

**ORDINANCE NO. 2013- 023**

**AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, REPEALING IN ITS ENTIRETY ORDINANCE NO. 2008-040, PROVIDING FOR A REVISION OF THE BOUNDARIES OF COMMISSION VOTING DISTRICTS; ACCEPTING THE RECOMMENDATION OF THE REDISTRICTING BOARD, WHICH PROVIDES FOR A REVISION OF THE EXISTING LEGAL BOUNDARIES FOR THE FIVE AT LARGE COMMISSION VOTING DISTRICTS, AS MORE FULLY DESCRIBED IN THE MAP AND LEGAL DESCRIPTIONS, LABELED "A" THROUGH "E", RESPECTIVELY, ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the population of Coconut Creek has increased since 2008 when Ordinance No. 2008-040 was adopted establishing the boundaries of City Commission voting districts, thus resulting in imbalanced population variances among the City Commission voting districts; and

**WHEREAS**, Section 908 of the City Charter authorizes the City Commission to enact an Ordinance providing for revision of Commission voting districts to ensure compliance with the mandate to balance population variances reasonably among all districts; and

**WHEREAS**, the City Commission hereby accepts the recommendation of the Redistricting Board to revise the legal boundaries of the existing Commission voting districts as shown on the map attached described as Alternative 3.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That Ordinance No. 2008-040 is hereby repealed in its entirety.

**Section 2:** That the five at-large Commission voting districts are hereby revised as set forth in the legal descriptions dated October 30, 2013 and labeled "A" through "E", and the map labeled Alternative 3, attached hereto and made a part hereof

as follows:

Revised District A	shall become	Voting District A
Revised District B	shall become	Voting District B
Revised District C	shall become	Voting District C
Revised District D	shall become	Voting District D
Revised District E	shall become	Voting District E

**Section 3:** That the revised Commission voting districts shall be effective immediately upon passage of this Ordinance, and said revised Commission voting districts shall be utilized for the next City election.

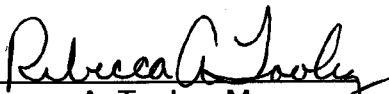
**Section 4:** That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be hereby affected.

**Section 5:** That all Ordinances or parts of Ordinances in conflict herewith are, to the extent of said conflict, hereby repealed.

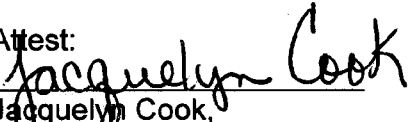
**Section 6:** That this Ordinance shall take effect immediately upon its passage and adoption.

**PASSED FIRST READING THIS 12th DAY OF December, 2013**

**PASSED SECOND READING THIS 9th DAY OF January, 2014.**

  
Rebecca A. Tooley, Mayor

Attest:

  
Jacquelyn Cook,  
Acting City Clerk

	<u>1st</u>	<u>2nd</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Aronson	<u>Nay</u>	<u>Nay</u>
Sarbone	<u>Aye</u>	<u>Aye</u>
Belvedere	<u>Aye</u>	<u>Aye</u>
Welch	<u>Nay</u>	<u>Nay</u>

**VOTING DISTRICT "A"**  
**CITY OF COCONUT CREEK**

Revised Legal Description 10/30/2013

BEGINNING at the intersection of the Westerly Right-of-Way line of Florida's Turnpike and the South Right-of-Way line of the C-14 Canal (aka the Pompano Canal) in Section 5, Township 49 South, Range 42 East:

THENCE Southerly and Southwesterly, along said West Right-of-Way line, to the West line of the East one-quarter (E 1/4) of Section 6, Township 49 South, Range 42 East;

THENCE Northerly, along said West line, to the North line of Section 6;

THENCE Easterly, along said North line, to the Southerly extension of the West line of the East 50.00 feet of Tract 31, Block 94, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida;

THENCE Northerly, along said Southerly extension and said West line, to an intersection with the Northerly Right-of-Way line of State Road No. 814 (West Atlantic Boulevard);

THENCE Northwesterly, along said Northerly Right-of-Way line, to the West line of the East one-half (E 1/2) of Tract 26, said Block 94 of said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Northerly, along said West line, to the South line of Tract 21, said Block 94 of said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Westerly, along said South line, to the centerline of Banks Road;

THENCE Northerly, along the centerline of Banks Road, to the South line of a 110 foot Right-of-Way known as State Road No. 912 (Coconut Creek Parkway);

THENCE South 89°49'20"West along said South Right-of-Way, a distance of 97.85 feet;

THENCE North 00°10'40"West, a distance of 110.00 feet to a point on the South line of Parcel "A", CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida;

THENCE North 45°15'02"East, along said South line, a distance of 49.13 feet;

THENCE North 89°18'51"East, a distance of 118.03 feet to the South line of Parcel "B", said CENTRAL PARK OF COMMERCE;

THENCE South  $44^{\circ}44'58''$  East, along said South line, a distance of 49.86 feet to the North Right-of-Way of said State Road No.912 (Coconut Creek Parkway);

