

THE VILLAGE COMMUNITY DEVELOPMENT DISTRICTS OVERVIEW

FOLLOW UP TO VHA REGION 6 & 7 GENERAL MEETING 1-18-10

Information is from Resident's Academy Presentation by Janet Tutt, District Manager, Villages CDD's, January 2010.

Bold Text – of special interest to CDD 6 & CDD 7 Residents. Note that VHA Region 6 & 7 has same geographical alignment as CDD 6 and CDD 7

(1) WHY CHAPTER 190?

- **In an effort to address the provision of services and facilities to unincorporated populations, Chapter 190 F.S. was adopted allowing Community Development Districts which are Independent Special Districts.**
- And more importantly, Chapter 190 F.S. addressed many of the growth management issues confronting state and local government.

(2) CHAPTER 190 LEGISLATIVE INTENT

- The need to encourage new large scale communities that included long range planning, management, financing and a perpetual entity to operate and maintain community infrastructure.
- In order to allow large landowners the mechanism to invest the time and financial resources to undertake a large scale new community (such as DRI Review, permitting, environmental mitigation and management), The Legislature created a public private partnership that recognizes during the development period that the landowner be given the opportunity to elect a Board of Supervisors to bring to fruition his vision for the community.

(3) WHY DOES THE STATE AND WHY DO "WE" HAVE SPECIAL DISTRICTS?

- **Creates a governing board of elected members who have the expertise to focus on the specific community needs and issues the special district is addressing.**
- **Districts provide more opportunities for citizens to get involved in government at the community level** and it is more convenient for citizens to attend governing board meetings.
- Districts allow municipalities and counties to focus on general government issues.
- Generate money to pay for projected growth without putting an excessive burden on other taxpayers and governments, since only those who benefit from the special district's services are required to pay.
- **Ensure accountability of public resources**, since special districts are held to the same high standards as cities and counties (e.g., Ethics, Sunshine Law, Public Records Law, Financial Reporting, Financial Disclosure Laws.)

- **Protect property values by assuring property owners that their roads, water and sewer lines, and other essential facilities and services will continue to be maintained.**
- Save money for affected citizens by selling tax-exempt bonds, purchasing essential goods and services tax-free, and participating in state programs and initiatives.
- Maintain the financial integrity of the special district by limiting its liability to civil lawsuits and providing state and federal assistance in the event of a financial emergency.

(4) THE VILLAGE COMMUNITY DEVELOPMENT DISTRICTS

- **The Villages Community Development Districts are not unique. There are over 1000 independent special districts in Florida. Of the independent special districts, 582 (5/09) are Community Development Districts.**
- 12 Districts
- Village Center Community Development District (VCCDD)
- **Sumter Landing Community Development District (SLCDD)**
- Community Development Districts 1 through 10
- **(Districts 1 through 7 are developed. Phase 1 of 3 in District 8 is developed. District 9 and 10 will come on line and infrastructure developed prior to the first home being constructed)**
- Spans approximately 36 square miles and population is currently 77,000 residents with anticipated build out at approximately 105,000.

(5) HOW ARE THE VILLAGE COMMUNITY DEVELOPMENT DISTRICTS GOVERNED?

Village Center Community Development District

- Landowner Election
- 5 Supervisors
- District Manager

Sumter Landing Community Development District

- Landowner Election
- 5 Supervisors
- Management Agreement with Village Center Community Development District

Community Development Districts 1 through 10

- **Landowner Election Initially**
- **5 Supervisors in each District**
- **After 6 years and 250 registered voters residing in the Districts, elections become qualified elector elections**
- **Management Agreement with Village Center Community Development District**

(6) WHAT THE VILLAGE COMMUNITY DEVELOPMENT DISTRICTS DO NOT GOVERN !!!

- **Garbage/Recycling**
- **Downtown Entertainment**
- **The Charter School**
- **The Life Long Learning College**
- **Businesses**
- **Katie Belle's**
- **Entertainment Shows at Savannah**
- **Real Estate (Sales, construction, rentals, etc)**
- **The Hospital**
- **Law Enforcement**
- **Buffalo**

(7) VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT (VCCDD) GOVERNS:

- **Water and Wastewater Services (Funding– User Fees)**
- **Village Public Safety (Provided to all residents in Lady Lake/Lake County and 10 Residential Numbered Districts – funded through VCCDD Amenities Revenue, SLCDD Amenities Revenue, Lady Lake Assessments, Lake County Assessments, Sumter County Assessments and General Fund)**
- **Village Of Spanish Springs Assessment Program to provide operation and maintenance costs for the Village of Spanish Springs and Rolling Acres Plaza - sidewalks, landscaping, parking lots, décor, janitorial and Christmas decorations.**
- **Recreation Amenities Division (Funding – Contractual Amenity Fees and Infrastructure Purchased from Developer)**
 - **Common Area Maintenance**
 - **Community Watch**
 - **Recreation Centers and Activities**
 - **Water Retention Areas**
 - **Gate and Postal Facility Maintenance**
 - **Executive Golf Courses**

(8) SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT (SLCDD) GOVERNS:

- **Funding to VCCDD for Village Public Safety (Funding - Amenity Fees)**
- **Lake Sumter Landing Assessment Program to provide operation and maintenance costs for Lake Sumter Landing – sidewalks, landscaping, parking lots, décor, janitorial and Christmas decorations.**
- **Recreation Amenities Division (Funding – Contractual Amenity Fees which have been purchased from the Developer and Developer funding of amenity services for those Amenity Fees owned by the Developer.)**

AMENITY FEES PAY FOR:

Common Area Maintenance

**Community Watch – Patrols, 24 Hr Dispatch, Gate Staffing
and Gate Camera monitoring.**

**Recreation Centers and Activities – Facility maintenance, landscaping and
irrigation, Staffing, and Operating Costs**

Water Retention Areas

**Gate and Postal Facility Maintenance, landscaping and irrigation
Executive Golf Courses – Management & Maintenance
Project Wide Maintenance
Debt Service**

(9) COMMUNITY DEVELOPMENT DISTRICTS 1 – 10 GOVERN:

- **Provide, own, operate and maintain infrastructure (Funding – Assessments to Property Owners):**

**Streets (Marion County)
Streets (Villa Roads)
Water Retention Areas
Storm and Gutter Facilities
Rights of Way
Landscaping
Common Areas
Street Lights
Transportation Paths**

(10) HOW DO WE ACCOMPLISH PROVIDING THESE SERVICES TO AN ESTIMATED 76,000 RESIDENTS?

- With an outstanding and dedicated team of 181 Full Time and 600 Part Time Employees



OPERATIONAL STRUCTURE

