

**ORDINANCE NO. O2018-16**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING THE BEAUMONT COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 190, Florida Statutes, Wildwood Living, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Beaumont Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2017); and,

**WHEREAS**, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

**WHEREAS**, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

**WHEREAS**, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

**NOW, THEREFORE**, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

**SECTION 1: RECITALS.** That the recitals above are hereby incorporated as if fully set forth herein.

**SECTION 2: AUTHORITY.** This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2017).

**SECTION 3: DISTRICT NAME.** There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the "Beaumont Community Development District".

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.** Encompassing approximately 153.55 acres, the external boundaries of the District are described in Exhibit A attached hereto.

**SECTION 5. POWERS AND FUNCTIONS.** The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

**SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Greg Meath, David Langhout, Bradley Walker, Candice Smith and Carol Duhscher. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

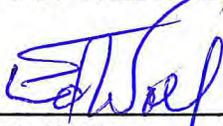
**SECTION 7. SEVERABILITY.** If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

**SECTION 8: EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its final adoption by the City Commission.

**PASSED AND ORDAINED** this 26<sup>th</sup> day of March, 2018, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

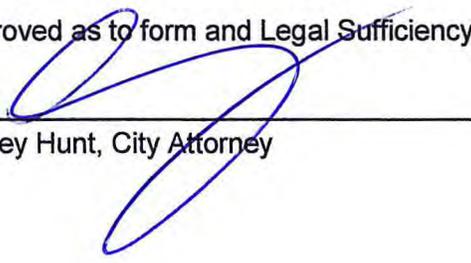
  
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Ed Wolf, Mayor

ATTEST:   
Cassandra Smith, City Clerk

First Reading: March 12, 2018

Second Reading: March 26, 2018

Approved as to form and Legal Sufficiency:

  
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Ashley Hunt, City Attorney