

*Baytree Community
Development District*

Workshop Meeting Agenda

January 9, 2024

AGENDA

Baytree
Community Development District

Workshop Meeting Agenda

Tuesday
January 9, 2024
10:00 a.m.

Baytree National Golf Links
8207 National Drive
Melbourne, Florida

1. Roll Call
2. Discussion of Pool Resurfacing and Pool Insurance Claim Update
3. Discussion of Preventative Maintenance Plan for Vehicle Gate Operators
4. Discussion on Updated Parking Rules – Pavilion No Overnight Parking Rule
5. Supervisor’s Requests
6. Public Comment Period
7. Adjournment

SECTION 4

RESOLUTION 2024-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT, APPROVING AND ADOPTING AMENDMENTS TO SECTION 2.04, ENTITLED “BAYTREE PAVILION RULES” OF THE BAYTREE COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND PROCEDURES TO PROHIBIT OVERNIGHT PARKING ANYWHERE WITHIN THE PAVILION AREA, INCLUDING THOSE AREAS DESIGNATED FOR PARKING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Baytree Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Brevard County, Florida;

WHEREAS, the Board of Supervisors of Baytree Community Development District (the “Board”) is authorized by Sections 190.011(5) and 190.035, Florida Statutes to adopt rules and set rates, fees, and charges pursuant to Chapter 120, Florida Statutes;

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of certain recreational facilities within the District, including the swimming pool facilities, tennis courts, and the Pavilion and Pavilion Area;

WHEREAS, the District has experienced vehicles parking overnight in the Pavilion parking lot for several consecutive days; and

WHEREAS, the District Board finds that it is in the best interest of the District to amend the Baytree Community Development District Pavilion Rule (the “Pavilion Rule”) to prohibit overnight parking anywhere within the Pavilion Area, as defined in the Pavilion Rule, including, but not limited to those within the Pavilion Area designated for parking;

WHEREAS, the District properly advertised a public hearing in order to hear and receive comments on the proposed amendments to the Pavilion Rule;

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, the integrity and maintenance of its Recreational Facilities (particularly the Pavilion), and the residents and property owners of the District to prohibit overnight parking and provide for the enforcement thereof as set forth herein; and

WHEREAS, the District has complied with the provisions of Chapters 120 and 190, and has conducted a public hearing to address the amendments to the Pavilion Rule.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BAYTREE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. Section 2.04, subsection C, entitled, “General” of the Rules of the Baytree Community Development District Recreational Facilities, is hereby amended, in part, as follows:

C. General.

...

- 13) No vehicles shall be permitted within the Pavilion Area, except within the areas designated for parking. Parking within the Pavilion Area, including those areas therein designated for parking, shall be prohibited between the overnight hours of 10:00 PM and _____ AM the following day. The parking of any vehicles, trailers, or other items in violation of this section shall be subject to towing at the owner’s expense without notice or warning. The enforcement of the restrictions contained herein pertaining to overnight parking may be suspended in whole or in part for specified periods of time, as determined by the Board of Supervisors of the District.

...

Section 3. The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish the Rules, as amended, on the District’s website, and to generally make copies of such Rules available for inspection or copying by members of the general public pursuant to Florida’s Public Records Law. Finally, the District Manager is hereby authorized and directed to take such actions as necessary to implement these changes to the Pavilion Rule, including, but not limited to, engaging a tow company for purposes of enforcement and the posting of signage prohibiting overnight parking as provided in this Resolution and such signage as is required by Section 715.07, Florida Statutes.

Section 4. All motions, resolutions or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, paragraph, provision, or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional, ineffective, or invalid, in part or as applied, it shall not affect the validity of the remaining clauses, sections, paragraphs,

provisions, parts, or applications of the Resolution.

Section 6. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE BAYTREE
COMMUNITY DEVELOPMENT DISTRICT, THIS _____ DAY OF _____,
2024.**

**BAYTREE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors