon county requirements.

2660 (8) ISSUANCE OF BOND ANTICIPATION NOTES.—In addition to
2661 the other powers provided for in this act, and not in limitation

2662 thereof, the district shall have the power, at any time and from
2663 time to time after the issuance of any bonds of the district
2664 shall have been authorized, to borrow money for the purposes for
2665 which such bonds are to be issued in anticipation of the receipt
2666 of the proceeds of the sale of such bonds and to issue bond
2667 anticipation notes in a principal sum not in excess of the
2668 authorized maximum amount of such bond issue. Such notes shall
2669 be in such denomination or denominations, bear interest at such
2670 rate as the board may determine not to exceed the maximum rate
2671 allowed by general law, mature at such time or times not later
2672 than 5 years from the date of issuance, and be in such form and
2673 executed in such manner as the board shall prescribe. Such notes
2674 may be sold at either public or private sale or, if such notes
2675 shall be renewal notes, may be exchanged for notes then
2676 outstanding on such terms as the board shall determine. Such
2677 notes shall be paid from the proceeds of such bonds when issued.
2678 The board may, in its discretion, in lieu of retiring the notes
2679 by means of bonds, retire them by means of current revenues or
2680 from any taxes or assessments levied for the payment of such
2681 bonds, but, in such event, a like amount of the bonds authorized
2682 shall not be issued.

2683 (9) BORROWING.—The district at any time may obtain loans,
2684 in such amount and on such terms and conditions as the board may
2685 approve, for the purpose of paying any of the expenses of the
2686 district or any costs incurred or that may be incurred in

2687 connection with any of the projects of the district, which loans
2688 shall bear interest as the board determines, not to exceed the
2689 maximum rate allowed by general law, and may be payable from and
2690 secured by a pledge of such funds, revenues, taxes, and
2691 assessments as the board may determine, subject, however, to the
2692 provisions contained in any proceeding under which bonds were
2693 theretofore issued and are then outstanding. For the purpose of
2694 defraying such costs and expenses, the district may issue
2695 negotiable notes, warrants, or other evidences of debt to be
2696 payable at such times and to bear such interest as the board may
2697 determine, not to exceed the maximum rate allowed by general
2698 law, and to be sold or discounted at such price or prices not
2699 less than 95 percent of par value and on such terms as the board
2700 may deem advisable. The board shall have the right to provide
2701 for the payment thereof by pledging the whole or any part of the
2702 funds, revenues, taxes, and assessments of the district or by
2703 covenanting to budget and appropriate from such funds. The
2704 approval of the electors residing in the district shall not be
2705 necessary except when required by the State Constitution.

2706 (10) BONDS.—

2707 (a) Sale of bonds.—Bonds may be sold in blocks or
2708 installments at different times, or an entire issue or series
2709 may be sold at one time. Bonds may be sold at public or private
2710 sale after such advertisement, if any, as the board may deem
2711 advisable but not in any event at less than 90 percent of the

2712 par value thereof, together with accrued interest thereon. Bonds
2713 may be sold or exchanged for refunding bonds. Special assessment
2714 and revenue bonds may be delivered by the district as payment of
2715 the purchase price of any project or part thereof, or a
2716 combination of projects or parts thereof, or as the purchase
2717 price or exchange for any property, real, personal, or mixed,
2718 including franchises or services rendered by any contractor,
2719 engineer, or other person, all at one time or in blocks from
2720 time to time, in such manner and upon such terms as the board in
2721 its discretion shall determine. The price or prices for any
2722 bonds sold, exchanged, or delivered may be:

2723 1. The money paid for the bonds.

2724 2. The principal amount, plus accrued interest to the date
2725 of redemption or exchange, or outstanding obligations exchanged
2726 for refunding bonds.

2727 3. In the case of special assessment or revenue bonds, the
2728 amount of any indebtedness to contractors or other persons paid
2729 with such bonds, or the fair value of any properties exchanged
2730 for the bonds, as determined by the board.

2731 (b) Authorization and form of bonds.—Any general
2732 obligation bonds, special assessment bonds, or revenue bonds may
2733 be authorized by resolution or resolutions of the board which
2734 shall be adopted by a majority of all the members thereof then
2735 in office. Such resolution or resolutions may be adopted at the
2736 same meeting at which they are introduced and need not be

2737 published or posted. The board may, by resolution, authorize the
2738 issuance of bonds and fix the aggregate amount of bonds to be
2739 issued; the purpose or purposes for which the moneys derived
2740 therefrom shall be expended, including, but not limited to,
2741 payment of costs as defined in section 2(2)(i); the rate or
2742 rates of interest, not to exceed the maximum rate allowed by
2743 general law; the denomination of the bonds; whether or not the
2744 bonds are to be issued in one or more series; the date or dates
2745 of maturity, which shall not exceed 40 years from their
2746 respective dates of issuance; the medium of payment; the place
2747 or places within or without the state at which payment shall be
2748 made; registration privileges; redemption terms and privileges,
2749 whether with or without premium; the manner of execution; the
2750 form of the bonds, including any interest coupons to be attached
2751 thereto; the manner of execution of bonds and coupons; and any
2752 and all other terms, covenants, and conditions thereof and the
2753 establishment of revenue or other funds. Such authorizing
2754 resolution or resolutions may further provide for the contracts
2755 authorized by s. 159.825(1)(f) and (g), Florida Statutes,
2756 regardless of the tax treatment of such bonds being authorized,
2757 subject to the finding by the board of a net saving to the
2758 district resulting by reason thereof. Such authorizing
2759 resolution may further provide that such bonds may be executed
2760 in accordance with the Registered Public Obligations Act, except
2761 that bonds not issued in registered form shall be valid if

2762 manually countersigned by an officer designated by appropriate
2763 resolution of the board. The seal of the district may be
2764 affixed, lithographed, engraved, or otherwise reproduced in
2765 facsimile on such bonds. In case any officer whose signature
2766 shall appear on any bonds or coupons shall cease to be such
2767 officer before the delivery of such bonds, such signature or
2768 facsimile shall nevertheless be valid and sufficient for all
2769 purposes the same as if he or she had remained in office until
2770 such delivery.

2771 (c) Interim certificates; replacement certificates.—
2772 Pending the preparation of definitive bonds, the board may issue
2773 interim certificates or receipts or temporary bonds, in such
2774 form and with such provisions as the board may determine,
2775 exchangeable for definitive bonds when such bonds have been
2776 executed and are available for delivery. The board may also
2777 provide for the replacement of any bonds which become mutilated,
2778 lost, or destroyed.

2779 (d) Negotiability of bonds.—Any bond issued under this act
2780 or any temporary bond, in the absence of an express recital on
2781 the face thereof that it is nonnegotiable, shall be fully
2782 negotiable and shall be and constitute a negotiable instrument
2783 within the meaning and for all purposes of the law merchant and
2784 the laws of the state.

