

ORDINANCE NO. 0-2000-11

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, GRANTING A PETITION FOR THE ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A" TO THIS ORDINANCE COMPRISING 94+ ACRES; NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE MAPLE RIDGE COMMUNITY DEVELOPMENT DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, The Westbrooke Companies, Inc., ("Petitioner") has petitioned the City of Hollywood, Florida, to grant the establishment of the Maple Ridge Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the City Commission of the City of Hollywood, Florida, in accordance with the requirements and procedures of Chapter 190, Florida Statutes; and

WHEREAS, in accordance with Section 190.005(e), Florida Statutes, the City Commission makes the following findings:

1. The statements contained within the petition have been found to be true and correct.
2. The establishment of the district is not inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. The area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.

**CERTIFICATION**

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

WITNESSETH my hand and official seal of the City of Hollywood, Florida, this 28

day of Feb 2000

Michael J. Kalkan Deputy City Clerk

5. The community development services and facilities of the district will be compatible with the capacity and uses of existing local and regional community development services and facilities.

6. The area that will be served by the district is amendable to separate special-district government.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HOLLYWOOD COMMISSION:

Section 1. The Petition to establish the Maple Ridge Community Development District over the real property described in Exhibit "A" attached hereto, which was filed by The Westbrooke Companies, Inc., on October 18, 1999, is hereby granted.

Section 2. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated herein as Exhibit "B".

Section 3. The initial members of the Board of Supervisors shall be as follows:

James Carr  
Michael Levak  
Diana Ibarria  
David Webber  
Harold Eisenacher

Section 4. The name of the District shall be the "Maple Ridge Community Development District".

Section 5: The City of Hollywood Commission hereby grants to the Maple Ridge Community Development District all general powers authorized pursuant to Section 190.011 and all are Special Powers authorized pursuant to Section 190.012, Florida Statutes.

Section 6. In accordance with Section 190.005(2)(d), Florida Statutes, the charter for the Maple Ridge Community Development District shall be Sections 190.006 through 190.041, Florida Statutes, as the same may be amended from time to time.

Section 7. This ordinance shall be in full force and effect upon adoption by the City Commission. If any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of remaining parts of this Ordinance.

#### CERTIFICATION

I certify this to be a true and correct copy  
of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the  
28 day of Feb 2000  
Michael H. Robbins Deputy City Clerk

**MAPLE RIDGE COMMUNITY DEVELOPMENT DISTRICT**

Section 8. If any clause, or other part of application of this ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications which shall remain in full force and effect.

Section 9. All sections or parts of sections of the Code of Ordinances, all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

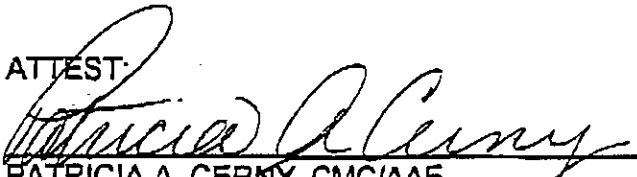
ADVERTISED: Jan 21, 2000.

PASSED on first reading this 19 day of Jan, 2000.

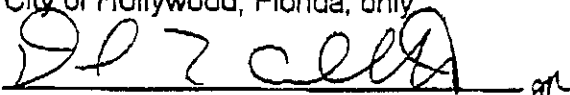
Feb PASSED AND ADOPTED on second reading this 2 day of \_\_\_\_\_, 2000.

  
MARA GIULIANTI, MAYOR

ATTEST:

  
PATRICIA A. CERNY, CMC/AE  
CITY CLERK

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the  
City of Hollywood, Florida, only

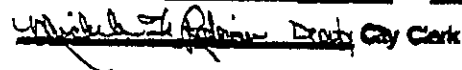
  
DANIEL L. ABBOTT, CITY ATTORNEY *gr*

**CERTIFICATION**

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

WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the

28 day of Feb, 2000

  
City Clerk

LAND DESCRIPTION  
MAPLE RIDGE PLAT LESS COMMERCIAL AREA

All of Parcel A, Parcel C and Parcel D, MAPLE RIDGE, according to the plat thereof as recorded in Plat Book 167, Page 38 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 31, Township 51 South, Range 42 East, Broward County, Florida;

