

CITY OF MARGATE, FLORIDA

ORDINANCE NO. 90-7

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AN ORDINANCE OF THE CITY OF MARGATE CREATING THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO F.S. 190.005(2)(e) ENCOMPASSING A PARCEL OF LAND BEING A PORTION OF GATEWAY MILE SUBDIVISION, AS RECORDED IN PLAT BOOK 74, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF SECTION 26 TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA (COMPRISING APPROXIMATELY 7.5 ACRES); ALSO INCLUDED IS A PORTION OF TRACT 4, GATEWAY MILE RESUBDIVISION, AS RECORDED IN PLAT BOOK 74, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST (COMPRISING APPROXIMATELY 21.7 ACRES); PROVIDING FOR THE MEMBERS OF THE BOARD OF SUPERVISORS FOR THE DISTRICT; PROVIDING FOR THE NAME OF THE COMMUNITY DEVELOPMENT DISTRICT AS THE CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has passed the Uniform Community Development District Act of 1980 (otherwise known as Chapter 190 Florida Statutes) to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Excel Development Corporation, a Florida Corporation, has petitioned the City of Margate to grant the establishment of the Cypress Cove Community Development District; and

WHEREAS, a public hearing has been conducted by the City Commission pursuant to the requirements and procedures of Section 190.005(1)(d), Florida Statutes; and

1 WHEREAS, the City Commission has considered the record  
 2 of the public hearing and has decided that the establishment  
 3 of the Cypress Cove Community Development District is the  
 4 best alternative means to provide certain basic services to  
 5 the community; and

6 WHEREAS, the City Commission finds that establishment  
 7 of the Cypress Cove Community Development District is in the  
 8 best interests of all the citizens of the City of Margate;

9 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION  
 10 OF THE CITY OF MARGATE, FLORIDA:

11 SECTION 1: That the foregoing Preamble is hereby  
 12 ratified and confirmed as true and correct by the City  
 13 Commission of the City of Margate, Florida.

14 SECTION 2: That the petition to establish the Cypress  
 15 Cove Community Development District is hereby granted.

16 SECTION 3: That the external boundaries of the District  
 17 are those described in attached Exhibit "A".

18 SECTION 4: That the initial members of the Board of  
 19 Supervisors shall be as follows:

- 20 1. Mike F. Balais  
 21 Vice President, Excel Development Corporation  
 22 6262 Bird Road, #3I  
 Miami, FL 33155
- 23 2. E. Daniel Lopez  
 24 Vice President, Excel Development Corporation  
 25 6262 Bird Road, #3I  
 Miami, FL 33155
- 26 3. David Schack  
 27 Vice President, Excel Development Corporation  
 28 6262 Bird Road, #3I  
 29 Miami, FL 33155

1 4. Alina Orriols  
 2 Excel Development Corporation  
 3 6262 Bird Road, #31  
 4 Miami, FL 33155

5 5. Mike Verdeja  
 6 Excel Development Corporation  
 7 6262 Bird Road, #31  
 8 Miami, FL 33155

9 SECTION 5: That the name of the District shall be  
 10 "Cypress Cove Community Development District".

11 SECTION 6: That all ordinances or parts of ordinances  
 12 in conflict herewith be and the same are hereby repealed to  
 13 the extent of such conflict.


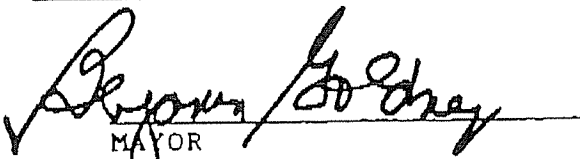
14 SECTION 7: That if any section, sentence, clause, or  
 15 phrase of this ordinance is held to be invalid or  
 16 unconstitutional by a court of competent jurisdiction, then  
 17 said holding shall in no way affect the validity of the  
 18 remaining portions of this ordinance.

19 SECTION 8: That this ordinance shall become effective  
 20 immediately upon adoption at its second reading.

21 PASSED ON FIRST READING THIS 29th day of August, 1990.

22 PASSED ON SECOND READING THIS 5th day of September, 1990.

23 ATTEST:

24   
 25   
 26 MAYOR

27 CITY CLERK

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

29 Varsallone Aye  
 30 Bross Aye  
 31 Anton Aye  
 32 Weisinger Absent  
 33 Goldner Aye

34 Varsallone Aye  
 35 Bross Aye  
 36 Anton Aye  
 37 Weisinger Absent  
 38 Goldner Aye