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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;

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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);

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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;

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;

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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:

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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.