THENCE Easterly along said North Right-of-Way to the Southwest corner of Tract 46, Block 93, said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Northerly along the West line of Tracts 46, 39, 34, 27, 22, 15, 10, and 3, Block 93 and their extensions and Tracts 98, 82, 71, 54, 43, 26, 18, and 3, Block 90, and their extension of said PALM BEACH FARMS CO. PLAT NO. 3 to the Southern edge of the Southernmost Eastbound through lane of Sample Road (State Road No.834);

THENCE Easterly, along said Southern edge of the Southernmost Eastbound through lane of Sample Road, to the Northerly extension of the East line of Parcel "A", FISHERMANS LANDING OF COCONUT CREEK, according to the plat thereof, as recorded in Plat Book 121, Page 35 of the Public Records of Broward County, Florida;

THENCE along said Northerly extension and said East line, the following three (3) described courses; (1) Southerly 357 feet, more or less; (2) Westerly 660 feet; (3) Southerly 661.80 feet to the Southwest corner of Tract 39, TARTAN COCONUT CREEK PHASE III, according to the plat thereof, as recorded in Plat Book 116, Page 48 of the Public Records of Broward County, Florida;

THENCE along the Southerly boundary and Easterly extension thereof of said Tract 39, the following three (3) described courses; (1) Southeasterly 297.2 feet; (2) Northeasterly 170.58 feet; (3) Southeasterly 218.11 feet to the centerline of Cocoplum Circle, as shown on said TARTAN COCONUT CREEK PHASE III

THENCE Northerly, Northeasterly and Easterly, along said centerline of Cocoplum Circle, to the centerline of Lyons Road.

THENCE Southerly, along the centerline of Lyons Road, to an intersection with the centerline of a 110 foot Right-of-Way known as State Road No, 912 (Coconut Creek Parkway);

THENCE Easterly along said centerline of State Road No. 912, to the West Right-of-Way line of Florida's Turnpike;

THENCE Southerly and Southwesterly, along the West Right-of-Way line of Florida's Turnpike, to the POINT OF BEGINNING.

**VOTING DISTRICT "B"**  
**CITY OF COCONUT CREEK**

Revised Legal 10/30/2013

BEGINNING at the intersection of the centerline of State Road No. 912 (Coconut Creek Parkway) with the centerline Lyons Road, a 120 foot Right-of-Way;

THENCE Northerly, along the centerline of Lyons Road, to the Easterly extension of the centerline of Cocoplum Circle, as shown on TARTAN COCONUT CREEK PHASE III, according to the plat thereof, as recorded in Plat Book 116, Page 48, of the public records of Broward County, Florida;

THENCE Westerly, Southwesterly, and Southerly, along said centerline of Cocoplum Circle, to the Easterly extension of the South line of Tract 39, said TARTAN COCONUT CREEK PHASE III;

THENCE, along said South line and Easterly extension thereof of said Tract 39, the following three (3) described courses: (1) Northwesterly 218.11 feet; (2) Southwesterly 170.58 feet; (3) Northwesterly 297.20 feet to the East line of Parcel "A", FISHERMANS LANDING OF COCONUT CREEK, according to the plat thereof, as recorded in Plat Book 121, Page 35 of the Public Records of Broward County, Florida;

THENCE, along said East line and Northerly extension thereof, the following three (3) described courses; (1) Northerly 661.80 feet; (2) Easterly 660 feet; (3) Northerly 357 feet, more or less to the Southermost Eastbound through lane of Sample Road, (State Road No.834);

THENCE Easterly along said Southernmost Eastbound through lane to the centerline of Lyons Road;

THENCE Northerly along said Lyons Road centerline to the centerline intersection for said Sample Road;

THENCE Easterly, along said centerline of Sample Road, to Northerly extension of the centerline of NW 42<sup>nd</sup> Avenue, as shown on TARTAN COCONUT CREEK PHASE II, according to the plat thereof, as recorded in Plat Book 109, Page 12 of the Public Records of Broward County, Florida;

THENCE Southerly, Southeasterly, and Southerly, along said centerline of NW 42<sup>nd</sup> Avenue and Northerly extension thereof, to the centerline of Carambola Circle North, as shown on said TARTAN COCONUT CREEK PHASE II;

THENCE Easterly, along said centerline of Carambola Circle North, 67.2 feet to the Northerly extension of the East line of Tract F-2 School, said TARTAN COCONUT CREEK PHASE II;

THENCE Southerly, along said East line and Northerly extension thereof, 540 feet to a point on the North line of Tract 26, said TARTAN COCONUT CREEK PHASE II;

THENCE Easterly, along said North line, 90 feet to the Northeast corner of said Tract 26;

THENCE Southeasterly, along the East line of said Tract 26 and Southeastern extension thereof, to the centerline of Carambola Circle South; as shown on said TARTAN COCONUT CREEK PHASE II;

THENCE continue Southeasterly, along the East line of Tract 21 and the Northwesterly extension thereof, said TARTAN COCONUT CREEK PHASE II, to the Southeastern corner of said Tract 21;

