



HB 1549

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A bill to be entitled  
An act relating to the Cities of Coconut Creek and  
Parkland, Broward County; clarifying and delineating the  
common boundaries between the respective municipalities;  
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 and the City of Parkland, Broward County, are  
hereby extended or contracted in conformance with the following  
legal description:

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

BEGINNING at the intersection of the centerline of the  
Hillsboro Canal with the West Right-of-Way of the  
Sunshine State Parkway;

THENCE Southerly and Southwesterly along said West  
Right-of-Way 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



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31 line of said Section 6;

32  
 33 THENCE Easterly along said North line to the Southerly  
 34 extension of the West line of the East 50.00 feet of  
 35 Tract 31, Block 94, PALM BEACH FARMS CO. PLAT NO. 3,  
 36 according to the plat thereof as recorded in Plat Book  
 37 2, Pages 45 through 54 inclusive, of the Public  
 38 Records of Palm Beach County, Florida;

39  
 40 THENCE Northerly along said Southerly extension and  
 41 said West line to the Northerly Right-of-Way of State  
 42 Road No. 814 (West Atlantic Boulevard);

43  
 44 THENCE Northwesterly along said Northerly Right-of-Way  
 45 to the West line of the East One-Half (E 1/2) of Tract  
 46 26, said Block 94;

47  
 48 THENCE Northerly along said West line to the South  
 49 line of Tract 21, said Block 94;

50  
 51 THENCE Westerly along said South line to the  
 52 centerline of Banks Road;

53  
 54 THENCE Northerly along the centerline of Banks Road to  
 55 the South line of a 110 foot Right-of-Way known as  
 56 State Road No. 912 (Coconut Creek Parkway);

57  
 58 THENCE South 89°-49'20" West along said South Right-  
 59 of-Way, a distance of 97.85 feet;

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61           THENCE North 00°-10'40" West, a distance of 110.00  
 62           feet to a point on the South line of Parcel "A",  
 63           CENTRAL PARK OF COMMERCE, as recorded in Plat Book  
 64           119, Page 27, of the Public Records of Broward County,  
 65           Florida;

66  
 67           THENCE North 45°-15'02" East, along said South line, a  
 68           distance of 49.13 feet;

69  
 70           THENCE North 89°-18'51" East, a distance of 118.03  
 71           feet to the South line of Parcel "B", said CENTRAL  
 72           PARK OF COMMERCE;

73  
 74           THENCE South 44°-44'58" East, along said South line, a  
 75           distance of 49.86 feet to the North Right-of-Way of  
 76           said State Road No. 912 (Coconut Creek Parkway);

77  
 78           THENCE Easterly along said North Right-of-Way to the  
 79           Southwest corner of Tract 46, Block 93, said PALM  
 80           BEACH FARMS CO. PLAT NO. 3;

81  
 82           THENCE Northerly along the West line of Tracts 46, 39,  
 83           34, 27, 22, 15, 10, and 3, Block 93 and their  
 84           extensions and Tracts 98, 82, 71, 54, 43, 26, 18, and  
 85           3, Block 90, and their extension said PALM BEACH FARMS  
 86           CO. PLAT NO. 3 to the South Right-of-Way of Sample  
 87           Road, being 53.00 feet South of the North Line of  
 88           Section 19, Township 48 South, Range 42 East;

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90           THENCE Westerly along said South Right-of-Way to the  
 91           East Right-of-Way of State Road No. 7 (U.S. 441);  
 92

93           THENCE continuing Westerly along the Westerly  
 94           extension of said South Right-of-Way to the  
 95           intersection of the East edge concrete barrier wall of  
 96           the State Road 7 / Sample Road overpass;  
 97

98           THENCE North 00°00'41" West along said East edge of  
 99           the East concrete barrier wall to the Northeast corner  
 100          of said East concrete barrier wall;  
 101

102          THENCE South 88°59'10" West, a distance of 19.95 feet  
 103          to a point on the Eastern most Northbound lane edge  
 104          line of State Road 7;  
 105

106          THENCE North 00°28'09" West along said lane edge line  
 107          and its Northerly extension, a distance of 1564.03  
 108          feet;  
 109

