

By Representative Ritter

1                                   A bill to be entitled  
 2           An act relating to the City of Coral Springs,  
 3           Broward County; extending and enlarging the  
 4           corporate limits of the City of Coral Springs  
 5           to include specified unincorporated lands  
 6           within said corporate limits; providing for  
 7           land use and zoning designations; providing an  
 8           effective date.

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

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 12           Section 1. The present corporate limits of the City of  
 13 Coral Springs, Broward County, Florida, are hereby extended  
 14 and enlarged so as to include, in addition to the territory  
 15 presently within its corporate limits, the area particularly  
 16 described as follows:

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 18                   Sawgrass Center as recorded in Plat Book 135,  
 19                   at Page 18 of the Public Records of Broward  
 20                   County, Florida, together with the right-of-way  
 21                   for Coral Ridge Drive, as recorded in Official  
 22                   Record Book 15092, Page 729 of the Public  
 23                   Records of Broward County, Florida, lying  
 24                   adjacent thereto and being more specifically  
 25                   described as: A portion of Tract 22, Section 5,  
 26                   Township 48 South, Range 41 East, as recorded  
 27                   in Plat Book 1, Page 102, of the Public Records  
 28                   of Palm Beach County, Florida, more  
 29                   particularly described as follows: Commencing  
 30                   at the Southeast corner of said Tract 22;  
 31                   thence North 89°37'54" West along the South

1 boundary of said Tract 22, a distance of 62.11  
2 feet to a point on the West line of Parcel  
3 301-A of the Sawgrass Expressway right-of-way  
4 at Coral Ridge Drive; thence North 09°57'41"  
5 East along said West line, a distance of 11.14  
6 feet to the point of beginning of this  
7 dedication; continuing thence North 09°57'41"  
8 East along said West line of Parcel 301-A, a  
9 distance of 37.34 feet; thence North 00°50'37"  
10 West, along said West line on and along a line  
11 parallel with and 53.00 feet West of the East  
12 line of said Tract 22, a distance of 348.19  
13 feet; thence North 89°09'23" East, a distance  
14 of 53.00 feet to a point on the East line of  
15 said Tract 22; thence North 00°50'37" West  
16 along the East line of said Tract 22, a  
17 distance of 428.07 feet to the Northeast corner  
18 of said Tract 22; thence North 89°43'37" West  
19 along the North line of said Tract 22, a  
20 distance of 60.00 feet; thence South 00°50'37"  
21 East, a distance of 814.11 feet to the point of  
22 beginning. Said land situate in Broward County,  
23 Florida.

24 Section 2. All public roads and the public  
25 rights-of-way associated therewith, lying within the limits of  
26 the lands subject to annexation herein, as described in  
27 section 1, are transferred from Broward County jurisdiction to  
28 the jurisdiction of the annexing municipality except for Coral  
29 Ridge Drive.

30 Section 3. Nothing contained in this special act shall  
31 be construed to limit or affect the binding legal effect of

1 that certain Pre-Annexation Agreement entered into by and  
2 among the City of Coral Springs, Stor-All, Ltd., Paradise/BVT  
3 Sawgrass Associates, U.S. Retail Income Fund, VII, Limited  
4 Partnership, First Union Bank, and N. Coral Gas, Ltd., dated  
5 November 1, 2000, related to the annexation and development of  
6 Sawgrass Center.

7 Section 4. On the effective date of this act, the area  
8 annexed shall be subject to the development regulations of the  
9 annexing municipality and subject to that certain  
10 Pre-Annexation Agreement referenced in section 3. In addition,  
11 for the annexed area, on the effective date of this act the  
12 City of Coral Springs Land Use Plan Map for the area annexed  
13 shall be hereby designated as Commercial, which is consistent  
14 with the Broward County Land Use Plan Map.

15 Section 5. On the effective date of this act, the area  
16 annexed shall be hereby zoned to the B-3 zoning category of  
17 the annexing municipality. The annexing municipality shall not  
18 be required to submit a comprehensive plan amendment, nor  
19 shall the annexing municipality be required to rezone the area  
20 annexed, pursuant to Florida Statutes.

21 Section 6. In the future, nothing shall preclude the  
22 annexing municipality from amending by ordinance its Land Use  
23 Plan Map and its zoning classification of the annexed area,  
24 subject to the provisions of law and that certain  
25 Pre-Annexation Agreement referenced in section 3.

26 Section 7. On the effective date of this act, the City  
27 of Coral Springs shall be responsible for and embodied with  
28 all municipal powers granted in chapter 166, Florida Statutes,  
29 over territory hereby annexed.

30 Section 8. Nothing in this chapter shall be construed  
31 to affect or abrogate the rights of parties to any contracts,

1 whether the same be between Broward County and a third party  
2 or between nongovernmental entities, which contracts are in  
3 effect prior to the effective date of annexation.

4           Section 9. This act shall take effect September 15,  
5 2001.

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