THENCE South 87°31'15" East on the North line of said Section 31, a distance of 627.62 feet;

THENCE South 02°28'45" West 85.00 feet to the Northwest corner of said Parcel A and the POINT OF BEGINNING;

Thence on the North line of said Parcel A and said Parcel D the following eight (8) courses and distances;

1. South 87°31'15" East 227.38 feet;
2. South 74°01'31" East 51.42 feet;
3. South 87°31'15" East 285.00 feet;
4. North 02°28'45" East 12.00 feet;
5. South 87°31'15" East 900.31 feet;
6. South 74°01'31" East 51.42 feet;
7. South 87°31'15" East 190.00 feet;
8. South 41°46'34" East 38.81 feet to the Southerly most Northeast corner of said Parcel D;

THENCE on the East line of said Parcel D the following six (6) courses and distances;

1. South 01°43'43" East 3.05 feet to the beginning of a tangent curve concave to the East;
2. Southerly on the arc of said curve having a radius of 599.96 feet, through a central angle of 25°46'20" an arc distance of 269.87 feet to a point of tangency;

Prepared by:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
Two Oakwood Blvd., Suite 120  
Hollywood, Florida 33020  
October 4, 1999

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**CERTIFICATION**

I certify this to be a true and correct copy  
of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the

28 day of Feb 2000  
Michelle R. Dwyer City Clerk

3. South 27°30'03" East 43.20 feet to the beginning of a tangent curve concave to the West;
4. Southerly on the arc of said curve having a radius of 545.96 feet, through a central angle of 28°36'31" an arc distance of 272.58 feet to a point of non-tangency;
5. South 88°53'32" East 5.96 feet;
6. South 01°06'22" West 793.32 feet to the Southeast corner of said Parcel D

THENCE South 89°27'16" West on the South line of said Parcel D and the South line of said Parcel A, a distance of 1342.33 feet;

THENCE South 04°19'53" West on the East line of said Parcel A, a distance of 1545.35 feet to the Southeast corner of said Parcel A;

THENCE South 86°48'08" West on the South line of said Parcel A, a distance of 721.39 feet to the most Southerly Southwest corner of said Parcel A;

THENCE North 05°49'55" East on the West line of said Parcel A, a distance of 164.75 feet;

THENCE South 88°05'08" West on the South line of said Parcel A, a distance of 673.92 feet to the most Westerly Southwest corner of said Parcel A;

THENCE North 07°15'43" East on the West line of said Parcel A, a distance of 374.80 feet;

THENCE North 88°05'08" East on the North line of said Parcel A, a distance of 664.48 feet;

THENCE 05°49'55" East on the West line of said Parcel A, a distance of 2542.57 feet to the POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE at the Northeast corner of the Northwest one-quarter (NW ¼) of said Section 31:

THENCE South 01°06'22" West on the East line of said Northwest one-quarter (NW ¼) of Section 31, a distance of 97.03 feet to a point on the North line of said Parcel C and the POINT OF BEGINNING;

THENCE South 87°30'50" East on the North line of said Parcel C, a distance of 15.00 feet to the Northwest corner of said Parcel C;

Prepared by:  
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 Two Oakwood Blvd., Suite 120  
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 October 4, 1999

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#### CERTIFICATION

I certify this to be a true and correct copy of the record in my office.  
 WITNESSETH my hand and official seal of the City of ~~St. Petersburg~~ ~~Florida~~ ~~the~~

28 day of Feb 2000

Michael J. Adams Deputy City Clerk

THENCE South 01°06'22" West on the East line of said Parcel C, a distance of 417.85 feet to the Southerly most corner of said Parcel C, said point also being located on the arc of a non-tangent curve concave to the West whose radius point bears South 74°49'50" West;

THENCE on the Westerly line of said Parcel C the following Six (6) courses and distances;

