

I hereby certify that this document is a true and correct copy of Ordinance

0-2013-11 (45 pages)

the original of which is on file in City Hall.

WITNESS MY HAND AND OFFICIAL SEAL  
OF THE CITY OF TAMARAC, FLORIDA.

Temp. Ord. #2282

May 15, 2013

Page 1

this 15<sup>th</sup> day of July, 2013.

Sullivan Paffin, Acting

CITY OF TAMARAC, FLORIDA

Assistant City Clerk

ORDINANCE NO. 2013- 11

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, EXPANDING THE BOUNDARIES OF THE SABAL PALM COMMUNITY DEVELOPMENT DISTRICT; DESCRIBING THE BOUNDARIES OF THE AREA ADDED TO THE DISTRICT AND DESCRIBING THE EXTERNAL BOUNDARIES OF THE EXPANDED DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, on April 25, 2012, the City Commission enacted Ordinance No. 2012-08, establishing the Sabal Palm Community Development District (the "District"), as a community development district pursuant to Chapter 190, Florida Statutes, and its external boundaries; and

**WHEREAS**, the external boundaries of the District currently contain approximately 109.03 acres of real property located entirely within the jurisdictional boundaries of the City; and

**WHEREAS**, pursuant to Section 190.046(1), Florida Statutes, the Board of Supervisors of the District has submitted a petition (the "Petition") to the City, a copy of which is attached hereto and incorporated herein as **Exhibit "A"**, requesting that the boundaries of the District be expanded to include an additional 52.95 acres, confined within the Monterey Plat, so that thereafter, approximately 161.98 acres of real property will be located within the jurisdictional boundaries of the District; and

**WHEREAS**, the City Commission of the City of Tamarac finds that the District is the best method available to deliver community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible

CODING: Words in ~~strike-through~~ type are deletions from existing law;

Words in underlined type are additions.

SSG:DNT:SRW

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the District has not previously petitioned the City for the expansion or contraction of the District's boundaries;

4. The costs to the City and government agencies for the expansion of the District are nominal. There is no adverse impact on competition or employment from District expansion. The persons affected by the expansion are the future landowners, present landowners, the City and its taxpayers and the State of Florida. There is a net economic benefit flowing to these persons from the District boundary expansion, as the District will manage and finance the statutory services identified in the area to be included in the District. The impact of District expansion and function on competition and the employment market is generally positive, as is the impact on small business. None of the reasonable public or private alternatives, including an assessment of less costly and less intrusive methods and of probable costs of not approving the expansion, is as economically viable as expanding the District. The statement of estimated regulatory costs for this Petition is adequate.
  5. Expansion of the District's boundaries is not inconsistent with any applicable elements or portion of the State of Florida's comprehensive plan or of the effective City comprehensive plan.
  6. 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.
  7. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
  8. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
  9. The area that will be served by the District following expansion of the District's boundaries is amenable to a combined special district government.
  10. All notice requirements of law were met and complete notice was timely given.
- B. The City now desires to grant the Petition and to expand the District, as more fully set forth herein.

CODING: Words in ~~strike-through~~ type are deletions from existing law;  
Words in underlined type are additions.

SSG:DNT:SRW

PASSED ON FIRST READING BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA, THIS 12 DAY OF June, 2013.

PASSED AND ADOPTED ON SECOND AND FINAL READING BY THE CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA THIS 10 DAY OF July, 2013.

BY: Beth Talabisco  
MAYOR BETH TALABISCO

ATTEST:

Patricia Teufel  
PATRICIA TEUFEL, CMC,  
INTERIM CITY CLERK

RECORD OF COMMISSION VOTE: 1<sup>ST</sup> Reading

MAYOR TALABISCO	<u>yes</u>
DIST 1: COMM BUSHNELL	<u>yes</u>
DIST 2: COMM ATKINS-GRAD	<u>absent</u>
DIST 3: COMM GLASSER	<u>yes</u>
DIST 4: V/M DRESSLER	<u>yes</u>

I HEREBY CERTIFY that  
I have approved this  
ORDINANCE as to form:

RECORD OF COMMISSION VOTE: 2<sup>ND</sup> Reading

MAYOR TALABISCO	<u>yes</u>
DIST 1: COMM BUSHNELL	<u>yes</u>
DIST 2: COMM. ATKINS-GRAD	<u>yes</u>
DIST 3: COMM GLASSER	<u>yes</u>
DIST 4: V/M DRESSLER	<u>yes</u>

Julie Klahr  
for SAMUEL S. GOREN  
CITY ATTORNEY

CODING: Words in ~~strike through~~ type are deletions from existing law;  
Words in underlined type are additions.

