

A large, stylized blue leaf graphic is positioned in the background, centered behind the text. It has a circular shape with several pointed lobes extending outwards, resembling a stylized flower or a large leaf.

Community Development District Public Hearing

November 29, 2016



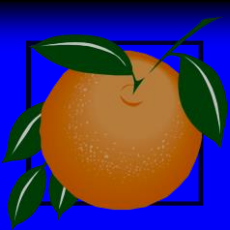
Presentation Outline

- Introduction
- Background
- Requested Action



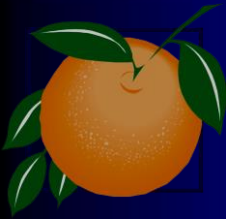
Introduction

- **Worksession May 10, 2016**
- **Petition to create the Grove Resort CDD**
- **Land Uses :**
 - **Short Term Rental 4831**
 - **Commercial 60,000 Sq. ft.**
 - **Administration 40,000 Sq. ft.**



Aerial Map





Background

- **CDDs**
 - Independent special district – unit of special purpose government authorized by legislature under Chapter 190 Florida Statutes
 - Allows developers to establish govt. 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 “Grove Resort Community Development District’ pursuant to Chapter 190, Florida Statutes; providing for the establishment and naming of the district; providing for the legal description or 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 an interlocal agreement; providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; providing for repeal in the absence of bonds being issued; providing for severability; and providing an effective date.**
- **Approval of an Agreement between The Grove Resort and Spa, LLC and Orange County, for the creation of the Grove Resort Community Development District**
- **Approval of an Interlocal Agreement between Orange County and The Grove Resort Community Development District regarding the Exercise of power and Cooperation on Various Projects. District 1.**

Hopping Green & Sams

Attorneys and Counselors

Proposed Grove Resort Community Development District

Wesley Haber

Proposed Grove Resort CDD

Location:

- West of Avalon Road (County Road 545);
- East of US Highway 27; and
- North of West Irlo Bronson Memorial Highway (US Highway 192).





•SURFARI WATER PARK
LONGBOARD BAR & GRILL

•FULL-SERVICE LOBBY
PICKINGS MARKET
HOOPLA GAME ROOM
MEETING ROOMS

•ESCAPE SPA

•THE SPRINGS RESORT POOLS
THE SPRINGS BAR & GRILL

•ZEST LOUNGE
VALENCIA RESTAURANT



THE

•GROVE
RESORT & SPA



UPDATED RENDERING

Hopping Green & Sams
Attorneys and Counselors



Hopping Green & Sams
Attorneys and Counselors

Proposed Grove Resort CDD



Landscape Features

- Cascading Waterfalls
- Bridges Over Lagoons with Floating Fountains

Waterpark Features

- Wave simulator for Surf on Land
- Lagoon Pool
- Water slides and various interactive water features
- Kiddie Pool
- Lazy River
- Pavilions, Gazebos, and Cabanas

Recreation Area/Clubhouse

- Fitness Center with Juice Bar

Entrance Road to Waterpark

Hopping Green & Sams
Attorneys and Counselors

Proposed Grove Resort CDD

- 105.69 Acres of land
- Will include
 - 878 Resort Units
 - Recreational Amenities
 - Fitness Center, Water Park, Gazebos, Pavilions, and Cabanas
 - Supporting Infrastructure
 - Landscaping, Hardscaping, Signage, Irrigation, and Lighting

Proposed Grove Resort CDD

- Estimated Long-Term Bond Funding:
 - \$13,320,000
- Funded Capital Improvements
 - Recreation Facilities \$8,700,000
 - Landscaping, Hardscaping, Irrigation, and Lighting \$1,350,000
 - Estimated Professional Fees \$1,005,000
 - Permitting & Contingency
- Annual Assessments capped at \$1,200 per unit

Proposed Grove Resort CDD

- Alternative to Traditional Bank Financing
 - While no decision has been made, the District may use short-term bonds to finance:
 - Recreation Facilities, Landscaping, Hardscaping, Irrigation, Lighting, Roadways, Parking, Stormwater and Surface Water Management.
 - The Developer will pay a proportionate share of all assessments securing the short-term bonds prior to the closing of each unit.
- No short-term bonds will be passed on to the purchaser(s).

Benefits to the County

- Stable financing source for new projects.
- No financial burden on landowners outside of the CDD.
- Increased tax base for the County.
- More stable maintenance entity to ensure continuation of project long after the developer is gone.
- Ensures that growth pays for itself.

Protections for the County

- CDD debt is never disclosed in the County's financial statements (unlike Tax Increment Financing).
- County retains all zoning and permitting authority.
- No current or future landowners outside the boundaries of the CDD will ever be assessed by the CDD.
- No administrative costs to the County.
- All assessments must be disclosed to prospective buyers.

Summary...

- Annual Assessments will be capped at \$1,200 per unit.
- No short-term bonds will be passed onto the purchasers.
- No burden will be placed on the local government or residents outside of the District.
- Increased tax base for the County.
- Excellent long-term maintenance entity as compared to HOAs.
- Governmental accountability (open meetings, public records, etc.).



Questions?



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 “Grove Resort Community Development District’ pursuant to Chapter 190, Florida Statutes; providing for the establishment and naming of the district; providing for the legal description or 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 an interlocal agreement; providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; providing for repeal in the absence of bonds being issued; providing for severability; and providing an effective date.**
- **Approval of an Agreement between The Grove Resort and Spa, LLC and Orange County, for the creation of the Grove Resort Community Development District**
- **Approval of an Interlocal Agreement between Orange County and The Grove Resort Community Development District regarding the Exercise of power and Cooperation on Various Projects. District 1.**



Statutory Framework

- **Factors board may consider in granting or denying a petition:**
 - accuracy of statements in petition
 - consistent with comprehensive plan?
 - is land developable as one functional community?
 - is CDD best alternative available for delivering the community development services and infrastructure to the area?
 - services and infrastructure compatible with existing services and infrastructure?
 - is area amenable to separate special district government?