



Interoffice Memorandum

April 21, 2016

TO: Mayor Teresa Jacobs
-AND-
County Commissioners

FROM: Christopher R. Testerman, AICP 
Assistant County Administrator

SUBJECT: Work Session – May 10, 2016
Community Development District – The Grove Resort

The County has received a request to establish a Community Development District (CDD) for The Grove Resort which is located on County Road 545 (Avalon Road) in the southwest Growth Center. The project was approved as a Development of Regional Impact (The Grande Palisades DRI) in 2008 with 4,159 timeshare units and 60,000 square feet of retail uses.

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 this proposed CDD is by ordinance. Historically the BCC has also required an Interlocal agreement with newly created CDDs to include certain parameters such as the level of debt the CDD may issue. Chapter 190 also requires extraordinary advertising for the four weeks prior to the public hearing.

At the Work Session staff will provide an overview of the project's land use approvals; the legal and procedural requirements for approving a CDD; and financial implications and potential issues associated with the request. The applicant will provide a more detailed description of this proposed project and use of the CDD.

ACTION REQUESTED: No action required. This Work Session is for Informational Purposes Only. District 1

Cc: Lila McHenry, Senior Assistant County Attorney
Fred Winterkamp, Manager, Fiscal and Business