

ORDINANCE NO. 0-95-71

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY INCLUDED WITHIN THE BANYAN OAKRIDGE PLAT AS RECORDED IN PLAT BOOK 157, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PARCELS E AND F OF THAT PLAT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" TO THIS ORDINANCE, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT; REQUIRING DISCLOSURE OF THE EXISTENCE OF THE COMMUNITY DEVELOPMENT DISTRICT TO FUTURE PURCHASERS OF REAL PROPERTY WITHIN THE DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR AN INTERLOCAL AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING 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, VST/WMIF Oakridge Partnership, an Illinois general partnership and Hollywood Oaks Developers, a Florida general partnership ("Petitioners") have petitioned the City of Hollywood to grant the establishment of the Oakridge Community Development District; and

WHEREAS, a public hearing has been conducted by the City Commission in accordance with the requirements and procedures of §190.0051(1)(d), Florida Statutes; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

WHEREAS, all statements contained in the petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

/ 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

22 day of July, 1971  
[Signature] City Clerk

ORDINANCE NO. 0-95-71

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA ESTABLISHING A COMMUNITY DEVELOPMENT DISTRICT OVER THE REAL PROPERTY INCLUDED WITHIN THE BANYAN OAKRIDGE PLAT AS RECORDED IN PLAT BOOK 157, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS PARCELS E AND F OF THAT PLAT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" TO THIS ORDINANCE, NAMING THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; ESTABLISHING THE NAME OF THE DISTRICT AS THE OAKRIDGE COMMUNITY DEVELOPMENT DISTRICT; REQUIRING DISCLOSURE OF THE EXISTENCE OF THE COMMUNITY DEVELOPMENT DISTRICT TO FUTURE PURCHASERS OF REAL PROPERTY WITHIN THE DISTRICT; DESIGNATING THE POWERS OF THE DISTRICT; PROVIDING FOR AN INTERLOCAL AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING 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, VST/WMIF Oakridge Partnership, an Illinois general partnership and Hollywood Oaks Developers, a Florida general partnership ("Petitioners") have petitioned the City of Hollywood to grant the establishment of the Oakridge Community Development District; and

WHEREAS, a public hearing has been conducted by the City Commission in accordance with the requirements and procedures of §190.0051(1)(d), Florida Statutes; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area thereby providing a solution to the City's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

WHEREAS, all statements contained in the petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local comprehensive plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

/ CERTIFICATION

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

23<sup>rd</sup> Day of Jan  
*[Signature]*

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the proposed services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the City Commission has considered the record of the public hearing and has decided that the establishment of the Oakridge Community Development District is the best alternative means to provide certain basic services to the community; and

WHEREAS, the City Commission finds that establishment of the Oakridge Community Development District is in the best interests of all the citizens of the City of Hollywood.

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

Section 1: The petition, attached hereto and incorporated herein as Exhibit "A", to establish the Oakridge Community Development District over the real property described in Exhibit "B", is hereby granted.

Section 2: The external boundaries of the District shall be as depicted on the attached Exhibit "C".

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

Vince Bonner	Michael Swerdlow Companies 200 South Park Road, Suite 200 Hollywood, FL 33021
Richard Bassell	Michael Swerdlow Companies 200 South Park Road, Suite 200 Hollywood, FL 33021
Harold Eisenacher	Westbrook Communities 9040 Sunset Drive, Suite 15 Miami, FL 33173
Gordon Deckelbaum	Hollywood Oaks Development Corp. 2900 North Military Trail Suite 201 South Boca Raton, FL 33431
Dan Smith	Smith, Moses, Morris Assoc. 721 SE 17th Street Ft. Lauderdale, FL 33316-2927

Section 4: The name of the District shall be "Oakridge Community Development District".

Section 5: Each contract for the sale of real estate within the District shall include the disclosure required by Section 190.048, Florida Statutes. In addition, simultaneously with the execution of each contract for the sale of real estate within the District, purchasers shall sign a CDD Disclosure Acknowledgement form containing, at a minimum, the disclosure required by Section 190.048, Florida Statutes. Copies of all executed CDD Disclosure Acknowledgement forms shall be forwarded to the City Clerk of the City of Hollywood; the original executed CDD Disclosure Acknowledgement forms shall be retained in the permanent records of the CDD.

