

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 regulations; providing for transfer of public
 7 roads and rights-of-way; providing an effective date.

8
 9 Be It Enacted by the Legislature of the State of Florida:

10
 11 Section 1. Effective September 15, 2005, the corporate
 12 limits of the City of Coral Springs shall be amended to include
 13 the lands composed of the Ramblewood East Condominium
 14 Association, Inc., hereinafter referred to as "Ramblewood East
 15 Condominium." On September 15, 2005, the City of Coral Springs
 16 shall have all powers as provided in section 171.062, Florida
 17 Statutes, except as provided in this act.

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

20
 21 That portion of the Northwest One-Quarter (NW 1/4) of
 22 Section 15, Township 48 South, Range 41 East described
 23 as follows;

24
 25 BEGINNING at the point of intersection of a line
 26 parallel with and 53.00 feet East of as measured at
 27 right angles to the West line of the said Northwest
 28 One-Quarter (NW 1/4) of Section 15, with a line 15.00

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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

34 |
 35 | Thence Easterly along said parallel line and municipal
 36 | boundary to the intersection with a line parallel with
 37 | and 40 feet West of as measured at right angles to the
 38 | East line of the Northwest One-Quarter (NW 1/4) of
 39 | said Section 15;

40 |
 41 | Thence along the municipal boundary of the City of
 42 | Coral Springs, as established by Chapter 89-422, Laws
 43 | of Florida, the following four (4) courses;

44 |
 45 | Thence Northerly along said parallel line to the
 46 | intersection with the North line of Tract 11, "FLORIDA
 47 | FRUITLANDS COMPANY'S SUBDIVISION NO. 2", according to
 48 | the plat thereof, as recorded in Plat Book 1, Page
 49 | 102, of the Public Records of Palm Beach County,
 50 | Florida;

51 |
 52 | Thence Westerly along said North line of Tract 11 to
 53 | the West line of said Tract 11;

54 |

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

58
 59 Thence Westerly along said North line to the
 60 intersection with a line parallel with and 53.00 feet
 61 East of, as measured at right angles to, the West line
 62 of said Section 15;

63
 64 Thence Southerly along said parallel line, also being
 65 along the municipal boundary of the City of Coral
 66 Springs, as established by Ordinance No. 85-134, City
 67 of Coral Springs, to the POINT OF BEGINNING.

68
 69 Section 3. Upon annexation into the City of Coral Springs,
 70 the following shall govern the area described in section 2:

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

78 (2) Notwithstanding subsection (1), any use, building, or
 79 structure that is legally in existence at the time that the
 80 Ramblewood East Condominium becomes a part of the City of Coral
 81 Springs shall not be made a prohibited use by the City of Coral

82 Springs, on the property of said use, for as long as the use
 83 shall continue, and not be voluntarily abandoned.

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

96 Section 5. Nothing in this act shall be construed to
 97 affect or abrogate the rights of parties to any contracts,
 98 whether the same be between Broward County and a third party or
 99 between nongovernmental entities, which contracts are in effect
 100 prior to the effective date of the annexation.

101 Section 6. All public roads and the public rights-of-way
 102 associated therewith, on the Broward County Road System, lying
 103 within the limits of the lands subject to annexation herein, as
 104 described in section 2, are transferred from Broward County
 105 jurisdiction to the jurisdiction of the City of Coral Springs.
 106 All rights, title, interests, and responsibilities for any
 107 transferred roads, including, but not limited to, the ownership,
 108 operation, maintenance, planning, design, and construction of
 109 said roads, and to the rights-of-way associated therewith, shall

110 | transfer from Broward County jurisdiction and ownership to the
111 | jurisdiction and ownership of the City of Coral Springs upon the
112 | effective date of the annexation.

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