

# **LIBERTY COVE**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**September 29, 2021**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS &**

**REGULAR MEETING**

**AGENDA**

**Liberty Cove Community Development 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**

September 22, 2021

Board of Supervisors  
Liberty Cove Community Development District

Dear Board Members:

The Board of Supervisors of the Liberty Cove Community Development District will hold Multiple Public Hearings and a Regular Meeting on September 29, 2021, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 1:00 P.M., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Board of Supervisors (*the following will also be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Chapter 190, Florida Statutes
  - D. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2021-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2021-30, Designating Certain Officers of the District, and Providing for an Effective Date

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. 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
  - A. Affidavit/Proof of Publication
  - B. Consideration of Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Liberty Cove Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
  
7. 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
  - *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.*
  - *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.*
  - A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Master Engineer's Report (*for informational purposes*)
  - D. Master Special Assessment Methodology Report (*for informational purposes*)
  - E. Consideration of Resolution 2021-32, 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 Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real

Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

8. Consideration of Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date
9. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022 and Providing for an Effective Date
10. Approval of August 18, 2021 Organizational Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
  - B. District Engineer (Interim): *Prosser, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: November 2, 2021 at 1:00 PM.

○ QUORUM CHECK


<b>SEAT 1</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 2</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 3</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 4</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>SEAT 5</b>		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests

13. Public Comments

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

**TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 413 553 5047**

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Liberty Cove Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat 1		Votes:
Seat 2		Votes:
Seat 3		Votes:
Seat 4		Votes:
Seat 5		Votes:

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

Seat 1		__-Year Term
Seat 2		__-Year Term
Seat 3		__-Year Term
Seat 4		__-Year Term
Seat 5		__-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 29th day of September, 2021.

Attest:

**LIBERTY COVE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



**RESOLUTION 2021-30**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Liberty Cove Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** **Craig Wrathell** is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Cindy Cerbone** is appointed Assistant Secretary.

**Kristen Suit** is appointed Assistant Secretary.

**SECTION 4.** **Craig Wrathell** is appointed Treasurer.

**Jeff Pinder** is appointed Assistant Treasurer.

**SECTION 5.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 6.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 29th day of September, 2021.

ATTEST:

**LIBERTY COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

Planning  
and Zoning Board  
Thomas Ford, Chair  
Nassau County  
Board of  
County  
Commissioners  
FNL 2T 09-01-08-  
2021  
#658875

LIBERTY COVE  
COMMUNITY  
DEVELOPMENT  
DISTRICT  
NOTICE OF THE  
DISTRICTS  
INTENT TO USE  
THE  
UNIFORM  
METHOD OF  
COLLECTION OF  
NON-AD  
VALOREM  
ASSESSMENTS

Notice is hereby  
given that the  
Liberty Cove  
Community  
Development  
District (District")  
intends to use the  
uniform method of  
collecting non-ad  
valorem  
assessments to be  
levied by the  
District pursuant to  
Section 197.3632,  
Florida Statutes.  
The Board of  
Supervisors of the  
District will  
conduct a public  
hearing on



September 29, 2021  
at 1:00 p.m., at the  
Nassau County  
Chamber of  
Commerce, 961687  
Gateway Blvd., Suite  
101-G, Fernandina  
Beach, Florida  
32034

The purpose of the  
public hearing is to  
consider the  
adoption of a  
resolution  
authorizing the  
District to use the  
uniform method of  
collecting non-ad  
valorem  
assessments to be  
levied by the  
District on  
properties located  
on land included in,  
or to be added to,  
the District.

The District may  
levy non-ad  
valorem  
assessments for the  
purpose of  
financing,  
acquiring,  
maintaining and/or  
operating  
community  
development  
facilities, services  
and improvements  
within and without  
the boundaries of  
the District, to  
consist of, among  
other things,  
stormwater



improvements, roadways, water & wastewater utilities, hardscape, landscape & irrigation, amenities, street lights, undergrounding of electric, offsite improvements, and any other lawful projects or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.



Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (District Managers Office), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of



the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
FNL 4T 09-01-08-15-22-2021  
#658984

**NOTICE OF  
LANDOWNERS  
MEETING AND  
ELECTION  
AND MEETING OF  
THE BOARD OF  
SUPERVISORS OF  
THE  
LIBERTY COVE  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

Notice is hereby given to the public and all landowners within Liberty Cove Community Development District (District) the location of which is generally described as comprising a parcel or parcels of land containing approximately 311.83 acres, generally to the north of the Nassau River, south of William Burgess Boulevard, east of I-95, and west of US-17 in Nassau





# **LIBERTY COVE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**RESOLUTION 2021-31**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Liberty Cove Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 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**, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Nassau County for four (4) consecutive weeks prior to such hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Liberty Cove Community Development District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Nassau County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of September, 2021.

ATTEST:

**LIBERTY COVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description

## Exhibit A

A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.38 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,492.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.82 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 641.23 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 893.86 FEET; (2) THENCE NORTH 00°32'55" WEST A DISTANCE OF 1,416.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 949, PAGES 1458 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES; (1) THENCE NORTH 89°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'49" EAST A DISTANCE OF 116.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 264.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'06" WEST A DISTANCE OF 260.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 67°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 356.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1026, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 86 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OF LESS.

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 816.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,838.69 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 129 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA: (1) THENCE SOUTH 83°51'44" WEST A DISTANCE OF 171.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'34", AN ARC DISTANCE OF 178.87 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85°53'22" WEST A DISTANCE OF 177.92 FEET; (3) THENCE NORTH 75°38'27" WEST A DISTANCE OF 157.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'47", AN ARC DISTANCE OF 121.16 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 68°41'57" WEST A DISTANCE OF 120.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'24", AN ARC DISTANCE OF 85.66 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86°17'45" WEST A DISTANCE OF 83.06 FEET; (6) THENCE SOUTH 69°09'55" WEST A DISTANCE OF 191.92 FEET; (7) THENCE NORTH 77°59'14" WEST A DISTANCE OF 847.81 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE SOUTH 65°52'49" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 171.73 FEET; THENCE SOUTH 22°08'37" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3,594.85 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE SOUTH 22°08'37" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 14 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 3,026 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 114.86 ACRES MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 359.89 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 995.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 942.67 FEET; THENCE S 57°10'25" W, A DISTANCE OF 997.98 FEET; THENCE N 32°49'35" W, A DISTANCE OF 129.79 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,965.00 FEET, HAVING A CHORD BEARING OF N 11°50'05" W AND A CHORD DISTANCE OF 1,407.85 FEET, HAVING A CENTRAL ANGLE OF 41°59'00" AND AN ARC LENGTH OF 1,439.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 35°38'21" E AND A CHORD DISTANCE OF 26.76 FEET, HAVING A CENTRAL ANGLE OF 52°57'51" AND AN ARC LENGTH OF 27.73 FEET TO A POINT; THENCE N 56°32'31" E, A DISTANCE OF 14.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 39.08 FEET, HAVING A CHORD BEARING OF N 74°05'34" E AND A CHORD DISTANCE OF 23.57 FEET, HAVING A CENTRAL ANGLE OF 35°06'06" AND AN ARC LENGTH OF 23.94 FEET TO A POINT; THENCE S 82°45'44" E, A DISTANCE OF 46.70 FEET; THENCE S 82°53'08" E, A DISTANCE OF 111.15 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 865.79 FEET, HAVING A CHORD BEARING OF S 85°47'11" E AND A CHORD DISTANCE OF 70.75 FEET, HAVING A CENTRAL ANGLE OF 06°05'30" AND AN ARC LENGTH OF 70.79 FEET TO A POINT; THENCE S 87°47'28" E, A DISTANCE OF 201.56 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 265.00 FEET, HAVING A CHORD BEARING OF S 82°36'02" E AND A CHORD DISTANCE OF 47.95 FEET, HAVING A CENTRAL ANGLE OF 10°22'52" AND AN ARC LENGTH OF 48.01 FEET TO A POINT; THENCE S 77°24'36" E, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.8 ACRES, MORE OR LESS.

LESS AND EXCEPT:

PARCEL C-7

A PARCEL OF LAND SITUATE IN THE SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 701.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100' RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 695.00 FEET, HAVING A CHORD BEARING OF S 59°26'00" E WITH A CHORD DISTANCE OF 90.08 FEET AND AN ARC LENGTH OF 90.14 FEET; THENCE CONTINUE S 83°08'56" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 811.78 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 63°08'56" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A DISTANCE OF 660.52 FEET; THENCE S 26°51'04" W, A DISTANCE OF 96.51 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 09°54'10" W AND A CHORD DISTANCE OF 252.16 FEET, HAVING A CENTRAL ANGLE OF 33°53'49" AND AN ARC LENGTH OF 255.87 FEET; THENCE IN A WESTERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF N 71°58'15" W AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE N 63°05'09" W, A DISTANCE OF 417.31 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF N 70°50'54" W AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 00°32'55" W, ALONG THE EASTERLY LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.74 ACRES, MORE OR LESS.

LESS AND EXCEPT:

PARCEL C-8

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 88°03'30" E, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING; THENCE N 00°32'55" W, ALONG THE EAST LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888, A DISTANCE OF 1,014.65 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF S 70°50'54" E AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET; THENCE S 63°05'09" E, A DISTANCE OF 417.31 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF S 71°58'15" E AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 18°45'30" E AND A CHORD DISTANCE OF 175.59, HAVING A CENTRAL ANGLE OF 23°25'29" AND AN ARC LENGTH OF 176.82 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 237.50 FEET, HAVING A CHORD BEARING OF S 15°56'31" E AND A CHORD DISTANCE OF 119.16 FEET, HAVING A CENTRAL ANGLE OF 29°03'25" AND AN ARC LENGTH OF 120.45 FEET; THENCE S 01°24'48" E, A DISTANCE OF 94.56 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF S 16°14'05" W AND A CHORD DISTANCE OF 157.65 FEET, HAVING A CENTRAL ANGLE OF 35°17'49" AND AN ARC LENGTH OF 160.17 FEET; THENCE S 33°53'00" W, A DISTANCE OF 220.32 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360 FEET, HAVING A CHORD BEARING OF S 40°21'24" W AND A CHORD DISTANCE OF 81.17 FEET, HAVING A CENTRAL ANGLE OF 02°56'48" AND AN ARC LENGTH OF 81.35 FEET; THENCE S 88°03'29" W, A DISTANCE OF 361.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.60 ACRES, MORE OR LESS

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**



NEWS-LEADER  
Published Weekly  
P.O. Box 16766 (904) 261-3696  
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA  
COUNTY OF NASSAU:

Before the undersigned authority personally appeared  
**Foy R. Maloy, Jr**


Who on oath says that (s)he is the Publisher of the  
Fernandina Beach News-Leader, a weekly newspaper published at  
Fernandina Beach in Nassau County, Florida; that the attached  
copy the advertisement, being a DISPLAY LEGAL NOTICE in the  
matter of

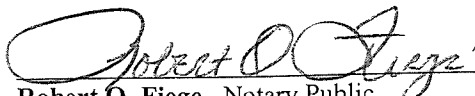
**NOTICE OF 170 HEARING**


Was published in said newspaper in the issue(s) of

09/08/2021 09/15/2021  
**LEGAL DISPLAY**

Affiant further says that the said News-Leader is  
a newspaper published at Fernandina Beach, in said Nassau  
County, Florida and that the said newspaper has heretofore been  
continuously published in said Nassau County, Florida, each week  
and has been entered as second class mail matter at the post office  
in Fernandina Beach in said Nassau County, Florida, for a period  
of one year preceding the first publication of the attached copy  
of advertisement; and Affiant further says that (s)he has neither paid  
nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing this  
advertisement for publication in the said newspaper.

  
Sworn to and subscribed to before me  
This 15th day of September, A.D. 2021

  
Robert O. Fiege, Notary Public

 Personally Known



**LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO  
SECTION 170.07, FLORIDA STATUTES, BY THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION  
197.3632(4)(b), FLORIDA STATUTES, BY THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR MEETING**

The Liberty Cove Community Development District ("District") Board of Supervisors ("Board") will hold public hearings on **September 29, 2021, at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034**, to consider the adoption of an assessment roll, the imposition of a master special assessment lien, and special assessments to secure proposed bonds on benefited lands within the District, as shown in the geographic depiction below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are within the area depicted below and are as more particularly set forth in the *Liberty Cove Community Development District Improvement Plan* dated July 8, 2021 (the "Improvement Plan"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained by contacting the District Records Office located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, (561) 571-0010. At the conclusion of the public hearings, the Board will, by resolution, levy a master assessment lien as finally approved by the Board.

The District is a unit of special-purpose local government responsible for providing, in part, infrastructure improvements for lands within the District. The infrastructure improvements included in the Improvement Plan are currently expected to include, but are not limited to, stormwater management facilities, utilities (water, sanitary sewer, re-use mains, and lift stations), roadways (storm sewer collection and street lighting), entrance features and landscaping, amenity center, environmental compliance and mitigation, professional services and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on file and available during normal business hours from the District Records Office at the addresses provided above. The total estimated costs of the Improvements is \$20,000,000.00.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report* dated July 20, 2021 (the "Assessment Report"), which is on file and available during normal business hours from the District Records Office at the address provided above. The Assessment Report identifies each tax parcel identification number or parcel of property within the District and maximum assessments per parcel and platted unit for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, individual assessments will be assigned to those parcels at the maximum per-unit amounts (determined according to the equivalent residential units, or "ERUs," assigned to each property type). The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against all assessable lands within the District.

The annual principal assessment levied against each parcel will be based on repayment over a maximum of thirty (30) years for the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$25,720,000 in principal par amount of debt to be assessed by the District, exclusive of anticipated fees and costs of collection and enforcement, discounts for early payment and the annual interest. The proposed annual schedule of assessments is as follows ("Maximum Assessments"):

Lot Type	No. of Units	ERU	Maximum Principal per Unit	Maximum Annual Installment*
Townhome	204	0.50	\$19,845.68	\$1,550.29
Single Family	546	1.00	\$39,691.36	\$3,100.57

\*Inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt anticipated to be issued to finance the Improvements.

All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type is as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments are anticipated to be collected on the Nassau County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the assessment amounts securing those bonds, as well as a collection protocol, will be determined. The assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report, and methodology but in no event will exceed the Maximum Assessments noticed herein. Please note that the preceding statement applies only to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District 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*, dated July 20, 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 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.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

- Assessments shall be levied to defray a portion of the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is \$20,000,000 (the "Estimated Cost").
- The Assessments will defray approximately \$25,720,000, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit C** including provisions for supplemental assessment resolutions.
- 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.
- 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.
- 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 Statute 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.
- 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 in which the assessment may be divided, which assessment roll is hereby adopted and approved as the District preliminary assessment roll.
- 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.
- 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.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of August, 2021.

