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A bill to be entitled  
 An act relating to Broward County; providing for extending  
 the corporate limits of the City of Coral Springs and the  
 City of Parkland; providing for the annexation of  
 specified unincorporated areas; providing for annexation  
 of the unincorporated area known as Country Acres;  
 providing for an election; providing for an effective date  
 of annexation; providing for an interlocal agreement;  
 providing for a continuation of certain Broward County  
 regulations; providing for the transfer of public roads  
 and rights-of-way; providing an effective date.

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

Section 1. The following described areas are hereby  
 annexed into the City of Parkland effective September 15, 2006:

Parkland Section 32 Area described as that portion of  
 Section 32, Township 47 South, Range 41 East, Broward  
 County, Florida:

COMMENCING at the Northwest corner of the South One-  
 Half (S 1/2) of the South One-Half (S 1/2) of the  
 Northwest One-Quarter (NW 1/4) of said Section 31,  
 being a point on the municipal boundary of the City of  
 Parkland, as described in City of Parkland Ordinance  
 No. 97-13 and 02-11;

29 Thence along said municipal boundary the following six  
 30 courses;

31  
 32 Thence North 89°57'06" East, along the North line of  
 33 said South One-Half (S 1/2) of the South One-Half (S  
 34 1/2) of the Northwest One-Quarter (NW 1/4), a distance  
 35 of 2268.58 feet to the Northeast corner of said South  
 36 One-Half (S 1/2) of the South One-Half (S 1/2) of the  
 37 Northwest One-Quarter (NW 1/4);

38  
 39 Thence North 89°57'16" East, along the North line of  
 40 the South One-Half (S 1/2) of the South One-Half (S  
 41 1/2) of the Northeast One-Quarter (NE 1/4) of said  
 42 Section 31, a distance of 2268.08 feet to the  
 43 Northeast corner of said South One-Half (S 1/2) of the  
 44 South One-Half (S 1/2) of the Northeast One-Quarter  
 45 (NE 1/4);

46  
 47 Thence continue North 89°57'16" East, along the  
 48 Easterly prolongation of said North line, a distance  
 49 of 16.58 feet to a line parallel with and 16.58 feet  
 50 Easterly from the West line of the Northwest One-  
 51 Quarter (NW 1/4) of said Section 32;

52  
 53 Thence North 01°22'19" West, along said parallel line,  
 54 a distance of 655.48 feet to a line parallel with and  
 55 1313.28 feet Southerly from the North line of said  
 56 Northwest One-Quarter (NW 1/4);

57

58 Thence North 89°36'52" East, along said parallel line,  
 59 a distance of 2623.50 feet to the East line of said  
 60 Northwest One-Quarter (NW 1/4);

61  
 62 Thence North 01°21'25" West, along said East line, a  
 63 distance of 775.99 feet to the POINT OF BEGINNING;

64  
 65 Thence along said municipal boundary of the City of  
 66 Parkland, as described in City of Parkland Ordinance  
 67 No. 97-13, the following three courses;

68  
 69 Thence North 89°37'21" East, parallel to the North  
 70 line of the Northeast One-Quarter (NE 1/4) of said  
 71 Section 32, a distance of 482.47 feet;

72  
 73 Thence North 01°21'25" West, parallel to said East  
 74 line of the Northwest One-Quarter (NW 1/4) of said  
 75 Section 32, a distance of 417.46 feet to a line  
 76 parallel with and 120.00 feet Southerly from said  
 77 North line of the Northeast One-Quarter (NE 1/4) of  
 78 said Section 32;

79 Thence South 89°37'21" West, along said parallel line,  
 80 a distance of 482.47 feet to said East line of the  
 81 Northwest One-Quarter (NW 1/4) of said Section 32;

82  
 83 Thence South 01°21'25" East, along said East line and  
 84 said municipal boundary of the City of Parkland, as  
 85 described in City of Parkland Ordinance No. 02-11, a  
 86 distance of 417.46 feet to the POINT OF BEGINNING.

