

By Senator Rich

34-1922-06

See HB 1585

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A bill to be entitled

An act relating to Broward County; providing for annexation and deannexation of certain described lands within the municipal limits of the City of Pembroke Pines and the Town of Southwest Ranches; providing an effective date.

WHEREAS, the approximately 30 acres of property known as the Laguna Isles Community Center and adjoining wetlands is currently located in the Town of Southwest Ranches, with the remaining area of the Laguna Isles community residing in the City of Pembroke Pines, and

WHEREAS, the approximately 30 acres of property known as the Frontier Trails Park is owned by the Town of Southwest Ranches, but currently resides in the City of Pembroke Pines, and both municipalities desire to return these properties to the appropriate municipality, NOW, THEREFORE,

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

Section 1. The lands contained in the following legal description are deannexed from the City of Pembroke Pines, Broward County:

ALL OF THE PLAT OF "FRONTIER TRAILS", AS RECORDED IN PLAT BOOK 97, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 30.057 ACRES, MORE OR LESS.

1           Section 2. The lands contained in the following legal  
2 description are deannexed from the Town of Southwest Ranches,  
3 Broward County:

4           A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF  
5 BIG SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT  
6 BOOK 168 AT PAGE 24 OF THE PUBLIC RECORDS OF  
7 BROWARD COUNTY, FLORIDA, TOGETHER WITH A  
8 PORTION OF THE RIGHT-OF-WAY OF SHERIDAN STREET  
9 AS NOW LOCATED AND CONSTRUCTED, AND BEING MORE  
10 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING  
11 AT THE SOUTHWEST CORNER OF SAID PARCEL C;  
12 THENCE RUN NORTH 01°46'07" WEST (ON A PLAT  
13 BEARING) 2231.07 FEET ALONG THE WEST BOUNDARY  
14 OF SAID PARCEL C, TO AN INTERSECTION WITH THE  
15 NORTH BOUNDARY OF THAT CERTAIN FPL EASEMENT AS  
16 DESCRIBED IN THE INSTRUMENT FOUND IN OFFICIAL  
17 RECORDS BOOK 5429 AT PAGE 931 OF THE PUBLIC  
18 RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN  
19 NORTH 89°53'13" EAST 615.03 FEET ALONG SAID  
20 NORTH BOUNDARY, TO AN INTERSECTION WITH A LINE  
21 15 FEET WEST OF, AS MEASURED AT RIGHT ANGLES,  
22 AND PARALLEL WITH THE EAST BOUNDARY OF SAID  
23 PARCEL C; THENCE RUN SOUTH 01°46'15" EAST  
24 1478.21 FEET ALONG SAID PARALLEL LINE, TO A  
25 POINT OF CURVATURE OF A CURVE TO THE RIGHT;  
26 THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF  
27 SAID CURVE TO THE RIGHT, HAVING A RADIUS OF  
28 1485.00 FEET AND A CENTRAL ANGLE OF 14°29'42"  
29 RUN SOUTHWESTERLY 375.68 FEET TO A POINT OF  
30 REVERSE CURVATURE; THENCE ALONG SAID PARALLEL  
31 LINE, ON THE ARC OF A CURVE TO THE LEFT, HAVING

1           A RADIUS OF 1575.00 FEET AND A CENTRAL ANGLE OF  
2           12°36'11" RUN SOUTHWESTERLY 346.44 FEET; THENCE  
3           RUN SOUTH 44°53'41" WEST 51.23 FEET ALONG SAID  
4           PARALLEL LINE AND ITS EXTENSION TO AN  
5           INTERSECTION WITH THE SOUTH BOUNDARY OF SAID  
6           PARCEL C; THENCE RUN SOUTH 01°46'15" EAST  
7           100.04 FEET TO AN INTERSECTION WITH THE SOUTH  
8           BOUNDARY OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE  
9           39 EAST; THENCE RUN SOUTH 89°53'41" WEST 481.26  
10          FEET ALONG SAID SOUTH BOUNDARY OF SECTION 1, TO  
11          AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF  
12          THE WEST BOUNDARY OF SAID PARCEL C; THENCE RUN  
13          NORTH 01°46'07" WEST 100.04 FEET ALONG SAID  
14          SOUTHERLY EXTENSION TO THE POINT OF  
15          BEGINNING. SAID LANDS SITUATE IN THE TOWN OF  
16          SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND  
17          CONTAINING 31.748 ACRES, MORE OR LESS.

18          Section 3. The present corporate limits of the City of  
19 Pembroke Pines, Broward County, are extended and enlarged so  
20 as to include, in addition to the territory presently within  
21 its corporate limits, the following:

22           A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF  
23           BIG SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT  
24           BOOK 168 AT PAGE 24 OF THE PUBLIC RECORDS OF  
25           BROWARD COUNTY, FLORIDA, TOGETHER WITH A  
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27           AS NOW LOCATED AND CONSTRUCTED, AND BEING MORE  
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12           SITUATE IN THE TOWN OF SOUTHWEST RANCHES,  
13           BROWARD COUNTY, FLORIDA AND CONTAINING 30.057  
14           ACRES, MORE OR LESS.

15           Section 5. This act shall take effect upon becoming a  
16 law.

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