

CHAMBER ACTION

1 The Committee on Local Government & Veterans' Affairs recommends  
2 the following:

3  
4 **Committee Substitute**

5 Remove the entire bill and insert:

6 A bill to be entitled

7 An act relating to Broward County; providing for extending  
8 the corporate limits of the City of Coral Springs;  
9 providing for annexation of the unincorporated area known  
10 as Ramblewood East Condominium; providing for continuation  
11 of certain regulations; providing for transfer of public  
12 roads and rights-of-way; providing an effective date.

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

15  
16 Section 1. Effective September 15, 2005, the corporate  
17 limits of the City of Coral Springs shall be amended to include  
18 the lands composed of the Ramblewood East Condominium  
19 Association, Inc., hereinafter referred to as "Ramblewood East  
20 Condominium." On September 15, 2005, the City of Coral Springs  
21 shall have all powers as provided in section 171.062, Florida  
22 Statutes, except as provided in this act.

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23           Section 2. Ramblewood East Condominium shall be described  
24 as follows:

25  
26           That portion of the Northwest One-Quarter (NW 1/4) of  
27 Section 15, Township 48 South, Range 41 East described  
28 as follows;

29  
30           BEGINNING at the point of intersection of a line  
31 parallel with and 53.00 feet East of as measured at  
32 right angles to the West line of the said Northwest  
33 One-Quarter (NW 1/4) of Section 15, with a line 15.00  
34 feet North of and parallel with the South line of the  
35 North One-Half (N 1/2) of said Section 15, also being  
36 a point on the municipal boundary of the City of Coral  
37 Springs, as established by Chapter 82-285, Laws of  
38 Florida;

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

45  
46           Thence along the municipal boundary of the City of  
47 Coral Springs, as established by Chapter 89-422, Laws  
48 of Florida, the following four (4) courses;

49

50 Thence Northerly along said parallel line to the  
 51 intersection with the North line of Tract 11, "FLORIDA  
 52 FRUITLANDS COMPANY'S SUBDIVISION NO. 2", according to  
 53 the plat thereof, as recorded in Plat Book 1, Page  
 54 102, of the Public Records of Palm Beach County,  
 55 Florida;

56  
 57 Thence Westerly along said North line of Tract 11 to  
 58 the West line of said Tract 11;

59  
 60 Thence Southerly along said West line to the North  
 61 line of Tract 13 of said plat of, "FLORIDA FRUITLANDS  
 62 COMPANY'S SUBDIVISION NO. 2";

63  
 64 Thence Westerly along said North line to the  
 65 intersection with a line parallel with and 53.00 feet  
 66 East of, as measured at right angles to, the West line  
 67 of said Section 15;

68  
 69 Thence Southerly along said parallel line, also being  
 70 along the municipal boundary of the City of Coral  
 71 Springs, as established by Ordinance No. 85-134, City  
 72 of Coral Springs, to the POINT OF BEGINNING.

73  
 74 Section 3. Upon annexation into the City of Coral Springs,  
 75 the following shall govern the area described in section 2:

76 (1) The present land use designations and zoning districts  
 77 provided for under the Broward County Comprehensive Plan and

78 | Code of Ordinances of Broward County shall remain the law  
 79 | governing the Ramblewood East Condominium, notwithstanding the  
 80 | fact that the Ramblewood East Condominium is now a part of the  
 81 | City of Coral Springs, until amended by majority vote plus one  
 82 | of the governing body of the City of Coral Springs.

83 | (2) Notwithstanding subsection (1), any use, building, or  
 84 | structure that is legally in existence at the time that the  
 85 | Ramblewood East Condominium becomes a part of the City of Coral  
 86 | Springs shall not be made a prohibited use by the City of Coral  
 87 | Springs, on the property of said use, for as long as the use  
 88 | shall continue, and not be voluntarily abandoned.

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

101 | Section 5. Nothing in this act shall be construed to  
 102 | affect or abrogate the rights of parties to any contracts,  
 103 | whether the same be between Broward County and a third party or  
 104 | between nongovernmental entities, which contracts are in effect  
 105 | prior to the effective date of the annexation.

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106           Section 6. All public roads and the public rights-of-way  
107 associated therewith, on the Broward County Road System, lying  
108 within the limits of the lands subject to annexation herein, as  
109 described in section 2, are transferred from Broward County  
110 jurisdiction to the jurisdiction of the City of Coral Springs.  
111 All rights, title, interests, and responsibilities for any  
112 transferred roads, including, but not limited to, the ownership,  
113 operation, maintenance, planning, design, and construction of  
114 said roads, and to the rights-of-way associated therewith, shall  
115 transfer from Broward County jurisdiction and ownership to the  
116 jurisdiction and ownership of the City of Coral Springs upon the  
117 effective date of the annexation.

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