2785 (e) Defeasance.—The board may make such provision with
2786 respect to the defeasance of the right, title, and interest of

2787 the holders of any of the bonds and obligations of the district
2788 in any revenues, funds, or other properties by which such bonds
2789 are secured as the board deems appropriate and, without
2790 limitation on the foregoing, may provide that when such bonds or
2791 obligations become due and payable or shall have been called for
2792 redemption and the whole amount of the principal and interest
2793 and premium, if any, due and payable upon the bonds or
2794 obligations then outstanding shall be held in trust for such
2795 purpose, and provision shall also be made for paying all other
2796 sums payable in connection with such bonds or other obligations,
2797 then and in such event the right, title, and interest of the
2798 holders of the bonds in any revenues, funds, or other properties
2799 by which such bonds are secured shall thereupon cease,
2800 terminate, and become void; and the board may apply any surplus
2801 in any sinking fund established in connection with such bonds or
2802 obligations and all balances remaining in all other funds or
2803 accounts other than moneys held for the redemption or payment of
2804 the bonds or other obligations to any lawful purpose of the
2805 district as the board shall determine.

2806 (f) Issuance of additional bonds.—If the proceeds of any
2807 bonds are less than the cost of completing the project in
2808 connection with which such bonds were issued, the board may
2809 authorize the issuance of additional bonds, upon such terms and
2810 conditions as the board may provide in the resolution
2811 authorizing the issuance thereof, but only in compliance with

2812 the resolution or other proceedings authorizing the issuance of
2813 the original bonds.

2814 (g) Refunding bonds.—The district shall have the power to
2815 issue bonds to provide for the retirement or refunding of any
2816 bonds or obligations of the district that at the time of such
2817 issuance are or subsequent thereto become due and payable, or
2818 that at the time of issuance have been called or are, or will
2819 be, subject to call for redemption within 10 years thereafter,
2820 or the surrender of which can be procured from the holders
2821 thereof at prices satisfactory to the board. Refunding bonds may
2822 be issued at any time that in the judgment of the board such
2823 issuance will be advantageous to the district. No approval of
2824 the qualified electors residing in the district shall be
2825 required for the issuance of refunding bonds except in cases in
2826 which such approval is required by the State Constitution. The
2827 board may by resolution confer upon the holders of such
2828 refunding bonds all rights, powers, and remedies to which the
2829 holders would be entitled if they continued to be the owners and
2830 had possession of the bonds for the refinancing of which such
2831 refunding bonds are issued, including, but not limited to, the
2832 preservation of the lien of such bonds on the revenues of any
2833 project or on pledged funds, without extinguishment, impairment,
2834 or diminution thereof. The provisions of this act pertaining to
2835 bonds of the district shall, unless the context otherwise
2836 requires, govern the issuance of refunding bonds, the form and

2837 other details thereof, the rights of the holders thereof, and
2838 the duties of the board with respect to them.

2839 (h) Revenue bonds.—

2840 1. The district shall have the power to issue revenue
2841 bonds from time to time without limitation as to amount. Such
2842 revenue bonds may be secured by, or payable from, the gross or
2843 net pledge of the revenues to be derived from any project or
2844 combination of projects; from the rates, fees, or other charges
2845 to be collected from the users of any project or projects; from
2846 any revenue-producing undertaking or activity of the district;
2847 from special assessments; or from benefit special assessments;
2848 or from any other source or pledged security. Such bonds shall
2849 not constitute an indebtedness of the district, and the approval
2850 of the qualified electors shall not be required unless such
2851 bonds are additionally secured by the full faith and credit and
2852 taxing power of the district.

2853 2. Any two or more projects may be combined and
2854 consolidated into a single project and may hereafter be operated
2855 and maintained as a single project. The revenue bonds authorized
2856 herein may be issued to finance any one or more of such
2857 projects, regardless of whether or not such projects have been
2858 combined and consolidated into a single project. If the board
2859 deems it advisable, the proceedings authorizing such revenue
2860 bonds may provide that the district may thereafter combine the
2861 projects then being financed or theretofore financed with other

2862 projects to be subsequently financed by the district and that
2863 revenue bonds to be thereafter issued by the district shall be
2864 on parity with the revenue bonds then being issued, all on such
2865 terms, conditions, and limitations as shall have been provided
2866 in the proceeding which authorized the original bonds.

2867 (i) General obligation bonds.—

2868 1. Subject to the limitations of this charter, the
2869 district shall have the power from time to time to issue general
2870 obligation bonds to finance or refinance capital projects or to
2871 refund outstanding bonds in an aggregate principal amount of
2872 bonds outstanding at any one time not in excess of 35 percent of
2873 the assessed value of the taxable property within the district
2874 as shown on the pertinent tax records at the time of the
2875 authorization of the general obligation bonds for which the full
2876 faith and credit of the district is pledged. Except for
2877 refunding bonds, no general obligation bonds shall be issued
2878 unless the bonds are issued to finance or refinance a capital
2879 project and the issuance has been approved at an election held
2880 in accordance with the requirements for such election as
2881 prescribed by the State Constitution. Such elections shall be
2882 called to be held in the district by the Board of County
2883 Commissioners of Nassau County upon the request of the board of
2884 the district. The expenses of calling and holding an election
2885 shall be at the expense of the district, and the district shall

2886 reimburse the county for any expenses incurred in calling or
 2887 holding such election.

2888 2. The district may pledge its full faith and credit for
 2889 the payment of the principal and interest on such general
 2890 obligation bonds and for any reserve funds provided therefor and
 2891 may unconditionally and irrevocably pledge itself to levy ad
 2892 valorem taxes on all taxable property in the district, to the
 2893 extent necessary for the payment thereof, without limitation as
 2894 to rate or amount.

2895 3. If the board determines to issue general obligation
 2896 bonds for more than one capital project, the approval of the
 2897 issuance of the bonds for each and all such projects may be
 2898 submitted to the electors on one and the same ballot. The
 2899 failure of the electors to approve the issuance of bonds for any
 2900 one or more capital projects shall not defeat the approval of
 2901 bonds for any capital project which has been approved by the
 2902 electors.

2903 4. In arriving at the amount of general obligation bonds
 2904 permitted to be outstanding at any one time pursuant to
 2905 subparagraph 1., there shall not be included any general
 2906 obligation bonds that are additionally secured by the pledge of:

2907 a. Any assessments levied in an amount sufficient to pay
 2908 the principal and interest on the general obligation bonds so
 2909 additionally secured, which assessments have been equalized and

2910 confirmed by resolution of the board pursuant to this act or s.
2911 170.08, Florida Statutes.

2912 b. Water revenues, sewer revenues, or water and sewer
2913 revenues of the district to be derived from user fees in an
2914 amount sufficient to pay the principal and interest on the
2915 general obligation bonds so additionally secured.

2916 c. Any combination of assessments and revenues described
2917 in sub-subparagraphs a. and b.

2918 (j) Bonds as legal investment or security.-

2919 1. Notwithstanding any provisions of any other law to the
2920 contrary, all bonds issued under the provisions of this act
2921 shall constitute legal investments for savings banks, banks,
2922 trust companies, insurance companies, executors, administrators,
2923 trustees, guardians, and other fiduciaries and for any board,
2924 body, agency, instrumentality, county, municipality, or other
2925 political subdivision of the state and shall be and constitute
2926 security which may be deposited by banks or trust companies as
2927 security for deposits of state, county, municipal, or other
2928 public funds or by insurance companies as required or voluntary
2929 statutory deposits.

2930 2. Any bonds issued by the district shall be incontestable
2931 in the hands of bona fide purchasers or holders for value and
2932 shall not be invalid because of any irregularity or defect in
2933 the proceedings for the issue and sale thereof.

