

**RESOLUTION 2021-009**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, RELATING TO THE SOUTH AMELIA ISLAND SHORE STABILIZATION MUNICIPAL SERVICES BENEFIT UNIT AND THE FUNDING AND CONSTRUCTION OF A BEACH RENOURISHMENT LOCAL IMPROVEMENT; DECLARING THAT THE PROJECT COSTS OF SAID LOCAL IMPROVEMENT SHALL BE PAID BY SPECIAL ASSESSMENTS LEVIED AGAINST REAL PROPERTY SPECIALLY BENEFITED BY SAID LOCAL IMPROVEMENT; DESCRIBING THE ASSESSMENT AREA AND SUBAREAS THEREIN; DETERMINING THE ESTIMATED TOTAL PROJECT COST OF THE BEACH RENOURISHMENT LOCAL IMPROVEMENT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE PROJECT COST OF THE BEACH RENOURISHMENT LOCAL IMPROVEMENT; PROVIDING FOR COLLECTION OF THE SPECIAL ASSESSMENTS PURSUANT TO THE UNIFORM METHOD OF COLLECTION; ESTABLISHING A PUBLIC HEARING; AUTHORIZING AND DIRECTING MAILING AND PUBLICATION OF NOTICE OF THE PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Nassau County, Florida ("Board"), has enacted Ordinance No. 93-14, as amended and codified in Article IV, Chapter 6 of the Nassau County Code of Ordinances (the "MSBU Ordinance"), providing for certain beach nourishment projects in the southerly portion of Amelia Island within Nassau County; and

**WHEREAS**, the Board created the South Amelia Island Shore Stabilization Municipal Services Benefit Unit ("MSBU") to be a means to finance such beach nourishment projects and to administer said projects; and

**WHEREAS**, it has been determined that a new Beach Renourishment Local Improvement is required in order to safeguard the beach within the MSBU and mitigate

continued erosion, which threatens damage and loss to upland property, reduces or eliminates the use of the beach by upland property owners and their invitees, negatively impacts property values, and may force property owners to resort to expensive self-help methods, which can accelerate the pace of erosion and result in the loss of beach area available for recreation; and

**WHEREAS**, the preferred means to finance the cost of such beach nourishment projects is through the levy and imposition of special assessments on the real property located within the MSBU to the extent it is specially benefitted by a given project; and

**WHEREAS**, the Board adopted Ordinance No. 2000-37 on September 25, 2000 (the "Assessment Ordinance"), to provide for the imposition of special assessments to fund the construction of certain Capital Projects, including beach renourishment projects, and the provision of Related Services to benefit property within Assessment Areas created pursuant to the Assessment Ordinance; and

**WHEREAS**, pursuant to the Assessment Ordinance and the MSBU Ordinance, as amended, the Board is to take certain actions before levying special assessments within the MSBU; and

**WHEREAS**, in accordance with Section 5-77 of the MSBU Ordinance, the Board has received a petition or other form of request from a majority of the owners of real property located in the MSBU requesting such assessments be levied and imposed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

## ARTICLE I

### DEFINITIONS AND CONSTRUCTION

**SECTION 1.01. RECITALS.** The above recitals are adopted and incorporated as part of this Resolution.

**SECTION 1.02. AUTHORITY.** This Initial Assessment Resolution ("Resolution") is adopted pursuant to the Assessment Ordinance; the MSBU Ordinance; Article VIII, Section 1, Florida Constitution; Chapter 125, Florida Statutes; and other applicable provisions of law.

**SECTION 1.03. DEFINITIONS.** All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance and the MSBU Ordinance. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

**"Adjusted Prepayment Amount"** means (A) the amount required to prepay the Assessment for each Tax Parcel located in the MSBU (1) following issuance of any Temporary Original Obligations as computed pursuant to Section 4.03(E) hereof and revised annually pursuant to Section 4.04(I) hereof, (2) following the issuance of the Permanent Original Obligations, as computed pursuant Section 4.03(F) hereof and revised annually pursuant to Section 4.04(I) hereof, and (3) following issuance of any Refunding Obligations, as computed pursuant to Section 4.03(G) hereof and revised annually pursuant to Section 4.04(I) hereof; and (B) the comparable prepayment amounts computed and revised for each Tax Parcel against which a special assessment has been imposed to finance other Local Improvements, if any, funded from proceeds of the Obligations.

**"Advance Fill"** means "the portion of the Beach Renourishment Local Improvement consisting of beach sand fill placed seaward of the Design Beach, and placed in advance to account for expected annual erosion losses that naturally occur over the beach renourishment interval of approximately 9-10 years.

**"Annual Debt Service Component"** means the amount computed for each Tax Parcel pursuant to Section 4.03 hereof.

**"Annual Debt Service Factor"** means the factor computed pursuant to Section 4.04(D) hereof.

**"Assessment"** means an annual capital special assessment imposed against property located within the MSBU to fund the Project Cost of Beach Renourishment Local Improvement to serve the MSBU, and related expenses.

**"Assessment Coordinator"** means the Clerk, or other person designated by the Board to be responsible for coordinating the Assessments, or such person's designee.

**"Assessment Period"** means the time period estimated by the County during which Assessments are imposed for any portion of the Obligations that remain outstanding unless otherwise prepaid. The Assessment Period shall be established as nine (9) years beginning with the Fiscal Year commencing October 1, 2021.

**"Assessment Roll"** means the non-ad valorem assessment roll, as amended and supplemented, relating to the Project Cost of the Beach Renourishment Local Improvement to serve the MSBU and related expenses.

**"Baseline Capital Charge"** means the portion of the Assessment calculated to fund the Baseline Capital Share.

**"Baseline Capital Share"** means the portion of the Project Cost allocated to all Tax Parcels within the Capital Assessment Area based on the benefits all such properties receive pursuant to the greater use and enjoyment of the beach and shoreline that will result from the provision of the Beach Renourishment Local Improvement.

**"Beach Renourishment Local Improvement"** means a Local Improvement, as defined in the Assessment Ordinance, within the MSBU to be funded by special assessments imposed at the request of the property owners within the MSBU commencing in 2021, which is designed to address and remediate existing erosion of the shoreline and protect against future erosion and storm events through placement of a total fill volume of up to two (2) million cubic yards of sand to: (1) construct the third maintenance renourishment of the South Amelia Island Shore Stabilization Project; (2) restore the protective renourishment beach berm width an initial average of 110 to 120 feet feet; (3) raise the elevation of the sandy recreational beach berm by 6 to 8 feet (typical); (4) repair sand scarps seaward of the existing beach/dune vegetation line to an elevation of up to 10 feet above sea level (approx.); (5) replenish the volume of the sacrificial advance fill berm for a predicted beach renourishment interval of 9-10 years (approx.), as more fully described in permit application documents submitted to the Florida Department of Environmental Protection under Joint Coastal Permit Application #0187721-013.

**"Board"** means the Board of County Commissioners of Nassau County, Florida.

**"Capital Assessment Area"** means the SAISSA Beach Renourishment Capital Assessment Area described in Article III hereof.

**"Capital Cost"** means all or any portion of the expenses that are properly attributable to the acquisition, design, construction and installation (including demolition, environmental mitigation and relocation) of the Beach Renourishment Local Improvement and imposition of the

Assessments under generally accepted accounting principles; and including reimbursement to the County for any funds advanced for Capital Cost and interest on any interfund or intrafund loan for such purposes.

**"Clerk"** means the Nassau County Clerk of Courts.

**"Commercial"** means collectively, those Tax Parcels assigned a code description designated as "Commercial" in the Assessment Roll.

**"Collection Cost"** means the estimated cost to be incurred by the County during any Fiscal Year in connection with the collection of Assessments.

**"Collection Cost Component"** means the amount computed for each Tax Parcel to fund the Collection Cost pursuant to Section 4.04(F) hereof.

**"Condominium Complex"** means a condominium community created by a declaration of condominium pursuant to Chapter 718, Florida Statutes.

**"Condominium Common Area Parcel"** means a Tax Parcel including one or more "common elements," as defined in section 718.103, Florida Statutes of a Condominium. The Assessment Units assigned thereto are prorated to all Condominium Unit Parcels.

**"Condominium Unit Parcel"** means a Tax Parcel constituting a Condominium "unit," as defined in section 718.103, Florida Statutes.

**"County"** means Nassau County, a political subdivision of the State of Florida.

**"County Manager"** means the administrative head of the County which the Board has authority to control or such person's designee.