ATTEST: **LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT**  
*/s/ Craig Wrathell* Secretary */s/ Greg Matovina* Chair/Vice Chair, Board of Supervisors  
Exhibit A: Engineer's Report, dated July 2, 2021  
Exhibit B: Master Special Assessment Methodology Report, dated July 20, 2021



Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

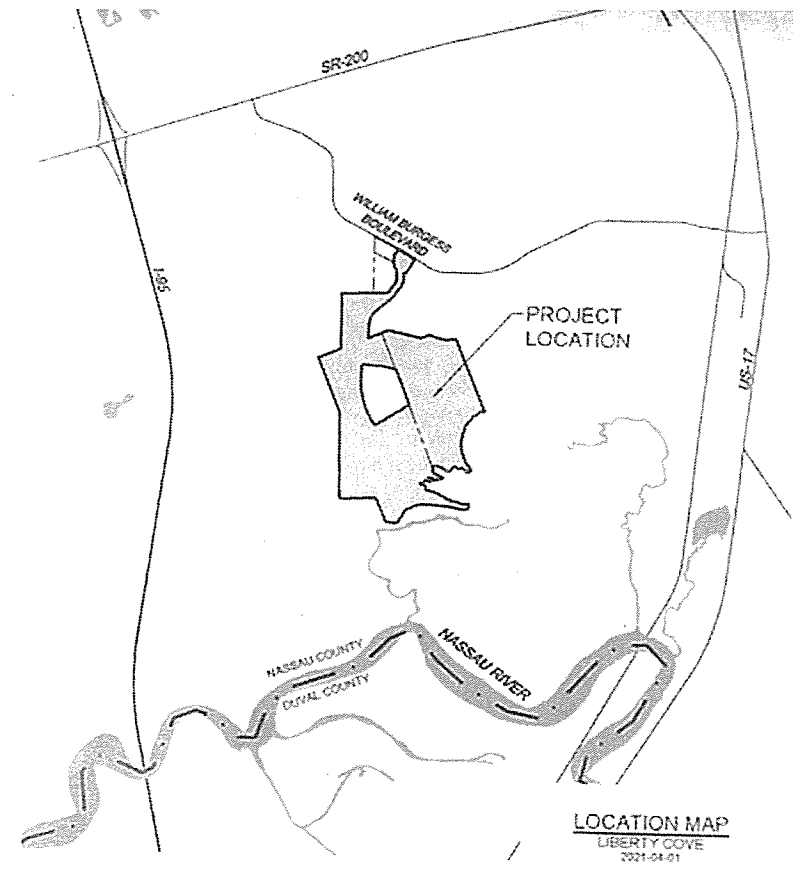
If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

**RESOLUTION 2021-26**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; 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 Liberty Cove Community Development 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 Engineer's Report, dated July 2, 2021, attached hereto as Exhibit A and incorporated herein by reference; and



**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

STATE OF FLORIDA            )  
COUNTY OF PALM BEACH    )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Bruce Feagins, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Bruce Feagins, am employed by Wrathell, Hunt, and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Liberty Cove Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Liberty Cove Community Development District.
4. I do hereby certify that on August 30, 2021, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner in the Liberty Cove Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**


  
By: Bruce Feagins

**SWORN AND SUBSCRIBED** before me by means of  physical presence or  online notarization this 30th day of August 2021, by Bruce Feagins, for Wrathell, Hunt, and Associates, LLC, who  is personally known to me or  has provided \_\_\_\_\_ as identification, and who  did or  did not take an oath.



DAPHNE GILLYARD  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG327647  
Expires 8/20/2023

NOTARY PUBLIC

  
Print Name Daphne Gillyard  
Notary Public, State of Florida  
Commission No.: GG 327647  
My Commission Expires: 8/20/2023

**EXHIBIT A:** Mailed Notice

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee  
\$ **3.75**

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ **3.05**

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ **2.56**

Total Postage and Fees

\$ **9.36**



Sent To LIBERTY COVE NASSAU, LLC  
Street a 12443 SAN JOSE BLVD, SUITE 504  
City, St. JACKSONVILLE, FL 32223

7020 2450 0002 0734 1461

**Liberty Cove Community Development 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**

**VIA U.S. MAIL – CERTIFIED/RETURN RECEIPT**

August 30, 2021

LIBERTY COVE NASSAU, LLC  
LIBERTY COVE NASSAU II, LLC  
12443 SAN JOSE BOULEVARD, SUITE 504  
JACKSONVILLE, FL 32223

***RE: Liberty Cove Community Development District  
Notice of Hearing on Assessments to Property  
Parcel ID # 45-2N-27-0000-0002-0000 AND 45-2N-27-0000-0001-0000***

Dear Property Owner:

You are receiving this notice because Nassau County tax records indicate that you are a property owner within the Liberty Cove Community Development District (the “District”). The District is a special-purpose unit of local government that was established pursuant to Chapter 190, *Florida Statutes*. The property you own that is the subject of this notice is identified above and identified in **Exhibit A** attached hereto.

At the August 18, 2021 meeting of the District’s Board of Supervisors, the District approved the *Liberty Cove Community Development District Improvement Plan* dated July 8, 2021 (the “Improvement Plan”), that describes the nature of the improvements that may be built or acquired by the District that benefit lands within the District that are included within the development, including, but not limited to, stormwater management facilities, utilities (water, sanitary sewer, re-use mains, and lift stations), roadways (storm sewer collection and street lighting), entrance features and landscaping, amenity center, environmental compliance and mitigation, professional services and other improvements, all as more specifically described in the Improvement Plan (the “Improvements”). A courtesy copy of the Improvement Plan is attached hereto as **Exhibit B**. The total estimated cost of the Improvements is \$20,000,000. The District estimates that it will cost approximately \$25,720,000 to finance the entirety of the program of Improvements contemplated by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. As a property owner of assessable land within the District, the District intends to assess your property in the manner set forth in the District’s *Master Special Assessment Methodology Report* dated July 20, 2021 (the

August 30, 2021

RE: Notice of Public Hearing of Assessments to Property

“Assessment Report”). For your review, we have enclosed a copy of the Assessment Report as **Exhibit C**, which includes a preliminary assessment roll. This Assessment Report was also approved in substantial form at the Board’s August 18, 2021 public meeting. Note that the assessment roll is created with information provided by Nassau County.

The purpose of any such assessment is to secure the bonds anticipated to be issued to fund all or a portion of the Improvements. As described in more detail in the Assessment Report, the District’s assessments will be levied against assessable lands within the District. Please consult the Assessment Report for more details.

The Assessment Report identifies each tax parcel identification number or parcel of property within the District and maximum assessments per parcel and platted unit for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, individual assessments will be assigned to those parcels at the maximum per-unit amounts (determined according to the equivalent residential units, or “ERUs,” assigned to each property type) described in Table 5 of the Assessment Report, thereby reducing the assessments encumbering the unplatted or unplanned land by a corresponding amount. Any unassigned amount of assessments encumbering the remaining unplatted or unplanned land will continue to be calculated and levied on an equal assessment per acre basis. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District’s assessments will be levied against assessable lands within the District. Please consult the Assessment Report for more details.

As the owner of property within the District subject to assessments, the maximum total amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report, exclusive of fees and costs of collection or enforcement, discounts for early payment and the annual interest costs of the debt issued to finance the Improvements. The total amount to be levied against each parcel is detailed in the Assessment Report incorporated herein by this reference, as such Assessment Report may be amended at the below referenced hearing. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the assessment amounts securing those bonds, as well as a collection protocol, will be determined. The amount of assessments actually allocated to your property in connection with any issuance of bonds will be determined by supplemental assessment resolution but will not exceed the amounts set forth herein. Please note that the preceding statement applies to only capital assessments, and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District. The assessment amounts may be amended at the below referenced hearing. However, the total amount of the assessments on each platted lot over thirty (30) years may be higher or

August 30, 2021

RE: Notice of Public Hearing of Assessments to Property

lower depending on the actual terms of bonds issued. The total maximum annual revenue that the District will collect by these assessments for your property is anticipated to be \$2,009,172.05, inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The proposed maximum annual schedule of assessments is as follows (“Maximum Assessments”):

Lot Type	No. of Units	ERU	Maximum Principal per Unit	Maximum Annual Installment*
Townhome	204	0.50	\$19,845.68	\$1,550.29
Single Family	546	1.00	\$39,691.36	\$3,100.57

*\*Inclusive of anticipated fees and costs of collection and enforcement, discounts for early payment, and the annual interest costs of the debt anticipated to be issued to finance the Improvements.*

**All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above.**

The assessments may appear on your regular tax bill issued by the Nassau County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. The assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.**

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that a public hearing for the above-mentioned assessments will be held on **September 29, 2021, at 1:00 p.m. at the Nassau County Chamber of Commerce, 961687 Gateway Boulevard, Suite 101-G, Fernandina Beach, FL 32034.** At this hearing, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements, or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. At the conclusion of the public hearings, the Board will, by resolution, levy assessments

August 30, 2021

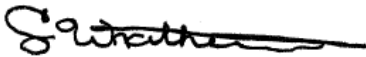
RE: Notice of Public Hearing of Assessments to Property

as finally approved by the Board. **All affected property owners have the right to appear at the public hearings / meeting and the right to file written objections with the District within twenty (20) days of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.**

Also on **September 29, 2021, at 1:00 p.m. at the Nassau County Chamber of Commerce, 961687 Gateway Boulevard, Suite 101-G, Fernandina Beach, FL 32034**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District's Records Office, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33410, or by contacting the District Manager at (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at its address above.

Sincerely,



Craig Wrathell  
District Manager

Enclosures:

- Exhibit A: Property
- Exhibit B: *Liberty Cove Community Development District Improvement Plan* dated July 8, 2021
- Exhibit C: *Master Special Assessment Methodology Report* dated July 20, 2021



A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,567.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 836, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.38 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°58'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,492.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.62 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 641.23 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 893.66 FEET; (2) THENCE NORTH 00°32'55" WEST A DISTANCE OF 1,416.85 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES; (1) THENCE NORTH 89°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'48" EAST A DISTANCE OF 116.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 264.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'06" WEST A DISTANCE OF 280.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.65 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 87°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 356.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 889, PAGE 1025, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 86 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 6,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OF LESS.

**LEGAL DESCRIPTION**  
**COOK-COLEMAN PARCEL**  
 LIBERTY COVE  
 2021-04-01

**PROSSER**  
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P:\120120093.01\liberty cove ph 1\production\Drawings\Exhibits\120093.01 CDD Exhibits.dwg [Legal Cook-Coleman] 4/1/2021 10:11:46 AM galyons

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 816.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,838.69 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 129 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA: (1) THENCE SOUTH 83°51'44" WEST A DISTANCE OF 171.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'34", AN ARC DISTANCE OF 178.87 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85°53'22" WEST A DISTANCE OF 177.92 FEET; (3) THENCE NORTH 75°38'27" WEST A DISTANCE OF 157.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'47", AN ARC DISTANCE OF 121.16 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 68°41'57" WEST A DISTANCE OF 120.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'24", AN ARC DISTANCE OF 85.66 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86°17'45" WEST A DISTANCE OF 83.06 FEET; (6) THENCE SOUTH 69°09'55" WEST A DISTANCE OF 191.92 FEET; (7) THENCE NORTH 77°59'14" WEST A DISTANCE OF 847.81 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE SOUTH 65°52'49" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 171.73 FEET; THENCE SOUTH 22°08'37" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3,594.85 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE SOUTH 22°08'37" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 14 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 3,026 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 114.86 ACRES MORE OR LESS.

**LEGAL DESCRIPTION**  
**SALLETTE PARCEL:**  
 LIBERTY COVE  
 2021-04-01

**PROSSER**  
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LESS AND EXCEPT:

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 87°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 87°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 359.69 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 995.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 942.67 FEET; THENCE S 57°10'25" W, A DISTANCE OF 897.98 FEET; THENCE N 32°49'35" W, A DISTANCE OF 129.79 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,965.00 FEET, HAVING A CHORD BEARING OF N 11°50'05" W AND A CHORD DISTANCE OF 1,407.85 FEET, HAVING A CENTRAL ANGLE OF 41°59'00" AND AN ARC LENGTH OF 1,439.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 35°38'21" E AND A CHORD DISTANCE OF 26.76 FEET, HAVING A CENTRAL ANGLE OF 52°57'51" AND AN ARC LENGTH OF 27.73 FEET TO A POINT; THENCE N 58°32'31" E, A DISTANCE OF 14.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 39.08 FEET, HAVING A CHORD BEARING OF N 74°05'34" E AND A CHORD DISTANCE OF 23.57 FEET, HAVING A CENTRAL ANGLE OF 35°06'06" AND AN ARC LENGTH OF 23.94 FEET TO A POINT; THENCE S 82°45'44" E, A DISTANCE OF 46.70 FEET; THENCE S 82°53'08" E, A DISTANCE OF 111.15 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 865.79 FEET, HAVING A CHORD BEARING OF S 85°47'11" E AND A CHORD DISTANCE OF 70.75 FEET, HAVING A CENTRAL ANGLE OF 06°06'30" AND AN ARC LENGTH OF 70.79 FEET TO A POINT; THENCE S 87°47'28" E, A DISTANCE OF 201.56 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 265.00 FEET, HAVING A CHORD BEARING OF S 82°36'02" E AND A CHORD DISTANCE OF 47.95 FEET, HAVING A CENTRAL ANGLE OF 10°22'52" AND AN ARC LENGTH OF 48.01 FEET TO A POINT; THENCE S 77°24'36" E, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.8 ACRES, MORE OR LESS.

LEGAL DESCRIPTION  
SCHOOL PARCEL  
LIBERTY COVE  
2021-04-01

**PROSSER**  
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LESS AND EXCEPT:

PARCEL C-7

A PARCEL OF LAND SITUATE IN THE SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 701.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100' RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 695.00 FEET, HAVING A CHORD BEARING OF S 59°26'00" E WITH A CHORD DISTANCE OF 90.08 FEET AND AN ARC LENGTH OF 90.14 FEET; THENCE CONTINUE S 63°08'56" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 811.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 63°08'56" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A DISTANCE OF 660.52 FEET; THENCE S 26°51'04" W, A DISTANCE OF 96.51 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 09°54'10" W AND A CHORD DISTANCE OF 252.16 FEET, HAVING A CENTRAL ANGLE OF 33°53'49" AND AN ARC LENGTH OF 255.87 FEET; THENCE IN A WESTERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF N 71°58'15" W AND A CHORD DISTANCE OF 92.87 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE N 63°05'09" W, A DISTANCE OF 417.31 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF N 70°50'54" W AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'28" AND AN ARC LENGTH OF 40.64 FEET TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 00°32'55" W, ALONG THE EASTERLY LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING.