Section 6: The District is created for the purposes set forth in Chapter 190, Florida Statutes. The City hereby grants to the Oakridge CDD all general powers authorized pursuant to Section 190.011 and Special Powers authorized pursuant to Section 190.012, Florida Statutes.

Section 7: The City and District shall enter into an Interlocal Agreement whereby the District shall, to the extent permitted by law, indemnify and hold the City harmless from any claims against the City regarding actions taken by the District. Such Interlocal Agreement may also address such other matters as may be mutually agreed upon by the parties as being in the best interests of the citizens of the City of Hollywood and land owners within the 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: That 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.

Section 10: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

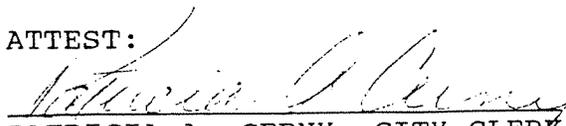
ADVERTISED Nov 9, 1995.

PASSED AND ADOPTED on first reading this 25th day of Oct, 1995.

PASSED AND ADOPTED on second reading this 22nd day of November, 1995.

  
MARA GIULIANTI, MAYOR

ATTEST:

  
PATRICIA A. CERNY, CITY CLERK

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

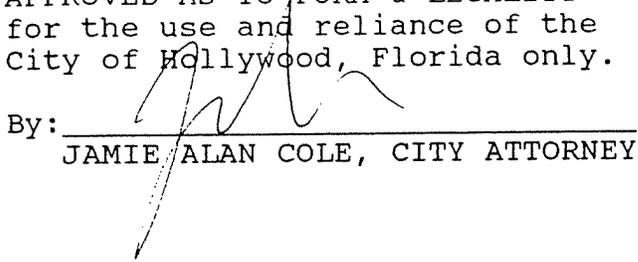
By:   
JAMIE ALAN COLE, CITY ATTORNEY

EXHIBIT "A"

## LAND DESCRIPTION

THE SOUTH 35 FEET OF LOTS 12, 13, 14, 15 & 16 OF BLOCK 1; THE SOUTH 35 FEET OF THE SOUTHEAST ONE-QUARTER (1/4) OF BLOCK 2; ALL OF LOTS 3, 4, 5 & 6 OF BLOCK 3; ALL OF LOT 6 AND A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF BLOCK 4; ALL IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE 'PLAT OF SEC'S 28, 29, 31 AND 32, J. 50 S., R. 42 E.' AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 'STIRLING OAKS ESTATES', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 00° 57' 26" WEST ALONG THE WEST LINE OF SAID LOT 6, BLOCK 3, A DISTANCE OF 1335.75 FEET;

THENCE NORTH 64° 19' 43" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID BLOCK 2, A DISTANCE OF 35.31 FEET;

THENCE NORTH 86° 48' 12" EAST ALONG A LINE PARALLEL WITH AND 35.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCKS 1 AND 2, A DISTANCE OF 3410.13 FEET;

THENCE SOUTH 00° 31' 36" WEST ALONG THE EAST LINE OF LOT 16, BLOCK 1, A DISTANCE OF 39.07 FEET TO A POINT ON THE BOUNDARY OF THE PLAT OF 'SECOND ADDITION TO RAVENSWOOD ESTATES AND MARINAS', AS RECORDED IN PLAT BOOK 72, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE SOUTH 86° 48' 12" WEST, A DISTANCE OF 328.28 FEET;

THENCE SOUTH 00° 13' 50" WEST, A DISTANCE OF 1359.54 FEET, (SAID LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID PLAT OF 'SECOND ADDITION TO RAVENSWOOD ESTATES AND MARINAS');

THENCE SOUTH 87° 13' 51" WEST ALONG THE SOUTH LINE OF LOT 6, BLOCK 4 AND ALONG THE BOUNDARY OF 'OAK POINT' AS RECORDED IN PLAT BOOK 101, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 996.80 FEET;