2934 (k) Covenants.—Any resolution authorizing the issuance of
2935 bonds may contain such covenants as the board may deem
2936 advisable, and all such covenants shall constitute valid and
2937 legally binding and enforceable contracts between the district
2938 and the bondholders, regardless of the time of issuance thereof.
2939 Such covenants may include, without limitation, covenants
2940 concerning the disposition of the bond proceeds; the use and
2941 disposition of project revenues; the pledging of revenues,
2942 taxes, and assessments; the obligations of the district with
2943 respect to the operation of the project and the maintenance of
2944 adequate project revenues; the issuance of additional bonds; the
2945 appointment, powers, and duties of trustees and receivers; the
2946 acquisition of outstanding bonds and obligations; restrictions
2947 on the establishing of competing projects or facilities;
2948 restrictions on the sale or disposal of the assets and property
2949 of the district; the priority of assessment liens; the priority
2950 of claims by bondholders on the taxing power of the district;
2951 the maintenance of deposits to ensure the payment of revenues by
2952 users of district facilities and services; the discontinuance of
2953 district services by reason of delinquent payments; acceleration
2954 upon default; the execution of necessary instruments; the
2955 procedure for amending or abrogating covenants with the
2956 bondholders; and such other covenants as may be deemed necessary
2957 or desirable for the security of the bondholders.

2958 (l) Validation proceedings.—The power of the district to
2959 issue bonds under the provisions of this act may be determined,
2960 and any of the bonds of the district maturing over a period of
2961 more than 5 years shall be validated and confirmed, by court
2962 decree, under the provisions of chapter 75, Florida Statutes,
2963 and laws amendatory thereof or supplementary thereto.

2964 (m) Tax exemption.—To the extent allowed by general law,
2965 all bonds issued hereunder and interest paid thereon and all
2966 fees, charges, and other revenues derived by the district from
2967 the projects provided by this act are exempt from all taxes by
2968 the state or by any political subdivision, agency, or
2969 instrumentality thereof; however, any interest, income, or
2970 profits on debt obligations issued hereunder are not exempt from
2971 the tax imposed by chapter 220, Florida Statutes. Further, the
2972 district is not exempt from the provisions of chapter 212,
2973 Florida Statutes.

2974 (n) Application of s. 189.051, Florida Statutes.—Bonds
2975 issued by the district shall meet the criteria set forth in s.
2976 189.051, Florida Statutes.

2977 (o) Act furnishes full authority for issuance of bonds.—
2978 This act constitutes full and complete authority for the
2979 issuance of bonds and the exercise of the powers of the district
2980 provided herein. No procedures or proceedings, publications,
2981 notices, consents, approvals, orders, acts, or things by the
2982 board, or any board, officer, commission, department, agency, or

2983 instrumentality of the district, other than those required by
 2984 this act, shall be required to perform anything under this act,
 2985 except that the issuance or sale of bonds pursuant to the
 2986 provisions of this act shall comply with the general law
 2987 requirements applicable to the issuance or sale of bonds by the
 2988 district. Nothing in this act shall be construed to authorize
 2989 the district to utilize bond proceeds to fund the ongoing
 2990 operations of the district.

2991 (p) Pledge by the state to the bondholders of the
 2992 district.—The state pledges to the holders of any bonds issued
 2993 under this act that it will not limit or alter the rights of the
 2994 district to own, acquire, construct, reconstruct, improve,
 2995 maintain, operate, or furnish the projects or to levy and
 2996 collect the taxes, assessments, rentals, rates, fees, and other
 2997 charges provided for herein and to fulfill the terms of any
 2998 agreement made with the holders of such bonds or other
 2999 obligations and that it will not in any way impair the rights or
 3000 remedies of such holders.

3001 (q) Default.—A default on the bonds or obligations of a
 3002 district shall not constitute a debt or obligation of the state
 3003 or any general-purpose local government or the state. In the
 3004 event of a default or dissolution of the district, no local
 3005 general-purpose government shall be required to assume the
 3006 property of the district, the debts of the district, or the
 3007 district's obligations to complete any infrastructure

3008 improvements or provide any services to the district. The
3009 provisions of s. 189.076(2), Florida Statutes, shall not apply
3010 to the district.

3011 (11) TRUST AGREEMENTS.—Any issue of bonds shall be secured
3012 by a trust agreement by and between the district and a corporate
3013 trustee or trustees, which may be any trust company or bank
3014 having the powers of a trust company within or without the
3015 state. The resolution authorizing the issuance of the bonds or
3016 such trust agreement may pledge the revenues to be received from
3017 any projects of the district and may contain such provisions for
3018 protecting and enforcing the rights and remedies of the
3019 bondholders as the board may approve, including, without
3020 limitation, covenants setting forth the duties of the district
3021 in relation to: the acquisition, construction, reconstruction,
3022 improvement, maintenance, repair, operation, and insurance of
3023 any projects; the fixing and revising of the rates, fees, and
3024 charges; and the custody, safeguarding, and application of all
3025 moneys, and for the employment of consulting engineers in
3026 connection with such acquisition, construction, reconstruction,
3027 improvement, maintenance, repair, or operation. It shall be
3028 lawful for any bank or trust company within or without the state
3029 which may act as a depository of the proceeds of bonds or of
3030 revenues to furnish such indemnifying bonds or to pledge such
3031 securities as may be required by the district. Such resolution
3032 or trust agreement may set forth the rights and remedies of the

3033 bondholders and of the trustee, if any, and may restrict the
 3034 individual right of action by bondholders. The board may provide
 3035 for the payment of proceeds of the sale of the bonds and the
 3036 revenues of any project to such officer, board, or depository as
 3037 it may designate for the custody thereof and may provide for the
 3038 method of disbursement thereof with such safeguards and
 3039 restrictions as it may determine. All expenses incurred in
 3040 carrying out the provisions of such resolution or trust
 3041 agreement may be treated as part of the cost of operation of the
 3042 project to which such trust agreement pertains.

3043 (12) AD VALOREM TAXES; ASSESSMENTS, BENEFIT SPECIAL
 3044 ASSESSMENTS, MAINTENANCE SPECIAL ASSESSMENTS, AND SPECIAL
 3045 ASSESSMENTS; MAINTENANCE TAXES.—

3046 (a) Ad valorem taxes.—An elected board shall have the
 3047 power to levy and assess an ad valorem tax on all the taxable
 3048 property in the district to construct, operate, and maintain
 3049 assessable improvements; to pay the principal of, and interest
 3050 on, any general obligation bonds of the district; and to provide
 3051 for any sinking or other funds established in connection with
 3052 any such bonds. An ad valorem tax levied by the board for
 3053 operating purposes, exclusive of debt service on bonds, shall
 3054 not exceed 3 mills. The ad valorem tax provided for herein shall
 3055 be in addition to county and all other ad valorem taxes provided
 3056 for by law. Such tax shall be assessed, levied, and collected in
 3057 the same manner and at the same time as county taxes. The levy

3058 of ad valorem taxes must be approved by referendum as required
3059 by Section 9 of Article VII of the State Constitution.

