

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 to include specified unincorporated lands within the
 5 corporate limits; providing an effective date of
 6 annexation; providing for a transfer of public roads and
 7 rights-of-way; 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 areas referred to
 12 in this bill as "the property" are as follows:

13
 14 PARCEL 1 (Palm Beach Farms):

15
 16 A PARCEL OF LAND SITUATED IN SECTIONS 19 AND 30,
 17 TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY,
 18 NOW BROWARD COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL
 19 RECORD BOOK 21282, PAGE 1712 OF THE PUBLIC RECORDS OF
 20 PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY
 21 DESCRIBED AS FOLLOWS:

22
 23 A PORTION OF THE NORTHEAST ONE QUARTER (N.E. 1/4) OF
 24 SECTION 30 AND THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF
 25 SECTION 19, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM
 26 BEACH COUNTY, NOW BROWARD COUNTY, FLORIDA, AND MORE
 27 PARTICULARLY DESCRIBED AS FOLLOWS:

28

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

44
 45 TOGETHER WITH:

46
 47 PARCEL 2 (Bruschi):

48
 49 TWO PARCELS OF LAND SITUATED IN BROWARD COUNTY,
 50 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

51
 52 A PARCEL OF LAND SITUATED IN SECTION 29, TOWNSHIP 47
 53 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING
 54 TRACTS 11 THROUGH 24, INCLUSIVE, TOGETHER WITH THE
 55 ADJACENT RIGHT-OF-WAYS, ROAD, DITCH AND DYKE
 56 RESERVATIONS AND/OR INGRESS/EGRESS EASEMENTS, ALL

57 LYING WITHIN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 41
 58 EAST, PALM BEACH COUNTY, FLORIDA, AND AS SHOWN ON
 59 FLORIDA FRUIT LANDS COMPANY SUBDIVISION 2, ACCORDING
 60 TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 102
 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

62
 63 TOGETHER WITH:

64
 65 THAT PART OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 41
 66 EAST, BROWARD COUNTY, FLORIDA, LYING SOUTH OF THE
 67 HILLSBORO CANAL AND WEST OF THE NORTHERLY EXTENSION OF
 68 THE WEST LINE OF TRACT 10, FLORIDA FRUIT LANDS COMPANY
 69 SUBDIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED
 70 IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM
 71 BEACH COUNTY, FLORIDA. SAID PARCEL DESCRIBED IN
 72 OFFICIAL RECORD BOOK 12478, PAGE 216 OF SAID PUBLIC
 73 RECORDS OF PALM BEACH COUNTY.

74
 75 TOGETHER WITH:

76
 77 PARCEL 3 (Hendrix):
 78
 79 TWO PARCELS OF LAND SITUATED IN BROWARD COUNTY,
 80 FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

81
 82 A PARCEL OF LAND SITUATED IN SECTIONS 27 AND 34,
 83 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,
 84 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

91 TOGETHER WITH:

93 THAT PORTION OF TRACTS 17 THROUGH 24, INCLUSIVE, AND
 94 27 THROUGH 31, INCLUSIVE, TOGETHER WITH THE ADJACENT
 95 RIGHT-OF-WAYS, ROAD, DITCH AND DYKE RESERVATIONS
 96 AND/OR INGRESS/EGRESS EASEMENTS, ALL LYING WITHIN
 97 SECTION 27, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM
 98 BEACH COUNTY, FLORIDA, AND AS SHOWN ON FLORIDA FRUIT
 99 LANDS COMPANY SUBDIVISION 2, ACCORDING TO THE PLAT
 100 THEREOF, RECORDED IN PLAT BOOK 1, PAGE 102 OF THE
 101 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

103 TOGETHER WITH:

105 PARCEL 4 (Salta):

107 A PORTION OF TRACTS 29, 30 AND 31 OF SECTION 19,
 108 TOWNSHIP 47 SOUTH, RANGE 41 EAST, OF FLORIDA FRUIT
 109 LANDS COMPANY'S SUBDIVISION NUMBER 2, AS RECORDED IN
 110 PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM
 111 BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE
 112 NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 30,

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113 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BEING MORE
 114 PARTICULARLY DESCRIBED AS FOLLOWS:
 115
 116 COMMENCING AT THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF
 117 SECTION 30; THENCE SOUTH 89^48'54" EAST, ALONG THE
 118 SOUTH LINE OF SAID N.E. 1/4 OF SECTION 30, 118.81 FEET
 119 TO THE POINT OF BEGINNING; THENCE NORTH 00^20'38"
 120 WEST, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4 OF
 121 SECTION 30, 2,654.19 FEET TO A POINT ON THE NORTH LINE
 122 OF SAID N.E. 1/4 OF SECTION 30; THENCE NORTH 00^21'11"
 123 WEST, 1,406.20 FEET, TO A POINT ON THE SOUTH RIGHT-OF-
 124 WAY LINE OF STATE ROAD NO. 827, PER F.D.O.T. MAP,
 125 SECTION 93240-2501 & 86002-2501; THENCE ALONG SAID
 126 SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3)
 127 DESCRIBED COURSES, (1) SOUTH 71^40'03" EAST, 262.96
 128 FEET; (2) NORTH 89^53'12" EAST, 78.99 FEET; (3) SOUTH
 129 71^39'44" EAST, 246.97 FEET; THENCE SOUTH 00^20'46"
 130 EAST, 3,901.95 FEET, TO A POINT ON THE SOUTH LINE OF
 131 SAID N.E. 1/4 OF SECTION 30; THENCE NORTH 89^48'54"
 132 WEST, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF SECTION
 133 30, 561.47 FEET (562.01 FEET CALCULATED) TO THE POINT
 134 OF BEGINNING.
 135
 136 SAID LANDS LYING IN BROWARD COUNTY, FLORIDA,
 137 CONTAINING 51.36 ACRES, MORE OR LESS.
 138
 139 TOGETHER WITH:
 140

