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An act relating to the City of Coconut Creek, Broward County; extending and enlarging the corporate limits of the City of Coconut Creek to include specified unincorporated lands within said corporate limits; redefining city limits; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. The present corporate limits of the City of Coconut Creek, Broward County, Florida, are hereby extended and enlarged so as to include, in addition to the territory presently within its corporate limits, a portion of Sections 5 and 6, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

DISTRICT 1

DESCRIPTION

That portion of Sections 5 and 6, Township 49 South, Range 42 East, Broward County, Florida, lying South of the South Right-of-Way of the C-14 Canal (Pompano Canal), East of the West line of the East one-quarter of said Section 6, and Northwesterly of the Northwesterly Right-of-Way of the Sunshine State Parkway, being more particularly described as follows:

1 BEGINNING at the intersection of the
2 Northwesterly Right-of-Way of the Sunshine
3 State Parkway with the South Right-of-Way of
4 the C-14 Canal (Pompano Canal);
5
6 THENCE Southwesterly along said Northwesterly
7 Right-of-Way of the Sunshine State Parkway to
8 the West line of the East one-quarter of said
9 Section 6,
10
11 THENCE Northerly along said West line to the
12 South Right-of-Way of the C-14 Canal (Pompano
13 Canal);
14
15 THENCE Easterly along said South Right-of-Way
16 to the Northwesterly Right-of-Way of the
17 Sunshine State Parkway and the POINT OF
18 BEGINNING.
19
20 Said lands situate in Broward County, Florida
21 and containing 250 acres more or less.
22
23 The above-described property is designated as
24 Parks and Recreation and the Coconut Creek Land
25 Use Plan is hereby amended to include said
26 property and to reflect said designation. Said
27 property is hereby zoned P Parks and Recreation
28 District pursuant to Section 13-353 of the
29 Coconut Creek Land Development Code as same
30 exists on the effective date of this act.
31

1 Section 2. THEREFORE, the redefined city limits of
2 Coconut Creek including this and all previous annexations and
3 deannexations, shall be as follows:

4
5 DESCRIPTION

6
7 That portion of Section 36, Township 47 South,
8 Range 41 East, Sections 31 and 32, Township 47
9 South, Range 42 East, Section 1, Township 48
10 South, Range 41 East, Sections 5, 6, 7, 8, 17,
11 18, 19, 20, 21, 28, 29, 30, 31, and 32,
12 Township 48 South, Range 42 East, and Sections
13 5 and 6, Township 49 South, Range 42 East,
14 Broward County, Florida described as follows:

15
16 BEGINNING at the intersection of the South
17 Right-of-Way of the Hillsboro Canal with the
18 West Right-of-Way of the Sunshine State
19 Parkway;

20
21 THENCE Southerly and Southwesterly along said
22 West Right-of-Way to the West line of the East
23 one-quarter (E 1/4) of Section 6, Township 49
24 South, Range 42 East;

25
26 THENCE Northerly along said West line to the
27 North line of said Section 6;

28
29 THENCE Easterly along said North line to the
30 Southerly extension of the West line of the
31 East 50.00 feet of Tract 31, Block 94, PALM

1 BEACH FARMS CO. PLAT NO. 3, according to the
2 plat thereof as recorded in Plat Book 2, Pages
3 45 through 54, inclusive, of the Public Records
4 of Palm Beach County, Florida;
5
6 THENCE Northerly along said Southerly extension
7 and said West line to the Northerly
8 Right-of-Way of State Road No. 814 (West
9 Atlantic Boulevard);
10
11 THENCE Northwesterly along said Northerly
12 Right-of-Way to the West line of the East
13 One-Half (E 1/2) of Tract 26, said Block 94;
14
15 THENCE Northerly along said West line to the
16 South line of Tract 21, said Block 94;
17
18 THENCE Westerly along said South line to the
19 centerline of Banks Road;
20
21 THENCE Northerly along the centerline of Banks
22 Road to the South line of a 110 foot
23 Right-of-Way known as State Road No. 912
24 (Coconut Creek Parkway);
25
26 THENCE South 89°49'20" West along said South
27 Right-of-Way, a distance of 97.85 feet;
28
29 THENCE North 00°10'40" West, a distance of
30 110.00 feet to a point on the South line of
31 Parcel "A", CENTRAL PARK OF COMMERCE, as

1 recorded in Plat Book 119, Page 27, of the
2 Public Records of Broward County, Florida;
3
4 THENCE North 45°15'02" East, along said South
5 line, a distance of 49.13 feet;
6
7 THENCE North 89°18'51" East, a distance of
8 118.03 feet to the South line of Parcel "B",
9 said CENTRAL PARK OF COMMERCE;
10
11 THENCE South 44°44'58" East, along said South
12 line, a distance of 49.86 feet to the North
13 Right-of-Way of said State Road No. 912
14 (Coconut Creek Parkway);
15
16 THENCE Easterly along said North Right-of-Way
17 to the Southwest corner of Tract 46, Block 93,
18 said PALM BEACH FARMS CO. PLAT NO. 3;
19
20 THENCE Northerly along the West line of Tracts
21 46, 39, 34, 27, 22, 15, 10, and 3, Block 93 and
22 their extensions and Tracts 98, 82, 71, 54, 43,
23 26, 18, and 3, Block 90, and their extension
24 said PALM BEACH FARMS CO. PLAT NO. 3 to the
25 South Right-of-Way of Sample Road, being 53.00
26 feet South of the North line of Section 19,
27 Township 48 South, Range 42 East;
28
29 THENCE Westerly along said South Right-of-Way
30 to the East Right-of-Way of State Road NO. 7
31 (U.S. 441);

1
2 THENCE Northerly along said East Right-of-Way
3 to the Easterly extension of the North line of
4 Section 12, Township 48 South, Range 41 East;
5
6 THENCE Westerly along said North line to the
7 West Right-of-Way of said State Road No. 7
8 (U.S. 441) as shown on Florida Department of
9 Transportation Right-of-Way Map Section
10 86100-2507 dated October 1, 1971 and revised
11 through 1981;
12
13 THENCE Northerly along said Right-of-Way line
14 to the South Right-of-Way line of the Hillsboro
15 Canal in Section 31, Township 47 South, Range
16 42 East;
17
18 THENCE Easterly along the South line of
19 Hillsboro Canal Right-of-Way to the East
20 Right-of-Way of State Road No. 7;
21
22 THENCE Southerly along said East Right-of-Way
23 line to an intersection with the South line of
24 the plat of Hillsboro Pines Section "A", as
25 recorded in Plat Book 42, Page 22, of the
26 Public Records of Broward County, Florida;
27
28 THENCE Easterly along said South line to the
29 Northwest corner of the plat of Hillsboro Pines
30 Section "D" as recorded in Plat Book 87, Page
31

1 18, of the Public Records of Broward County,
2 Florida;
3
4 THENCE Southerly along the West line of said
5 plat to the North line of Tract 59 of Block 82;
6
7 THENCE East along the North lines of Tracts 59,
8 60, 61 and 62, Block 82 aforesaid plat of Palm
9 Beach Farms Co. Plat No. 3 to the Northwest
10 corner of said Tract 83;
11
12 THENCE South along the West lines of Tracts 63,
13 and 78, Block 82 to the Northwest corner of
14 Tract 87, Block 82;
15
16 THENCE East along the North lines of Tracts 87,
17 88, 89 and 90, Block 82; of said plat to the
18 Southwest corner of Tract 71, Block 82;
19
20 THENCE North along the West line of said Tract
21 71, to the South Right-of-Way line of a 60 foot
22 road reservation known as Northwest 74th Place;
23
24 THENCE Westerly along said South Right-of-Way
25 line to a point lying 56.82 feet East of the
26 West line of Tract 74, Block 82;
27
28 THENCE North 00°54'04" West, a distance of
29 193.48 feet;
30
31

1 THENCE North 18°41'02" East, a distance of
2 387.93 feet;
3
4 THENCE North 00°54'04" West, a distance of
5 1000.53 feet to a point lying on the South
6 Right-of-Way of the Hillsboro Canal;
7
8 THENCE Easterly along said South Right-of-Way
9 to a point lying on the Easterly Right-of-Way
10 of Lyons Road;
11
12 THENCE Southerly along the Easterly
13 Right-of-Way of Lyons Road to a point lying on
14 the centerline of Northwest 74th Street;
15
16 THENCE Easterly along said centerline of
17 Northwest 74th Street to the Northerly
18 extension of the East line of Tract 47 of Block
19 83;
20
21 THENCE Southerly along the East line of Tracts
22 47 and 49 of Block 83 and the Southerly
23 extension thereof to the centerline of a 50.00
24 foot road reservation known as Northwest 71st
25 Street;
26
27 THENCE Easterly along the centerline of
28 Northwest 71st Street to the Southerly
29 extension of West line of Tract 52, Block 83;
30
31

1 THENCE Northerly along the West line of said
2 Tract 52 to the Northwest corner of said Tract
3 52, Block 83;

4
5 THENCE Easterly along the North line of said
6 Tract 52 to the West Right-of-Way line of
7 Northwest 39th Avenue as shown on the plat
8 "Adios Plat" as recorded in Plat Book 113, Page
9 24, of the public records of Broward County,
10 Florida in Block 83 of said Palm Beach Farms
11 Co. Plat No. 3;

12
13 THENCE Northerly along said West Right-of-Way
14 of Northwest 39th Avenue to the South
15 Right-of-Way of the Hillsboro Canal in Section
16 32, Township 47 South, Range 42 East;

17
18 THENCE Easterly along the South Right-of-Way of
19 the Hillsboro Canal to the West Right-of-Way of
20 the Sunshine State Parkway and the POINT OF
21 BEGINNING.

22
23 Said lands situate in Broward County, Florida.

24
25 Section 3. On the effective date of this act the City
26 of Coconut Creek shall be responsible for and embodied with
27 all municipal powers granted in chapter 166, Florida Statutes,
28 over territory hereby annexed.

29 Section 4. Nothing in this act shall be construed to
30 affect or abrogate the rights of parties to any contracts,
31 whether the same be between Broward County and a third party

1 or between nongovernmental entities, which contracts are in
2 effect prior to the effective date of annexation.

3 Section 5. Nothing in this act shall be construed to
4 affect the current corporate limits of the City of Margate.

5 Section 6. This act shall take effect October 1, 1997.

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