CONTANING 4.74 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

**PARCEL C7**

**LIBERTY COVE**

2021-04-01

**PROSSER**

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LESS AND EXCEPT:

PARCEL C-8

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 88°03'30" E, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING; THENCE N 00°32'55" W, ALONG THE EAST LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888, A DISTANCE OF 1,014.65 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF S 70°50'54" E AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.84 FEET; THENCE S 63°05'09" E, A DISTANCE OF 417.31 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF S 71°58'15" E AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 18°45'30" E AND A CHORD DISTANCE OF 175.59, HAVING A CENTRAL ANGLE OF 23°25'29" AND AN ARC LENGTH OF 176.82 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 237.50 FEET, HAVING A CHORD BEARING OF S 15°56'31" E AND A CHORD DISTANCE OF 119.16 FEET, HAVING A CENTRAL ANGLE OF 29°03'25" AND AN ARC LENGTH OF 120.45 FEET; THENCE S 01°24'48" E, A DISTANCE OF 94.56 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF S 16°14'06" W AND A CHORD DISTANCE OF 157.65 FEET, HAVING A CENTRAL ANGLE OF 35°17'49" AND AN ARC LENGTH OF 160.17 FEET; THENCE S 33°53'00" W, A DISTANCE OF 220.32 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360 FEET, HAVING A CHORD BEARING OF S 40°21'24" W AND A CHORD DISTANCE OF 81.17 FEET, HAVING A CENTRAL ANGLE OF 02°56'48" AND AN ARC LENGTH OF 81.35 FEET; THENCE S 88°03'29" W, A DISTANCE OF 361.05 FEET TO THE POING OF BEGINNING.

CONTAINING 10.60 ACRES, MORE OR LESS

LEGAL DESCRTIPTION

PARCEL C8

LIBERTY COVE

2021-04-01

**PROSSER**

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**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7C**



# Liberty Cove

## COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENT PLAN

Prepared for:

BOARD OF SUPERVISORS  
LIBERTY COVE CDD

September 23, 2021



13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224  
Ph (904) 739-3655 - Fax (904) 739-3413  
Cert. Of Auth. 00004050

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## LIST OF EXHIBITS

<u>Exhibit No.</u>	<u>Title</u>
1	Location Map
2	District Boundary
3	Legal Description
4	Future Land Use Map
5	Zoning Transects
6	Existing Water Main Infrastructure
7	Existing Reclaim Water Main Infrastructure
8	Existing Sanitary Sewer Infrastructure
9	Existing Drainage

## 1.0 INTRODUCTION

The Liberty Cove Community Development District ("CDD" or the "District") is located within the William Burgess Overlay District, adopted by the Nassau County Board of County Commissioners ("BCC") as Ordinance Resolution 2019-19 and 2019-20. The District is bounded by William Burgess Boulevard to the North, east of I-95, west of US-17 and north of the Nassau River. A general location map is shown as Exhibit 1. The District currently contains approximately 311.83 acres of land located within parts of Sections 8, 17, 45, Township 2 South, Range 27 East, all in Nassau County, Florida. The proposed uses for the Liberty Cove project are expected to consist of residential units, recreation/amenity, parks, and associated infrastructure.

The District was established under County Ordinance No.2021-10 which was adopted by the Nassau County Board of County Commission on June 28, 2021.

## 2.0 PROJECT DESCRIPTION

### 2.1 GENERAL

The development will consist of residential parcels with approximately 750 units and associated infrastructure ("Development"). The Development is a conventional planned residential community located south of William Burgess Boulevard and is anticipated to be developed in phases over multiple years. The current phasing plan includes Phase One (322 residential units), Phase Two (270 residential units) and Phase Three (158 residential units).

	<b>Land Use</b>	<b>Acres</b>	<b>Residential Units</b>
1.	Residential	+/- 96.0	750
2.	Wetlands	+/- 87.0	-
3.	Stormwater Ponds	+/- 22.0	-
4.	Amenity Center/Recreation	+/- 2.1	-
5.	Tracts/Open Space	+/- 104.73	-
	<b>TOTAL</b>	<b>311.83</b>	<b>750</b>

### 2.2 THE DISTRICT

The CDD will be a conventional neighborhood development and is anticipated to consist of 204 Townhomes units and 546 single family units within five residential parcels that include community recreational elements. The Improvement Plan contained in this report

reflects the present intentions of the District. However, the Improvement Plan may be subject to modification in the future. The Liberty Cove CDD boundary and legal description of lands currently within the District (the "District Lands") are provided as Exhibit 2 and 3, respectively.

<b>Parcel ID</b>	<b>Land Use</b>	<b>Units</b>	<b>GSF</b>
D	Residential (Townhomes)	204	-
E1	Residential (Single Family)	118	-
E3	Recreation	-	-
E4	Amenity/Recreation	-	3,000
F	Residential (Single Family)	158	-
H	Residential (Single Family)	270	-
<b>Total</b>		<b>750</b>	<b>3,000</b>

### **3.0 PROPOSED IMPROVEMENTS**

#### **3.1 GENERAL**

The District was created for the purpose of providing an efficient mechanism for financing and managing the public infrastructure associated with the planning, acquisition, construction, maintenance, and operation of the District Improvement Plan. Infrastructure improvements include certain utilities, drainage, and transportation improvements, as well as funding for planning, development, and engineering studies.

#### **3.2 IMPROVEMENTS**

The District Improvement Plan includes construction of basic public infrastructure within each development parcel, including but not limited to clearing, earthwork, water, re-use and sewer utilities, roadways, storm sewer, grassing, and sodding. Infrastructure will also include stormwater management ponds, outfalls, and land to construct the treatment ponds to serve the District in accordance with the permitting agencies. Improvements do not include improvements to residential lots.

##### **3.2.1 Infrastructure Improvement Plan**

Infrastructure cost opinions are based upon preliminary opinions of probable construction costs estimated from the most recent development plan map dated June 28, 2021 and

includes a 20% contingency. The infrastructure consists of the following categories as further described herein.

<b>Improvement Category</b>	<b>Improvement Cost Opinion</b>
Stormwater Management Facilities	\$7,400,000
Utilities (Water, Sanitary Sewer, Re-Use Mains and Lift Stations)	\$4,000,000
Roadway (storm sewer collection and street lighting)	\$4,800,000
Amenity, Entrances, Hardscape & Landscaping Features	\$2,500,000
Environmental Compliance and Mitigation	\$700,000
Design, Engineering, Surveying, and Permitting	\$600,000
<b>Approximate Total</b>	<b>\$20,000,000</b>

Infrastructure Improvement Plan includes the following:

**Stormwater Management Facilities**

The proposed stormwater system will be constructed as part of the Improvement Plan and will consists of stormwater ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. The storm sewer conveyance system will remove surface drainage from the roadways via curb and gutter, swales/ditches, storm inlets and culvert pipes that will collect and convey surface drainage to proposed stormwater detention ponds. The stormwater system will include clearing and earthwork for rights-of-way, ponds, and conveyance system, outfall structures and piping.

These improvements will all be constructed consistent with the specifications of Nassau County and the St Johns River Water Management District. Because they are integrally linked to the required drainage system and will be made part of the system through the permitting process, the stormwater ponds will remain under the sole control and ownership of the District. No costs for earthwork, clearing, fill placement or removal with respect to residential lots has been considered.

The stormwater management plans will assure that adequate stormwater management facilities are available to provide Stormwater management capacity for the final

development and to meet the regulatory requirements, as listed below:

- St Johns River Water Management District (SJRWMD)
- Nassau County
- Florida Department of Environmental Protection (FDEP)
- U.S. Army Corps of Engineers (USACE)
- Federal Emergency Management Agency (FEMA)
- U.S. Environmental Protection Agency (EPA)

For each phase, the final design of the proposed stormwater drainage system for the District will be reviewed and approved by SJRWMD and Nassau County prior to construction. The drainage system will maintain existing drainage patterns to the greatest extent possible.

#### **Potable Water Distribution Systems**

A potable water distribution main will be extended by the master developer to the respective residential parcels to connect the residences to a public water system. The District will construct a potable water system that includes the necessary mains, valving, fire hydrants and appurtenances installed within the proposed rights-of-way to serve each residential parcel. The potable water distribution system will provide both domestic and fire protection services for the District. These improvements will be designed and constructed to JEA and/or FDEP standards and will be owned and maintained by the JEA upon completion of construction and conveyance by the District.

#### **Re-Use Irrigation Water Distribution Systems**

A re-use irrigation water main will be extended by the master developer to the respective residential parcels to connect the residences to a public re-use water system. A re-use irrigation water system consisting of a network of piping, valving and services will be constructed by the District to serve the residences within the residential parcels. These improvements will be designed and constructed to JEA standards and will be owned and maintained by the District upon completion of construction.

#### **Sanitary Sewer Collection/Transmission Systems.**

A sanitary force main will be extended by the master developer to the respective residential parcels to connect the residences to a public sanitary sewer system. A sanitary sewer collection/transmission system, consisting of a network of gravity sewer mains, manholes, lift stations, force mains and services, will be constructed by the District to serve the residences within the residential parcels. The sanitary sewer systems will be designed and constructed to JEA and/or FDEP standards and will be owned and maintained by JEA upon completion of construction and conveyance by the District.

### **Roadways**

The roadway improvements will consist of typical roadway sections consisting of asphalt pavement, curb and gutter, road base, stabilized subgrade, sidewalks and/or multi-use paths consistent with the William Burgess Overlay District. Roadway improvements will be designed and constructed to Nassau County standards and will include signing and pavement markings within the rights-of-way, as well as street signs depicting street name identification, which will be utilized by residents and emergency responders. Roadways constructed by the District will be owned and maintained by the District and not conveyed to or maintained by the County.

### **Electric & Street Lighting**

Infrastructure Improvements will include a network of underground electric conduits, junction boxes, manholes and services to serve the District. The electrical power utility provider is responsible for the installation of electrical cable, switches, and transformers. Street lighting will be an integral part of the roadway system. FPL requires that all electric utilities be placed underground for new developments. These improvements will be designed and constructed to FPL standards and will be owned and maintained by FPL upon completion of construction and conveyance by the District.

### **Amenity, Entrance, Hardscape, and Landscape Features**

The District will construct entrance features, signage and landscape at the parcel entrances to provide a "first impression" of each parcel and will be constructed and maintained by the District. Included in the recreation features will be the Amenity Center which consists of a covered pavilion, pool, playground, and an open play field within the development.

### **Environmental Compliance and Mitigation**

The District will be obtaining offsite wetland credits in an agency approved mitigation bank, wetlands preservation lands, and maintaining or enhancing wetlands to meet and to ensure continued compliance with the requirements of the environmental permits.

### **Design, Engineering, Surveying, and Permitting**

The District will pay permit fees, survey costs and engineering costs associated with the Infrastructure Improvements as part of the cost of performing such improvements. The District will also pay permit fees, survey, planning, and engineering costs associated with the respective Infrastructure Improvements as part of the cost of performing the improvements.



### 3.2.2 Improvement Costs

The infrastructure improvements may be divided into several construction/acquisition packages. Those packages may consist of various infrastructure improvements described herein.

The exact location of some of the facilities may change during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the District Lands, and any changes will result in the District Lands receiving the same or greater benefits at no additional cost to the landowners. The District must retain the right to make reasonable adjustments in the plan to meet the requirements of governmental agencies while at the same time providing the same or greater benefits to the District Lands. The plan presented herein has been prepared based upon both previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as an addendum to the plan. These costs are based upon unit costs for construction in Northeast Florida with a twenty percent (20%) contingency.

### 3.2.3 Ownership and Maintenance

<b>Improvement</b>	<b>Ownership</b>	<b>Maintenance</b>
Ponds and Stormwater Management Facilities	CDD	CDD
Potable Water and Sanitary Sewer Utilities	JEA	JEA
Electric Distribution Utilities	FPL	FPL
Re-Use and Irrigation Utilities	CDD	CDD
Roadways (residential parcels)	CDD	CDD
Amenity, Entrance, Hardscape, and Landscape Features	CDD	CDD
Environmental Compliance and Mitigation	CDD	CDD

### **3.3 PERMIT STATUS**

Permits will be acquired in the normal course of development approvals. Permits from the following agencies will be required for the proposed improvements.

- FDEP Water, Sewer and Re-Use Water permit
- Environmental Resource Permit from SJRWMD
- U.S. Army Corps of Engineers (USACE) dredge or fill permit
- Nassau County Subdivision Construction permit
- Federal Emergency Management Agency

#### **3.3.1 Federal Permits**

The U.S. Army Corps of Engineers (USACE) and/or FDPE dredge or fill permit(s) for jurisdictional wetlands may be required for the proposed improvements.

The Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12089C0351G, dated 8/2/17, demonstrates the proposed District improvements are located within Flood Zone "X" and Zone "A". Based on this information and site topography, an evaluation of the flood designation Zone "A" located within the District's boundary may be necessary for development. Based on the proximity to the Nassau River, site-specific drainage and other site characteristics compensatory storage will not be warrant By Nassau County.

#### **3.3.2 State Permits**

Surface Water Management and Environmental Resource permits are required to be issued by SJRWMD for the District's Improvement Plan. SJRWMD permits for wetlands impact are being evaluated and mitigation criteria are negotiated on the basis of the relative value of wildlife habitat, and other related factors. Generally, impacts are mitigated by some combination of protection, enhancement, on-site and off-site mitigation, and/or land bank donation. The Surface Water Management Plan has been submitted to SJRWMD for review.

#### **3.3.3 County Permits**

Nassau County is a governmental unit having all administrative operations, construction requirements, plan reviews, and staff as one integrated entity.

#### **3.3.4 Utility Permits**

Florida Department of Environmental Protection Permits are required for water, sewer, and re-use water collection/distribution mains for the District's Improvement Plan.



### **3.4 CONSTRUCTION STATUS**

No construction work has commenced. Construction documents are under design and permitting.

### **3.5 JURISDICTION OF FEDERAL, STATE, AND LOCAL GOVERNMENTS**

During the course of construction of the proposed improvements, federal, state, and local governmental entities and agencies, including, but not limited to the U.S. Corps of Engineers, the Florida Department of Environmental Protection, the St Johns River Water Management District, and Nassau County retain jurisdiction over future land use and permitting matters associated with the proposed improvements. Any changes, modifications, additions or amendments to the development plan or the proposed improvements that would require the approval of or a permit from the government entity or agency having jurisdiction require the developer or CDD, as appropriate, to obtain such subsequent approvals from said governmental entity or agency. The developer and the CDD continue to be under the jurisdiction of such federal, state, and local government entities or agencies, in the future, for permitting purposes and other required authorizations with respect to the CDD's infrastructure improvements.