THENCE Southwesterly, Westerly, Southwesterly, and Westerly, along the South line of said TARTAN COCONUT CREEK PHASE II, to the Northeast corner of TARTAN COCONUT CREEK PHASE I, according to the plat thereof, as recorded in Plat Book 103, Page 29 of the Public Records of Broward County, Florida;

THENCE Southerly, along the East line of said TARTAN COCONUT CREEK PHASE I, to the intersection with the East line of NW 42<sup>nd</sup> Avenue, as shown on said TARTAN COCONUT CREEK PHASE I;

THENCE Southeasterly and Southerly, along said East line of NW 42<sup>nd</sup> Avenue and Southerly extension thereof, to the centerline of Copans Road;

THENCE Easterly, along said centerline of Copans Road to an intersection with the Westerly Right-of-Way of Florida's Turnpike;

THENCE Southerly, along said Westerly Right-of-Way, to an intersection with the centerline of State Road No. 912 (Coconut Creek Parkway);

THENCE Westerly, along said centerline of State Road No. 912 (Coconut Creek parkway), to the POINT OF BEGINNING.

**VOTING DISTRICT "C"**  
**CITY OF COCONUT CREEK**

Revised Legal 10/30/2013

BEGINNING at the intersection of the Westerly Right-of-Way line of Florida's Turnpike with the centerline of Copans Road, said centerline being the North line of Section 29, Township 48 South, Range 42 East;

THENCE Westerly, along said centerline and North line of said Section 29, to the Southerly extension of the East line of NW 42<sup>nd</sup> Avenue, as shown on said TARTAN COCONUT CREEK PHASE I, according to the plat thereof, as recorded in Plat Book 103, Page 29 of the Public Records of Broward County, Florida;

THENCE Northerly and Northwesterly, along said East line of NW 42<sup>nd</sup> Avenue to an intersection with the East line of Tract 11, said TARTAN COCONUT CREEK PHASE I;

THENCE Northerly, along the East line of said TARTAN COCONUT CREEK PHASE I, to the Northeast corner of said TARTAN COCONUT CREEK PHASE I, said point being on the South line of TARTAN COCONUT CREEK PHASE II, according to the plat thereof, as recorded in Plat Book 109, Page 12 of the Public Records of Broward County, Florida;

THENCE Easterly, Northeasterly, Easterly, and Northeasterly, along said South line, to the Southeast corner of Tract 21, said TARTAN COCONUT CREEK PHASE II;

THENCE Northwesterly, along the East line of said Tract 21 and Northwesterly extension thereof, to the centerline of Carambola Circle South; as shown on said TARTAN COCONUT CREEK PHASE II;

THENCE continue Northwesterly, along the East line of Tract 26 and Northwesterly extension thereof, said TARTAN COCONUT CREEK PHASE II, to the Northeast corner of said Tract 26;

THENCE Westerly, along the North line of said Tract 26, 90 feet to the Southeast corner of Tract F-2 School, said TARTAN COCONUT CREEK PHASE II;

THENCE Northerly, along the East line and Northerly extension thereof of said Tract F-2 School, 540 feet to the centerline of Carambola Circle North, as shown on said TARTAN COCONUT CREEK PHASE II;

THENCE Westerly, along said centerline, 67.2 feet to an intersection with the centerline of NW 42<sup>nd</sup> Avenue, as shown on said TARTAN COCONUT CREEK PHASE II;

THENCE Northerly, Northwesterly, and Northerly, along said centerline of NW 42<sup>nd</sup> Avenue and Northerly extension thereof, to the centerline of Sample Road, said centerline also being the North line of Section 20, Township 48 South, Range 42 East;

THENCE Westerly, along said centerline of Sample Road to the intersection with the centerline of Lyons Road;

THENCE Northerly, along said centerline of Lyons Road, to the intersection with the Westerly extension of the North line of that portion of the property described in Exhibit "A" of a Special Warranty Deed recorded in Official Records Book 33215, Page 859, lying within Tract G, WINSTON PARK SECTION TWO-A, according to the plat thereof, as recorded in Plat Book 138, Page 40, of the Public records of Broward County;

THENCE Easterly, along said Westerly extension, to the Northwest corner of that said portion of lands described in said Exhibit "A" lying within said Tract G;

THENCE, along the North line of that said portion of lands described in said Exhibit "A" lying within said Tract G and the Southeasterly extension thereof, the following two (2) described courses: (1) Easterly 495.93 feet; (2) Southeasterly 193.57 feet to the intersection with the centerline of Winston Park Boulevard, as shown on said WINSTON PARK SECTION TWO-A;

THENCE Northeasterly, Easterly, and Southeasterly, along said centerline, to the centerline of NW 40<sup>th</sup> Avenue, as shown on said WINSTON PARK SECTION TWO-A;

THENCE Northeasterly, along said centerline of NW 40<sup>th</sup> Avenue, to the West line of the Northeast quarter (NE ¼) of Section 8, Township 48 South, Range 42 East;

THENCE Northerly, along said West line, to the Northwest corner of the Northeast quarter (NE ¼) of Section 8, Township 48 South, Range 42 East;

THENCE Northerly, along the East line of the Southwest quarter (SW ¼) of Section 5, Township 48 South, Range 42 East, to the centerline of the Sawgrass Expressway,

THENCE Easterly, along said centerline, to the Westerly Right-of-Way line of Florida's Turnpike;

THENCE Southerly, along said Westerly Right-of-Way line of Florida's Turnpike, to the POINT OF BEGINNING.



