

MEMORANDUM

January 5, 2021

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director
Autumn Cochella, Development Services Manager

RE: Ordinance 2021-02 Petition to Establish the Leoma's Landing Community Development District (CDD) – 1st Reading and **Public Hearing**

Synopsis: Ordinance 2021-02 proposes the establishment of the Leoma's Landing Community Development District (hereinafter referred to as the "CDD"), as petitioned by Leoma's Landing, LLC.

Recommendation: Staff recommends approval of Ordinance 2021-02 after first reading and public hearing. Public Hearing notice requirements have been met.

A recommendation from the Planning and Zoning Board is not required for the establishment of a CDD.

Background:

Leoma's Landing is a 94.11-acre unimproved site on the north side of Chalet Suzanne Road, abutting the Dinner Lake subdivision to the east. The property has development approval from the City for a 336-unit single-family Planned Development Project (PDP).

Staff reviewed the submittal for consistency with the "Uniform Community Development Act of 1980", Chapter 190, *Florida Statutes*, which sets forth the exclusive and uniform method for establishing a community development district for the land area for which the CDD would manage and finance the delivery of basic services. The proposed petition meets the requirements of Chapter 190.

The Leoma's Landing CDD would be the second established in the City to date. Lake Ashton also developed as a Community Development District.

The proposed Infrastructure Plan is listed below:

Facility	Construction Funded By	Ownership	Capital Financing	Operation and Maintenance
<i>Roads & Street Lighting</i> ^{1 2}	CDD	City	Capital Improvement Revenue Bonds	City
<i>Water & Wastewater</i>	CDD	City	Capital Improvement Revenue Bonds	City
<i>Recreational Facilities</i>	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
<i>Surface Water Management</i>	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
<i>Landscape and Hardscape</i>	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment

Note 1: The CDD will maintain the sidewalks installed within the road right of way.

Note 2: The CDD will be responsible for the operation and maintenance of the street lighting. A utility easement will be included in future record plats to accommodate the streetlight installation within the road right of way

Other options: Decline request to establish Leoma’s Landing CDD.

Fiscal Impact: Once the roads, water, and wastewater improvements are constructed at the developer’s expense, these facilities will be subsequently dedicated to the City for operation and maintenance and will create a long-term fiscal impact.

Attachments:

Ordinance 2021-02

Petition to Establish Leoma’s Landing CDD