### **4.0 ENGINEER'S CERTIFICATION**

The cost opinions provided herein are fair and reasonable and we have no reason to believe that the improvements described herein cannot be constructed and installed at such costs. The opinion of infrastructure construction costs is only an opinion and not a guarantee maximum price. The probable construction opinion costs were determined utilizing comparable historical costs within North Florida, applied to the conceptual land development plan with a twenty percent (20%) contingency added. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

We expect that all improvements to be constructed can be completed on schedule. Detailed design documents and permits necessary to complete the improvements will be acquired in the normal course of business. We, therefore, believe that the CDD will be well served by the infrastructure improvements discussed in this report.

The improvements, if designed and constructed to the standards described herein, will be sufficient to support the developer's development program as described within this Engineers Report.

Improvements described within this Engineers Report will provide a direct and special benefit to the lands within the boundary of the District.

I hereby certify that the foregoing is a true and correct copy of the Liberty Cove CDD Improvement Plan.

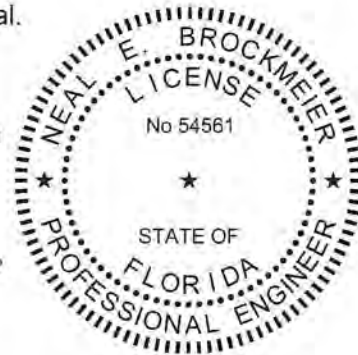
This item has been digitally signed and sealed by  
Neal Brockmeier  
on the date adjacent to the seal.

**PROSSER, INC.**

Neal E. Brockmeier, PE  
Florida License No. 54561  
Date: September 23, 2021



Digitally signed  
by Neal E  
Brockmeier  
Date:  
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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SR-200

WILLIAM BURGESS BOULEVARD

195

PROJECT LOCATION

US-17

NASSAU COUNTY  
DUVAL COUNTY

NASSAU RIVER

EXHIBIT 1  
LOCATION MAP  
LIBERTY COVE  
2021-04-01

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PARCEL C7  
(EXCLUDED)

PARCEL C8  
(EXCLUDED)

WILLIAM BURGESS BOULEVARD

SCHOOL PARCEL  
(EXCLUDED)

SALLETTE PARCEL

DISTRICT BOUNDARY

COOK-COLEMAN  
PARCEL

EXHIBIT 2  
SKETCH AND LEGAL  
DESCRIPTION

LIBERTY COVE  
2021-04-01

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A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.36 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,492.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.62 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 641.23 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 893.66 FEET; (2) THENCE NORTH 00°32'55" WEST A DISTANCE OF 1,416.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES: (1) THENCE NORTH 89°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'49" EAST A DISTANCE OF 116.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 264.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'06" WEST A DISTANCE OF 260.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 67°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 356.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1025, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"X4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 86 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OF LESS.

EXHIBIT 3  
**LEGAL DESCRIPTION**  
**COOK-COLEMAN PARCEL**  
LIBERTY COVE  
2021-04-01

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A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 816.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,838.69 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 129 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA: (1) THENCE SOUTH 83°51'44" WEST A DISTANCE OF 171.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'34", AN ARC DISTANCE OF 178.87 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 85°53'22" WEST A DISTANCE OF 177.92 FEET; (3) THENCE NORTH 75°38'27" WEST A DISTANCE OF 157.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'47", AN ARC DISTANCE OF 121.16 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 68°41'57" WEST A DISTANCE OF 120.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'24", AN ARC DISTANCE OF 85.66 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 86°17'45" WEST A DISTANCE OF 83.06 FEET; (6) THENCE SOUTH 69°09'55" WEST A DISTANCE OF 191.92 FEET; (7) THENCE NORTH 77°59'14" WEST A DISTANCE OF 847.91 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE SOUTH 65°52'49" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 171.73 FEET; THENCE SOUTH 22°08'37" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3,594.85 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE SOUTH 22°08'37" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 14 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 3,026 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 114.86 ACRES MORE OR LESS.

EXHIBIT 3  
LEGAL DESCRIPTION  
SALLETTE PARCEL  
LIBERTY COVE  
2021-04-01

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LESS AND EXCEPT:

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 359.69 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 995.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 942.67 FEET; THENCE S 57°10'25" W, A DISTANCE OF 997.98 FEET; THENCE N 32°49'35" W, A DISTANCE OF 129.79 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,965.00 FEET, HAVING A CHORD BEARING OF N 11°50'05" W AND A CHORD DISTANCE OF 1,407.85 FEET, HAVING A CENTRAL ANGLE OF 41°59'00" AND AN ARC LENGTH OF 1,439.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 35°38'21" E AND A CHORD DISTANCE OF 26.76 FEET, HAVING A CENTRAL ANGLE OF 52°57'51" AND AN ARC LENGTH OF 27.73 FEET TO A POINT; THENCE N 56°32'31" E, A DISTANCE OF 14.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 39.08 FEET, HAVING A CHORD BEARING OF N 74°05'34" E AND A CHORD DISTANCE OF 23.57 FEET, HAVING A CENTRAL ANGLE OF 35°06'06" AND AN ARC LENGTH OF 23.94 FEET TO A POINT; THENCE S 82°45'44" E, A DISTANCE OF 46.70 FEET; THENCE S 82°53'08" E, A DISTANCE OF 111.15 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 665.79 FEET, HAVING A CHORD BEARING OF S 85°47'11" E AND A CHORD DISTANCE OF 70.75 FEET, HAVING A CENTRAL ANGLE OF 06°05'30" AND AN ARC LENGTH OF 70.79 FEET TO A POINT; THENCE S 87°47'28" E, A DISTANCE OF 201.56 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 265.00 FEET, HAVING A CHORD BEARING OF S 82°36'02" E AND A CHORD DISTANCE OF 47.95 FEET, HAVING A CENTRAL ANGLE OF 10°22'52" AND AN ARC LENGTH OF 48.01 FEET TO A POINT; THENCE S 77°24'36" E, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING,

CONTAINING 28.8 ACRES, MORE OR LESS.

EXHIBIT 3  
LEGAL DESCRIPTION  
SCHOOL PARCEL  
LIBERTY COVE  
2021-04-01

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LESS AND EXCEPT:

PARCEL C-7

A PARCEL OF LAND SITUATE IN THE SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 701.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100' RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 695.00 FEET, HAVING A CHORD BEARING OF S 59°26'00" E WITH A CHORD DISTANCE OF 90.08 FEET AND AN ARC LENGTH OF 90.14 FEET; THENCE CONTINUE S 63°08'56" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 811.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 63°08'56" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A DISTANCE OF 660.52 FEET; THENCE S 26°51'04" W, A DISTANCE OF 96.51 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 09°54'10" W AND A CHORD DISTANCE OF 252.16 FEET, HAVING A CENTRAL ANGLE OF 33°53'49" AND AN ARC LENGTH OF 255.87 FEET; THENCE IN A WESTERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF N 71°58'15" W AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE N 63°05'09" W, A DISTANCE OF 417.31 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF N 70°50'54" W AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 00°32'55" W, ALONG THE EASTERLY LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING.

CONTANING 4.74 ACRES, MORE OR LESS.

EXHIBIT 3  
LEGAL DESCRIPTION  
PARCEL C7  
LIBERTY COVE  
2021-04-01

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LESS AND EXCEPT:

PARCEL C-8

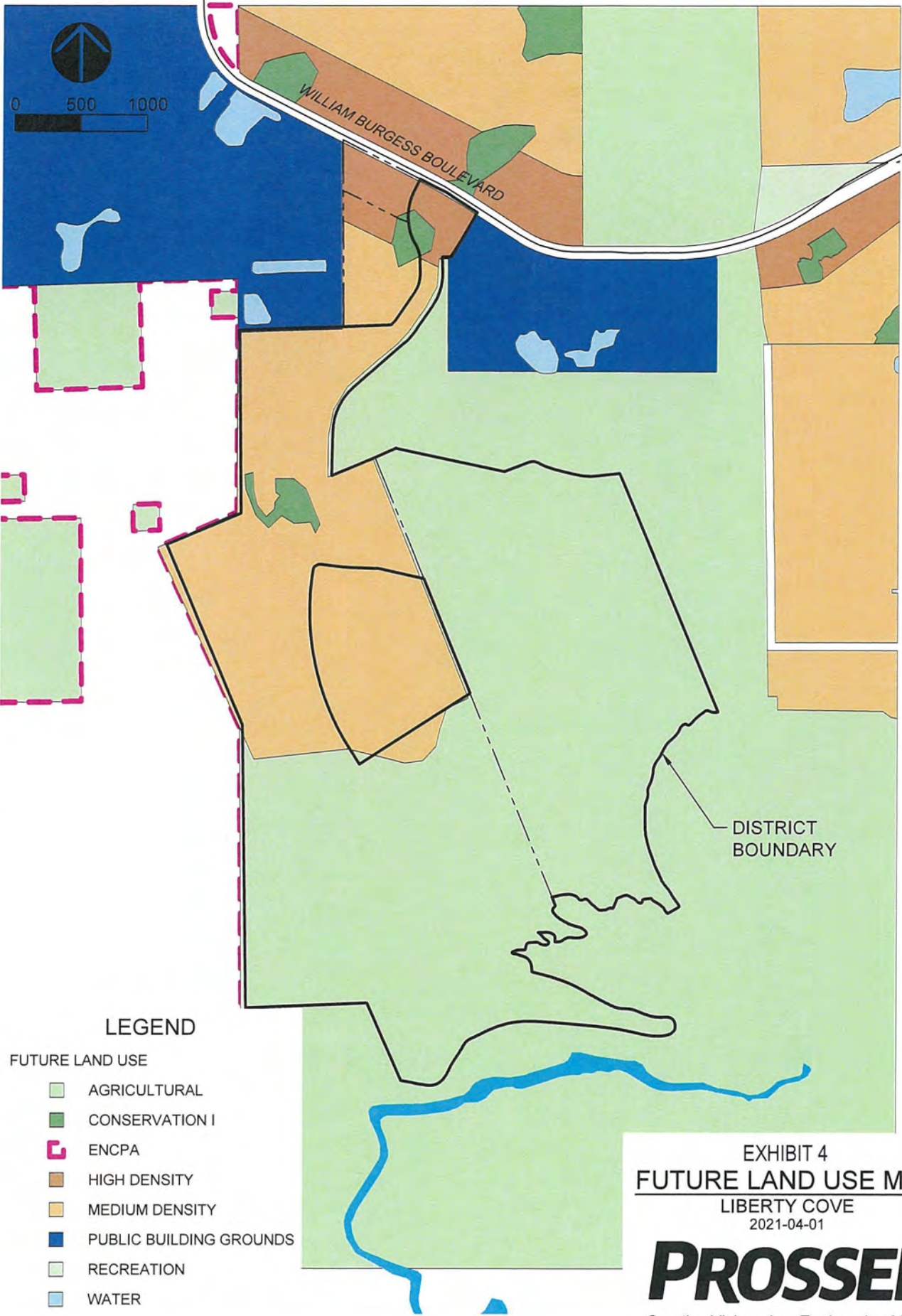
A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 88°03'30" E, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING; THENCE N 00°32'55" W, ALONG THE EAST LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888, A DISTANCE OF 1,014.65 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF S 70°50'54" E AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET; THENCE S 63°05'09" E, A DISTANCE OF 417.31 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF S 71°58'15" E AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 18°45'30" E AND A CHORD DISTANCE OF 175.59, HAVING A CENTRAL ANGLE OF 23°25'29" AND AN ARC LENGTH OF 176.82 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 237.50 FEET, HAVING A CHORD BEARING OF S 15°56'31" E AND A CHORD DISTANCE OF 119.16 FEET, HAVING A CENTRAL ANGLE OF 29°03'25" AND AN ARC LENGTH OF 120.45 FEET; THENCE S 01°24'49" E, A DISTANCE OF 94.56 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF S 16°14'05" W AND A CHORD DISTANCE OF 157.65 FEET, HAVING A CENTRAL ANGLE OF 35°17'49" AND AN ARC LENGTH OF 160.17 FEET; THENCE S 33°53'00" W, A DISTANCE OF 220.32 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360 FEET, HAVING A CHORD BEARING OF S 40°21'24" W AND A CHORD DISTANCE OF 81.17 FEET, HAVING A CENTRAL ANGLE OF 02°56'48" AND AN ARC LENGTH OF 81.35 FEET; THENCE S 88°03'29" W, A DISTANCE OF 361.05 FEET TO THE POING OF BEGINNING.

