

Board of County Commissioners

Shingle Creek Transit and Utility Community Development District

Public Hearing

September 30, 2025



Presentation Outline

- **Background – Community Development Districts**
- **Shingle Creek Transit and Utility CDD**
- **Proposed Boundary Amendment**
- **Ordinance and Interlocal Agreement**
- **Requested Action**



Background – Community Development Districts

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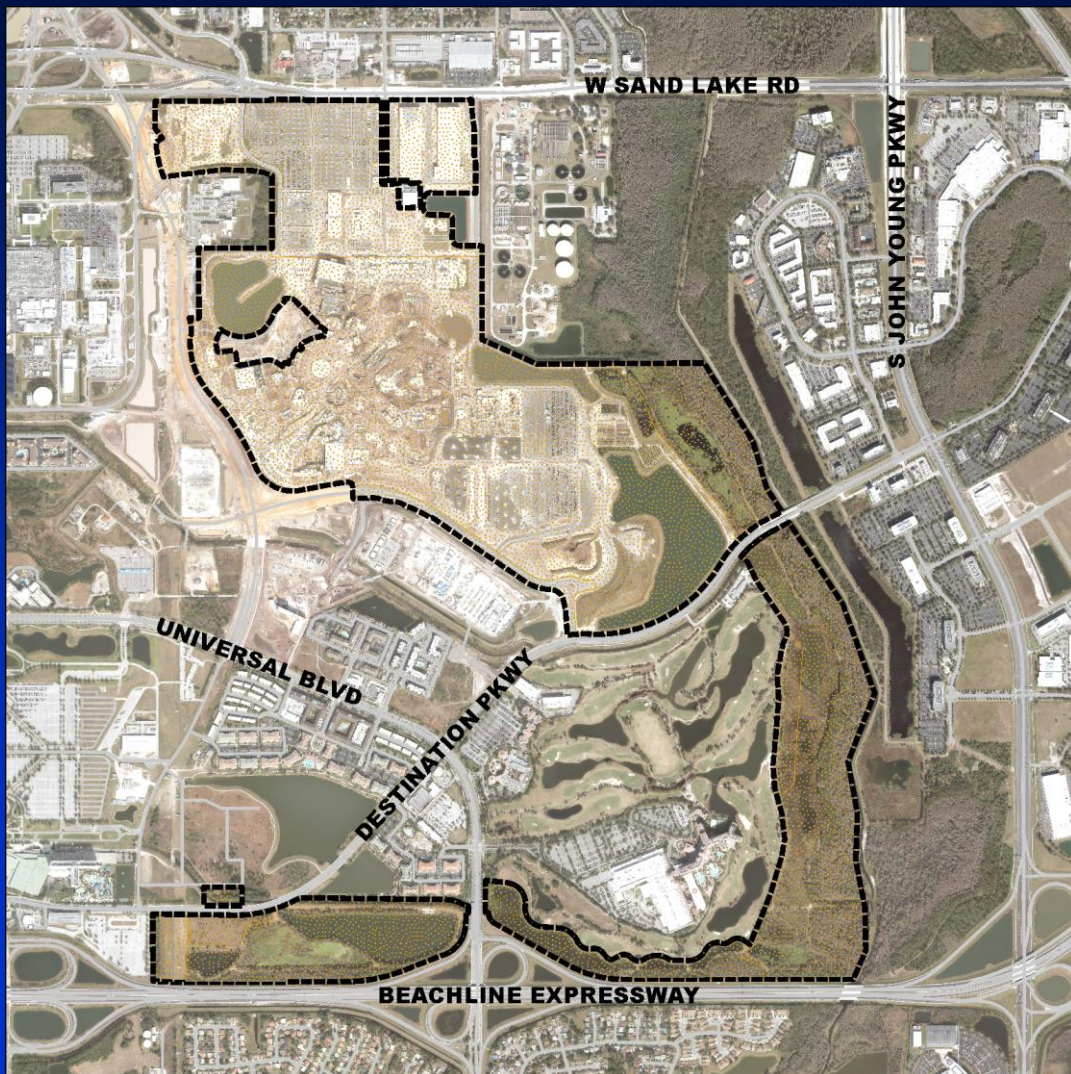
- Independent special district – unit of special purpose government established pursuant to Chapter 190, Florida Statutes
- Typically provide developers with a mechanism to:
 - Fund certain infrastructure via tax-exempt bonds and special assessments
 - Impose special assessments on property
 - Issue bonds
 - Manage services
- Governed by an elected 5-member board
- Subject to the Sunshine Law, Public Records Law, Ethics Laws, website and annual audit requirements, etc.

