

*Board of County Commissioners*

**Shingle Creek Transit and Utility  
Community Development District**

**Public Hearing**

**October 10, 2023**



# Presentation Outline

- **Background**
- **Proposed CDD**
- **Ordinance and Agreement Summary**
- **Requested Action**

- **Community Development District (CDD) Work Session  
August 8, 2023**
  - Reviewed the Statutory framework regarding CDDs
  - Reviewed the Petition to establish the Shingle Creek Transit and Utility Community Development District submitted January of this year with a second amended and restated submitted May 8 and July 31
  
- **Land Uses:**
  - Designated PD-MU/Zoned P-D
  - 719 acres and primarily associated with Epic Universe project
  - Will not include residential uses





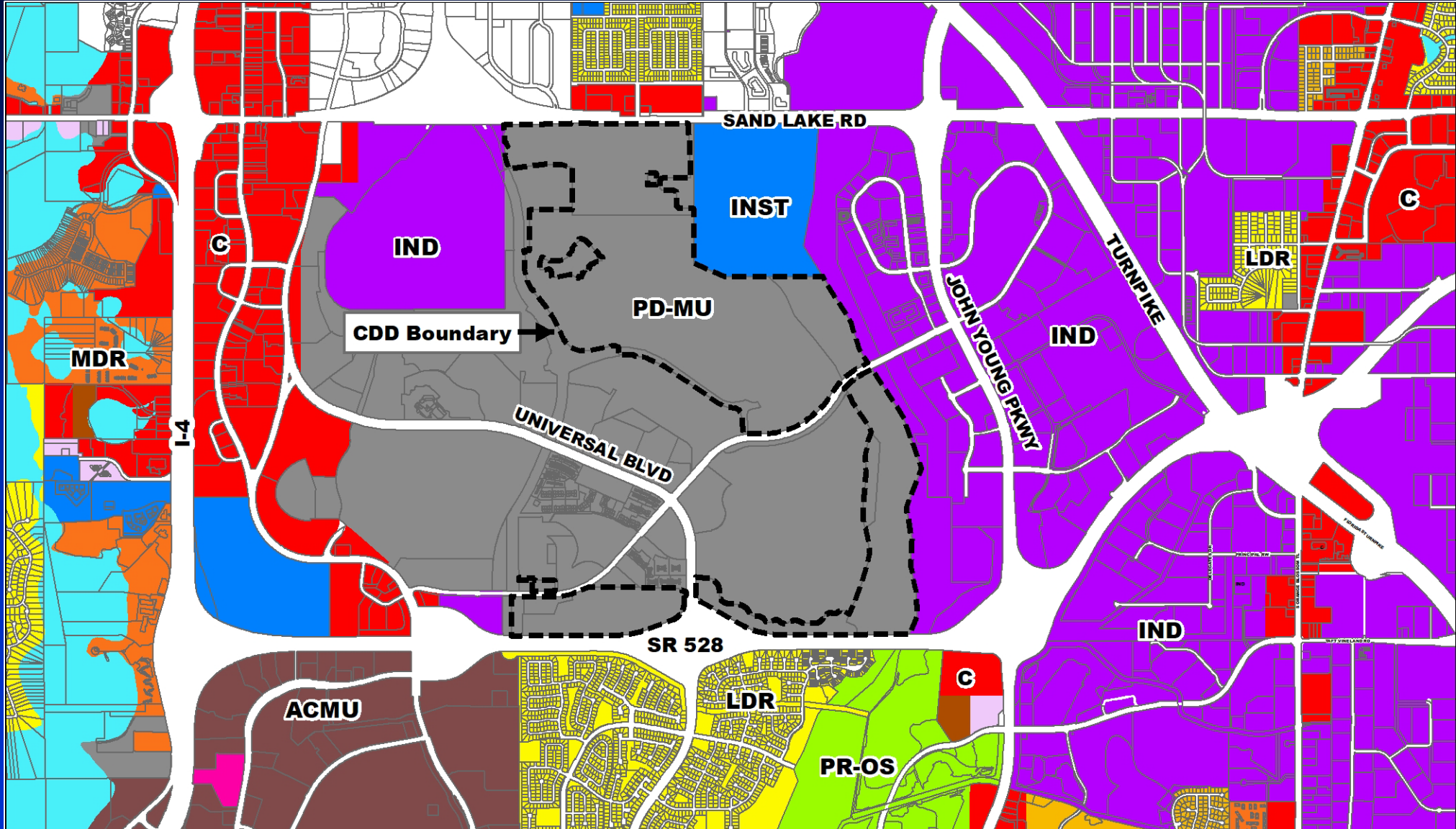
# Aerial Map

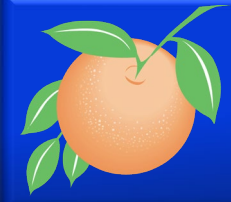




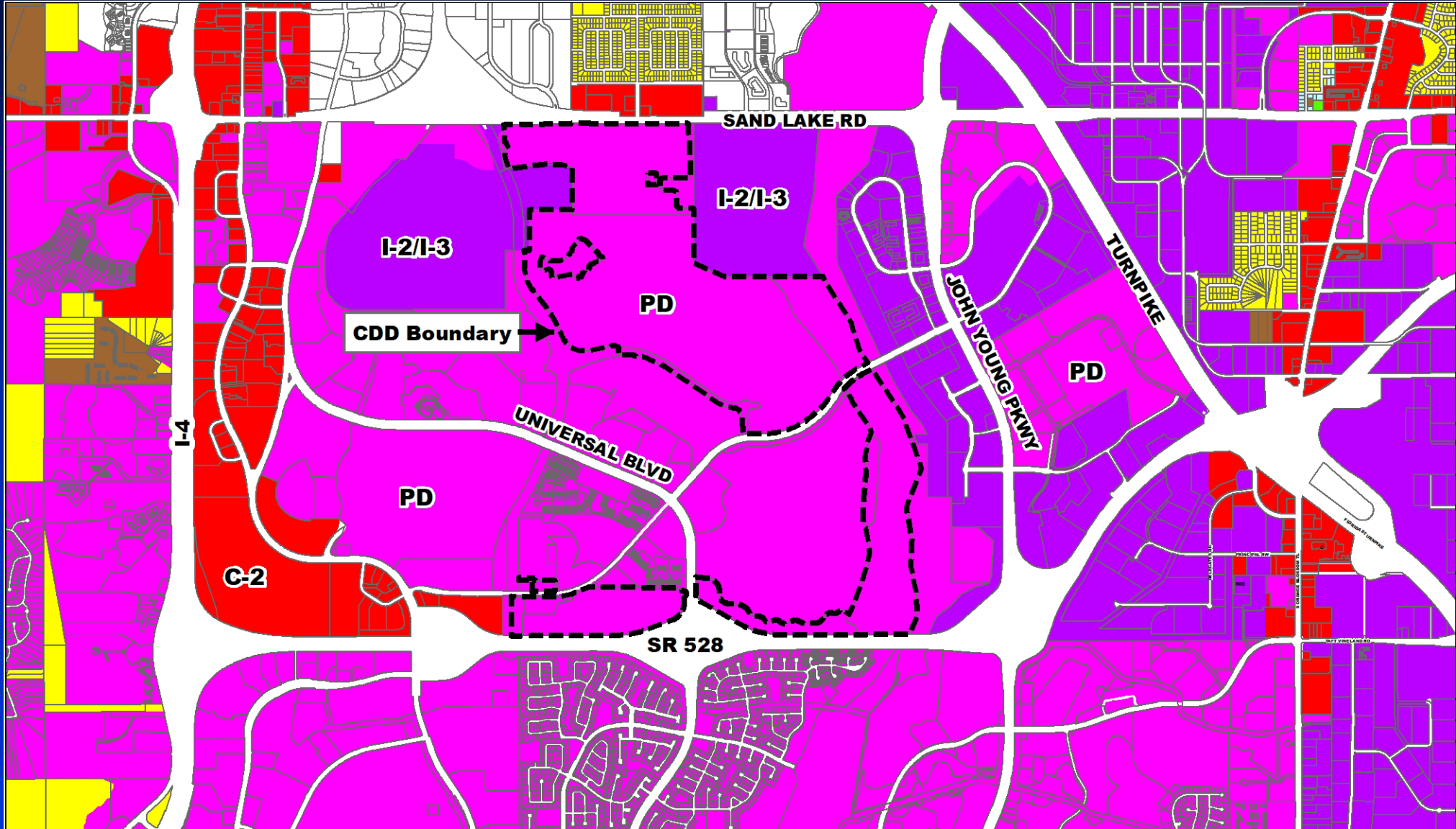


# Future Land Use





# Zoning





# Background

- **Independent special district – unit of special purpose government authorized pursuant to Chapter 190, Florida Statutes**
- **Typically provide developers with a mechanism to:**
  - Fund certain infrastructure via tax-exempt bonds and special assessments
  - Impose special assessments on property
  - Issue bonds
  - Manage services
- **Similar to HOA's, but assessments can be collected via property tax bill**
- **No land use or zoning powers**



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# Establishing Ordinance

- Affirms the Petition meets the requirements of FS 190.005
- Establishes the “Shingle Creek Transit and Utility Community Development District” and District’s boundaries
- Specifies the general and special powers
  - County consents to security powers per FS 190.012(2)(d)
  - Expressly limits any zoning, permitting, or land development authority
- Designates the initial members of the District’s Board of Supervisors
- Provides for repeal in the absence of a timely execution of an Interlocal Agreement (ILA)