CONTAINING 10.60 ACRES, MORE OR LESS

EXHIBIT 3  
LEGAL DESCRPTION  
PARCEL C8  
LIBERTY COVE  
2021-04-01

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- LEGEND**
- FUTURE LAND USE
- AGRICULTURAL
  - CONSERVATION I
  - ENCPA
  - HIGH DENSITY
  - MEDIUM DENSITY
  - PUBLIC BUILDING GROUNDS
  - RECREATION
  - WATER

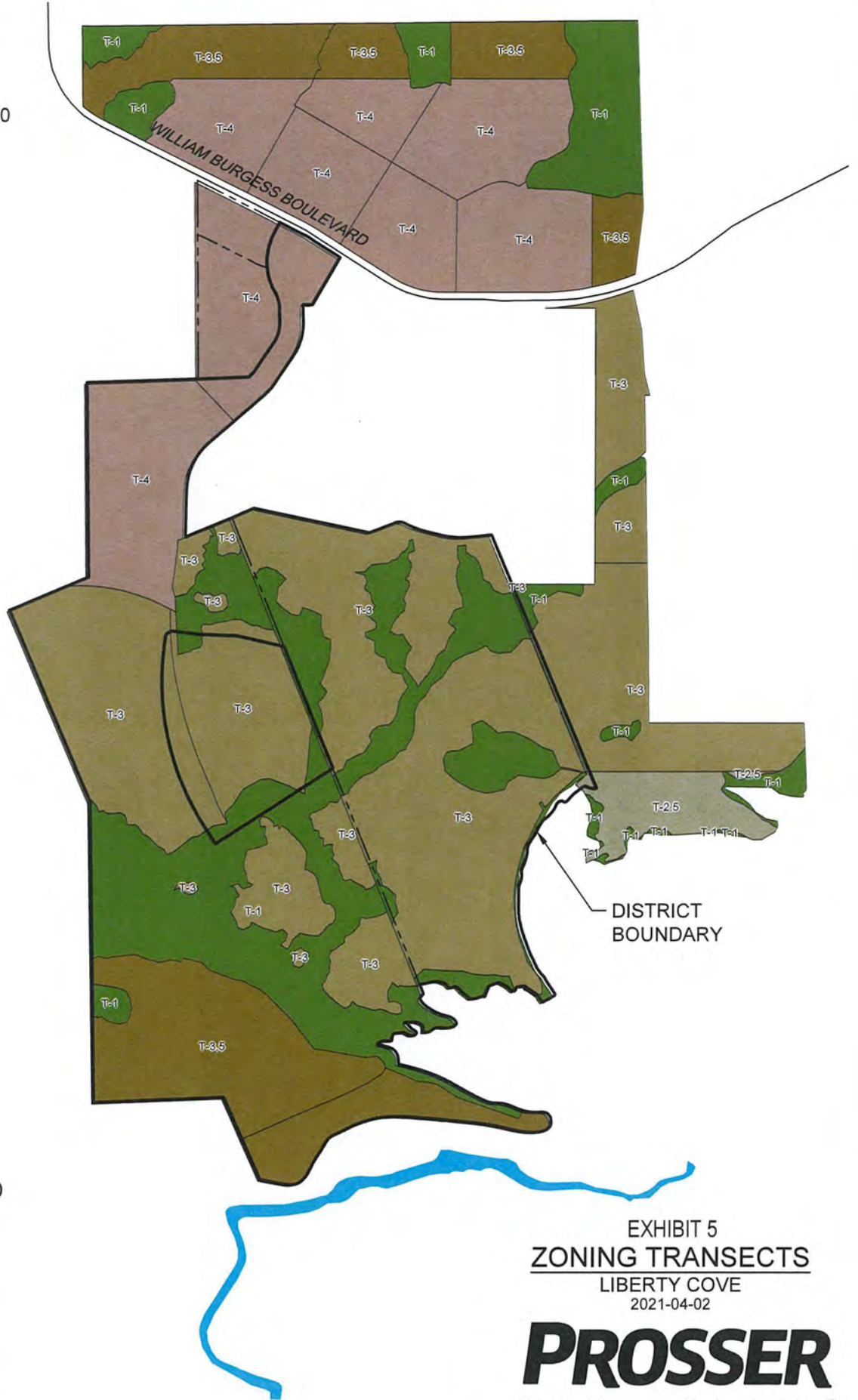
EXHIBIT 4  
**FUTURE LAND USE MAP**  
 LIBERTY COVE  
 2021-04-01







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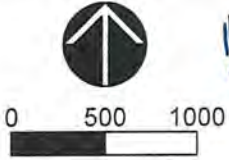
LEGEND

WBD Transects

- T-1
- T-2.5
- T-3
- T-3.5
- T-4

EXHIBIT 5  
ZONING TRANSECTS  
LIBERTY COVE  
2021-04-02

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EXISTING 10"  
WATER MAIN

EXISTING 16"  
WATER MAIN

WILLIAM BURGESS BOULEVARD

EXISTING 10" WATER MAIN

DISTRICT  
BOUNDARY

EXHIBIT 6  
EXISTING WATER  
LIBERTY COVE  
2021-04-01

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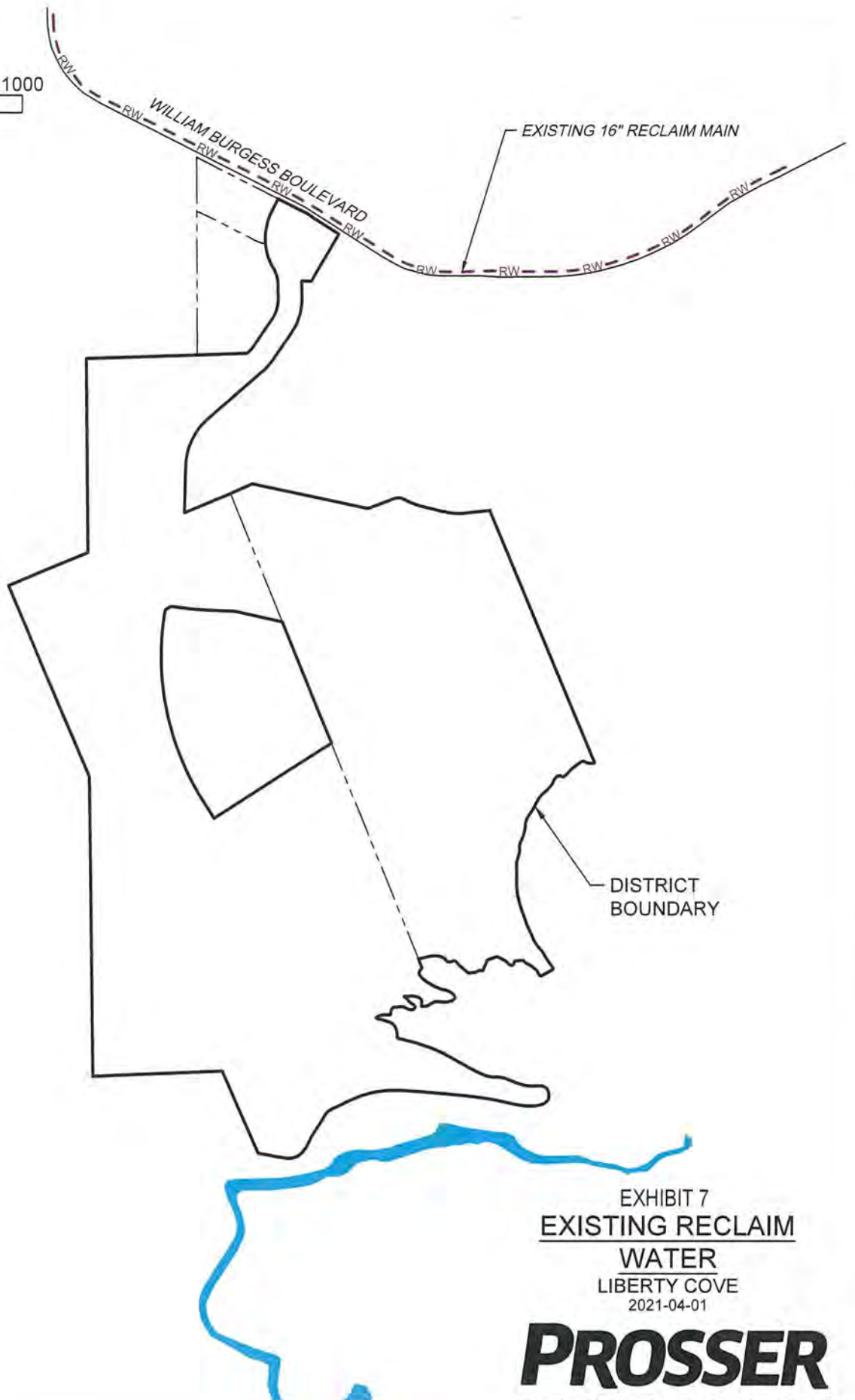
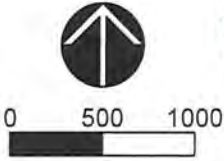


EXHIBIT 7  
EXISTING RECLAIM  
WATER  
LIBERTY COVE  
2021-04-01

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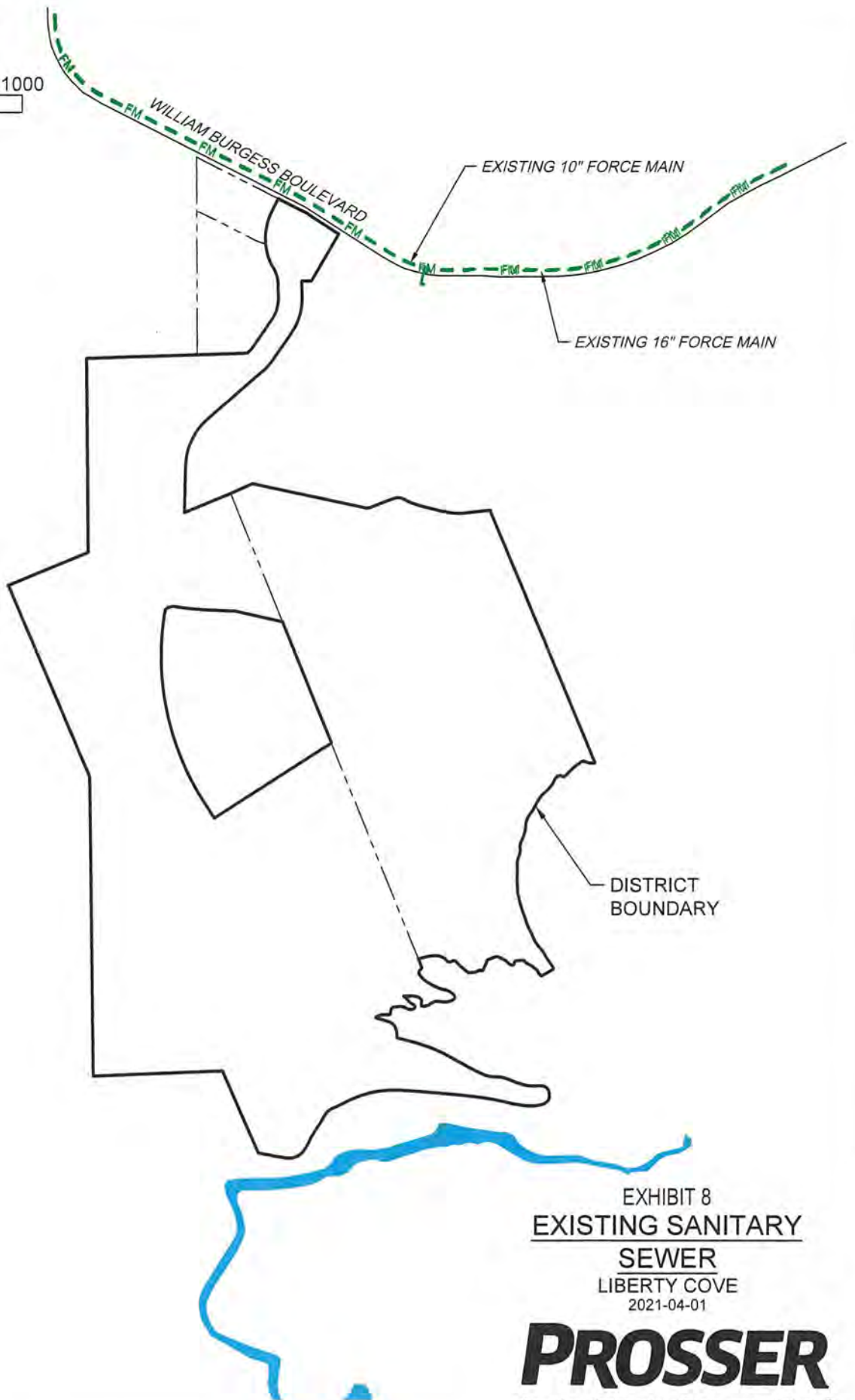
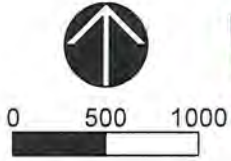
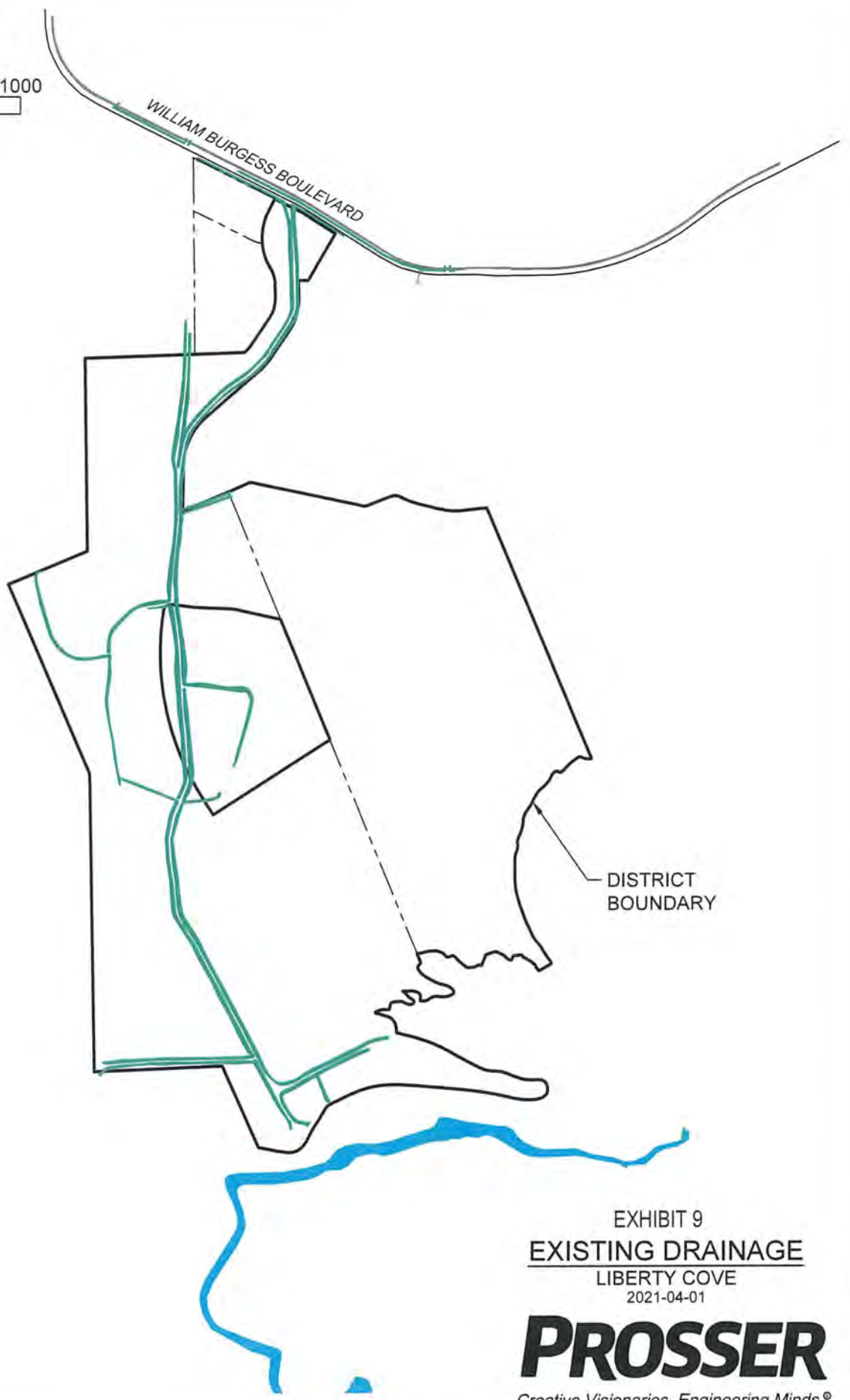
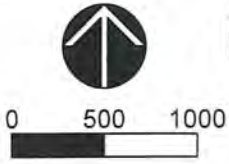


EXHIBIT 8  
EXISTING SANITARY  
SEWER  
LIBERTY COVE  
2021-04-01

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DISTRICT  
BOUNDARY

EXHIBIT 9  
EXISTING DRAINAGE  
LIBERTY COVE  
2021-04-01

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**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7D**



# LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT

Master Special Assessment  
Methodology Report

September 24, 2021



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

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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 Liberty Cove Community Development District (the “District”), located in the William Burgess Overlay District, Nassau County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District.

