

DP1 CDD at The Pavilion at Durbin Park

www.dp1cdd.net

Introduction to the DP1 CDD

The DP1 Community Development District is a local, special-purpose government entity authorized by Chapter 190 of the Florida Statutes as amended, and established on July 24, 2017, by the Board of County Commissioners, St. Johns County, Fla., Ordinance No. 2017-35, as an alternative method of planning, acquiring, operating and maintaining community-wide improvements in planned communities.

CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

CDDs are not unlike other forms of local government, such as cities and counties, however, similarly to other special taxing districts, their powers are limited solely to the provision of infrastructure and services for master planned developments.

Pursuant to the provisions of Uniform Community Development District Act of 1980, codified at Chapter 190, Florida Statutes (the "Act") the District authorized to adopt rules pursuant to the provisions of Chapter 120, Florida Statutes, and charge, collect and enforce fees.

DP1 COMMUNITY DEVELOPMENT DISTRICT

SUMMARY OF RULE ESTABLISHING PUBLIC INFRASTRUCTURE FEE

- The Public Infrastructure Fee was established by rule of the DP1 Community Development District (“District”) to fund certain public infrastructure within the District.
- The Public Infrastructure Fee will be imposed on the sale of all goods and services which are subject to Florida sales tax occurring within the boundaries of the District.
- Public Infrastructure Fees received by the District will be used to repay the municipal bonds (“Bonds”) issued by the District to fund the infrastructure within the District.
- The infrastructure funded by the District will include, among other things, public streets and roadway improvements, water and sanitary sewer systems, a storm water management system, parks, outdoor recreational and cultural facilities, security facilities, and other infrastructure, facilities, improvements, property and appurtenances benefiting lands within the District (together, the “Public Improvements”).
- In consideration of the benefits to be provided to the lands within the District by the Public Improvements, the District will collect a Public Infrastructure Fee in the amount one-half percent (0.5%) on the sale of all goods and services which are subject to Florida sales tax occurring within the boundaries of the District. The Public Infrastructure Fee will be collected by all sellers or providers of taxable goods or services and then tendered to repayment of the District’s bonds.
- Public Infrastructure Fee will be dissolved upon full repayment of the municipal bonds issued by the District.