1. Northerly on the arc of said curve having a radius of 624.95 feet, through a central angle of 06°48'35" an arc distance of 74.28 feet to a point of compound curvature of a curve concave to the Southwest;
2. Northwesterly on the arc of said curve having a radius of 599.96 feet, through a central angle of 05°31'18" an arc distance of 57.82 feet to a point of tangency;
3. North 27°30'03" West 43.20 feet to the beginning of a tangent curve concave to the East;
4. Northerly on the arc of said curve having a radius of 545.96 feet, through a central angle of 25°46'20" an arc distance of 245.58 feet to a point of tangency;
5. North 01°43'43" West 11.00 feet to the beginning of a tangent curve concave to the Southeast;
6. Northeasterly on the arc of said curve having a radius of 26.00 feet, through a central angle of 94°12'28" an arc distance of 42.75 feet to a point of tangency on the North line of said Parcel C;

THENCE South 87°31'15" East on said North line of Parcel C, a distance of 85.84 feet;

THENCE South 01°06'22" West on said North line of Parcel C, a distance of 12.00 feet;

THENCE South 87°30'50" East on said North line of Parcel C, a distance of 10.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County, Florida and containing 4,126,126 square feet (94.7228 acres) more or less.

NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.

Prepared by:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
Two Oakwood Blvd., Suite 120  
Hollywood, Florida 33020  
October 4, 1999

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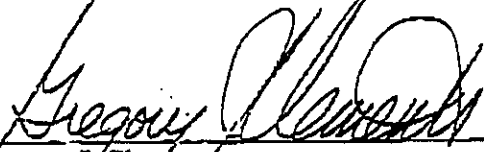
CERTIFICATION

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the

28 day of Feb 2000  
Michael J. Quinn Deputy City Clerk

3. Bearings shown hereon are relative to MAPLE RIDGE, as recorded in Plat Book 167 Page 38, Broward County Records with the North line of said plat bearing North 87°31'15" West.
4. Information shown hereon and on the attached sketch does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.

  
\_\_\_\_\_

Date: 4-5-99

Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number 4479

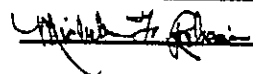
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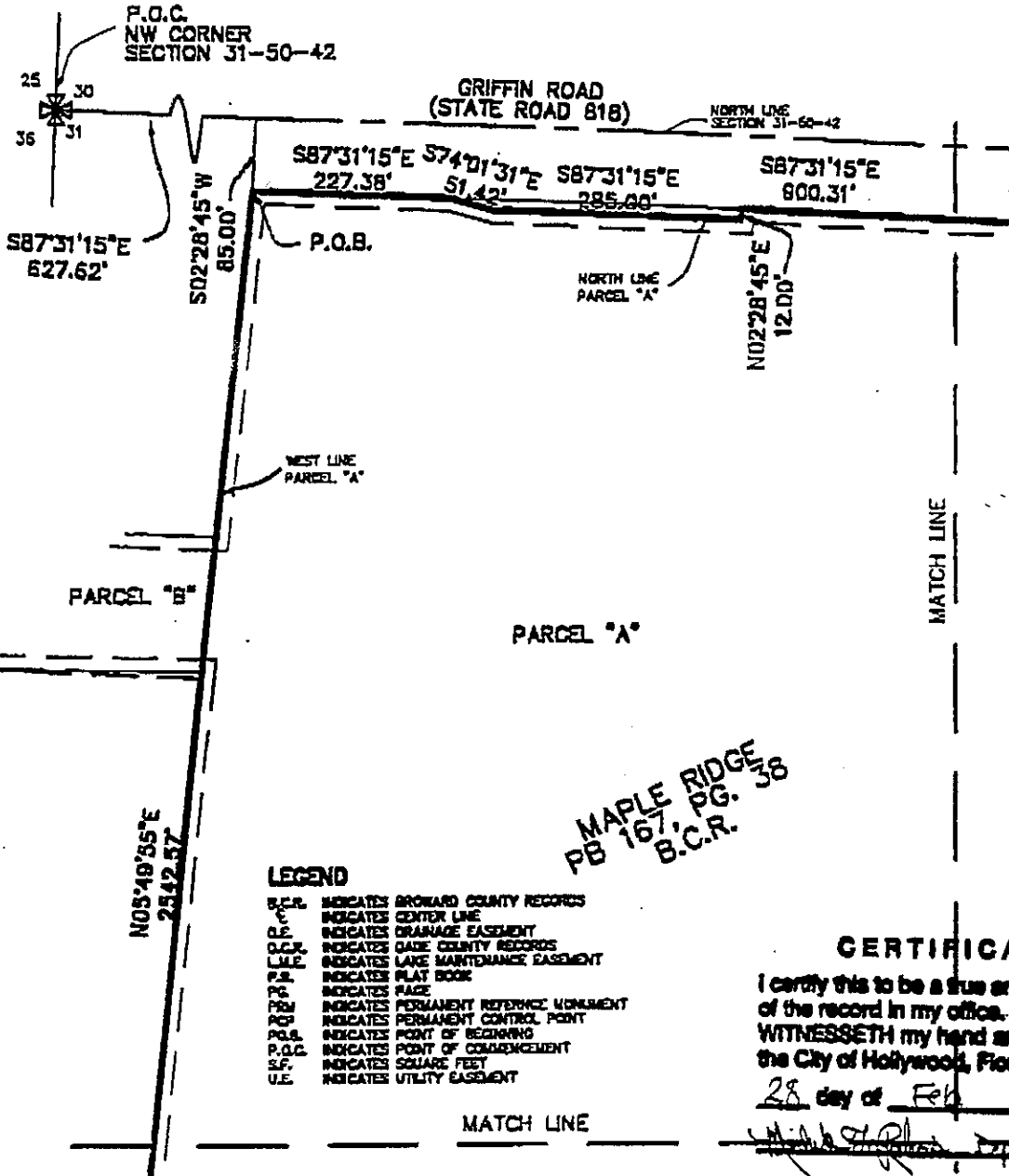
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28 day of Feb 2000

