

Local Bill to Establish the Shadowlawn Stewardship District

- The bill creates the charter for and establishes a stewardship district over approximately 8,463 acres in Clay County located on lands owned entirely by Reinhold Corporation.
- The absorption on the property is expected to begin in 2026 and conclude in 2060.
- Districts such as Shadowlawn are significant local/regional economic development engines. Given their size, stewardship districts provide significant support and momentum for the development of community resources including parks, schools, churches, employment centers, hospitals, etc.
- Regionally, the nearest similar district is in Nassau County known as the East Nassau Community Planning Area, a master planned community now known as Wildlight.
- In the absence of a stewardship district, a project of this size and time-table would typically trigger the need for eight to ten community development districts (CDDs), diluting that ability of the landowner to manage community resources and infrastructure, and invariably creating friction between the CDD's regarding management and costs of infrastructure, common area maintenance and community resources.
- One stewardship district across the property allows for more streamlined real estate development compared to projects that span multiple CDDs over time. This reduces community operating and management costs on the property and while generating significant long term cost savings for residents.
- The District will finance and/or maintain major infrastructure projects including transportation, utilities, landscaping and stormwater management, which relieves the County from some of these costs.
- As public entity, districts must comply with public meetings, public records and sunshine law requirements, competitive procurement, public audits and similar accountability and transparency measures.
- Legislative approval of the bill is NOT A LAND USE APPROVAL. Clay County will continue to make all decisions on density, comprehensive planning, and all land use and permit matters. In addition, property values end to be higher, generating additional tax revenue for the county.
- Does not change any comprehensive planning, zoning, environmental, or other regulatory jurisdiction of Clay County or any other agency.
- Reinhold Corporation and the Reinhold family have been contributing members of the Clay County community, in a very meaningful way, for nearly a century. Through a stewardship district, the family will continue to have a vested interest and long-term commitment to Clay County for years to come.