

**EAST NASSAU
STEWARDSHIP DISTRICT**

**REGULAR MEETING
AGENDA**

December 14, 2017

East Nassau Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

December 7, 2017

Board of Supervisors
East Nassau Stewardship District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold a regular meeting on Thursday, December 14, 2017, at 10:00 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097. The agenda is as follows:

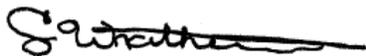
1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Chairman's Opening Remarks
6. Public Comments (*limited to 3 minutes per person*)
7. Presentation/Consideration of Amended Engineer's Report for Wildlight Village Phase 1, as revised December 14, 2017: *England-Thims & Miller, Inc.*
8. Presentation/Consideration of Amended Master Special Assessment Methodology Report for the Wildlight Village Phase 1, dated December 14, 2017: *Wrathell Hunt & Associates, LLC*
9. Consideration of Resolution 2018-06, Re-designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
10. Consideration of Resolution 2018-07, Declaring Special Assessments For the Area Known as Wildlight Village Phase 1; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is To Be Defrayed By the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements To Be Defrayed By the Special Assessments; Providing the Manner In Which Such Special Assessments Shall Be

Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing For An Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

11. Consideration of Resolution 2018-08, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as Wildlight Village Phase 1 in Accordance with Chapters 170, 190 and 197, Florida Statutes
12. Approval of Unaudited Financial Statements as of October 31, 2017
13. Consideration of October 19, 2017 Continued Public Hearings, Public Hearings, and Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Hopping Green & Sam, P.A.*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. **NEXT MEETING DATE:** January 18, 2018 at 10:00 A.M. (*David Yulee Room, Building 29*)
15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**Call-in number: 1-888-354-0094
Conference ID: 2144145**

**EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WILDLIGHT VILLAGE PHASE 1**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by

ETM

England-Thim & Miller, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and maintained by the District. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida. The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, parks, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District and the state conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to schools, parks and the donation of property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	449	
Resort Development	1,008	
Residential Tier 1	769	24,000 Units
Residential Tier 2	3,679	
Residential Tier 3	2,720	
Wetland System	7,913	CHN
Upland Conservation	3,862	11,775 Acres
TOTAL	24,230	

This Improvement Plan is specific to Wildlight Village Phase 1, which is a 641 +/- acre subset of the Central Planning Area of the ENCPA. The development within Wildlight Village Phase 1 is currently anticipated to include the following:

TYPE	Acreage (approximate)	Program
Apartments Multi-Family (For Rent)		300 units
Single Family		581 units
Village Center		550,000 S.F.
Elementary School	27	
Community Center	2	
Park and Open Space	350	
Wellness Center/Private School	28	

(Refer to Plate 2 for the limits of Wildlight Village Phase 1 and Plate 3 for its legal description.)

V. PROPOSED UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 1

The currently proposed development within Wildlight Village Phase 1 is as tabulated below:

Proposed Unit Distribution for Phase 1 Bonds		
Phase 1 Bonds		
Phase	Approximate Lot Width (Feet)	Number
1a	30	26
1a	45	32
1a	55	15
1a	70	11
1a	Sub-Total	84
1c	30	34
1c	45	209
1c	55	160
1c	70	94
1c	Sub-Total	497
1a, 1c	TOTAL	581

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. I-95 Interchange
5. Other roadways affected by the development as may be required by development approval or permit

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District’s residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

E. Recreation

Recreation areas throughout the District may include (but are not limited to) County, community and neighborhood parks (some with ball fields, playground equipment, restrooms, tennis courts, etc.), mobility trails, greenways, and active recreation amenities.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads	Nassau County/ District
Alleys	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric	Florida Power and Light
Natural Gas	Florida Public Utilities
Mobility Trails	District
Schools	Nassau County
Recreation Facilities	Nassau County/District/YMCA
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VIII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for Wildlight Village Phase 1, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in this Table, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2017 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2017 cost.

**TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 1**

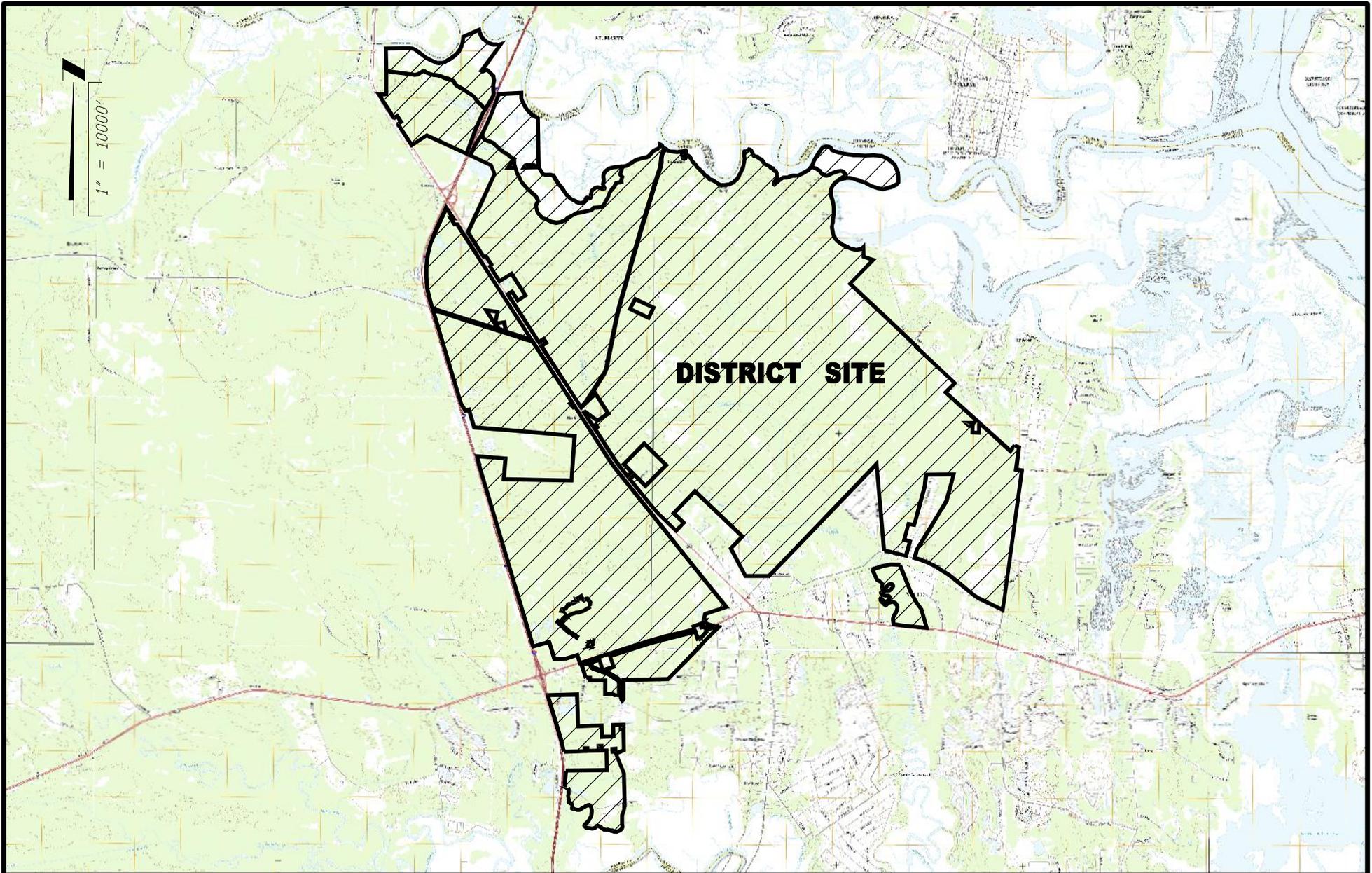
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads	\$2,300,000	
Local Roads	\$3,400,000	
Neighborhood Roads		\$4,700,000
Mobility/Public Trails	\$1,600,000	
Stormwater Management Facilities	\$4,700,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	\$5,700,000	\$4,300,000
Street Lighting	\$300,000	\$300,000
Landscaping/Irrigation	\$1,200,000	
Parks and Recreation Facilities	\$500,000	
Entry Feature(s)	\$1,000,000	
SUBTOTAL	\$20,700,000	\$9,300,000
Design, Engineering, Surveying & Permitting (12%)	\$2,485,000	\$1,120,000
Construction Cost Contingency (15%)	\$3,105,000	\$1,400,000
2017 TOTAL	\$26,290,000	\$11,820,000
BUILDOUT TOTAL	\$31,700,000	\$14,300,000

*Neighborhood infrastructure improvements associated with the neighborhood roads depicted on Plate 7 of this report shall serve the lands currently projected as single family units adjacent to said roads. All other improvements outside the limits of these roadways shall be considered Master Infrastructure Improvements.

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the Infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



ETM

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 CA - 00002584 LC - 0000316

**EAST NASSAU STEWARDSHIP DISTRICT
 LOCATION MAP**

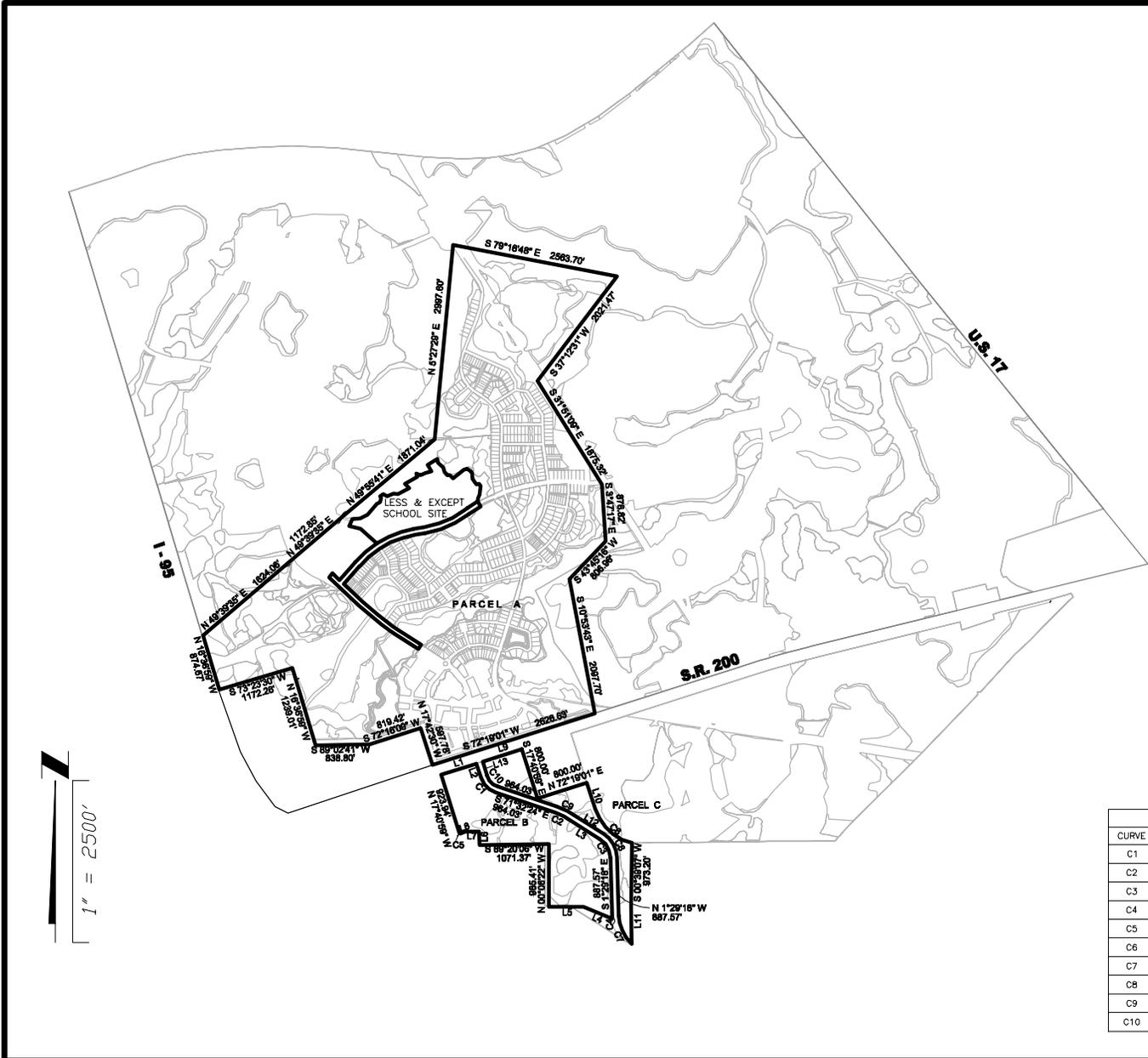
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 1