**"Debt Service Amount"** means the amount computed pursuant to Section 4.03 hereof.

**"Design Beach"** means the landward portion of the Beach Renourishment Local Improvement that was installed to (a) raise the elevation of the beach berm and dunes, and (b)

increase the beach width and sand volume to the minimum level to provide adequate protection to the upland infrastructure and habitat. The "Design Beach" portion is intended to remain in place throughout the renourishment interval of the project in order to maintain the minimum beach conditions and storm protection, even at the end of the renourishment cycle

**"Dwelling Unit"** means a Building, or a portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

**"ERU" or "Equivalent Residential Unit"** means the Assessment Unit, as that term is defined in the Ordinance, used in apportioning the Baseline Capital Share and a portion of the Neighborhood Capital Share, as calculated by determining the average size of a residential Dwelling Unit within the Capital Assessment Area (currently 2,702.4 square feet) and assigned in accordance with Section 3.03 hereof. The assignment of ERUs to each Tax Parcel is based upon the County's best available information, which may differ from information available to the property owner.

**"Final Assessment Resolution"** means the resolution described in Section 2.07 of the Ordinance that imposes Assessments within the MSBU.

**"Fiscal Year"** means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the County.

**"Funding Agreement"** means the agreement pursuant to which the County agrees to deliver the Obligations against payment therefor by the purchaser or underwriter of such Obligations.

**"Homeowners' Association Common Element Parcel"** means a Tax Parcel including one or more "common elements," as defined in section 193.0235, Florida Statutes. The Assessment Units assigned thereto are prorated to all the Residential Tax Parcels within the platted residential subdivision.

**"Initial Prepayment Amount"** means the amount computed pursuant Section 4.03(D) hereof for each Tax Parcel located in the Capital Assessment Area.

**"Just Value"** means the Assessment Unit, as that term is defined in the Assessment Ordinance, used in apportioning a portion of the Neighborhood Capital Share, which is equal to the total just or market value, including land value, building value, and all extra features value, for each Tax Parcel within the Capital Assessment Area, as shown on the Tax Roll for Fiscal Year 2020-21 maintained by the Property Appraiser, as it may be updated from time-to-time.

**"Methodology Report"** means the study entitled "South Amelia Island Stabilization Municipal Service Benefit Unit Assessment Methodology Report" by PFM Group Consulting LLC dated April 9, 2020.

**"Modified Debt Service Amount"** means the amount computed pursuant to Section 4.04(C) hereof.

**"Neighborhood Capital Charge"** means the portion of the Assessment calculated to fund the Neighborhood Capital Share.

**"Neighborhood Capital Share"** means the portion of the Project Cost allocated among the Subareas based on the varying level of benefits such properties receive from the Beach Renourishment Local Improvement, including but not limited to, reduced risk of shoreline retreat, reduced risk of land loss and flooding, reduced need for emergency permits for sea walls



and other forms of coastal armoring, stabilized or improved property values, and enhanced access to the beach area.

**"MSBU"** means the South Amelia Island Shore Stabilization Municipal Service Benefit Unit created pursuant to the MSBU Ordinance.

**"Obligations"** means Original Obligations or Refunding Obligations.

**"Original Obligations"** means Temporary Original Obligations and Permanent Original Obligations.

**"Pass-Through Obligations"** means internal loans between certain funds of the County used to initially finance Local Improvements and designated as such by the County, the repayment of which is secured, in whole or in part, by proceeds of the Assessments and which the County subsequently pledges the proceeds of the internal loans, in whole or in part, to a series of bonds or other evidence of indebtedness.

**"Permanent Original Obligations"** means notes, bonds or other evidence of indebtedness issued, incurred, or applied to finance all or a portion of the Project Cost of the Beach Renourishment Local Improvement or to refinance any Pass-through Obligations or Temporary Original Obligations, and secured by proceeds of the Assessments.

**"Prepayment Modification Factor"** means the factor computed pursuant to Section 4.04(B) hereof.

**"Proforma Obligations"** means a proforma of the Permanent Original Obligations prepared by the County or its financial advisor utilizing the following assumptions: (A) the principal amount of the Permanent Original Obligations is sufficient to fund (1) the Project Cost of the Beach Renourishment Local Improvement, (2) payment of the estimated Transaction Cost for the Permanent Original Obligations, (3) amounts to be deposited in any reserve account

established for the Permanent Original Obligations, and (4) any other amounts deemed necessary by the County or its financial advisor, related to the Beach Renourishment Local Improvement; (B) the Permanent Original Obligations are payable in substantially equal annual payments over the Assessment Period from their date of issuance; (C) the Permanent Original Obligations bear interest at rates that, taking into consideration possible interest rate fluctuations between the date on which such proforma is prepared and the estimated date for issuance of the Permanent Original Obligations, may be available on the estimated issuance date for the Permanent Original Obligations; and (D) the Permanent Obligations will bear interest at a rate one full percentage point in excess of the estimated interest rate such Obligations will actually bear.

**"Project Cost"** means (A) the Capital Cost of the Beach Renourishment Local Improvement, (B) the Transaction Cost associated with any Obligations attributable to the Beach Renourishment Local Improvement, (C) interest accruing on such Obligations for such period of time as the County deems appropriate, (D) the debt service reserve fund or account, if any, established for the Obligations attributable to the Beach Renourishment Local Improvement, and (E) any other costs or expenses related thereto.

**"Property Appraiser"** means the Nassau County Property Appraiser.

**"Residential"** means collectively, those Tax Parcels assigned a code description designated as "Residential" in the Assessment Roll.

**"Refunding Obligations"** means a series of bonds or other evidence of indebtedness including but not limited to, notes, commercial paper, capital leases or any other obligations of the County issued or incurred to refund all or any portion of the Permanent Original Obligations or any indebtedness issued to refinance the Permanent Original Obligations; provided, however, Refunding Obligations shall not include Pass-Through Obligations.

**"Statutory Discount"** means the amount by which Section 129.01(2)(b), Florida Statutes, requires the County to discount reasonably anticipated receipts in connection with preparation of its annual budget.

**"Statutory Discount Amount"** means the amount computed for each Tax Parcel to fund the Statutory Discount pursuant to Section 4.04(G) hereof.

**"Subarea"** means the subareas of the Capital Assessment Area established pursuant to Section 3.02 hereof.

**"Tax Parcel"** means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

**"Tax Roll"** means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

**"Temporary Original Obligations"** means any short-term financing incurred by the County to (A) finance the Project Cost of the Beach Renourishment Local Improvement on an interim basis, and (B) finance the payment of any Transaction Cost for the issuance of the Temporary Original Obligations.

**"Transaction Cost"** means the costs, fees and expenses incurred by the County in connection with the issuance and sale of any series of Obligations, including but not limited to (A) rating agency and other financing fees; (B) the fees and disbursements of bond counsel and disclosure counsel, if any; (C) the underwriters' discount; (D) the fees and disbursements of the County's financial advisor; (E) the costs of preparing and printing the Obligations, the preliminary official statement, the final official statement, and all other documentation supporting issuance of the Obligations; (F) the fees payable in respect of any municipal bond insurance policy; (G) administrative, development, credit review, and all other fees associated

with any pooled commercial paper or similar interim financing program; and (H) any other costs of a similar nature incurred in connection with issuance of such Obligations.

**"Uniform Assessment Collection Act"** means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

**"Vacant"** means collectively, those Tax Parcels assigned a code description designated as "Vacant" in the Assessment Roll.

**SECTION 1.04. INTERPRETATION.** Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

**SECTION 1.05. LEGISLATIVE FINDINGS.** Based upon the information and conclusions in the Methodology Report, which is hereby incorporated herein by reference, it is hereby ascertained, determined and declared that:

(A) Article VIII, Section 1 of the Florida Constitution, and Sections 125.01 and 125.66, Florida Statutes, grant to a board of county commissioners all powers of local self-government to perform county functions and to render services for county purposes in a manner not inconsistent with general law, or with special law approved by vote of the electors, and such power may be exercised by the enactment of county ordinances.

(B) The Board has enacted the Assessment Ordinance to provide for the creation of Assessment Areas, as defined in the Ordinance, and authorize the imposition of Assessments to

fund (1) the construction of Local Improvements to benefit the property located therein, and (2) the cost of operating and maintaining such Local Improvements.

(C) The Board has created the MSBU pursuant to the MSBU Ordinance to finance beach renourishment capital projects providing special benefits to property located within the MSBU and to administer such projects.

(D) The Beach Renourishment Local Improvement constitutes a Local Improvement as defined in the Ordinance.

(E) Special assessments were previously imposed by the County at the request of the property owners within the MSBU pursuant to Resolution No. 94-32, Resolution No. 2002-058, and Resolution No. 2011-46 to finance previous Beach Renourishment Local Improvement projects within the MSBU.