110          THENCE North 01°02'15" West along said lane edge line,  
 111          a distance of 1008.15 feet;  
 112

113          THENCE North 01°34'22" West along said lane edge line,  
 114          a distance of 435.62 feet;  
 115

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



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120 88°42'18" East;

121  
 122 THENCE Northerly along said lane edge line and the arc  
 123 of said curve through a central angle of 05°23'19", an  
 124 arc distance of 806.66 feet to a point of reverse  
 125 curvature of a non-tangent circular curve concave  
 126 Easterly, having a radius of 7350.40 feet and a radial  
 127 bearing of South 82°31'27" West;

128  
 129 THENCE Northerly along said lane edge line and the arc  
 130 of said curve through a central angle of 06°37'19", an  
 131 arc distance of 849.51 feet to a point of non-  
 132 tangency;

133  
 134 THENCE North 00°24'07" West along said lane edge line,  
 135 a distance of 593.04 feet to a point on the North line  
 136 of Section 12, Township 48 South, Range 41 East;

137  
 138 ~~THENCE Westerly along said North line to the West~~  
 139 ~~Right-of-Way of said State Road No. 7 (U.S. 441) as~~  
 140 ~~shown on Florida Department of Transportation Right-~~  
 141 ~~of-Way Map Section 86100-2507 dated October 1, 1971~~  
 142 ~~and revised through 1981;~~

143  
 144 ~~THENCE Northerly along said Right-of-Way line to the~~  
 145 ~~South Right-of-Way line of Hillsboro Canal in Section~~  
 146 ~~31, Township 47 South, Range 42 East;~~

147  
 148 THENCE Westerly along said North line to the  
 149 intersection with the West edge line of the Westerly



150 most Southbound through lane of State Road 7 (U.S.  
 151 441);

152  
 153 THENCE Northerly along said West edge line of the  
 154 Westerly most Southbound through lane the following  
 155 sixteen (16) courses and distances;

156  
 157 1. North 00°44'02" West , a distance of 449.31 feet;

158  
 159 2. North 06°13'19" East , a distance of 36.01 feet;  
 160 to a point on the arc of a non tangent curve concave  
 161 to the East, having a radius of 8021.09 feet and a  
 162 radial bearing of North 88°57'38" West;

163  
 164 3. Northerly on the arc of said curve through a  
 165 central angle of 01°47'16", an arc distance of 250.28  
 166 feet to a point of compound curvature of a non-tangent  
 167 curve concave to the East, having a radius of 7140.52  
 168 feet and a radial bearing of North 87°10'20" West;

169  
 170 4. Northerly on the arc of said curve through a  
 171 central angle of 01°43'32", an arc distance of 215.05  
 172 feet to a point of non-tangency;

173  
 174 5. North 05°00'54" East , a distance of 218.12 feet  
 175 to a point on the arc of a non tangent curve concave  
 176 to the West, having a radius of 8169.93 feet and a  
 177 radial bearing of South 85°14'26" East;

178



- 179     6. Northerly on the arc of said curve through a
- 180     central angle of 02°58'11", an arc distance of 423.46
- 181     feet to a point of compound curve with a tangent curve
- 182     concave to the West, having a radius of 9130.55 feet;
- 183
- 184     7. Northerly on the arc of said curve through a
- 185     central angle of 03°01'48", an arc distance of 482.86
- 186     feet to a point of tangency;
- 187
- 188     8. North 01°14'26" West , a distance of 260.28 feet;
- 189
- 190     9. North 01°17'05" West , a distance of 1,149.82
- 191     feet;
- 192
- 193     10. North 00°48'03" West, a distance of 101.88 feet
- 194     to a point of curvature of a tangent curve concave to
- 195     the West having a radius of 11,761.98 feet;
- 196
- 197     11. Northerly on the arc of said curve through a
- 198     central angle of 02°16'32", an arc distance of 467.14
- 199     feet to a point of non-tangency;
- 200
- 201     12. North 03°05'23" West , a distance of 1,245.75
- 202     feet;
- 203
- 204     13. North 02°07'50" West , a distance of 226.10 feet;
- 205
- 206     14. North 03°33'21" West , a distance of 597.06 feet
- 207     to a point of curvature of a tangent curve concave to
- 208     the East having a radius of 21,064.02 feet;



