

ORDINANCE 2007 - 05

1
2 AN ORDINANCE OF THE CITY OF HALLANDALE
3 BEACH, FLORIDA, REGARDING APPLICATION TO
4 ESTABLISH THE VILLAGE AT GULFSTREAM PARK
5 COMMUNITY DEVELOPMENT DISTRICT; MAKING
6 FINDINGS OF FACT REGARDING THE PETITION;
7 ESTABLISHING AND NAMING THE VILLAGE AT
8 GULFSTREAM PARK COMMUNITY DEVELOPMENT
9 DISTRICT; DESCRIBING THE BOUNDARIES OF THE
10 DISTRICT; NAMING THE FIVE PERSONS
11 DESIGNATED TO BE THE INITIAL MEMBERS OF THE
12 BOARD OF SUPERVISORS; PROVIDING CONSENT
13 FOR THE EXERCISE OF CERTAIN POWERS;
14 PROVIDING FOR CONFLICT, SEVERABILITY AND AN
15 EFFECTIVE DATE.

16 WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes,
17 to provide an alternative method to finance and manage basic services for community
18 development; and

19 WHEREAS, a Petition ("Petition") to establish The Village at Gulfstream Park
20 Community Development District (the "District") pursuant to Chapter 190, Florida Statutes, was
21 submitted to the City of Hallandale Beach, Florida (the "City") by The Village at Gulfstream
22 Park, LLC., on March 12, 2007; and

23 WHEREAS, the proposed District comprises approximately fifty five (55) acres, all
24 located within the City; and

25 WHEREAS, pursuant to Section 190.005(1)(d), Florida Statutes, notice of the public
26 hearing on the petition to establish the District was published in the Sun-Sentinel Newspaper once
27 a week for four consecutive weeks prior to the hearing; and

28 WHEREAS, the City Commission held a public hearing on the Petition to establish the
29 District on April 18, 2007; and

30 WHEREAS, the City, having considered the petition and all information presented at the
31 public hearing, and being fully advised and informed of the premises, has determined that it is in
32 the best interests of the citizens of the City to approve the petition to establish the District;

33 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HALLANDALE**
34 **BEACH, FLORIDA, AS FOLLOWS:**

35 **SECTION 1:** The foregoing findings which are expressly set forth herein are hereby
36 adopted and made a part hereof.

37 **SECTION 2:** The City Commission of the City of Hallandale Beach, Florida, hereby
38 makes the following additional findings of fact:

- 39 1. The property proposed to comprise the District consists of approximately fifty
40 five (55) acres, more or less; lies entirely within the boundaries of the City; is
41 generally located east of Federal Highway (U.S.1) and south of Hallandale Beach
42 Boulevard, all as identified on the location map attached hereto as Exhibit A. A
43 metes and bounds description of the external boundaries of the proposed District
44 is set forth in the legal description attached hereto as Exhibit B.
- 45 2. The City Commission has reviewed the Petition to establish the District and
46 found all the statements therein to be true and correct.
- 47 3. The establishment of the District is not inconsistent with any applicable element
48 or portion of the state comprehensive plan or the effective local government
49 comprehensive plan.
- 50 4. The proposed District is of sufficient size, is sufficiently compact, and is
51 sufficiently contiguous to be developable as one functional, interrelated
52 community and as an independent special district.
- 53 5. The creation of the District is the best alternative available for delivering the
54 community development services and facilities set forth below to the area that
55 will be served by the District.
- 56 6. The community development services and facilities of the District will be
57 compatible with the capacity and uses of existing City and regional community
58 development services and facilities.

59 7. The area that will be served by the District is amenable to separate special district
60 government.

61 **SECTION 2:** The City Commission hereby grants the Petition to establish and create a
62 community development district, which shall be known as “The Village at Gulfstream Park
63 Community Development District.”

64 **SECTION 3:** The external boundaries of the District shall be as depicted on Exhibit A
65 attached hereto and described in Exhibit B attached hereto

66 **SECTION 4:** Pursuant to Section 190.005(2)(d), Florida Statutes, the charter for the
67 District shall consist of Sections 190.006 through 190.041, Florida Statutes, inclusive.

