

# East Nassau Stewardship District



RAYDIENT

PLACES + PROPERTIES

Nassau County Board of County Commissioners

Public Hearing

November 28, 2016

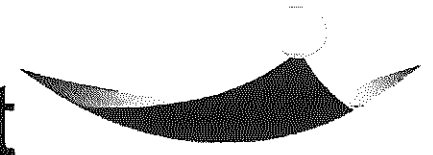
# East Nassau Community Planning Area



# East Nassau Sector Plan

- In 2011, after many public meetings, Nassau County approved the landmark Public/Private Partnership 24,000-acre East Nassau Community Planning Area (ENCPA) Sector Plan.
- The 2013 Fishkind Fiscal Impact Study indicated the ENCPA would have, at build-out, produced +/- 20,000 permanent jobs and \$12M in recurring annual **Net** Fiscal Benefit to Nassau County.
- Within the Employment Center tract, Rayonier donated a 27-acre Nassau County Elementary School site. Construction has commenced on the roadways and school facility, making way for the 800-student school scheduled to open in August 2017 along with Rayonier's new global headquarters in the village of Wildlight.
- The landmark Conservation Habitat Network established under the ENCPA alone will ultimately encompass roughly 12,000 acres/or 50% of the ENCPA's 24,000 acres and will require integrated oversight in perpetuity.
- The State of Florida's **Stewardship District** legislation will provide the best solution to achieve the near and long term public/private goals envisioned by Nassau County.

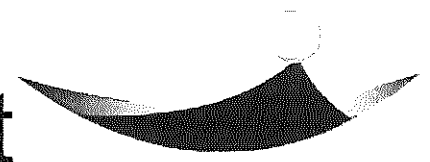
# East Nassau Stewardship District



- The legislation we're seeking during the 2017 Florida legislative session would create the 24,000-acre ENCPA Stewardship District prior to residents purchasing homes and moving in 2017.
- The district would be granted the traditional powers granted to a community development district.
- Landowners would initially control the District board. However, as voters moved into the District, control over the District board would transition to the residents.
- Other large Florida communities have successfully implemented similar districts including Lakewood Ranch (Manatee and Sarasota Counties), Ave Maria (Collier County), and Babcock Ranch (Charlotte & Lee Counties), Viera (Brevard County), among others.



# East Nassau Stewardship District



- Absent the Stewardship District, over time dozens of Community Development Districts, the traditional special purpose entity used to manage and finance basic services for community development, would need be established serially depending on the timing and location of development.
- Reliance upon multiple community development districts to provide such services to this land would be inefficient for both the landowner and Nassau County.
- Nassau County already has 6 Community Development Districts approved and operating: Amelia Concourse, Amelia Walk, Amelia National, Chandler's Meadow, Heron Isles, River Glen



# Stewardship District Benefits

- “Growth pays for Growth” – additional infrastructure required by new growth is paid for entirely by the new growth and not the County and its existing residents. ✓
- Stewardship Districts do not replace County services or taxes nor do they create any burden or obligation on taxpayers outside the District, the indebtedness of the District does not constitute a liability of the local government. The District can only assess its residents. ✓
- All Nassau County laws, regulations, ordinances and permitting processes remain in place and will continue to control the development of lands within the proposed District.
- A Stewardship District provides one consolidated point of contact for Nassau County for dealing with enhanced services, inter-local agreements and mutual cooperation, shared use of facilities, etc. ✓

# Stewardship Districts: Legend vs Fact



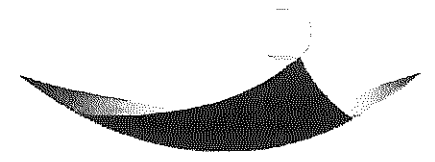
Senator Stoddard: “You’re not going to use the story,  
Mr. Scott?”

