



TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT NEWSLETTER

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

What is a CDD?

A Community Development District or CDD is a local, special purpose government framework, created pursuant to chapter 190 of Florida Statutes. The developer of Terra Bella established a CDD as a means to finance, construct, operate and keep community-wide infrastructure and services specifically for the benefit of our community. During the summer of 2015 our neighborhood developer turned the management of the CDD over to the owners, and five new district supervisors, all owners of homes in Terra Bella, were appointed to serve the remaining terms of the developer supervisors.

The CDD makes it possible for our neighborhood to offer many preferable aspects of a master-planned neighborhood. Homeowners can be assured that services and high standards will be maintained and that the standards of the neighborhood will be preserved long after the designer is gone.

The CDD maintains our roads, street lighting, storm water management (lake and water control structure), wetland preserve areas, entry features, and some of the landscaping in our community. The CDD meetings are public and all residents are encouraged to attend.

How is the budget allocated by the CDD?

In order to maintain our facilities, the CDD, or the District, annually approves a budget. CDD funds are collected through your county tax bill, and approximately two-thirds of the money collected is devoted to debt service on the initial bonds taken out by the developers of Terra Bella. The remaining budget is spent on operations and maintenance, and some money is for reserves. The district supervisors on the CDD also look to the future to determine the life cycle of things in our community (like water control structures), to ensure there will be funds available to maintain these structures in the future.

Can we get a gate at the front of our community?

At our June 2016 CDD meeting we will be discussing the issue of whether to add a virtual gate at the front of Terra Bella. We encourage your attendance so that we can hear your thoughts on this topic. Adding amenities or features such as a virtual gate will require increasing CDD fees. Please come and share your voice as the CDD considers this option.

What is being done to reduce speeding in the community?

Recently, the CDD entered into an agreement granting the Pasco County Sheriff's Office the ability to enforce traffic laws within the community. They may now patrol the community at-



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will and issue citations at their discretion just as they do on public roadways. In addition, the CDD will soon be enlisting the assistance of an off-duty officer on a very limited basis to encourage compliance with traffic laws and, in-particular, the community speed limit. The Board will continue to monitor the problem and will consider different or additional steps if deemed necessary and appropriate.

Next Meeting:

Tuesday, June 7 at 6:30pm in the Land O Lakes Rec Center

CDD Website:

<http://www.terrabellacdd.com/>

Terra Bella CDD Board of Supervisors:

Mark Hardee, Chairman
Frank Tiberio, Vice Chairman
Kevin Riggs, Assistant Secretary
Linda Kasper, Assistant Secretary
Devanie Gough, Assistant Secretary

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