3060 (b) Benefit special assessments.—The board annually shall
3061 determine, order, and levy the annual installment of the total
3062 benefit special assessments for bonds issued and related
3063 expenses to finance assessable improvements. These assessments
3064 may be due and collected during each year county taxes are due
3065 and collected, in which case such annual installment and levy
3066 shall be evidenced to and certified to the property appraiser by
3067 the board not later than August 31 of each year. Such assessment
3068 shall be entered by the property appraiser on the county tax
3069 rolls and shall be collected and enforced by the tax collector
3070 in the same manner and at the same time as county taxes, and the
3071 proceeds thereof shall be paid to the district. However, this
3072 subsection shall not prohibit the district in its discretion
3073 from using the method prescribed in either s. 197.3632 or
3074 chapter 173, Florida Statutes, for collecting and enforcing
3075 these assessments. Each annual installment of benefit special
3076 assessments shall be a lien on the property against which
3077 assessed until paid and shall be enforceable in like manner as
3078 county taxes. The amount of the assessment for the exercise of
3079 the district's powers under subsections (6) and (7) shall be
3080 determined by the board based upon a report of the district's
3081 engineer and assessed by the board upon such lands, which may be
3082 part or all of the lands within the district benefited by the

3083 improvement, apportioned between benefited lands in proportion
3084 to the benefits received by each tract of land. The board may,
3085 if it determines it is in the best interests of the district,
3086 set forth in the proceedings initially levying such benefit
3087 special assessments or in subsequent proceedings a formula for
3088 the determination of an amount, which when paid by a taxpayer
3089 with respect to any tax parcel, shall constitute a prepayment of
3090 all future annual installments of such benefit special
3091 assessments and that the payment of which amount with respect to
3092 such tax parcel shall relieve and discharge such tax parcel of
3093 the lien of such benefit special assessments and any subsequent
3094 annual installment thereof. The board may provide further that
3095 upon delinquency in the payment of any annual installment of
3096 benefit special assessments, the prepayment amount of all future
3097 annual installments of benefit special assessments as determined
3098 in the preceding sentence shall be and become immediately due
3099 and payable together with such delinquent annual installment.

3100 (c) Non-ad valorem maintenance taxes.—If and when
3101 authorized by general law, to maintain and to preserve the
3102 physical facilities and services constituting the works,
3103 improvements, or infrastructure owned by the district pursuant
3104 to this act, to repair and restore any one or more of them, when
3105 needed, and to defray the current expenses of the district,
3106 including any sum which may be required to pay state and county
3107 ad valorem taxes on any lands which may have been purchased and

3108 which are held by the district under the provisions of this act,
3109 the board of supervisors may, upon the completion of said
3110 systems, facilities, services, works, improvements, or
3111 infrastructure, in whole or in part, as may be certified to the
3112 board by the engineer of the board, levy annually a non-ad
3113 valorem and nonmillage tax upon each tract or parcel of land
3114 within the district, to be known as a "maintenance tax." This
3115 non-ad valorem maintenance tax shall be apportioned upon the
3116 basis of the net assessments of benefits assessed as accruing
3117 from the original construction and shall be evidenced to and
3118 certified by the board of supervisors of the district not later
3119 than June 1 of each year to the Nassau County property appraiser
3120 and shall be extended by the property appraiser on the tax roll
3121 of the property appraiser, as certified by the property
3122 appraiser to the tax collector, and collected by the tax
3123 collector on the merged collection roll of the tax collector in
3124 the same manner and at the same time as county ad valorem taxes,
3125 and the proceeds therefrom shall be paid to the district. This
3126 non-ad valorem maintenance tax shall be a lien until paid on the
3127 property against which assessed and enforceable in like manner
3128 and of the same dignity as county ad valorem taxes.

3129 (d) Maintenance special assessments.—To maintain and
3130 preserve the facilities and projects of the district, the board
3131 may levy a maintenance special assessment. This assessment may
3132 be evidenced to and certified to the property appraiser by the

3133 board of supervisors not later than August 31 of each year and
3134 shall be entered by the property appraiser on the county tax
3135 rolls and shall be collected and enforced by the tax collector
3136 in the same manner and at the same time as county taxes, and the
3137 proceeds therefrom shall be paid to the district. However, this
3138 subsection shall not prohibit the district in its discretion
3139 from using the method prescribed in s. 197.363, s. 197.3631, or
3140 s. 197.3632, Florida Statutes, for collecting and enforcing
3141 these assessments. These maintenance special assessments shall
3142 be a lien on the property against which assessed until paid and
3143 shall be enforceable in like manner as county taxes. The amount
3144 of the maintenance special assessment for the exercise of the
3145 district's powers under this section shall be determined by the
3146 board based upon a report of the district's engineer and
3147 assessed by the board upon such lands, which may be all of the
3148 lands within the district benefited by the maintenance thereof,
3149 apportioned between the benefited lands in proportion to the
3150 benefits received by each tract of land.

3151 (e) Special assessments.—The board may levy and impose any
3152 special assessments pursuant to this subsection.

3153 (f) Enforcement of taxes.—The collection and enforcement
3154 of all taxes levied by the district shall be at the same time
3155 and in like manner as county taxes, and the provisions of the
3156 laws of Florida relating to the sale of lands for unpaid and
3157 delinquent county taxes; the issuance, sale, and delivery of tax

3158 certificates for such unpaid and delinquent county taxes; the
3159 redemption thereof; the issuance to individuals of tax deeds
3160 based thereon; and all other procedures in connection therewith
3161 shall be applicable to the district to the same extent as if
3162 such statutory provisions were expressly set forth herein. All
3163 taxes shall be subject to the same discounts as county taxes.

3164 (g) When unpaid tax is delinquent; penalty.—All taxes
3165 provided for in this act shall become delinquent and bear
3166 penalties on the amount of such taxes in the same manner as
3167 county taxes.

3168 (h) Status of assessments.—Benefit special assessments,
3169 maintenance special assessments, and special assessments are
3170 hereby found and determined to be non-ad valorem assessments as
3171 defined by s. 197.3632, Florida Statutes. Maintenance taxes are
3172 non-ad valorem taxes and are not special assessments.

3173 (i) Assessments constitute liens; collection.—Any and all
3174 assessments, including special assessments, benefit special
3175 assessments, and maintenance special assessments authorized by
3176 this section, and including special assessments as defined by
3177 section 2(2)(z) and granted and authorized by this subsection,
3178 and including maintenance taxes if authorized by general law,
3179 shall constitute a lien on the property against which assessed
3180 from the date of levy and imposition thereof until paid, coequal
3181 with the lien of state, county, municipal, and school board
3182 taxes. These assessments may be collected, at the district's

3183 discretion, under authority of s. 197.3631, Florida Statutes, by
 3184 the tax collector pursuant to the provisions of ss. 197.3632 and
 3185 197.3635, Florida Statutes, or in accordance with other
 3186 collection measures provided by law. In addition to, and not in
 3187 limitation of, any powers otherwise set forth herein or in
 3188 general law, these assessments may also be enforced pursuant to
 3189 the provisions of chapter 173, Florida Statutes.

3190 (j) Land owned by governmental entity.—Except as otherwise
 3191 provided by law, no levy of ad valorem taxes or non-ad valorem
 3192 assessments under this act or chapters 170 or 197, Florida
 3193 Statutes, or otherwise, by a board of the district, on property
 3194 of a governmental entity that is subject to a ground lease as
 3195 described in s. 190.003(14), Florida Statutes, shall constitute
 3196 a lien or encumbrance on the underlying fee interest of such
 3197 governmental entity. There shall be no levy of ad valorem taxes
 3198 or non-ad valorem assessments under this act on property owned
 3199 by the state or Nassau County.