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 72°19'01" E	573.63'
L2	S 17°43'35" E	230.08'
L3	S 58°02'03" E	655.42'
L4	N 67°35'28" W	480.33'
L5	S 89°40'42" W	528.86'
L6	N 0°39'54" W	208.70'
L7	S 89°20'06" W	208.70'
L8	S 69°45'17" W	94.87'
L9	N 72°19'01" E	630.14'
L10	S 17°40'59" E	422.53'
L11	S 0°35'09" E	570.02'
L12	N 58°02'03" W	655.42'
L13	N 17°43'35" W	230.01'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	53°48'49"	355.32'	333.73'	180.32'	S 44°37'59" E	321.59'
C2	13°30'21"	625.00'	147.33'	74.01'	S 64°47'13" E	146.98'
C3	56°32'45"	350.00'	345.42'	188.24'	S 29°45'40" E	331.57'
C4	3°44'28"	895.00'	45.38'	22.70'	S 3°21'32" E	45.37'
C5	10°58'25"	126.27'	24.18'	12.13'	N 23°10'12" W	24.15'
C6	58°58'55"	781.27'	804.26'	441.86'	S 47°10'26" E	769.22'
C7	47°04'42"	595.00'	488.89'	259.20'	N 25°01'39" W	475.26'
C8	56°32'45"	450.00'	444.11'	242.03'	N 29°45'40" W	426.30'
C9	13°30'21"	725.00'	170.90'	85.85'	N 64°47'13" W	170.50'
C10	53°48'49"	255.32'	239.80'	129.57'	N 44°37'59" W	231.09'

ETM

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WILDLIGHT VILLAGE PHASE 1 BOUNDARY

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 2

Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17'42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72'16'09" W, a distance of 819.42 feet; thence S 89'02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16'36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73'23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16'36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49'39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49'39'35" E, a distance of 1172.85 feet; thence N 49'55'41" E, a distance of 1871.04 feet; thence N 05'27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79'16'48" E, a distance of 2563.70 feet; thence S 37'12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31'51'09" E, a distance of 1875.32 feet; thence S 03'47'17" E, a distance of 876.82 feet; thence S 43'45'16" W, a distance of 806.96 feet; thence S 10'53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72'19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01'11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72'19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72'19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17'43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53'48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44'37'59" E, a distance of 321.59 feet to the curves end; thence S 71'32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13'30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64'47'13" E, a distance of 146.98 feet to the curves end; thence S 58'02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56'32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S 29'45'40" E, a distance of 331.57 feet to the curves end; thence S 01'29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3'44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03'21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67'35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89'40'42" W, a distance of 528.86 feet; thence departing said North line, N 00'06'22" W, a distance of 965.41 feet; thence S 89'20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00'39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89'20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands, S 69'45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10'58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23'10'12" W, a distance of 24.15 feet to the curves end; thence N 17'40'59" W, a distance of 923.94 feet to the Point of Beginning.



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CA = 00002584 LC = 0000316

**WILDLIGHT VILLAGE PHASE 1 LEGAL
DESCRIPTION**

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 3A

Parcel C:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the aforesaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.



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**WILDLIGHT VILLAGE PHASE 1 LEGAL
DESCRIPTION**

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 3B

Home Site Map by Type



- Townhomes
- Garden Homes
- Cottage Homes
- Village Homes
- Manor Homes
- Conservation
- Lake
- Park
- Trail

This site plan is conceptual, for illustrative purposes, and should be used for general reference only. The layout may not be to scale and is not intended to form any part of a contract or warranty unless expressly incorporated into a written agreement. No representation express or implied is made. This site plan is subject to change, modification or revision without notice.

As of 06/27/2017

ETM

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DEVELOPMENT PLAN - PHASE 1a (RESIDENTIAL)

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

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PLATE NO. 4A



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**DEVELOPMENT PLAN - PHASE 1c
 (RESIDENTIAL)**

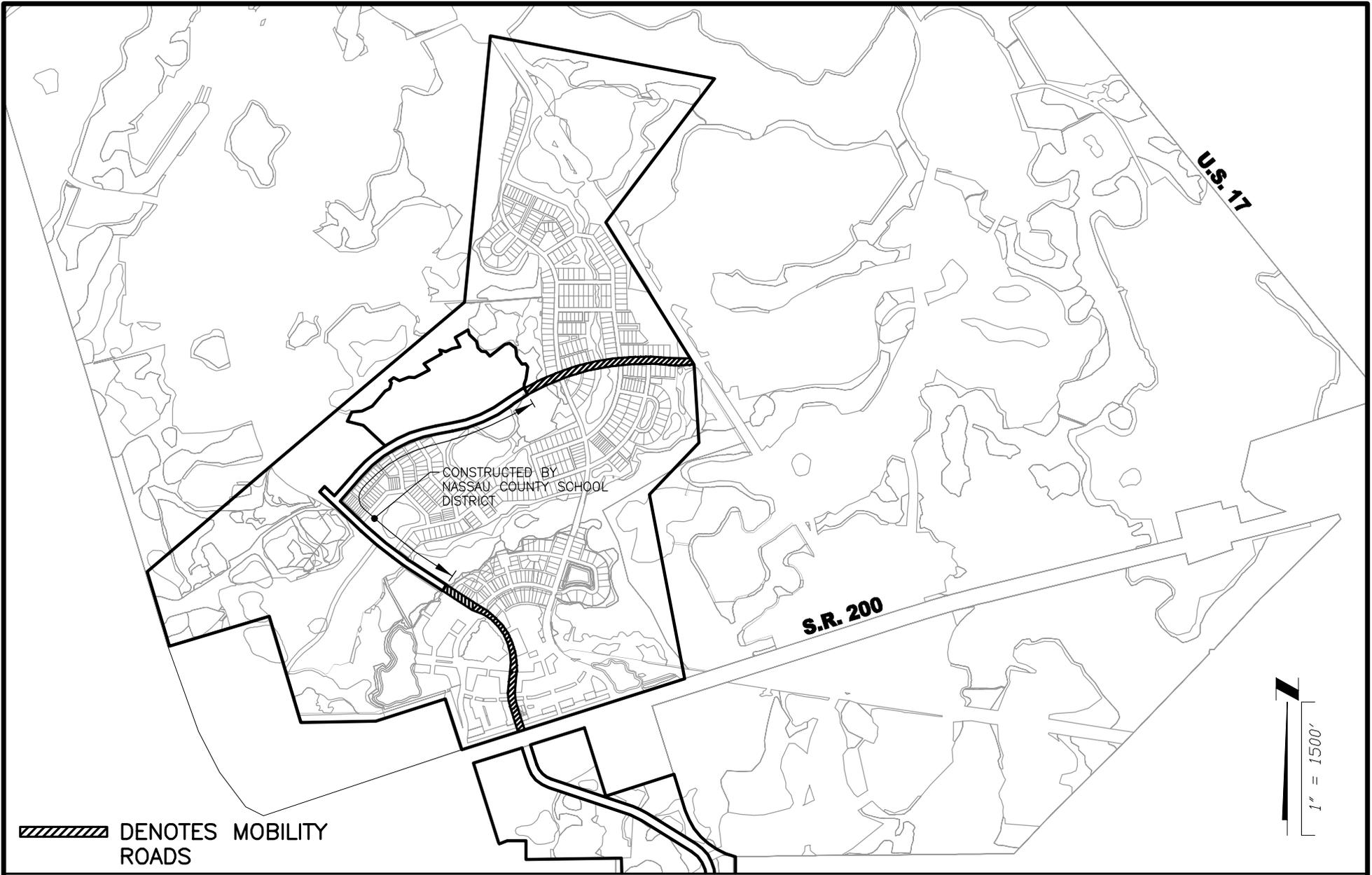
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

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DATE: AUGUST 10, 2017

PLATE NO. 4B



 DENOTES MOBILITY
ROADS



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MOBILITY ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 5



 DENOTES LOCAL ROADS

 1" = 1500'



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LOCAL ROADS

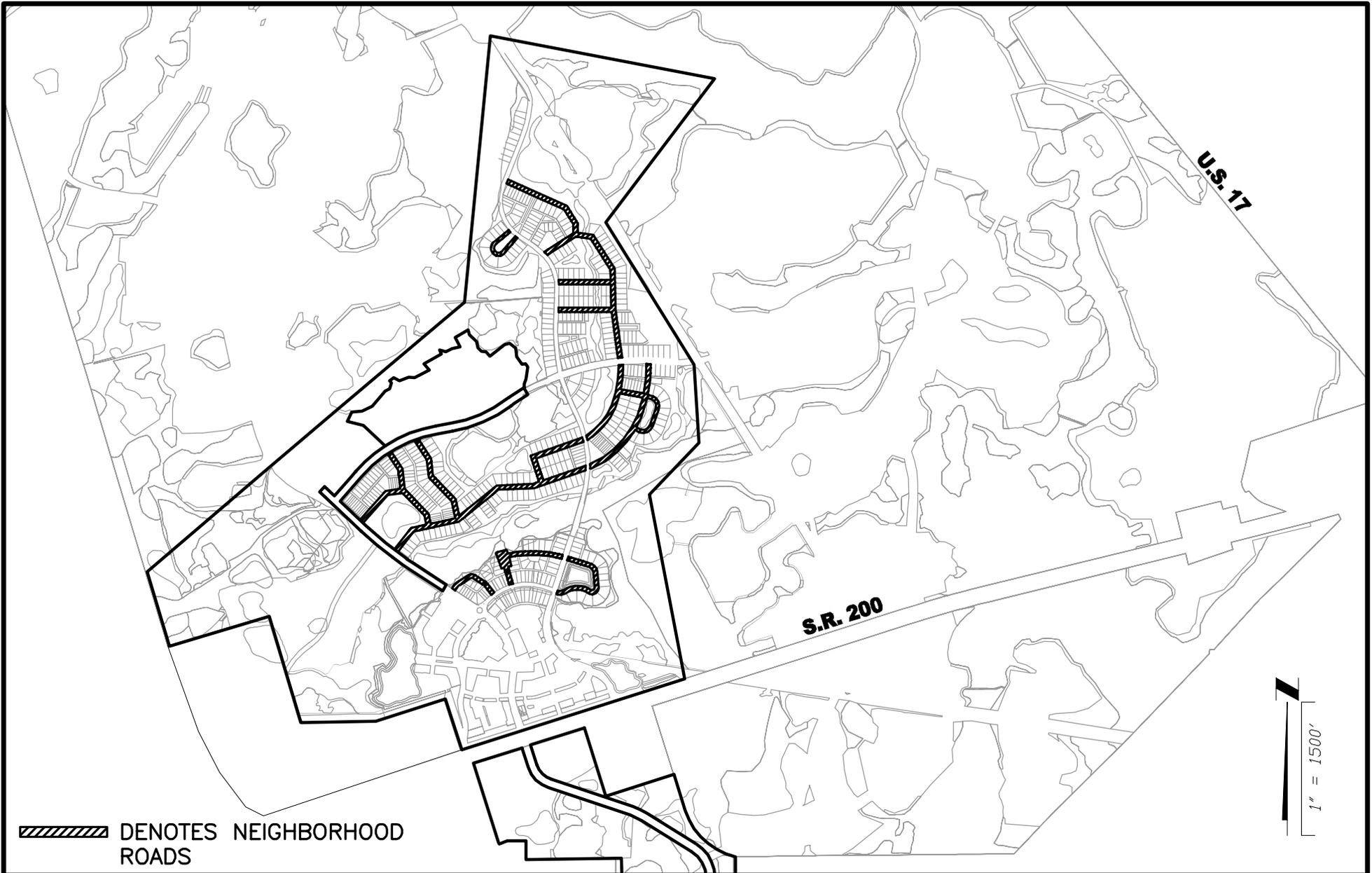
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 6



 DENOTES NEIGHBORHOOD ROADS

 1" = 1500'