Mr. Scott: “No, Sir. This is the West, Sir. When the  
legend becomes fact, print the legend”

*-The Man Who Shot Liberty Valance*



# Stewardship Districts: Fiction vs Fact



## **Fiction**

The East Nassau Stewardship District can expand at will to include additional portions of Nassau County.

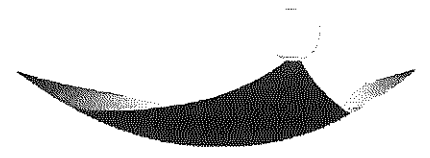
## **Fact**

The boundaries of the District can only be expanded with explicit permission from the County Commission and passage of subsequent legislation





# Stewardship Districts: Fiction vs Fact



## **Fiction**

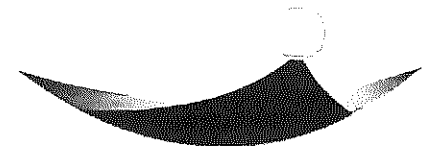
Creation of the District may reduce tax revenue to the County from the lands within the boundaries.

## **Fact**

Not true. Nassau County will continue to receive all property taxes, fees and other revenue it otherwise would from these lands (100%, not 88%). To the extent the lands develop more quickly due to orderly master planning and provision of infrastructure, the County will receive its tax revenue sooner.



# Stewardship Districts: Fiction vs Fact



## Fiction

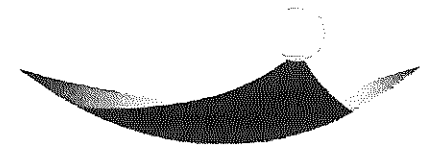
The East Nassau Stewardship District will supplant the County regulations and services.

## Fact

The Act makes clear that all Nassau County codes, regulations, permitting authority, and other governments remain intact and governs the lands within the District. The District may offer services which augment or enhance those provided by the County, but cannot supplant them.



# Stewardship Districts: Fiction vs Fact



## **Fiction**

The East Nassau Stewardship District special act will create a new town.

## **Fact**

This legislation only creates a special taxing district, much like a large CDD, to provide improvements and services needed for the approved development plan. It does not create a municipality.



# Stewardship Districts: Fiction vs Fact




## Fiction

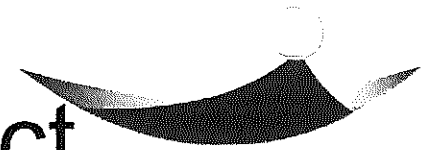
The infrastructure to be financed by the District will burden the general taxpayers within Nassau County.

## Fact

The District will finance infrastructure and enhancements for recreational purposes (e.g. parks & trails) using revenue bonds secured only by special assessments on the lands within the District. This ensures that the growth within these lands pays for itself and does not burden Nassau County or its taxpayers. District powers & assessments only apply to District residents e.g. Amelia Concourse & Amelia Walk. The Act provides that this debt cannot become the debt of the County.



