

ORDINANCE NO. 2005-104

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, AMENDING ORDINANCE NO. 86-163, AS AMENDED BY ORDINANCE 90-124, ESTABLISHING THE TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT, AMONG OTHER MATTERS, TO EXPAND THE EXTERNAL BOUNDARIES OF THE DISTRICT AND DESCRIBE THE REVISED EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on December 2, 1986, the City Commission enacted Ordinance No. 86-163, as amended by Ordinance 90-124 (the "Prior Ordinance"), establishing the Turtle Run Community Development District (the "District") as a community development district pursuant to Chapter 190, Florida Statutes (the "Act") and its external boundaries, among other matters. The external boundaries of the District are entirely within the jurisdictional boundaries of the City; and

WHEREAS, pursuant to Section 190.046(1) of the Act, the Board of Supervisors of the District has submitted a petition (the "Petition") to the City requesting that the boundaries of the District be expanded to include approximately 4.09 acres of real property within the external boundaries of the District. The Petition also requests that the City amend the Prior Ordinance to reflect the revised boundaries of the District; and

WHEREAS, the City Commission finds as follows:

1. The Petition is complete in that it meets the requirements of Section 190.046(1), Florida Statutes and all statements contained within the Petition are true and correct.
2. The land to be included within the District does not exceed 50% of the acres initially located within the District and all petitions, including the Petition submitted by the Board of Supervisors of the District subsequent to the initial petition seeking establishment of the District seeking changes to the District's external boundaries do not encompass a total of more than 500 acres.
3. Expansion of the District is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan.
4. The area of land within the proposed revised boundaries of the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable with the balance of the District as one functional interrelated community.

5. The District, as expanded, is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

6. The community development services and facilities of the District, as expanded, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the District following expansion of the District's boundaries is amenable to separate special district government.

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

SECTION ONE: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION TWO: AUTHORITY FOR ORDINANCE.

This Ordinance is adopted pursuant to Section 190.046(1), Florida Statutes and other applicable provisions of law governing City ordinances.

SECTION THREE: GRANT OF PETITION; AMENDMENT TO PRIOR ORDINANCE TO ESTABLISH NEW EXTERNAL BOUNDARIES OF THE DISTRICT.

The City hereby grants the Petition. The Prior Ordinance is hereby amended to expand the external boundaries of the District by deleting any references to the current legal description of the District and replacing same with Exhibit A attached hereto.

SECTION FOUR: CONFLICT

All prior ordinances or resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION FIVE: SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court or competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION SIX: EFFECTIVE DATE.

Except as expressly amended hereby, the Prior Ordinance remains in full force and effect. The Ordinance shall become effective immediately upon adoption by the City Commission.

PASSED FIRST READING the 22nd day of March, 2005.

PUBLISHED the 12 day of March, 2005.

PASSED SECOND READING the 12th day of April, 2005.

CITY OF CORAL SPRINGS, FLORIDA

S.R. Rhon Ernest Jones

RHON ERNEST-JONES, Mayor

ATTEST:

Peter M.J. Richardson

PETER M.J. RICHARDSON, CRM, CITY CLERK

Unanimous
Motion/2nd

			Yes	No	
<u> </u>	<u> </u>	Mayor Ernest-Jones	<u> </u>	<u> </u>	
<u> </u>	<u> </u>	Vice Mayor Calhoun	<u> </u>	<u> </u>	<i>Absent</i>
<u> </u>	<u> </u>	Commissioner Brook	<u> </u>	<u> </u>	
<u> </u>	<u> ✓ </u>	Commissioner Gold	<u> </u>	<u> </u>	
<u> ✓ </u>	<u> </u>	Commissioner Mena	<u> </u>	<u> </u>	