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NEIGHBORHOOD ROADS

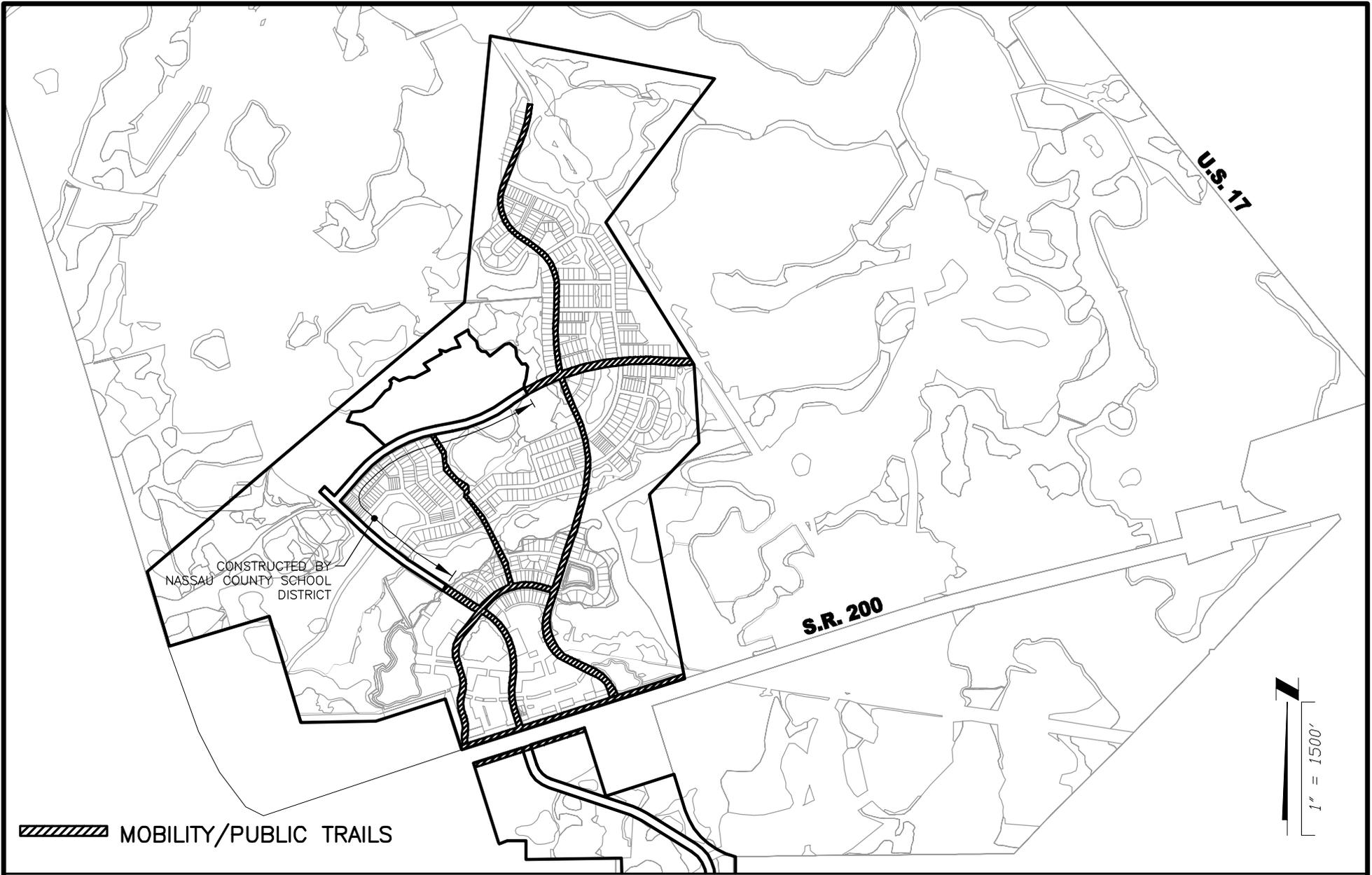
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 7

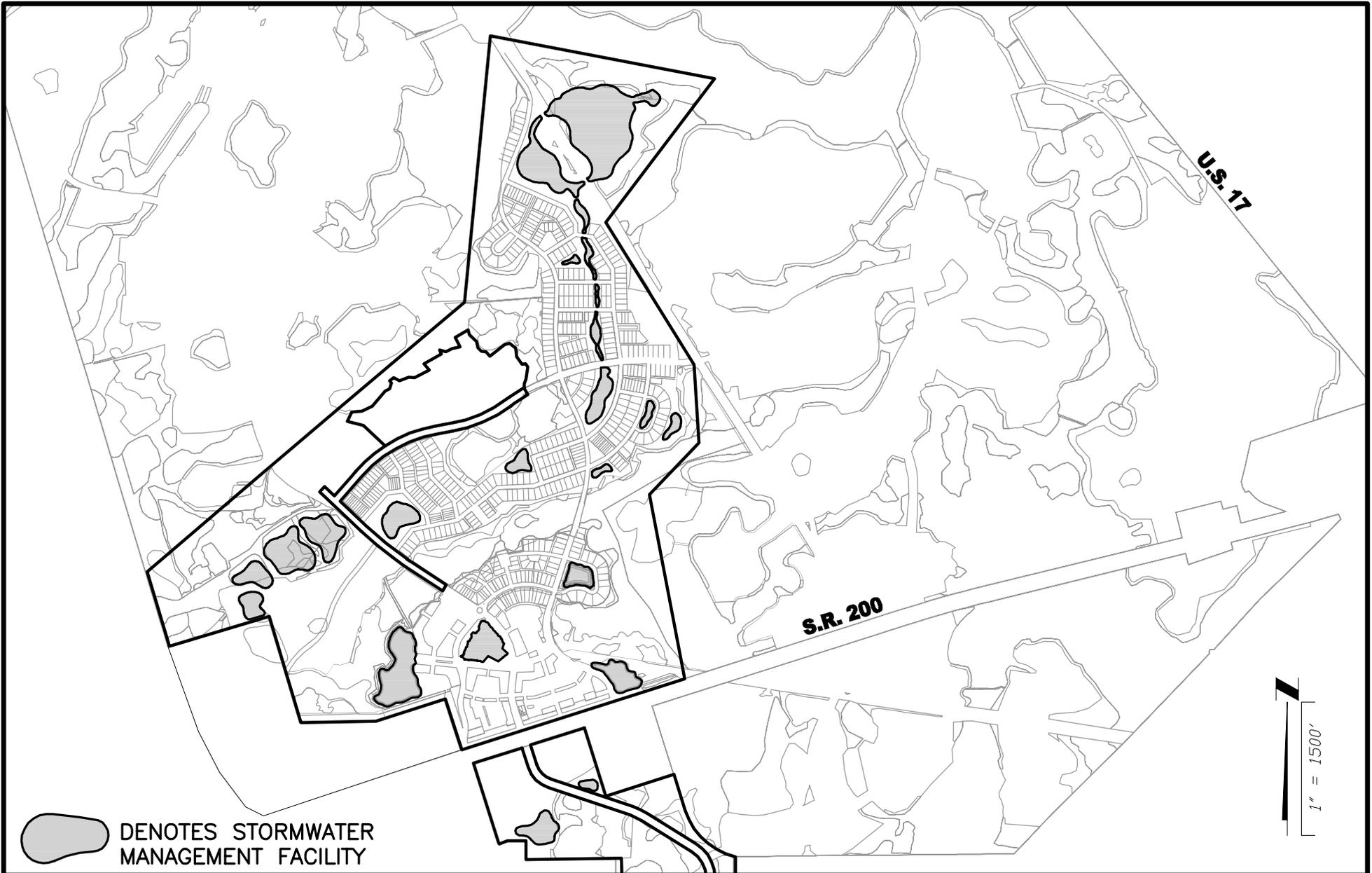


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MOBILITY/PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
 DRAWN BY: A.J.A.
 DATE: AUGUST 10, 2017
 PLATE NO. 8



DENOTES STORMWATER
MANAGEMENT FACILITY

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STORMWATER MANAGEMENT FACILITIES

EAST NASSAU STEWARDSHIP DISTRICT

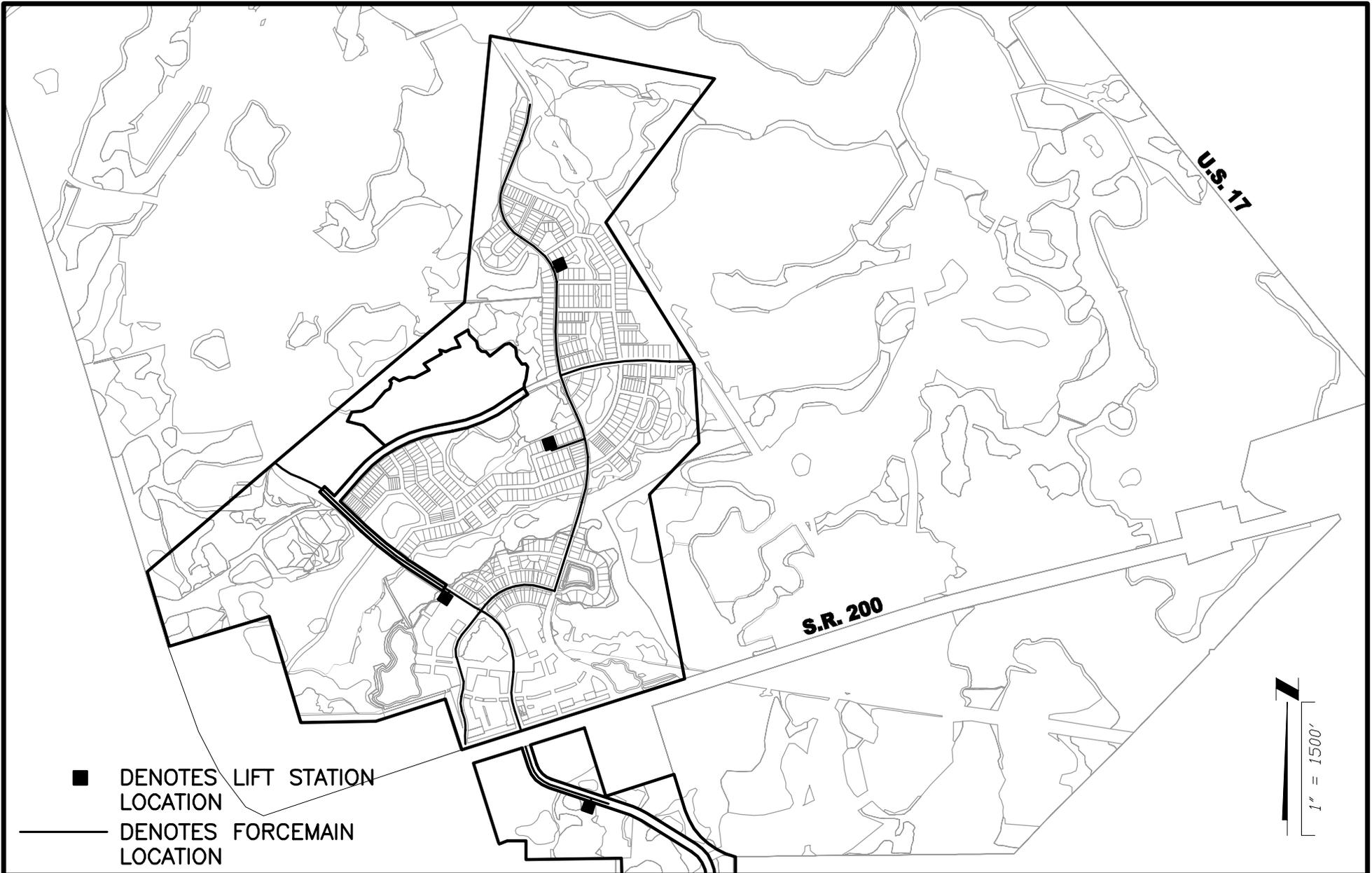
ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 9



