

The background is a dark blue gradient. In the center, there is a large, semi-transparent blue circle. Surrounding this circle are several stylized blue leaves of various sizes and orientations, some overlapping the circle and others extending towards the corners of the frame. The text is centered over the circle and leaves.

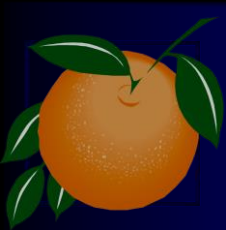
Community Development District Public Hearing

July 16, 2019



Presentation Outline

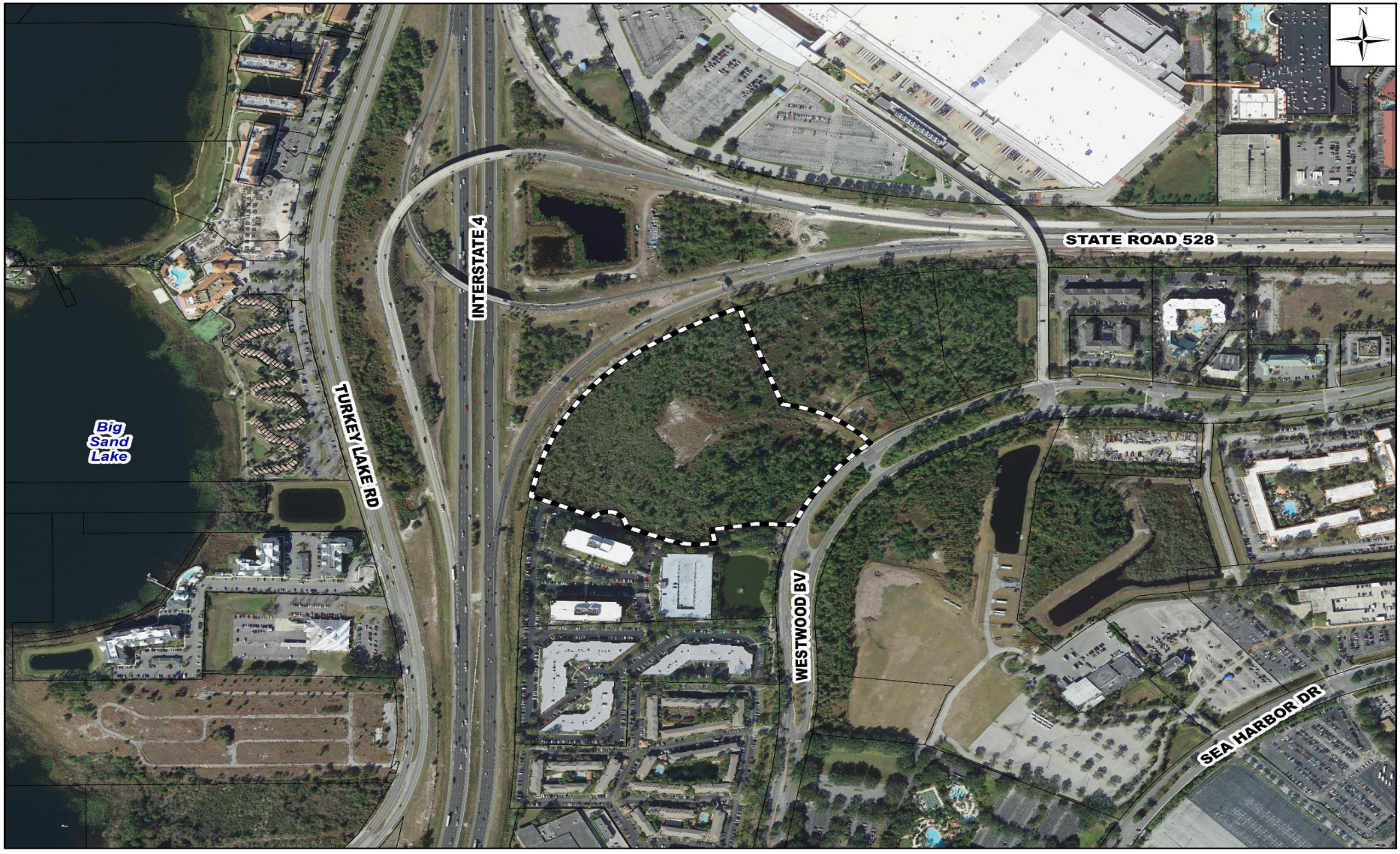
- **Introduction**
- **Background**
- **Requested Action**



Introduction

- **Community Development District (CDD) Worksession on February 26, 2019**
- **Petition to establish the Westwood/OCC CDD submitted in 2018**
- **Land Uses :**
 - **Designated ACMU/Zoned PD**
 - **Commercial/Office uses**
 - **Does not include residential uses**