- **Community Development Districts Cannot:**
 - Exercise any powers not authorized by Chapter 190, F.S.
 - Adopt its own comprehensive plan, building code, or land development code
 - Take any action which is inconsistent with the comprehensive plans, ordinances, and regulations of the County.



Shingle Creek Transit and Utility CDD

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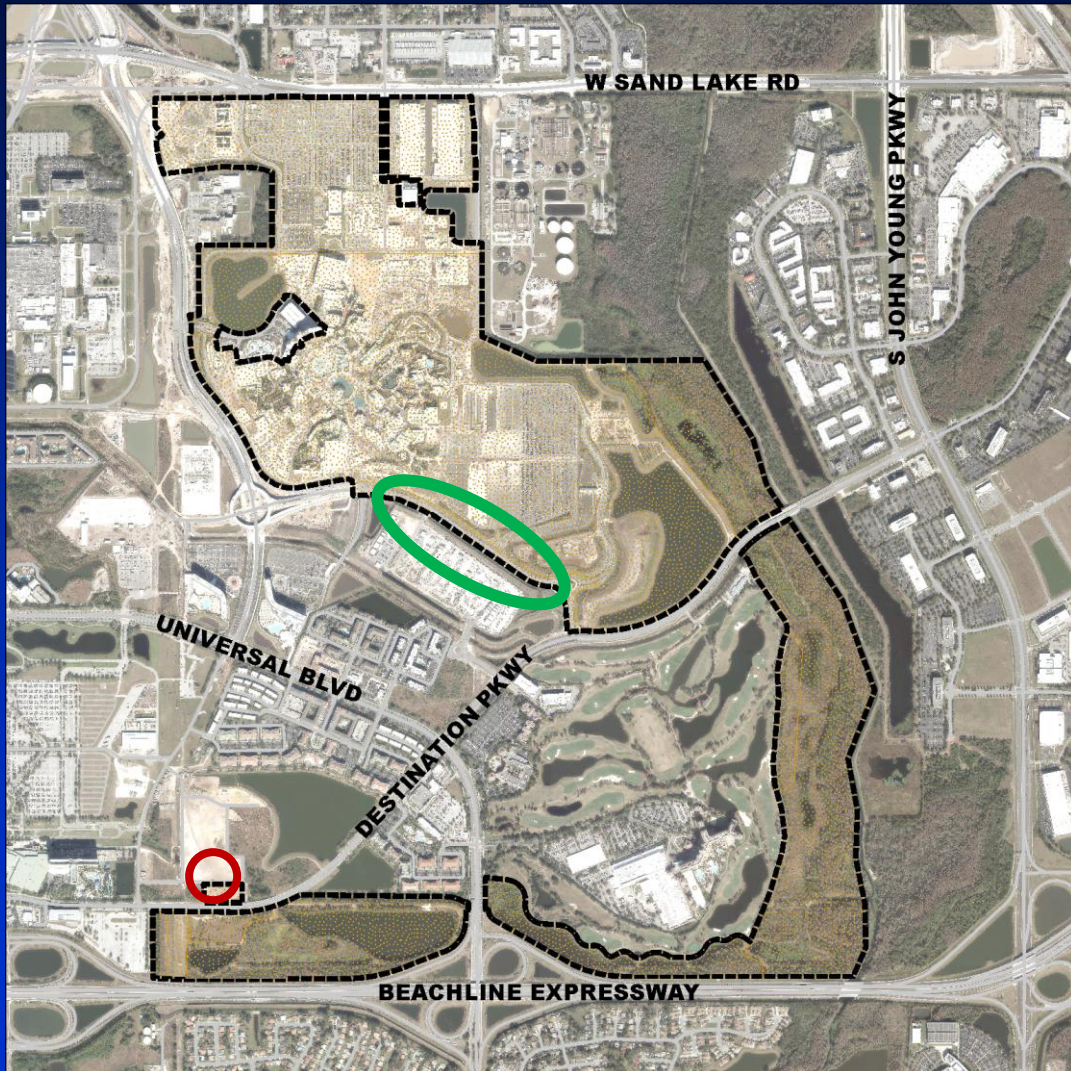
October / November 2023 Establishment of the District