68 **SECTION 5:** The five persons designated to be the initial members of the Board of
69 Supervisors are as follows:

Name: Sheldon Guren
Address: 1691 Michigan Avenue, Suite 300
Miami Beach, Florida 33139

Name: Ezra Katz
Address: 2665 S. Bayshore Dr., Suite PH-2A
Miami, Florida 33133

Name: Irv Zeldman
Address: 3250 Mary Street
Miami, Florida 33133

Name: Jeff Gooch
Address: 901 S. Federal Highway
Hallandale Beach, FL 33009

Name: Bill Murphy
Address: 901 S. Federal Highway
Hallandale Beach, FL 33009

70 **SECTION 6:** As provided in Chapter 190, Florida Statutes, the District shall have,
71 subject to the regulatory jurisdiction and permitting authority of all applicable governmental
72 bodies, agencies and districts having authority with respect to any area included within the

73 District, those special powers relating to public improvements and community facilities
74 authorized by Section 190.012(1), Florida Statutes, and Section 190.012(3), Florida Statutes.

75 **SECTION 7:** The City Commission hereby consents to the exercise of, and grants to
76 the District the powers set forth in Sections 190.012(2)(a), (c) and (d), Florida Statutes.

77 **SECTION 8:** The District agrees not to impose ad valorem taxes, without the City
78 Commission approval.

79 **SECTION 9.** In the event a court of competent jurisdiction shall hold or determine that
80 any part of this Ordinance is invalid or unconstitutional, the remainder of the Ordinance shall not
81 be affected thereby, and it will be presumed that the City Commission for the City of Hallandale
82 Beach did not intend to enact such invalid or unconstitutional provision. It shall further be
83 assumed that the City Commission would have adopted the remainder of this Ordinance without
84 said invalid and unconstitutional provision, thereby causing said remainder to remain in full force
85 and effect.

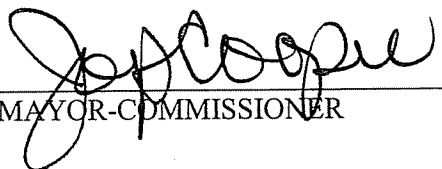
86 **SECTION 10:** All ordinances or parts of ordinances in conflict herewith are hereby
87 repealed.

88 **SECTION 11.** This Ordinance shall become effective immediately upon its adoption.

89 PASSED AND ADOPTED on first reading April 18, 2007

90 PASSED AND ADOPTED on second reading May 2, 2007

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MAYOR-COMMISSIONER

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ATTEST:

