

CITY OF MARGATE, FLORIDA

ORDINANCE NO. 89-22

1 AN ORDINANCE OF THE CITY OF MARGATE CREATING
2 THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
3 PURSUANT TO F.S. 190.005(2)(e) ENCOMPASSING
4 PORTIONS OF A PARCEL OF LAND IN THE NORTH ONE
5 HALF OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE
6 41 EAST, BROWARD COUNTY, FLORIDA; PROVIDING
7 FOR THE MEMBERS OF THE BOARD OF SUPERVISORS
8 FOR THE DISTRICT; PROVIDING FOR THE NAME OF
9 THE COMMUNITY DEVELOPMENT DISTRICT AS THE
10 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT;
11 PROVIDING FOR REPEAL; PROVIDING FOR
12 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

13 WHEREAS, the Florida Legislature has passed the Uniform
14 Community Development District Act of 1980 (otherwise known
15 as Chapter 190 Florida Statutes) to provide an alternative
16 method to finance and manage basic services for community
17 development; and

18 WHEREAS, Icon Developed Corporation, a Florida
19 Corporation, has petitioned the City of Margate to grant the
20 establishment of the Coral Bay Community Development
21 District; and

22 WHEREAS, a public hearing has been conducted by the
23 City Commission pursuant to the requirements and procedures
24 of Section 190.005(1)(d), Florida Statutes; and

25 WHEREAS, the City Commission has considered the record
26 of the public hearing and has decided that the establishment
27 of the Coral Bay Community Development District is the best
28 alternative means to provide certain basic services to the
29 community; and

30 WHEREAS, the City Commission finds that establishment
31 of the Coral Bay Community Development District is in the
32 best interests of all the citizens of the City of Margate;

1 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION
2 OF THE CITY OF MARGATE, FLORIDA:

3 SECTION 1: That the foregoing Preamble is hereby
4 ratified and confirmed as true and correct by the City
5 Commission of the City of Margate, Florida.

6 SECTION 2: That the petition to establish the Coral
7 Bay Community Development District is hereby granted.

8 SECTION 3: That the external boundaries of the District
9 are those described in attached Exhibit "A".

10 SECTION 4: That the initial members of the Board of
11 Supervisors shall be as follows:

- 12 1. Jack Halkowich
13 Coral Bay Marketing Director
14 3101 South Bay Drive
15 Margate, FL 33063
- 16 2. E. Daniel Lopez
17 Vice President, Icon Development Corporation
18 6262 Bird Road, #3G
19 Miami, FL 33155
- 20 3. John Meyer
21 Chairman, Icon Development Corporation
22 6262 Bird Road, #3G
23 Miami, FL 33155
- 24 4. Filiberto Sierra
25 Coral Bay Project Manager
26 3101 South Bay Drive
27 Margate, FL 33063
- 28 5. Fernando Zulueta
29 President, Icon Development Corporation
30 6262 Bird Road, #3G
31 Miami, FL 33155

32 SECTION 5: That the name of the District shall be
33 "Coral Bay Community Development District".

34 SECTION 6: That all ordinances or parts of ordinances
35 in conflict herewith be and the same are hereby repealed to
36 the extent of such conflict.

37 SECTION 7: That if any section, sentence, clause, or
38 phrase of this ordinance is held to be invalid or
39 unconstitutional by a court of competent jurisdiction, then
40 said holding shall in no way affect the validity of the
41 remaining portions of this ordinance.


1 SECTION 8: That this ordinance shall become effective
2 immediately upon adoption at its second reading.

3 PASSED ON FIRST READING THIS 1st day of November, 1989.

4 PASSED ON SECOND READING THIS 15th day of November, 1989.

5 ATTEST:

6
7 
8 CITY CLERK

9 
10 MAYOR

11 RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

12 Varsallone Ave	Varsallone Ave
13 Anton Ave	Anton Ave
14 Goldner Ave	Goldner Ave
15 Bross Ave	Bross Ave
16 Weisinger Ave	Weisinger Ave

