

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 that
7 current land use designations and zonings may
8 not be changed under specified circumstances;
9 prohibiting the annexation of the specified
10 lands prior to the effective date of the
11 annexation; providing an effective date.

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

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

20
21 Sawgrass Center as recorded in Plat Book 135,
22 at Page 18 of the Public Records of Broward
23 County, Florida, together with the right-of-way
24 for Coral Ridge Drive, as recorded in Official
25 Record Book 15092, Page 729 of the Public
26 Records of Broward County, Florida, lying
27 adjacent thereto and being more specifically
28 described as: A portion of Tract 22, Section 5,
29 Township 48 South, Range 41 East, as recorded
30 in Plat Book 1, Page 102, of the Public Records
31 of Palm Beach County, Florida, more

1 particularly described as follows: Commencing
 2 at the Southeast corner of said Tract 22;
 3 thence North 89°37'54" West along the South
 4 boundary of said Tract 22, a distance of 62.11
 5 feet to a point on the West line of Parcel
 6 301-A of the Sawgrass Expressway right-of-way
 7 at Coral Ridge Drive; thence North 09°57'41"
 8 East along said West line, a distance of 11.14
 9 feet to the point of beginning of this
 10 dedication; continuing thence North 09°57'41"
 11 East along said West line of Parcel 301-A, a
 12 distance of 37.34 feet; thence North 00°50'37"
 13 West, along said West line on and along a line
 14 parallel with and 53.00 feet West of the East
 15 line of said Tract 22, a distance of 348.19
 16 feet; thence North 89°09'23" East, a distance
 17 of 53.00 feet to a point on the East line of
 18 said Tract 22; thence North 00°50'37" West
 19 along the East line of said Tract 22, a
 20 distance of 428.07 feet to the Northeast corner
 21 of said Tract 22; thence North 89°43'37" West
 22 along the North line of said Tract 22, a
 23 distance of 60.00 feet; thence South 00°50'37"
 24 East, a distance of 814.11 feet to the point of
 25 beginning. Said land situate in Broward County,
 26 Florida.

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

3 Section 3. Nothing contained in this special act shall
4 be construed to limit or affect the binding legal effect of
5 that certain Pre-Annexation Agreement entered into by and
6 among the City of Coral Springs, Stor-All, Ltd., Paradise/BVT
7 Sawgrass Associates, U.S. Retail Income Fund, VII, Limited
8 Partnership, First Union Bank, and N. Coral Gas, Ltd., dated
9 November 1, 2000, related to the annexation and development of
10 Sawgrass Center.

11 Section 4. On the effective date of this act, the area
12 annexed shall be subject to the development regulations of the
13 annexing municipality and subject to that certain
14 Pre-Annexation Agreement referenced in section 3.

15 Section 5. Upon annexation into a municipality, the
16 following shall govern the areas described in Section 1: for
17 any use, building, or structure that is legally in existence
18 at the time the area described in Section 1. becomes a part of
19 the municipality, such use shall not be made a prohibited use
20 by the municipality, on the property of said use, for as long
21 as the use shall continue and is not voluntarily abandoned.

22 Section 6. Subsequent to the effective date of this
23 act, no change in land use designation or zoning shall be
24 effective within the limits of the lands subject to annexation
25 herein until the area described in Section 1 has been annexed
26 into the municipality, and no annexation by any municipality
27 shall occur during the period between the effective date of
28 this act and the effective date of the annexation.

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

3 Section 8. Nothing in this chapter shall be construed
4 to affect or abrogate the rights of parties to any contracts,
5 whether the same be between Broward County and a third party
6 or between nongovernmental entities, which contracts are in
7 effect prior to the effective date of annexation.

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

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