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15. Northerly on the arc of said curve through a central angle of 02°10'34", an arc distance of 800.02 feet to a point of tangency;

16. North 01°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 Easterly along the South line of Hillsboro Canal Right-of-Way to the East Right-of-Way of State Road No. 7;

THENCE Southerly along said East Right-of-Way line to an intersection with the South line of the plat of Hillsboro Pines Section "A", 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 the plat of Hillsboro Pines Section "D" as recorded in Plat Book 87, Page 18, of the Public Records of Broward County, Florida;

THENCE Southerly along the West line of said plat to the North line of Tract 59 of Block 82;

THENCE East along the North lines of Tracts 59, 60, 61, and 62, Block 82 aforesaid plat of PALM BEACH





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239 FARMS CO. PLAT NO. 3 to the Northwest corner of said  
 240 Tract 83;  
 241  
 242 THENCE South along the West lines of Tracts 63, and  
 243 78, Block 82 to the Northwest corner of Tract 87,  
 244 Block 82;  
 245  
 246 THENCE East along the North lines of Tracts 87, 88, 89  
 247 and 90, Block 82, of said plat to the Southwest corner  
 248 of Tract 71, Block 82;  
 249  
 250 THENCE North along the West line of said Tract 71, to  
 251 the South Right-of-Way line of a 60 foot road  
 252 reservation known as Northwest 74th Place;  
 253  
 254 THENCE Westerly along said South Right-of-Way line to  
 255 a point lying 56.82 feet East of the West line of  
 256 Tract 74, Block 82;  
 257  
 258 THENCE North 00°-54'04" West, a distance of 193.48  
 259 feet;  
 260  
 261 THENCE North 18°-41'02" East, a distance of 387.93  
 262 feet;  
 263  
 264 THENCE North 00°-54'04" West, a distance of 1000.53  
 265 feet to a point on the South Right-of-Way line of the  
 266 Hillsboro Canal;  
 267  
 268 THENCE Easterly along said South Right-of-Way to a



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269 point lying on the East Right-of-Way of Lyons Road;  
 270  
 271 THENCE Southerly along the East Right-of-Way of Lyons  
 272 Road to a point on the south line of Tract 25, Block  
 273 83 which is coincident with the North line of a 30'  
 274 wide Right-of-Way known as Northwest 79th Court, both  
 275 as platted in PALM BEACH FARMS CO. PLAT NO. 3, Plat  
 276 Book 2, Pages 45-54, Public Records of Palm Beach  
 277 County; Florida  
 278  
 279 THENCE Easterly at a bearing of North 89°-34'58" East  
 280 along the North side of said Northwest 79th Court to a  
 281 line parallel with and 322.5 feet West of the East  
 282 line of said Tract 25;  
 283  
 284 THENCE Northerly along said parallel line to the  
 285 centerline of the Hillsboro Canal, also being the  
 286 boundary of Broward County;  
 287  
 288 THENCE Easterly along said centerline and said  
 289 boundary to said East line of Tract 25;  
 290  
 291 THENCE continue Easterly along said centerline and  
 292 said boundary  
 293  
 294 THENCE at a bearing of North 89°-33'27" East for  
 295 483.85 feet;  
 296  
 297 THENCE continuing Easterly along said centerline at a  
 298 bearing of North 89°-37'32" East for approximately



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299 1292.09 feet to the Northerly extension of the East  
 300 line of the West one-half (W 1/2) of Tract 28, Block  
 301 83 of the aforesaid PALM BEACH FARMS CO. PLAT NO. 3;  
 302  
 303 THENCE Southerly along the Northerly extension of the  
 304 East line and the East line of the West one-half (W  
 305 1/2) of Tracts 28 and 29, Block 83 including the  
 306 extension across platted but unnamed 30' Right-of-Way  
 307 between said tracts for a distance of approximately  
 308 1125.0 feet;  
 309  
 310 THENCE Westerly along the South line of the West one-  
 311 half (W 1/2) of Tract 29 for approximately 455.0 feet  
 312 to the Southwest corner being one in the same with the  
 313 Northeast corner of Tract 38;  
 314  
 315 THENCE Southerly along the East line of Tract 38 and  
 316 the Southerly extension of said east line for  
 317 approximately 675.0 feet to the centerline of a 30'  
 318 Right-of-Way known as Northwest 74th Street.  
 319  
 320 THENCE Westerly along said center line for  
 321 approximately 280.0 feet to a point on the Southerly  
 322 extension of a line 50' East of and parallel to the  
 323 West line of Tract 28.  
 324  
 325 THENCE Northerly along said parallel line of Tract 38  
 326 for approximately 675 feet to a point on the North  
 327 line of Tract 38 and on the south line of the North  
 328 Broward School Plat.