LEGAL DESCRIPTION OF THE REAL PROPERTY INCLUDED IN THE DISTRICT

A parcel of land in the North one-half (N 1/2) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence North 89°29'10" West, along the North boundary of said Section 24, a distance of 1555.55 feet to a point on a line 1555.00 feet West of and parallel with the East boundary of Section 13, Township 48 South, Range 41 East and the East boundary of said Section 24, said point also being the POINT OF BEGINNING; thence South 01°00'24" East, along the last described line, 41.31 feet; thence South 01°00'34" East, continuing along the last described line, 653.94 feet to a point of curvature with a tangent curve concave to the northeast; thence southeasterly along the arc of said curve having a radius of 1009.93 feet, a delta of 46°12'13", an arc distance of 814.41 feet to a point of non-tangency on the East right-of-way line of a 100 foot canal reservation, as recorded in O.R. Book 6670, Page 651 of the Public Records of Broward County, Florida, thence south 01°00'34" East, along aforesaid right-of-way line, 425.37 feet; thence South 01°02'35" East along aforesaid right-of-way line and the westerly boundary and its northerly extension, of "Great Horizons Park" as recorded in Plat Book 98, Page 45 of the Public Records of Broward County, Florida, for 798.74 feet to the Southwest corner of said "Great Horizons Park", said point also lying in the South boundary of said North one-half (N 1/2) of Section 24; thence North 89°29'28" West, along said South boundary 4037.97 feet to the West one-quarter (W 1/4) corner of said Section 24; thence North 01°02'21" West, along the West boundary of said Section 24, a distance of 2640.46 feet to the northwest corner of said Section 24; thence South 89°29'10" East, along said North boundary of Section 24, a distance of 2641.68 feet to the North one-quarter (N 1/4) corner of said Section 24; thence continue South 89°29'10" East, along said North boundary, 1086.13 feet to the POINT OF BEGINNING.

Containing 236.15 acres, more or less.

CITY OF MARGATE, FLORIDA

ORDINANCE NO. RZ-3-89

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING SECTION 4.2 OF APPENDIX A OF THE CITY CODE OF THE CITY OF MARGATE BY AMENDING THE OFFICIAL ZONING MAP PROVIDED THEREIN; PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CITY OF MARGATE; PROVIDING FOR PROPERTY IN ZONING CLASSIFICATION P.U.D. (PLANNED UNIT DEVELOPMENT) TO BE REZONED TO A REVISED P.U.D. (A PARCEL OF LAND IN THE NORTH 1/2 OF SECTION 24-48-41 CONTAINING 236.15 ACRES, LOCATED WEST OF N.W. 62ND AVENUE, NORTH OF THE COLONIES OF MARGATE); PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a public hearing has been held by the Planning and Zoning Board pursuant to the Code of the City of Margate;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That Section 4.2 of Appendix A of the City Code of the City of Margate and the official map provided therein is hereby amended to conform to the following:

A. That the zoning Classification of the real property described on the addendum attached hereto and designated Schedule "A" all in the City of Margate, Broward County, Florida, is hereby changed in accordance with the schedule shown on the addendum.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3: That this ordinance shall become effective immediately upon adoption at its second reading. PASSED ON FIRST READING THIS 1st day of November, 1989. PASSED ON SECOND READING THIS 15th day of November, 1989.

ATTEST:

David J. ...
MAYOR

Shirley J. ...
CITY CLERK

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Varsallone Ave
Anton Ave
Goldner Ave
Bross Ave
Weisinger Ave

Varsallone Ave
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SCHEDULE "A"

2.0. LEGAL DESCRIPTION OF THE REAL PROPERTY INCLUDED IN THE DISTRICT

A parcel of land in the North one-half (N 1/2) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, more particularly described as follows:

Commencing at the northeast corner of said Section 24, thence North 89°29'10" West, along the North boundary of said Section 24, a distance of 1555.55 feet to a point on a line 1555.00 feet West of and parallel with the East boundary of Section 13, Township 48 South, Range 41 East and the East boundary of said Section 24, said point also being the POINT OF BEGINNING; thence South 01°00'24" East, along the last described line, 41.31 feet; thence South 01°00'34" East, continuing along the last described line, 653.94 feet to a point of curvature with a tangent curve concave to the northeast; thence southeasterly along the arc of said curve having a radius of 1009.93 feet, a delta of 46°12'13", an arc distance of 814.41 feet to a point of non-tangency on the East right-of-way line of a 100 foot canal reservation as recorded in O.R. Book 6670, Page 651 of the Public Records of Broward County, Florida, thence south 01°00'34" East, along aforesaid right-of-way line, 425.37 feet; thence South 01°02'35" East along aforesaid right-of-way line and the westerly boundary and its northerly extension, of "Great Horizons Park" as recorded in Plat Book 98, Page 45 of the Public Records of Broward County, Florida, for 798.74 feet to the southwest corner of said "Great Horizons Park", said point also lying in the South boundary of said North one-half (N 1/2) of Section 24; thence North 89°29'28" West, along said South boundary 4037.97 feet to the West one-quarter (W 1/4) corner of said Section 24; thence North 01°02'21" West, along the West boundary of said Section 24, a distance of 2640.46 feet to the northwest corner of said Section 24; thence South 89°29'10" East, along said North one-quarter (N 1/4) corner of said Section 24; thence continue South 89°29'10" East, along said North boundary, 1086.13 feet to the POINT OF BEGINNING.