 Deputy City Clerk

**SKETCH OF DESCRIPTION**  
**MAPLE RIDGE**  
**RESIDENTIAL AREA**  
**CITY OF HOLLYWOOD, FLORIDA, BROWARD COUNTY**

1" = 200'



MAPLE RIDGE  
 PB 167, PG. 38  
 B.C.R.

- LEGEND**
- B.C.R. INDICATES BROWARD COUNTY RECORDS
  - C.L. INDICATES CENTER LINE
  - D.E. INDICATES DRAINAGE EASEMENT
  - D.C.R. INDICATES DADE COUNTY RECORDS
  - L.M.E. INDICATES LAKE MAINTENANCE EASEMENT
  - P.B. INDICATES PLAT BOOK
  - P.M. INDICATES PAGE
  - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
  - P.C.P. INDICATES PERMANENT CONTROL POINT
  - P.O.B. INDICATES POINT OF BEGINNING
  - P.O.C. INDICATES POINT OF COMMENCEMENT
  - S.F. INDICATES SQUARE FEET
  - U.E. INDICATES UTILITY EASEMENT

**CERTIFICATION**

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 WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the  
28 day of Feb 2000  
*Michael J. Giordano, Deputy* City Clerk

REVISION	DWN	DATE	FB-PG
	KULNIS	10-5-02	N/A



**Calvin, Giordano & Associates, Inc.**  
**Engineers Surveyors Planners**  
 2 Oakwood Boulevard Suite 120  
 Hollywood, Florida 33020  
 954.921.7781 954.921.8807 fax





