

HB 1389

2004

1 A bill to be entitled
 2 An act relating to Broward County; providing for extending
 3 the corporate limits of the City of Coral Springs;
 4 providing for annexation of the unincorporated area known
 5 as Ramblewood East Condominium; providing for continuation
 6 of certain Broward County regulations; providing for
 7 transfer of public roads and rights-of-way; 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. Effective September 15, 2005, the corporate
 13 limits of the City of Coral Springs shall be amended to include
 14 the lands composed of the Ramblewood East Condominium
 15 Association, Inc., hereinafter referred to as "Ramblewood East
 16 Condominium." On September 15, 2005, the City of Coral Springs
 17 shall have all powers as provided in section 171.062, Florida
 18 Statutes, except as provided in this act.

19 Section 2. Ramblewood East Condominium shall be described
 20 as follows:

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22 That portion of the Northwest One-Quarter (NW 1/4) of
 23 Section 15, Township 48 South, Range 41 East described
 24 as follows;

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26 BEGINNING at the point of intersection of a line
 27 parallel with and 53.00 feet East of as measured at
 28 right angles to the West line of the said Northwest
 29 One-Quarter (NW 1/4) of Section 15, with a line 15.00

30 feet North of and parallel with the South line of the
 31 North One-Half (N 1/2) of said Section 15, also being
 32 a point on the municipal boundary of the City of Coral
 33 Springs, as established by Chapter 82-285, Laws of
 34 Florida;

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 36 Thence Easterly along said parallel line and municipal
 37 boundary to the intersection with a line parallel with
 38 and 40 feet West of as measured at right angles to the
 39 East line of the Northwest One-Quarter (NW 1/4) of
 40 said Section 15;

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 42 Thence along the municipal boundary of the City of
 43 Coral Springs, as established by Chapter 89-422, Laws
 44 of Florida, the following four (4) courses;

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 46 Thence Northerly along said parallel line to the
 47 intersection with the North line of Tract 11, "FLORIDA
 48 FRUITLANDS COMPANY'S SUBDIVISION NO. 2", according to
 49 the plat thereof, as recorded in Plat Book 1, Page
 50 102, of the Public Records of Palm Beach County,
 51 Florida;

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 53 Thence Westerly along said North line of Tract 11 to
 54 the West line of said Tract 11;

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 56 Thence Southerly along said West line to the North
 57 line of Tract 13 of said plat of, "FLORIDA FRUITLANDS
 58 COMPANY'S SUBDIVISION NO. 2";

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Thence Westerly along said North line to the intersection with a line parallel with and 53.00 feet East of, as measured at right angles to, the West line of said Section 15;

Thence Southerly along said parallel line, also being along the municipal boundary of the City of Coral Springs, as established by Ordinance No. 85-134, City of Coral Springs, to the POINT OF BEGINNING.

Section 3. Upon annexation into the City of Coral Springs, the following shall govern the area described in section 2:

(1) The present land use designations and zoning districts provided for under the Broward County Comprehensive Plan and Code of Ordinances of Broward County shall remain the law governing the Ramblewood East Condominium, notwithstanding the fact that the Ramblewood East Condominium is now a part of the City of Coral Springs, until amended by majority vote plus one of the governing body of the City of Coral Springs. The land use designations and zoning of Broward County shall be deemed the conforming laws of the City of Coral Springs, of which the Ramblewood East Condominium is now a part, until amended by majority vote plus one of the governing body of the City of Coral Springs.

(2) Any change of zoning districts or land use designations may only be accomplished by enactment of the vote of the majority of the full governing body of the City of Coral Springs plus one.

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88 (3) Notwithstanding subsections (1) and (2), any use,
 89 building, or structure that is legally in existence at the time
 90 that the Ramblewood East Condominium becomes a part of the City
 91 of Coral Springs shall not be made a prohibited use by the City
 92 of Coral Springs, on the property of said use, for as long as
 93 the use shall continue, and not be voluntarily abandoned.

94 Section 4. Subsequent to the effective date of this act,
 95 no change in land use designation or zoning shall be effective
 96 within the limits of the lands subject to annexation herein
 97 until the Ramblewood East Condominium has been annexed into the
 98 City of Coral Springs; no annexation within the Ramblewood East
 99 Condominium by any municipality shall occur during the time
 100 period between the effective date of this act and the effective
 101 date of the annexation. Moreover, subsequent to the effective
 102 date of the annexation, any resident in the area to be annexed
 103 by this act into the City of Coral Springs shall be deemed to
 104 have met any residency requirements for candidacy for any
 105 municipal office.

106 Section 5. Nothing in this act shall be construed to
 107 affect or abrogate the rights of parties to any contracts,
 108 whether the same be between Broward County and a third party or
 109 between nongovernmental entities, which contracts are in effect
 110 prior to the effective date of the annexation.

111 Section 6. All public roads and the public rights-of-way
 112 associated therewith, on the Broward County Road System, lying
 113 within the limits of the lands subject to annexation herein, as
 114 described in section 2, are transferred from Broward County
 115 jurisdiction to the jurisdiction of the City of Coral Springs.
 116 All rights, title, interests, and responsibilities for any

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117 transferred roads, including, but not limited to, the ownership,
118 operation, maintenance, planning, design, and construction of
119 said roads, and to the rights-of-way associated therewith, shall
120 transfer from Broward County jurisdiction and ownership to the
121 jurisdiction and ownership of the City of Coral Springs upon the
122 effective date of the annexation.

123 Section 7. This act shall take effect upon becoming a law.