

1                   A bill to be entitled  
 2           An act relating to the City of Parkland, Broward County;  
 3           extending and enlarging the corporate limits of the City  
 4           of Parkland to include specified unincorporated lands  
 5           within such corporate limits; providing for an effective  
 6           date of annexation; providing for governance of the  
 7           annexed area; providing for the transfer of public roads  
 8           and rights-of-way; providing applicability to candidacies  
 9           for municipal office; providing for preservation of  
 10          existing contracts; providing an effective date.

11  
 12 Be It Enacted by the Legislature of the State of Florida:

13  
 14           Section 1. The legal description of the area referred to  
 15 in this act as "the Property" is as follows:

16  
 17           PARCEL 1:

18  
 19           A PARCEL OF LAND SITUATED IN SECTIONS 19 AND 30,  
 20 TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY,  
 21 NOW BROWARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL  
 22 RECORD BOOK 21282, PAGE 1712 OF THE PUBLIC RECORDS OF  
 23 PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY  
 24 DESCRIBED AS FOLLOWS:

25  
 26           A PORTION OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF  
 27 SECTION 30 AND THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF  
 28 SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM

29 BEACH COUNTY, NOW BROWARD COUNTY, FLORIDA, AND MORE  
 30 PARTICULARLY DESCRIBED AS FOLLOWS:

31  
 32 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30:  
 33 THENCE RUN S. 1°56'43" E. ALONG THE EAST LINE OF SAID  
 34 SECTION 30, A DISTANCE OF 283.72 FEET; THENCE RUN S.  
 35 89°09'18" W., A DISTANCE OF 407.52 FEET TO THE POINT  
 36 OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED  
 37 COURSE, A DISTANCE OF 370.97 FEET; THENCE RUN N.  
 38 1°20'49" W., A DISTANCE OF 283.69 FEET TO A POINT ON  
 39 THE NORTH LINE OF SAID SECTION 30 AND THE SOUTH LINE  
 40 OF SAID SECTION 19; THENCE CONTINUE ALONG THE LAST  
 41 DESCRIBED COURSE, A DISTANCE OF 970.59 FEET TO A POINT  
 42 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 827  
 43 (LOX ROAD); THENCE RUN S. 72°40'10" E., ALONG SAID  
 44 RIGHT-OF-WAY LINE, A DISTANCE OF 379.07 FEET; THENCE  
 45 RUN S. 1°56'43" E., A DISTANCE OF 1136.19 FEET TO THE  
 46 POINT OF BEGINNING.

47  
 48 TOGETHER WITH:

49  
 50 PARCEL 2:

51  
 52 TWO PARCELS OF LAND SITUATED IN BROWARD COUNTY,  
 53 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

54  
 55 A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 47  
 56 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING

57 TRACTS 11 THROUGH 24, INCLUSIVE, TOGETHER WITH THE  
 58 ADJACENT RIGHT-OF-WAYS, ROAD, DITCH AND DYKE  
 59 RESERVATIONS AND/OR INGRESS/EGRESS EASEMENTS, ALL  
 60 LYING WITHIN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 41  
 61 EAST, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON  
 62 FLORIDA FRUIT LANDS COMPANY SUBDIVISION 2, ACCORDING  
 63 TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 102  
 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

65  
 66 TOGETHER WITH:

67  
 68 THAT PART OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 41  
 69 EAST, BROWARD COUNTY, FLORIDA, LYING SOUTH OF THE  
 70 HILLSBORO CANAL AND WEST OF THE NORTHERLY EXTENSION OF  
 71 THE WEST LINE OF TRACT 10, FLORIDA FRUIT LANDS COMPANY  
 72 SUBDIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED  
 73 IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM  
 74 BEACH COUNTY, FLORIDA. SAID PARCEL DESCRIBED IN  
 75 OFFICIAL RECORD BOOK 12478, PAGE 216 OF SAID PUBLIC  
 76 RECORDS OF PALM BEACH COUNTY.

77  
 78 TOGETHER WITH:

79  
 80 PARCEL 3:

81  
 82 TWO PARCELS OF LAND SITUATED IN BROWARD COUNTY,  
 83 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

84

85 A PARCEL OF LAND SITUATED IN SECTIONS 27 AND 34,  
 86 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,  
 87 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

88  
 89 SECTION 34, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD  
 90 COUNTY, FLORIDA, LESS AND EXCEPTING THE SOUTHEAST ONE  
 91 QUARTER (SE 1/4) AND THE SOUTHEAST ONE QUARTER (SE  
 92 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID  
 93 SECTION 34.

94  
 95 TOGETHER WITH:

96  
 97 THAT PORTION OF TRACTS 17 THROUGH 24, INCLUSIVE, AND  
 98 27 THROUGH 31, INCLUSIVE, TOGETHER WITH THE ADJACENT  
 99 RIGHT-OF-WAYS, ROAD, DITCH AND DYKE RESERVATIONS  
 100 AND/OR INGRESS/EGRESS EASEMENTS, ALL LYING WITHIN  
 101 SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM  
 102 BEACH COUNTY, FLORIDA, AND AS SHOWN ON FLORIDA FRUIT  
 103 LANDS COMPANY SUBDIVISION 2, ACCORDING TO THE PLAT  
 104 THEREOF, RECORDED IN PLAT BOOK 1, PAGE 102 OF THE  
 105 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

106  
 107 TOGETHER WITH:

108  
 109 PARCEL 4:

110  
 111 THE N.W. 1/4 OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE  
 112 41 EAST AND THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 47

113 | SOUTH, RANGE 41 EAST; AND THE WEST 118.81 FEET OF THE  
 114 | N.E. 1/4 OF SAID SECTION 30 TOWNSHIP 47 SOUTH, RANGE  
 115 | 41 EAST, BROWARD COUNTY, FLORIDA; CONTAINING 413.08  
 116 | ACRES MORE OR LESS.

