

ORDINANCE NO. 90-124

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA CONTRACTING THE BOUNDARIES OF THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT AS ESTABLISHED IN ORDINANCE 86-163 TO EXCLUDE OR REMOVE THAT PROPERTY KNOWN AS PARCEL L-1, TURTLE RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ESTABLISHING NEW BOUNDARIES FOR THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, at their meeting of December 2, 1986, by and through Ordinance 86-163, the City Commission of the City of Coral Springs found that it was in the best interests of the citizens of this community to establish the Turtle Run Community Development District (hereinafter referred to as the "DISTRICT") and to provide certain boundaries for said DISTRICT; and

WHEREAS, pursuant to its program of acquiring environmentally sensitive lands throughout the County in order that such lands may be preserved in their natural state and may become a part of the public park system, Broward County recently agreed to purchase certain real property known as Parcel L-1, Turtle Run, according to the Plat thereof as recorded in Plat Book 131 at Page 12 of the Public Records of Broward County, Florida presently included and lying wholly within the boundaries of the DISTRICT; and

WHEREAS, the Broward County Board of Commissioners and the Board of Supervisors of the DISTRICT have petitioned the City of Coral Springs requesting that Parcel L-1, Turtle Run, be removed from the lands within the DISTRICT, released from the covenants attendant thereto and that the boundaries for the DISTRICT be contracted accordingly; and

WHEREAS, in adopting the Uniform Community Development District Act of 1980 and amendments thereto, the State Legislature found that there is a public interest in reviewing the operation and boundaries of independent special districts such as the DISTRICT to ensure their continued usefulness; and

WHEREAS, pursuant to Florida Statute 190.046, the board may petition and the City Commission has the authority to contract the boundaries of a community development district within its jurisdiction under facts and circumstances that indicate that all or any portion of the DISTRICT has outlived its usefulness for its established purposes; and

WHEREAS, Broward County and the DISTRICT presented information that removal of Parcel L-1, Turtle Run from the DISTRICT will not create an additional financial burden to the remaining property owners since the purchase contract requires part of the proceeds from the purchase of Parcel L-1, Turtle Run to be used to pay off the DISTRICT'S bonded indebtedness attributable to Parcel L-1, Turtle Run; and

WHEREAS, petitioners have provided an economic impact assessment responsive to the criteria established in Florida Statute 120.54 and found that the sale of Parcel L-1, Turtle Run to Broward County is the event which triggers any financial impact on the DISTRICT and which sale and resultant decrease in DISTRICT responsibilities will more likely than not prove beneficial to the citizens of the community; and

WHEREAS, petitioners have presented evidence that the proposed action is consistent with and in furtherance of the goals, objectives and policies of the State, County and City Comprehensive Plans; and

WHEREAS, at their meeting of February 6, 1990, the City Commission of the City of Coral Springs found the proposed contraction of boundaries based on all factors material to managing and financing the service delivery functions of the DISTRICT to be fair, reasonable and in the public interest; and

WHEREAS, the City Commission further found it to be in the best interests of the citizens of this community to remove Parcel L-1, Turtle Run, from within the boundaries of the DISTRICT and to establish new boundaries for that DISTRICT; now, therefore

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

Section 1. The petition of the Board of Supervisors of the Turtle Run Community Development District and the Board of County Commissioners of Broward County to remove Parcel L-1, Turtle Run, according to the Plat thereof as recorded in Plat Book 131 at Page 12 of the Public Records of Broward County, Florida from within the boundaries of the Turtle Run Community Development District is hereby granted.

Section 2. The new legal description for the Turtle Run Community Development District shall be as follows: portions of Section 13, Township 48 South, Range 41 East, Broward County, Florida, as more particularly described in Exhibit "1", attached hereto and incorporated herein.

Section 3. Severability.

If any Section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect Section 4. Effective Date.

This ordinance shall become effective immediately upon adoption by the City Commission.

PASSED FIRST READING the 20<sup>th</sup> day of March, 1990.  
PUBLISHED the 19<sup>th</sup> day of March, 1990.  
PASSED SECOND READING the 17<sup>th</sup> day of April, 1990.

CITY OF CORAL SPRINGS, FLORIDA

ATTEST:

Jonda K. Joseph  
JONDA K. JOSEPH, City Clerk

Jeanne M. Mills  
JEANNE M. MILLS, Mayor



CERTIFICATION

I certify this to be a true and correct copy of an official record of the City of Coral Springs. WITNESSETH my hand and official seal of the City of Coral Springs, Florida, this the 2<sup>nd</sup> day of

March, 1990  
Jonda K. Joseph City Clerk

SURVEY NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
5. THIS SKETCH DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

LAND DESCRIPTION:

"TURTLE RUN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

THAT PART OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH LINE OF PARCEL "CC" OF SAID PLAT OF "TURTLE RUN";

ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF U.S. 441/STATE ROAD NO. 7, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2549, DATED FEBRUARY 1, 1984;

ON THE SOUTH BY THE NORTH LINE OF A SIGN EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 5736, PAGE 993 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ON THE NORTH BY THE NORTH RIGHT-OF-WAY OF SAMPLE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5450, PAGE 934 AND OFFICIAL RECORD BOOK 4046, PAGE 125, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

ON THE WEST BY THE EAST LINE OF PARCEL "KK" OF SAID PLAT OF "TURTLE RUN".