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Together with:

Parkland Section 35 Area described as that portion of Section 35, Township 47 South, Range 41 East, Broward County, Florida:

COMMENCE at the Southwest corner of Tract 16, "Florida Fruit Lands Company's Subdivision No. 2," according to the plat thereof, as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida;

Thence Easterly along the South line of said Tract 16 to a point on a line 75 feet East of and parallel with, as measured at right angles to, the West line of said Section 35 also being the municipal boundary of the City of Parkland, as described in City of Parkland Ordinance No. 20 and to the POINT OF BEGINNING;

Thence along said municipal boundary the following four courses;

Thence Easterly along the South line of said Tract 16 to the Southeast corner of said Tract 16;

Thence Southerly along the West lines of Tracts 10, 11 and 12 of said, "Florida Fruit Lands Company's Subdivision No. 2," to a point on the South line of the North One-Half (N 1/2) of said Section 35;

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Thence Easterly along said South line to the Southeast corner of Tract 5 of said, "Florida Fruit Lands Company's Subdivision No. 2;"

Thence Northerly along the East lines of Tracts 5, 6 and 7 of said, "Florida Fruit Lands Company's Subdivision No. 2," to a line 285 feet South of and parallel with, as measured at right angles to, the South right-of-way line of the Hillsboro Canal;

Thence Northwesterly along said parallel line to a line 100 feet West of and parallel with, as measured at right angles to, the East line of Tracts 7 and 8 of said "Florida Fruit Lands Company's Subdivision No. 2;"

Thence Northerly along said parallel line to a point on the South Canal right-of-way line and a point on the municipal boundary of the City of Parkland, as described in Chapter 84-505, Laws of Florida;

Thence Northwesterly along said municipal boundary of the City of Parkland to a point on the North line of said Section 35 also being the North boundary of Broward County, as described in Section 7.06, Florida Statutes;

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144 Thence Westerly along said North line and North  
 145 boundary to a point on a line 75 feet East of and  
 146 parallel with, as measured at right angles to, the  
 147 West line of said Section 35 also being a point on the  
 148 municipal boundary of the City of Parkland, as  
 149 described in Chapter 84-505, Laws of Florida;

150  
 151 Thence Southerly along said parallel line and  
 152 municipal boundary to the POINT OF BEGINNING.

153  
 154 Together with:

155  
 156 Parkland Section 35 Area A described as that portion  
 157 of Section 35, Township 47 South, Range 41 East,  
 158 Broward County, Florida:

159  
 160 BEGINNING at the intersection of the East line of said  
 161 Section 35 with the Southerly right-of-way line of  
 162 that certain 35-foot right-of-way for State Road No.  
 163 827, as shown on the State of Florida, State Road  
 164 Department right-of-way map for said State Road No.  
 165 827, Section 86002-2501, sheet 8 of 11;

166  
 167 Thence Northwesterly along said Southerly right-of-way  
 168 line and along the municipal boundary of the City of  
 169 Parkland, as described in Chapter 84-505, Laws of  
 170 Florida, to the East line of the West One-Half (W 1/2)  
 171 of Tract 2, "Florida Fruit Lands Company's Subdivision  
 172 No. 2," according to the plat thereof, as recorded in

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173 Plat Book 1, Page 102 of the Public Records of Palm  
 174 Beach County, Florida;  
 175  
 176 Thence South along said East line and along the  
 177 municipal boundary of the City of Parkland, as  
 178 described in Ordinance 20 of the City of Parkland, to  
 179 a point on the municipal boundary of the City of  
 180 Parkland, as described in Ordinance 2001-6 of the City  
 181 of Parkland, said point being 1372.22 feet North of  
 182 the South line of Tract 4 of said "Florida Fruit Lands  
 183 Company's Subdivision No. 2," as measured along the  
 184 West line of the East One-Half (E 1/2) of Tracts 4, 3  
 185 and 2 of said, "Florida Fruit Lands Company's  
 186 Subdivision No. 2;"  
 187  
 188 Thence along said municipal boundary the following  
 189 four (4) courses and distances;  
 190  
 191 Thence North 52°44'13" East, a distance of 48.54 feet;  
 192  
 193 Thence South 73°15'40" East, a distance of 307.97  
 194 feet;  
 195  
 196 Thence South 01°15'45" East, along a line 320 feet  
 197 West of and parallel to the East line of said Tracts  
 198 2, 3 and 4, a distance of 1311.06 feet;  
 199  
 200 Thence Southerly along a line 320 feet West of the  
 201 East line of Tracts 25, 26 and 27 of said "Florida

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202 Fruit Lands Company's Subdivision No. 2," to the South  
 203 line of said Tract 27;

204  
 205 Thence Easterly along said South line and along the  
 206 municipal boundary of the City of Parkland, as  
 207 described in Ordinance 91-40 of the City of Parkland,  
 208 to the East line of said Section 35;

209  
 210 Thence North 01°15'45" West, along said East line and  
 211 along the municipal boundary of the City of Parkland,  
 212 as described in Chapter 88-531, Laws of Florida, to  
 213 the POINT OF BEGINNING.