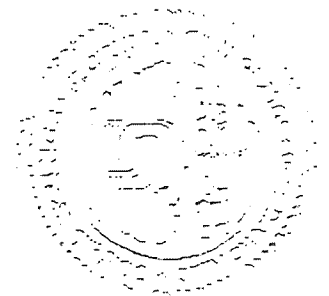


EXHIBIT A

**EXTERNAL BOUNDARIES OF THE DISTRICT
Legal Description/Metes and Bounds Description**



LAND DESCRIPTION

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

The boundaries of the Turtle Run Community Development District encompass portions of Section 13, Township 48 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 00 58'41" EAST ALONG THE WEST LINE OF SAID SECTION 13 FOR 60.02 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 85 07'46" EAST FOR 534.86 FEET, THENCE SOUTH 89 25'07" EAST FOR 1385.01 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WILES ROAD; THENCE SOUTH 00 34'53" WEST FOR 648.85 FEET; THENCE SOUTH 78 30'48" EAST FOR 115.46 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24 47'49" FOR AN ARC DISTANCE OF 415.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94 47'07" FOR AN ARC DISTANCE OF 41.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 18 05'44" WEST FOR 125.49 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 683.00 FEET, A CENTRAL ANGLE OF 18 40'37" FOR AN ARC DISTANCE OF 222.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 34'53" EAST FOR 290.08 FEET, THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE PARK AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5736, PAGE 991, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, THENCE SOUTH 89 25'07" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILES ROAD FOR 2816.67 FEET; THENCE SOUTH 01 00'17" EAST FOR 2541.03 FEET; THENCE SOUTH 01 00'29" EAST FOR 1696.71 FEET, THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF U.S. 441/STATE ROAD NO. 7 AS DESCRIBED IN OFFICIAL RECORD BOOK 5450, PAGE 91, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89 25'09" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAMPLE ROAD FOR 20.01 FEET; THENCE NORTH 01 00'29" WEST FOR 147.64 FEET; THENCE NORTH 89 25'09" WEST FOR 147.64 FEET; THENCE SOUTH 01 00'29" EAST FOR 147.64 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE BOUNDARY OF THE SIGN PARCEL AS DESCRIBED IN THE OFFICIAL RECORD BOOK 5736, PAGE 993, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA; THENCE NORTH 89 25'09" WEST FOR 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 5784.58 FEET, A CENTRAL ANGLE OF 7 00'00", FOR AN ARC DISTANCE OF 706.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83 34'51" WEST FOR 565.39 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5674.58 FEET, A CENTRAL ANGLE OF 07 00'00" FOR AN ARC DISTANCE OF 693.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 25'09" WEST FOR 1410.76 FEET TO A POINT OF CURVATURE; THENCE

SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1964.86 FEET, A CENTRAL ANGLE OF 20 59'27" FOR AN ARC DISTANCE OF 719.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69 35'34" WEST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1293.92 FEET; A CENTRAL ANGLE OF 03 18'51" FOR AN ARC DISTANCE OF 74.84 FEET; THE LAST SEVEN MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE NORTH 00 58'41" WEST ALONG THE WEST LINE OF SAID SECTION 13 FOR 4903.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 3050.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 616.21 FEET; THENCE NORTH 06 29'10" WEST FOR 205.11 FEET; THENCE NORTH 39 29'09" WEST FOR 179.88 FEET; THENCE NORTH 00 30'50" EAST FOR 333.99 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 2 57'53" WEST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 03 32'44" FOR AN ARC DISTANCE OF 114.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 25'09" EAST FOR 642.12 FEET; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, THENCE SOUTH 00 30'51" WEST FOR 678.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF SAID SECTION 13, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE NORTH 00 58'41" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 13 FOR 205.06 FEET TO A POINT ON A CURVE, SAID POINT BEARS SOUTH 15 48'09" EAST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1403.92 FEET, A CENTRAL ANGLE OF 04 36'26" FOR AN ARC DISTANCE OF 112.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 69 35'24" EAST FOR 883.24 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1854.86 FEET, A CENTRAL ANGLE OF 10 10'54" FOR AN ARC DISTANCE OF 329.62 FEET; THE LAST THREE MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE SOUTH 00 30'51" WEST FOR 646.27 FEET; THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 1243.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 542.732 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF PARCEL "A", CYPRESS POINT AT CORAL SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13;

THENCE NORTH 89 29'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 13 FOR 3666.25 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 06 29'10" WEST FOR 205.11 FEET;

THENCE NORTH 39 29'09" WEST FOR 179.88 FEET;

THENCE NORTH 00 30'50" EAST, FOR 288.90 FEET TO A POINT ON A CURVE, SAID POINT BEARS NORTH 03 02'55" WEST FROM THE RADIUS POINT OF THE NEXT MENTIONED CURVE;

THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD, THE NORTH LINE OF SAID PARCEL "A" AND ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1809.86 FEET, A CENTRAL ANGLE OF 07 26'58" FOR AN ARC DISTANCE OF 235.30 FEET;

THENCE SOUTH 00 30'51" WEST, 600.45 FEET;

THENCE SOUTH 89 29'09" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, SAME BEING THE SOUTH LINE OF SAID PARCEL "A", FOR 373.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.090 ACRES, MORE OR LESS

LESS AND EXCEPT THEREFROM:

ALL OF 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.

CONTAINING 30.439 ACRES, MORE OR LESS.

SAID LANDS LYING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING A CALCULATED NET AREA OF 516.383 ACRES, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

LAND DESCRIPTION PREPARED BY:
SHAH, DROTOS & ASSCIATES, P.A.
3410 NORTH ANDREWS AVENUE EXT.
POMPANO BEACH, FLORIDA 33064
PREPARED BY: MDR
CHECKED BY: MDR
PROJECT NO. 01-0547A
JANUARY 31, 2005