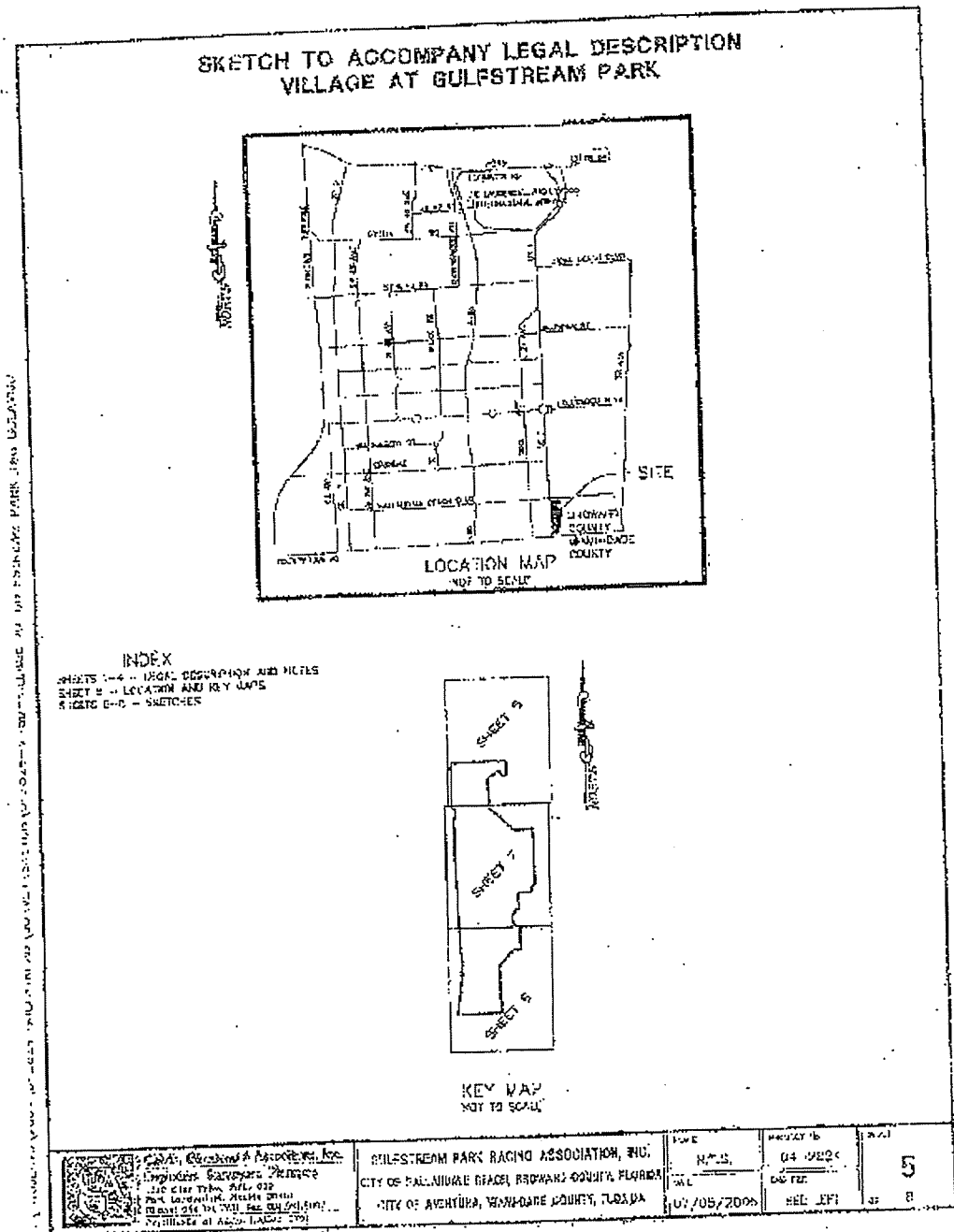
CITY CLERK

	VOTE
	AYE / NAY
Mayor Cooper	✓ / _____
Vice-Mayor Julian	✓ / _____
Comm. London	✓ / _____
Comm. Ross	✓ / _____
Comm. Schiller	✓ / _____

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EXHIBIT A

Sketch of District Location



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SKETCH TO ACCOMPANY LEGAL DESCRIPTION VILLAGE AT GULFSTREAM PARK

LEGEND:

