

ENROLLED
HB 777

2009 Legislature

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

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

10
11 Section 1. The legal description of the area referred to
12 in this act is as follows:

13
14 A portion of the Northwest one-quarter (NW 1/4) and a
15 portion of the Southwest one-quarter (SW 1/4), all in
16 Section 30, Township 51 South, Range 42 East, Broward
17 County, Florida, described as follows:

18
19 BEGINNING at the West one-quarter (W 1/4) corner of
20 said Section 30, said point also being located on an
21 Easterly municipal boundary of the City of West Park
22 as established by Chapter 2004-454, Laws of Florida
23 and the Westerly municipal boundary of the Town of
24 Pembroke Park as established by Chapter 70-878, Laws
25 of Florida;

26
27 THENCE Easterly along the North line of the Northwest
28 one-quarter (NW 1/4) of said Southwest one-quarter (SW

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29 1/4) also being the South line of the Southwest one-
 30 quarter (SW 1/4) of said Northwest one-quarter (NW
 31 1/4) to the intersection with the East right-of-way
 32 line of Southwest 54th Avenue as described in Official
 33 Records Book 3801, Page 872 of the Public Records of
 34 Broward County Florida;

35
 36 THENCE Northerly along said East right-of-way line of
 37 Southwest 54th Avenue to the beginning of a tangent
 38 curve to the right;

39
 40 THENCE Northeasterly continuing along said East right-
 41 of-way line of Southwest 54th Avenue and along the arc
 42 of said curve to right having a radius of 25.00 feet
 43 to a point of tangency on the South right-of-way line
 44 of Southwest 33rd Street as described in said Official
 45 Records Book 3801, Page 872 of the Public Records of
 46 Broward County Florida;

47
 48 THENCE Easterly along said South right-of-way line of
 49 Southwest 33rd Street to the intersection with a line
 50 15.00 feet West of and parallel with the East line of
 51 the Southwest one-quarter (SW 1/4) of said Northwest
 52 one-quarter (NW 1/4) of Section 30 as shown on TOWN-
 53 LAKE HOMES, according to the plat thereof as recorded
 54 in Plat Book 68, Page 16 of the Public records of
 55 Broward County, Florida;

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57 THENCE Southerly along said parallel line to the
58 intersection with the North line of said Southwest
59 one-quarter (SW 1/4) also being the South line of said
60 Northwest one-quarter (NW 1/4);

61
62 THENCE Easterly along the North line of said Southwest
63 one-quarter (SW 1/4) also being the South line of said
64 Northwest one-quarter (NW 1/4) to the Southwest corner
65 of the Southeast one-quarter (SE 1/4) of said
66 Northwest one-quarter (NW 1/4) of Section 30 as shown
67 on the map of HOLLYWOOD RIDGE FARMS as recorded in
68 Miscellaneous Plat Book 2, Page 16 of the Public
69 Records of Broward County, Florida;

70
71 THENCE Southerly along the East line of the Northwest
72 one-quarter (NW 1/4) of said Southwest one-quarter (SW
73 1/4) of Section 30 to the South line of the North one-
74 half (N 1/2) of said Northwest one-quarter (NW 1/4) of
75 the Southwest one-quarter (SW 1/4) of Section 30;

76
77 THENCE Westerly along said South line to the
78 intersection with the West line of said Section 30
79 also being said Easterly municipal boundary of the
80 City of West Park as established by Chapter 2004-454,
81 Laws of Florida and the Westerly municipal boundary of
82 the Town of Pembroke Park as established by Chapter
83 70-878, Laws of Florida;

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85 THENCE Northerly along said West line of Section 30
 86 and the Easterly municipal boundary of the City of
 87 West Park as established by Chapter 2004-454, Laws of
 88 Florida and the Westerly municipal boundary of the
 89 Town of Pembroke Park as established by Chapter 70-
 90 878, Laws of Florida to the POINT OF BEGINNING.

91
 92 Section 2. The area described in section 1 shall be deemed
 93 a part of the City of West Park on September 15, 2009, subject
 94 to section 171.062, Florida Statutes, except as provided for in
 95 this act.

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

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

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

110 Section 4. Nothing in this act shall be construed to
 111 affect or abrogate the rights of parties to any contract,
 112 whether the contract be between Broward County and a third

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113 party, the Town of Pembroke Park and a third party, the City of
114 West Park and a third party, or Miami-Dade Public Schools and a
115 third party, or between nongovernmental entities, which
116 contracts are in effect prior to the effective date of the
117 annexation.

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