



HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT EDUCATIONAL PRESENTATION

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Organization, Role, Function and Responsibilities of CDDs

- ❖ CDDs may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the following basic infrastructure:
 - Water management and control
 - Water supply, sewer, and wastewater management, reclamation, and reuse
 - Bridges, culverts, roads, street lights
 - Public transportation facilities and equipment
 - Parking improvements, and related signage
 - Conservation areas, mitigation areas, and wildlife habitats
- ❖ After obtaining approval from their establishing government, the District may provide the following additional functions infrastructure:
 - Parks and recreational, cultural, and educational facilities
 - Fire prevention and control
 - School buildings and related structures
 - Security
 - Mosquito control
 - Waste collection and disposal
- ❖ CDDs may not exercise any policing, planning/zoning and development approval powers, which remain in the sole discretion of the general purpose government within which borders the Districts are located in (County/City)

Organization, Role, Function and Responsibilities of CDDs

- ❖ As governmental entities, Districts have to comply with all of the same laws and regulations pertaining to other public entities such as Cities or Counties
- ❖ Some of the most important regulations relate to the conduct of all meetings *“in the sunshine”*, all records being open to public inspection, disclosure and conduct of elected officials of the District, financial and budgetary regulations, independent audit of financial transactions and records of the District, and purchasing laws
- ❖ Districts are obligated to continue to provide their services (which may involve new infrastructure) for as long as there is a need for such services or until there is a willing governmental entity that can take over the ownership of public assets and provision of services
- ❖ Provide tax-exempt, low-cost financing – as a government entity, the District can issue tax-exempt bonds or private placement loans which result in lower financing costs than conventional financing mechanisms

Governance of CDDs

- ❖ Community Development Districts are governed by an elected Board of Supervisors composed of five members
- ❖ Initially, the Supervisors are elected by the landowners within the District based on the number of acres of land for land parcels of 1 acre or more, or the number of parcels of land for land parcels of less than 1 acre
- ❖ If after six years from the date on which the initial Supervisors have been elected there are at least 250 qualified electors residing in the District (for all CDDs under 5,000 acres), the positions of the two board members whose terms are expiring are filled by qualified electors of the District, elected by the qualified electors of the District for 4-year terms
- ❖ If, during the term of office, a vacancy occurs, the remaining members of the Board can fill the vacancy by an appointment for the remainder of the unexpired term
- ❖ A majority of the members of the Board constitutes a quorum for the purposes of conducting District business

Governance of CDDs

- ❖ The Board has to organize by electing one of its members as chair and by electing a Secretary, who does not need be a member of the Board, and may also elect other officers as the Board may deem necessary
- ❖ The Board has to maintain a permanent record book entitled "Record of Proceedings of the Community Development District," in which has to include minutes of all meetings, resolutions, proceedings, certificates, and any and all corporate acts
- ❖ The Board employs and sets the compensation of a District Manager
- ❖ The District Manager is charged with the supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed, for maintaining and operating the equipment owned by the District, and for performing such other duties as directed by the Board

Governance of CDDs

- ❖ The District Manager may hire or otherwise employ and terminate the employment of such other persons, professional, supervisory, and clerical employees, as authorized by the Board
- ❖ The board will designate a person who is a resident of the state as treasurer of the District and who will have charge of the funds of the District
- ❖ The financial records of the District have to be audited by an independent certified public accountant at least once a year
- ❖ The Board is authorized to select as a depository for its funds any Qualified Public Depository as designated by the Florida Chief Financial Officer

Interaction of CDDs with other Governments, Public and Private Groups

- ❖ Community Development Districts have to provide their proposed budgets to their establishing government before such budgets are adopted
- ❖ CDDs enter into Mutual Aid Agreements with other governments to aid each other in emergencies - in most cases a CDD would be a recipient of aid from a general purpose government, such as a County/City
- ❖ Districts can and often do enter into inter-local agreements with other government entities
- ❖ Inter-local agreements can involve a variety of subjects, from simple right-of-ways maintenance to complicated sales of utility systems

Interaction of CDDs with other Governments, Public and Private Groups

- ❖ Districts also frequently work and coordinate with other public and private groups, particularly Homeowner Associations
- ❖ Depending on the Community, in some instances CDDs have more responsibilities, and in some they have fewer
- ❖ CDDs can enter into agreements with HOAs to maintain CDD-owned improvements
- ❖ Some of the reasons behind such agreements may be economies of scale if HOAs already maintain large areas they own and can bid contracts in volume to obtain advantageous pricing

Introduction to the Heritage Pines Community

Development District

- ❖ Heritage Pines CDD was established on October 28, 1997 by Pasco County Ordinance No. 97-15
- ❖ The District is generally located in Hudson, on the south side of County Line Road and encompasses approximately 639.94 acres +/-.
- ❖ In order to fund the cost of infrastructure improvements, the District issued tax-exempt, Capital Improvement Revenue Bonds, Series 1998A and 1998B.
- ❖ Original cost estimates for public improvements totaled \$13,100,000 and included the following:
 - Roadways (on-site and off-site)
 - Reclaimed Residential Irrigation
 - Water and Wastewater Distribution and Transmission Systems
 - Stormwater Management
 - Street Lighting Electrical Lines
 - Professional Services



REVISIONS

DATE	DATE

Introduction to the Heritage Pines Community

Development District

- ❖ The Series 1998 Bonds were issued in October 1998 to fund a portion of the total cost of the public infrastructure system. The B Bonds (levied in the original amount of \$10,380,000) were paid off at closing and the A Bonds (levied in the original amount of \$2,720,000) were 30 year bonds that reached maturity May 1, 2020.
- ❖ The District currently provides administrative and storm water system operating services.
- ❖ The storm water operating services include the management and maintenance of the primary drainage system which consists of a series of wet and dry retention areas, as well as preserve areas, and interconnecting pipes.
- ❖ The District also owns, operates and maintains a vacant wooded parcel located on the east side of the main entry and just outside of the gate.

Introduction to the Heritage Pines Community

Development District

- ❖ The District uses third-party contracts to provide administrative, financial, legal, engineering, permit/regulatory compliance and storm water operating services.
- ❖ The day to day operation and maintenance of the District remaining facilities (ie roadways) are operated by the MHOA via with the District.
- ❖ The District's ownership of these facilities along with it's ability to secure long term/short term financing and assess current property owners who benefit from the facilities, place the District/community and it's residents in a position of not having to fund large reserves for long term replacement or repair

Introduction to the Heritage Pines Community Development District

For more information about the District, please visit our website at <https://www.heritagepinescdd.net/>.

Questions