

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road; suite 410W, Boca Raton
(239) 464-7114
<https://www.mediterracdd.net>

FREQUENTLY ASKED QUESTIONS (FAQ)

Q: What is a Community Development District?

A: A community development district (“CDD”) is an independent special-purpose unit of local government, most often established at the request of a developer or landowner with governmental approval. CDDs offer a cost-effective means of providing for the financing and management of major infrastructure systems and services to support the development of new communities. The original developer of Mediterra was required by state law to establish a CDD in each of Collier and Lee counties. When the law changed in 2016, the Mediterra Community Development District was formed by the merger of the two, districts effective in 2018. The merger saved the community approximately \$57,000 per year in avoided duplicate costs.

Q: What is the Purpose of The Mediterra CDD?

A: The Mediterra CDD was established to manage the 1,675 acres of preserve and lakes in Mediterra. The CDD financed, constructed and now, maintains the public infrastructure required to manage storm-water flow in the community. Storm-water in Mediterra is managed through a series of interconnected lakes and structures. In addition, the preserve, which is also maintained by the CDD, buffers storm-water flow while providing habitat for a diverse community of wildlife.

The CDD also developed and implemented a fuel load reduction plan to limit the risk of wildfire in the preserve adjacent to Mediterra residences.

Q: How is the CDD governed?

A: The Mediterra CDD is governed by a five-person Board of Supervisors. Supervisors are elected in accordance with section 190.006 of the Florida Statutes for three-year terms during the general election in November. The CDD meets monthly and board meetings are noticed and open to the public. Board members are considered local elected officials for purposes of financial disclosure and the Sunshine Law. All CDD records are available for public inspection during normal business hours. Meeting minutes, budgets and other information can also be found on the CDD website: <https://www.mediterracdd.net/>

Q: Does the CDD have staff?

A: The CDD has a District Manager, Chuck Adams, and administrative staff through a contract with Wrathell, Hunt and Associates. The CDD retains Johnson Engineering and Kutak Rock LLP, for engineering and legal services, respectively.

Q: How is the CDD funded?

A: Initial development and infrastructure were funded through a series of bonds issued in 1999, 2001 (refunded and reissued as Series 2012 bonds) and in 2003 (refunded and reissued in 2013). The bonds are repaid through annual special assessments on the land included on the tax bill. Ongoing funding of annual operations and maintenance is done through the levy of assessments also included on the tax bill.

Q: Why does Mediterra have the Mediterra Community Association (MCA) and a CDD?

A: The MCA established under Chapter 720 of the Florida Statutes does not have the CDD's broad range of powers and options to effectively finance and manage major capital improvements. For example, the homeowners' association does not have: the CDD's authority to finance, acquire, construct, operate and/or maintain large storm-water infrastructure; the CDD's ability to issue tax-exempt bonds; the CDD's sovereign immunity protection; or the CDD's ability to levy and collect special assessments on the tax roll.

Q: Where do I find my annual assessment for the CDD?

A: The fiscal year for the CDD is October 1 through September 30. A budget is developed during June and July and a public hearing regarding the budget is held in August. A notice with the proposed operations and maintenance (O&M) assessment for each property is sent out in July from the Office of the District Manager along with the date of the August public hearing. The assessment is also listed on your tax bill which you can also look up on the county appraiser's website. You can also contact the Office of the District Manager at (561) 571-0010 for the assessment. The District Manager can also provide you with more information on how much of your assessment is used for the bonds and how much is used for annual O&M.