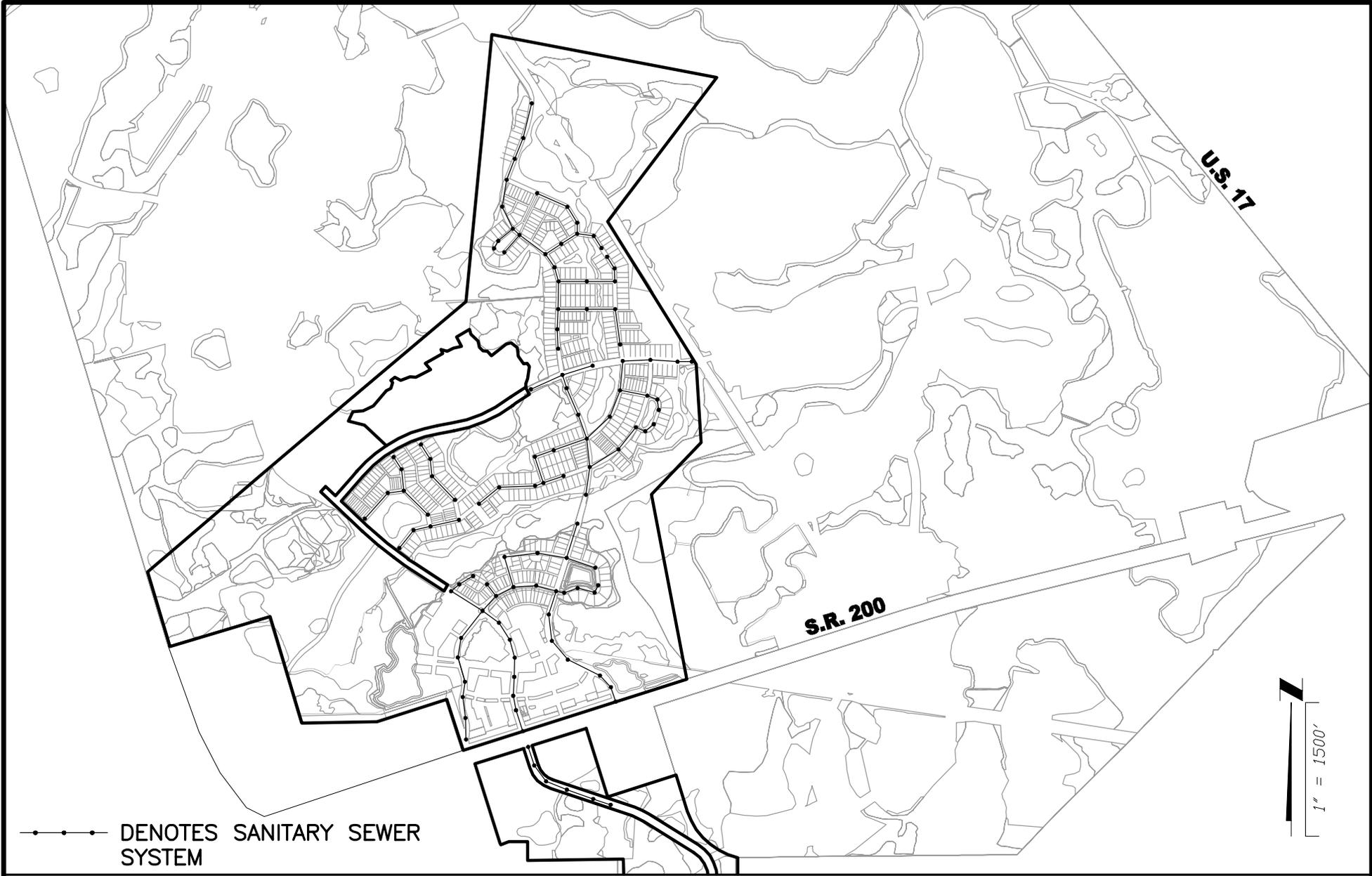


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**SANITARY SEWER LIFT STATIONS
 AND FORCEMANS**

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
DRAWN BY: A.J.A.
DATE: AUGUST 10, 2017
PLATE NO. 10



—●—●—●— DENOTES SANITARY SEWER SYSTEM

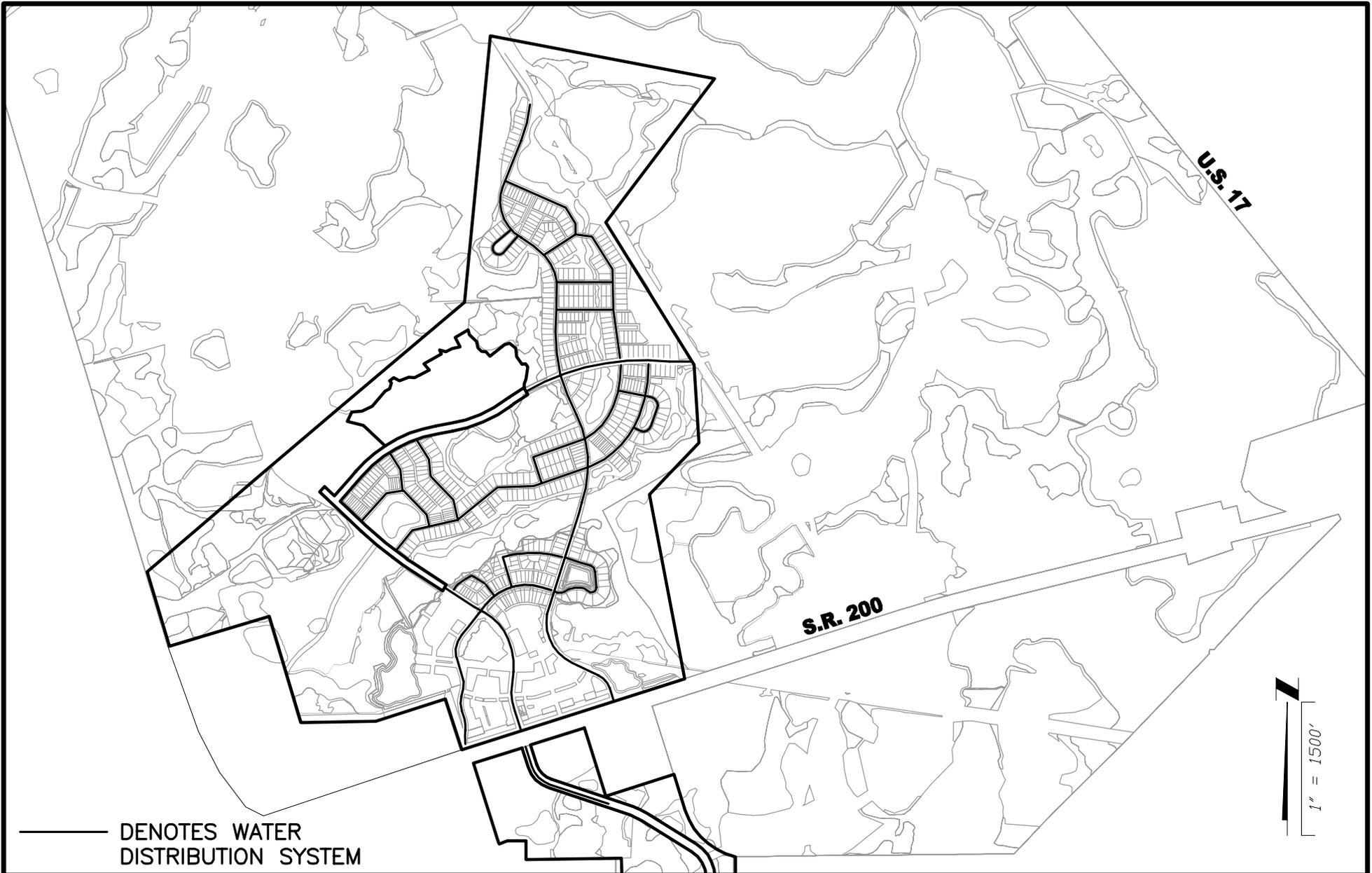
1" = 1500'



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SANITARY SEWER COLLECTION SYSTEM
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042
 DRAWN BY: A.J.A.
 DATE: AUGUST 10, 2017
 PLATE NO. 11



— DENOTES WATER DISTRIBUTION SYSTEM

1" = 1500'



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POTABLE WATER DISTRIBUTION SYSTEM

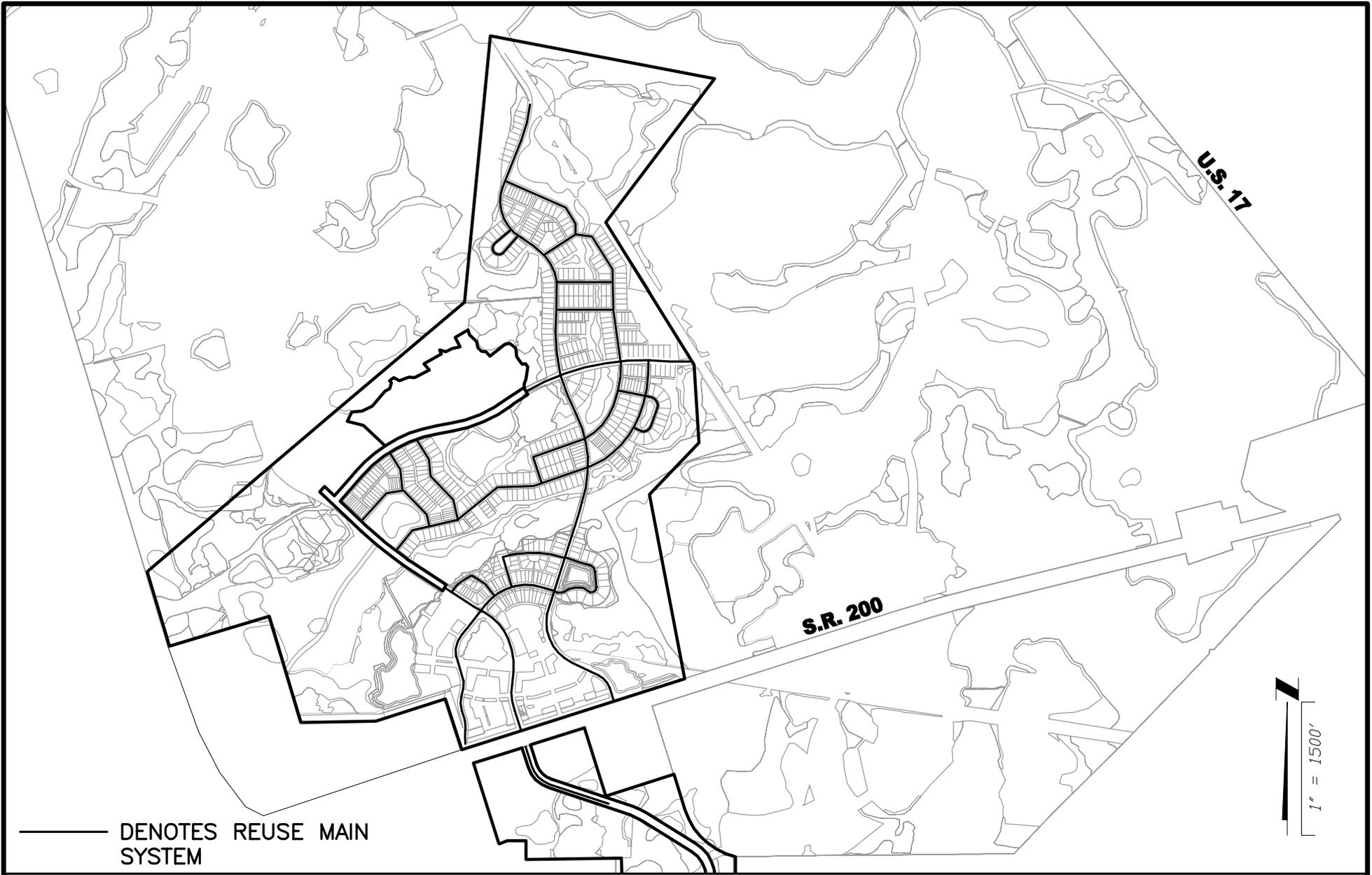
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

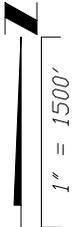
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PLATE NO. 12



— DENOTES REUSE MAIN SYSTEM



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RECLAIM WATER DISTRIBUTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

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DATE: AUGUST 10, 2017

PLATE NO. 13



• DENOTES APPROXIMATE STREET LIGHT LOCATION



ETM

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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 17-042

DRAWN BY: A.J.A.

DATE: AUGUST 10, 2017

PLATE NO. 14

EAST NASSAU STEWARDSHIP DISTRICT

Master
Special Assessment
Methodology Report
for the
Wildlight Village Phase 1

December 14, 2017



Provided by:

Wrathell, Hunt and Associates, LLC
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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for the Wildlight Village Phase 1 (the "Wildlight Phase 1") portion of the East Nassau Stewardship District (the "District"), located in unincorporated Nassau County, Florida, as related to funding the costs of public infrastructure improvements (the "Wildlight Phase 1 Project") contemplated to be provided for the Wildlight Phase 1 by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's Wildlight Phase 1 Project for the Wildlight Phase 1 described in the East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 1 prepared by ETM, Inc. dated August 10, 2017 revised December 14, 2017 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Wildlight Phase 1 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 1 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Wildlight Phase 1 well as general benefits to the areas outside Wildlight Phase 1, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the Wildlight Phase 1. The District's Wildlight Phase 1 Project enables properties within the boundaries of the Wildlight Phase 1 to be developed.



There is no doubt that the general public, property owners of property outside the District, and property owners of property outside the Wildlight Phase 1 but inside the District will benefit from the provision of the Wildlight Phase 1 Project. However, these benefits are only incidental since the Wildlight Phase 1 Project is designed solely to provide special benefits peculiar to property within the Wildlight Phase 1. Properties outside the Wildlight Phase 1 are not directly served by the Wildlight Phase 1 Project and do not depend upon the Wildlight Phase 1 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Wildlight Phase 1 properties receive compared to those lying outside of the Wildlight Phase 1, whether inside or outside of the District's boundaries.

The Wildlight Phase 1 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Wildlight Phase 1 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the Wildlight Phase 1 to increase by more than the sum of the financed cost of the individual components of the Wildlight Phase 1 Project. Even though the exact value of the benefits provided by the Wildlight Phase 1 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 1 Project as determined by the District Engineer.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.



