

NOCATEE

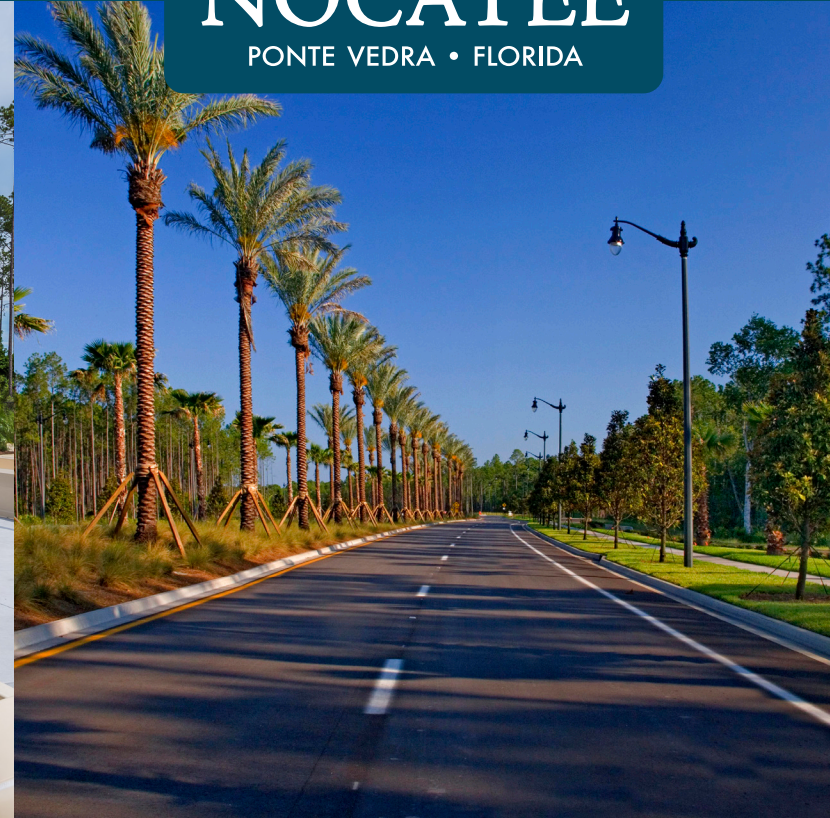
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A GUIDE TO NOCATEE'S COMMUNITY DEVELOPMENT DISTRICT



■ **What is the Community Development District within Nocatee?**

This guide provides information about the structure, function, and benefits of Nocatee’s community development district. Nocatee’s District is called the Tolomato Community Development District and includes all of the residents and businesses in Nocatee. The District was established to assist in the planning, financing, construction, and maintenance of public infrastructure including major roadways, parks, and other amenities serving property owners. The District also has established high standards of maintenance for District infrastructure that will continue long after the community is completed.

■ **What does The District build and maintain?**

Nocatee’s District was established for the purpose of financing, constructing, operating, and maintaining public improvements within Nocatee. These improvements include many of Nocatee’s parks and recreational facilities, the Nocatee Greenway Trail System, and the major roadway system, including Nocatee Parkway. Nocatee will have a distinctive parks and recreation system of approximately 300 acres offering ball fields, dog

walking park, and many areas for passive recreation. The District constructed and is maintaining the Splash Water Park, Spray Park, Crosswater Hall, the Fitness Club, Nocatee Swim Club, Greenleaf Park, Cypress Park, Crosswater Park, Nocatee Station Field, Seabrook Park, Settler’s Pond, West End Park, Twenty Mile Park, Twenty Mile Post and

the Greenway Trails. The Nocatee Greenway is a 5,000-acre interconnected system of natural habitat uniting significant regional ecosystems and protecting important wildlife corridors. Within the Greenway is a trail system providing Nocatee residents with walking trails and bicycle/electric cart paths that offer connections between the residential areas, the Town Center, and the community parks. The Greenway Trail also provides residents a peaceful area for jogging, biking, hiking, or just enjoying nature. Getting around in Nocatee is convenient due to the major roadway system that provides easy travel between Nocatee’s residential communities, Town Center shopping, schools, and parks. This roadway system also allows for easy access to Ponte Vedra Beach, downtown Jacksonville, and the St. Augustine area. In the construction of these roads, the District incorporated both convenience and the natural beauty of the area through an impressive landscape design. The District provides for the ongoing maintenance of landscaping, entry monuments, lighting, signage, and storm water management facilities associated with these roads.

■ **How is the District funded?**

The amenities and recreation areas and the major roadways within Nocatee are partially funded through special assessment

bonds issued by the District. All landowners within Nocatee participate in the repayment of Nocatee’s bonds by paying a fixed annual Capital Assessment until the bonds are repaid. Each property owner within Nocatee also contributes to the funding of the operations and maintenance costs of the District. The operations and maintenance of the improvements and facilities owned by the District are funded through an operations and maintenance assessment. This assessment is determined annually and is based on the projected operations and maintenance needs of the District.

■ **How much is my Annual District Assessment?**

The Capital Assessment and the Operations and Maintenance Assessment will appear on your property tax bill and is collected for the District by the County Tax Collector at the time property taxes are paid. The total assessment to be paid varies based on the neighborhood in which you live and the property you own. Since Nocatee is a diverse, master planned community consisting of a variety of housing types, you should consult your Builder’s representative to determine the actual annual assessments for your neighborhood and specific property.

■ **Will my assessment increase?**

The Capital Assessment for each bond issue is fixed and will not increase. The portion of your assessment that may vary from year to year is the Operations and Maintenance Assessment, which may fluctuate based on the projected cost to maintain the facilities for a particular year in accordance with the annual maintenance budget adopted by the District’s Board of Supervisors.

■ **What are the benefits of living in the District?**

The Tolomato Development District (CDD) plays a vital role in creating and maintaining the community’s vibrant, resort-style lifestyle. Through thoughtful planning, ongoing improvements, and resident-focused governance, the CDD helps make Nocatee not just a place to live, but a place to thrive. This includes maintaining public spaces like parks, schools, and the town center. The CDD assessment (included in your annual property tax bill) provides a consistent, predictable funding source for: infrastructure such as roadways, landscaping, stormwater systems, and the greenway railway system.

■ **Who administers the District and how do I find out more about the Nocatee’s community development district?**

The Tolomato Community Development District is governed by a five-member Board of Supervisors elected by the property owners within the District. The District Manager, who is hired by the Board of Supervisors, oversees the management of the District. The meetings of each Board are noticed in the local newspaper and are open to the public. For a schedule of the meeting times and places, or for further information about the Tolomato Community Development District, you may contact the District Manager at 904-924-6850.