Aerial Map



Big Sand Lake

INTERSTATE 4

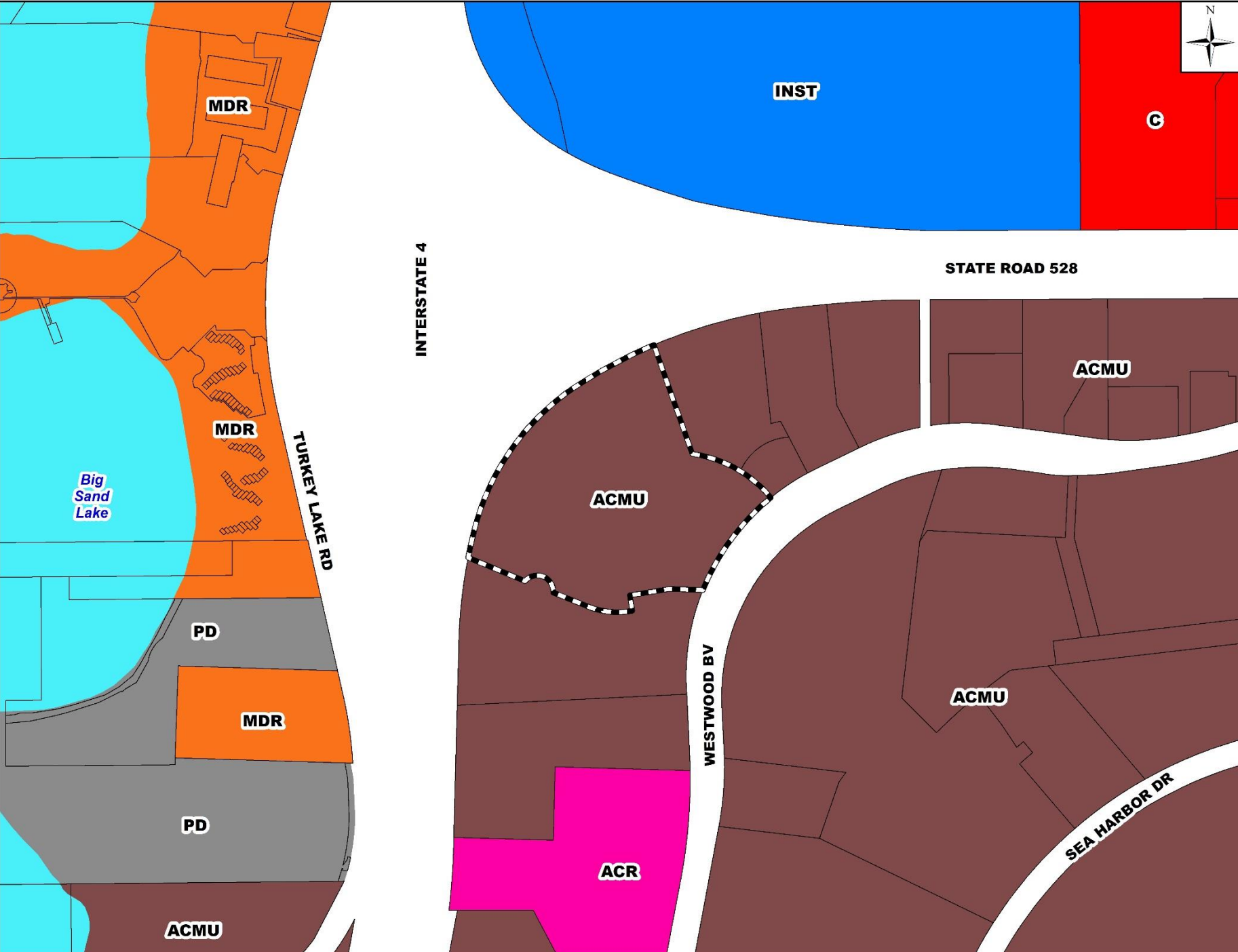
TURKEY LAKE RD

STATE ROAD 528

WESTWOOD BV

SEA HARBOR DR







C-2

C-2

INTERSTATE 4

STATE ROAD 528

PD

PD

R-CE

PD

PD

TURKEY LAKE RD

PD

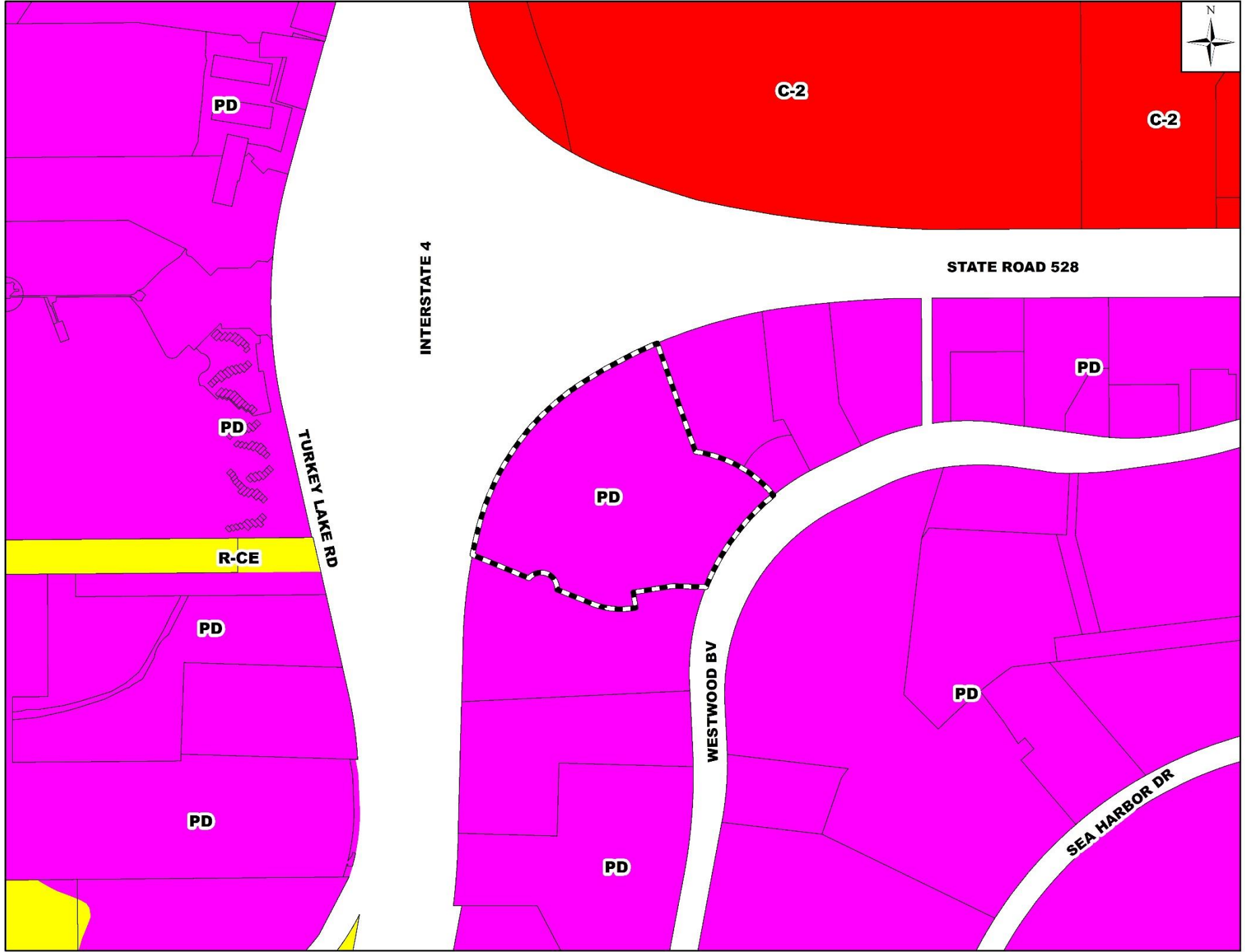
WESTWOOD BV

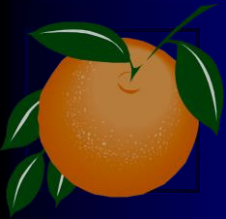
PD

SEA HARBOR DR

PD

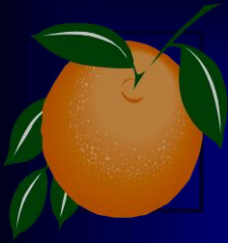
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Background

- **CDDs**
 - **Independent special districts – unit of special purpose government authorized by legislature under Chapter 190 Florida Statutes**
 - **Allows developers to establish entity to:**
 - **Finance infrastructure & services**
 - **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**



Requested Action

- **Approval to conduct a Public Hearing to create the Community Development District and adopt an ordinance of the Board of County Commissioners for Orange County Florida, creating Westwood/OCC Community Development District pursuant to Chapter 190, Florida Statutes (2018); providing for the establishment and naming of the district; providing for the legal description of the external boundaries of the district; providing for findings of fact; providing the functions and powers of the district; designating the members of the district's Board of Supervisors; providing for the applicable filing fee; providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; providing for repeal in the absence of an interlocal agreement; providing for severability; and providing an effective date.**
- **Approval of an Agreement for the Community Development District.**
- **Approval of an Interlocal Agreement between Orange County, Florida and Westwood/OCC Community Development District regarding the Exercise of powers and Cooperation on Various Projects. District 1.**