2.0 Development Program

2.1 Overview

The Wildlight Phase 1 will serve that portion of the District located within the Central Planning Area of the East Nassau Community Planning Area. The Wildlight Phase 1 is generally located directly east of Interstate I-95 primarily on the north, but to a small degree also on the south side of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of the Wildlight Phase 1 consists of approximately 641.36 +/- acres.

2.2 The Development Program

The development of the Wildlight Phase 1 is anticipated to be conducted by the Wildlight LLC or its affiliates (the "Developer"). Based upon the information provided by the Developer and the Engineer, the current development plan envisions a total of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although land use types and unit/sq. ft./acre numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the Wildlight Phase 1.

3.0 The Wildlight Phase 1 Project

3.1 Overview

The public infrastructure costs to be funded by the District for the Wildlight Phase 1 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Florida laws and under the Internal Revenue Code of 1986, as amended, was included in these estimates.



3.2 Wildlight Phase 1 Project

The Wildlight Phase 1 Project needed to serve the Wildlight Phase 1 is projected to consist of improvements which will serve all of the lands in the District (the “Master Infrastructure Improvements”) and improvements which will only serve the single-family residential neighborhoods within the District (the “Neighborhood Infrastructure Improvements”).

The Master Infrastructure Improvements will consist of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/irrigation, and entry features. The cost of the Master Infrastructure Improvements is estimated to total approximately \$26,290,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, \$31,700,000 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within the Wildlight Phase 1 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately \$11,820,000 in 2017 dollars and due to anticipated cost escalation during a 7-year infrastructure construction period, \$14,300,000 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within the Wildlight Phase 1.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 1 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately \$46,000,000 at buildout.



4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the Wildlight Phase 1. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Wildlight Phase 1 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$60,000,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately \$41,250,000 in par amount (the "Master Bonds") and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately \$18,750,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 1 Project to the various land uses in the Wildlight Phase 1 and based on such benefit allocation to apportion the maximum debt necessary to fund the Wildlight Phase 1 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for the Wildlight Phase 1 provides for the issuance of the Bonds in the approximate principal amount of \$60,000,000 to finance approximately \$46,000,000 in Wildlight Phase 1 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period.



Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$60,000,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Wildlight Phase 1 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the Wildlight Phase 1 and general benefits accruing to areas outside of Wildlight Phase 1 but being only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the Wildlight Phase 1 Project. All properties that receive special benefits from the Wildlight Phase 1 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 1 Project.



5.2 Benefit Allocation

The most current revised development plan envisions the development of approximately 550,000 square feet of commercial uses, 581 single-family residential units, 300 rental apartments, a 27-acre elementary school, 2-acre community center, and a 28-acre Wellness Center/Private School, although unit numbers and land use types may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 1 and Master Infrastructure Improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to the single-family residential land uses within the Wildlight Phase 1.

By allowing for the land in the Wildlight Phase 1 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within the Wildlight Phase 1 and benefit all land within the Wildlight Phase 1 as an integrated system of improvements. Further, the single-family residential land uses within the Wildlight Phase 1 will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the public infrastructure improvements included in the Wildlight Phase 1 Project have a logical connection to the special and peculiar benefits received by the land within the Wildlight Phase 1, as without such improvements, the development of the properties within the Wildlight Phase 1 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Wildlight Phase 1, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land



receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in the Wildlight Phase 1 will include an approximately 27-acre elementary school facility that is owned and operated by Nassau County School District and an approximately 2-acre community center site owned and operated by the home owners' association for the Wildlight Phase 1. A portion of the land in the Wildlight Phase 1 was conveyed to Nassau County School District, the local governmental agency responsible for public education within Nassau County. While it is beyond question that such land will benefit from the provision of the District's Wildlight Phase 1 Project, it is proposed that such land be exempted from the assessments levied by the District in connection with issuance of the Bonds. The rationale for this exemption is that such land is owned by a governmental entity providing services to, among others, the property owners and residents of the District.

Additionally, based upon representations of the Developer, the community center will be owned and operated by the home owners' association whose members will be residential landowners within the Wildlight Phase 1. While it is beyond question that the parcels containing the community center will benefit from the provision of the District's Wildlight Phase 1 Project, the District may determine to exempt such property from assessments levied in connection with the issuance of the Bonds provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of any capital assessments will already be borne by the capital assessment-paying residential property owners within the Wildlight Phase 1 in the proportion equivalent to their benefit of public improvements.

The benefit associated with the Master Infrastructure Improvements of the Wildlight Phase 1 Project of the District is proposed to be allocated to the different product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that



are proposed to be assigned to the land uses contemplated to be developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's master improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessment") in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses, acre for the educational/community land uses, and unit for residential land uses and.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the different single-family residential product types within the Wildlight Phase 1 in proportion to the density of development and intensity of use of the neighborhood infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that all of the benefit of the Neighborhood Infrastructure Improvements accrues to the single-family residential land uses, only single-family residential products will be assessed for the costs of Neighborhood Infrastructure Improvements.



Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights that are proposed to be assigned to the single-family residential land uses contemplated to be developed within the Wildlight Phase 1 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's neighborhood improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different product types.

5.3 Assigning Debt

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the "Assessment") and will initially be levied on all of the gross acre land in the Wildlight Phase 1.



Consequently, the Assessment will be levied on approximately 641.36 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$60,000,000 will be preliminarily levied on approximately 641.36 +/- gross acres at a rate of \$93,551.20 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment (if applicable) will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within the Wildlight Phase 1 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For non-residential land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the Wildlight Phase 1. The District's improvements benefit assessable properties within the Wildlight Phase 1 and accrue to all such assessable properties, with the exceptions described in the previous section, on an EAU and ERU basis.



Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Wildlight Phase 1. The special and peculiar benefits resulting from each improvement are:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Wildlight Phase 1 Project make the land in the Wildlight Phase 1 developable and saleable and when implemented jointly as parts of the Wildlight Phase 1 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the Wildlight Phase 1 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 1 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.



5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. Master Assessment per EAU preliminarily equals \$24,635.54 (\$41,250,000 in Master Assessment divided by 1,674.41 EAUs), and Neighborhood Assessment per ERU preliminarily equals \$33,490.52 (\$18,750,000 in Neighborhood Assessments divided by 559.86 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of EAUs and ERUs.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within the Wildlight Phase 1 remains equal to \$24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted within the Wildlight Phase 1 remains equal to \$33,490.52, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or



site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for non-residential land uses that do not have development or site approval within the Wildlight Phase 1 equals less than \$24,635.54, and the Neighborhood Assessment per ERU (if applicable) for the land that remains unplatted within the Wildlight Phase 1 equals less than \$33,490.52, (either as a result of a larger number of units, different units or both), then the per EAU/ERU Assessment for all parcels within the Wildlight Phase 1 will be lowered if that state persists at the conclusion of platting of all land within the Wildlight Phase 1 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within the Wildlight Phase 1 equals more than \$24,635.54, and/or the Neighborhood Assessment per ERU (if applicable) for the residential land that remains unplatted within the Wildlight Phase 1 equals more than \$33,490.52, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and \$24,635.54, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and \$33,490.52, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective Series of Bonds, unless such interest payment date occurs within 45 days of



such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within the Wildlight Phase 1 or any development or site approval within the Wildlight Phase 1, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within the Wildlight Phase 1 remains equal to \$24,635.54, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within the Wildlight Phase 1 remains equal to \$33,490.52. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Final Assessment Roll

The Assessment of \$60,000,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.



6.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 1

Development Plan

Land Use	Unit of Measurement	Number of Sq. Ft./Acres/Units
Commercial		
Village Center	Square Foot	550,000
Total Commercial		550,000
Educational/Community		
Elementary School	Acre	27
Community Center	Acre	2
Wellness Center/Private School	Acre	28
Total Government/Community		57
Residential		
SF 30'	Dwelling Unit	60
SF 45'	Dwelling Unit	241
SF 55'	Dwelling Unit	175
SF 70'	Dwelling Unit	105
Apartment	Dwelling Unit	300
Total Residential		881



Table 2

East Nassau Stewardship District

Wildlight Village Phase 1

Wildlight Phase 1 Project

Improvement	Cost
<u>Master Infrastructure Improvements</u>	
Mobility Roads	\$2,300,000
Local Roads	\$3,400,000
Mobility/Public Trails	\$1,600,000
Stormwater Management Facilities	\$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	\$5,700,000
Street Lighting	\$300,000
Landscaping/Irrigation	\$1,200,000
Park and Recreation Facilities	\$500,000
Entry Features	\$1,000,000
Design, Engineering, Surveying & Permitting	\$2,485,000
Contingency	\$3,105,000
Sub-Total (2017 Dollars)	\$26,290,000
Buildout Total	\$31,700,000
<u>Neighborhood Infrastructure Improvements</u>	
Neighborhood Roads	\$4,700,000
Utilities (Water, Wastewater and Reclaimed Water)	\$4,300,000
Street Lighting	\$300,000
Design, Engineering, Surveying & Permitting	\$1,120,000
Contingency	\$1,400,000
Sub-Total (2017 Dollars)	\$11,820,000
Buildout Total	\$14,300,000
Total	\$46,000,000



Table 3

East Nassau Stewardship District Wildlight Village Phase 1

Preliminary Sources and Uses of Funds

	Master Bonds	Neighborhood Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	\$41,250,000	\$18,750,000	\$60,000,000
Total Sources	\$41,250,000	\$18,750,000	\$60,000,000
Uses			
Project Fund Deposits:			
Project Fund	\$31,700,000	\$14,300,000	\$46,000,000
Other Fund Deposits:			
Debt Service Reserve Fund	\$3,158,819	\$1,435,827	\$4,594,647
Capitalized Interest Fund	\$5,362,500	\$2,437,500	\$7,800,000
	\$8,521,319	\$3,873,327	\$12,394,647
Delivery Date Expenses:			
Costs of Issuance	\$1,028,681	\$576,673	\$1,605,353
Total Uses	\$41,250,000	\$18,750,000	\$60,000,000



Table 4

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Benefit Allocation

Land Use	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./Acre/Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial			
Village Center	1.45	797.50	47.62872%
Total Commercial		797.50	47.62872%
Educational/Community			
Elementary School	n/a	0.00	0.00000%
Community Center	n/a	0.00	0.00000%
Wellness Center/Private School	5.88	164.64	9.83272%
Total Government/Community		164.64	9.83272%
Residential			
SF 30'	0.62	37.20	2.22168%
SF 45'	0.87	209.67	12.52202%
SF 55'	1.00	175.00	10.45144%
SF 70'	1.28	134.40	8.02671%
Apartment	0.52	156.00	9.31671%
Total Residential		712.27	42.53857%
Total		1,674.41	100.00000%



Table 5

East Nassau Stewardship District

Wildlight Village Phase 1

Master Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*
<u>Comercial</u>			
Village Center	\$19,646,845.75	\$35,721.54	\$2,849.44
Total Comercial	\$19,646,845.75		
<u>Educational/Community</u>			
Elementary School	\$0.00	\$0.00	\$0.00
Community Center	\$0.00	\$0.00	\$0.00
Wellness Center/Private School	\$4,055,995.84	\$144,856.99	\$11,554.98
Total Government/Community	\$4,055,995.84		
<u>Residential</u>			
SF 30'	\$916,442.21	\$15,274.04	\$1,218.38
SF 45'	\$5,165,334.36	\$21,432.92	\$1,709.66
SF 55'	\$4,311,220.07	\$24,635.54	\$1,965.13
SF 70'	\$3,311,017.01	\$31,533.50	\$2,515.37
Apartment	\$3,843,144.75	\$12,810.48	\$1,021.87
Total Residential	\$17,547,158.40		
Total	\$41,250,000.00		

* Included costs of collection and assumes payment in **November**



Table 6

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Benefit Allocation

Land Use	Neighborhood Infrastructure Improvements ERU per Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential			
SF 30'	0.58	34.80	6.21584%
SF 45'	0.86	207.26	37.01997%
SF 55'	1.00	175.00	31.25781%
SF 70'	1.36	142.80	25.50638%
Total		559.86	100.00000%

Table 7

East Nassau Stewardship District

Wildlight Village Phase 1

Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per Unit	Annual Neighborhood Assessment Apportionment per Unit*
Residential			
SF 30'	\$1,165,469.94	\$19,424.50	\$1,549.46
SF 45'	\$6,941,244.24	\$28,801.84	\$2,297.47
SF 55'	\$5,860,840.21	\$33,490.52	\$2,671.48
SF 70'	\$4,782,445.61	\$45,547.10	\$3,633.21
Total	\$18,750,000.00		