SSG:DNT:SRW

*Edith A*

2012 DEC 27 AM 10:03

RECEIVED  
CITY OF TAMARAC  
CITY MANAGER

**CITY COMMISSION  
CITY OF TAMARAC, FLORIDA**

**IN RE: PETITION PURSUANT TO  
SECTION 190.046(1), FLORIDA STATUTES,  
TO EXPAND THE BOUNDARIES OF  
SABAL PALM COMMUNITY  
DEVELOPMENT DISTRICT**

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**PETITION TO EXPAND BOUNDARIES OF SABAL PALM  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Sabal Palm Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and Ordinance No. 2012-08 of the City of Tamarac, Florida (the "City") adopted on April 25, 2012 (the "Ordinance"), hereby petitions the **CITY COMMISSION OF THE CITY OF TAMARAC, FLORIDA** (the "City Commission"), in accordance with Section 190.046(1) of the Uniform Community Development Act of 1980, Chapter 190, Florida Statutes (the "Act"), to expand the boundaries of the District and in support thereof, hereby attests as follows:

1. That approximately 109.03 acres, more or less, are currently within the external boundaries of the District.
2. That the Board desires to expand the boundaries of the District by adding approximately 52.95 acres, more or less, as described on Exhibit A-1. Following such expansion of the District's boundaries, all lands in the District will continue to be located wholly within the City's boundaries.

9. That following the proposed expansion of the District's boundaries (i) the property within the District will not be inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan; (ii) the property comprising the District will be of sufficient size, compactness, and contiguity to be developable as one functional interrelated community; (iii) the District will continue to present the best alternative available for delivering the community development facilities and services to the property that will be served by the District; (iv) the community development facilities and services of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and (v) the property comprising the District will be amenable to separate special-purpose government.

10. That all statements contained within this Petition are true and correct.

**WHEREFORE**, Petitioner, the Board of Supervisors of the Sabal Palm Community Development District, hereby respectfully requests the Commission to:

A. Direct its staff to notice, as soon as practicable, a local public non-emergency hearing pursuant to the requirements of Section 190.046(1)(b) of the Act to consider whether to grant the petition for the expansion of the District's boundaries and to amend the Ordinance establishing the District to reflect the new boundaries of the District.

B. Grant the petition and enact an ordinance pursuant to applicable law amending the Ordinance establishing the District to reflect the new boundaries of the District.

**EXHIBIT A-1**

**LEGAL DESCRIPTION OF AREA TO BE ADDED TO DISTRICT**

All of the Plat of Monterey by Prestige, according to the Plat thereof, as recorded in Plat Book 178, Page 119, of the Public Records of Broward County, Florida, less and except Tract "D" and Tract "E" thereof.