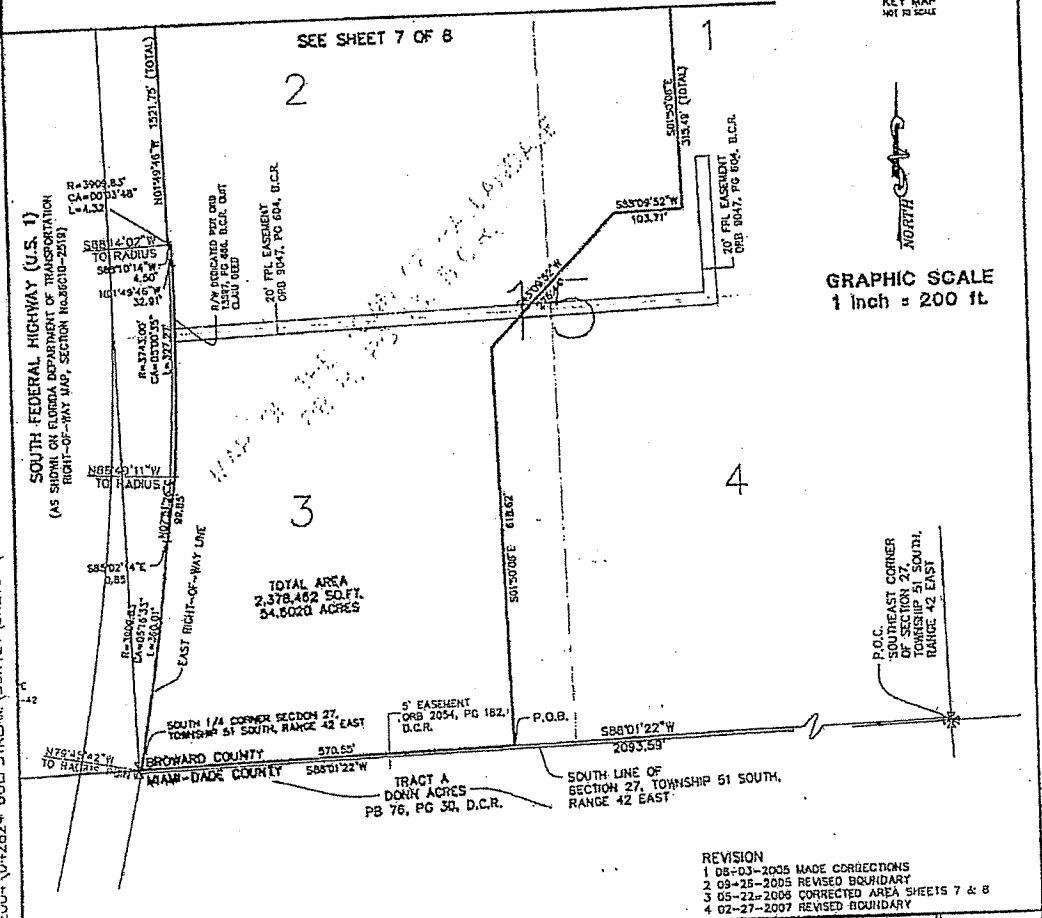
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|-------|-----|---------------------------|---------|---|-----------------------|
| BCR | • • | Broward County Records | P | • | Plot |
| CA | • | Central Angle | PB | • | Plot Book |
| CL | • | Centerline | PG | • | Page |
| DB | • | Dead Book | P.O.B. | • | Point of Beginning |
| DCR | • • | Miami-Dade County Records | P.O.C. | • | Point of Commencement |
| FB/PG | • | Field Book and Page | R | • | Radius |
| FPL | • | Florida Power and Light | RGE | • | Range |
| ID | • | Identification | R/W | • | Right-of-Way |
| L | • | Length | SEC | • | Section |
| LB | • | Licensed Business | SO, FT. | • | Square Feet |
| ORB | • | Official Records Book | TWP | • | Township |



KEY MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 200 ft.

C:\PROJ\13\GULF VILLAGE\1\DRG\13\GULF VILLAGE AT GULFSTREAM PARK.DWG, GULFVILL



- REVISION**
- 1 08-03-2005 MADE CORRECTIONS
 - 2 03-25-2005 REVISED BOUNDARY
 - 3 05-22-2005 CORRECTED AREA SHEETS 7 & 8
 - 4 02-27-2007 REVISED BOUNDARY

