What is a Community Development District?

A Community Development District, often referred to as a “CDD”, is a special purpose form of local government created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD’s main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

How CDD’s Operate

A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to being elected by registered voters within the CDD after six years of operation. After that transition, like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the election process. Like any other public official, CDD Supervisors are subject to state ethics and financial disclosure laws.

The CDD’s business is conducted in the “Sunshine,” which means all meetings and records are open to the public. Public hearings are held on CDD assessments and the CDD’s finances are subject to annual independent audit.

The Cost of a CDD

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts—an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year—and an annual capital assessment to repay bonds sold by the CDD to finance community infrastructure and facilities. These annual assessments are generally fixed for the term of the bonds.
Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which is able to determine the type, quality and expense of CDD facilities and services. A professional management company is engaged to implement the standards set by the Board, and to oversee the day to day operations and maintenance of the District’s facilities and services. This consistent and quality-controlled method of management helps protect the long term property values in a community.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD is able to borrow money to finance its facilities at lower, tax-exempt interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

What is the Community Development District in our community specifically responsible for?

The Venetian CDD is responsible for the following elements in the community:

* River Club and associated amenities
* Public road improvements, including sidewalks, street signs and street lighting throughout the Community
* Gatehouse, gates and related activities associated with monitoring of community access
* Drainage and water management including main line irrigation, lakes, fountains, and water control structures
* Wetland conservation areas
* Landscape maintenance of various common spaces throughout the community, including but not limited to main entrance and road rights of way

Contact Information

For more information or to report an issue concerning a facility of the Venetian Community Development District, please contact the District Manager’s Office at the following address:

Rizzetta & Company, Inc.
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