

THE CDD: What is it? How does it work?

The Poinciana Community Development District (PCDD) was conceived by creating an independent government unit that will provide community development services centered around infrastructure construction and maintenance. The CDD encompasses the master-planned residential development known as Solivita.

Though legislation that created CDDs is complex, their purpose is simple: to allow communities to offer a higher standard of infrastructure, water management facilities and landscaping now and into the future.

Specifically, a CDD is an independent special taxing district that empowers the public sector with a mechanism to plan, establish, finance, construct, operate and maintain the applicable public improvement and community facilities within its jurisdiction even though this work may have to be done on property that was once private. The CDD creates a public entity whose purpose is to establish an attractive quality of life right from the community's beginning and to maintain the infrastructure throughout the life of the community. In essence, the CDD assures the quality and standards of the community from the time you move in and for years to come.

Is Solivita located within a CDD?

Yes. It's located within the Poinciana CDD in Polk County.

How is a CDD funded?

There are several funding sources for the Poinciana CDD: annual and special assessments, user fees and charges. Of these, the CDD's primary funding source is the annual assessments collected through the Polk County Tax Collector's office. The Tax Collector then disburses the money to the CDD, which, in turn, uses it to maintain CDD's infrastructure, improvements and property.

The CDD generally funds Capital projects such as the construction of water management facilities, water and sewer systems by issuing 20- to 30-year bonds. The required principal and interest payments on these bonds are then financed through the collection of the annual assessments referred to above.

What infrastructure improvements does the CDD provide at Solivita?

There are three types of infrastructure that will be funded at Solivita by the Poinciana CDD: water management facilities, water and sewer systems.

Roadway Improvements

The CDD will acquire ownership and certain maintenance responsibilities of the roadway and roadway drainage system providing direct access to Solivita up to the gatehouse.

For more information, visit the Solivita New Home Sales Center.

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