214  
 215 Together with:

216  
 217 Parkland Section 35 and 36 Area C described as that  
 218 portion of Section 35 & 36, Township 47 South, Range  
 219 41 East, Broward County, Florida:

220  
 221 BEGINNING at the intersection of the North Boundary of  
 222 Broward County, as described in Section 7.06, Florida  
 223 Statutes, with the West right-of-way line of State  
 224 Road 7 (U.S. 441);

225  
 226 Thence Southerly along said West right-of-way line to  
 227 a point on the municipal boundary of the City of  
 228 Parkland, as described in Resolution No. 88-28 of the  
 229 City of Parkland, said point being on the Southerly  
 230 right-of-way line of the Hillsboro Canal;



231  
 232 Thence Westerly along said municipal boundary and  
 233 Southerly right-of-way line to a point on the  
 234 municipal boundary of the City of Parkland, as  
 235 described in Chapter 84-505, Laws of Florida, being a  
 236 point of intersection with the North right-of-way line  
 237 of State Road No. 827, as shown on the State of  
 238 Florida, State Road Department right-of-way map for  
 239 said State Road No. 827, Section 86002-2501, sheet 8  
 240 of 11;

241  
 242 Thence Northwesterly along said municipal boundary and  
 243 North right-of-way line to the intersection with the  
 244 North line of said Section 35 and a point on the said  
 245 North boundary of Broward County;

246  
 247 Thence Easterly along said North line and said North  
 248 boundary to the centerline of the Hillsboro State  
 249 Drainage Canal (Hillsboro Canal);

250  
 251 Thence Southeasterly along said centerline and said  
 252 North boundary of Broward County to the POINT OF  
 253 BEGINNING.

254  
 255 Together with:  
 256  
 257 Parkland Section 36 Area D described as that portion  
 258 of Section 36, Township 47 South, Range 41 East,  
 259 Broward County, Florida:

260  
261 COMMENCING at the intersection of the South right-of-  
262 way line of the Hillsboro Canal (260-foot right-of-  
263 way) with the West right-of-way line of State Road 7  
264 (U.S. 441) said point being on the municipal boundary  
265 of the City of Parkland, as described in Resolution  
266 No. 88-28 of the City of Parkland;

267  
268 Thence South 89°35'25" West, along said South right-of-way  
269 line and municipal boundary, for a distance of 261.99 feet  
270 to a point of curvature;

271  
272 Thence Westerly along said curve to the right and said  
273 South right-of-way line and municipal boundary, having  
274 a radius of 860.00 feet, a central angle of 18°32'40",  
275 for an arc distance of 278.35 feet to a point of  
276 tangency;

277  
278 Thence North 71°51'55" West, along said South right-  
279 of-way line and municipal boundary, for a distance of  
280 718.80 feet to the POINT OF BEGINNING;

281  
282 Thence continue along said municipal boundary and  
283 relocated State Road No. 827 (Loxahatchee Road), the  
284 following four (4) courses;

285  
286 Thence Southeasterly along a curve to the right whose  
287 tangent bears South 37°31'22" East, having a radius of

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288 405.09 feet, a central angle of 01°10'48", for an arc  
 289 distance of 8.34 feet to a point of tangency;

290  
 291 Thence South 36°20'34" East, for a distance of 568.75  
 292 feet to a point of curvature;

293  
 294 Thence Southeasterly along a curve to the left, having  
 295 a radius of 625.00 feet, a central angle of 55°00'00",  
 296 for an arc distance of 599.96 feet to a point of  
 297 tangency;

298  
 299 Thence North 88°39'26" East to a point on the West  
 300 right-of-way line of State Road No. 7 (U.S. 441) and  
 301 the municipal boundary of the City of Parkland, as  
 302 described in Chapter 2003-379, Laws of Florida;

303  
 304 Thence Southerly, along said West right-of-way line  
 305 and municipal boundary, for a distance of 60.00 feet;

306  
 307 Thence along the municipal boundary of the City of  
 308 Parkland, as described in Resolution No. 88-28 of the  
 309 City of Parkland, the following four (4) courses;

310  
 311 Thence South 88°39'26" West to a point of curvature;