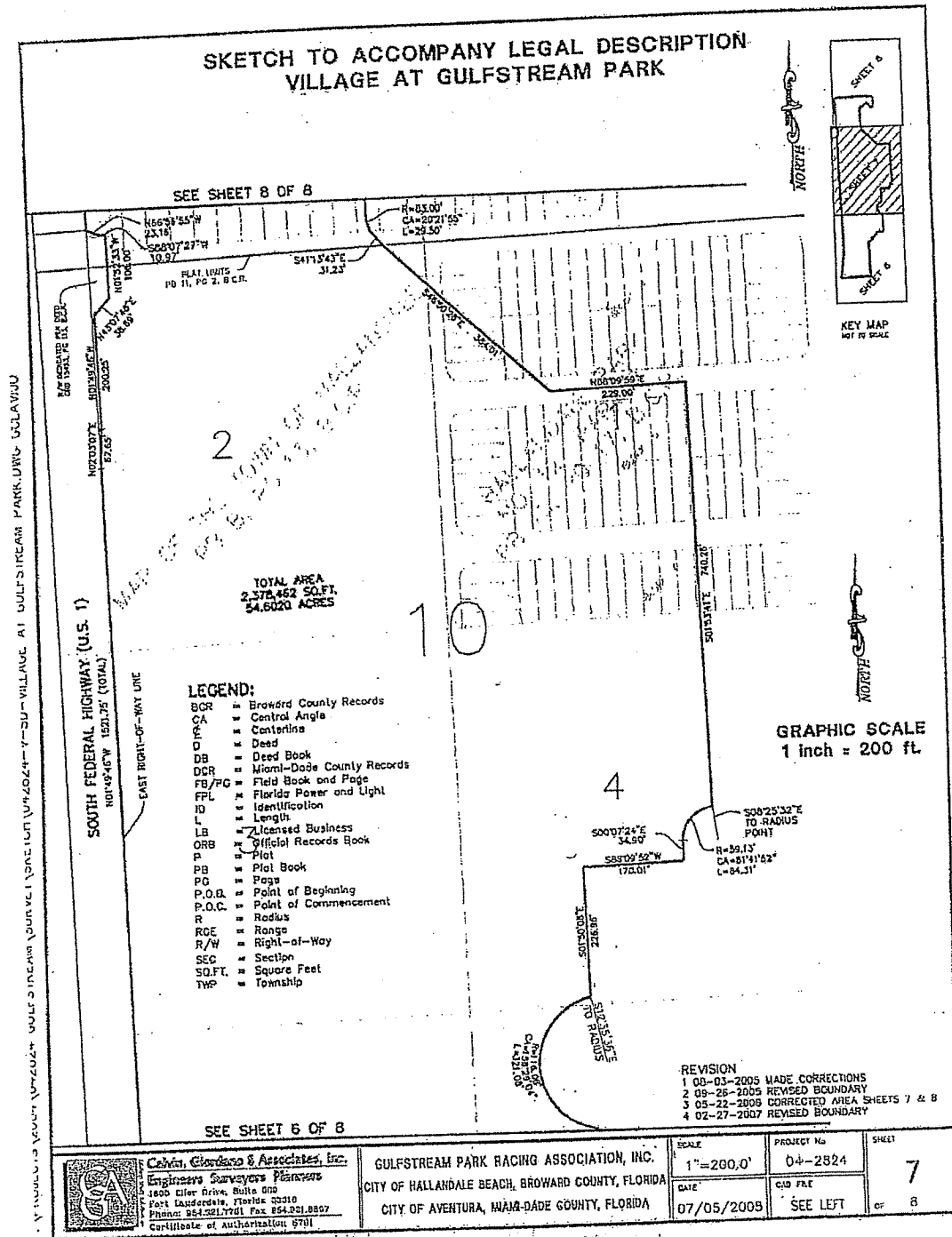
	Colvin, Givens & Associates, Inc.
	Engineers Surveyors Planners
	1800 Eller Drive, Suite 800 Fort Lauderdale, Florida 33304 Phone 954.331.7181 Fax 954.321.8897
	Certificate of Authorization 0791

GULFSTREAM PARK RACING ASSOCIATION, INC.
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA
CITY OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA

SCALE	PROJECT No.	6
1" = 200.0'	04-2824	
DATE	CAD FILE	of 8
07/05/2005	SEE LEFT	

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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
VILLAGE AT GULFSTREAM PARK**