(F) Without the Beach Renourishment Local Improvement, which will primarily replenish the Advance Fill portion of the beach area within the MSBU, the beach area will experience continued erosion and shoreline retreat that progressively diminishes the storm protection function and restored habitat of the Design Beach portion of the engineered beach project. The Advance Fill portion of the beach area protects the Design Beach, thereby providing at least the minimum design level of storm protection, habitat, and recreational amenity benefit. Along more than half of the length of the Beach Renourishment Local Improvement, erosion has progressed landward of the Advance Fill berm placed during 2011 Local Improvement and into the Design Beach, and ongoing erosion is nearing the Design Beach along the remainder of the project length. Loss of the Advance Fill has likewise been accompanied by the loss of wind-blown pioneer dune features and dune vegetation atop and just seaward of the Design Beach. These natural accretions provided additional storm protection against surge and wave action in

the event of a tropical storm and nor'easters. Concurrently, the eroded conditions limit the access to and recreational use of the beach, particular at high tide conditions. Ongoing erosion will negatively impact local property values and will further reduce the available recreational space. The narrowed and eroded conditions likewise increase the risk of significant damage to upland infrastructure in the event of a major storm impact.

(G) Each Tax Parcel will benefit in varying degrees from the Beach Renourishment Local Improvement. Accordingly, a combination of factors including land use and building area of existing or allowable improvements, just value of property, and location are considered in the apportionment of the Project Cost within the Capital Assessment Area as provided in Section 4.03 herein.

(H) The Beach Renourishment Local Improvement provide a special benefit to all property located within the Capital Assessment Area and will possess a logical relationship to the use and enjoyment of property by: (1) protecting the natural environment associated with the beach; (2) enhancing storm damage protection benefits for all properties and critical infrastructure serving those properties, including those not directly adjacent to the beach; (3) protecting and enhancing the market value, rental value, development potential, and overall marketability of properties within the Capital Assessment Area; and (4) enhancing the use and enjoyment of such properties. Prior to the construction of the previous Beach Renourishment Local Improvements, the beach area experienced extensive erosion and was in danger of further damage. The Beach Renourishment Local Improvements have provided property owners within the MSBU with a greatly expanded beach area for their use and enjoyment. The presence of the beach also serves as a primary motivator for people to live in the MSBU or to visit Commercial properties in the MSBU. Because these benefits will be enjoyed by all properties within the

Capital Assessment Area, it is fair and reasonable to allocate a portion of the Project Cost to all Tax Parcels within the Capital Assessment Area.

(I) In addition to the special benefits the Beach Renourishment Local Improvement delivers to all Tax Parcels within the Capital Assessment Area, as described above, those Tax Parcels with closer proximity to the shoreline receive a greater level of benefit from the Beach Renourishment Local Improvement associated with (1) reduced risk of shoreline retreat; (2) reduced risk of land loss; (3) reduced need for emergency permits for sea walls and other forms of coastal armoring; (4) stabilized or improved property values, and (5) improved access to the beach area due to the closer proximity of these properties to the beach. Because these benefits are greater for Tax Parcels in the Oceanfront Subarea and to a lesser degree to Tax Parcels in the East Subarea and West Subarea, it is fair and reasonable to allocate a greater portion of the Project Cost to Tax Parcels within the Oceanfront Subarea.

(J) In apportioning the Project Cost between all Tax Parcels within the Capital Assessment Area and those to be allocated in varying amounts based on proximity to the shoreline, it is fair and reasonable to weigh the various benefits to be provided by the Beach Renourishment Local Improvement. The most significant benefits attributable to the Beach Renourishment Local Improvement are derived from the expanded recreational use of the beach area, which benefits are shared by all Tax Parcels within the Capital Assessment Area. The existence of a high quality beach area within the Capital Assessment Area serves to increase the marketability of all Tax Parcels within the Capital Assessment Area as well as the desirability of owning, residing, renting, and visiting all properties within the Capital Assessment Area. As a result of the fact that a substantial portion of the Beach Renourishment Local Improvement special benefits accrue to all Tax Parcels within the Capital Assessment Area, it is fair and

reasonable and consistent with the foregoing to assign 60% of the Project Cost to all Tax Parcels within the Capital Assessment Area as the Baseline Capital Share and 40% of the Project Cost to all Tax Parcels within the Capital Assessment Area as the Neighborhood Capital Share.

(K) Since some of the special benefits received by Tax Parcels within the Capital Assessment Area from the Beach Renourishment Local Improvement vary depending on proximity to the Beach Renourishment Local Improvement, with oceanfront properties receiving the greatest benefit, it is fair and reasonable for the County shall establish separate Subareas and apportion a share of the Project Cost among the Subareas based on proximity to the beach.

(L) Properties within the Oceanfront Subarea will enjoy a comparatively greater benefit from increased storm damage protection benefits; however, the Beach Renourishment Local Improvement will provide a greater level of access to the beach area to all Tax Parcels within the Capital Assessment Area and any disparity in the level of benefit is attenuated by the general ease of access enjoyed by all properties within the Capital Assessment Area. Therefore, it is fair and reasonable and consistent with the foregoing to assign 70% of the Neighborhood Capital Share to those Tax Parcels within the Oceanfront Subarea and equally split the remaining 30% of the Neighborhood Capital Share between the East Subarea and West Subarea.

(M) In apportioning the Baseline Capital Share and a portion of the Neighborhood Capital Share amongst the Tax Parcels within the Capital Assessment Area, certain of the special benefits set forth above benefit all Tax Parcels and accrue to all such Tax Parcels regardless of their location and use. Therefore, it is fair and reasonable to apportion the Baseline Capital Share and a portion of the Neighborhood Capital Share amongst all Tax Parcels within the Capital Assessment Area based upon the number of ERUs assigned to such properties, as determined in Section 3.03 hereof.



(N) Commercial properties are typically valued according to an "income approach" and thus such properties benefit from the attraction of a customer base to their location as a result of the Beach Renourishment Local Improvement. Residential and Vacant properties benefit from use and enjoyment of the beaches as well as increased market values of real properties. Since increased property values are the common benefit shared by Residential, Vacant, and Commercial properties, it is fair and reasonable to apportion a portion of the Neighborhood Capital Share among such property use categories on the basis of each Tax Parcel's relative total Just Value. Additionally, the Just Value method of apportionment is further supported by the fact that the type and size of Commercial properties varies and certain Commercial properties, such as golf courses, are difficult to quantify based on square footage or other forms of measurement for purposes of apportioning benefits. Finally, the property value data provided by the Nassau County Property Appraiser indicates that higher value properties within each Subarea generally reflect larger square footage buildings. Such larger buildings would derive greater benefits from the Beach Renourishment Local Improvement, therefore the use of relative Just Value as a means of apportioning a share of the Neighborhood Capital Share within each Subarea accounts for differences in size of units as well as differences in market value.

(O) In accordance with Sections 718.120 and 193.0235, Florida Statutes, non-ad valorem assessments, such as the Assessment provided for herein, cannot be assessed separately against Condominium Common Area Parcels and Homeowners' Association Common Element Parcels. Rather the County is directed that any non-ad valorem assessment that would otherwise be imposed on such Tax Parcels must be assessed against all residential lots and Condominium Unit Parcels served by these common areas and elements. Accordingly, it is fair and reasonable to categorize these Condominium Common Area Parcels and Homeowners' Association

Common Element Parcels to prorate any Assessment Units to the Tax Parcels served thereby because the special benefits provided to these common areas and elements by the Beach Renourishment Local Improvement redound to those Tax Parcels.

(P) The County has applied for state financial assistance to fund the Beach Renourishment Local Improvement under the State of Florida's Beach Management Funding Assistance Program and has entered into grant agreements with the Florida Department of Environmental Protection to reimburse the County for a percentage of the engineering, permitting and construction costs upon completion of eligible work, pursuant to the terms and conditions thereof. Additionally, the County applied for public assistance grants from the Federal Emergency Management Agency (FEMA) and the Florida Department of Emergency Management (FDEM) related to Hurricanes Matthew and Irma. Obligation documents for reimbursements from FEMA have been received on the County's behalf by FDEM to reimburse the County for a percentage of the storm-related engineering, permitting and construction costs upon completion of the eligible work, pursuant to the terms and conditions thereof. It is currently estimated that the state and federal grants will fund up to 54% of the Capital Costs of the Beach Renourishment Local Improvement, which will enable the Board to reduce the amount funded through the Assessment. With that understanding, the maximum amount of the Assessment needed to fully fund the Beach Renourishment Project Cost will be imposed within the Capital Assessment Area, but the Board retains the ability to reduce the amounts to be funded through the Assessments in the future.

(Q) The Board hereby finds and determines that the Assessments, to be imposed in accordance with this Resolution, provide an equitable method of funding the provision of the Beach Renourishment Local Improvement by fairly and reasonably allocating the cost based on

the special benefit derived by the real property, in the manner hereinafter described.