# East Nassau Stewardship District



## Timeline

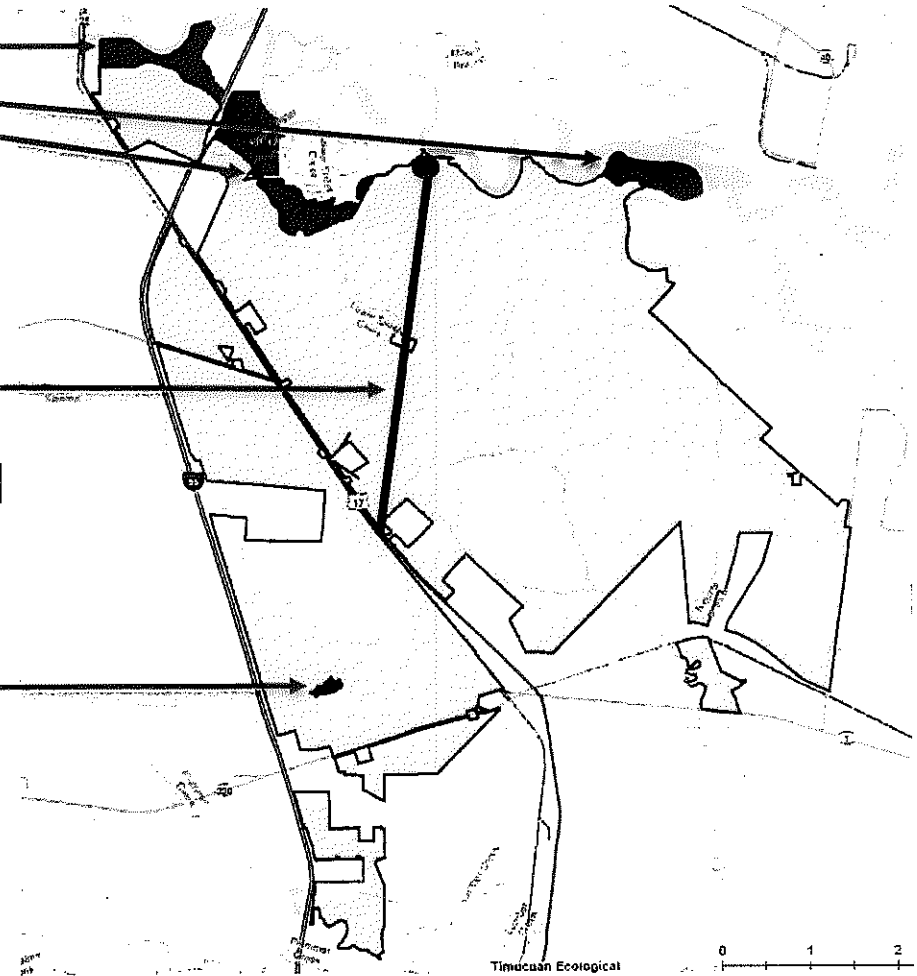
- Nov. 22<sup>nd</sup> – BOCC Stewardship District Public Workshop - Completed
- Nov. 28<sup>th</sup> – BOCC Agenda – Consider “No Objection” Letter for Stewardship District
- Dec. 1<sup>st</sup> – Local Delegation Meeting
- Feb. 2017 – Bill filed with Legislature
- March – May 2017 – Consideration by Legislature
- May 2017 – Consideration by Governor



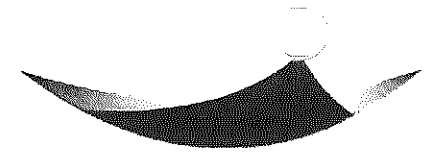
# EN Stewardship District Boundary

The original ENCPA boundary description failed to include certain tracts that should be under the long term care of the Stewardship District:

- Marsh Lands
  - ✓ Comp Plan Land Use Designation – Conservation & Agriculture
- Crandall Road
  - ✓ Rayonier Owned, but public road
  - ✓ Nassau County Maintained
- Wildlight Elementary School excluded after donation

