




INTEROFFICE MEMORANDUM

February 12, 2019

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Christopher R. Testerman, AICP 
Deputy County Administrator

SUBJECT: Work Session – February 26, 2019
Community Development Districts

The County has received a number of inquiries from the development community concerning establishing Community Development Districts (CDD). CDDs are independent special districts created pursuant to Chapter 190 Florida Statutes and subject to policies in our comprehensive plan. These districts provide developers a mechanism to fund certain infrastructure and services and pass those costs on to property owners through special assessments and taxes. CDDs have the ability to issue tax-exempt bonds. Establishment of a CDD is by ordinance and requires extraordinary advertising prior to approval at a public hearing. Historically, the Board has also required an interlocal agreement with a newly created CDD to include certain parameters such as the level of debt the CDD may issue.

During the work session, staff will provide an overview of CDD approvals to date in Orange County; the legal and procedural requirements for approving a CDD; and financial implications and potential issues associated with CDDs.

ACTION REQUESTED: No action required. This Work Session is for informational purposes only.

c: Byron W. Brooks, AICP, County Administrator
Lila McHenry, Senior Assistant County Attorney
Fred Winterkamp, Manager, Fiscal and Business Services