* Included costs of collection and assumes payment in **November**



Table 8

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment per 1,000 Sq. Ft./Acre/Unit
Comercial				
Village Center	\$19,646,846	\$0	\$19,646,846	\$35,721.54
Total Commercial	\$19,646,846	\$0	\$19,646,846	
Educational/Community				
Elementary School	\$0	\$0	\$0	\$0.00
Community Center	\$0	\$0	\$0	\$0.00
Wellness Center/Private School	\$4,055,996	\$0	\$4,055,996	\$144,856.99
Total Government/Community	\$4,055,996	\$0	\$4,055,996	
Residential				
SF 30'	\$916,442	\$1,165,470	\$2,081,912	\$34,698.54
SF 45'	\$5,165,334	\$6,941,244	\$12,106,579	\$50,234.77
SF 55'	\$4,311,220	\$5,860,840	\$10,172,060	\$58,126.06
SF 70'	\$3,311,017	\$4,782,446	\$8,093,463	\$77,080.60
Apartment	\$3,843,145	\$0	\$3,843,145	\$12,810.48
Total Residential	\$17,547,158	\$18,750,000	\$36,297,158	
Total	\$41,250,000	\$18,750,000	\$60,000,000	



Table 9

East Nassau Stewardship District

Wildlight Village Phase 1

Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit*	Annual Neighborhood Assessment Apportionment per Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Acre/Unit
<u>Comercial</u>			
Village Center	\$2,849.44	\$0.00	\$2,849.44
<u>Educational/Community</u>			
Elementary School	\$0.00	\$0.00	\$0.00
Community Center	\$0.00	\$0.00	\$0.00
Wellness Center/Private School	\$11,554.98	\$0.00	\$11,554.98
<u>Residential</u>			
SF 30'	\$1,218.38	\$1,549.46	\$2,767.84
SF 45'	\$1,709.66	\$2,297.47	\$4,007.14
SF 55'	\$1,965.13	\$2,671.48	\$4,636.61
SF 70'	\$2,515.37	\$3,633.21	\$6,148.58
Apartment	\$1,021.87	\$0.00	\$1,021.87

* Included costs of collection and assumes payment in **November**

Exhibit "A"

An Assessment in the amount of \$60,000,000 will be allocated to the following land:

MAP SHOWING SKETCH AND DESCRIPTION
OF
BEING A PORTION OF THE HEIRS OF E. WATERMAN GRANT, SECTION 39
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
SECTIONS 6 & 7 AND THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44
TOWNSHIP 2 NORTH, RANGE 27 EAST
AND A PORTION OF
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50
TOWNSHIP 3 NORTH, RANGE 27 EAST
ALL IN NASSAU COUNTY, FLORIDA

ACREAGE TABLE	
PARCEL A	582.61 ACRES±
PARCEL B	35.49 ACRES±
PARCEL C	23.26 ACRES±
TOTAL	641.36 ACRES±



SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY.
- 2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.
- 3.) BEARINGS SHOWN HEREON WERE ASSUMED ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (ATA), BEARING BEING S 72°19'01" W.
- 4.) SOURCES OF INFORMATION:
 - DIRECTOR OF RECORDS
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 74000.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF INTERSTATE 95, SECTION 74180-(249)
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO. 5 (U.S. HIGHWAY 17), PROJECT NO. 7402

RICHARD J. JENKINS, DATED 08/01/2017
FLORIDA REGISTERED LAND SURVEYOR NO. 4421
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPER
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LD BRADLEY LAND SURVEYORS <small>Old World Knowledge... New Age Technology</small>	L. D. BRADLEY LAND SURVEYORS 5773 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA 32205	
	PHONE (904) 786-6400	FAX (904) 786-1479
W.O. NO. 16-183	DATE: 08/01/2017	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 16183 ALL.DWG	FB PG

Parcel A:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 39, Township 2 North, Range 26 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of those lands described in Official Record Book 408, Page 695 of the Public Records of Nassau County, Florida; thence on the Easterly line of said lands, N 17°42'30" W, a distance of 597.78 feet to the Northeast corner of said lands; thence departing said Easterly line and on the Northerly line of said lands and the Northerly line of those lands described in Official Record Book 1136, Page 260 and Official Record Book 932, Page 1824 of the said Public Records for the next 2 courses, S 72°16'09" W, a distance of 819.42 feet; thence S 89°02'41" W, a distance of 838.80 feet to the Northwest corner of last said lands said point also being on the Easterly line of those lands described in Official Record Book 956, Page 1636 of the aforesaid Public Records; thence departing said Northerly line and on the Easterly line of said lands, N 16°36'59" W, a distance of 1239.01 feet to the most Northeast corner of said lands, thence departing said Easterly line and on the most Northerly line of said lands, S 73°23'30" W, a distance of 1172.26 feet to a point on the Easterly Limited Access Right of Way line of Interstate 95 (Variable Width Limited Access Right of Way); thence departing said most Northerly line and on said Easterly Limited Access Right of Way line, N 16°36'59" W, a distance of 874.67 feet; thence departing said Easterly Limited Access Right of Way line, N 49°39'35" E, a distance of 1624.06 feet to the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence continue N 49°39'35" E, a distance of 1172.85 feet; thence N 49°55'41" E, a distance of 1871.04 feet; thence N 05°27'29" E, a distance of 2997.60 feet to a point on the Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way as Recorded in Official Record Book 273, Page 551 and Official Record Book 278, Page 607 of the aforesaid Public Records; thence S 79°16'48" E, a distance of 2563.70 feet; thence S 37°12'31" W, a distance of 2021.47 feet to a point on aforesaid Westerly Right of Way line of Florida Power & Light Company Easement for Right of Way; thence on said Westerly Right of Way line, S 31°51'09" E, a distance of 1875.32 feet; thence S 03°47'17" E, a distance of 876.82 feet; thence S 43°45'16" W, a distance of 806.96 feet; thence S 10°53'43" E, a distance of 2097.70 feet to a point on the Northerly Right of way line of State Road No. 200 (A1A) (184 foot Right of Way); thence on said Northerly Right of way line, S 72°19'01" W, a distance of 2626.63 feet to the Point of Beginning.

Less and Except:

District School Board of Nassau County, School Site, as described in Official Record Book 1981, Page 109, of the Public Records of Nassau County, Florida.

and Less and Except:

90 FOOT AND 81 FOOT ROADWAY PARCEL "A" AND PARCEL "B":

as described in Official Record Book 1981, Page 163, of the Public Records of Nassau County, Florida.

Parcel B:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 2457.17 feet to a point on the Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 573.63 feet to a point on the Southwesterly Right of Way line of William Burgess Boulevard (100 foot Right of Way); thence departing said Southerly Right of Way line and on said Southwesterly Right of Way line for the next 8 courses, S 17°43'35" E, a distance of 230.08 feet to the beginning of a curve, concave Northeast, having a radius of 355.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 333.73 feet said arc being subtended by a chord which bears S 44°37'59" E, a distance of 321.59 feet to the curves end; thence S 71°32'24" E, a distance of 964.03 feet to the beginning of a curve, concave Southwest, having a radius of 625.00 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 147.33 feet said arc being subtended by a chord which bears S 64°47'13" E, a distance of 146.98 feet to the curves end; thence S 58°02'03" E, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 350.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 345.42 feet said arc being subtended by a chord which bears S

29°45'40" E, a distance of 331.57 feet to the curves end; thence S 01°29'18" E, a distance of 887.57 feet to the beginning of a curve, concave Easterly, having a radius of 695.00 feet and a central angle of 3°44'28"; thence on the arc of said curve a distance of 45.38 feet said arc being subtended by a chord which bears S 03°21'32" E, a distance of 45.37 feet to a point on the Northeasterly line of those lands described in Official Record Book 936, Page 894 of the Public Records of Nassau County, Florida; thence departing said Southwesterly Right of Way line, N 67°35'28" W, a distance of 480.33 feet to the most Northeasterly corner of said lands; thence departing said Northeasterly line and on the North line of said lands, S 89°40'42" W, a distance of 528.86 feet; thence departing said North line, N 00°06'22" W, a distance of 965.41 feet; thence S 89°20'06" W, a distance of 1071.37 feet to the Southeast corner of those lands described in Deed Book 81, Page 359 of the said Public Records; thence on the East line of said lands, N 00°39'54" W, a distance of 208.70 feet to the Northeast corner of said lands; thence departing said East line and on the North line of said lands, S 89°20'06" W, a distance of 208.70 feet to the Northeast corner of those lands described in Official Record Book 513, Page 91 of the said Public Records; thence departing said North line and on the Northerly line of said lands, S 69°45'17" W, a distance of 94.87 feet to a point on the aforesaid Easterly Right of Way line of Harper Chapel Road (60 foot Right of Way) said point on a curve, concave Northeast, having a radius of 126.27 feet and a central angle of 10°58'25"; thence departing said Northerly line and on the Easterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 24.18 feet said arc being subtended by a chord which bears N 23°10'12" W, a distance of 24.15 feet to the curves end; thence N 17°40'59" W, a distance of 923.94 feet to the Point of Beginning.

Parcel C:

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

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the West line of said Section 44, N 01°11'47" W, a distance of 360.33 feet to a point on the Southerly Right of Way line of State Road No. 200 (A1A) (184 foot Right of Way); thence departing said West line and on said Southerly Right of Way line, N 72°19'01" E, a distance of 3128.70 feet to a point on the Northeasterly Right of Way line of William Burgess Boulevard (100 foot Right of Way) and the Point of Beginning; thence continue on said Southerly Right of Way line, N 72°19'01" E, a distance of 630.14 feet to the

Northwest corner of those lands described in Official Record Book 235, Page 514 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly of said lands, S 17°40'59" E, a distance of 800.00 feet to the Southwest corner of said lands; thence departing said Westerly line and on the Southerly line of said lands, N 72°19'01" E, a distance of 800.00 feet to the Southeast corner of said lands; thence S 17°40'59" E, a distance of 422.53 feet to the beginning of a curve, concave Northeast, having a radius of 781.27 feet and a central angle of 58°58'55"; thence on the arc of said curve a distance of 804.26 feet said arc being subtended by a chord which bears S 47°10'26" E, a distance of 769.22 feet to the northeast corner of Section 6, Township 2 North, Range 27 East, Nassau County, Florida and the curves end; thence on the East line of said Section 6, S 00°39'07" W, a distance of 973.20 feet to the southeast corner of said Section 6 said point also being the Northeast corner of Section 7, Township 2 North, Range 27 East, Nassau County, Florida; thence departing said East line and on the east line of said Section 7, S 00°35'09" E, a distance of 570.02 feet to the a foresaid Northeasterly Right of Way line of William Burgess Boulevard said point also being on a curve, concave Northeast, having a radius of 595.00 feet and a central angle of 47°04'42"; thence departing said East line and on said Northeasterly Right of Way line and on the arc of said curve for the next 8 courses, a distance of 488.89 feet said arc being subtended by a chord which bears N 25°01'39" W, a distance of 475.26 feet to the curves end; thence N 01°29'18" W, a distance of 887.57 feet to the beginning of a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 56°32'45"; thence on the arc of said curve a distance of 444.11 feet said arc being subtended by a chord which bears N 29°45'40" W, a distance of 426.30 feet to the curves end; thence N 58°02'03" W, a distance of 655.42 feet to the beginning of a curve, concave Southwest, having a radius of 725 feet and a central angle of 13°30'21"; thence on the arc of said curve a distance of 170.90 feet said arc being subtended by a chord which bears N 64°47'13" W, a distance of 170.50 feet to the curves end; thence N 71°32'24" W, a distance of 964.03 feet to the beginning of a curve, concave Northeast, having a radius of 255.32 feet and a central angle of 53°48'49"; thence on the arc of said curve a distance of 239.80 feet said arc being subtended by a chord which bears N 44°37'59" W, a distance of 231.09 feet to the curves end; thence N 17°43'35" W, a distance of 230.01 feet to the Point of Beginning.

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST NASSAU STEWARDSHIP DISTRICT RE-DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the Board of Supervisors of the District (the "Board") to levy, collect and enforce special assessments pursuant to Chapters 170 and 190, *Florida Statutes*; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, the District desires to use the uniform method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "Uniform Method"); and

WHEREAS, the District previously adopted Resolution 2017-22 setting a public hearing on the District's intent to use the Uniform Method for September 28, 2017, which hearing was opened and continued until later dates; and

WHEREAS, the Board determined that it was in the best interests of the District not to take action at such continued hearing and to instead re-designate a date, time, and location of a public hearing regarding the District's intent to use the Uniform Method.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. A Public Hearing will be held on the District's intent to adopt the Uniform Method on _____, 2018, at _____ a.m/p.m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of December, 2017.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 1; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the East Nassau Stewardship District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2017-206, Laws of Florida (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated December 14, 2017, attached hereto as **Exhibit B** and incorporated herein by reference and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved; and

WHEREAS, the District previously adopted Resolutions 2017-23 and 2017-24, declaring special assessments and setting a public hearing thereon for September 28, 2017, which public hearing was continued to later dates; and

WHEREAS, the Board determined it to be in the best interests of the District not to take action at such continued public hearing and to instead recommence the proceedings authorized by Chapters 170 and 197, Florida Statutes, to impose, levy and collect the Assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$46,000,000 (the "Estimated Cost").
4. The Assessments will defray approximately \$60,000,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th of December, 2017.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: *Engineers Report for Wildlight Village Phase 1*, as revised December 14, 2017

Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 1*, dated December 14, 2017

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2018, AT _____ .M., AT _____, LOCATED AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS WILDLIGHT VILLAGE PHASE 1 IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the East Nassau Stewardship District (“Board”) previously adopted Resolution 2018-07, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS FOR THE AREA KNOWN AS WILDLIGHT VILLAGE PHASE 1; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2018-07, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 2017-206, Laws of Florida, and Chapters 170 and 189, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available _____ for _____ public _____ inspection _____ at _____ (“District Records Office”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at ____ .m.,
on _____ at _____

_____ ,
for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 189, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th of December, 2017.