117 |  
 118 | TOGETHER WITH:

119 |  
 120 | PARCEL 5:

121 |  
 122 | A PORTION OF TRACTS 29, 30 AND 31 OF SECTION 19,  
 123 | TOWNSHIP 47 SOUTH, RANGE 41 EAST, OF FLORIDA FRUIT  
 124 | LANDS COMPANY'S SUBDIVISION NUMBER 2, AS RECORDED IN  
 125 | PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM  
 126 | BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE  
 127 | NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 30,  
 128 | TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE  
 129 | PARTICULARLY DESCRIBED AS FOLLOWS:

130 |  
 131 | COMMENCING AT THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF  
 132 | SECTION 30; THENCE SOUTH 89^48'54" EAST, ALONG THE  
 133 | SOUTH LINE OF SAID N.E. 1/4 OF SECTION 30, 118.81 FEET  
 134 | TO THE POINT OF BEGINNING; THENCE NORTH 00^20'38"  
 135 | WEST, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4 OF  
 136 | SECTION 30, 2,654.19 FEET TO A POINT ON THE NORTH LINE  
 137 | OF SAID N.E. 1/4 OF SECTION 30; THENCE NORTH 00^21'11"  
 138 | WEST, 1,406.20 FEET, TO A POINT ON THE SOUTH RIGHT-OF-  
 139 | WAY LINE OF STATE ROAD NO. 827, PER F.D.O.T. MAP,  
 140 | SECTION 93240-2501 & 86002-2501; THENCE ALONG SAID

141 SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)  
 142 DESCRIBED COURSES, (1) SOUTH 71^40'03" EAST, 262.96  
 143 FEET; (2) NORTH 89^53'12" EAST, 78.99 FEET; (3) SOUTH  
 144 71^39'44" EAST, 246.97 FEET; THENCE SOUTH 00^20'46"  
 145 EAST, 3,901.95 FEET, TO A POINT ON THE SOUTH LINE OF  
 146 SAID N.E. 1/4 OF SECTION 30; THENCE NORTH 89^48'54"  
 147 WEST, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF SECTION  
 148 30, 561.47 FEET (562.01 FEET CALCULATED) TO THE POINT  
 149 OF BEGINNING.

150  
 151 SAID LANDS LYING IN BROWARD COUNTY, FLORIDA,  
 152 CONTAINING 51.36 ACRES, MORE OR LESS.

153  
 154 TOGETHER WITH:

155  
 156 PARCEL 6:

157  
 158 THE WEST 75.00 FEET OF THE SOUTHWEST ONE-QUARTER (SW  
 159 1/4) OF SECTION 26, TOWNSHIP 47 SOUTH, RANGE 41 EAST,  
 160 LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF STATE  
 161 ROAD 827 AND THE SOUTHERLY RIGHT OF WAY OF THE  
 162 HILLSBORO CANAL; SAID LANDS SITUATE, LYING AND BEING  
 163 IN BROWARD COUNTY, FLORIDA; CONTAINING 1.37 ACRES MORE  
 164 OR LESS.

165  
 166 Section 2. The Property shall be annexed to and shall be  
 167 deemed a part of the City of Parkland on July 1, 2010. On such  
 168 date, the Property shall be subject to the municipal

169 jurisdiction and laws of the City of Parkland. The city shall be  
 170 embodied with all municipal powers and authority, as provided in  
 171 chapter 166, Florida Statutes, and as otherwise provided by law,  
 172 over the Property. All land use and zoning designations  
 173 applicable to the Property shall continue in effect until  
 174 changed by the entity or entities with jurisdiction over the  
 175 Property subsequent to the effective date of this annexation. In  
 176 all other respects, the laws and ordinances of the City of  
 177 Parkland, as amended, shall govern the Property. All development  
 178 orders, permits, and licenses in existence on the effective date  
 179 of this act shall remain in effect and be permitted to continue  
 180 in accordance with their terms.

181       Section 3. All public roads and the rights-of-way  
 182 associated therewith on the Broward County Road System within  
 183 the limits of the Property as described in section 1 are  
 184 transferred from Broward County jurisdiction to the jurisdiction  
 185 of the City of Parkland, except those portions authorized by the  
 186 Director of the Office of Transportation to be excluded lying  
 187 within the annexed area. All rights, title, interest, and  
 188 responsibilities of any transferred roads, including, but not  
 189 limited to, the ownership, operation, maintenance, planning,  
 190 design, and construction of such roads and the rights-of-way  
 191 associated therewith, shall transfer from Broward County  
 192 jurisdiction and ownership to the jurisdiction of the City of  
 193 Parkland upon the effective date of the annexation.

194       Section 4. Subsequent to the effective date of this  
 195 annexation, any resident in the area to be annexed by this act

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196 into the City of Parkland shall be deemed to have met any  
197 residency requirements for candidacy for municipal office.

198 Section 5. Nothing in this act shall be construed to  
199 affect or abrogate the rights of parties to any contract,  
200 whether the same be between Broward County and a third party or  
201 between nongovernmental entities, which contracts are in effect  
202 prior to the effective date of the annexation.

203 Section 6. This act shall take effect upon becoming a law.