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SKETCH TO ACCOMPANY LEGAL DESCRIPTION VILLAGE AT GULFSTREAM PARK

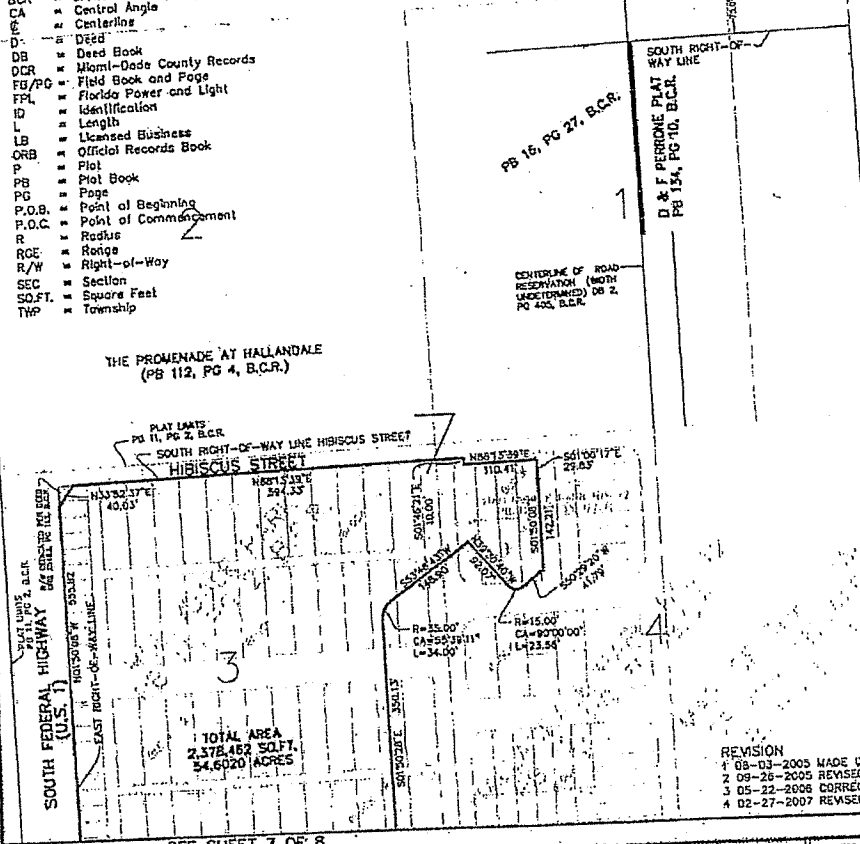


GRAPHIC SCALE
1 inch = 200 ft.

- LEGEND:**
- BCR ■ Broward County Records
 - CA ■ Central Angle
 - C ■ Centerline
 - D ■ Dead
 - DB ■ Deed Book
 - DCR ■ Miami-Dade County Records
 - FB/PG ■ Field Book and Page
 - FPL ■ Florida Power and Light
 - ID ■ Identification
 - L ■ Length
 - LB ■ Licensed Business
 - ORB ■ Official Records Book
 - P ■ Plot
 - PB ■ Plot Book
 - PG ■ Page
 - P.O.B. ■ Point of Beginning
 - P.O.C. ■ Point of Commencement
 - R ■ Radius
 - RCE ■ Range
 - R/W ■ Right-of-Way
 - SEC ■ Section
 - SQ.FT. ■ Square Feet
 - THP ■ Township


VILLAGE AT GULFSTREAM PARK, U.S. 1, GULFSTREAM PARK, FLORIDA 33455-4900

HALLANDALE BEACH BOULEVARD
(AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP FOR STATE ROAD 824, SECTION No. 89200-2102)



REVISION

- 1 08-03-2005 MADE CORRECTIONS
- 2 09-26-2005 REVISED BOUNDARY
- 3 05-22-2006 CORRECTED AREA SHEETS 7 & 8
- 4 02-27-2007 REVISED BOUNDARY

	Colvin, Giordano & Associates, Inc.	ENGINEER	PROJECT No.	8	
	Engineers Surveyors Planners	SCALE	04-2824		
	1800 Oler Drive, Suite 400	DATE	07/05/2005		NO. FILE
	Fort Lauderdale, Florida 33319 Phone 352.251.7721 Fax 352.221.3337 Certificate of Authorization 6791	CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA	SEE LEFT		OF 8