**VOTING DISTRICT "D"**  
**CITY OF COCONUT CREEK**

Revised Legal 10/30/2013

BEGINNING at the intersection of the centerline of Lyons Road and the Southern edge of the Southernmost Eastbound through lane of Sample Road (State Road No.834)

THENCE Westerly along said Southern edge of the Southernmost Eastbound through lane to the intersection of the East edge concrete barrier wall of the State Road 7 / Sample Road overpass;

THENCE North 00°00'41" West along said East edge of the East concrete barrier wall to the Northeast corner of said East concrete barrier wall;

THENCE South 88°59'10" West, a distance of 19.95 feet to a point on the Eastern most Northbound lane edge line of State Road 7;

THENCE North 00°28'09" West along said lane edge line and its Northerly extension, a distance of 1564.03 feet;

THENCE North 01°02'15" West along said lane edge line, a distance of 1008.15 feet;

THENCE North 01°34'22" West along said lane edge line, a distance of 435.62 feet;

THENCE North 00°58'25" West along said lane edge line, a distance of 3734.83 feet to a point of curvature of a non-tangent circular curve concave Westerly, having a radius of 8577.21 feet and a radial bearing of North 88°42'18" East;

THENCE Northerly along said lane edge line and the arc of said curve through a central angle of 05°23'19", an arc distance of 806.66 feet to a point of reverse curvature of a non-tangent circular curve concave Easterly, having a radius of 7350.40 feet and a radial bearing of South 82°31'27" West;

THENCE Northerly along said lane edge line and the arc of said curve through a central angle of 06°37'19", an arc distance of 849.51 feet to a point of non-tangency;

THENCE North 00°24'07" West along said lane edge line, a distance of 593.04 feet to a point on the North line of Section 12, Township 48 South, Range 41 East;

THENCE Westerly along said North line to the intersection with the West edge line of the Westerly most Southbound through lane of State Road 7 (U.S. 441);

THENCE Northerly along said West edge line of the Westerly most Southbound through lane the following fourteen (14) courses and distances;

1. North  $00^{\circ}44'02''$  West, a distance of 449.31 feet;
2. North  $06^{\circ}13'19''$  East, a distance of 36.01 feet; to a point on the arc of a non tangent curve concave to the East, having a radius of 8021.09 feet and a radial bearing of North  $88^{\circ}57'38''$  West;
3. Northerly on the arc of said curve through a central angle of  $01^{\circ}47'16''$ , an arc distance of 250.28 feet to a point of compound curvature of a non-tangent curve concave to the East, having a radius of 7140.52 feet and a radial bearing of North  $87^{\circ}10'20''$  West;
4. Northerly on the arc of said curve through a central angle of  $01^{\circ}43'32''$ , an arc distance of 215.05 feet to a point of non-tangency;
5. North  $05^{\circ}00'54''$  East, a distance of 218.12 feet to a point on the arc of a non tangent curve concave to the West, having a radius of 8169.93 feet and a radial bearing of South  $85^{\circ}14'26''$  East;
6. Northerly on the arc of said curve through a central angle of  $02^{\circ}58'11''$ , an arc distance of 423.46 feet to a point of compound curve with a tangent curve concave to the West, having a radius of 9130.55 feet;
7. Northerly on the arc of said curve through a central angle of  $03^{\circ}01'48''$ , an arc distance of 482.86 feet to a point of tangency;
8. North  $01^{\circ}14'26''$  West, a distance of 260.28 feet;
9. North  $01^{\circ}17'05''$  West, a distance of 1,149.82 feet;
10. North  $00^{\circ}48'03''$  West, a distance of 101.88 feet to a point of curvature of a tangent curve concave to the West having a radius of 11,761.98 feet;
11. Northerly on the arc of said curve through a central angle of  $02^{\circ}16'32''$ , an arc distance of 467.14 feet to a point of non-tangency;
12. North  $03^{\circ}05'23''$  West, a distance of 1,245.75 feet;
13. North  $02^{\circ}07'50''$  West, a distance of 226.10 feet;

14. North 03°33'21" West, a distance of 560 feet, more or less to the intersection with the centerline for Hillsboro Boulevard (State Road No. 810);

THENCE Easterly along said centerline of Hillsboro Boulevard to the intersection with the centerline of Lyons Road;

THENCE Southerly along said centerline of Lyons Road to POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Tract 65, Block 89, PALM BEACH FARMS CO PLAT No. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45-54 of the public records of Palm Beach County, Florida, less the north 15 feet thereof.