**ARTICLE II**

**NOTICE AND PUBLIC HEARING**

**SECTION 2.01. PUBLIC HEARING.** A public hearing will be conducted by the Board at 7:00 P.M., or as soon thereafter as the matter can be heard, on April 12, 2021, in the Nassau County Commission Chambers, at the Nassau County Government Complex located at 96135 Nassau Place, Yulee, Florida, to consider (A) imposition of the Assessments and (B) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

**SECTION 2.02. NOTICE BY PUBLICATION.** Upon completion of the tentative Assessment Roll, the Assessment Coordinator shall publish a notice of the public hearing authorized by Section 2.01 hereof in the manner and the time provided in Section 2.05 of the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix A.

**SECTION 2.03. NOTICE BY MAIL.** Upon completion of the tentative Assessment Roll, the Assessment Coordinator shall, at the time and in the manner specified in Section 2.06 of the Ordinance, provide first class mailed notice of the public hearing authorized by Section 2.01 hereof to each real property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix B.

**ARTICLE III**

**DESCRIPTION OF CAPITAL ASSESSMENT AREA AND SUBAREAS**

**SECTION 3.01. DESCRIPTION OF THE CAPITAL ASSESSMENT AREA.**

(A) The Board previously created and hereby ratifies the creation of the Capital Assessment Area including the real property located within the MSBU, as more specifically identified in Appendix C attached hereto.

(B) The Capital Assessment Area was created for the purpose of enhancing the use and enjoyment of real property located therein by funding the Project Cost of the Beach Renourishment Local Improvement.

**SECTION 3.02. ESTABLISHMENT OF SUBAREAS.** The following Subareas are hereby established in the Capital Assessment Area based on proximity to the Beach Renourishment Local Improvement:

(A) **Oceanfront Subarea:** The Oceanfront Subarea consists of all Tax Parcels fronting the Atlantic Ocean within the Capital Assessment Area.

(B) **East Subarea:** The East Subarea consists of all Tax Parcels within the Capital Assessment Area that are located to the east of A1A and not fronting the Atlantic Ocean.

(C) **West Subarea:** The West Subarea consists of all Tax Parcels within the Capital Assessment Area located to the west of A1A.

(D) Tax Parcels that span more than one (1) Subarea will be assigned to the Subarea where the majority of that Tax Parcel is located.

**SECTION 3.03. ASSIGNMENT OF ASSESSMENT UNITS.** To reflect the relative amount of special benefit to be derived by the properties within the Capital Assessment Area

from the Beach Renourishment Local Improvement, the Assessment Units assigned to each Tax Parcel shall be determined in the manner set forth in this Section 3.03.

(A) Each Residential Tax Parcel within the Capital Assessment Area shall be assigned one (1) ERU for each Dwelling Unit located on the Residential Parcel and one (1) ERU for each Dwelling Unit that could be built upon each such Residential Tax Parcel based upon the County's current land development regulations.

(B) Each Commercial Tax Parcel within the Maintenance Assessment Area shall be assigned ERUs by dividing (1) the total building area on the Tax Parcel as determined by the Nassau County Property Appraiser by (2) the established ERU value (currently 2,702.4 square feet) and rounding the result to the nearest whole number with a minimum of one (1) ERU being assigned to each Tax Parcel.

(C) Each Vacant Tax Parcel within the Maintenance Assessment Area shall be assigned a minimum of one (1) ERU.

(D) All Tax Parcels within the Maintenance Assessment Area shall be assigned proportionate Just Value by dividing (1) the Just Value of the Tax Parcel by (2) the Just Value of all Tax Parcels within the Subarea where the Tax Parcel is located.

(E) For all Condominium Unit Parcels and Tax Residential Parcels located within a platted residential subdivision, the points for Assessment Units attributed to any Condominium Common Area Parcels or Homeowners' Association Common Element Parcels, as applicable, shall be prorated to all Condominium Unit Parcels or Residential Tax Parcels, as applicable, served by the Condominium Common Area Parcels or Homeowners' Association Common Element Parcels.

**ARTICLE IV**  
**ASSESSMENTS**

**SECTION 4.01. ESTIMATED CAPITAL AND PROJECT COSTS.**

(A) The estimated Capital Cost of the Beach Renourishment Local Improvement is \$20,500,000 and is further divided as follows in accordance with the Methodology Report:

- (1) Sixty Percent (60%) is the Baseline Capital Share.
- (2) Forty Percent (40%) is the Neighborhood Capital Share, which is further divided as follows:
  - (a) Seventy Percent (70%) to the Oceanfront Subarea;
  - (b) Fifteen Percent (15%) to the East Subarea; and
  - (c) Fifteen Percent (15%) to the West Subarea.

(B) The estimated Project Cost of the Beach Renourishment Local Improvement is \$25,900,000.

(C) The estimated Project Cost of the Beach Renourishment Local Improvement will be funded through the imposition of Assessments against real property located in the Capital Assessment Area in the manner set forth in Article IV hereof.

**SECTION 4.02. IMPOSITION OF ASSESSMENTS.**

(A) The Assessments shall be imposed against all real property located within the Capital Assessment Area for each Fiscal Year in which Obligations remain outstanding and shall be computed in accordance with this Article IV. The first annual Assessment will be included on the ad valorem tax bill to be mailed in November 2021.

(B) In accordance with Section 2.10 of the Assessment Ordinance, when imposed, the Assessment shall constitute a lien upon the Tax Parcels located in the Capital Assessment Area,

which lien shall be equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid.

**SECTION 4.03. PREPAYMENT AMOUNTS.**

(A) Upon adoption of the Final Assessment Resolution, an Initial Prepayment Amount for each Tax Parcel located within the Capital Assessment Area shall be calculated by first dividing the Capital Cost of the Beach Renourishment Local Improvement, as set forth in Section 4.01(A)(1) between the Baseline Capital Share and the Neighborhood Capital Share in accordance with Section 4.01(A) above.

(B) To arrive at each Tax Parcel's Neighborhood Capital Charge, divide the Neighborhood Capital Share between the Subareas in accordance with Section 4.01(A)(2) above, each to be separately apportioned to each Tax Parcel as follows:

(1) Seventy Percent (70%) of each Subarea's Neighborhood Capital Share – divide the amount of proportionate Just Value assigned to each Tax Parcel in accordance with Section 3.03 by the total amount of Just Value assigned to all Tax Parcels in the Subarea and then multiply the result by Seventy Percent (70%) of that Subarea's Neighborhood Capital Share.

(2) Thirty Percent (30%) of each Subarea's Neighborhood Capital Share - divide the number of ERUs assigned to each Tax Parcel in accordance with Section 3.03 by the total number of ERUs assigned to all Tax Parcels in the Subarea and then multiply the result by Thirty Percent (30%) of that Subarea's Neighborhood Capital Share.

(C) To arrive at each Tax Parcel's Baseline Capital Charge, apportion the Baseline Capital Share to each Tax Parcel within the Capital Assessment Area by dividing the number of ERUs assigned to each Tax Parcel in accordance with Section 3.03 by the total number of ERUs



assigned to all Tax Parcels in the Capital Assessment Area and then multiply the result by the Baseline Capital Share.

(D) Add together the Neighborhood Capital Charge determined in accordance with 4.03(B) and the Baseline Capital Charge determined in accordance with 4.03(C) to arrive at the Initial Prepayment Amount for each Tax Parcel in the Capital Assessment Area.

(E) Following the issuance of any Temporary Original Obligations, an Adjusted Prepayment Amount for each Tax Parcel shall be computed by multiplying (1) the amount computed by dividing (a) the Initial Prepayment Amount established herein for such Tax Parcel by (b) the sum of (i) the aggregate Initial Prepayment Amounts for all Tax Parcels within the Capital Assessment Area, and (ii) the aggregate comparable prepayment amounts computed for all Tax Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Temporary Original Obligations by (2) the principal amount of the Proforma Obligations. The Adjusted Prepayment Amount for each Tax Parcel shall be revised annually, as provided in Section 4.04(I) hereof.

(F) Following issuance of the Permanent Original Obligations, an Adjusted Prepayment Amount for each Tax Parcel shall be computed by multiplying (1) the amount computed by dividing (a) the Adjusted Prepayment Amount established herein for such Tax Parcel by (b) the sum of (i) the aggregate Adjusted Prepayment Amounts for all Tax Parcels within the Capital Assessment Area and (ii) the aggregate comparable prepayment amounts computed for all Tax Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Permanent Original Obligations by (2) the principal amount of the Permanent Original Obligations. The Adjusted Prepayment Amount for each Tax Parcel shall be revised annually, as provided in Section 4.04(I) hereof.