# SKETCH OF DESCRIPTION

MAPLE RIDGE

RESIDENTIAL AREA

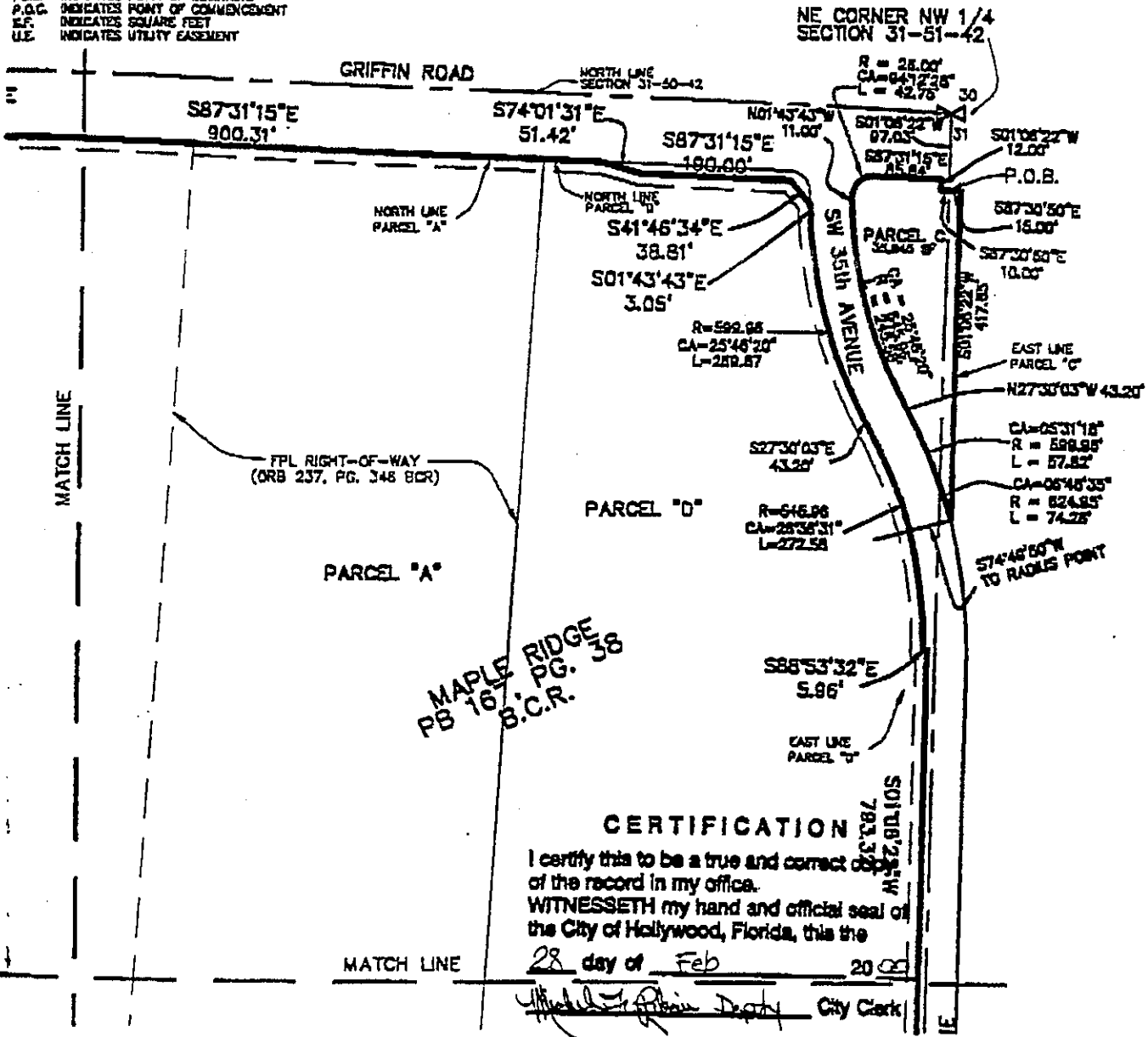
CITY OF HOLLYWOOD, FLORIDA, BROWARD COUNTY

1" = 200'