# DESCRIPTION

## LEGAL DESCRIPTION:

A PORTION OF SABAL PALM BY PRESTIGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 71 THROUGH 87, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 13, 14 AND 15 OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 41 EAST, AND A PORTION OF TRACT 3 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 41 EAST, "FORT LAUDERDALE TRUCK FARMS SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH  $00^{\circ}13'45''$  WEST, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 60.01 FEET; THENCE SOUTH  $89^{\circ}09'25''$  EAST, A DISTANCE OF 87.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH  $44^{\circ}41'35''$  WEST, A DISTANCE OF 49.03 FEET; THENCE NORTH  $00^{\circ}13'45''$  WEST, ALONG A LINE 53.00 FEET EAST OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1,220.65 FEET, TO A POINT 5.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 13; THENCE SOUTH  $89^{\circ}09'25''$  EAST, ALONG A LINE 6.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACTS 13, 14 AND 15 A DISTANCE OF 3,908.21 FEET, TO THE EAST LINE OF SAID TRACT 15; THENCE SOUTH  $00^{\circ}12'55''$  EAST ALONG THE EAST LINE OF SAID TRACT 15, A DISTANCE OF 381.88 FEET; THENCE SOUTH  $44^{\circ}01'43''$  WEST, A DISTANCE OF 197.50 FEET; THENCE SOUTH  $77^{\circ}27'33''$  WEST, A DISTANCE OF 174.15 FEET; THENCE NORTH  $78^{\circ}34'08''$  WEST, A DISTANCE OF 369.90 FEET; THENCE SOUTH  $52^{\circ}55'08''$  WEST, A DISTANCE OF 276.97 FEET; THENCE SOUTH  $27^{\circ}01'40''$  WEST, A DISTANCE OF 358.82 FEET; THENCE SOUTH  $39^{\circ}57'13''$  WEST, A DISTANCE OF 684.80 FEET; THENCE NORTH  $47^{\circ}52'08''$  WEST, A DISTANCE OF 43.30 FEET; THENCE SOUTH  $41^{\circ}54'19''$  WEST, A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH  $41^{\circ}54'19''$  WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,014.93 FEET, A CENTRAL ANGLE OF  $41^{\circ}03'44''$  AND AN ARC LENGTH OF 727.37 FEET, TO THE POINT OF TANGENCY; THENCE NORTH  $89^{\circ}09'25''$  WEST, A DISTANCE OF 9.75 FEET; THENCE NORTH  $00^{\circ}50'35''$  EAST, A DISTANCE OF 603.00 FEET; THENCE NORTH  $89^{\circ}09'25''$  WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH  $00^{\circ}50'35''$  EAST, A DISTANCE OF 191.77 FEET; THENCE SOUTH  $89^{\circ}09'25''$  EAST, A DISTANCE OF 353.00 FEET; THENCE SOUTH  $00^{\circ}50'35''$  WEST, A DISTANCE OF 323.00 FEET, TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF  $80^{\circ}00'00''$  AND AN ARC LENGTH OF 324.83 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH  $89^{\circ}09'25''$  EAST, A DISTANCE OF 283.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 138.00 FEET, A CENTRAL ANGLE OF  $116^{\circ}26'13''$  AND AN ARC LENGTH OF 274.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF  $43^{\circ}33'39''$  AND AN ARC LENGTH OF 547.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS 220.00 FEET, A CENTRAL ANGLE OF  $31^{\circ}41'55''$  AND AN ARC LENGTH OF 121.71 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH  $19^{\circ}16'00''$  EAST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF  $198^{\circ}25'25''$  AND AN ARC LENGTH OF 418.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $89^{\circ}09'25''$  WEST ALONG A LINE 275.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACTS 13, 14 AND 15, A DISTANCE OF 2,210.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF  $83^{\circ}18'53''$  AND AN ARC LENGTH OF 490.78 FEET; THENCE SOUTH  $89^{\circ}09'25''$  EAST, A DISTANCE OF 775.53 FEET; THENCE SOUTH  $00^{\circ}50'35''$  WEST, A DISTANCE OF 276.77 FEET; THENCE NORTH  $89^{\circ}09'25''$  WEST, A DISTANCE OF 508.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF  $81^{\circ}49'54''$  AND AN ARC LENGTH 140.22 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $39^{\circ}00'41''$  WEST, A DISTANCE OF 162.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF  $38^{\circ}10'06''$  AND AN ARC LENGTH OF 103.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $00^{\circ}50'35''$  WEST, A DISTANCE OF 235.38 FEET, THE LAST TWENTY DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF "THE MAINLANDS OF TAMARAC LAKES 7th SECTION" RECORDED IN PLAT BOOK 68, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}09'25''$  WEST, ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 782.76 FEET TO THE POINT OF BEGINNING.

(CONTINUED)

SHEET 1 OF 4

A PORTION OF  
SABAL PALM BY PRESTIGE  
(P.B. 178, PG. 71-87, B.C.R.)

