

Community Development District (“CDD”)

- CDD is an independent special district and a unit of special purpose local government. CDD is authorized by Chapter 190, Florida Statutes to plan, finance, construct, operate and maintain public infrastructure in planned developments.
- CDD provides a solution to planning, management and financing needs for delivery of capital infrastructure in order to service projected growth, without overburdening other local governments and their taxpayers.
- CDD operates independently of the City. CDD continues in existence in perpetuity, if not otherwise dissolved, and performs the function of operating and maintaining the public infrastructure it funds, unless the infrastructure is transferred to another governmental entity for ownership and maintenance.
- CDD funds public infrastructure improvements to serve new development. The improvements may include such things as water and wastewater facilities and systems, stormwater management facilities, roadway improvements, traffic signals, streetlights, signage, landscaping, etc.
- CDD typically funds public infrastructure improvements through the issuance of tax - exempt bonds. The debt service on the bonds is secured by the CDD levying special assessments on the lands within the CDD. Special assessments are only assessed on property within the CDD that receives a special benefit from the improvements. These assessments must be fairly and reasonably allocated.
- These bonds do not affect the City public financing. Property owners outside of the CDD are not responsible or liable for this bond debt. Only the property owners within the CDD

pay for the infrastructure funded by the CDD through the imposition of non-ad valorem special assessments.

- CDD is governed by a five-member board of supervisors exercising the general managerial authority provided to a special district. These supervisors are required to adhere to the same Sunshine Law and Public Records Law requirements as other local governmental bodies. The members of the board of supervisors are initially elected by the landowners within the CDD; ultimately, the supervisors are elected by qualified electors residing in the CDD and serve 4-year staggered terms.
- CDD provides for the operational and maintenance functions of the infrastructure improvements and will remain in operation as long as there is a need for its services and replacement or renewal of infrastructure when necessary. CDD may also transfer the public infrastructure improvements to another governmental entity.