312  
 313 Thence Northwesterly along a curve to the right having  
 314 a radius of 685.00 feet, a central angle of 55°00'00",  
 315 for an arc distance of 657.55 feet to a point of  
 316 tangency;

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Thence North 36°20'34" West, for a distance of 568.75 feet to a point of curvature;

Thence Northwesterly along a curve to the left, with a radius of 345.09 feet, a central angle of 21°16'28", for an arc distance of 128.13 feet to a point on the South right-of-way line of aforesaid Hillsboro Canal;

Thence South 71°51'55" East, along said South right-of-way line and the municipal boundary of the City of Parkland, as described in Chapter 84-505, Laws of Florida, to the POINT OF BEGINNING.

Section 2. The legal description of the Country Acres Area is:

That portion of Section 11, Township 48 South, Range 41 East, Broward County, Florida, described as follows:

BEGINNING at the intersection of the Southerly right-of-way line of the Sawgrass Expressway with the East line of the Northeast One-Quarter (NE 1/4) of said Section 11 being a point on the municipal boundary of the City of Coral Springs as established by Chapter 2002-364, Laws of Florida;

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345 THENCE along said municipal boundary by Chapter 2002-  
 346 364, Laws of Florida, the following eight (8) courses;

347  
 348 THENCE South 00°59'57" East along the said East line  
 349 of the said Northeast One-Quarter (NE 1/4), a distance  
 350 of 2,338.34 feet to the Northeast corner of the  
 351 Southeast One-Quarter (SE 1/4) of said Section 11;

352  
 353 THENCE North 89°26'26" West along the North line of  
 354 the said Southeast One-Quarter (SE 1/4) of said  
 355 Section 11, a distance of 1,320.24 feet;

356  
 357 THENCE South 00°56'23" East thru the said Southeast  
 358 One-Quarter (SE 1/4) of said Section 11, a distance of  
 359 1,236.11 feet;

360  
 361 THENCE South 01°03'06" East continuing thru the said  
 362 Southeast One-Quarter (SE 1/4) of said Section 11, a  
 363 distance of 1,387.13 feet to the South line of the  
 364 Southeast One-Quarter (SE 1/4) of said Section 11;

365  
 366 THENCE North 89°25'25" West along the said South line  
 367 of said Southeast One-Quarter (SE 1/4), for a distance  
 368 of 661.43 feet;

369  
 370 THENCE North 00°59'43" West thru the Southeast One-  
 371 Quarter (SE 1/4) of said Section 11, a distance of  
 372 1,440.04 feet;

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374 THENCE North 01°03'18" West continuing thru said  
 375 Southeast One-Quarter (SE 1/4) of said Section 11, a  
 376 distance of 1,198.02 feet to the North line of the  
 377 said Southeast One-Quarter (SE 1/4) of said Section  
 378 11;

379  
 380 THENCE North 01°01'19" West thru the Northeast One-  
 381 Quarter (NE 1/4) of said Section 11 to the South  
 382 right-of-way line of the Sawgrass Expressway being a  
 383 point on the municipal boundary of the City of Coral  
 384 Springs as established by Chapter 2003-378, Laws of  
 385 Florida;

386  
 387 THENCE Easterly along said South right-of-way line and  
 388 along said municipal boundary by Chapter 2003-378,  
 389 Laws of Florida, to the POINT OF BEGINNING.

390  
 391 Section 3. The Broward County Board of County  
 392 Commissioners shall schedule, at the expense of Broward County,  
 393 an election on March 14, 2006, in accordance with the provisions  
 394 of the law relating to elections currently in force in Broward  
 395 County. The subject of said election shall be the annexation of  
 396 the Country Acres Area into the City of Coral Springs or the  
 397 City of Parkland. Only registered voters residing in the Country  
 398 Acres Area as described in section 2 may vote in said election.  
 399 The voters residing in the Country Acres Area shall, by majority  
 400 vote of the voters participating in the election, choose either  
 401 the City of Coral Springs or the City of Parkland for

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402 annexation. A mail ballot shall not be used in this election.  
 403 However, voters may vote by absentee ballot as provided by law.

404 Section 4. Upon a majority of the registered voters  
 405 participating in the election as provided in section 3 voting  
 406 for annexation into the City of Coral Springs or the City of  
 407 Parkland, the Country Acres Area described in section 2 shall be  
 408 deemed a part of said municipality on September 15, 2006,  
 409 pursuant to section 171.062, Florida Statutes, except as  
 410 provided for in this act.