### **1.2 Scope of the Report**

This Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Program”) as described in the Engineer’s Report of Prosser, Inc. dated September 23, 2021 (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 Capital Improvement Program.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the Capital Improvement Program create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the 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 District. The District’s Capital Improvement Program enables properties within its boundaries to be developed.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of the Capital Improvement Program. However, these benefits are only incidental since the Capital Improvement Program is designed solely to provide special benefits peculiar to property within the District. Properties outside the District are not directly served by the Capital Improvement Program and do not depend upon the Capital Improvement Program to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special

benefits which District properties receive compared to those lying outside of the District's boundaries.

The Capital Improvement Program will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Program. Even though the exact value of the benefits provided by the Capital Improvement Program is hard to estimate at this point, it is without doubt greater than the costs associated with providing 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 Capital Improvement Program as determined by the District Engineer.

*Section Four* discusses the current financing program for the District.

*Section Five* discusses the special assessment methodology for the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District serves the Liberty Cove development (the "Development" or "Liberty Cove"), a master planned, residential development located in the William Burgess Overlay District, Nassau County, Florida. The land within the District consists of approximately 311.83 +/- acres and is generally located to the north of the Nassau River, south of William Burgess Boulevard, east of I-95, and west of US-17.

## **2.2 The Development Program**

The development of Liberty Cove is anticipated to be conducted by the Liberty Cove Nassau, LLC or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan envisions a total of 750 residential units developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District.

## **3.0 The Capital Improvement Program**

### **3.1 Overview**

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

### **3.2 Capital Improvement Program**

The Capital Improvement Program needed to serve the Development is projected to consist of stormwater management facilities, utilities, roadways, entry features & landscaping, amenities, and environmental compliance and mitigation as set forth in more detail in the Engineer's Report.

The infrastructure included in the Capital Improvement Program will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the Capital Improvement Program are estimated at \$20,000,000. Table 2 in the *Appendix A* illustrates the specific components of the Capital Improvement Program and their costs.

## 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 District. 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 the costs of the Capital Improvement Program as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$25,720,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Report is to allocate the benefit of the Capital Improvement Program to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Program. 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 financing plan for the District provides for the issuance of the Bonds in the principal amount of \$25,720,000 to finance Capital Improvement Program costs at \$20,000,000. 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 costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$25,720,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the

underwriter's discount. 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 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 Capital Improvement Program 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 properties within the boundaries of the District. General benefits accrue to areas outside the District, and being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Program.

### **5.2 Benefit Allocation**

The current development plan for the District envisions the development of a total of 750 residential units developed in multiple phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Program will comprise an interrelated system of improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated such that they 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 District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within

the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, 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 proposed Development plan is expected to encompass 750 residential units. This Report proposes to allocate the benefit associated with the Capital Improvement Program to the different product types proposed to be developed within the District in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the product types contemplated to be developed within the District based on the densities of development and the intensities of use of infrastructure, total ERU counts for each product type, and the share of the benefit received by each product type.

The rationale behind the different ERU weights is supported by the fact that generally and on average products with smaller lot sizes will use and benefit from the improvements which are part of the Capital Improvement Program less than products with larger lot sizes. For instance, generally and on average products with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than products with larger lot sizes. Additionally, the value of the products with larger lot sizes is likely to appreciate by more in terms of dollars than that of the products with smaller lot sizes as a result of the implementation of the 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 public



infrastructure improvements that are part of the Capital Improvement Program.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Bonds (the “Bond Assessment”) in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the Capital Improvement Program annual debt service assessments per unit.

### **5.3 Assigning Bond Assessment**

As the land in the District is not yet platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the District on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$25,720,000 will be preliminarily levied on approximately 311.83 +/- gross acres at a rate of \$82,480.84 per acre.

When the land is platted, the Bond 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*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the District.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Bond 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 Bond 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 District. The District's improvements benefit assessable properties within the District and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. 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; and
- d. increased marketability and value of the property.

The improvements which are part of the Capital Improvement Program make the land in the District developable and saleable and when implemented jointly as parts of the Capital Improvement Program, 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 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 District according to reasonable estimates of the special and peculiar benefits derived from the Capital Improvement Program.

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 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 Bond Assessment on a per ERU basis never exceeds the initially allocated assessment

as contemplated in the adopted assessment methodology. Bond Assessment per ERU preliminarily equals \$39,691.36 (\$25,720,000 in Bond Assessment divided by 648 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 ERUs.

As the land in the District is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted remains equal to \$39,691.36, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels the Bond Assessment per ERU for land that remains unplatted equals less than \$39,691.36 (for instance as a result of a larger number of units) then the per ERU Bond Assessment for all parcels within the District will be lowered if that state persists at the conclusion of platting of all land within the District.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per ERU for land that remains unplatted equals more than \$39,691.36 (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or 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 Bond Assessment per ERU and \$39,691.36, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the 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 (or such other time as set forth in the

supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

In addition to platting of property within the District, any planned sale of an unplatted parcel 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 Bond Assessment per ERU for land that remains unplatted within the District remains equal to \$39,691.36. The test will be based upon the development rights as signified by the number of 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 Bond Assessment transferred at sale.

## **5.7 Assessment Roll**

Based on the per gross acre assessment proposed in Section 5.2, the Bond Assessment of \$25,720,000 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 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

## 7.0 Appendix

Table 1

### **Liberty Cove** Community Development District

#### Development Plan

<b>Product Type</b>	<b>Number of Units</b>
Townhome	204
Single Family	546
<b>Total</b>	<b>750</b>

Table 2

### **Liberty Cove** Community Development District

#### Project Costs

<b>Improvement</b>	<b>Total Costs</b>
Stormwater Management Facilities	\$7,400,000.00
Utilities (Water, Sanitary Sewer, Re-Use Mains and Lift Stations)	\$4,000,000.00
Roadways (Storm Sewer Collection and Street Lighting)	\$4,800,000.00
Amenity, Entrance, Hardscape & Landscaping Features	\$2,500,000.00
Environmental Compliance and Mitigation	\$700,000.00
Design, Engineering, Surveying, and Permitting	\$600,000.00
<b>Total</b>	<b>\$20,000,000.00</b>

Table 3

# Liberty Cove

## Community Development District

### Preliminary Sources and Uses of Funds

**Sources**

Bond Proceeds:	
Par Amount	\$25,720,000.00
<b>Total Sources</b>	<b>\$25,720,000.00</b>

**Uses**

Project Fund Deposits:	
Project Fund	\$20,000,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,868,530.00
Capitalized Interest Fund	\$3,086,400.00
Delivery Date Expenses:	
Costs of Issuance	\$764,400.00
Rounding	\$670.00
<b>Total Uses</b>	<b>\$25,720,000.00</b>

Table 4

# Liberty Cove

## Community Development District

### Benefit Allocation

Product Type	Number of Units	ERU Weight	Total ERU
Townhome	204	0.50	102.00
Single Family	546	1.00	546.00
<b>Total</b>	<b>750</b>		<b>648.00</b>

Table 5

# Liberty Cove

## Community Development District

### Assessment Apportionment

Product Type	Number of Units	Total Cost Allocation*	Maximum Total Bond Assessment Apportionment	Maximum Bond Assessment Apportionment per Unit	Maximum Annual Bond Assessment Debt Service per Unit - paid in March**
Townhome	204	\$3,148,148.15	\$4,048,518.52	\$19,845.68	\$1,550.29
Single Family	546	\$16,851,851.85	\$21,671,481.48	\$39,691.36	\$3,100.57
<b>Total</b>	<b>750</b>	<b>\$20,000,000.00</b>	<b>\$25,720,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes costs of collection, early payment discount and assumes payment in March

## **Exhibit "A"**

Bond Assessment in the amount of \$25,720,000 is proposed to be levied over the area as described below designating the boundary of the District:



A PARCEL OF LAND SITUATE IN SECTIONS 8, 17 AND THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'02" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1,394.36 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°03'48" WEST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 610.15 FEET TO THE NORTHWESTERLY CORNER OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 22°56'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 1,492.92 FEET TO INTERSECT THE WESTERLY LINE OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 01°00'34" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 2,150.23 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 1, OF SAID SECTION 17; THENCE NORTH 87°40'15" EAST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 925.62 FEET TO INTERSECT THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; THENCE SOUTH 23°54'32" EAST, ALONG THE WESTERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 641.23 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER" LOCATED AT THE EDGE OF MARSH OF THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 890, THE FOLLOWING TWO COURSES: (1) NORTH 88°03'30" EAST A DISTANCE OF 893.66 FEET; (2) THENCE NORTH 00°32'55" WEST A DISTANCE OF 1,416.65 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE SOUTH 63°08'56" EAST A DISTANCE OF 840.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'59", AN ARC DISTANCE OF 90.40 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 60°20'57" EAST A DISTANCE OF 90.37 FEET; (3) THENCE SOUTH 57°32'57" EAST A DISTANCE OF 234.37 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 847, PAGE 1461, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 30°09'27" WEST, ALONG THE NORTHWESTERLY LINE OF LAST REFERENCED LANDS, A DISTANCE OF 390.53 FEET TO THE NORTHWEST CORNER OF PARCEL "A" DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGES 915 THROUGH 924, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED AS EXHIBIT "A", PARCEL 3 IN OFFICIAL RECORDS BOOK 949, PAGES 1456 THROUGH 1458, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING NINE COURSES: (1) THENCE NORTH 89°43'32" WEST A DISTANCE OF 68.74 FEET; (2) THENCE SOUTH 01°24'49" EAST A DISTANCE OF 116.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 430.00 FEET; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°17'49", AN ARC DISTANCE OF 264.90 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 16°14'06" WEST A DISTANCE OF 260.73 FEET; (4) THENCE SOUTH 33°53'00" WEST A DISTANCE OF 220.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 530.00 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°04'54", AN ARC DISTANCE OF 139.51 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 41°25'27" WEST A DISTANCE OF 139.11 FEET; (6) THENCE SOUTH 48°57'54" WEST A DISTANCE OF 502.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 470.00 FEET; (7) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°53'25", AN ARC DISTANCE OF 392.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 25°01'12" WEST A DISTANCE OF 381.51 FEET; (8) THENCE SOUTH 01°04'29" WEST A DISTANCE OF 331.34 FEET TO INTERSECT THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45; (9) THENCE NORTH 67°21'52" EAST, ALONG THE NORTHERLY LINE OF SAID JOHN UPTERGROVE GRANT, SECTION 45, A DISTANCE OF 356.69 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 689, PAGE 1025, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 22°10'07" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3,595.04 FEET TO A 4"x4" CONCRETE MONUMENT "RAYONIER"; THENCE CONTINUE SOUTH 22°10'07" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 86 FEET MORE OR LESS TO THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 5,037 FEET MORE OR LESS TO ABOVE REFERENCED POINT "A" AND THE CLOSING POINT OF THIS DESCRIPTION.

CONTAINING 241.11 ACRES MORE OF LESS.

**LEGAL DESCRIPTION**  
**COOK-COLEMAN PARCEL**  
LIBERTY COVE  
2021-04-01

**PROSSER**  
Creative Visionaries. Engineering Minds<sup>®</sup>

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SECTION 45; THENCE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 816.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 1,838.69 FEET TO A 4"x4" CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE CONTINUE SOUTH 22°37'20" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, A DISTANCE OF 129 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER AND A POINT HEREINAFTER REFEREED TO AS POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 949, PAGE 1447, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA: (1) THENCE SOUTH 83°51'44" WEST A DISTANCE OF 171.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°34'34", AN ARC DISTANCE OF 178.87 FEET AND BEING SUBTENDEED BY A CHORD BEARING NORTH 85°53'22" WEST A DISTANCE OF 177.92 FEET; (3) THENCE NORTH 75°38'27" WEST A DISTANCE OF 157.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'47", AN ARC DISTANCE OF 121.16 FEET AND BEING SUBTENDEED BY A CHORD BEARING NORTH 68°41'57" WEST A DISTANCE OF 120.86 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET; (5) THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'24", AN ARC DISTANCE OF 85.66 FEET AND BEING SUBTENDEED BY A CHORD BEARING NORTH 86°17'45" WEST A DISTANCE OF 83.06 FEET; (6) THENCE SOUTH 69°09'55" WEST A DISTANCE OF 191.92 FEET; (7) THENCE NORTH 77°59'14" WEST A DISTANCE OF 847.91 FEET TO INTERSECT THE NORTHERLY LINE OF SAID SECTION 45; THENCE SOUTH 65°52'49" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 45, A DISTANCE OF 171.73 FEET; THENCE SOUTH 22°08'37" EAST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 3,594.85 FEET TO A 4"x4" CONCRETE MONUMENT; THENCE CONTINUE SOUTH 22°08'37" WEST, ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2022, PAGE 1466, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 14 FEET MORE OR LESS TO INTERSECT THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER; THENCE SOUTHEASTERLY, EASTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE DIVISION LINE BETWEEN THE HIGHLANDS AND THE MARSHLANDS OF THE NASSAU RIVER, A DISTANCE OF 3,026 FEET MORE OR LESS TO ABOVE REFERENCE POINT "A" AND THE CLOSE OF THIS DESCRIPTION.

CONTAINING 114.86 ACRES MORE OR LESS.

