LEGISLATIVE # 180972G

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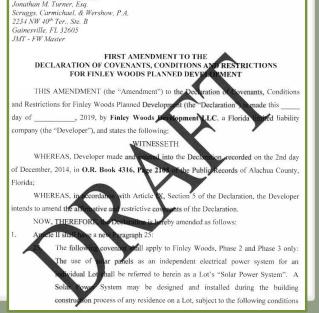
Attorneys and Counselors

Finley Woods CDD July 2019 Establishment Hearing

Jere Earlywine

Finley Woods CDD

- In June the Commission discussed, as an informational item, Finley Woods CDD and proposed elements to make it exemplary or unique, such as solar power, Florida Friendly Landscaping, and items creating immediate value for residents and the City of Gainesville; and
- In response, the Petitioner has voluntarily proposed specific Deed Restrictions upon the property, which will:
 - Provide for Net-Zero Solar Power through- out the subdivision;
 - Employ Florida-Friendly landscaping on residential lots and in common areas; and
 - Include additional non-deed restriction requirements to be enforced through the Home Owners Association (HOA) and Architectural Review Committee (ARC).



CDD Benefits

PROJECT BENEFITS

 CDD can issue tax-exempt bonds for initial construction and future refurbishment of public improvements – reduces overall costs thereby saving residents money

RESIDENT BENEFITS

- In addition to financial benefits, residents benefit because:
 - CDDs are more transparent than HOAs due to Sunshine Laws, Public Records laws, and government reporting requirements;
 - CDDs may be eligible for FEMA funding (HOAs are NOT);
 - CDDs have professional management (unlike many HOAs);
 - CDDs have sovereign immunity protection;
 - CDDs have stable collection method using the tax roll (unlike HOAs);
 - CDDs typically turnover to resident control earlier than an HOA; and
 - Property values are better maintained, which protects homeowners' investment.

CITY of GAINESVILLE BENEFITS

- The City will have an increased tax base, which is constructed more quickly;
- The City is not responsible for CDD debt;
- The City retains all Land Use, Zoning, and development authority; and
- Petitioner agrees to develop the project as a solar net-zeron "green community".

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Establishment Criteria

In determining whether to grant the CDD establishment, the City must specifically consider Florida Statutes criteria, as to whether:

- 1. All statements contained within the petition have been found to be true and correct.
- 2. The establishment of the district is inconsistent with any applicable element or portion of the state and local comprehensive plan.
- 3. The area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
- 4. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.
- 5. The community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.
- 6. The area that will be served by the district is amenable to separate specialdistrict government. Hopping Green & Sams