



Legislation Details (With Text)

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Title: Ordinance Establishing Emerald Creek Community Development District

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Attachments: 1. Letter Requesting Establishment of Emerald Creek, 2. Petition to Establish Emerald Creek Community Development District (CDD) - Digital Copy, 3. Emerald Creek Ordinance, 4. Proof of Publication, 5. Affidavit of Publication of Legal Ad by Petitioner, 6. Approved Ordinance No. 2023-17

Date	Ver.	Action By	Action	Result
12/12/2023	1	Board of County Commissioners		

TITLE

Ordinance Establishing Emerald Creek Community Development District

BRIEF OVERVIEW

The County has received a petition from Northwest Land, LLC to establish the Emerald Creek Community Development District (CDD) on approximately 146.82 acres. The Board of County Commissioners is required to hold a public hearing and make the following findings to grant the petition to establish the CDD:

1. The statements in the petition have been found to be true and correct.
2. The establishment of the CDD is consistent with the local comprehensive plan.
3. The area of land proposed for the CDD is of sufficient size, sufficiently compact, and sufficiently contiguous to be developed as a functional community.
4. The CDD is the best alternative for delivering CDD services and facilities to be served by the district.
5. The CDD services and facilities are compatible with the capacity and uses of the existing local and regional services and facilities.
6. The area to be served is amenable to the establishment of the CDD.

The Board will need to review the request in accordance with the standards and requirements contained in Chapter 190, Florida Statutes, conduct a public hearing on the request, and determine whether to adopt the associated ordinance establishing the Emerald Creek CDD.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board has the authority to act on this matter pursuant to Chapter 190, Florida Statutes.

RECOMMENDATION

It is recommended that the Board consider the statutory criteria in Section 190.005(1)(e), F.S. and the request for additional authority under Section 190.012(2), F.S., conduct a public hearing, and determine whether to adopt the ordinance creating the Emerald Creek Community Development District (CDD).