## LEGEND

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	KULNIS	10-5-08	N/A

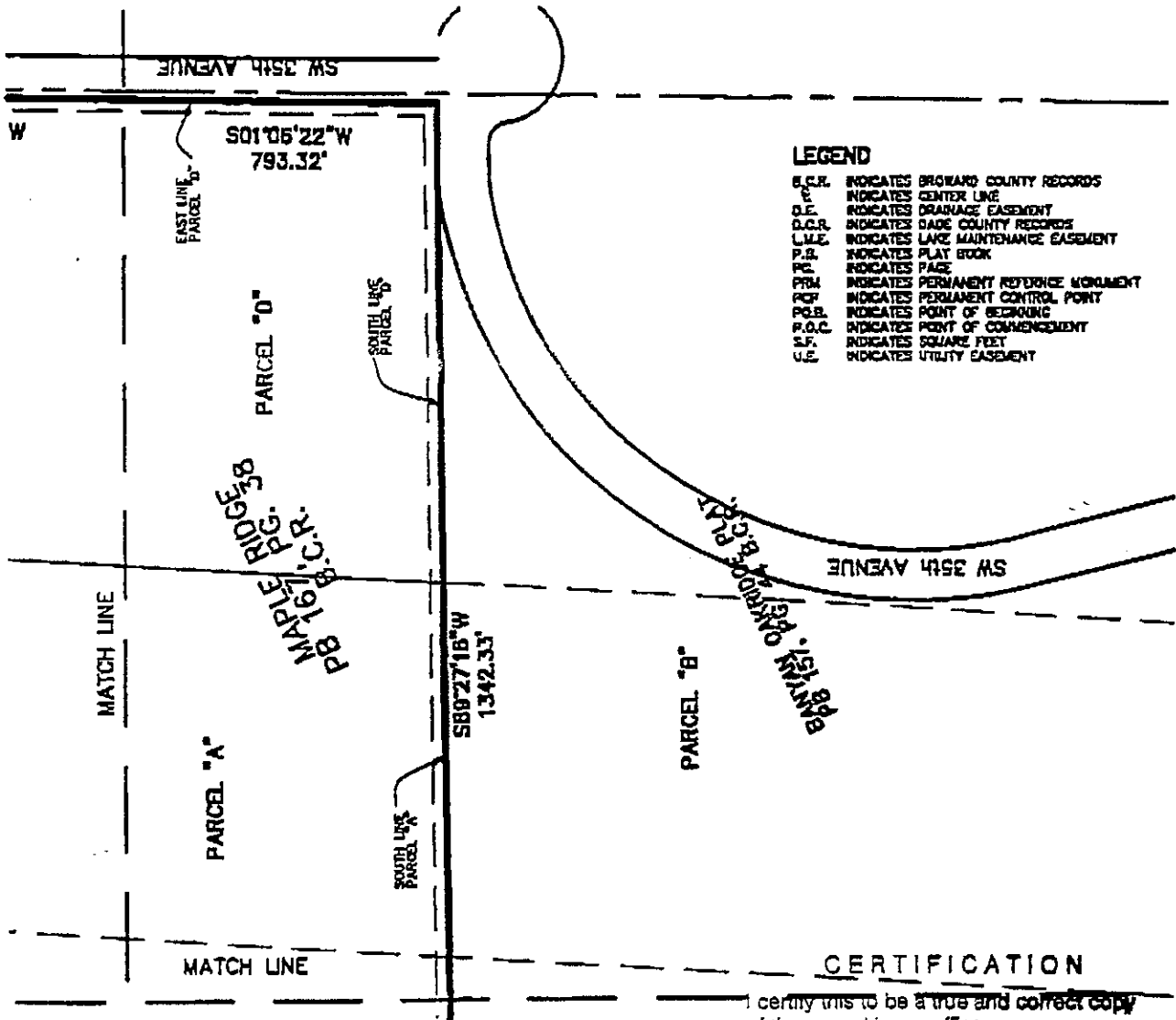
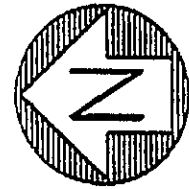


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**SKETCH OF DESCRIPTION**  
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**CITY OF HOLLYWOOD, FLORIDA, BROWARD COUNTY**

1" = 200'



**LEGEND**

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**CERTIFICATION**

I certify this to be a true and correct copy  
of the record in my office.  
WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the  
28 day of Feb 2000  
*Michael J. Palmer* Deputy City Clerk