3200 (13) SPECIAL ASSESSMENTS.—

3201 (a) As an alternative method to the levy and imposition of
 3202 special assessments pursuant to chapter 170, Florida Statutes,
 3203 pursuant to the authority of s. 197.3631, Florida Statutes, or
 3204 pursuant to other provisions of general law, now or hereafter
 3205 enacted, which provide a supplemental means or authority to
 3206 impose, levy, and collect special assessments as otherwise
 3207 authorized under this act, the board may levy and impose special

3208 assessments to finance the exercise of any of its powers
3209 permitted under this act using the following uniform procedures:

3210 1. At a noticed meeting, the board of supervisors of the
3211 district may consider and review an engineer's report on the
3212 costs of the systems, facilities, and services to be provided, a
3213 preliminary special assessment methodology, and a preliminary
3214 roll based on acreage or platted lands, depending upon whether
3215 platting has occurred.

3216 a. The special assessment methodology shall address and
3217 discuss and the board shall consider whether the systems,
3218 facilities, and services being contemplated will result in
3219 special benefits peculiar to the property, different in kind and
3220 degree than general benefits, as a logical connection between
3221 the systems, facilities, and services themselves and the
3222 property, and whether the duty to pay the special assessments by
3223 the property owners is apportioned in a manner that is fair and
3224 equitable and not in excess of the special benefit received. It
3225 shall be fair and equitable to designate a fixed proportion of
3226 the annual debt service, together with interest thereon, on the
3227 aggregate principal amount of bonds issued to finance such
3228 systems, facilities, and services which give rise to unique,
3229 special, and peculiar benefits to property of the same or
3230 similar characteristics under the special assessment methodology
3231 so long as such fixed proportion does not exceed the unique,

3232 special, and peculiar benefits enjoyed by such property from
3233 such systems, facilities, and services.

3234 b. The engineer's cost report shall identify the nature of
3235 the proposed systems, facilities, and services, their location,
3236 a cost breakdown plus a total estimated cost, including cost of
3237 construction or reconstruction, labor, and materials, lands,
3238 property, rights, easements, franchises, or systems, facilities,
3239 and services to be acquired, cost of plans and specifications,
3240 surveys of estimates of costs and revenues, costs of
3241 engineering, legal, and other professional consultation
3242 services, and other expenses or costs necessary or incident to
3243 determining the feasibility or practicability of such
3244 construction, reconstruction, or acquisition, administrative
3245 expenses, relationship to the authority and power of the
3246 district in its charter, and such other expenses or costs as may
3247 be necessary or incident to the financing to be authorized by
3248 the board of supervisors.

3249 c. The preliminary special assessment roll will be in
3250 accordance with the assessment methodology as may be adopted by
3251 the board of supervisors; the special assessment roll shall be
3252 completed as promptly as possible and shall show the acreage,
3253 lots, lands, or plats assessed and the amount of the fairly and
3254 reasonably apportioned assessment based on special and peculiar
3255 benefit to the property, lot, parcel, or acreage of land; and,
3256 if the special assessment against such lot, parcel, acreage, or

3257 portion of land is to be paid in installments, the number of
3258 annual installments in which the special assessment is divided
3259 shall be entered into and shown upon the special assessment
3260 roll.

3261 2. The board of supervisors of the district may determine
3262 and declare by an initial special assessment resolution to levy
3263 and assess the special assessments with respect to assessable
3264 improvements stating the nature of the systems, facilities, and
3265 services, improvements, projects, or infrastructure constituting
3266 such assessable improvements, the information in the engineer's
3267 cost report, the information in the special assessment
3268 methodology as determined by the board at the noticed meeting
3269 and referencing and incorporating as part of the resolution the
3270 engineer's cost report, the preliminary special assessment
3271 methodology, and the preliminary special assessment roll as
3272 referenced exhibits to the resolution by reference. If the board
3273 determines to declare and levy the special assessments by the
3274 initial special assessment resolution, the board shall also
3275 adopt and declare a notice resolution which shall provide and
3276 cause the initial special assessment resolution to be published
3277 once a week for a period of 2 weeks in newspapers of general
3278 circulation published in Nassau County and said board shall by
3279 the same resolution fix a time and place at which the owner or
3280 owners of the property to be assessed or any other persons
3281 interested therein may appear before said board and be heard as

3282 to the propriety and advisability of making such improvements,
3283 as to the costs thereof, as to the manner of payment therefor,
3284 and as to the amount thereof to be assessed against each
3285 property so improved. Thirty days' notice in writing of such
3286 time and place shall be given to such property owners. The
3287 notice shall include the amount of the special assessment and
3288 shall be served by mailing a copy to each assessed property
3289 owner at his or her last known address, the names and addresses
3290 of such property owners to be obtained from the record of the
3291 property appraiser of the county political subdivision in which
3292 the land is located or from such other sources as the district
3293 manager or engineer deems reliable, and proof of such mailing
3294 shall be made by the affidavit of the manager of the district or
3295 by the engineer, said proof to be filed with the district
3296 manager, provided that failure to mail said notice or notices
3297 shall not invalidate any of the proceedings hereunder. It is
3298 provided further that the last publication shall be at least 1
3299 week prior to the date of the hearing on the final special
3300 assessment resolution. Said notice shall describe the general
3301 areas to be improved and advise all persons interested that the
3302 description of each property to be assessed and the amount to be
3303 assessed to each piece, parcel, lot, or acre of property may be
3304 ascertained at the office of the manager of the district. Such
3305 service by publication shall be verified by the affidavit of the
3306 publisher and filed with the manager of the district. Moreover,

3307 the initial special assessment resolution with its attached,
3308 referenced, and incorporated engineer's cost report, preliminary
3309 special assessment methodology, and preliminary special
3310 assessment roll, along with the notice resolution, shall be
3311 available for public inspection at the office of the manager and
3312 the office of the engineer or any other office designated by the
3313 board of supervisors in the notice resolution. Notwithstanding
3314 the foregoing, the landowners of all of the property which is
3315 proposed to be assessed may give the district written notice of
3316 waiver of any notice and publication provided for in this
3317 subparagraph and such notice and publication shall not be
3318 required, provided, however, that any meeting of the board of
3319 supervisors to consider such resolution shall be a publicly
3320 noticed meeting.

3321 3. At the time and place named in the noticed resolution
3322 as provided for in subparagraph 2., the board of supervisors of
3323 the district shall meet and hear testimony from affected
3324 property owners as to the propriety and advisability of making
3325 the systems, facilities, services, projects, works,
3326 improvements, or infrastructure and funding them with
3327 assessments referenced in the initial special assessment
3328 resolution on the property. Following the testimony and
3329 questions from the members of the board or any professional
3330 advisors to the district of the preparers of the engineer's cost
3331 report, the special assessment methodology, and the special

3332 assessment roll, the board of supervisors shall make a final
3333 decision on whether to levy and assess the particular special
3334 assessments. Thereafter, the board of supervisors shall meet as
3335 an equalizing board to hear and to consider any and all
3336 complaints as to the particular special assessments and shall
3337 adjust and equalize the special assessments to ensure proper
3338 assessment based on the benefit conferred on the property.