THENCE NORTH 00° 45' 15" EAST, A DISTANCE OF 263.02 FEET;

THENCE SOUTH 87° 13' 50" WEST, A DISTANCE OF 692.99 FEET;

THENCE SOUTH 01° 06' 22" WEST, A DISTANCE OF 263.13 FEET TO THE SOUTH EAST CORNER OF LOT 3, BLOCK 3;

THENCE SOUTH 87° 12' 49" WEST ALONG THE SOUTH LINE OF LOT 3 AND 5 OF BLOCK 3 AND ALONG THE BOUNDARY OF 'HARGER HILLS' AS RECORDED IN PLAT BOOK 28, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1363.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 4,069,188 SQUARE FEET (93.4150 ACRES) MORE OR LESS.

BK22676PG0342

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and delivered in the presence of:

GRANTOR:

VST/VMIF OAKRIDGE PARTNERSHIP, an Illinois general partnership

By: VST Oakridge Corp., an Illinois corporation, as General Partner

[Signature]  
Signature  
Christophe Surcin  
Printed Signature

By: [Signature]  
Robert G. Higgins  
Printed Signature  
Title: Vice President

Catherine C Barker  
Signature  
Catherine C Barker  
Printed Signature

150 South Wacker Drive  
Suite 2900  
Chicago, Illinois 60606  
Post Office Address

By: VMIF Oakridge Corp., an Illinois corporation, as General Partner

[Signature]  
Signature  
Christophe Surcin  
Printed Signature

By: [Signature]  
Robert G. Higgins  
Printed Signature  
Title: Vice President

Catherine C Barker  
Signature  
Catherine C Barker  
Printed Signature

150 South Wacker Drive  
Suite 2900  
Chicago, Illinois 60606  
Post Office Address

BK22676P60340

# LEGAL DESCRIPTION:

**PORTIONS OF:**

LOTS 5, 6, 7, 8 AND 9 OF BLOCK 1, LESS THE NORTH 253.00 FEET THEREOF; AND ALL LOTS 10, 11, 12, 13, 14, 15 AND 16 OF BLOCK 1; THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF BLOCK 2; ALL OF LOTS 3, 4, 5 AND 6 OF BLOCK 3, ALL OF LOT 8 AND A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF BLOCK 4 OF "THE PLAT OF SECTIONS 28, 29, 31, AND 32 T50S, R42E", AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

**TOGETHER WITH:**

A PORTION OF LOTS 1 & 2, BLOCK 3 AND THAT PART OF A 25.00 FOOT SERVICE ALLEY AS SHOWN ON THE PLAT OF "DONNA SUBDIVISION" AS RECORDED IN PLAT BOOK 55, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

**BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:**

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31;

THENCE SOUTH 00° 18' 53" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 31, A DISTANCE OF 1344.10 FEET;

THENCE SOUTH 89° 37' 16" WEST, ALONG THE NORTHERLY LINE OF TRACT "A" AND ITS EASTERLY PROLONGATION OF THE PLAT OF "OAKLAKES" AS RECORDED IN PLAT BOOK 84, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 650.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 31' 36" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A" AND THE WESTERLY LINE OF "FIRE STATION NO. 5/MORGUE" AS RECORDED IN PLAT BOOK 123, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1376.44 FEET TO THE NORTHERLY LINE OF BLOCK 16, OF THE PLAT OF "SECOND ADDITION TO "RAVENSWOOD ESTATES AND MARINAS" AS RECORDED IN PLAT BOOK 72, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (SAID NORTHERLY LINE ALSO BEING THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 31);

THENCE SOUTH 86° 48' 12" WEST, ALONG THE NORTHERLY LINE OF SAID BLOCK 16, A DISTANCE OF 328.28 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 16;

THENCE SOUTH 00° 13' 50" WEST, ALONG THE WESTERLY LINE OF SAID BLOCK 16, A DISTANCE OF 1359.54 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 16; ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID LOT 6, BLOCK 4;