REVISION	DWN	DATE	FB-PG
	KULNIS	10-5-95	N/A

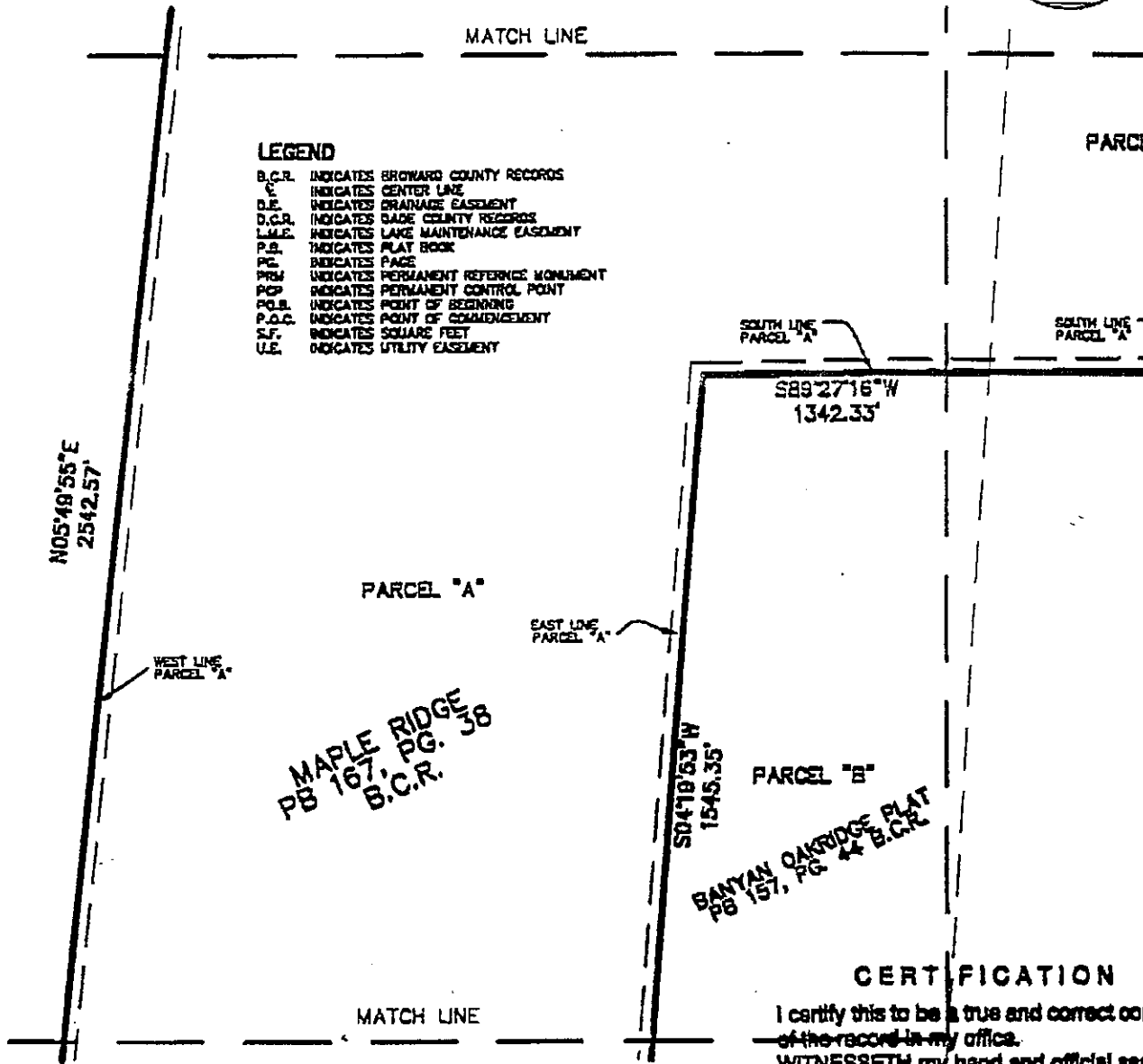
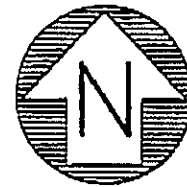


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954.921.7781 954.921.8807 fax



**SKETCH OF DESCRIPTION**  
**MAPLE RIDGE**  
**RESIDENTIAL AREA**  
**CITY OF HOLLYWOOD, FLORIDA, BROWARD COUNTY**

1" = 200'



**LEGEND**

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**CERTIFICATION**

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

WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the

28 day of Feb. 2000

*William J. Polaris* Deputy City Clerk

REVISION	DWN	DATE	FB-PG
	KULNIS	10-5-96	N/A



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 854.921.7781 854.921.8807 fax



# CERTIFICATION

I certify this to be a true and correct copy of the record in my office.  
 WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the

S04°19'53"W  
 1545.35'

28 day of Feb 2000

*Michelle A. Felton* Deputy City Clerk

MATCH LINE

EAST LINE PARCEL "A"

PARCEL "A"

SOUTH LINE PARCEL "A"

S88°46'08"W  
 721.39'

SW 54th STREET

## LEGEND

- B.C.R. INDICATES BROWARD COUNTY RECORDS
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WEST LINE PARCEL "A"

