

**ORDINANCE NO. 2007-35**

ORDINANCE GRANTING PETITION OF HAMMOCK LANDING/WEST MELBOURNE, LLC FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING PBR COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

**WHEREAS**, Hammock Landing/West Melbourne, LLC, a Florida limited liability company, has petitioned for the establishment of the PBR Community Development District (the "District"); and

**WHEREAS**, a public hearing has been conducted by the City Council (the "Council") of the City of West Melbourne, Florida (the "City") in accordance with the requirements and procedures of Section 190.005(2)(d), Florida Statutes, and the applicable requirements and procedures of the City's Charter and Code of Ordinances; and

**WHEREAS**, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

**WHEREAS**, the Council finds that the statements contained in the Petition are true and correct; and

**WHEREAS**, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the City's Comprehensive Master Plan; and

**WHEREAS**, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated development; and

**WHEREAS**, the creation of the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

**WHEREAS**, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

**WHEREAS**, the area that will be served by the District is amenable to separate special district government; and

**WHEREAS**, the Council finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of the City that the District have such powers,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST MELBOURNE, FLORIDA:**

**Section 1.** The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

**Section 2.** The Petition to establish PBR Community Development District over the real property described in Exhibit 2 of the Petition, a copy of which is attached hereto, which was filed by the Petitioner, on September 7, 2007, and which Petition is on file at the Office of the Clerk of the Council, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit A.

**Section 3.** The external boundaries of the District are depicted on the location map attached hereto and incorporated herein as Exhibit B.

**Section 4.** The initial members of the Board of Supervisors shall be as follows:

Name: Wayne Bohl  
Address: 1700 W. International Speedway Blvd.  
Daytona Beach, FL 32114

Name: Bob Elliott  
Address: 1700 W. International Speedway Blvd.  
Daytona Beach, FL 32114

Name: Mandy York  
Address: 1700 W. International Speedway Blvd.  
Daytona Beach, FL 32114

Name: Sans Lassiter  
Address: 123 Live Oak Avenue  
Daytona Beach, FL 32114

Name: John Horency  
Address: 9754 Sibley Circle  
Orlando, FL 32836

**Section 5.** The name of the District shall be the "PBR Community Development District."

**Section 6.** The PBR Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes.

**Section 7.** Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the PBR Community Development District shall be Sections 190.006 through 190.041, Florida Statutes, as amended

**Section 8.** The Council hereby grants to the PBR Community Development District all powers authorized pursuant to Sections 190.011 and 190.012(1), (2)(a), (b), (d), (e) and (f) and (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of the City to grant such general powers.

**Section 9.** All bonds issued by the PBR Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.


**Section 10.** No bond, debt or other obligation of the PBR Community Development District, nor any default thereon, shall constitute a debt or obligation of the City.

**Section 11.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 12.** It is the intention of the Council, and it is hereby ordained that the provisions of this ordinance shall be excluded from the City's Code of Ordinances.

**Section 13.** This ordinance shall become effective ten (10) days after the date of enactment.

PASSED AND ADOPTED by the City Council of the City of West Melbourne, Brevard County, Florida, this 16<sup>th</sup> day of October, 2007.

  
MAYOR, SHIRLEY BRADSHAW

  
DEPUTY MAYOR, HAL ROSE

ATTEST:

  
CITY CLERK, NANCY CIUMMO

1ST READING: October 2, 2007

2ND READING: October 16, 2007