THENCE SOUTH 87° 13' 51" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 6, BLOCK 4, AND ALONG THE NORTHERLY LINE OF THE PLAT OF "OAK POINT" AS RECORDED IN PLAT BOOK 101, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 996.80 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF "OAK POINT";

THENCE NORTH 00° 45' 15" EAST, A DISTANCE OF 263.02 FEET; THENCE SOUTH 87° 13' 50" WEST, A DISTANCE OF 692.99 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF "SOUTHWEST 35TH AVENUE", (A 60.00 FOOT RIGHT-OF-WAY), AS RECORDED IN THE OFFICIAL RECORDS BOOK 2262, PAGE 581 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 01° 06' 22" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "SOUTHWEST 35TH AVENUE", A DISTANCE OF 263.13 FEET TO THE SOUTHERLY LINE OF SAID LOT 3, BLOCK 3 "THE PLAT OF SECTIONS 28, 29, 31 AND 32";

THENCE SOUTH 87° 12' 49" WEST ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 5, BLOCK 3, AND ALONG THE NORTHERLY LINE OF "HARGER HILLS" AS RECORDED IN PLAT BOOK 26, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1363.79 FEET TO THE NORTHWEST CORNER OF THE SAID "HARGER HILLS" PLAT;

THENCE NORTH 00° 57' 26" WEST ALONG THE WESTERLY LINE OF SAID LOT 6, BLOCK 3 A DISTANCE OF 1335.75 FEET TO A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 31;

THENCE NORTH 04° 19' 43" EAST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 31, A DISTANCE OF 1545.29 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4);

THENCE NORTH 89° 27' 11" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1352.44 FEET;

THENCE NORTH 89° 37' 16" EAST, A DISTANCE OF 40.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF "S.W. 35TH AVENUE";

THENCE NORTH 01° 06' 22" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1374.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF "GRIFFIN ROAD" AS RECORDED IN THE OFFICIAL RECORDS BOOK 9678, PAGE 731 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

THENCE SOUTH 87° 30' 47" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "GRIFFIN ROAD", A DISTANCE OF 91.63 FEET; THENCE NORTH 74° 03' 07" EAST A DISTANCE OF 37.95 FEET;

THENCE SOUTH 87° 30' 47" EAST, A DISTANCE OF 341.50 FEET TO THE EASTERLY LINE OF LOT 2, BLOCK 3 OF SAID "DONNA SUBDIVISION";

THENCE SOUTH 02° 29' 13" WEST, ALONG SAID EASTERLY LINE OF LOT 2, BLOCK 3, A DISTANCE OF 188.00 FEET TO THE SOUTHERLY LINE OF SAID "DONNA SUBDIVISION";

THENCE SOUTH 87° 30' 47" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 1053.12 FEET;

THENCE SOUTH 02° 29' 13" WEST, A DISTANCE OF 699.33 FEET TO 1 POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 379.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52° 04' 11", A DISTANCE OF 340.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86° 37' 40", A DISTANCE OF 75.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST (RADIAL TO SAID POINT BEARS SOUTH 33° 40' 21" WEST), HAVING A RADIUS OF 425.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34° 03' 05", A DISTANCE OF 252.58 FEET TO THE POINT OF TANGENCY;

THENCE NORTH 89° 37' 16" EAST, A DISTANCE OF 23.11 FEET TO THE POINT OF BEGINNING.

LESS PARCELS E AND F OF THE "BANYON OAKRIDGE PLAT" AS RECORDED IN PLAT BOOK 157, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


**EXHIBIT**

<b>LEGAL DESCRIPTION</b>		KMH
<b>OAKRIDGE</b>		KMH
CITY OF HOLLYWOOD, FLORIDA		07/0
FOR: MICHAEL SWERDLOW COMPANIES, INC.		353
		EX
Engineers • Planners Land Surveyors Environmental Professionals		
1800 N. Douglas Road, Suite 200 Pembroke Pines, Florida 33024 (305) 436-7000 Fax (305) 436-8664		