Z:\Projects\16144 Coconut Creek\00\survey\22013\09-2013 revised voting districts\

**VOTING DISTRICT "E"**  
**CITY OF COCONUT CREEK**

Revised Legal 10/30/2013

BEGINNING at the intersection of the centerline of Hillsboro Boulevard and the West edge line of the Westerly most Southbound through lane of State Road 7 (U.S. 441);

THENCE North  $03^{\circ}33'21''$  West, a distance of 35 feet, more or less to a point of curvature of a tangent curve concave to the East having a radius of 21,064.02 feet;

THENCE Northerly on the arc of said curve through a central angle of  $02^{\circ}10'34''$ , an arc distance of 800.02 feet to a point of tangency;

THENCE North  $01^{\circ}22'47''$  West, a distance of 2,787.74 feet to the intersection with the South Right-of-Way line of the Hillsboro Canal in Section 31, Township 47 South, Range 42 East;

THENCE continue North to the Centerline of said Hillsboro Canal;

THENCE Easterly along the Centerline of said Hillsboro Canal Right-of-Way to the East Right-of-Way of State Road No. 7;

THENCE Southerly, along said Easterly Right-of-Way line to an intersection with the South line of HILLSBORO PINES SECTION "A", according to the plat thereof, as recorded in Plat Book 42, Page 22 of the Public records of Broward County, Florida;

THENCE Easterly, along said South line, to the Northwest corner of "HILLSBORO PINES SECTION D", according to the plat thereof, as recorded in Plat Book 87, Page 18 of the Public Records of Broward County, Florida;

THENCE Southerly, along the West line of said "HILLSBORO PINES SECTION D", to the Southwest corner of said "HILLSBORO PINES SECTION D", said Southwest corner being on the North line of Tract 59, Block 82, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45 of the Public records of Palm Beach County, Florida;

THENCE Easterly, along said North line, the North lines of Tracts 60 and 61, said Block 82, the North line of COUNTRY WOODS, according to the plat thereof, as recorded in Plat Book 168, Page 5 of the Public records of Broward County Florida, the North line of Tract 63, said Block 82, and the North line of Lot 7, BILL BLACK'S PLAT, according to the plat thereof, as recorded in Plat Book 134, Page 39 of the public records of Broward County, Florida, to the Northeast corner of said Lot 7;

THENCE Southerly, along the East line of said Lot 7 to the intersection with the Northerly line of NW 75<sup>th</sup> Court, a private roadway, as shown on said BILL BLACK'S PLAT;

THENCE Westerly, Northwesterly, Northerly, Northwesterly, Westerly, Southwesterly, Southerly, Southeasterly, and Easterly, along the Right of Way line of said NW 75<sup>th</sup> Court to the intersection with the East line of Lot 8, said BILL BLACK'S PLAT;

THENCE Southerly, along said East line of Lot 8, to the Southeast corner of said Lot 8;

THENCE Westerly, along the South line of said Lot 8 to the Northeast corner of Lot 1, said BILL BLACK'S PLAT

THENCE Southerly, along the East line of Lot 1, to the Southeast corner of said Lot 1;

THENCE Westerly, along the South line of Lot 1, to the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said BILL BLACK'S PLAT, to the Southeast corner of that certain parcel described in Official Records Book 25544, Page 580 of the public records of Broward County, Florida, said lands being more particularly described as the North 132 feet of Tract 63, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Westerly, along the South line of said North 132 feet of said Tract 63, to the intersection with the East line of NW 51<sup>st</sup> Terrace;

THENCE Southerly, along said East line NW 51<sup>st</sup> Terrace, to the Westerly extension of the North line of Lot 4, Block 1, EMERALD PINES ESTATE, according to the plat thereof, as recorded in Plat Book 165, Page 45 of the public records of Broward County, Florida;

THENCE Easterly, along the North line of said Lot 4 to the Northeast corner of said Lot 4;

THENCE Southerly, along the East line of said Lot 4 to the Southeast corner of said Lot 4;

THENCE Westerly, along the South line of said Lot 4 to the intersection with the East line of NW 51<sup>st</sup> Terrace;

THENCE Southerly, along said East line NW 51<sup>st</sup> Terrace, to the South line of Tract 78, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Easterly, along the South line of Tracts 78, 77, 76, 75, and 74 to the Southwest corner of that certain parcel described in Official Records Book 36103, Page 8 of the public records of Broward County, Florida, said lands being more particularly described as the South 260 feet and the East 20 feet of Tract 73, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Northerly, along the West line of said parcel to the North line of the South 260 feet of said Tract 73;

THENCE Easterly, along said North line, to the West line of the East 20 feet of said Tract 73;

THENCE Northerly, along said West line, to the North line of said Tract 73;

THENCE Westerly, along said North line, to the Northeast corner of Lot 1, FOUR ACRE PLAT, according to the plat thereof, as recorded in Plat Book 163, Page 13 of the public records of Broward County, Florida;

THENCE Southerly, along the East line of said Lot 1, to the Southeast corner of said Lot 1;

THENCE Westerly, along the South line of said Lot 1, to the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said Lot 1, to the Northwest corner of said Lot 1;

THENCE Easterly, along the North line, to the intersection with the Southerly extension of the West line of ESTATES OF LYONS GATE, according to the plat thereof, as recorded in Plat Book 148, Page 30 of the public records of Broward County, Florida;

THENCE Northerly, along the West line and Southerly extension thereof of said ESTATES OF LYONS GATE, to the Southwest corner of "RENFREW OF FLORIDA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 141, Page 15 of the public records of Broward County, Florida;

THENCE Northerly, along the West line and Northerly extension thereof of said "RENFREW OF FLORIDA SUBDIVISION" to the intersection with the centerline of the Hillsboro Canal;

THENCE Easterly, along said centerline, to the intersection with the Westerly Right-of-Way line of Florida's Turnpike;

THENCE Southerly, along said Westerly Right-of-Way line of Florida's Turnpike to the intersection with the centerline of the Sawgrass Expressway

THENCE Westerly, along said centerline of the Sawgrass Expressway to the intersection with the East line of the Southwest quarter (SW ¼) of Section 5, Township 48 South, Range 42 East;

THENCE Southerly, along said East line, to the Northwest corner of the Northeast quarter (NE ¼) of Section 8, Township 48 South, Range 42 East;

THENCE continue Southerly, along the West line of said Section 8, Township 48 South, Range 42 East to the centerline of NW 40<sup>th</sup> Avenue, as shown on WINSTON PARK SECTION TWO-A, according to the plat thereof, as recorded in Plat Book 138, Page 40, of the public records of Broward County;

THENCE Southwesterly, along said centerline of NW 40<sup>th</sup> Avenue, to the intersection with the centerline of Winston Park Boulevard, as shown on said WINSTON PARK SECTION TWO-A;

THENCE Northwesterly, Westerly, and Southwesterly, along said centerline, to the intersection with the Southeasterly extension of the North line of that portion of the property described in Exhibit "A" of a

Special Warranty Deed recorded in Official Records Book 33215, Page 859, lying within Tract G, WINSTON PARK SECTION TWO-A, according to the plat thereof, as recorded in Plat Book 138, Page 40, of the public records of Broward County;

THENCE, along the North line of that said portion of lands described in said Exhibit "A" lying within said Tract G and the Southeasterly extension thereof, the following two (2) described courses: (1) Northwesterly 193.57 feet; (2) Westerly 495.93 feet to the West line of Tract "G", said WINSTON PARK SECTION TWO-A;

THENCE continue Westerly, along the Westerly extension of said North line of that said portion of lands described in said Exhibit "A" lying within said Tract G, to the intersection with the centerline of Lyons Road;

THENCE Northerly, along said centerline to the intersection with the centerline of Hillsboro Boulevard;

THENCE Westerly, along said centerline of Hillsboro Boulevard, to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS:

- 1.) That certain parcel described in Official Records Book 43826, Page 115 of the public records of Broward County, Florida, said lands being more particularly described as the North 300.50 feet of the East 290.0 feet of the West 310.0 feet of Tract 72, Block 82, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 53, of the public records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 2.) A portion of Tracts 33 and 34, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at page 53, of the public records of Palm Beach County, FL, more particularly described as follows:  
  
Beginning at the Northwest corner of said Tract 33, said point lying on the East Right-of-Way line of Lyons Road (80 feet wide), thence Southerly, along said East Right-of-Way line to the South line of that certain parcel described in Official Records Book 14968, Page 604 of the public records of Broward County, Florida, thence Easterly, along said South line to the East line of said Tract 34; thence Northerly, along said East line, to the North line of that certain parcel described in Official Records Book 33118, Page 801 of the public records of Broward County, Florida; thence Westerly, along said North line to the East line of said Tract 33; thence Northerly, along said East line, to the North line of said Tract 33; thence Westerly to the POINT OF BEGINNING, excepting there from any dedicated Rights-of-Way.
- 3.) Tract 46, Tract 50, and the North 528 feet of the West 165 feet of Tract 45, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at page 53, of the public records of Palm Beach County, FL, less that certain parcel described in Official Records Book 45083, Page 1384 of the public

records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.

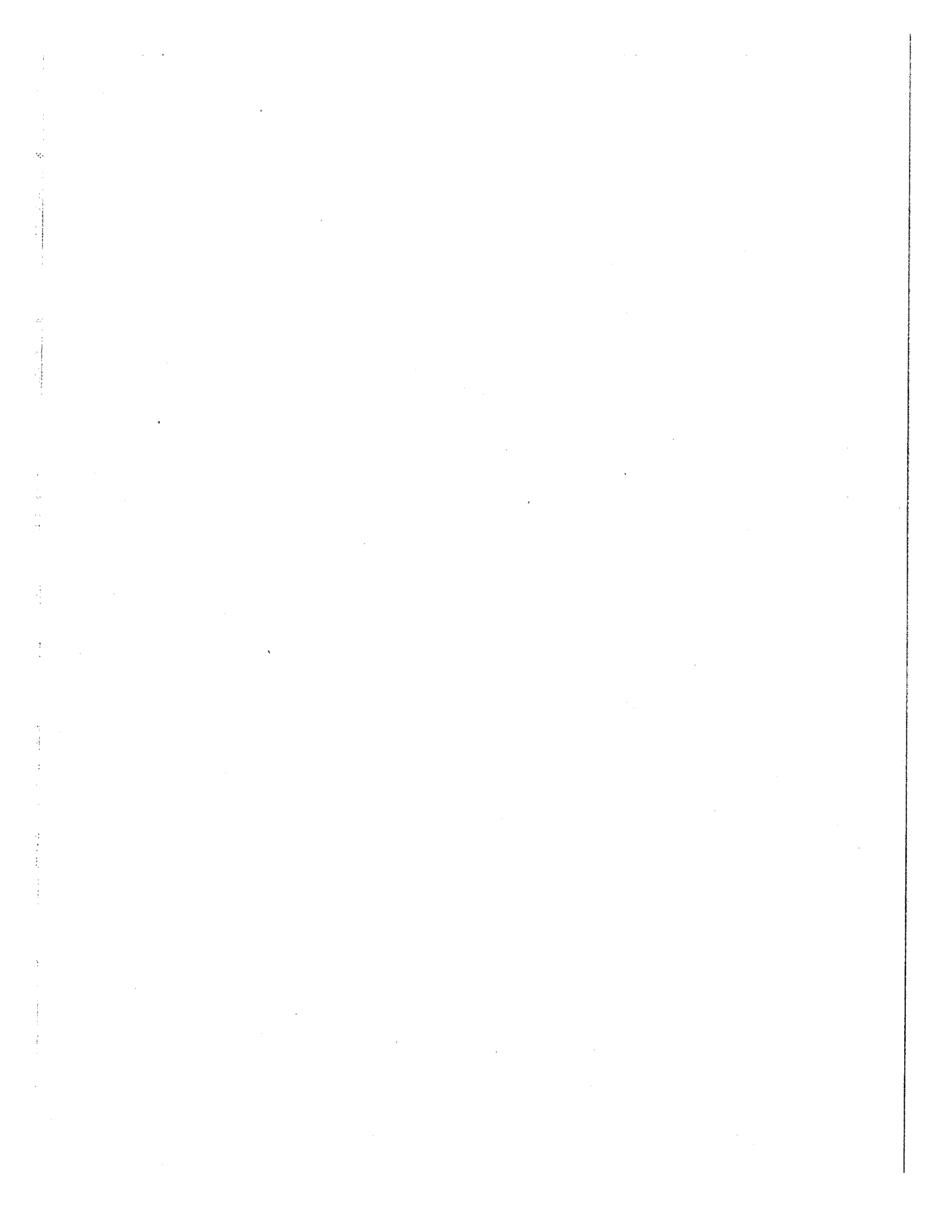
- 4.) That certain parcel described in Official Records Book 31102, Page 415 of the public records of Broward County, Florida, said lands being more particularly described as Tract 44, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 53, of the public records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 5.) That certain parcel described in Official Records Book 48262, Page 1072 of the public records of Broward County, Florida, said lands being more particularly described as the East 198 feet of the South 220 feet of Tract 51, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 53, of the public records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 6.) That certain parcel described in Official Records Book 38733, Page 66 of the public records of Broward County, Florida, said lands being more particularly described as Tract 42, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 53, of the public records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 7.) That certain parcel described in Official Records Book 40910, Page 613 of the public records of Broward County, Florida, said lands being more particularly described as Tract 39, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, page 53, of the public records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 8.) A portion of Tract 41, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at page 53, of the public records of Palm Beach County, FL, more particularly described as follows:

Commencing at the Southwest corner of said Tract 41, thence Easterly, along the South line of said Tract 41 to the Southwest corner of that certain parcel described in Official Records Book 45688, Page 981, of the public records of Broward County, Florida, said Southwest corner being the POINT OF BEGINNING; thence, along the West line of that said certain parcel the following three (3) courses: (1) Northerly, 220 feet; thence (2) Northeasterly 137.91 feet; thence (3) Northerly 345.82 feet to a point on the North line of said Tract 41; thence Easterly, along said North line of said Tract 41 to the Northeast corner of "CASA PINNELL", according to the plat thereof, as recorded in Plat Book 178, page 9, of the public records of Broward County, Florida; thence along the East line of said "CASA PINNELL" and the East line of said Tract 41 to the South line of said Tract 41; thence Westerly, along said South line of Tract 41 to the POINT OF BEGINNING.



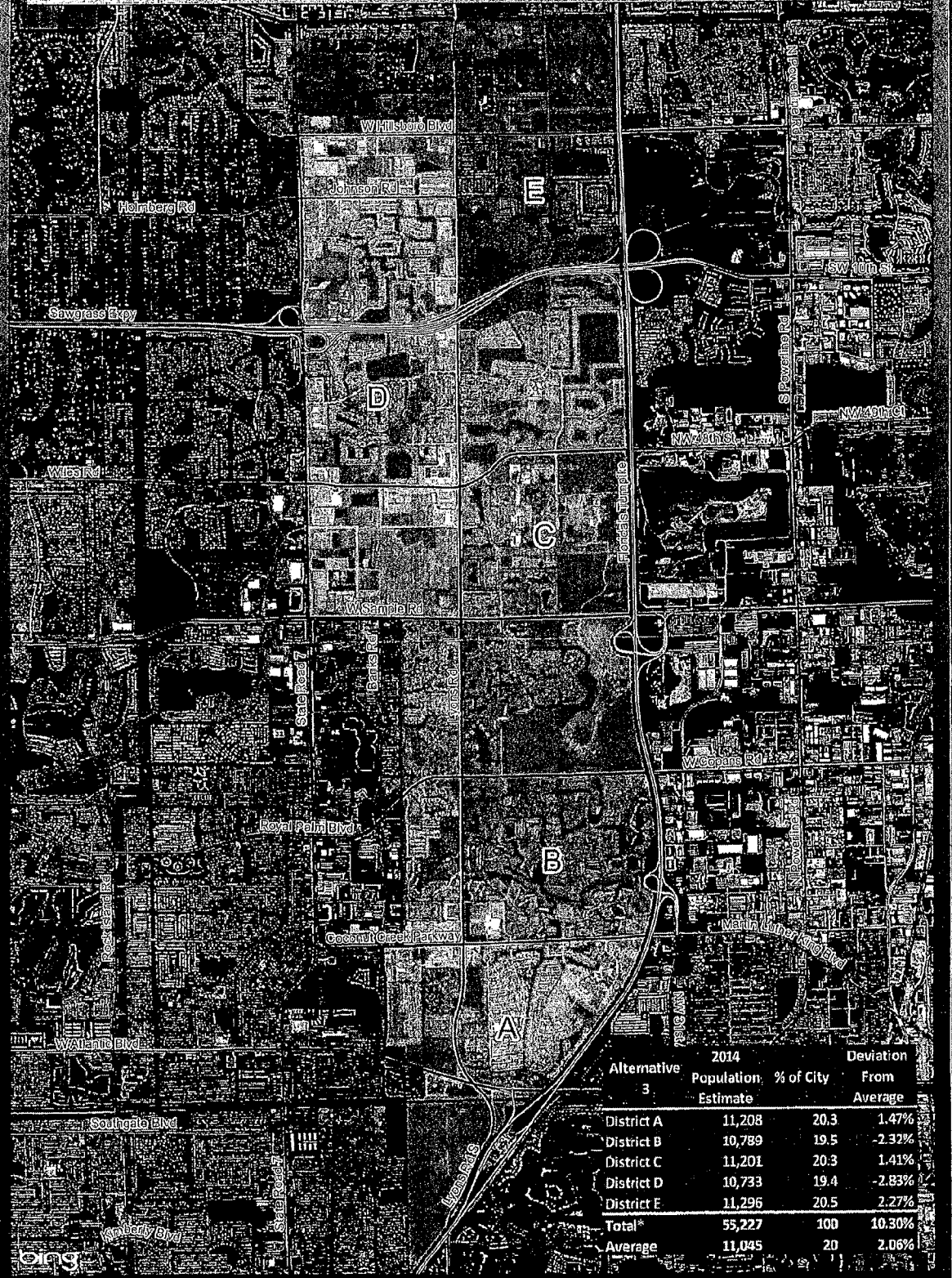
TOGETHER WITH any future annexations that lie between the South limits of this District "E" and the Palm Beach County line which occur prior to the next Redistricting Committee formation and recommendation.

Z:\Projects\16144 Coconut Creek\00\survey\22013\09-2013 revised voting districts\





# Commission Disticts Alternative 3

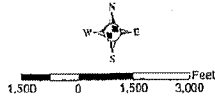
## City of Coconut Creek: March 2014



Alternative 3	2014		Deviation From Average
	Population Estimate	% of City	
District A	11,208	20.3	1.47%
District B	10,789	19.5	-2.32%
District C	11,201	20.3	1.41%
District D	10,733	19.4	-2.83%
District E	11,296	20.5	2.27%
<b>Total*</b>	<b>55,227</b>	<b>100</b>	<b>10.30%</b>
<b>Average</b>	<b>11,045</b>	<b>20</b>	<b>2.06%</b>

Revision Date: 8/06/2013  
 Contact: James Gammack-Clark  
 Filename: CC Alternative 3.mxd  
 Sources: Census 2010 Redistricting Data,  
 U.S. Census Bureau,  
 FAU Department of Geosciences

 Coconut Creek  
 Commission Districts



City of Coconut Creek  
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 Coconut Creek, FL 33063  
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