N05°49'55"E  
 2542.57'

WEST LINE PARCEL "A"

N05°48'55"E  
 164.75'

## SKETCH OF DESCRIPTION

MAPLE RIDGE

RESIDENTIAL AREA

CITY OF HOLLYWOOD, FLORIDA, BROWARD COUNTY

P.B. 1916  
 B.C.R. 1916  
 MAPLE RIDGE 38

N88°05'08"E  
 664.48'

PARCEL "A"

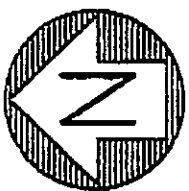
NORTH LINE PARCEL "A"

S88°05'08"W  
 673.92'

SOUTH LINE PARCEL "A"

WEST LINE PARCEL "A"

N07°15'43"E  
 574.81'



1" = 200'

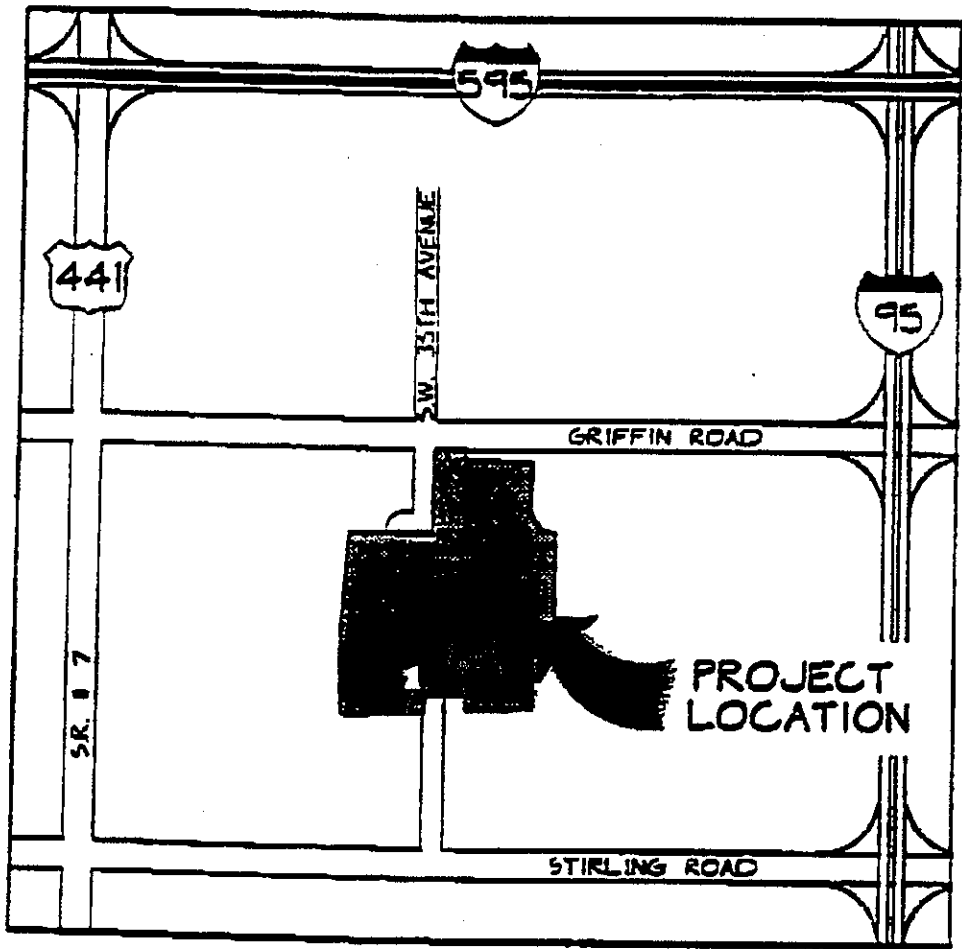
REVISION

DWN	DATE	FB-PG
KULNIS	10-5-98	N/A



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**LOCATION MAP**

SECTION 31 TOWNSHIP 50. RANGE 42  
N.T.S.

**CERTIFICATION**

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

WITNESSETH my hand and official seal of  
the City of Hollywood, Florida, this the

28 day of Feb 2006

Michael J. Hill City Clerk