Attest:

**EAST NASSAU STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

**EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2017**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2017**

	General Fund	Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash	\$ 39,488	\$ -	\$ 39,488
Due from Landowner	4,330	-	4,330
Total assets	\$ 43,818	\$ -	\$ 43,818
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 37,318	\$ -	\$ 37,318
Landowner advance	6,500	-	\$ 6,500
Total liabilities	43,818	-	43,818
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,330	-	4,330
Total deferred inflows of resources	4,330	-	4,330
Fund balances:			
Unassigned	(4,330)	-	(4,330)
Total fund balances	(4,330)	-	(4,330)
Total liabilities, deferred inflows of resources and fund balances	\$ 43,818	\$ -	\$ 43,818

**EAST NASSAU STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 10,710	\$ 10,710	\$ 151,625	7%
Total revenues	<u>10,710</u>	<u>10,710</u>	<u>151,625</u>	7%
EXPENDITURES				
Professional & administrative				
District engineer	-	-	7,500	0%
General counsel	-	-	50,000	0%
District manager	4,000	4,000	48,000	8%
Debt service fund accounting: master bonds	-	-	7,500	0%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	-	6,500	0%
Postage	-	-	1,000	0%
Printing and binding	83	83	1,000	8%
Insurance - GL, POL	10,710	10,710	12,000	89%
Legal advertising	-	-	6,000	0%
Miscellaneous- bank charges	-	-	950	0%
Website	-	-	750	0%
Dissemination agent	-	-	1,000	0%
Annual district filing fee	175	175	175	100%
Trustee (related to master bonds)	-	-	8,500	0%
Total professional & administrative	<u>14,968</u>	<u>14,968</u>	<u>151,625</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(4,258)	(4,258)	-	
Fund balances - beginning	(72)	(72)	-	
Fund balances - ending	<u>\$ (4,330)</u>	<u>\$ (4,330)</u>	<u>\$ -</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 72,070	0%
Total revenues	<u>-</u>	<u>-</u>	<u>72,070</u>	0%
EXPENDITURES				
Field operations				
Field operations	-	-	9,000	0%
Administration and accounting	-	-	2,500	0%
Wetland and conservation maintenance	-	-	5,250	N/A
Landscape	-	-	26,440	0%
Lake maintenance	-	-	2,520	0%
Pest control	-	-	2,250	0%
Street cleaning	-	-	1,696	0%
Street light lease	-	-	6,450	0%
Repairs & maintenance	-	-	2,938	0%
Electricity	-	-	3,588	0%
Landscape replacement	-	-	2,938	0%
Parts & supplies	-	-	1,500	0%
Insurance	-	-	5,000	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>72,070</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	<u>-</u>	<u>-</u>	<u>-</u>	
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	

1 **MINUTES OF MEETING**
2 **EAST NASSAU**
3 **STEWARDSHIP DISTRICT**
4

5 The Board of Supervisors of the East Nassau Stewardship District held continued public
6 hearings, multiple public hearings and a regular meeting on Thursday, October 19, 2017 at 10:00
7 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346
8 William Burgess Boulevard, Yulee, Florida 32097.
9

10 **Present at the meeting were:**

11		
12	Mike Hahaj	Chair
13	Bob Rhodes	Assistant Secretary
14	Max Hord	Assistant Secretary
15	Rob Fancher	Assistant Secretary

16
17 **Also present were:**

18		
19	Craig Wrathell	District Manager
20	Jonathan Johnson (<i>via telephone</i>)	Hopping, Green & Sams
21	Sarah Warren (<i>via telephone</i>)	District Counsel
22	Scott Wild	District Engineer
23	Zack Brecht	Interim District Engineer
24	Hugh Mathews	Interim District Engineer
25	Brett Sealy	MBS Capital Markets
26	Justin Rowan	MBS Capital Markets
27	John Stack	Nassau County Planning & Zoning
28	Charles Adams	Landowner Representative
29		

30
31 **FIRST ORDER OF BUSINESS**

Call to Order

32
33 Mr. Wrathell called the meeting to order at 10:04 a.m. Supervisors Hahaj, Fancher,
34 Rhodes and Hord were present, in person. Supervisor Roach was not present.
35

36 **SECOND ORDER OF BUSINESS**

Invocation

37
38 Mr. Hahaj led the group in prayer.
39

40 **THIRD ORDER OF BUSINESS**

Pledge of Allegiance

41
42 All present recited the Pledge of Allegiance.

43 **FOURTH ORDER OF BUSINESS** **Roll Call**

44

45 This item was presented during the First Order of Business.

46 **▪ Miscellaneous Items**47 ******This was an addition to the agenda.******

48 Mr. Wrathell reported that the District issued a press release last week and a copy was
49 provided to the Board. Mr. Hahaj provided a copy of one of the articles that was in the local
50 paper, which would be scanned and emailed to the Board, after the meeting. The press release
51 would be posted on the District's website.

52 Mr. Hahaj stated that he attended three meetings in response to a letter received from
53 Nassau County Commission Chair, Mr. Daniel B. Leeper. The Developer was present and Mr.
54 Hahaj was present on behalf of the Stewardship District together with County Staff, the County
55 Attorney, Manager and the Office of Management and Budget (OMB) Director. Much of the
56 discussion surrounded the public recreation facilities and what that may be, the East Nassau
57 Community Planning Area (ENCPA) and the footprint of the Stewardship District, wanting to
58 program timing, determining what the Developer may be committing to and how the
59 Stewardship District may interact as parties that facilitate these public improvements for the
60 ENCPA. It was a dialogue that began and was part of a process that is part of a Civic Facilities
61 Study (CFS). On October 11th there was a County Public Session to kick off a Memorandum of
62 Understanding (MOU) that would help outline what the public facilities and civic uses may be
63 for the ENCPA. It was a discussion that spoke to the needs, the program, what kind of timing
64 would be involved, and the commitment by all parties involved. It was anticipated to be a
65 lengthy process and a public process could take up to or over 18 months. As a Stewardship
66 District, one of the District's roles pertains to being a financing tool for public improvements in
67 the ENCPA with an advocate for forming a Public Finance Panel of Experts that could ultimately
68 bring forth what other municipalities and Districts were doing in Florida. It would help educate
69 the Board of what may be occurring in Florida, as it relates to financing public improvements.
70 There would be future meetings in that regard and, with the Board's approval, Mr. Hahaj would
71 like to continue to participate and engage in that effort with the Developer and the County.

72 Mr. Rhodes inquired about the 18-month process and asked if there would be a Facilities
73 Needs Study, with a consultant, etc., to put this together. Mr. Hahaj replied affirmatively and
74 stated that was the purpose of the session on October 11 and to begin determining the path for
75 laying out that scope and what the process may look like. Mr. Rhodes inquired if the County

76 would initiate that and hire the consultant. Mr. Hahaj believed that the consultant would likely
77 be hired by the Developer but it would, essentially, be a tri-party involvement with the County,
78 Stewardship District and the Developer. Mr. Selick, of VHB Consulting (VHB), was the
79 consultant who was in attendance at the meeting on October 11.

80

81 **FIFTH ORDER OF BUSINESS**

Public Comments

82

83 There being no public comments, the next item followed.

84

85 **SIXTH ORDER OF BUSINESS**

**Continued Public Hearing to Consider
the Adoption of an Assessment Roll and
the Imposition of Special Assessments
Relating to the Financing and Securing of
Certain Public Improvements for
Wildlight Village Phase 1 (staff
recommendation: continue public hearing
to November 16, 2017)**

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Mr. Wrathell stated that, during the last meeting, Items 6 and 7, pertaining to the Public Hearings, were continued to today. Those items related to the Engineer’s Report and the Assessment Methodology, commenced the assessment process and created the framework for the ability to impose assessments and, ultimately, issue bonds to finance public infrastructure, specifically in the Wildlight area of the project. Due to what Mr. Hahaj described today wherein there is a working partnership with the County and, as a courtesy to the County, coupled with recent discussions with Mr. Hahaj, Mr. Wrathell recommended continuing the Public Hearings to the next meeting, assuming the Chair concurred. Originally, the proposed continuance and next meeting were scheduled for November 16 but, due to a conflict, he approved to reschedule the meeting for Wednesday, November 15, 2017 at 10:00 a.m., at this location; Management would pay for the advertisement. Mr. Rhodes indicated that he could be available for approximately 75 minutes on November 15 and that the 10:00 a.m., start time, would work for his schedule.

On MOTION by Mr. Hord and seconded by Mr. Rhodes, with all in favor, authorizing Staff to reschedule the November Regular Meeting and Continued Public Hearings to Wednesday, November 15, 2017 at 10:00 a.m., at this location., and advertise, accordingly, were approved.

114 Mr. Wrathell stated that he would open the Public Hearing but the intent was to continue
115 the Public Hearing to November 15, 2017 at 10:00 a.m., at this location.

116

On MOTION by Mr. Fancher and seconded by Mr. Rhodes, with all in favor, the Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1, was opened.

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No members of the public spoke.

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On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1, was continued to Wednesday, November 15, 2017 at 10:00 a.m., at this location.

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• *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

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• *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

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A. Affidavit/Proof of Publication

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The affidavit of publication for today’s Public Hearing, was provided for informational purposes.

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B. Mailed Notice to Property Owner(s)

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The Mailed Notices to Property Owners were included for informational purposes.

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C. Consideration of Resolution 2018-01, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapter 2017-206, Law of Florida, and Chapters 170,189 and 197, Florida Statutes;

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151 **Confirming the District’s Intention to Issue Revenue Bonds; Making Provisions for**
152 **Transfers of Real Property to Governmental Bodies; Providing for the Recording of**
153 **an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

154 This item was deferred.

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156 **SEVENTH ORDER OF BUSINESS**

Continued Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date (staff recommendation: continue public hearing to November 15, 2017)

174 **A. Affidavit/Proof of Publication**

175 The affidavit of publication for today’s Public Hearing, was provided for informational
176 purposes.

177 **B. Consideration of Resolution 2018-02, Expressing its Intent of the District to Use the**
178 **Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem**
179 **Assessments Which May Be Levied By the East Nassau Stewardship District in**
180 **Accordance With Section 197.3632, Florida Statutes; Providing a Severability**
181 **Clause; and Providing for an Effective Date**

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On MOTION by Mr. Hord and seconded by Mr. Hahaj, with all in favor, the Continued Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date, was opened.

200 No members of the public spoke.

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On MOTION by Mr. Rhodes and seconded by Mr. Fancher, with all in favor, the Continued Public Hearing, Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date, was continued until Wednesday, November 15, 2017 at 10:00 a.m., at this location.

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This item was deferred.

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EIGHTH ORDER OF BUSINESS

Continued Public Hearing to Hear Public Comment and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54, Florida Statutes

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A. Affidavits of Publication

- 224 • Notice of Rule Development
- 225 • Notice of Rule Making

226 Mr. Wrathell presented the affidavits of publication for today’s Continued Public Hearing
227 and Regular meeting.

228

229 **B. Consideration of Resolution 2018-03, Adopting Rules of Procedure; Providing a**
230 **Severability Clause; and Providing an Effective Date**

231 Mr. Wrathell presented Resolution 2018-03. The proposed Rules of Procedure
232 commemorate basic statutes and procedures that are normally followed by Districts, such as
233 running meetings, how public comments would be taken, the responsibilities of officers, bids,
234 etc.

235 Ms. Warren addressed the questions raised by Mr. Rhodes, concerning the District's
236 Compliance as follows:

237 1) The District's Compliance with Chapter 120 of the Florida Statutes. The Stewardship
238 District is subject to Chapter 120, through the reference to the District's authority to
239 adopt Rules in the Special Act. Through that reference, the District is considered to be an
240 Agency, as defined in Chapter 120; however, as a local government within one county,
241 there are certain exceptions that apply to the District and to the standard rulemaking
242 procedures such as:

- 243 a) The District was required to publish the Rulemaking Notices in the Florida
244 Administrative Register.
- 245 b) The District is only required to publish the Rulemaking Notices in a newspaper of
246 general circulation within the County of the District.
- 247 c) The District is not required to include the full proposed text of the Rules within
248 those Notices, which is sometimes required for other agencies in the rulemaking
249 procedures.
- 250 d) The District is not required to submit its Rules to the Florida Administrative
251 Committee for review, which is sometimes a requirement for executive agencies
252 and so forth.