LESS THEREFROM:

PARCEL "L-1", "TURTLE RUN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

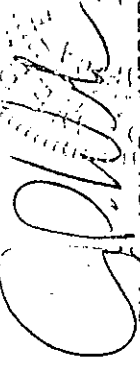
SAID LANDS LYING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS DELINEATED UNDER OUR DIRECTION IN APRIL, 1990. WE FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

121531C.LGL

KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS



BY: JON P. WEBER, PLS  
FLORIDA REGISTRATION NO. 4323  
DATE: 4/17/90

SKETCH OF DESCRIPTION  
A PORTION OF "TURTLE RUN" &  
A PORTION OF SECTION 13-48-41

CITY OF CORAL SPRINGS, BROWARD COUNTY, FL.

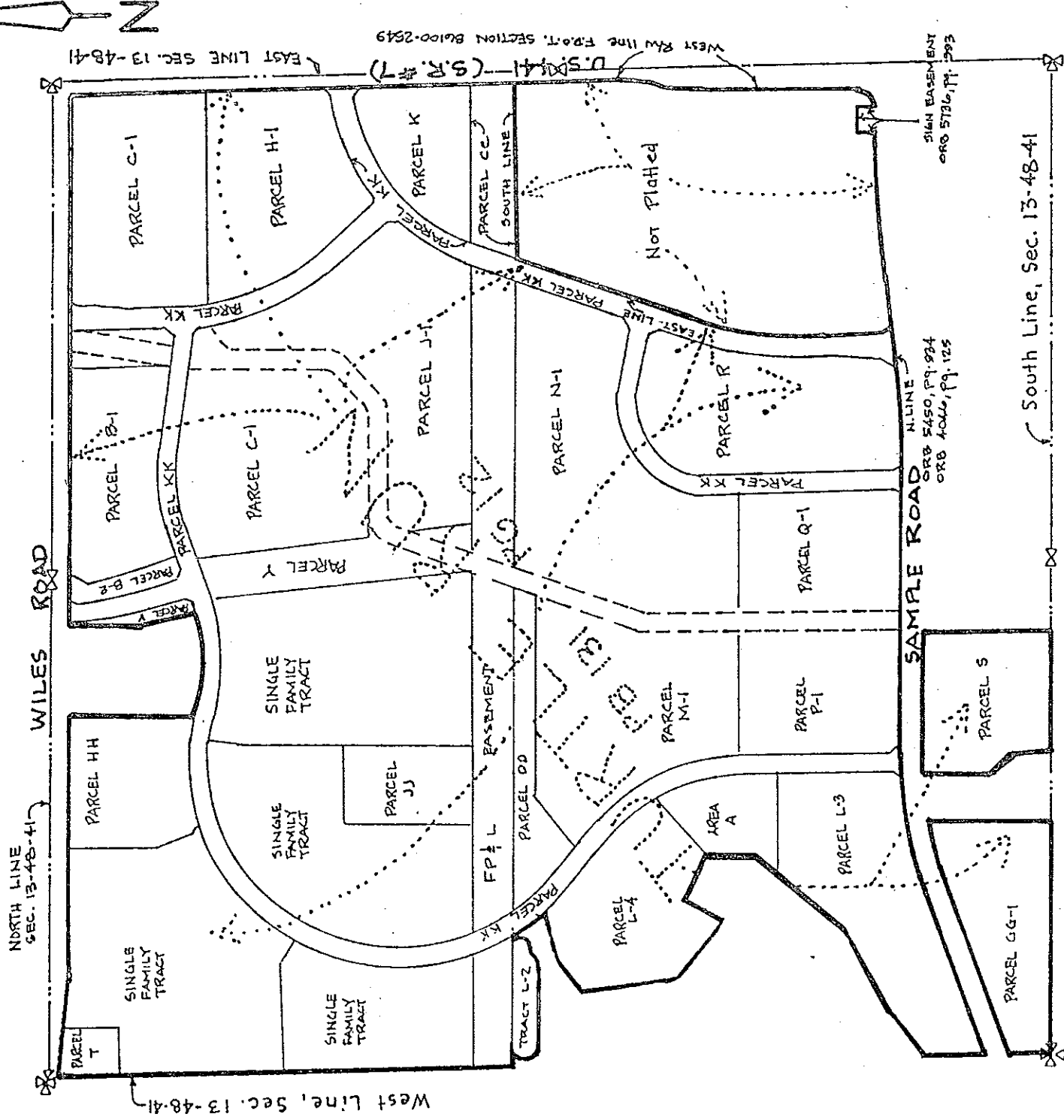
DATE April 1990  
SCALE N.T.S.  
FIELD BK. N/A  
DWNG. BY JON  
CHK. BY

DATE REVISIONS  
7/1/90 12-VIS. SKETCH

Keith and Schnars, P.A.  
ENGINEERS-PLANNERS-SURVEYORS  
6500 N. AMSTERDAM AVE., FT. LAUDERDALE, FL 33309 714-271-1100 714-761-1014

SHEET NO. 1 OF 2 SHEETS  
DRAWING NO. 121531

10610



**SKETCH OF DESCRIPTION**  
 A PORTION OF "TURTLE RUN"  
 A PORTION OF SECTION 13-48-41  
 CITY OF CORAL SPRINGS, BROWARD COUNTY, FL.

DATE	APRIL 1990
SCALE	N.T.S.
FIELD BK.	M/A
DWG. BY	JRW
CHK. BY	

DATE	REVISIONS

**Keith and Schmars, PA**  
 ENGINEERS - PLANNERS - SURVEYORS  
 8000 N. AUSTRUM AVE., FT. LAUDERDALE, FL 33309 2137 • (305) 778-1818

SHEET NO. 2 OF 2 SHEETS  
 DRAWING NO. 12153