329  
 330           THENCE South 89°-36'39" West for 330.0 feet along the  
 331           South plat line;

332  
 333           THENCE South 00°-53'39" East for 675.70 feet to the  
 334           centerline of Northwest 74th Street;

335  
 336           THENCE South 89°-36'39" West for 50 feet along  
 337           centerline;

338  
 339           THENCE North 00°-53'39" West for 675.70 feet;

340  
 341           THENCE South 89°-36'39" West for 1320.17 feet along  
 342           the South plat line to the Easterly Right-of-Way of  
 343           Lyons Road;

344  
 345           THENCE Southerly along the Easterly Right-of-Way of  
 346           Lyons Road to a point lying on the centerline of  
 347           Northwest 74th Street;

348  
 349           THENCE Easterly along said centerline of Northwest  
 350           74th Street to the point of intersection with the  
 351           Northerly extension of the East line of SABAL PINES,  
 352           as recorded in Plat Book 138, Page 37, Public Records  
 353           of Broward County, Florida;

354  
 355           THENCE Southerly along said East line and Northerly  
 356           extension, a distance of 1336 feet to the Southeast  
 357           corner of said SABAL PINES and the southwest corner of  
 358           Tract 51 of said Block 83;



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THENCE Easterly along the South line of Tracts 51 and 50 of said Block 83 an approximate distance of 984 feet;

THENCE Northerly along a line parallel to the West line of COCONUT POINT as recorded in plat book 164, Page 27, Public Records of Broward County, Florida an approximate distance of 220 feet;

THENCE Easterly along a line parallel with the South line of said Tract 50 an approximate distance of 198 feet;

THENCE Southerly along a line parallel with the West line of said COCONUT POINT an approximate distance of 138 feet to a point on said West line of COCONUT POINT;

THENCE Northerly along said West line, a distance of 660 feet to the Northwest corner of said COCONUT POINT;

THENCE Easterly along the North line of said COCONUT POINT, to the Southwest corner of Tract 41 of said Block 83;

THENCE Northerly along the West line of said Tract 41 to the Northwest corner of said Tract 41;



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389           THENCE on an assumed bearing of North, perpendicular  
 390           to the North line of said Tract 41, a distance of  
 391           30.00 feet to the North Right of Way line of Northwest  
 392           74th Street;

393  
 394           THENCE East, along said North Right of Way line, a  
 395           distance of 294.48 feet;

396  
 397           THENCE South, a distance of 30.00 feet to said North  
 398           line of Tract 41;

399  
 400           THENCE South 01°19'46" East a distance of 345.82 feet;

401  
 402           THENCE South 46°53'03" West a distance of 137.91 feet;

403  
 404           THENCE South 00°30'00" East a distance of 220.00 feet  
 405           to the South line of said Tract 41, also being said  
 406           North line of COCONUT POINT;

407  
 408           THENCE Easterly along said North line to a point on  
 409           the West Right of Way line of NW 39th Ave. as shown on  
 410           the ADIOS PLAT, as recorded in Plat Book 113, Page 24,  
 411           Public Records of Broward County, Florida;

412  
 413           THENCE Northerly along said West Right-of-Way of  
 414           Northwest 39th Avenue to the center line of the  
 415           Hillsboro Canal in Section 32, Township 47 South,  
 416           Range 42 East;

417  
 418           THENCE Easterly along the center line of the Hillsboro



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419 to the West right-of-Way of the Sunshine State Parkway  
420 and the POINT OF BEGINNING.

421

422 Said lands situate in Broward County, Florida.

423 Section 2. This act shall take effect upon becoming a law.