253 Ms. Warren stated that the Notices of the Public Hearing were published in compliance
254 with the requirements of Chapter 120.

255 Ms. Warren stated that the second question raised, at the last meeting, was related to
256 conflict of interest. The Rules were revised to address that concern. The first change was
257 reflected on Page 5, Rule 1.1, which added subsection "(6) Conflict of Interest". That section
258 reflects the language from the Special Act, which states it is not a conflict of interest for a Board
259 Member, the District Manager or an employee of the District to be a stock holder, officer or
260 employee of a Landowner or entity affiliated with a Landowner within the District. The second

261 revision was relocating language to Section 1.1, subsection (7)(a), which states, “pursuant to
262 Section 112.3143, of the Florida Statutes, a Board member elected on a one-acre, one-vote basis,
263 is not prohibited from voting, when voting in said capacity.”

264 Mr. Rhodes stated that the problem was not with the Rules but with the Statute. The
265 Statute was articulated and his interpretation was the same as District Counsel; the key point was
266 that there is not a conflict of interest for an employee of the Landowner to vote in such a way
267 that would benefit the Landowner. It is the same standard that applied to local officials and
268 planning commissions, etc. Mr. Rhodes was comfortable with the language and the issue raised
269 was answered by Ms. Warren’s revision, based on the law. Discussion ensued regarding Chapter
270 190.

271 *****Mr. Wrathell opened the Public Hearing.*****

272 No members of the public spoke.

273 *****Mr. Wrathell closed the Public Hearing.*****

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275 **On MOTION by Mr. Hahaj and seconded by Mr. Hord, with**
276 **all in favor, Resolution 2018-03, Adopting Rules of Procedure;**
277 **Providing a Severability Clause; and Providing an Effective**
278 **Date, was adopted.**

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281 Ms. Warren asked that the Public Hearing be closed by a motion.

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283 **On MOTION by Mr. Rhodes and seconded by Mr. Fancher,**
284 **with all in favor, the Continued Public Hearing to Hear Public**
285 **Comment and Objections to the Adoption of the Rules of**
286 **Procedure, Pursuant to Sections 120.54, Florida Statutes, was**
287 **closed.**

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290 **NINTH ORDER OF BUSINESS**

Affidavit of Publication

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292 The affidavit of publication for today’s Public Hearings related to the Fiscal Year 2017
293 and Fiscal Year 2018 budgets and the Regular Meeting was provided for informational purposes.

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295 **TENTH ORDER OF BUSINESS**

Public Hearing to Hear Public Comments
and Objections on Adoption of Fiscal
Year 2016/2017 Budget

299 A. Consideration of Resolution 2018-04, Relating to the Annual Appropriations and
300 Adopting the Budgets for the Fiscal Year Beginning October 1, 2016, and Ending
301 September 30, 2017; Authorizing Budget Amendments; and Providing an Effective
302 Date

303 Mr. Wrathell presented Resolution 2018-04.
304

305 **On MOTION by Mr. Rhodes and seconded by Mr. Hord, with**
306 **all in favor, the Public Hearing to Hear Public Comments and**
307 **Objections to the Adoption of Fiscal Year 2016/2017 Budget,**
308 **was opened.**

310 No members of the public spoke.
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313 **On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with**
314 **all in favor, the Public Hearing to Hear Public Comment and**
315 **Objections to the Adoption of Fiscal Year 2016/2017 Budget,**
316 **was closed.**

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319 **On MOTION by Mr. Fancher and seconded by Mr. Rhodes,**
320 **with all in favor, Resolution 2018-04, Relating to the Annual**
321 **Appropriations and Adopting the Budgets for the Fiscal Year**
322 **Beginning October 1, 2016, and Ending September 30, 2017;**
323 **Authorizing Budget Amendments; and Providing an Effective**
324 **Date, was adopted.**

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327 **ELEVENTH ORDER OF BUSINESS**

Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2017/2018 Budget

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331 A. Consideration of Resolution 2018-05, Relating to the Annual Appropriations and
332 Adopting the Budgets for the Fiscal Year Beginning October 1, 2017 and Ending
333 September 30, 2018; Authorizing Budget Amendments; and Providing an Effective
334 Date

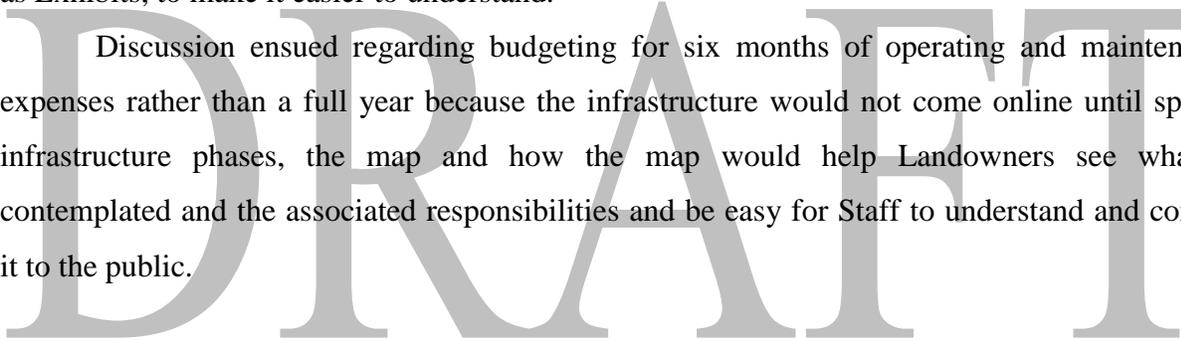
335 Mr. Wrathell presented Resolution 2018-05. The operational costs associated with
336 Wildlight would be Landowner-funded, at this time.

337 Mr. Rhodes asked if the Special Revenue for Wildlight was an ongoing responsibility of
338 this District or if the District was waiting for bond issuance to then execute. Mr. Wrathell

339 replied that the District was waiting for a bond issue to execute, in the context that,
 340 hypothetically, the District could be taking ownership of the improvements but would not until
 341 bonds are issued, infrastructure improvements would be acquired or purchased from the
 342 developer for actual costs or go out to bid or alternative types of arrangements could be
 343 evaluated. It was a timing issue; the District would assume the maintenance responsibility once
 344 the infrastructure improvements were taken over. Until the improvements are owned, the
 345 District does not take it over. Discussion ensued. Mr. Wrathell recommended adopting this as
 346 part of the budget since he was confident that the numbers were realistic.

347 Mr. Hahaj suggested a map so the Board could better understand what the District
 348 contemplated owning and maintaining, versus what the Wildlight Property Owners' Association
 349 (POA) would maintain, and understand, graphically, what those obligations are, as they relate to
 350 the Fiscal Year 2018 budget assessment. Mr. Wrathell agreed with the idea of including maps,
 351 as Exhibits, to make it easier to understand.

352 Discussion ensued regarding budgeting for six months of operating and maintenance
 353 expenses rather than a full year because the infrastructure would not come online until spring,
 354 infrastructure phases, the map and how the map would help Landowners see what is
 355 contemplated and the associated responsibilities and be easy for Staff to understand and convey
 356 it to the public.



On MOTION by Mr. Fancher and seconded by Mr. Hord, with all in favor, the Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget, was opened.

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No members of the public spoke.

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On MOTION by Mr. Hord and seconded by Mr. Fancher, with all in favor, the Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2017/2018 Budget, was closed.

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On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, Resolution 2018-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement with England-Thims & Miller, Inc.

Mr. Wrathell stated that, at a prior meeting, the Board authorized Staff to advertise a Request for Qualifications (RFQ) for District Engineering Services. England-Thims & Miller, Inc. (ETM) was already engaged as the Interim District Engineer. Chapter 287.055, of the Florida Statutes, requires the RFQ process if engineering services exceeded \$35,000 per fiscal year; ETM was the only respondent to the RFQ and was ranked the #1. Mr. Wrathell discussed the role that the District Engineer would have with the District.

Regarding Engineering expenses, Ms. Warren stated that, in this case, defined projects would occur at particular points and it would be easy to bring forward a specific authorization order for Board approval. Discussion ensued regarding hourly fees in other Districts, the level of strategic analysis that ETM brings and the business acumen of a quality Engineer.

On MOTION by Mr. Rhodes and seconded by Mr. Hahaj, with all in favor, the Professional Engineering Services Agreement and Fee Schedule with England-Thims & Miller, Inc., was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of September 28, 2017 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the September 28, 2017 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, the September 28, 2017 Public Hearings and Regular Meeting Minutes, as presented, were approved.

413 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

414

415 **A. District Counsel: *Hopping Green & Sam, P.A.***

416 There being no report, the next item followed.

417 **B. Interim District Engineer: *England-Thims & Miller, Inc.***

418 Mr. Mathews stated that he was working with the District and the County to accomplish
419 two tasks. One was related to questions raised by the County about the original Engineer's
420 Report, such as what was included in it and the basis of the cost. He would continue to work
421 with the County helping them to understand what was included and the basis of the estimates.
422 The second was related to questions raised by the County about Wildlight Park. He was working
423 with County Staff, the Developer and District Staff to determine if there are any components of
424 the park that could be brought forward into Phase 1. Location-wise, the park was right on the
425 edge, between Phase 1 and Phase 2, so it made sense to bring it into Phase 1. Discussion ensued
426 regarding the County questioning the cost estimates, the County looking at the recreation budget,
427 limited details on the report comprising the recreation budget, reviewing the numbers and backup
428 with the County, implications of moving the park from Phase 2 to Phase 1 and impacting the
429 Fiscal Year 2018 budget, construction and timing, accelerating the park, etc.

430 Mr. Charles Adams, a Landowner representative, stated that one of the reasons the
431 County was confused was because the County did not see the park on the map associated with
432 the Engineer's Report for Phase 1 of Wildlight. Mr. Wrathell and his team explained that the
433 map represented the boundaries of what liens would be placed upon, if liens were issued. It was
434 not the scope of what is included in it but what liens could be placed upon it. Typically, this is
435 not put on what is considered to be under the existing Development Order; therefore, it would
436 not be assessed. The County began asking when that would occur, could it be done early on
437 since it is a public park and yet to be determined as a Stewardship District owned and operated
438 park, which is a public accessible asset or is it a County Park. The County had not made up its
439 mind about what it would be. A portion of the Wildlight Community Park area is contained
440 within the first EDP that is approved for Wildlight. In terms of the business plan, from
441 improvements made to the property perspective, park improvements would be made during the
442 beginning of Phase 2, which would be included in EDP #2. Discussions were had regarding
443 what could be done, if anything. It was a developer expense; not a District expense. It was
444 unlikely to affect this budget.

445

446 C. District Manager: *Wrathell, Hunt and Associates LLC*

447 i. NEXT MEETING DATE: November 16, 2017 at 10:00 A.M.

448 The next meeting will be held on November 15, 2017 at 10:00 a.m., at this location,
449 rather than as originally scheduled for November 16.

450 Mr. Wrathell stated that the website was operational and Ms. Daphne Gillyard, of his
451 office, sent emails last night. Hopefully each Board Member has their new email address, which
452 corresponds with the District’s website. Email address questions should be directed to Ms.
453 Gillyard.

454

455 **FIFTEENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

456

457 Mr. Rhodes inquired if Mr. Wrathell reached an agreement with the auditor. Mr.
458 Wrathell replied affirmatively; it would probably be considered at the next meeting. Mr. Hahaj
459 had wanted assurance that the auditor never had any type of disciplinary actions in the past and
460 the auditor affirmed that he had not. This matter would be considered at the next meeting and, as
461 long as the auditor was engaged by the December meeting, the District would be in good shape
462 to complete the Fiscal Year 2017 audit by June 30th.

463 Mr. Hahaj stated that there was a good article about the District in the News Leader a few
464 weeks ago. Mr. Wrathell had a copy and a press release was given to him for inclusion on the
465 District’s website.

466

467 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

468

469 Mr. John Stack, of 67128 Craig Isle Court, Yulee, Florida, stated that it was good that the
470 News Leader article was on the front page. A lot of people were very interested in what was
471 happening in the District and he was looking forward to the communications with the Planning
472 Board and the public. They needed to be updated about what is happening.

473

474 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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476 There being nothing further to discuss, the meeting adjourned.

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478 **On MOTION by Mr. Rhodes and seconded by Mr. Fancher,**
479 **with all in favor, the meeting adjourned at 11:19 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT