

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 SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING 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SECTION 2: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.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 November, 19 89

Margie J. Parker
Deputy CITY CLERK

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

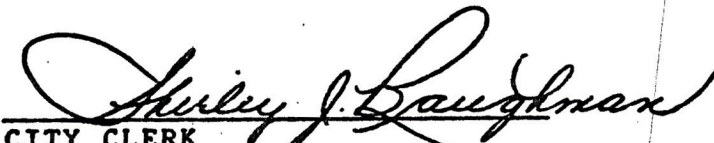
8 SECTION 5: That this ordinance shall not become
9 effective unless and until the Broward County Planning
10 Council recertifies the Future Land Use Element of the
11 Margate Comprehensive Plan, including this amendment.

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

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

14
15 
16 MAYOR

17 ATTEST:

18 
19 CITY CLERK

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

21 Varsallone Aye

Varsallone Aye

22 Anton Aye

Anton Aye

23 Goldner Aye

Goldner Aye

24 Bross Aye

Bross Aye

25 Weisinger Aye

Weisinger Aye

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SCHEDULE "A"

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

LAND DESCRIPTION

CORAL BAY

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

A portion of the Northeast one-quarter (NE $\frac{1}{4}$) 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;

THENCE North 40° 09' 08" 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: WEK
Checked By: GJC
August 7, 1989

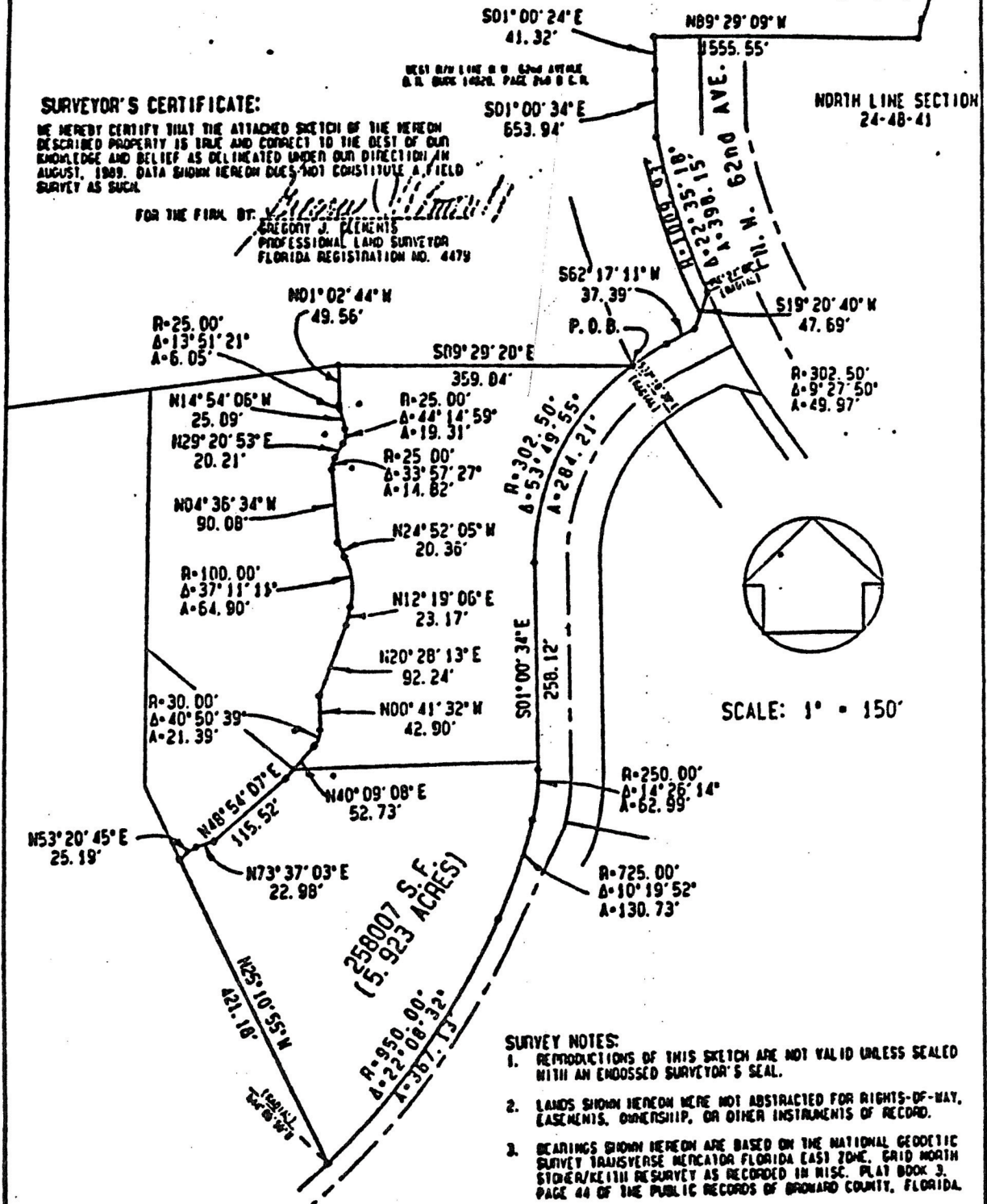
SKETCH OF DESCRIPTION CORAL BAY PARCELS "CR-NORTH" & "CR-SOUTH" CITY OF MARGATE BROWARD COUNTY, FLORIDA

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

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF THE HEREON 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:
[Signature]
GREGORY J. CLEMENTS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4479



SCALE: 1" = 150'

SURVEY NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ENDOSSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRANSVERSE MEANATOR FLORIDA EAST ZONE, GRID NORTH STORM/KEITH RESURVEY 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.

AT-11641
CALL 305-331-6770
CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS



1000 WEST MC NAB ROAD
POMPANO BEACH, FLORIDA, 33069
(305) 782-8222
CERT. NO. LB0003110

	DWN	DATE	FB/PG	CKD
PLANNING PERMISSIONS	VER	2/1/89	—	CR

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;

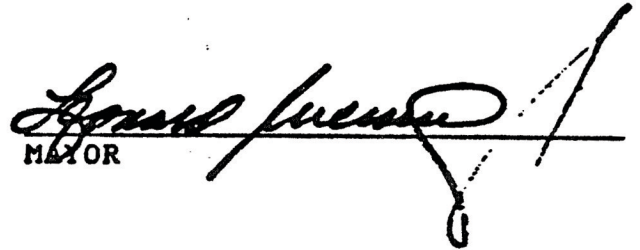
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

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.


MAYOR

ATTEST:


CITY CLERK

RECORD OF VOTE

Varsallone Aye

Anton Aye

Goldner Aye

Bross Aye

Weisinger Aye