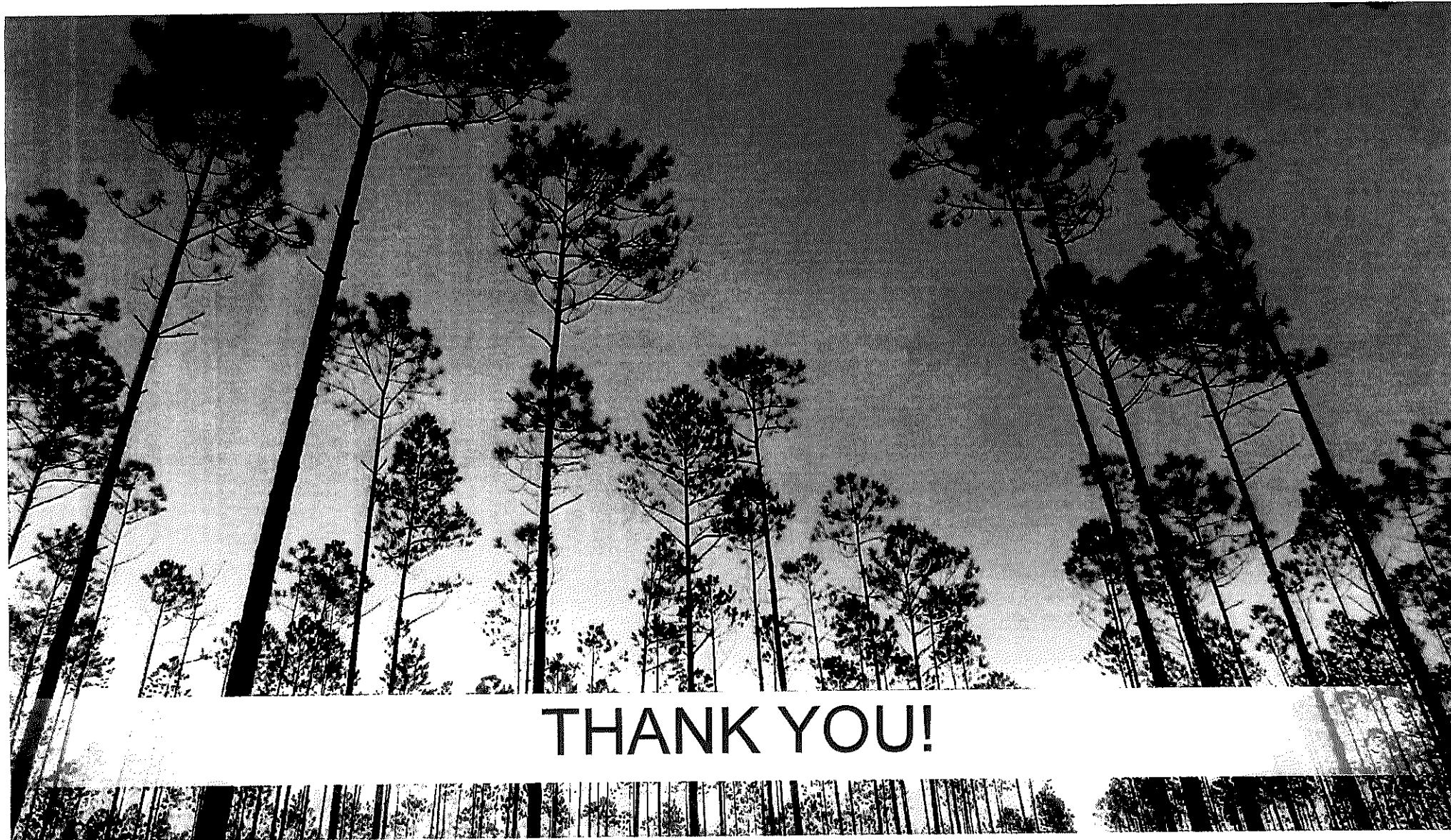


# Stewardship District Summary



- Puts infrastructure decisions relating to East Nassau into the public domain (competitive bidding, sunshine law, public records, public audits, public budgeting and public meetings). Infrastructure owned and maintained by the District **MUST** be PUBLIC. ✓
- A Stewardship District is: Fiscally Responsible, Environmentally Beneficial, Efficient Governance, and provides the ability to fund, construct, operate, and maintain critical ecosystems and infrastructure.
- Most importantly, the ENCPA Stewardship District is a critical implementation step in Rayonier/Nassau County Public Private Partnership. ✓
- As it was in 2015 when you approved the letter of non-objection, your decision to re-issue the letter this year allows the creation of the District to move forward but does not preclude continued County review and involvement. The bill would be considered in 2017 Legislative Session starting in January.





**THANK YOU!**