(G) Following issuance of any Refunding Obligations, a new Adjusted Prepayment Amount for each Tax Parcel shall be computed by multiplying (1) the amount computed by dividing (a) the Adjusted Prepayment Amount for such Tax Parcel by (b) the sum of (i) the aggregate Adjusted Prepayment Amounts for all Tax Parcels within the Capital Assessment Area and (ii) the aggregate comparable prepayment amounts computed for all Tax Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Obligations being refunded by (2) the principal amount of such Refunding Obligations. The Adjusted Prepayment Amount for each Tax Parcel shall be revised annually, as provided in Section 4.04(I) hereof.

(H) The Assessment Units for calculation of the Prepayment Amounts shall be adjusted and the Prepayment Amounts recalculated for each Fiscal Year due to changes in the Just Value of real property and changes in the number of ERUs within the Capital Assessment Area, including redevelopment and new construction.

**SECTION 4.04. COMPUTATION OF ASSESSMENTS.** Annual Assessments shall be computed for each Tax Parcel that has not prepaid in accordance with Section 4.03 hereof in the manner set forth in this Section 4.04.

(A) DEBT SERVICE AMOUNT. A "Debt Service Amount" shall be computed for each Fiscal Year in the following manner:

1. For each Fiscal Year in which Temporary Original Obligations will be outstanding, the "Debt Service Amount" shall be computed as the amount which would be payable in respect of the Proforma Obligations in accordance with a debt service schedule prepared with principal installments equal those established for the Proforma Obligations.

2. Following issuance of the Permanent Original Obligations, the "Debt Service Amount" shall be computed for each Fiscal Year as the amount which would be payable in respect of the Permanent Obligations in accordance with a debt service schedule prepared under the following assumptions: (a) the principal installments equal those established in the Funding Agreement, and (b) the Permanent Obligations bear interest at a rate one full percentage point in excess of the actual rates; provided however, that the "Debt Service Amount" for any Fiscal Year shall not exceed the principal amount of Permanent Obligations then outstanding plus interest thereon at rates one full percentage point in excess of the actual rates.

(B) PREPAYMENT MODIFICATION FACTOR. A "Prepayment Modification Factor" shall be computed for each Fiscal Year by dividing (1) the amount computed by subtracting (a) the sum of the Adjusted Prepayment Amounts, as of the date on which the Obligations are issued by the County, for all Tax Parcels as to which prepayment has been made following issuance of the Obligations, from (b) the total principal amount of Obligations initially issued by the County, by (2) the total principal amount of Obligations initially issued by the County and allocated to the Tax Parcels within the Capital Assessment Area.

(C) MODIFIED DEBT SERVICE AMOUNT. A "Modified Debt Service Amount" shall be computed for each Fiscal Year by multiplying (1) the Debt Service Amount by (2) the Prepayment Modification Factor.

(D) ANNUAL DEBT SERVICE FACTOR. An "Annual Debt Service Factor" shall be computed for each Fiscal Year for each Tax Parcel by dividing (1) the Adjusted Prepayment Amount for such Tax Parcel, by (2) the aggregate Adjusted Prepayment Amounts.

(E) ANNUAL DEBT SERVICE COMPONENT. The "Annual Debt Service Component" shall be computed for each Fiscal Year for each Tax Parcel by multiplying (1) the Modified Debt Service Amount, by (2) the Annual Debt Service Factor.

(F) COLLECTION COST COMPONENT. The "Collection Cost Component" shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Adjusted Prepayment Amount for such Tax Parcel by (b) the sum of the aggregate Adjusted Prepayment Amounts remaining in the Capital Assessment Area, and (2) multiplying the result by the Collection Cost.

(G) STATUTORY DISCOUNT AMOUNT. The "Statutory Discount Amount" shall be computed for each Tax Parcel as the amount the County is allowed by law to budget receipts, which shall also include the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Debt Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Debt Service Component and (ii) the Collection Cost Component, by (b) 0.95.

(H) ANNUAL ASSESSMENT. The annual Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Debt Service Component, (2) the Collection Cost Component, and (3) the Statutory Discount Amount.

(I) REVISION OF ADJUSTED PREPAYMENT AMOUNT. Upon certification of the Assessment Roll each Fiscal Year, the Adjusted Prepayment Amount for each Tax Parcel shall be recomputed by deducting (1) the amount computed by (a) dividing (i) the principal component of the Debt Service Amount utilized to compute the Annual Debt Service Component for the Assessment Roll by (ii) the total Debt Service Amount utilized to compute the Annual Debt Service Component for the Assessment Roll and (b) multiplying the result by the Annual

Debt Service Component included on the Assessment Roll for the Tax Parcel, from (2) the Adjusted Prepayment Amount (or for the initial Assessment Roll, the Initial Prepayment Amount) utilized to compute the annual Assessment included on the Assessment Roll for such Tax Parcel.

**SECTION 4.05. PREPAYMENT OPTION.**

(A) Upon approval of the Board, the owner of each Tax Parcel subject to the Assessments may be entitled to prepay all future unpaid annual Assessments upon payment of an amount equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, computed at a rate one full percentage point in excess of the rate on the Obligations, from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the County can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations.

(B) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(C) The amount of all prepayments made pursuant to this Section 4.05 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the Adjusted Prepayment Amount is reduced upon issuance of the Permanent Original Obligations or (2) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

**SECTION 4.06. MANDATORY PREPAYMENT.**

(A) The owner of a Tax Parcel subject to the Assessment shall immediately prepay all future unpaid annual Assessments for such Tax Parcel if (1) the Tax Parcel is to be acquired or otherwise transferred to an entity for which Assessments cannot be collected pursuant to the Uniform Assessment Collection Act through condemnation, negotiated sale or otherwise, (2) the Tax Parcel is subject to annexation by a governmental unit, or (3) a tax certificate has been issued and remains outstanding in respect of the Tax Parcel and the County, at its sole option, elects to accelerate the Assessment. In the case of (1) or (2) above, the owner of the Tax Parcel prior to condemnation, sale or other transfer must notify the County at least 30 days prior to the proposed acquisition or transfer date in order to allow the County sufficient time to determine the final amount due. Failure to provide such notice shall cause an automatic acceleration of such Assessment the effective date of which is 10 days prior to the proposed acquisition or transfer date.

(B) The amount required to prepay the future unpaid annual Assessments will be equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, computed at a rate one full percentage point in excess of the rate on the Obligations, from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the County can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations.

(C) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the

amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(D) The amount of all prepayments made pursuant to this Section 4.06 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the Adjusted Prepayment Amount is reduced upon issuance of the Permanent Original Obligations, or (2) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

(E) Collection by the County of mandatory prepayments pursuant to this Section 4.06 is supplemental and in addition to any other legally available remedy the County may seek for repayment of the Assessments.

**SECTION 4.07. REALLOCATION UPON FUTURE SUBDIVISION.** If a Tax Parcel is subdivided in the future, the Assessment imposed against such Tax Parcel may be reallocated in accordance with the methodology contained in this Resolution among the newly subdivided Tax Parcels upon (1) application of the owner and (2) assignment of a distinct ad valorem property tax identification number to each Tax Parcel by the Property Appraiser.

**SECTION 4.08. ASSESSMENT ROLL.**

(A) The Assessment Coordinator is hereby directed to prepare a final estimate of the Capital Cost and Project Cost of the Beach Renourishment Local Improvement and to prepare the preliminary Assessment Roll in the manner provided in the Ordinance.

(B) The Assessment Coordinator shall apportion the Project Cost among the parcels of real property within the Capital Assessment Area as reflected on the Tax Roll in conformity with this Article IV.

(C) The estimate of Capital Cost, Project Cost and the Assessment Roll shall be maintained on file in the offices of the Assessment Coordinator and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.



**ARTICLE V**  
**GENERAL PROVISIONS**

**SECTION 5.01. METHOD OF COLLECTION.** The Assessments shall be collected pursuant to the Uniform Assessment Collection Act.