Containing 236.15 acres, more or less.

CITY OF MARGATE, FLORIDA

ORDINANCE NO. 89-23

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA,
PROVIDING FOR AMENDMENT TO THE COMPREHENSIVE
PLAN OF THE CITY OF MARGATE, FLORIDA,
APPENDIX B, AMENDING ELEMENT IV; AMENDING
FUTURE LAND USE ELEMENT OF MARGATE
COMPREHENSIVE PLAN FROM COMMERCIAL RECREATION
TO RESIDENTIAL (7 DWELLING UNITS PER ACRE)
[PARCEL CR-NORTH AND CR-SOUTH OF CORAL BAY, A
PORTION OF THE NORTHEAST 1/4 OF SECTION 24-
48-41, CONTAINING 5.923 ACRES, LOCATED WEST
OF STATE ROAD 7, SOUTH OF SAMPLE ROAD AND
NORTH OF THE COLONIES OF MARGATE]; ICON
DEVELOPMENT CORPORATION, PETITIONER;
PROVIDING FOR REPEAL; PROVIDING FOR SEVER-
ABILITY; PROVIDING FOR CODIFICATION; PRO-
VIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF
MARGATE, FLORIDA:

SECTION 1: That Appendix B, Element IV, entitled
Future Land Use Element, shall be amended to redesignate the
property from commercial recreation to residential (7
dwelling units per acre) [parcel CR-North and CR-South of
Coral Bay, a portion of the northeast 1/4 of Section 24-48-
41, containing 5.923 acres, located west of State Road 7,
south of Sample Road and North of the Colonies of Margate,
as shown on Schedule "A" attached hereto and made a part of
this Ordinance.

SECTION 2: That all ordinances or parts of
ordinances in conflict herewith be and the same are hereby
repealed to the extent of such conflict.

SECTION 3: That if any section, sentence, clause,
or phrase of this ordinance 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 this ordinance.

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT COPY
OF THE DOCUMENT ON FILE AT CITY HALL.

WITNESS BY HAND AND OFFICIAL SEAL OF
THE CITY OF MARGATE THIS 20 DAY

OF September 19 89
Melvin J. Gerke
Deputy CITY CLERK

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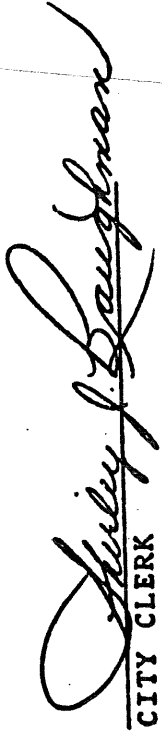
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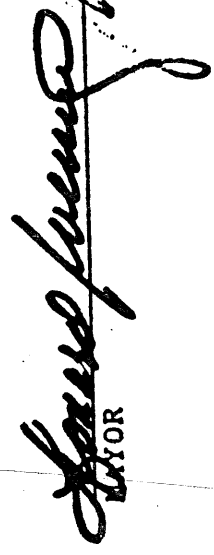
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SECTION 4: That it is the intention of the City Commission that the provisions of this ordinance shall become and be made a part of the City of Margate Code, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 5: That this ordinance shall not become effective unless and until the Broward County Planning Council recertifies the Future Land Use Element of the Margate Comprehensive Plan, including this amendment. PASSED ON FIRST READING THIS 1st day of November, 1989. PASSED ON SECOND READING THIS 15th day of November, 1989.

ATTEST:


CITY CLERK


MAYOR

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Varsallone	Varsallone
Ave	Ave
Anton	Anton
Ave	Ave
Goldner	Goldner
Ave	Ave
Bross	Bross
Ave	Ave
Weisinger	Weisinger
Ave	Ave

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LAND USE AMENDMENT
FROM: COMMERCIAL RECREATION
TO: RESIDENTIAL (7 D.U.A.)

