Ordinance No. 20-31 fka Ordinance No. 06-70
Dissolution of Woodland Hammock Community Development District

Request

Adoption of:

ORDINANCE NO. 20-31 fka ORDINANCE NO. 06-70

AN ORDINANCE OF MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RELATING TO WOODLAND HAMMOCK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING LEGISLATIVE FINDINGS; SPECIFYING AUTHORITY; DISSOLVING WOODLAND HAMMOCK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SUBSECTION 190.046(10), FLORIDA STATUTES; REPEALING SECTION 2-8-40 OF THE MANATEE COUNTY CODE OF ORDINANCES; PROVIDING FOR RELIANCE UPON REPRESENTATIONS; SPECIFYING INTENT; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Recommended Motion

Based on the record of the public hearing, and having evaluated the criteria for the dissolution of a community development district in Chapter 190, Florida Statutes, I move to grant the petition to dissolve Woodland Hammock Community Development District and to approve Ordinance No. 20-31 fka Ordinance No. 06-70.
Dissolution of
Woodland Hammock Community Development District
Staff Review Report

Request

The Board of Supervisors of Woodland Hammock Community Development District (“District”) has submitted a petition requesting that the Board of County Commissioners dissolve the existing District which currently encompasses approximately 160.13 acres.

Background

On November 2, 2006, the Board of County Commissioners adopted Manatee County Ordinance No. 06-70 establishing the District. The ordinance described the District’s boundaries and named the initial members of the Board of Supervisors.

Chapter 190, Florida Statutes, authorized the establishment of the District and governs the dissolution of the District. The existing District is located on the south side of 29th St E and the east side of Ellenton Gillette Rd (36th Ave E) in Palmetto, within Manatee County, FL.

On January 8, 2020 the District’s attorney submitted a petition to dissolve the district pursuant to
Subsection 190.046(10), Florida Statutes.

**Discussion**

A CDD serves its property owners by financing, providing, and managing certain basic infrastructure systems, facilities, and services. Only property owners within the district are assessed through the district for these improvements.

Subsection 190.046(10), Florida Statutes, authorizes the Board of County Commissioners to dissolve a community development district upon petition by the district if the district has no outstanding financial obligations and no operating or maintenance responsibilities.

Resolution No. 2020-04 adopted by the Woodland Hammock CDD Board of Supervisors on December 18, 2019, represents to Manatee County that Woodland Hammock Community Development District has no outstanding financial obligations and no operating or maintenance responsibility. Public records of the Clerk of the Circuit Court and the County Property Appraiser confirm that the District does not own any land.

State law treats matters concerning permitting or planning of a development as not material and not relevant to the dissolution of a CDD. Regardless of the powers and duties of the District, all land development projects within the District must still comply with by the County’s comprehensive plan and land development regulations. This dissolution will not affect the orders or permits granted separately for land development.

**Recommendation**

Staff recommends adoption of Ordinance No. 20-31 fka Ordinance No. 06-70 for dissolving of Woodland Hammock Community Development District.

**Attachments:**
- Petition and Resolution
- Ordinance No. 20-31 with exhibits
- Location Map
- Notice of Public Hearing published in newspaper