**SECTION 5.02. SEVERABILITY.** If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

**SECTION 5.03. CONFLICTS.** All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5.04. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.]**

**DULY ADOPTED** this 25th day of January, 2021.

**BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA**

\_\_\_\_\_  
Thomas R. Ford  
Its: Chairman

Attest as to Chairman's signature:

\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY:

\_\_\_\_\_  
Michael S. Mullin

**APPENDIX A**

**FORM OF NOTICE TO BE PUBLISHED**

To Be Published on or before March 22, 2021

**[INSERT SMALL MAP OF ASSESSMENT AREA]**

**NOTICE OF HEARING TO IMPOSE AND  
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS  
IN THE SOUTH AMELIA ISLAND SHORE STABILIZATION  
MUNICIPAL SERVICE BENEFIT UNIT**

Notice is hereby given that the Board of County Commissioners of Nassau County, Florida will conduct a public hearing to consider imposition of special assessments in the South Amelia Island Shore Stabilization Municipal Service Benefit Unit, as shown above, to fund the capital costs of Beach Renourishment Local Improvement within the SAISSA MSBU. The hearing will be held at 7:00 P.M., or as soon thereafter as the matter can be heard, on April 12, 2021, in the Nassau County Commission Chambers, at the Nassau County Government Complex located at 96135 Nassau Place, Yulee, Florida, for the purpose of receiving public comment on the imposition and collection of the assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the County Clerk anytime prior to the public hearing. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Clerk of Court's office at (904) 548-4600, at least seven days prior to the date of the hearing.

Since \_\_\_\_, the County has been providing beach renourishment improvements and ongoing maintenance within the SAISSA MSBU in order to replenish and preserve the beach. In 2021, the construction of another Beach Renourishment Local Improvement within the SAISSA MSBU is required. Without the Beach Renourishment Local Improvement, the beach area will experience continued erosion and shoreline retreat that progressively diminishes the storm protection function, recreational value, and restored habitat of the beach. Ongoing erosion will negatively impact local property values and will further reduce the available recreational space. The narrowed and eroded conditions likewise increase the risk of significant damage to upland infrastructure in the event of a major storm impact. The Beach Renourishment Local Improvement will be funded by a combination of grants and special assessments.

The assessment for each parcel of real property is calculated based on a combination of factors, including the property use, the amount of improved building square footage on the property or that could be located on the property (expressed as ERUs), the just value of property attributable to the parcel and proximity to the beach. Specifically, 60% of the total Project Cost will be allocated to all Tax Parcels within the Assessment Area based on the number of ERUs assigned to the property. An ERU is an "Equivalent Residential Unit" and is equal to the average size of all dwelling units within the Assessment Area. The remaining 40% of the total Project Cost will be allocated first to one of three subareas (oceanfront property, non-oceanfront property lying east of A1A, and property lying west of A1A) and then apportioned to Tax Parcels within each subarea based in part of the number of ERUs assigned and in part of the proportional just value assigned. A more specific description of the project costs and the method of computing the assessment for each parcel of real property are set forth in the Initial

Assessment Resolution adopted by the Board on January 25, 2021. Copies of the Master Capital Project and Service Assessment Ordinance, the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the office of the Nassau County Clerk of Court, located at 76347 Veterans Way, Yulee, Florida.

The assessments will be collected on the ad valorem tax bill commencing with the tax bill to be mailed in November 2021, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The County Commission intends to collect the assessments in nine annual assessments, the first of which will be included on the ad valorem tax bill to be mailed in November 2021.

If you have any questions, please contact the Clerk of Court at (904) 548-4600, Monday through Friday between 8:30 a.m. and 5:00 p.m.

**BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA**

**APPENDIX B**  
**FORM OF NOTICE TO BE MAILED**

**NASSAU COUNTY, FLORIDA**  
**Nassau County Clerk of Court**  
**76347 Veterans Way**  
**Yulee, Florida 32097**  
**(904) 548-4600**

March 22, 2021

[Property Owner Name]

[Street Address]

[City, State and zip]

Re: Parcel Number [Insert Number]  
South Amelia Island Shore Stabilization Municipal Service Benefit Unit

Dear Property Owner:

The Board of County Commissioners of Nassau County (the "Board") created the South Amelia Island Shore Stabilization Municipal Service Benefit Unit to impose special assessments to fund the capital costs of Beach Renourishment Local Improvement within the SAISSA MSBU. Since \_\_\_\_, the County has been providing beach renourishment improvements and ongoing maintenance within the SAISSA MSBU in order to replenish and preserve the beach. In 2021, the construction of another Beach Renourishment Local Improvement within the SAISSA MSBU is required. Without the Beach Renourishment Local Improvement, the beach area will experience continued erosion and shoreline retreat that progressively diminishes the storm protection function, recreational value, and restored habitat of the beach. Ongoing erosion will negatively impact local property values and will further reduce the available recreational space. The narrowed and eroded conditions likewise increase the risk of significant damage to upland infrastructure in the event of a major storm impact. The Beach Renourishment Local Improvement will be funded by a combination of grants and special assessments.

The assessment for each parcel of real property is calculated based on a combination of factors, including the property use, the amount of improved building square footage on the property or that could be located on the property (expressed as ERUs), the just value of property attributable to the parcel and proximity to the beach. Specifically, 60% of the total Project Cost will be allocated to all Tax Parcels within the Assessment Area based on the number of ERUs assigned to the property. An ERU is an "Equivalent Residential Unit" and is equal to the average size of all dwelling units within the Assessment Area. The remaining 40% of the total Project Cost will be allocated first to one of three subareas (oceanfront property, non-oceanfront property lying east of A1A, and property lying west of A1A) and then apportioned to Tax Parcels within each subarea based in part of the number of ERUs assigned and in part of the proportional just value assigned.

A more specific description of the project costs and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution adopted by the Board on January 25, 2021. Copies of the Master Capital Project and Service Assessment Ordinance, the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection the Nassau County Clerk of Court, located at 76347 Veterans Way, Yulee, Florida. Information regarding the assessment for your specific real property is attached to this letter.

The assessments will be collected on the ad valorem tax bill, commencing with the tax bill to be mailed in November 2021, as authorized by Section 197.3632, Florida Statutes. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The total assessment revenue to be collected in the MSBU is estimated to be \$28,400,000 during the assessment period.

The beach renourishment project will be financed by a loan. This will permit the cost attributable to your property to be amortized over a period of nine years. The annual assessment will include your share of the principal, interest, collection cost, and the amount Florida law requires the County to discount receipts for its annual budget. However, the actual annual assessment cannot be determined until the loan is obtained and the assessment may be lower. Annual assessments will be payable for nine years; however, if there are no significant defaults in payment of the assessments, the last loan payment may be made from any reserve accounts funded by the loan.

The Board will hold a public hearing at 7:00 P.M., or as soon thereafter as the matter can be heard, on April 12, 2021, in the Nassau County Commission Chambers, at the Nassau County Government Complex located at 96135 Nassau Place, Yulee, Florida, for the purpose of receiving comments on the imposition of assessments in the MSBU and their collection on the tax bill. You are invited to attend and participate in the public hearing or to file written objections with the Clerk of Court anytime prior to the public hearing.

If you decide to appeal any decision made by the Board with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the Clerk of Court's office at (904) 548-4600, at least seven days prior to the date of the hearing.

Questions regarding your assessment and the process for collection may be directed to the Clerk of Court at (904) 548-4600.

**BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA**



\* \* \* \* \* SEND NO MONEY NOW. THIS IS NOT AN INVOICE \* \* \* \* \*

**South Amelia Island Shore Stabilization Municipal Service Benefit Unit**

[Property Owner Name]  
Parcel Number [Insert Number]

**Assessment Units**

Parcel Land Use	[Insert Category-Residential or Commercial]
Subarea	[Insert Subarea]
ERUs	[Insert Amount]
Just Value	[Insert Amount]

**Prepayment and Annual Assessments**

Initial prepayment amount (excludes financing cost):	[Insert Amount]
Number of annual payments:	9
Maximum annual assessment:	[Insert Amount]
Expected date of first bill:	November 2021
Expected date of last bill:	November 2029

\* \* \* \* \* SEND NO MONEY NOW. THIS IS NOT AN INVOICE \* \* \* \* \*

**APPENDIX C**

**LEGAL DESCRIPTION AND MAP OF ASSESSMENT AREA**

## APPENDIX C

**LEGAL DESCRIPTION AND MAP OF ASSESSMENT AREA**

A TRACT OF LAND, COMPRISED OF PORTIONS OF SECTIONS EIGHTEEN (18), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22) AND TWENTY-THREE (23) AND UNSURVEYED SECTIONS SEVENTEEN (17), TWENTY-ONE (21) AND TWENTY-TWO (22), ALL IN TOWNSHIP TWO (2) NORTH, RANGE, TWENTY-EIGHT (28) EAST; SECTIONS ONE (1), FORTY-FOUR (44) (SOMETIMES DESIGNATED FORTY-TWO (42)), FORTY-THREE (43), FORTY-TWO (42) (SOMETIMES DESIGNATED FORTY-FOUR (44)), AND UNSURVEYED SECTIONS ONE (1), TWO (2), TWELVE (12) AND THIRTEEN (13), ALL IN TOWNSHIP ONE (1) NORTH, RANGE TWENTY-EIGHT (28) EAST; SECTIONS SIX (6), THIRTY-NINE (39), THIRTY-EIGHT (38) AND SEVEN (7) IN TOWNSHIP ONE (1) NORTH, RANGE TWENTY-NINE (29) EAST, AND IN SECTION THIRTY-ONE (31), IN TOWNSHIP TWO (2) NORTH, RANGE TWENTY-NINE (29) EAST, NASSAU COUNTY, FLORIDA SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 782, PAGE 512, PARCEL A, EXHIBIT B) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 85°01'42" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A1A AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURNEY ROAD A DISTANCE OF 237.78 FEET TO THE POINT OF CURVE OF A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 460.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG THE SAID RIGHT-OF-WAY LINE OF BURNEY ROAD ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 129.36 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°58'18" EAST, A CHORD DISTANCE OF 128.94 FEET TO THE POINT OF TANGENCY OF SAID