**LEGAL DESCRIPTION**  
**SALLETTE PARCEL**  
LIBERTY COVE  
2021-04-01

**PROSSER**  
Creative Visionaries. Engineering Minds®

LESS AND EXCEPT:

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 3,952.33 FEET TO INTERSECT THE NORTH LINE OF SAID SECTION 45; THENCE N 67°22'00" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 750.12 FEET; THENCE N 67°21'52" E, ALONG THE NORTH LINE OF SAID SECTION 45, A DISTANCE OF 359.69 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED N OFFICIAL RECORDS BOOK 1942, PAGE 573 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 995.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 22°10'07" E, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1942, PAGE 573, A DISTANCE OF 942.67 FEET; THENCE S 57°10'25" W, A DISTANCE OF 997.98 FEET; THENCE N 32°49'35" W, A DISTANCE OF 129.79 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1,965.00 FEET, HAVING A CHORD BEARING OF N 11°50'05" W AND A CHORD DISTANCE OF 1,407.85 FEET, HAVING A CENTRAL ANGLE OF 41°59'00" AND AN ARC LENGTH OF 1,439.85 FEET TO A POINT; THENCE IN A NORTHEASTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 35°38'21" E AND A CHORD DISTANCE OF 26.76 FEET, HAVING A CENTRAL ANGLE OF 52°57'51" AND AN ARC LENGTH OF 27.73 FEET TO A POINT; THENCE N 56°32'31" E, A DISTANCE OF 14.58 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 39.08 FEET, HAVING A CHORD BEARING OF N 74°05'34" E AND A CHORD DISTANCE OF 23.57 FEET, HAVING A CENTRAL ANGLE OF 35°06'06" AND AN ARC LENGTH OF 23.94 FEET TO A POINT; THENCE S 82°45'44" E, A DISTANCE OF 46.70 FEET; THENCE S 82°53'08" E, A DISTANCE OF 111.15 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 665.79 FEET, HAVING A CHORD BEARING OF S 85°47'11" E AND A CHORD DISTANCE OF 70.75 FEET, HAVING A CENTRAL ANGLE OF 06°05'30" AND AN ARC LENGTH OF 70.79 FEET TO A POINT; THENCE S 87°47'28" E, A DISTANCE OF 201.56 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 265.00 FEET, HAVING A CHORD BEARING OF S 82°36'02" E AND A CHORD DISTANCE OF 47.95 FEET, HAVING A CENTRAL ANGLE OF 10°22'52" AND AN ARC LENGTH OF 48.01 FEET TO A POINT; THENCE S 77°24'36" E, A DISTANCE OF 323.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.8 ACRES, MORE OR LESS.

LEGAL DESCRIPTION  
SCHOOL PARCEL  
LIBERTY COVE  
2021-04-01

**PROSSER**  
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LESS AND EXCEPT:

PARCEL C-7

A PARCEL OF LAND SITUATE IN THE SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 701.90 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD (A 100' RIGHT-OF-WAY); THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 695.00 FEET, HAVING A CHORD BEARING OF S 59°26'00" E WITH A CHORD DISTANCE OF 90.08 FEET AND AN ARC LENGTH OF 90.14 FEET; THENCE CONTINUE S 63°08'56" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS ROAD, A DISTANCE OF 811.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 63°08'56" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS ROAD, A DISTANCE OF 660.52 FEET; THENCE S 26°51'04" W, A DISTANCE OF 96.51 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 09°54'10" W AND A CHORD DISTANCE OF 252.16 FEET, HAVING A CENTRAL ANGLE OF 33°53'49" AND AN ARC LENGTH OF 255.87 FEET; THENCE IN A WESTERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF N 71°58'15" W AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE N 63°05'09" W, A DISTANCE OF 417.31 FEET; THENCE IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF N 70°50'54" W AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 00°32'55" W, ALONG THE EASTERLY LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 A DISTANCE OF 402.00 FEET TO THE POINT OF BEGINNING.

CONTANING 4.74 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

PARCEL C7

LIBERTY COVE

2021-04-01

**PROSSER**

*Creative Visionaries. Engineering Minds*®

LESS AND EXCEPT:

PARCEL C-8

A PARCEL OF LAND SITUATE IN THE JOHN UPTERGROVE GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE S 00°41'02" E, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 2,557.97 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE N 88°03'30" E, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 793.66 FEET TO THE POINT OF BEGINNING; THENCE N 00°32'55" W, ALONG THE EAST LINE OF LAST SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 888, A DISTANCE OF 1,014.65 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 150.00 FEET, HAVING A CHORD BEARING OF S 70°50'54" E AND A CHORD DISTANCE OF 40.52 FEET, HAVING A CENTRAL ANGLE OF 15°31'29" AND AN ARC LENGTH OF 40.64 FEET; THENCE S 63°05'09" E, A DISTANCE OF 417.31 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF S 71°58'15" E AND A CHORD DISTANCE OF 92.67 FEET, HAVING A CENTRAL ANGLE OF 17°46'11" AND AN ARC LENGTH OF 93.04 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 432.50 FEET, HAVING A CHORD BEARING OF S 18°45'30" E AND A CHORD DISTANCE OF 175.59, HAVING A CENTRAL ANGLE OF 23°25'29" AND AN ARC LENGTH OF 176.82 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 237.50 FEET, HAVING A CHORD BEARING OF S 15°56'31" E AND A CHORD DISTANCE OF 119.16 FEET, HAVING A CENTRAL ANGLE OF 29°03'25" AND AN ARC LENGTH OF 120.45 FEET; THENCE S 01°24'49" E, A DISTANCE OF 94.56 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF S 16°14'05" W AND A CHORD DISTANCE OF 157.65 FEET, HAVING A CENTRAL ANGLE OF 35°17'49" AND AN ARC LENGTH OF 160.17 FEET; THENCE S 33°53'00" W, A DISTANCE OF 220.32 FEET; THENCE IN A SOUTHWESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360 FEET, HAVING A CHORD BEARING OF S 40°21'24" W AND A CHORD DISTANCE OF 81.17 FEET, HAVING A CENTRAL ANGLE OF 02°56'48" AND AN ARC LENGTH OF 81.35 FEET; THENCE S 88°03'29" W, A DISTANCE OF 361.05 FEET TO THE POING OF BEGINNING.

CONTAINING 10.60 ACRES, MORE OR LESS

LEGAL DESCRTIPTION

PARCEL C8

LIBERTY COVE

2021-04-01

**PROSSER**

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**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7E**

**RESOLUTION 2021-32**

**A RESOLUTION OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT 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 CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Liberty Cove Community Development District (the "District") previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District Board of Supervisors (the "Board") noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain stormwater

management improvements, water, sewer and reclaim distribution systems, roadway improvements, entrance features and landscaping, amenity center improvements, environmental mitigation, and other improvements, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2021-26 and is shown in the *Liberty Cove Community Development District Improvement Plan* dated July 8, 2021 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Bonds, in one or more series (the "Bonds").

(g) By Resolution 2021-26, the Board determined to provide the Project and to defray the costs thereof by making Special Assessments on benefitted property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2021-26 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2021-26 said Resolution 2021-26 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2021-26, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-27 fixing the time and place of a public hearing



at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On September 29, 2021, the public hearing, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Liberty Cove Community Development District Master Special Assessment Methodology Report*, dated July 20, 2021 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided.

**SECTION 3. AUTHORIZATION OF DISTRICT PROJECT.** That certain Project for construction of infrastructure improvements initially described in Resolution 2021-26, and more specifically

identified and described in **Exhibit A** attached hereto, is hereby authorized, and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

**SECTION 4. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A** and **B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.** The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS.** When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

## **SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Nassau County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

## **SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.**

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted, subject to site plan approval, or sold to homebuilders, the Special Assessments

securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted, subject to site plan approval, or sold to homebuilders, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the amount of debt per ERU, as described in more detail in the Assessment Report, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding with the landowner that it intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or ERUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of

the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

**SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES.** Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Nassau County, Florida, which may be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED THIS 29<sup>th</sup> DAY OF SEPTEMBER, 2021.**

**LIBERTY COVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** *Improvement Plan, dated July 8, 2021*

**Exhibit B:** *Master Special Assessment Methodology Report, dated July 20, 2021*

**Exhibit A**

**Engineer's Report**

**Exhibit B**

**Master Assessment Methodology**

# **LIBERTY COVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**



**RESOLUTION 2021-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Liberty Cove Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District's primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**SECTION 2.** The District's principal headquarters for purposes of establishing proper venue shall be located within Nassau County, Florida.

**SECTION 3.** The District's local records office shall be located at \_\_\_\_\_.

**SECTION 4.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 29<sup>th</sup> day of September, 2021.

**ATTEST:**

**LIBERTY COVE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2021-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Liberty Cove Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021/2022 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2021/2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 29th day of September, 2021.

ATTEST:

**LIBERTY COVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Comp. Exhibit A:** Fiscal Year 2021/2022 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES  
FISCAL YEAR 2021/2022

LIBERTY COVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G Fernandina Beach, Florida 32034</i>		
	POTENTIAL DISCUSSION/FOCUS	
October <span style="background-color: yellow;">   </span> , 2021	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
November <span style="background-color: yellow;">   </span> , 2021	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
December <span style="background-color: yellow;">   </span> , 2021	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
January <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
February <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
March <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
April <span style="background-color: yellow;">   </span> , 2022	Regular Meeting <i>(presentation of FY2023 proposed budget)</i>	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
May <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
June <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
July <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
August <span style="background-color: yellow;">   </span> , 2022	Public Hearing and Regular Meeting <i>(adoption of FY2023 budget)</i>	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM
September <span style="background-color: yellow;">   </span> , 2022	Regular Meeting	<span style="background-color: yellow;">   </span> : <span style="background-color: yellow;">   </span> AM/PM

**LIBERTY COVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**DRAFT**

**MINUTES OF MEETING  
LIBERTY COVE  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Liberty Cove Community Development District was held on August 18, 2021, at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034.

**Present at the meeting were:**

Gregory Matovina	Chair
Chris Wood	Vice Chair
Matt Roberts	Assistant Secretary
Brendan Moran	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Joe Brown	District Counsel
Neil Brockmeier (via telephone)	District Engineer
Peter Dame (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:08 p.m. The five initial Board Members named on the petition to create the CDD were Mr. Greg Matovina, Mr. Matt Roberts, Mr. Chris Wood, Mr. William Howell and Mr. Brendan Moran.

Mr. Wrathell stated Mr. Matovina, Mr. Roberts, Mr. Wood and Mr. Moran were present, in person. Mr. Howell was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

40 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the  
41 Oath of Office to Mr. Matovina, Mr. Roberts, Mr. Wood and Mr. Moran. He provided and briefly  
42 explained the following items:

- 43 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 44 **B. Membership, Obligations and Responsibilities**
- 45 **C. Chapter 190, Florida Statutes**
- 46 **D. Financial Disclosure Forms**
  - 47 **I. Form 1: Statement of Financial Interests**
  - 48 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 49 **III. Form 1F: Final Statement of Financial Interests**
- 50 **E. Form 8B: Memorandum of Voting Conflict**

51

52 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-01,**  
 53 **Designating Certain Officers of the District,**  
 54 **and Providing for an Effective Date**  
 55

56 Mr. Wrathell presented Resolution 2021-01. Mr. Moran nominated the following slate  
57 of officers:

58	Greg Matovina	Chair
59	Chris Wood	Vice Chair
60	Craig Wrathell	Secretary
61	Matt Roberts	Assistant Secretary
62	Brendan Moran	Assistant Secretary
63	William Howell	Assistant Secretary
64	Cindy Cerbone	Assistant Secretary
65	Kristen Suit	Assistant Secretary
66	Craig Wrathell	Treasurer
67	Jeff Pinder	Assistant Treasurer

68 No other nominations were made.

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**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Date, Time and Location for the Landowners’ Meeting of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-02.

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of September 29, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034 for the Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

- A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2021-03. He reviewed the Fee Schedule on Page 15 of the Agreement for District Management Services. The numbering of the items on the Fee Schedule would be corrected.

**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, as amended to correct the numbering of the items on the Fee Schedule, was adopted.**

109 B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing  
110 Compensation; and Providing for an Effective Date

- 111 • Fee Agreement: *Hopping Green & Sams P.A.*

112 Mr. Wrathell presented Resolution 2021-04.

113

114 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
115 **Resolution 2021-04, Appointing Hopping Green & Sams P.A. as District Counsel**  
116 **for the District, and Authorizing Compensation and Providing for an Effective**  
117 **Date, was adopted.**

118

119

120 C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the  
121 District; and Providing for an Effective Date

122 Mr. Wrathell presented Resolution 2021-05.

123

124 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
125 **Resolution 2021-05, Designating Wrathell, Hunt and Associates, LLC, as**  
126 **Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida**  
127 **33431 as the Registered Office of the District; and Providing for an Effective**  
128 **Date, was adopted.**

129

130

131 D. Resolution 2021-06, Appointing and Fixing the Compensation of the Interim District  
132 Engineer for the District, and Providing for an Effective Date

- 133 • Interim Engineering Services Agreement: *Prosser, Inc.*

134 Mr. Wrathell presented Resolution 2021-06 and the Interim Engineering Services  
135 Agreement with Prosser, Inc.

136

137 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
138 **Resolution 2021-06, Appointing and Fixing the Compensation of Prosser, Inc.,**  
139 **as Interim District Engineer for the District, and Providing for an Effective Date,**  
140 **was adopted.**

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143 E. Authorization of Request for Qualifications (RFQ) for Engineering Services

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145 Mr. Wrathell presented the RFQ for District Engineering Services.

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147 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
148 **Request for Qualifications for District Engineering Services and authorizing**  
149 **Staff to advertise, was approved.**

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151

152 **F. Board Member Compensation: 190.006 (8), F.S.**

153 The consensus of the Board was to accept compensation for attendance at meetings.

154

155 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
156 **acceptance of Board Member compensation, was approved.**

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158

159 **G. Resolution 2021-07, Designating the Primary Administrative Office and Principal**  
160 **Headquarters of the District; Designating the Location of the Local District Records**  
161 **Office; and Providing an Effective Date**

162 This item was deferred to the next meeting.

163 **H. Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with**  
164 **Regard to the Support and Legal Defense of the Board of Supervisors and District**  
165 **Officers, and Providing for an Effective Date**

166 • **Authorization to Obtain General Liability and Public Officers' Insurance**

167 Mr. Wrathell presented Resolution 2021-08. The Resolution sets forth the CDD's Policy  
168 for the support and legal defense of Board Members and Staff.

169

170 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
171 **Resolution 2021-08, Setting Forth the Policy of the District Board of**  
172 **Supervisors with Regard to the Support and Legal Defense of the Board of**  
173 **Supervisors and District Officers and Providing for an Effective Date, was**  
174 **adopted.**

175

176

177 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
178 **authorizing Staff to obtain General Liability and Public Officers' insurance and**  
179 **authorizing the Chair to execute, was approved.**

180

- 181 I. **Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard; Designating**  
182 **Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be**  
183 **Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for**  
184 **Severability and an Effective Date**

185 Mr. Wrathell presented Resolution 2021-09. This Resolution sets forth the CDD’s policy  
186 and outlines the procedures for public comments.

