

Rotonda Case Timeline

1970s

A developer platted several subdivisions for future development. One, Rotonda Villas, contained over 3,500 lots.

1990

Developer completed construction of sewer system. System “certified” as built to approved plans. Neither wastewater collection or distribution system were put into operation.

1997

Adopted comp plan shows Villas in urban service area and the parcels are served by water/sewer. Maps show wastewater and sewer as existing (but do not say lines were functioning or not). Information on maps was provided by Rotonda West Utilities.

2000

County negotiates with AquaSource. Consultant reports: poor condition, no area development expected for 20+ yrs. County completes purchase and utility becomes part of County service area. No developer agreements.

2005

Rotonda Projects, LLC formed. J. McGillicuddy inquires as to “availability” and told yes, available. Property Appraiser website confirms availability and property assessed. Rotonda Projects purchases 150 lots for \$6M (\$40K/ea) loan of \$4M.

2007

County’s consultant reports it is cheaper to build than to repair. MSBU formed. \$297 assessments begin (approx. 20 yrs).

2011

Central water/sewer installed in early 2011, cleared by FDEP for use on 3/30/11. Assessments adjusted down to \$159.

1980s

Developer applies for dredge and fill permit. Challenge ensues. Result: Final Order by FDER (FDEP) prohibiting septic tanks in Rotonda Villas and conditioning permit on installation of central sewers prior to development of lots.

1994-1998

No homes built, no permits sought, no power lines. Utility has no customers, utility/developer did no maintenance on system. System deteriorated/vandalized.

1998

County begins negotiations to purchase utility. Consultant reports poor condition. AquaSource purchases system. No maintenance or connections.

2000-2005

No fees collected by County Utility (CCU) from Rotonda Villas (no customers). No requests by any property owner to provide service. No building permits sought, no maintenance done, no power. Vandalism.

2006

In February, Rotonda Projects meet with CCU, FDOH, building official. No building applications submitted.

2009

County hires contractor to replace system.