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EXHIBIT B

Description of District Boundaries

**LAND DESCRIPTION
VILLAGE AT GULLSTREAM PARK**

A portion of Lots 3 and 4, Block 7, Lots 1 through 4, Block 10, and Lots 1 through 3, Block 15 all in MAP OF THE TOWN OF HALLANDALE, according to the plat thereof as recorded in Plat Book B, Page 13 of the Public Records of Dade County, Florida, also being portions of HALLANDALE PARK NO. 12, PART 2, according to the plat thereof as recorded in Plat Book 18, Page 17, portions of HOLLYHALL PARK, according to the plat thereof as recorded in Plat Book 11, Page 2 and portions of HALLANDALE PARK NO. 12, according to the plat thereof as recorded in Plat Book 12, Page 35, the lines (3) previous plats being recorded in the Public Records of Broward County, Florida all being particularly described as follows:

COMMENCING at the Southeast corner of Section 27, Township 51 South, Range 42 East, Broward County, Florida;

THENCE South 88°01'22" West on the South line of said Section 27, a distance of 2,193.59 feet to the POINT OF BEGINNING;

THENCE continue South 88°01'22" West on said South line of Section 27, a distance of 576.53 feet to the intersection with the East right-of-way line of South Federal Highway (U.S. 1) as shown on State of Florida Department of Transportation Right-of-Way Maps for State Road 5, Section 36019-2519, said point located on the arc of a non-tangent curve concave to the West, whose radius point bears North 79°45'42" West;

THENCE on said East right-of-way line of South Federal Highway (U.S. 1) the following sixteen courses and distances:

1. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of 05°16'23", and an arc distance of 369.01 feet to a point of tangency;
2. South 85°02'14" East, a distance of 0.85 feet;
3. North 07°31'26" East, a distance of 95.53 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears North 86°49'11" West;
4. Northerly on the arc of said curve having a radius of 3,743.90 feet, through a central angle of 05°00'35", and an arc distance of 327.27 feet to a point of tangency;
5. North 01°49'46" West, a distance of 32.91 feet;

Prepared By:
GAIL VICK, CHIEF ENGINEER AND SURVEYOR, INC.
1955 N.W. 11th Lane, Suite 601
Fort Lauderdale, Florida 33318
July 5, 2005
Reviewed August 7, 2005 - Review of Report for 20, 2005 - Certified Map 22, 2005 (as recorded on sketch) - Original Plan No. 21, 2007 (not filed)
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6. South 88°10'14" West, a distance of 4.50 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears South 88°14'02" West;
7. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of 00°03'48", an arc distance of 4.32 feet to a point of tangency;
8. North 01°49'46" West, a distance of 1,521.75 feet;
9. North 02°03'07" East, a distance of 67.65 feet;
10. North 01°49'46" West, a distance of 200.25 feet;
11. North 43°07'48" East, a distance of 38.89 feet;
12. North 01°52'33" West, a distance of 106.00 feet;
13. South 88°07'27" West, a distance of 10.97 feet;
14. North 66°56'55" West, a distance of 23.16 feet;
15. North 01°50'08" West, a distance of 555.82 feet;
16. North 33°52'37" East, a distance of 40.03 feet to the intersection with the South right-of-way line of Hibiscus Street as shown on THE PROMENADE AT HALLANDALE, according to the plat thereof as recorded in Plat Book 112, Page 4 of the Public Records of Broward County, Florida;

THENCE North 88°13'39" East on said South right-of-way line and its Easterly projection, a distance of 594.33 feet

THENCE South 01°46'21" East, a distance of 10.00 feet;

THENCE North 88°13'39" East, a distance of 110.41 feet;

THENCE South 01°06'17" East, a distance of 29.83 feet;

THENCE South 01°50'08" East, a distance of 142.21 feet;

THENCE South 50°29'20" West, a distance of 41.79 feet to the beginning of a tangent curve concave to the North;