CURVE; THENCE NORTH 68°54'55" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 146.70 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 540.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 151.86 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 76°58'18" EAST, A CHORD DISTANCE OF 151.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°01'42" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURNEY ROAD AND ALONG ITS EASTERLY PROLONGATION THEREOF A DISTANCE OF 1694.05 FEET; THENCE SOUTH 04°58'18" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE BOARD OF COUNTY COMMISSIONERS PROPERTY, AS RECORDED IN DEED BOOK 478, PAGE 480; THENCE SOUTH 85°01'42" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 43.35 FEET TO THE NORTHWEST CORNER OF SAME; THENCE SOUTH 04°58'18" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 200.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE NORTH 85°01'42" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1029.04 FEET TO A POINT IN THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN; THENCE SOUTHERLY, ALONG THE EROSION CONTROL LINE THE FOLLOWING FORTY-TWO (42) COURSES: COURSE NO. 1) THENCE SOUTH 00°45'37" EAST, A DISTANCE OF 122.22 FEET; COURSE NO. 2) THENCE SOUTH 01°05'47" EAST, A DISTANCE OF 503.68 FEET; COURSE NO. 3) THENCE SOUTH 04°09'37" EAST, A DISTANCE OF 490.78 FEET; COURSE NO. 4) THENCE SOUTH 01°05'30" EAST, A DISTANCE OF 498.31 FEET; COURSE NO. 5) THENCE SOUTH 06°41'05" EAST, A DISTANCE OF 486.69 FEET; COURSE NO. 6) THENCE SOUTH 03°24'53" EAST, A DISTANCE OF 597.84 FEET; COURSE NO. 7) THENCE SOUTH 00°29'39" EAST, A DISTANCE OF 556.70 FEET; COURSE NO. 8) THENCE SOUTH 02°39'25" EAST, A DISTANCE OF 564.53 FEET; COURSE NO. 9) THENCE SOUTH 01°36'53" EAST, A DISTANCE OF 566.20 FEET; COURSE NO. 10) THENCE SOUTH 04°21'04" EAST, A DISTANCE OF 352.12 FEET; COURSE NO. 11) THENCE SOUTH

04°57'35" EAST, A DISTANCE OF 506.98 FEET; COURSE NO. 12) THENCE SOUTH  
05°12'15" EAST, A DISTANCE OF 498.90 FEET; COURSE NO. 13) THENCE SOUTH  
10°35'08" EAST, A DISTANCE OF 502.65 FEET; COURSE NO. 14) THENCE SOUTH  
06°27'00" EAST, A DISTANCE OF 500.82 FEET; COURSE NO. 15) THENCE SOUTH  
07°07'01" EAST, A DISTANCE OF 503.99 FEET; COURSE NO. 16) THENCE SOUTH  
14°36'33" EAST, A DISTANCE OF 262.87 FEET; COURSE NO. 17) THENCE SOUTH  
06°38'08" EAST, A DISTANCE OF 323.30 FEET; COURSE NO. 18) THENCE SOUTH  
09°40'50" EAST, A DISTANCE OF 307.41 FEET; COURSE NO. 19) THENCE SOUTH  
10°02'11" EAST, A DISTANCE OF 263.84 FEET; COURSE NO. 20) THENCE SOUTH  
08°56'17" EAST, A DISTANCE OF 381.83 FEET; COURSE NO. 21) THENCE SOUTH  
09°07'24" EAST, A DISTANCE OF 307.60 FEET; COURSE NO. 22) THENCE SOUTH  
10°45'24" EAST, A DISTANCE OF 254.34 FEET; COURSE NO. 23) THENCE SOUTH  
10°07'52" EAST, A DISTANCE OF 355.59 FEET; COURSE NO. 24) THENCE SOUTH  
08°09'16" EAST, A DISTANCE OF 314.19 FEET; COURSE NO. 25) THENCE SOUTH  
12°38'19" EAST, A DISTANCE OF 286.18 FEET; COURSE NO. 26) THENCE SOUTH  
11°56'02" EAST, A DISTANCE OF 345.98 FEET; COURSE NO. 27) THENCE SOUTH  
11°57'44" EAST, A DISTANCE OF 278.28 FEET; COURSE NO. 28) THENCE SOUTH  
12°50'46" EAST, A DISTANCE OF 355.16 FEET; COURSE NO. 29) THENCE SOUTH  
11°16'34" EAST, A DISTANCE OF 403.53 FEET; COURSE NO. 30) THENCE SOUTH  
14°05'00" EAST, A DISTANCE OF 331.37 FEET; COURSE NO. 31) THENCE SOUTH  
13°41'34" EAST, A DISTANCE OF 414.39 FEET; COURSE NO. 32) THENCE SOUTH  
13°56'30" EAST, A DISTANCE OF 376.34 FEET; COURSE NO. 33) THENCE SOUTH  
12°42'52" EAST, A DISTANCE OF 404.06 FEET; COURSE NO. 34) THENCE SOUTH  
13°12'42" EAST, A DISTANCE OF 350.02 FEET; COURSE NO. 35) THENCE SOUTH  
15°05'01" EAST, A DISTANCE OF 277.80 FEET; COURSE NO. 36) THENCE SOUTH  
15°23'16" EAST, A DISTANCE OF 384.82 FEET; COURSE NO. 37) THENCE SOUTH  
14°03'22" EAST, A DISTANCE OF 298.90 FEET; COURSE NO. 38) THENCE SOUTH  
14°23'44" EAST A DISTANCE OF 269.07 FEET; COURSE NO. 39) THENCE SOUTH  
16°56'40" EAST A DISTANCE OF 293.38 FEET; COURSE NO. 40) THENCE SOUTH  
20°21'21" EAST, A DISTANCE OF 302.03 FEET; COURSE NO. 41) THENCE SOUTH  
09°58'57" EAST, A DISTANCE 333.58 FEET; COURSE NO. 42) THENCE SOUTH

16°29'43" EAST, A DISTANCE OF 96.58 FEET; THENCE SOUTH 87°49'55" WEST ALONG THE NORTH BOUNDARY LINE OF AMELIA ISLAND STATE RECREATIONAL AREA, A DISTANCE OF 1598.02 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A1A; THENCE NORTH 00°08'09" WEST, A DISTANCE OF 484.92 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD NO. A1A; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A AND ALONG THE MARSH LINE OF THE NASSAU SOUND AND SOUTH AMELIA RIVER, THE FOLLOWING SEVENTY THREE (73) COURSES; COURSE NO. 1) THENCE SOUTH 61°49'23" WEST, A DISTANCE OF 1009.83 FEET; COURSE NO. 2) THENCE NORTH 80°16'00" WEST, A DISTANCE OF 471.21 FEET COURSE NO. 3) THENCE NORTH 27°47'14" WEST, A DISTANCE OF 275.15 FEET COURSE NO. 4) THENCE NORTH 59°38'30" EAST, A DISTANCE OF 210.17 FEET; COURSE NO. 5) THENCE SOUTH 76°14'35" EAST, A DISTANCE OF 428.06 FEET; COURSE NO. 6) THENCE NORTH 64°47'08" EAST, A DISTANCE OF 415.56 FEET; COURSE NO. 7) THENCE NORTH 65°16'10" WEST, A DISTANCE OF 306.80 FEET; COURSE NO. 8) THENCE NORTH 60°39'30" EAST, A DISTANCE OF 451.59 FEET; COURSE NO. 9) THENCE NORTH 46°55'28" EAST, A DISTANCE OF 369.38 FEET; COURSE NO. 10) THENCE SOUTH 68°58'12" WEST, A DISTANCE OF 961.97 FEET; COURSE NO. 11) THENCE SOUTH 85°58'32" WEST, A DISTANCE OF 567.56 FEET; COURSE NO. 12) THENCE DUE WEST, A DISTANCE OF 800.59 FEET; COURSE NO. 13) THENCE SOUTH 70°01'48" EAST, A DISTANCE OF 894.16 FEET; COURSE NO. 14) THENCE SOUTH 26°07'03" WEST, A DISTANCE OF 261.24 FEET; COURSE NO. 15) THENCE NORTH 85°39'54" WEST, A DISTANCE OF 292.77 FEET; COURSE NO. 16) THENCE NORTH 59°01'16" WEST, A DISTANCE OF 670.68 FEET; COURSE NO. 17) THENCE SOUTH 52°06'30" EAST, A DISTANCE OF 1210.63 FEET; COURSE NO. 18) THENCE SOUTH 42°56'15" WEST, A DISTANCE OF 175.32 FEET; COURSE NO. 19) THENCE NORTH 77°05'56" WEST, A DISTANCE OF 376.63 FEET; COURSE NO. 20) THENCE NORTH 45°45'03" WEST, A DISTANCE OF 2217.56 FEET; COURSE NO. 21) THENCE NORTH 27°56'12" WEST, A DISTANCE OF 1656.92 FEET; COURSE NO. 22) THENCE NORTH 82°01'32" EAST, A DISTANCE OF 502.46 FEET; COURSE NO. 23) THENCE SOUTH 30°47'11" EAST, A DISTANCE

