

CDD 101 Presentation by:

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WELCOME TO CDD 101

- Overview of CDDs
- How CDDs Are Governed
- CDD Fees

Overview of Community Development Districts



What is a Community Development District?

- ◆ Local unit of special purpose government
- ◆ Established under the Uniform Community Development Act of 1980 (Chapter 190, Florida Statutes)
- ◆ Provides a mechanism to finance, construct and maintain high quality improvements and infrastructure
- ◆ Separate from, and NOT an arm of, the County or City

What Can a Community Development District Do?

- A CDD's powers are generally derived from Sections 190.011 and 190.012, Florida Statutes.
- CDD have a number of broad powers for a special district:
 - Contract for services
 - Borrow money & issue bonds
 - Adopt rules
 - Adopt parking restrictions and enforce with towing (Section 715.07, Florida Statutes)
 - Charge fees
 - Levy, collect & enforce special assessments

What Can a Community Development District Do?

- Pursuant to Section 190.012(1), a CDD can finance, construct and acquire the following improvements:
 - Water management and control structures
 - Water supply, sewer, and wastewater management, reclamation, and reuse
 - Bridges or culverts
 - Roadways; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines
 - Buses, trolleys, transit shelters, ridesharing facilities and services, parking improvements, and related signage
 - Environmental investigation and remediation costs
 - Conservation areas, mitigation areas, and wildlife habitat
 - Any other project within or without the boundaries of a district pursuant to a development order or interlocal agreement
 - Any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the district

What a Community Development District Can Not Do

- ◆ A CDD is a limited purpose unit of special government, with limited powers.
- ◆ A CDD cannot take any action which is inconsistent with the comprehensive plans, ordinances and regulations of the City/County.
- ◆ A CDD does not have the power to adopt its own comprehensive plan, building code or land development code – it is not a zoning authority.
- ◆ All of the CDD's powers must comply with all applicable City/County laws, rules, regulations, and policies governing planning and permitting of the development.
- ◆ No Law Enforcement Powers.

Elections & Turnover



How are CDDs governed?

- ◆ Board of Supervisors – 5 Members
- ◆ Early years, landowner elections
 - ◆ Majority of acreage / units controls - one vote per acre or portion thereof
- ◆ After 6 years and 250 registered voters resident electors begin to gain seats
 - ◆ Two Seats transition to General Election
 - ◆ Qualified elector – at least 18 years of age, a citizen of the United States, a resident of the State of Florida, and registered to vote with a Ranches at Lake McLeod address
 - ◆ Qualifying period established by Polk Supervisor of Elections Office
- ◆ Elected for four year terms – elections every two years coinciding with General Election cycle after transition from landowner election. General elections are managed by the Supervisor of Elections Office

CDD Fees

- ◆ **CDD Debt Service Fee** – infrastructure costs such as roads, sidewalks, stormwater system, certain common areas, certain recreational spaces entrance monuments, etc. NOTE: can be paid in annual payments on tax bill or paid off in lump sum (contact Tricia Adams for bond payoff amount). Debt service fees are paid off at a certain time (usually 30 years)
- ◆ **CDD Operations and Maintenance Fees** - appropriated annually by Board of Supervisors to pay for ongoing administrative and field costs
- ◆ Collected on Non Ad Valorem portion of annual property tax bills – CDD fees may not be on TRIM Notice

CDD Helpful Contacts

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