3339 4. When so equalized and approved by resolution or
3340 ordinance by the board of supervisors, to be called the final
3341 special assessment resolution, a final special assessment roll
3342 shall be filed with the clerk of the board and such special
3343 assessment shall stand confirmed and remain legal, valid, and
3344 binding first liens on the property against which such special
3345 assessments are made until paid, equal in dignity to the first
3346 liens of ad valorem taxation of county and municipal governments
3347 and school boards. However, upon completion of the systems,
3348 facilities, service, project, improvement, works, or
3349 infrastructure, the district shall credit to each of the
3350 assessments the difference in the special assessment as
3351 originally made, approved, levied, assessed, and confirmed and
3352 the proportionate part of the actual cost of the improvement to
3353 be paid by the particular special assessments as finally
3354 determined upon the completion of the improvement; but in no
3355 event shall the final special assessment exceed the amount of
3356 the special and peculiar benefits as apportioned fairly and

3357 reasonably to the property from the system, facility, or service
3358 being provided as originally assessed. Promptly after such
3359 confirmation, the special assessment shall be recorded by the
3360 clerk of the district in the minutes of the proceedings of the
3361 district, and the record of the lien in this set of minutes
3362 shall constitute prima facie evidence of its validity. The board
3363 of supervisors, in its sole discretion, may, by resolution grant
3364 a discount equal to all or a part of the payee's proportionate
3365 share of the cost of the project consisting of bond financing
3366 cost, such as capitalized interest, funded reserves, and bond
3367 discounts included in the estimated cost of the project, upon
3368 payment in full of any special assessments during such period
3369 prior to the time such financing costs are incurred as may be
3370 specified by the board of supervisors in such resolution.

3371 5. District special assessments may be made payable in
3372 installments over no more than 40 years from the date of the
3373 payment of the first installment thereof and may bear interest
3374 at fixed or variable rates.

3375 (b) Notwithstanding any provision of this act or chapter
3376 170, Florida Statutes, that portion of s. 170.09, Florida
3377 Statutes, that provides that special assessments may be paid
3378 without interest at any time within 30 days after the
3379 improvement is completed and a resolution accepting the same has
3380 been adopted by the governing authority shall not be applicable
3381 to any district special assessments, whether imposed, levied,

3382 and collected pursuant to the provisions of this act or other
3383 provisions of Florida law, including, but not limited to,
3384 chapter 170, Florida Statutes.

3385 (c) In addition, the district is authorized expressly in
3386 the exercise of its rulemaking power to adopt a rule or rules
3387 which provides or provide for notice, levy, imposition,
3388 equalization, and collection of assessments.

3389 (14) ISSUANCE OF CERTIFICATES OF INDEBTEDNESS BASED ON
3390 ASSESSMENTS FOR ASSESSABLE IMPROVEMENTS; ASSESSMENT BONDS.—

3391 (a) The board may, after any special assessments or
3392 benefit special assessments for assessable improvements are
3393 made, determined, and confirmed as provided in this act, issue
3394 certificates of indebtedness for the amount so assessed against
3395 the abutting property or property otherwise benefited, as the
3396 case may be, and separate certificates shall be issued against
3397 each part or parcel of land or property assessed, which
3398 certificates shall state the general nature of the improvement
3399 for which the assessment is made. The certificates shall be
3400 payable in annual installments in accordance with the
3401 installments of the special assessment for which they are
3402 issued. The board may determine the interest to be borne by such
3403 certificates, not to exceed the maximum rate allowed by general
3404 law, and may sell such certificates at either private or public
3405 sale and determine the form, manner of execution, and other
3406 details of such certificates. The certificates shall recite that

3407 they are payable only from the special assessments levied and
3408 collected from the part or parcel of land or property against
3409 which they are issued. The proceeds of such certificates may be
3410 pledged for the payment of principal of and interest on any
3411 revenue bonds or general obligation bonds issued to finance in
3412 whole or in part such assessable improvement, or, if not so
3413 pledged, may be used to pay the cost or part of the cost of such
3414 assessable improvements.

3415 (b) The district may also issue assessment bonds, revenue
3416 bonds, or other obligations payable from a special fund into
3417 which such certificates of indebtedness referred to in paragraph
3418 (a) may be deposited or, if such certificates of indebtedness
3419 have not been issued, the district may assign to such special
3420 fund for the benefit of the holders of such assessment bonds or
3421 other obligations, or to a trustee for such bondholders, the
3422 assessment liens provided for in this act unless such
3423 certificates of indebtedness or assessment liens have been
3424 theretofore pledged for any bonds or other obligations
3425 authorized hereunder. In the event of the creation of such
3426 special fund and the issuance of such assessment bonds or other
3427 obligations, the proceeds of such certificates of indebtedness
3428 or assessment liens deposited therein shall be used only for the
3429 payment of the assessment bonds or other obligations issued as
3430 provided in this section. The district is authorized to covenant
3431 with the holders of such assessment bonds, revenue bonds, or

3432 other obligations that it will diligently and faithfully enforce
3433 and collect all the special assessments, and interest and
3434 penalties thereon, for which such certificates of indebtedness
3435 or assessment liens have been deposited in or assigned to such
3436 fund; to foreclose such assessment liens so assigned to such
3437 special fund or represented by the certificates of indebtedness
3438 deposited in the special fund, after such assessment liens have
3439 become delinquent, and deposit the proceeds derived from such
3440 foreclosure, including interest and penalties, in such special
3441 fund; and to make any other covenants deemed necessary or
3442 advisable in order to properly secure the holders of such
3443 assessment bonds or other obligations.

3444 (c) The assessment bonds, revenue bonds, or other
3445 obligations issued pursuant to this section shall have such
3446 dates of issue and maturity as shall be deemed advisable by the
3447 board; however, the maturities of such assessment bonds or other
3448 obligations shall not be more than 2 years after the due date of
3449 the last installment which will be payable on any of the special
3450 assessments for which such assessment liens, or the certificates
3451 of indebtedness representing such assessment liens, are assigned
3452 to or deposited in such special fund.

3453 (d) Such assessment bonds, revenue bonds, or other
3454 obligations issued under this section shall bear such interest
3455 as the board may determine, not to exceed the maximum rate
3456 allowed by general law, and shall be executed, shall have such

3457 provisions for redemption prior to maturity, shall be sold in
3458 the manner, and shall be subject to all of the applicable
3459 provisions contained in this act for revenue bonds, except as
3460 the same may be inconsistent with the provisions of this
3461 section.

3462 (e) All assessment bonds, revenue bonds, or other
3463 obligations issued under the provisions of this section shall
3464 be, shall constitute, and shall have all the qualities and
3465 incidents of negotiable instruments under the law merchant and
3466 the laws of the state.

3467 (15) TAX LIENS.—All taxes of the district provided for in
3468 this act, together with all penalties for default in the payment
3469 of the same and all costs in collecting the same, including a
3470 reasonable attorney fee fixed by the court and taxed as a cost
3471 in the action brought to enforce payment, shall, from January 1
3472 for each year the property is liable to assessment and until
3473 paid, constitute a lien of equal dignity with the liens for
3474 state and county taxes and other taxes of equal dignity with
3475 state and county taxes upon all the lands against which such
3476 taxes shall be levied. A sale of any of the real property within
3477 the district for state and county or other taxes shall not
3478 operate to relieve or release the property so sold from the lien
3479 for subsequent district taxes or installments of district taxes,
3480 which lien may be enforced against such property as though no
3481 such sale thereof had been made. In addition to, and not in

3482 limitation of, the preceding sentence, for purposes of s.
 3483 197.552, Florida Statutes, the lien of all special assessments
 3484 levied by the district shall constitute a lien of record held by
 3485 a municipal or county governmental unit. The provisions of ss.
 3486 194.171, 197.122, 197.333, and 197.432, Florida Statutes, shall
 3487 be applicable to district taxes with the same force and effect
 3488 as if such provisions were expressly set forth in this act.