OF 602.76 FEET; COURSE NO. 24) THENCE NORTH 30°14'29" EAST, A DISTANCE OF 691.60 FEET; COURSE NO. 25) THENCE SOUTH 84°33'23" EAST, A DISTANCE OF 839.76 FEET; COURSE NO. 26) THENCE NORTH 14°01'42" EAST, A DISTANCE OF 492.68 FEET; COURSE NO. 27) THENCE NORTH 00°50'02" EAST, A DISTANCE OF 2051.58 FEET; COURSE NO. 28) THENCE NORTH 26°11'11" EAST, A DISTANCE OF 699.11 FEET; COURSE NO. 29) THENCE NORTH 61°14'45" WEST, A DISTANCE OF 703.82 FEET; COURSE NO. 30) THENCE NORTH 72°48'17" WEST, A DISTANCE OF 1010.52 FEET; COURSE NO. 31) THENCE NORTH 69°47'21" WEST, A DISTANCE OF 1124.14 FEET; COURSE NO. 32) THENCE NORTH 06°20'11" EAST, A DISTANCE OF 470.52 FEET; COURSE NO. 33) THENCE NORTH 79°59'10" EAST, A DISTANCE OF 515.41 FEET; COURSE NO. 34) THENCE NORTH 86°59'07" EAST, A DISTANCE OF 378.70 FEET; COURSE NO. 35) THENCE SOUTH 56°04'21" EAST, A DISTANCE OF 1444.53 FEET; COURSE NO. 36) THENCE NORTH 25°32'48" WEST, A DISTANCE OF 684.34 FEET; COURSE NO. 37) THENCE NORTH 79°41'21" EAST, A DISTANCE OF 222.54 FEET; COURSE NO. 38) THENCE SOUTH 37°51'30" EAST, A DISTANCE OF 340.54 FEET; COURSE NO. 39) THENCE SOUTH 89°00'42" EAST, A DISTANCE OF 577.31 FEET; COURSE NO. 40) THENCE NORTH 15°03'35" WEST, A DISTANCE OF 268.12 FEET; COURSE NO. 41) THENCE NORTH 75°27'26" WEST, A DISTANCE OF 555.20 FEET; COURSE NO. 42) THENCE NORTH 58°29'50" WEST, A DISTANCE OF 933.79 FEET; COURSE NO. 43) THENCE NORTH 89°18'53" WEST, A DISTANCE OF 2498.15 FEET; COURSE NO. 44) THENCE NORTH 61°51'12" WEST, A DISTANCE OF 1004.06 FEET; COURSE NO. 45) THENCE NORTH 22°37'18" EAST, A DISTANCE OF 1007.99 FEET; COURSE NO. 46) THENCE NORTH 32°48'46" EAST, A DISTANCE OF 734.61 FEET; COURSE NO. 47) DUE EAST, A DISTANCE OF 1333.58 FEET; COURSE NO. 48) THENCE NORTH 39°58'12" EAST, A DISTANCE OF 402.80 FEET; COURSE NO. 49) THENCE SOUTH 53°06'49" EAST, A DISTANCE OF 547.48 FEET; COURSE NO. 50) THENCE NORTH 67°36'28" EAST, A DISTANCE OF 365.97 FEET; COURSE NO. 51) THENCE NORTH 63°06'59" WEST, A DISTANCE OF 836.85 FEET; COURSE NO. 52) THENCE NORTH 48°36'16" WEST, A DISTANCE OF 557.20 FEET; COURSE NO. 53) THENCE NORTH 76°59'52" WEST, A DISTANCE OF 796.69 FEET; COURSE NO. 54) DUE WEST, A DISTANCE OF 756.36 FEET; COURSE NO. 55)

THENCE NORTH 70°55'54" WEST, A DISTANCE OF 1158.28 FEET; COURSE NO. 56)  
THENCE NORTH 16°42'46" WEST, A DISTANCE OF 570.74 FEET; COURSE NO. 57)  
THENCE NORTH 11°06'17" EAST, A DISTANCE OF 324.15 FEET; COURSE NO. 58)  
THENCE NORTH 77°32'36" EAST, A DISTANCE OF 746.25 FEET; COURSE NO. 59)  
THENCE SOUTH 82°03'07" EAST, A DISTANCE OF 864.18 FEET; COURSE NO. 60)  
THENCE SOUTH 78°10'18" EAST, A DISTANCE OF 147.04 FEET; COURSE NO. 61)  
THENCE NORTH 13°43'47" WEST, A DISTANCE OF 988.46 FEET; COURSE NO. 62)  
THENCE NORTH 24°50'16" EAST, A DISTANCE OF 300.00 FEET; COURSE NO. 63)  
THENCE NORTH 14°37'56" WEST, A DISTANCE OF 883.98 FEET; COURSE NO. 64)  
THENCE NORTH 09°56'00" EAST, A DISTANCE OF 336.14 FEET; COURSE NO. 65)  
THENCE NORTH 21°32'00" WEST, A DISTANCE OF 91.30 FEET; COURSE NO. 66)  
THENCE NORTH 46°21'00" EAST, A DISTANCE OF 64.98 FEET; COURSE NO. 67)  
THENCE NORTH 81°58'00" EAST, A DISTANCE OF 100.90 FEET; COURSE NO. 68)  
THENCE NORTH 41°04'00" EAST, A DISTANCE OF 93.65 FEET; COURSE NO. 69)  
THENCE NORTH 40°46'28" WEST, A DISTANCE OF 287.11 FEET; COURSE NO. 70)  
THENCE NORTH 64°36'35" WEST, A DISTANCE OF 150.00 FEET; COURSE NO. 71)  
THENCE NORTH 42°48'59" EAST, A DISTANCE OF 256.80 FEET; COURSE NO. 72)  
THENCE NORTH 23°13'34" EAST, A DISTANCE OF 529.40 FEET; COURSE NO. 73)  
THENCE NORTH 10°17'36" EAST, A DISTANCE OF 142.19 FEET; THENCE LEAVING  
SAID MARSH AND ALONG THE NORTHERLY LINE OF SEA MARSH VILLAGE UNIT 2,  
AS RECORDED IN PLAT BOOK 4, PAGES 16 AND 17, THE FOLLOWING FIVE (5)  
COURSES: COURSE NO. 1) NORTH 89°08'05" EAST, A DISTANCE OF 850.00 FEET;  
COURSE NO. 2) THENCE SOUTH 01°15'07" EAST, A DISTANCE OF 200.00 FEET;  
COURSE NO. 3) THENCE NORTH 88°44'52" EAST, A DISTANCE OF 200.00 FEET;  
COURSE NO. 4) THENCE NORTH 01°15'07" WEST, A DISTANCE OF 200.00 FEET;  
COURSE NO. 5) THENCE NORTH 88°44'53" EAST, A DISTANCE OF 204.74 FEET TO  
A POINT IN THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.  
A-1-A, SAID POINT BEING ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS  
OF 5829.58 FEET; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY  
LINE OF STATE ROAD NO. A-1-A AND ALONG THE ARC OF SAID CURVE, AN ARC  
DISTANCE OF 630.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING



OF SOUTH 01°45'42" EAST AND A CHORD DISTANCE OF 630.39 FEET TO A POINT ON SAID CURVE; THENCE NORTH 85°24'52" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1596.11 ACRES MORE OR LESS.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL OF LAND, ANY LAND LYING OR BEING WITHIN THE RIGHT-OF-WAY OF STATE ROAD NO. A-1-A AND BURNEY ROAD.