187

188 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
189 **Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard;**  
190 **Designating Public Comment Periods; Designating a Procedure to Identify**  
191 **Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing**  
192 **Exceptions; and Providing for Severability and an Effective Date, was adopted.**

193

194

- 195 J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison**  
196 **Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a**  
197 **Records Retention Policy; and Providing for Severability and Effective Date**

198 Mr. Wrathell presented Resolution 2021-10. Management retains all files in perpetuity.

199

200 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
201 **Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and**  
202 **Associates, LLC, as the Records Management Liaison Officer; Providing the**  
203 **Duties of the Records Management Liaison Officer; Adopting a Records**  
204 **Retention Policy; and Providing for Severability and Effective Date, was**  
205 **adopted.**

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- 208 K. **Resolution 2021-11, Granting the Chairman and Vice Chairman the Authority to**  
209 **Execute Real and Personal Property Conveyance and Dedication Documents, Plats and**  
210 **Other Documents Related to the Development of the District’s Improvements;**  
211 **Approving the Scope and Terms of Such Authorization; Providing for a Severability**  
212 **Clause; and Providing an Effective Date**

213 Mr. Wrathell presented Resolution 2021-11. This grants the Chair or the Vice Chair, in  
214 concert with the District Engineer, District Counsel and Staff, the authority to execute certain  
215 documents, between meetings, to avoid construction delays.

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**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, Resolution 2021-11, Granting the Chairman and Vice Chairman, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-12.

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services.

**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Request for Proposals for Annual Auditing Services and Ranking Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M21-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the Strange Zone, Inc., Quotation #M21-1011 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.**

254 **O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and**  
255 **One (1) Annual Technological Audit**

256 Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist  
257 in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA)  
258 requirements for websites and to affix an ADA Site Compliance seal on the homepage.

259

260 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
261 **ADA Site Compliance Proposal for Website Compliance Shield, Accessibility**  
262 **Policy and One (1) Annual Technological Audit, in the amount of \$210 per year,**  
263 **was approved.**

264

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266 **P. Resolution 2021-13, Designating the Date, Time and Place of a Public Hearing and**  
267 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of**  
268 **Procedure of the District; and Providing an Effective Date**

269 **I. Rules of Procedure**

270 **II. Notices**

- 271 • **Notice of Rule Development**
- 272 • **Notice of Rulemaking**

273 Mr. Wrathell presented Resolution 2021-13.

274

275 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
276 **Resolution 2021-13, Designating November 2, 2021 at 1:00 p.m., at the Nassau**  
277 **County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina**  
278 **Beach, Florida 32034, as the Date, Time and Place of a Public Hearing and**  
279 **Authorization to Publish Notice of Such Hearing for the Purpose of Adopting**  
280 **Rules of Procedure of the District; and Providing an Effective Date, was**  
281 **adopted.**

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284 **Q. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022**  
285 **and Providing for an Effective Date**

286 This item was deferred.

287 **R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement;**  
288 **Providing for Severability; and Providing for an Effective Date**

289 Mr. Wrathell presented Resolution 2021-15. In the event of an emergency or natural  
290 disaster, the CDD may request assistance from other local governments.

291

**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,  
Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement;  
Providing for Severability; and Providing for an Effective Date, was adopted.**

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297 **BANKING MATTERS**

298 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking  
Matters:**

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- 301 **A. Resolution 2021-16, Designating a Public Depository for Funds of the District and**  
302 **Providing an Effective Date**

303 Mr. Wrathell presented Resolution 2021-16. Management recommended SunTrust  
304 Truist Bank as the Qualified Public Depository for the CDD’s accounts.

305

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,  
Resolution 2021-16, Designating SunTrust Truist Bank as the Public Depository  
for Funds of the District and Providing an Effective Date, was adopted.**

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- 311 **B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account**  
312 **and Appoint Signors on the Account; and Providing for an Effective Date**

313 Mr. Wrathell presented Resolution 2021-17. The Chair, Treasurer and Assistant  
314 Treasurer will be authorized signors. Funding requests should be sent to Mr. Greg Matovina.

315

**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,  
Resolution 2021-17, Directing the District Manager to Establish a Local Bank  
Account and Appoint Signors on the Account; and Providing for an Effective  
Date, was adopted.**

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322 **BUDGETARY MATTERS**

323 **EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary  
Matters:**

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- 326 **A. Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and**
- 327 **Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal,**
- 328 **Posting and Publication Requirements; Addressing Severability; and Providing an**
- 329 **Effective Date**

330 Mr. Wrathell presented Resolution 2021-18 and the proposed Fiscal Year 2021 budget.

331

332 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**

333 **Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021**

334 **and Setting a Public Hearing Thereon Pursuant to Florida Law for November 2,**

335 **2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687**

336 **Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034; Addressing**

337 **Transmittal, Posting and Publication Requirements; Addressing Severability;**

338 **and Providing an Effective Date, was adopted.**

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340

- 341 **B. Fiscal Year 2020/2021 Budget Funding Agreement**

342 Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The

343 Developer would provide funding on an as-needed basis.

344

345 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**

346 **the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.**

347

348

- 349 **C. Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and**
- 350 **Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal,**
- 351 **Posting and Publication Requirements; Addressing Severability; and Providing for an**
- 352 **Effective Date**

353 Mr. Wrathell presented Resolution 2021-19 and the proposed Fiscal Year 2022 budget.

354

355 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**

356 **Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022**

357 **and Setting a Public Hearing Thereon Pursuant to Florida Law for November 2,**

358 **2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687**

359 **Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034; Addressing**

360 **Transmittal, Posting and Publication Requirements; Addressing Severability;**

361 **and Providing for an Effective Date, was adopted.**

362



363 **D. Fiscal Year 2021/2022 Budget Funding Agreement**

364 Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

365

366 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
367 **Fiscal Year 2021/2022 Budget Funding Agreement, was approved.**

368

369

370 **E. Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing**  
371 **Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in**  
372 **Accordance with Section 218.415(17), Florida Statutes**

373 Mr. Wrathell presented Resolution 2021-20.

374

375 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
376 **Resolution 2021-20, Adopting the Alternative Investment Guidelines for**  
377 **Investing Public Funds in Excess of Amounts Needed to Meet Current**  
378 **Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes,**  
379 **was adopted.**

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382 **F. Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain**  
383 **Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing**  
384 **the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**  
385 **Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and**  
386 **Providing for an Effective Date**

387 Mr. Wrathell presented Resolution 2021-21.

388

389 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
390 **Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of**  
391 **Certain Continuing Expenses Without Prior Approval of the Board of**  
392 **Supervisors; Authorizing the Disbursement of Funds for Payment of Certain**  
393 **Non-Continuing Expenses Without Prior Approval of the Board of Supervisors;**  
394 **Providing for a Monetary Threshold; and Providing for an Effective Date, was**  
395 **adopted.**

396

397

398 **G. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses;**  
399 **and Providing for Severability and an Effective Date**

400 Mr. Wrathell presented Resolution 2021-22.

401

402 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
403 **Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel**  
404 **Expenses; and Providing for Severability and an Effective Date, was adopted.**

405

406

407 **H. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to**  
408 **Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an**  
409 **Effective Date**

410 Mr. Wrathell presented Resolution 2021-23

411

412 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
413 **Resolution 2021-23, Adopting Prompt Payment Policies and Procedures**  
414 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**  
415 **Providing an Effective Date, was adopted.**

416

417

418 **I. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section**  
419 **218.33, Florida Statutes; Providing an Effective Date**

420 Mr. Wrathell presented Resolution 2021-24. District Management already has Internal  
421 Control policies in place as part of the annual audit process.

422

423 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
424 **Resolution 2021-24, Adopting an Internal Controls Policy Consistent with**  
425 **Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

426

427

428 **J. Consideration of E-Verify Memo with MOU**

429 Mr. Brown presented the HGS Memorandum regarding the E-Verify requirements and  
430 the Department of Homeland Security (DHS) E-Verify Memorandum of Understanding (MOU).

431

432 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
433 **HGS Memorandum regarding the E-Verify requirements and the DHS E-Verify**  
434 **MOU, was approved.**

435

436 **BOND FINANCING RELATED MATTERS**437 **NINTH ORDER OF BUSINESS**

438 **Consideration of the Following Bond**  
439 **Financing Related Matters:**

440 **A. Bond Financing Team Funding Agreement**

441 Mr. Wrathell presented the Bond Financing Team Funding Agreement.

442

443 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
444 **Bond Financing Team Funding Agreement between the Liberty Cove CDD and**  
445 **Liberty Cove Nassau, LLC, was approved.**

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447

448 **B. Engagement of Bond Financing Professionals**449 **I. Underwriter/Investment Banker: *FMSbonds, Inc.***

450 Mr. Wrathell presented the Agreement for Underwriter Services & Rule G-17  
451 Disclosure letter from FMSbonds, Inc. (FMSbonds). The Underwriter's fee would be 1.5% of the  
452 par amount of any bonds issued.

453

454 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
455 **the FMSbonds Agreement for Underwriter Services & Rule G-17 Disclosure**  
456 **Letter, was approved.**

457

458

459 **II. Bond Counsel: *Akerman, LLP***

460 Mr. Wrathell presented the Akerman, LLP proposal. The fee for the initial bond issuance  
461 would be \$40,000.

462

463 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the**  
464 **Akerman, LLP proposal to serve as Bond Counsel, was approved.**

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467 **III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.***

468 Mr. Wrathell presented the U.S. Bank, N.A., proposal.

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**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the U.S. Bank, N.A., proposal to serve as Trustee, Paying Agent and Registrar, was approved.**

- C. Resolution 2021-25, 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**

Mr. Wrathell presented Resolution 2021-25 and read the title.

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, Resolution 2021-25, Designating September 29, 2021 at 1:00 p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd., Suite 101-G, Fernandina Beach, Florida 32034 as the Date, Time, and Location for 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, was adopted.**

- D. Presentation of Report of District Engineer**

Mr. Wrathell presented the Engineer’s Report, dated July 2, 2021.

**On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor, the Engineer’s Report, dated July 2, 2021, was approved.**

- E. Presentation of Master Special Assessment Methodology Report**

Mr. Wrathell presented the Master Special Assessment Methodology Report, dated July 20, 2021.

**On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor, the Master Special Assessment Methodology Report, dated July 20, 2021, was approved.**

507 F. Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature  
508 and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be  
509 Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of  
510 the Improvements to be Defrayed by the Special Assessments; Providing the Manner  
511 in Which Such Special Assessments Shall be Made; Providing when Such Special  
512 Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments  
513 Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment  
514 Roll; Providing for Publication of this Resolution

515 Mr. Wrathell presented Resolution 2021-26 and read the title.

516

517 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
518 **Resolution 2021-26, Declaring Special Assessments; Indicating the Location,**  
519 **Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost**  
520 **is to be Defrayed by the Special Assessments; Providing the Portion of the**  
521 **Estimated Cost of the Improvements to be Defrayed by the Special**  
522 **Assessments; Providing the Manner in Which Such Special Assessments Shall**  
523 **be Made; Providing when Such Special Assessments Shall be Paid; Designating**  
524 **Lands Upon Which the Special Assessments Shall be Levied; Providing for an**  
525 **Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for**  
526 **Publication of this Resolution, was adopted.**

527

528

529 G. Resolution 2021-27, Setting a Public Hearing for the Purpose of Hearing Public  
530 Comment on Imposing Special Assessments on Certain Property within the District  
531 Generally Described as the Liberty Cove Community Development District in  
532 Accordance with Chapters 170, 190 And 197, Florida Statutes

533 Mr. Wrathell presented Resolution 2021-27 and read the title.

534

535 **On MOTION by Mr. Matovina and seconded by Mr. Roberts, with all in favor,**  
536 **Resolution 2021-27, Setting a Public Hearing for September 29, 2021 at 1:00**  
537 **p.m., at the Nassau County Chamber of Commerce, 961687 Gateway Blvd.,**  
538 **Suite 101-G, Fernandina Beach, Florida 32034, for the Purpose of Hearing**  
539 **Public Comment on Imposing Special Assessments on Certain Property within**  
540 **the District Generally Described as the Liberty Cove Community Development**  
541 **District in Accordance with Chapters 170, 190 And 197, Florida Statutes, was**  
542 **adopted.**

543

544 H. **Resolution 2021-28, Authorizing the Issuance of Not Exceeding \$28,000,000 Principal**  
 545 **Amount Liberty Cove Community Development District Special Assessment Revenue**  
 546 **Bonds in One or More Series, for the Purpose of Financing the Construction and/or**  
 547 **Acquisition By the District of the Public Improvements and Community Facilities**  
 548 **Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance**  
 549 **Establishing the District; Approving a Form of Master Trust Indenture; Approving and**  
 550 **Appointing a Trustee; Authorizing the Commencement of Validation Proceedings**  
 551 **Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to**  
 552 **the Foregoing Bonds; and Providing an Effective Date**

553 Mr. Dame presented Resolution 2021-28. The Resolution accomplishes the following:

- 554 ➤ Commences the bond authorization process and authorizes the issuance of the
- 555 maximum amount of bonds.
- 556 ➤ Approves the forms of the Master Trust Indenture.
- 557 ➤ Authorizes District Counsel and Bond Counsel to commence the validation proceedings.
- 558 ➤ Authorizes the bond issuance in a not to exceed amount of \$28,000,000.

559 Mr. Wrathell stated the Master Methodology has a maximum par amount of bonds of  
 560 \$25.720 million and it is common for the general bond Resolution to be a few million dollars  
 561 over that amount when filing for validation.

562

563 **On MOTION by Mr. Matovina and seconded by Mr. Wood, with all in favor,**  
 564 **Resolution 2021-31, Authorizing the Issuance of Not Exceeding \$28,000,000**  
 565 **Principal Amount Liberty Cove Community Development District Special**  
 566 **Assessment Revenue Bonds in One or More Series, for the Purpose of**  
 567 **Financing the Construction and/or Acquisition By the District of the Public**  
 568 **Improvements and Community Facilities Permitted by the Provisions of**  
 569 **Chapter 190, Florida Statutes and the Ordinance Establishing the District;**  
 570 **Approving a Form of Master Trust Indenture; Approving and Appointing a**  
 571 **Trustee; Authorizing the Commencement of Validation Proceedings Relating to**  
 572 **the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the**  
 573 **Foregoing Bonds; and Providing an Effective Date, was adopted.**

574

575

576 TENTH ORDER OF BUSINESS

Staff Reports

577

578 A. District Counsel: *Hopping Green & Sams, P.A.*

579 There was nothing further to report.

580 **B. District Engineer (Interim): *Prosser, Inc.***

581 There was nothing to report.

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

583 Mr. Wrathell stated the next meeting would be held September 29, 2021 at 1:00 p.m.

584

585 **ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

586

587 Discussion ensued regarding operation and maintenance (O&M) costs, P&I fees and the

588 maximum par amount of bonds.

589

590 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

591

592 There were no public comments.

593

594 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

595

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

597

598 **On MOTION by Mr. Mr. Matovina and Seconded by Mr. Moran, with all in**  
599 **favor, the meeting adjourned at 2:20 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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611 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair