



## Alachua County – Growth Management Staff Report

# Springhills South Community Development District (CDD) Dissolution

**Staff Contact:** Gerald Brewington

**Staff Phone Number:** 352-374-5249

**Board of County Commissioners Hearing Date:** February 27, 2024

**Property Location:** The site is generally located in the southwest quadrant of the intersection of Interstate 75 between and NW 39th Avenue.

**Future Land Use:** Conservation, Medium Density Residential, Warehouse/Distribution, Light Industrial

**Zoning District:** BW, ML, C-1, R-2

**Parcel Numbers:** 06233-000-000, 06233-014-005, 06233-014-006

**Acreage:** Approximately 113.39

**Requested Action:** A request for the dissolution of the Springhills South Community Development District.

**Applicant/Agent:** Jere Earlywine, KE Law Group, LLC

### Staff Recommendation

Adopt the ordinance the dissolving the Springhills South Community Development District (CDD) incorporating by reference the petitioner's request for dissolution of the CDD.

## Community Development Districts

A Community Development District (CDD) is a local, special purpose government unit authorized by Chapter 190 of the Florida Statutes as an alternative means of financing, constructing, operating and maintaining community-wide infrastructure and services for large planned developments without burdening general taxpayers. The Uniform Community Development District Act of 1980 established authority for CDDs in Florida. The Springhills South CDD was established by the Alachua County BoCC on March 20, 2022 and encompasses the majority of the area of the approved Springhills SW Quadrant/Yadda Preliminary Development Plan (approximately 113 acres). Springhills SW Quadrant/Yadda has an existing approved Preliminary Development Plan that allows for up to 149 residential units and up to 455,000 square feet of light industrial, office, and warehousing.



*Location Map*

Subsequent to this action, the developer has determined that they wish to pursue more conventional means of financing such improvements to build and maintain their property. The applicant/owner has not incurred any financial obligations as a result of the CDD nor will they provide future improvements or services as part of a CDD. Improvements to the property (such as road, stormwater retention areas, etc.) will be provided through traditional financing and maintenance agreements. In addition, future residential areas could adopt a Special Improvement District (SID) for any needed improvements or maintenance. The CDD no longer being necessary, the applicant wishes to dissolve the CDD which is accomplished through BoCC action. Section 190.046(10) Florida Statutes permits a district with no outstanding financial obligations and no operating or maintenance responsibilities to petition the local governmental entity that established the district for dissolution of the district by a non-emergency ordinance.

Given the above findings, staff recommends that the County Commission adopt:

An ordinance (24-xx) dissolving the Springhills South Community Development District pursuant to Chapter 190, Florida Statutes (2023) incorporating by reference the owner's petition for dissolution attached to the ordinance