Prepared By:
 CALVIN, GIORDANO AND ASSOCIATES, INC.
 1800 Eller Drive, Suite 600
 Fort Lauderdale, Florida 33316
 July 6, 2005
 Revised August 3, 2005 - Revised September 26, 2005 - Revised May 22, 2006 Corrected Area on Sketch - Revised February 27, 2007 Boundary
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THENCE Westerly on the arc of said curve having a radius of 15.00 feet, through a central angle of 90°00'00", an arc distance of 23.56 feet to a point of tangency;

THENCE North 39°30'40" West, a distance of 92.07 feet;

THENCE South 53°48'43" West, a distance of 148.90 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly on the arc of said curve having a radius of 35.00 feet, through a central angle of 55°39'11", an arc distance of 34.00 feet to a point of tangency;

THENCE South 01°50'28" East, a distance of 350.13 feet to the beginning of a tangent curve concave to the East;

THENCE Southerly on the arc of said curve having a radius of 83.00 feet, through a central angle of 20°21'55", an arc distance of 29.50 feet to a point of tangency;

THENCE South 41°13'43" East, a distance of 31.23 feet;

THENCE South 46°50'28" East, a distance of 384.01 feet

THENCE North 88°09'59" East, a distance of 229.90 feet;

THENCE South 01°53'41" East, a distance of 740.26 feet to a point on the arc of a non-tangent curve concave to the Southeast, whose radius point bears South 08°25'32" East;

THENCE Southwesterly on the arc of said curve having a radius of 59.13 feet, through a central angle of 81°41'52", an arc distance of 84.31 feet to a point of tangency;

THENCE South 00°07'24" East, a distance of 34.90 feet;

THENCE South 88°09'52" West, a distance of 170.01 feet;

THENCE South 01°50'08" East, a distance of 226.96 feet to a point on the arc of a non-tangent curve concave to the East, whose radius point bears South 12°35'36" East;

THENCE Southerly on the arc of said curve having a radius of 116.08 feet, through a central angle of 158°29'04", and an arc distance of 321.09 feet to a point of non-tangency;

THENCE South 01°50'08" East, a distance of 315.49 feet;

THENCE South 88°09'52" West, a distance of 103.71 feet;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Hiller Drive, Suite 600
Fort Lauderdale, Florida 33316
July 6, 2005

Revised August 3, 2005 - Revised September 26, 2005 - Revised May 22, 2006 Corrected Area on Sketch - Revised February 27, 2007 Boundary
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THENCE South 43°09'52" West, a distance of 276.44 feet;

THENCE South 01°50'08" East, a distance of 618.62 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hallandale Beach, Broward County, Florida and containing 2,378,462 square feet (54.6020 acres), more or less.

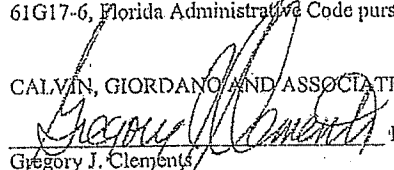
NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are relative to the South line of the SE ¼ of Section 27-51-42 having a bearing of South 88°01'22" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this "SKETCH AND LEGAL DESCRIPTION" of the property shown hereon is true and correct to the best of my knowledge and belief as recently drawn under my supervision. This sketch and legal description complies with the Minimum Technical Standards set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to 472.027 Florida Statutes.

CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 2-28-07
 Gregory J. Clements
 Professional Surveyor and Mapper
 Florida Registration Number LS 4479

Prepared By:
 CALVIN, GIORDANO AND ASSOCIATES, INC.
 1800 Miller Drive, Suite 600
 Fort Lauderdale, Florida 33316
 July 6, 2005
 Revised August 3, 2005 - Revised September 26, 2005 - Revised May 22, 2006 Corrected Area on Sketch - Revised February 27, 2007 Boundary
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CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESS my hand and official seal of

the City of Hallandale Beach, Florida, this 15 day of

May, 2007
Shawn Canada Deputy City Clerk