SCHEDULE "A"

LAND DESCRIPTION

CORAL BAY

PARCEL "CR-NORTH" AND "CR-SOUTH"

A portion of the Northeast one-quarter (NE¹) of Section 24, Township 48 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 24;

THENCE North 89° 29' 09" West, along the North line of said Section 24, a distance of 1555.55 feet to a point on the West Right-of-Way line of Northwest 62nd Avenue as recorded in Official Records Book 14820, Page 260 of the Public Records of Broward County, Florida;

THENCE South 01° 00' 24" East, along said Right-of-Way line, 41.32 feet;

THENCE South 01° 00' 34" East, along said Right-of-Way line, 653.94 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly along said Right-of-Way line and the arc of said curve, having a radius of 1009.93 feet, a delta of 22° 35' 18", an arc distance of 398.15 feet to an intersection with a non-tangent line (the center of said curve bears North 66° 24' 08" East);

THENCE South 19° 20' 40" West, 47.69 feet;

THENCE South 62° 17' 11" West, 37.39 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly along the arc of said curve, having a radius of 302.50 feet, a delta of 09° 27' 50", an arc distance of 49.97 feet to the POINT OF BEGINNING (the center of said curve bears South 37° 10' 39" East);

THENCE continue Southwesterly along the arc of said curve, having a radius of 302.50 feet, a delta of 53° 49' 55", an arc distance of 284.21 feet to the Point of Tangency;

THENCE South 01° 00' 34" East, 258.12 feet to the beginning of a tangent curve concave to the West;

THENCE Southerly along the arc of said curve, having a radius of 250.00 feet, a delta of 14° 26' 14", an arc distance of 62.99 feet to a Point of Compound Curvature with a curve concave to the Northwest;

THENCE continue Southwesterly along the arc of said Compound Curve, having a radius of 725.00 feet, a delta of 10° 19' 52", an arc distance of 130.73 feet to a Point of Compound Curvature with a curve concave to the Northwest;

THENCE continue Southwesterly along the arc of said Compound Curve, having a radius of 950.00 feet, a delta of 22° 08' 32", an arc distance of 367.13 feet to an intersection with a non-radial line (the center of said curve bears North 44° 05' 55" West);

THENCE North 25° 10' 55" West, 421.18 feet;

THENCE North 53° 20' 45" East, 25.19 feet;

THENCE North 73° 37' 03" East, 22.98 feet;

THENCE North 48° 54' 07" East, 115.52 feet;

89-1169.N6S

SHEET 1 OF 3 SHEETS

THENCE North 40° 09' 06" East, 52.73 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Northeasterly along the arc of said curve, having a radius of 30.00 feet, a delta of 40° 50' 39", an arc distance of 21.39 feet to the Point of Tangency;

THENCE North 00° 41' 32" West, 42.90 feet;

THENCE North 20° 28' 13" East, 92.24 feet;

THENCE North 12° 19' 06" East, 23.17 feet to the beginning of a tangent curve concave to the West;

THENCE Northerly along the arc of said curve, having a radius of 100.00 feet, a delta of 37° 11' 11", an arc distance of 64.90 feet to the Point of Tangency;

THENCE North 24° 52' 05" West, 20.36 feet;

THENCE North 04° 36' 34" West, 90.08 feet to the beginning of a tangent curve concave to the East;

THENCE Northeasterly along the arc of said curve, having a radius of 25.00 feet, a delta of 33° 57' 27", an arc distance of 14.82 feet to the Point of Tangency;

THENCE North 29° 20' 53" East, 20.21 feet to the beginning of a tangent curve concave to the West;

THENCE Northerly along the arc of said curve, having a radius of 25.00 feet, a delta of 44° 14' 59", an arc distance of 19.31 feet to the Point of Tangency;

THENCE North 14° 54' 06" West, 25.89 feet to the beginning of a tangent curve concave to the East;

THENCE Northerly along the arc of said curve, having a radius of 25.00 feet, a delta of 13° 51' 21", an arc distance of 6.05 feet to the Point of Tangency;

THENCE North 01° 02' 44" West, 49.56 feet;

THENCE South 89° 29' 28" East, 359.84 feet to the POINT OF BEGINNING;

Said lands lying in the City of Margate, Broward County, Florida, containing 258,007 square feet (5.923 acres) more or less.

Land Description Prepared By
CRAIG A. SMITH & ASSOCIATES
Consulting Engineers & Surveyors
1000 West McNab Road
Pompano Beach, Florida 33069
Project No: 89-1169
Prepared By: WEX
Checked By: GJC
August 7, 1989

CITY OF MARGATE, FLORIDA

RESOLUTION NO. 6499

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA,
AUTHORIZING THE CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT TO MANAGE PARKS AND
RECREATIONAL FACILITIES.