**D**  
**G**ERCHAR, INC.  
SURVEYORS AND MAPPERS  
12875 N.W. 40th Street, Box 1  
Coral Springs, Florida 33066  
(954) 346-4125 • Fax (954) 235-0364

# DESCRIPTION

(CONTINUED)

TOGETHER WITH THE FOLLOWING:

A PORTION OF SABAL PALM BY PRESTIGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 71 THROUGH 87, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 2, 3, 4, 5, 6 AND 12 OF "FORT LAUDERDALE TRUCK FARMS SUBDIVISION" OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 89°09'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 784.12 FEET; THENCE SOUTH 00°13'00" EAST, A DISTANCE OF 85.48 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°13'00" EAST, A DISTANCE OF 242.58 FEET; THENCE SOUTH 89°09'25" EAST, A DISTANCE OF 867.55 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 628.93 FEET, A CENTRAL ANGLE OF 50°36'08" AND AN ARC LENGTH OF 553.68 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 38°33'14" EAST, A DISTANCE OF 101.04 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 143.00 FEET, A CENTRAL ANGLE OF 76°50'37" AND AN ARC LENGTH OF 194.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°17'30" WEST, A DISTANCE OF 2,595.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 35°56'40" AND AN ARC LENGTH OF 595.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36°15'32" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 230°17'12" AND AN ARC LENGTH 502.40 FEET, TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,150.00 FEET, A CENTRAL ANGLE OF 37°06'41" AND AN ARC LENGTH OF 744.87 FEET; THENCE NORTH 51°42'30" WEST, A DISTANCE OF 25.38 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 48°03'10" AND AN ARC LENGTH OF 438.11 FEET, THE LAST SIX DESCRIBED COURSES BEING COINCIDENT WITH THE BOUNDARY OF "THE MAINLANDS OF TAMARAC LAKES 6th SECTION", RECORDED IN PLAT BOOK 65, PAGE 48, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°47'00" WEST, A DISTANCE OF 175.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET, TO THE POINT OF TANGENCY, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF N.W. 50th STREET, AS SHOWN ON SAID PLAT "THE MAINLANDS OF TAMARAC LAKES 6th SECTION"; THENCE SOUTH 00°13'00" EAST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 174.48 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 12; THENCE NORTH 89°15'42" WEST, ALONG THE NORTH LINE OF SAID TRACT 12, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°13'00" EAST, ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1,320.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 12; THENCE SOUTH 89°15'42" EAST, ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 384.22 FEET, TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS BEARS SOUTH 64°47'29" EAST, FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,788.44 FEET, A CENTRAL ANGLE OF 13°04'55" AND AN ARC LENGTH OF 1,778.52 FEET TO THE POINT OF TANGENCY; THENCE NORTH 38°17'30" EAST, A DISTANCE OF 2,088.09 FEET, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SUNSHINE STATE PARKWAY; THENCE NORTH 33°56'43" WEST, A DISTANCE OF 601.27 FEET; THENCE NORTH 41°54'19" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 41°54'19" WEST FROM THE LAST DESCRIBED POINT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 887.93 FEET, A CENTRAL ANGLE OF 41°03'44" AND AN ARC LENGTH OF 636.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°09'25" WEST, ALONG A LINE 67.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 853.91 FEET; THENCE SOUTH 45°18'48" WEST, A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

SHEET 3 OF 4

**A PORTION OF  
SABAL PALM BY PRESTIGE  
(P.B. 178, PG. 71-87, B.C.R.)**

**D GERCHAR, INC.**  
**SURVEYORS AND MAPPERS**  
12075 N.W. 40th Street, Reg. I  
Coastal Gardens, Florida 33455  
(954) 340-4625, Fax: (954) 235-6584



**EXHIBIT B**

**CONSTRUCTION TIMETABLE AND COST ESTIMATE  
FOR AREA TO BE INCLUDED WITHIN DISTRICT BOUNDARIES**

<u>IMPROVEMENTS</u>	<u>COST ESTIMATE</u>	<u>START CONSTRUCTION</u>	<u>COMPLETE CONSTRUCTION</u>
Water Management and Control Facilities	\$1,245,000	August, 2013	December, 2013
Water System	\$470,000	September, 2013	January, 2014
Sanitary Sewer System	\$800,000	September, 2013	January, 2014
Wetlands Mitigation	\$100,000	December, 2013	January, 2014
Undergrounding of Electric Utility Lines	\$105,000	December, 2013	February, 2014
Open Spaces, Entry Features, Walls and Landscaping	\$950,000	December, 2013	March, 2014
<b>Total:</b>	<b>\$3,670,000</b>		