3489 (16) PAYMENT OF TAXES AND REDEMPTION OF TAX LIENS BY THE
 3490 DISTRICT; SHARING IN PROCEEDS OF TAX SALE.-

3491 (a) The district shall have the power and right to:

3492 1. Pay any delinquent state, county, district, municipal,
 3493 or other tax or assessment upon lands located wholly or
 3494 partially within the boundaries of the district.

3495 2. Redeem or purchase any tax sales certificates issued or
 3496 sold on account of any state, county, district, municipal, or
 3497 other taxes or assessments upon lands located wholly or
 3498 partially within the boundaries of the district.

3499 (b) Delinquent taxes paid, or tax sales certificates
 3500 redeemed or purchased, by the district, together with all
 3501 penalties for the default in payment of the same and all costs
 3502 in collecting the same and a reasonable attorney fee, shall
 3503 constitute a lien in favor of the district of equal dignity with
 3504 the liens of state and county taxes and other taxes of equal
 3505 dignity with state and county taxes upon all the real property

3506 against which the taxes were levied. The lien of the district
3507 may be foreclosed in the manner provided in this act.

3508 (c) In any sale of land pursuant to s. 197.542, Florida
3509 Statutes, the district may certify to the clerk of the circuit
3510 court of the county holding such sale the amount of taxes due to
3511 the district upon the lands sought to be sold, and the district
3512 shall share in the disbursement of the sales proceeds in
3513 accordance with the provisions of this act and under the laws of
3514 the state.

3515 (17) FORECLOSURE OF LIENS.—Any lien in favor of the
3516 district arising under this act may be foreclosed by the
3517 district by foreclosure proceedings in the name of the district
3518 in a court of competent jurisdiction as provided by general law
3519 in like manner as is provided in chapter 170 or chapter 173,
3520 Florida Statutes, and amendments thereto, and the provisions of
3521 those chapters shall be applicable to such proceedings with the
3522 same force and effect as if those provisions were expressly set
3523 forth in this act. Any act required or authorized to be done by
3524 or on behalf of a municipality in foreclosure proceedings under
3525 chapter 170 or chapter 173, Florida Statutes, may be performed
3526 by such officer or agent of the district as the board of
3527 supervisors may designate. Such foreclosure proceedings may be
3528 brought at any time after the expiration of 1 year from the date
3529 any tax, or installment thereof, becomes delinquent; however, no
3530 lien shall be foreclosed against any political subdivision or

3531 agency of the state. Other legal remedies shall remain
 3532 available.

3533 (18) MANDATORY USE OF CERTAIN DISTRICT SYSTEMS,
 3534 FACILITIES, AND SERVICES.—To the full extent permitted by law,
 3535 the district shall require all lands, buildings, premises,
 3536 persons, firms, and corporations within the district to use the
 3537 facilities of the district.

3538 (19) COMPETITIVE PROCUREMENT; BIDS; NEGOTIATIONS; RELATED
 3539 PROVISIONS REQUIRED.—

3540 (a) No contract shall be let by the board for any goods,
 3541 supplies, or materials to be purchased when the amount thereof
 3542 to be paid by the district shall exceed the amount provided in
 3543 s. 287.017, Florida Statutes, for category four, unless notice
 3544 of bids shall be advertised once in a newspaper in general
 3545 circulation in Nassau County. Any board seeking to construct or
 3546 improve a public building, structure, or other public works
 3547 shall comply with the bidding procedures of s. 255.20, Florida
 3548 Statutes, and other applicable general law. In each case, the
 3549 bid of the lowest responsive and responsible bidder shall be
 3550 accepted unless all bids are rejected because the bids are too
 3551 high or the board determines it is in the best interests of the
 3552 district to reject all bids. The board may require the bidders
 3553 to furnish bond with a responsible surety to be approved by the
 3554 board. Nothing in this subsection shall prevent the board from
 3555 undertaking and performing the construction, operation, and

3556 maintenance of any project or facility authorized by this act by
 3557 the employment of labor, material, and machinery.

3558 (b) The provisions of the Consultants' Competitive
 3559 Negotiation Act, s. 287.055, Florida Statutes, apply to
 3560 contracts for engineering, architecture, landscape architecture,
 3561 or registered surveying and mapping services let by the board.

3562 (c) Contracts for maintenance services for any district
 3563 facility or project shall be subject to competitive bidding
 3564 requirements when the amount thereof to be paid by the district
 3565 exceeds the amount provided in s. 287.017, Florida Statutes, for
 3566 category four. The district shall adopt rules, policies, or
 3567 procedures establishing competitive bidding procedures for
 3568 maintenance services. Contracts for other services shall not be
 3569 subject to competitive bidding unless the district adopts a
 3570 rule, policy, or procedure applying competitive bidding
 3571 procedures to said contracts. Nothing herein shall preclude the
 3572 use of requests for proposal instead of invitations to bid as
 3573 determined by the district to be in its best interest.

3574 (20) FEES, RENTALS, AND CHARGES; PROCEDURE FOR ADOPTION
 3575 AND MODIFICATIONS; MINIMUM REVENUE REQUIREMENTS.—

3576 (a) The district is authorized to prescribe, fix,
 3577 establish, and collect rates, fees, rentals, or other charges,
 3578 hereinafter sometimes referred to as "revenues," and to revise
 3579 the same from time to time, for the systems, facilities, and
 3580 services furnished by the district, within the limits of the

3581 district, including, but not limited to, recreational
3582 facilities, water management and control facilities, and water
3583 and sewer systems; to recover the costs of making connection
3584 with any district service, facility, or system; and to provide
3585 for reasonable penalties against any user or property for any
3586 such rates, fees, rentals, or other charges that are delinquent.

3587 (b) No such rates, fees, rentals, or other charges for any
3588 of the facilities or services of the district shall be fixed
3589 until after a public hearing at which all the users of the
3590 proposed facility or services or owners, tenants, or occupants
3591 served or to be served thereby and all other interested persons
3592 shall have an opportunity to be heard concerning the proposed
3593 rates, fees, rentals, or other charges. Rates, fees, rentals,
3594 and other charges shall be adopted under the administrative
3595 rulemaking authority of the district, but shall not apply to
3596 district leases. Notice of such public hearing setting forth the
3597 proposed schedule or schedules of rates, fees, rentals, and
3598 other charges shall have been published in a newspaper of
3599 general circulation in Nassau County at least once and at least
3600 10 days prior to such public hearing. The rulemaking hearing may
3601 be adjourned from time to time. After such hearing, such
3602 schedule or schedules, either as initially proposed or as
3603 modified or amended, may be finally adopted. A copy of the
3604 schedule or schedules of such rates, fees, rentals, or charges
3605 as finally adopted shall be kept on file in an office designated

3606 by the board and shall be open at all reasonable times to public
3607 inspection. The rates, fees, rentals, or charges so fixed for
3608 any class of users or property served shall be extended to cover
3609 any additional users or properties thereafter served which shall
3610 fall in the same class, without the necessity of any notice or
3611 hearing.

3612 (c) Such rates, fees, rentals, and charges shall be just
3613 and equitable and uniform for users of the same class, and when
3614 appropriate may be based or computed either upon the amount of
3615 service furnished, upon the average number of persons residing
3616 or working in or otherwise occupying the premises served, or
3617 upon any other factor affecting the use of the facilities
3618 furnished, or upon any combination of the foregoing factors, as
3619 may be determined by the board on an equitable basis.

