

By Senator Ring

32-04907-09

20092818

1                   A bill to be entitled  
2           An act relating to the City of West Park, Broward  
3           County; extending and enlarging the corporate limits  
4           of the City of West Park to include specified Town of  
5           Pembroke Park lands within the corporate limits of the  
6           City of West Park; providing an effective date of  
7           annexation; providing construction; providing an  
8           effective date.

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

11  
12           Section 1. The legal description of the area referred to in  
13 this act is as follows:

14  
15           A portion of the Northwest one-quarter (NW 1/4) and a  
16 portion of the Southwest one-quarter (SW 1/4), all in  
17 Section 30, Township 51 South, Range 42 East, Broward  
18 County, Florida, described as follows:

19  
20           BEGINNING at the West one-quarter (W 1/4) corner of  
21 said Section 30, said point also being located on an  
22 Easterly municipal boundary of the City of West Park  
23 as established by Chapter 2004-454, Laws of Florida  
24 and the Westerly municipal boundary of the Town of  
25 Pembroke Park as established by Chapter 70-878, Laws  
26 of Florida;

27  
28           THENCE Easterly along the North line of the Northwest  
29 one-quarter (NW 1/4) of said Southwest one-quarter (SW

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30 1/4) also being the South line of the Southwest one-  
31 quarter (SW 1/4) of said Northwest one-quarter (NW  
32 1/4) to the intersection with the East right-of-way  
33 line of Southwest 54th Avenue as described in Official  
34 Records Book 3801, Page 872 of the Public Records of  
35 Broward County Florida;

36  
37 THENCE Northerly along said East right-of-way line of  
38 Southwest 54th Avenue to the beginning of a tangent  
39 curve to the right;

40  
41 THENCE Northeasterly continuing along said East right-  
42 of-way line of Southwest 54th Avenue and along the arc  
43 of said curve to right having a radius of 25.00 feet  
44 to a point of tangency on the South right-of-way line  
45 of Southwest 33rd Street as described in said Official  
46 Records Book 3801, Page 872 of the Public Records of  
47 Broward County Florida;

48  
49 THENCE Easterly along said South right-of-way line of  
50 Southwest 33rd Street to the intersection with a line  
51 15.00 feet West of and parallel with the East line of  
52 the Southwest one-quarter (SW 1/4) of said Northwest  
53 one-quarter (NW 1/4) of Section 30 as shown on TOWN-  
54 LAKE HOMES, according to the plat thereof as recorded  
55 in Plat Book 68, Page 16 of the Public records of  
56 Broward County, Florida;

57  
58 THENCE Southerly along said parallel line to the

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59 intersection with the North line of said Southwest  
60 one-quarter (SW 1/4) also being the South line of said  
61 Northwest one-quarter (NW 1/4);

62  
63 THENCE Easterly along the North line of said Southwest  
64 one-quarter (SW 1/4) also being the South line of said  
65 Northwest one-quarter (NW 1/4) to the Southwest corner  
66 of the Southeast one-quarter (SE 1/4) of said  
67 Northwest one-quarter (NW 1/4) of Section 30 as shown  
68 on the map of HOLLYWOOD RIDGE FARMS as recorded in  
69 Miscellaneous Plat Book 2, Page 16 of the Public  
70 Records of Broward County, Florida;

71  
72 THENCE Southerly along the East line of the Northwest  
73 one-quarter (NW 1/4) of said Southwest one-quarter (SW  
74 1/4) of Section 30 to the South line of the North one-  
75 half (N 1/2) of said Northwest one-quarter (NW 1/4) of  
76 the Southwest one-quarter (SW 1/4) of Section 30;

77  
78 THENCE Westerly along said South line to the  
79 intersection with the West line of said Section 30  
80 also being said Easterly municipal boundary of the  
81 City of West Park as established by Chapter 2004-454,  
82 Laws of Florida and the Westerly municipal boundary of  
83 the Town of Pembroke Park as established by Chapter  
84 70-878, Laws of Florida;

85  
86 THENCE Northerly along said West line of Section 30  
87 and the Easterly municipal boundary of the City of

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88 West Park as established by Chapter 2004-454, Laws of  
89 Florida and the Westerly municipal boundary of the  
90 Town of Pembroke Park as established by Chapter 70-  
91 878, Laws of Florida to the POINT OF BEGINNING.

92  
93 Section 2. The area described in section 1 shall be deemed  
94 a part of the City of West Park on September 15, 2009, subject  
95 to section 171.062, Florida Statutes, except as provided for in  
96 this act.

97 Section 3. Upon annexation into the City of West Park, the  
98 area described in section 1 shall be governed as follows:

99 (1) The annexed property shall be governed by the relevant  
100 land use and zoning provisions of the City of West Park's Code  
101 of Ordinances. Any change of the zoning districts or land use  
102 designations may only be accomplished by enactment of the vote  
103 of the majority of the full governing body of the City of West  
104 Park plus one.

105 (2) Notwithstanding subsection (1), any use, building, or  
106 structure that is legally in existence at the time of annexation  
107 shall become a part of the City of West Park. Such use shall not  
108 be made a prohibited use by the City of West Park, on the  
109 property of such use, for as long as the use shall continue and  
110 not be voluntarily abandoned.

111 Section 4. Nothing in this act shall be construed to affect  
112 or abrogate the rights of parties to any contract, whether the  
113 contract be between Broward County and a third party, the Town  
114 of Pembroke Park and a third party, the City of West Park and a  
115 third party, or Miami-Dade Public Schools and a third party, or  
116 between nongovernmental entities, which contracts are in effect

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117 prior to the effective date of the annexation.

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