- October 10, 2023: Ordinance 2023-40
 - Established the Shingle Creek Transit and Utility Community Development District
 - Approximately 719.185 acres within unincorporated Orange County
- November 14, 2023: Interlocal Agreement Regarding the Exercise of Powers and Cooperation on Various Projects
 - Bonded Indebtedness
 - Assessment on Residential Property
 - Disclosure
 - Landscaping, Hardscaping, Signage, Irrigation, and Lighting
 - Powers



Shingle Creek Transit and Utility CDD

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Petition to Amend the Boundaries

- June 2, 2025 – The District submitted the Petition to Amend the Boundaries of the Shingle Creek Transit and Utility Community Development District
- Petitioning the Board to amend the Boundaries to:
 - Add approximately 3.373 acres to the boundary
 - Remove approximately 0.378 acres from the boundary
- If approved, the District will boundary will encompass a total of approximately 722.18 acres



Proposed Boundary Amendment

- **Section 190.046, *Florida Statutes*, provides the criteria under which an existing CDD may be amended. These criteria include:**
 - 1. The landowner or the CDD Board submits a petition to the county commission**
 - 2. The petitioner shall pay a filing fee of \$1,500 to the county**
 - 3. A public hearing is held in the same manner and with the same public notice as other ordinance amendments**
 - 4. The county commission shall consider the record of the public hearing and the factors set forth in Section 190.005(1)(e) in making its determination to grant or deny the petition for ordinance amendment**



Proposed Boundary Amendment

The Commission may consider only the following factors set forth in Sec. 190.005(1)(e), F.S., in making a determination to grant or deny a petition for the establishment of a CDD:

- 1. Whether all statements contained within the petition have been found to be true and correct**
- 2. Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan**
- 3. Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community**
- 4. Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district**
- 5. Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities**
- 6. Whether the area that will be served by the district is amenable to separate special-district government**



Ordinance and Interlocal Agreement

■ Ordinance

- Contains findings of fact affirming the petition meets the requirements of Section 190.005(1)(e), consistency with the County's Comprehensive Plan, and compatibility with the existing uses
- Amends the District's boundaries
- References the Interlocal Agreement approved on November 14, 2023

■ Consent Agenda Item (C.2)

- References the Ordinance being approved by Board
- Amends the District's boundaries
- Approved by the Board and the District



Requested Action

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- **Adoption of an ordinance pertaining to the “Shingle Creek Transit and Utility Community Development District” pursuant to Chapter 190, Florida Statutes; providing for findings of fact; providing for amendments to the District’s boundaries; providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; and providing for an effective date.**

Consent Agenda C.2.

- **Approval and execution of the First Amendment to Interlocal Agreement between Orange County, Florida and Shingle Creek Transit and Utility Community Development District regarding the Exercise of Powers and Cooperation on Various Projects.**
- **Allow staff or the comptroller to fill in the ordinance number on the Interlocal Agreement once available.**