

CITY OF MARGATE, FLORIDA

ORDINANCE NO. 89-22

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

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

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

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

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

31 WHEREAS, the City Commission finds that establishment
of the Coral Bay Community Development District is in the
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
3101 South Bay Drive
Margate, FL 33063
- 14 2. E. Daniel Lopez
15 Vice President, Icon Development Corporation
6262 Bird Road, #3G
16 Miami, FL 33155
- 17 3. John Meyer
18 Chairman, Icon Development Corporation
6262 Bird Road, #3G
Miami, FL 33155
- 19 4. Filiberto Sierra
20 Coral Bay Project Manager
3101 South Bay Drive
21 Margate, FL 33063
- 22 5. Fernando Zulueta
23 President, Icon Development Corporation
6262 Bird Road, #3G
Miami, FL 33155

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

26 SECTION 6: That all ordinances or parts of ordinances
27 in conflict herewith be and the same are hereby repealed to
28 the extent of such conflict.

29 SECTION 7: That if any section, sentence, clause, or
30 phrase of this ordinance is held to be invalid or
31 unconstitutional by a court of competent jurisdiction, then
32 said holding shall in no way affect the validity of the
33 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

6 
7 MAYOR

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

10 Varsallone Ave

10 Varsallone Ave

11 Anton Ave

11 Anton Ave

12 Goldner Ave

12 Goldner Ave

13 Bross Ave

13 Bross Ave

14 Weisinger Ave

14 Weisinger Ave

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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 $89^{\circ}29'10''$ 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 $01^{\circ}00'24''$ East, along the last described line, 41.31 feet; thence South $01^{\circ}00'34''$ 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 $46^{\circ}12'13''$, 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 $01^{\circ}00'34''$ East, along aforesaid right-of-way line, 425.37 feet; thence South $01^{\circ}02'35''$ 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 $89^{\circ}29'28''$ West, along said South boundary 4037.97 feet to the West one-quarter (W 1/4) corner of said Section 24; thence North $01^{\circ}02'21''$ 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 $89^{\circ}29'10''$ 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 $89^{\circ}29'10''$ East, along said North boundary, 1086.13 feet to the POINT OF BEGINNING.

Containing 236.15 acres, more or less.