WHEREAS, Icon Development Corporation has petitioned the City Commission of the City of Margate, Florida to establish the Coral Bay Community Development District; and

WHEREAS, the City Commission of the City of Margate, Florida has determined that establishing the Coral Bay Community Development District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the City Commission has passed an ordinance granting the petition of Icon Development Corporation to establish the Coral Bay Community Development District; and
WHEREAS, pursuant to Chapter 190, Florida Statutes, the City of Margate may consent to the exercise of special powers by the Coral Bay Community Development District relating to public improvements and community facilities; and

WHEREAS, Petitioner has agreed that the Coral Bay Community Development District will operate and maintain certain parks and recreational facilities within its boundaries; and
WHEREAS, it is in the best interest of the City of Margate for the Coral Bay Community Development District to manage those parks and recreational facilities;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

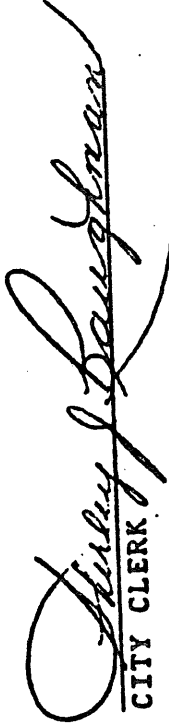
SECTION 1: That the foregoing preamble is hereby ratified and confirmed as true and correct by the City Commission of the City of Margate, Florida.

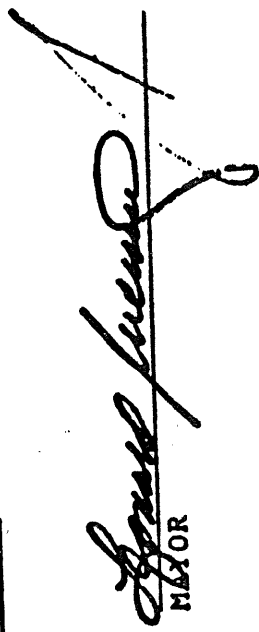
SECTION 2: That the Coral Bay Community Development District is authorized to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses.

SECTION 3: That this Resolution shall become effective immediately upon its passage.

PASSED, ADOPTED AND APPROVED THIS 15th day of November, 1989.

ATTEST:


CITY CLERK


MAYOR

RECORD OF VOTE

Varsallone Aye
Anton Aye
Goldner Aye
Bross Aye
Weisinger Aye

SKETCH OF DESCRIPTION CORAL BAY PARCELS "CR-NORTH" & "CR-SOUTH" CITY OF MARGATE BROWARD COUNTY, FLORIDA

P. O. C.
N. E. CORNER
24-48-41

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS DELINEATED UNDER OUR DIRECTION IN AUGUST, 1989. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

FOR THE FIRM OF:
CRIG A. SMITH & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
FLORIDA REGISTRATION NO. 4479

WEY DIVISION OF LAND SURVEY
& B. BARRISTER, THE MARGATE

NORTH LINE SECTION
24-48-41

S01°00'24"E 41.32'
N89°29'09"W 555.55'

S01°00'34"E 653.94'

CH-1000-97
A-22.35.18
A-398.08.14
M. H. JAY
A-22.35.18
A-398.08.14

S19°20'40"W 47.69'

R-302.50'
A-9°27'50"
A-49.97'

S62°17'11"W 37.39'

P. O. B.

A-284.21'

R-302.50'

A-53.19.55'

S01°00'34"E

S09°29'20"E 359.04'

R-25.00'

A-48°14'59"

R-25.00'

A-33°57'27"

R-25.00'

A-14.82'

N24°52'05"W 20.36'

N12°19'06"E 23.17'

N20°28'13"E 92.24'

N00°41'32"W 42.90'

N40°09'08"E 52.73'

R-950.00'

A-22°08'32"

A-367.13'

R-725.00'

A-10°19'52"

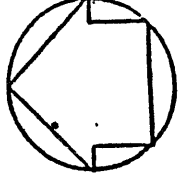
A-130.73'

R-250.00'

A-14°26'14"

A-62.88'14"

SCALE: 1" = 150'



25807 S.F.
(51.923 ACRES)

R-950.00'

A-22°08'32"

A-367.13'

N53°20'45"E 25.19'

N73°37'03"E 22.98'

N25°10'55"W 421.18'

- SURVEY NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SCALED WITH AN APPROVED SURVEYOR'S SEAL.
 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCE, OR OTHER INSTRUMENTS OF RECORD.
 3. BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR FLORIDA EAST ZONE, GRID NORTH SIDEREAL TIME SURVEY AS RECORDED IN MISC. PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 4. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
 5. IMPROVEMENTS ON SUBJECT PROPERTY NOT LOCATED.

PL-112-11
CALLET 3 OF 3 SHEETS

CRIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

1000 WEST MC NAB ROAD
POMPANO BEACH, FLORIDA, 33069
(305) 782-8222



CERT. NO. 180003110

DATE	CHKD
2/1/89	CS