411 Section 5. An interlocal agreement shall be developed  
 412 between the governing bodies of Broward County and the annexing  
 413 municipality and executed prior to the effective date of the  
 414 annexation as provided for in section 4. The agreement shall  
 415 address infrastructure improvement projects and include a  
 416 financially feasible plan for transitioning county services,  
 417 buildings, infrastructure, waterways, and employees.

418 Section 6. Subsequent to the effective date of the  
 419 annexation, any resident in the area to be annexed by this act  
 420 into the City of Coral Springs or the City of Parkland shall be  
 421 deemed to have met any residency requirements for candidacy for  
 422 any municipal office.

423 Section 7. Nothing in this act shall be construed to  
 424 affect or abrogate the rights of parties to any contracts, or  
 425 between nongovernmental entities, which contracts are in effect  
 426 prior to the effective date of the annexation.

427 Section 8. Upon annexation into a municipality, the  
 428 following shall govern the areas described in section 2: for any  
 429 use, building, or structure that is legally in existence and  
 430 legally compliant at the time that the Country Acres Area

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431 becomes a part of the municipality, said use shall not be made a  
 432 prohibited use by the municipality, on the property of said use,  
 433 for as long as the use shall continue, and not be voluntarily  
 434 abandoned.

435 Section 9. Subsequent to the effective date of this act,  
 436 no change in land use designation or zoning shall be effective  
 437 within the limits of the lands subject to annexation herein  
 438 until the Country Acres Area has been annexed into the  
 439 municipality, and no annexation within the Country Acres Area by  
 440 any municipality shall occur during the time period between the  
 441 effective date of this act and the effective date of the  
 442 annexation.

443 Section 10. (1) Upon a majority of the registered voters  
 444 residing in the Country Acres Area voting for annexation into  
 445 the City of Coral Springs, the Country Acres Area, as described  
 446 in section 2, will be considered a preservation area and, in  
 447 order to protect the community's rural atmosphere, all Broward  
 448 County land use and zoning classifications and rules and  
 449 regulations that are applicable to this area on the effective  
 450 date of this act shall be adopted by the City of Coral Springs  
 451 for the Country Acres Area. If the Country Acres Area land use  
 452 and zoning classifications and rules and regulations differ from  
 453 those that exist in the City of Coral Springs, the City of Coral  
 454 Springs shall modify its codes by September 15, 2006, to enable  
 455 the Country Acres Area to be maintained as it exists on the  
 456 effective date of this act. Any and all proposed municipal  
 457 enactments that may effect a change in the Country Acres Area,  
 458 including, but not limited to, all quasi-judicial items,  
 459 including zoning modifications, site plans, plats, and



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460 variances, must be approved by a supermajority of the  
 461 municipality's designated governing body. All applications for  
 462 zoning changes within the Country Acres Area require written  
 463 notification of all Country Acres Area residents. Moreover, any  
 464 application for a change of zoning within the Country Acres Area  
 465 must first come before a preservation board made up of five  
 466 members residing in the Country Acres Area who will be appointed  
 467 every 2 years by the residents of Country Acres and will be  
 468 responsible for issuing recommendations on zoning changes within  
 469 the Country Acres Area.

470 (2) Upon a majority of the registered voters residing in  
 471 the Country Acres Area voting for annexation into the City of  
 472 Parkland, the City of Parkland shall adopt and enforce land use  
 473 and zoning rules and regulations that preserve the rural  
 474 lifestyle of the Country Acres Area.

475 Section 11. All public roads and the public rights-of-way  
 476 associated therewith, on the Broward County Road System, lying  
 477 within the limits of the lands subject to annexation herein, are  
 478 transferred from Broward County jurisdiction to the jurisdiction  
 479 of the annexing municipality. All rights, title, interests, and  
 480 responsibilities for any transferred public roads, including,  
 481 but not limited to, the ownership, operation, maintenance,  
 482 planning, design, and construction of said public roads and the  
 483 rights-of-way associated therewith, shall transfer from Broward  
 484 County jurisdiction and ownership to the jurisdiction and  
 485 ownership of the annexing municipality upon the effective date  
 486 of the annexation. Private roads within the Country Acres Area  
 487 shall remain private subject to right of entry by municipal  
 488 vehicles and vehicles providing municipal services.

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489           Section 12. This act shall take effect upon becoming a  
490 law.