# Agreement (Consent Agenda C.1.)

- **Agreement for Community Development District (“Petitioner’s Agreement”)**
  - Obligates the Petitioner to present the ILA to the District’s Board
  - Absence of residential zoning or use was relied on in the County’s consideration
- **Form of Interlocal Agreement as Exhibit with delegated Authority to execute**
  - Bond indebtedness consistent with FS 190.016
  - Restricts assessments on any residential properties
  - *Disclosure of Public Financing and Maintenance* consistent with FS 190.009
  - County not responsible for certain improvements funded or maintained by District
  - Provides for all other powers provided by FS 190.011 and 190.012(1)





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## Requested Action

- **Approval of an Ordinance Pertaining to the Establishment of the “Shingle Creek Transit and Utility Community Development District” pursuant to Chapter 190, Florida Statutes; Providing for findings of fact; Providing for the district’s boundaries; Specifying the District’s general and special powers; Designating the initial members of the District’s Board of Supervisors; Providing for repeal in the absence of timely execution of an Interlocal Agreement; Providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; Providing for severability; and Providing for an effective date.**

### **Consent Agenda C.1.**

- **Approval and execution of (1) Agreement for Community Development District by and between Universal City Development Partners, Ltd and Orange County Florida, and (2) authorization for the Mayor or designee to execute the Interlocal Agreement between Orange County, Florida and Shingle Creek Transit and Utility Community Development District regarding the Exercise of Powers in Cooperation of Various Projects in substantially the same form as that attached to the Agreement for Community Development District by and between Universal City Development Partners, Ltd and Orange County. District 6**