3620 (d) The rates, fees, rentals, or other charges prescribed
3621 shall be such as will produce revenues, together with any other
3622 assessments, taxes, revenues, or funds available or pledged for
3623 such purpose, at least sufficient to provide for the items
3624 hereinafter listed, but not necessarily in the order stated:

3625 1. To provide for all expenses of operation and
3626 maintenance of such facility or service.

3627 2. To pay when due all bonds and interest thereon for the
3628 payment of which such revenues are, or shall have been, pledged
3629 or encumbered, including reserves for such purpose.

3630 3. To provide for any other funds which may be required
3631 under the resolution or resolutions authorizing the issuance of
3632 bonds pursuant to this act.

3633 (e) The board shall have the power to enter into contracts
3634 for the use of the projects of the district and with respect to
3635 the services, systems, and facilities furnished or to be
3636 furnished by the district.

3637 (21) RECOVERY OF DELINQUENT CHARGES.—In the event that any
3638 rates, fees, rentals, charges, or delinquent penalties shall not
3639 be paid as and when due and shall be in default for 60 days or
3640 more, the unpaid balance thereof and all interest accrued
3641 thereon, together with reasonable attorney fees and costs, may
3642 be recovered by the district in a civil action.

3643 (22) DISCONTINUANCE OF SERVICE.—In the event the fees,
3644 rentals, or other charges for district services or facilities
3645 are not paid when due, the board shall have the power, under
3646 such reasonable rules and regulations as the board may adopt, to
3647 discontinue and shut off services until such fees, rentals, or
3648 other charges, including interest, penalties, and charges for
3649 the shutting off and discontinuance and the restoration of such
3650 services are fully paid; and, for such purposes, the board may
3651 enter on any lands, waters, or premises of any person, firm,
3652 corporation, or body, public or private, within the district
3653 limits. Such delinquent fees, rentals, or other charges,
3654 together with interest, penalties, and charges for the shutting

3655 off and discontinuance and the restoration of such services and
3656 facilities and reasonable attorney fees and other expenses, may
3657 be recovered by the district, which may also enforce payment of
3658 such delinquent fees, rentals, or other charges by any other
3659 lawful method of enforcement.

3660 (23) ENFORCEMENT AND PENALTIES.—The board or any aggrieved
3661 person may have recourse to such remedies in law and at equity
3662 as may be necessary to ensure compliance with the provisions of
3663 this act, including injunctive relief to enjoin or restrain any
3664 person violating the provisions of this act or any bylaws,
3665 resolutions, regulations, rules, codes, or orders adopted under
3666 this act. In case any building or structure is erected,
3667 constructed, reconstructed, altered, repaired, converted, or
3668 maintained, or any building, structure, land, or water is used,
3669 in violation of this act or of any code, order, resolution, or
3670 other regulation made under authority conferred by this act or
3671 under law, the board or any citizen residing in the district may
3672 institute any appropriate action or proceeding to prevent such
3673 unlawful erection, construction, reconstruction, alteration,
3674 repair, conversion, maintenance, or use; to restrain, correct,
3675 or avoid such violation; to prevent the occupancy of such
3676 building, structure, land, or water; and to prevent any illegal
3677 act, conduct, business, or use in or about such premises, land,
3678 or water.

3679 (24) SUITS AGAINST THE DISTRICT.—Any suit or action
 3680 brought or maintained against the district for damages arising
 3681 out of tort, including, without limitation, any claim arising
 3682 upon account of an act causing an injury or loss of property,
 3683 personal injury, or death, shall be subject to the limitations
 3684 provided in s. 768.28, Florida Statutes.

3685 (25) EXEMPTION OF DISTRICT PROPERTY FROM EXECUTION.—All
 3686 district property shall be exempt from levy and sale by virtue
 3687 of an execution, and no execution or other judicial process
 3688 shall issue against such property, nor shall any judgment
 3689 against the district be a charge or lien on its property or
 3690 revenues; however, nothing contained herein shall apply to or
 3691 limit the rights of bondholders to pursue any remedy for the
 3692 enforcement of any lien or pledge given by the district in
 3693 connection with any of the bonds or obligations of the district.

3694 (26) TERMINATION, CONTRACTION, OR EXPANSION OF DISTRICT.—

3695 (a) The board of supervisors of the district shall not ask
 3696 the Legislature to amend this act to expand or to contract the
 3697 boundaries of the district without first obtaining a resolution
 3698 or official statement from Nassau County as provided for in s.
 3699 189.031(2)(e)4., Florida Statutes.

3700 (b) The district shall remain in existence until:

3701 1. The district is terminated and dissolved pursuant to
 3702 amendment to this act by the Legislature.

3703 2. The district has become inactive pursuant to s.
3704 189.062, Florida Statutes.

3705 (27) INCLUSION OF TERRITORY.—The inclusion of any or all
3706 territory of the district within a municipality does not change,
3707 alter, or affect the boundary, territory, existence, or
3708 jurisdiction of the district.

3709 (28) SALE OF REAL ESTATE WITHIN THE DISTRICT; REQUIRED
3710 DISCLOSURE TO PURCHASER.—Subsequent to the creation of this
3711 district under this act, each contract for the initial sale of a
3712 parcel of real property and each contract for the initial sale
3713 of a residential unit within the district shall include,
3714 immediately prior to the space reserved in the contract for the
3715 signature of the purchaser, the following disclosure statement
3716 in boldfaced and conspicuous type which is larger than the type
3717 in the remaining text of the contract: "THE EAST NASSAU
3718 STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS,
3719 OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND
3720 ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE
3721 COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND SERVICES OF THE
3722 DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE
3723 DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY
3724 AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER
3725 TAXES AND ASSESSMENTS PROVIDED FOR BY LAW."

3726 (29) NOTICE OF CREATION AND ESTABLISHMENT.—Within 30 days
3727 after the election of the first board of supervisors creating

3728 this district, the district shall cause to be recorded in the
3729 grantor-grantee index of the property records in Nassau County
3730 "Notice of Creation and Establishment of the East Nassau
3731 Stewardship District." The notice shall, at a minimum, include
3732 the legal description of the property covered by this act.

3733 (30) DISTRICT PROPERTY PUBLIC; FEES.—Any system, facility,
3734 service, works, improvement, project, or other infrastructure
3735 owned by the district, or funded by federal tax exempt bonding
3736 issued by the district, is public; and the district by rule may
3737 regulate, and may impose reasonable charges or fees for, the use
3738 thereof but not to the extent that such regulation or imposition
3739 of such charges or fees constitutes denial of reasonable access.

3740 Section 7. If any provision of this act is determined
3741 unconstitutional or otherwise determined invalid by a court of
3742 law, all the rest and remainder of the act shall remain in full
3743 force and effect as the law of this state.

3744 Section 8. This act shall take effect upon becoming a law,
3745 except that the provisions of this act which authorize the levy
3746 of ad valorem taxation shall take effect only upon express
3747 approval by a majority vote of those qualified electors of the
3748 East Nassau Stewardship District, as required by Section 9 of
3749 Article VII of the State Constitution, voting in a referendum
3750 election held at such time as all members of the board are
3751 qualified electors who are elected by qualified electors of the
3752 district as provided in this act.