

## What are the benefits of living in a Community Development District?

*The District offers a number of advantages for planning, financing, constructing, acquiring, operating, and/or maintaining public improvements.*

- The District provides landowners and residents consistently high levels of public improvements and services.
- The District helps ensure that public infrastructure and services are completed as required by the development of regional impact development order imposed upon the property.
- The District residents elect the new members of the Board of Supervisors, who will determine the type, quality and expense of District facilities and services.
- The District meets regularly in a public setting, allowing for input from its residents and landowners.
- The District is required to publicly advertise and competitively bid many contracts for various goods and services.
- The District has access to low interest, tax exempt, financing to fund the construction and/or acquisition of public infrastructure.

## How do I find out more about the Capital Region Community Development District?

For copies of District meeting minutes, contracts, permits, construction plans, annual operating budgets and other District records, contact District Manager James A. Perry at (904) 288-9130. For more information, you can also visit [www.capitalregioncdd.com](http://www.capitalregioncdd.com).



For more information, please contact us.  
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JOE.com / Keyword: SouthWood Community

## Capital Region Community Development District

## Frequently Asked Questions

IF YOU DON'T KNOW JOE, YOU DON'T KNOW FLORIDA. 



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## What is a Community Development District?

A Community Development District (CDD) is a local unit of special-purpose government authorized by Chapter 190, Florida Statutes, and created in an effort to effectively and efficiently provide community infrastructure without overburdening local and state governments and their taxpayers. They provide a means by which to finance, construct and/or acquire public improvements and community facilities through the issuance of tax exempt bonds and provide a long-term solution to operating and maintaining a master-planned community's facilities.

## What is the Capital Region Community Development District?

The Capital Region Community Development District (District) is a CDD established on February 28, 2000, by the Florida Land and Water Adjudicatory Commission that encompasses the approximately 3,287-acre SouthWood community.

## What does the Capital Region Community Development District do?

The District was created to plan, finance, construct, acquire, operate, and/or maintain various public improvements necessary for development to occur within SouthWood. These public improvements may include, but are not necessarily limited to, the following: on and off site roadways, stormwater management facilities, open space and recreational improvements, entrance features and landscape improvements, roadway signage, street lighting and subdivision infrastructure improvements.

## Who governs the Capital Region Community Development District?

The District is currently governed by a five-member Board of Supervisors, of which four have been elected in the General Election by the qualified electors within the District and one by the landowners within the District. A "qualified elector" in this instance means a person who is at least 18 years of age and is a registered voter with the Supervisor of Elections in the county in which the District is located and is a resident of the District, the State and a citizen of the United States. As terms expire, all future Supervisors must be qualified electors and will be elected in the General Election by the qualified electors.

## Who can run for the Capital Region Community Development District Board of Supervisors?

To be eligible to be elected to the Board, a person must be at least 18 years of age, a resident of the State of Florida, and of the District and a U.S. citizen, and must be registered to vote with the Supervisor of Elections in the county in which the District is located. Like all municipal, county, state and national elections, the Office of the Supervisor of Elections oversees the election and District Supervisors are subject to state ethics and financial disclosure laws.

## How is Capital Region Community Development District managed?

The Board of Supervisors has selected an independent manager to run the District's day-to-day operations and has also hired legal counsel, an engineer, a financial advisor and a property manager.

## What services are not covered by the Capital Region Community Development District?

While the District has financed, constructed and/or acquired on and off-site road improvements, the City of Tallahassee is expected to own and maintain completed roads within the District and off-site road improvements are expected to be owned and maintained by the City of Tallahassee, Leon County or the State of Florida as appropriate. The City of Tallahassee also provides water, sewer, and electric service.

The Homeowners' Association (HOA) within the SouthWood community is responsible for maintaining certain recreational amenities and common areas, including the SouthWood Community Center. For more information regarding District and HOA maintenance responsibilities, contact District Manager James A. Perry at (904) 288-9130 or HOA manager Teresa Muchler at 850.656.8750.

## How do the Capital Region Community Development District's responsibilities differ from the Homeowners' Association?

The HOA is responsible for maintaining and enforcing all of the covenants, conditions, and restrictions related to the use of a homeowner's property within the SouthWood community and has other duties that are outside the District's scope of responsibility, such as maintaining certain recreational amenities and common areas, including the SouthWood Community Center. For more information regarding HOA responsibilities please contact HOA manager Rick Jackley at (850) 402-5186.

## Are there other Community Development Districts in Florida?

Yes. There are currently over 500 active CDDs, with over 1,000 other special purpose districts serving specific local communities in the State of Florida. Some projects with CDDs that you may be familiar with include:

- *Indian Trace, Weston*
- *Celebration, Orlando*
- *Lely, Naples*
- *Westchase, Tampa*
- *Hammock Dunes, Palm Coast*
- *Julington Creek Plantation, St. Johns County*
- *Piney Z, Tallahassee*
- *The Villages, near Orlando*

## Who pays for the Capital Region Community Development District?

Any private entity that owns land within the District, including the owners of commercial property, single-family homes and apartments, pays non-ad valorem special assessments (assessments) that fund and finance the District's construction, acquisition, operation, and/or maintenance of its public improvements.

## How does the Capital Region Community Development District pay for the construction and/or acquisition of its public improvements?

The District has sold, and anticipates it may continue to sell, bonds to raise money to fund and finance the construction and/or acquisition of public improvements. These bonds are paid off over time through assessments levied against the benefited property in the District. The interest paid to bondholders is exempt from federal income taxes, so the District is able to obtain a low rate of interest from its lenders. All landowners, including developers and builders, pay assessments on the property they own. The historical majority landowner in the District, The St. Joe Company, has paid a majority of the assessments levied to fund or finance the District's construction and/or acquisition of public improvements.

## How are the Capital Region Community Development District assessments determined?

Each property owner annually pays assessments consisting of two parts — an **Operations and Maintenance Assessment** and a **Capital Assessment**. The Capital Assessment, which is levied to repay the bonds issued by the District to finance the public improvements constructed and/or acquired by the District, is assessed on property that benefits from the public improvements based on the size and location of the lot in the SouthWood community in accordance with the methodology adopted by the District's Board of Supervisors. Once all bond debt is retired, this part of the annual assessment will end.

The Operations and Maintenance Assessments fund the operation and maintenance of the District's existing public improvements, such as District maintained common landscaped areas and parks. The Operation and Maintenance Assessments may fluctuate up or down from year to year depending on the annual operations and maintenance budget that is adopted by the District's Board of Supervisors.

Each year, the District's Board of Supervisors holds a public hearing to set its budget and the level of the Operations and Maintenance Assessments. The District's business is conducted in the "Sunshine," which means that meetings and records are open to the public. Public hearings are also held on the District's assessments and the District's budget is subject to an annual independent audit. In this way, District residents will know each year's Operations and Maintenance Assessment in advance.

For a copy of the current fiscal year budget, visit [www.capitalregioncdd.com](http://www.capitalregioncdd.com).

## Do I pay more taxes or assessments if I live in a Community Development District?

The District's assessments, discussed above, are in addition to standard ad valorem taxes that are collected by the county, city or school board. While not taxes, the assessments will typically appear on your tax bill prepared annually by the Leon County Tax Collector's office, but may billed and collected directly by the District. It is important to remember, however, that in other communities the operations and maintenance services performed by the District may be performed and assessed by an HOA.