141 PARCEL 5 (Misty Meadows):
 142
 143 A PORTION OF TRACTS 27 AND 28, BLOCK 3, (SECTION 19,
 144 TOWNSHIP 47 SOUTH, RANGE 41 EAST), FLORIDA FRUIT LANDS
 145 COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION AS RECORDED
 146 IN PLAT BOOK 1, PAGE 102, IN THE PUBLIC RECORDS OF
 147 PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE
 148 NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 30,
 149 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,
 150 FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 151
 152 BEGINNING AT THE NORTHEAST CORNER OF SECTION 30 AND
 153 THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH,
 154 RANGE 41 EAST, BROWARD COUNTY, FLORIDA; THENCE RUN
 155 SOUTH 01°15'55" EAST, ALONG THE EAST LINE OF SAID
 156 SECTION 30, A DISTANCE OF 2664.03 FEET TO THE
 157 SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.
 158 1/4) OF SAID SECTION 30; THENCE RUN SOUTH 89°50'52"
 159 WEST, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF SECTION
 160 30, A DISTANCE OF 803.35 FEET TO A POINT; THENCE RUN
 161 NORTH 00°41'27" WEST, A DISTANCE OF 2380.10 FEET TO A
 162 POINT; THENCE RUN NORTH 89°48'40" EAST, A DISTANCE OF
 163 370.97 FEET TO A POINT; THENCE RUN NORTH 01°17'21"
 164 WEST, A DISTANCE OF 1135.89 FEET TO A POINT ON THE
 165 SOUTHERLY RIGHT-OF-WAY LINE OF LOX ROAD (STATE ROAD
 166 827); THENCE RUN SOUTH 72°00'01" EAST, ALONG SAID
 167 SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 431.98 FEET
 168 TO A POINT ON THE EAST LINE OF SAID SECTION 19; THENCE

169 RUN SOUTH 01°15'55" EAST, ALONG SAID EAST LINE OF
 170 SECTION 19, A DISTANCE OF 717.94 FEET TO THE POINT OF
 171 BEGINNING.

172
 173 SAID LANDS SITUATE, LYING AND BEING IN SECTIONS 19 AND
 174 30, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,
 175 FLORIDA AND CONTAINING 2,318,032 SQUARE FEET (53.21
 176 ACRES) MORE OR LESS.

177
 178 TOGETHER WITH:

179
 180 PARCEL 6 (Dolly Land):

181
 182 A PORTION OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 41
 183 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF TRACTS
 184 27, 28, 29 AND 30, LYING IN SECTION 19, TOWNSHIP 47
 185 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA
 186 ACCORDING TO THE PLAT OF FLORIDA FRUITLANDS COMPANY'S
 187 SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 1, PAGE 102
 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA,
 189 SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS
 190 FOLLOWS:

191
 192 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-
 193 QUARTER (NE 1/4) OF SAID SECTION 30; THENCE SOUTH
 194 89°50'52" EAST ALONG THE SOUTH LINE OF THE NORTHEAST
 195 ONE-QUARTER (NE 1/4) OF SAID SECTION 30, 681.75 FEET
 196 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH

197 89°50'52" EAST ALONG SAID SOUTH LINE, 733.08 FEET;
 198 THENCE NORTH 00°41'00" WEST, 3633.84 FEET TO A POINT
 199 ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 827,
 200 AS RECORDED IN OFFICIAL RECORDS BOOK 2841, AT PAGE
 201 906, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 202 FLORIDA; THENCE NORTH 72°00'01" WEST ALONG SAID LINE,
 203 340.78 FEET; THENCE NORTH 00°59'07" WEST, 26.44 FEET;
 204 THENCE NORTH 72°00'01" WEST, 432.89 FEET (THE LAST
 205 THREE (3) COURSES DESCRIBED BEING COINCIDENT WITH THE
 206 SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 827);
 207 THENCE SOUTH 00°41'00" EAST, 3901.30 FEET TO THE POINT
 208 OF BEGINNING.

209
 210 LESS AND EXCEPT THEREFROM THE FOLLOWING PARCEL OF LAND
 211 CONVEYED TO BROWARD COUNTY BY THAT CERTAIN QUIT-CLAIM
 212 DEED RECORDED IN OFFICIAL RECORDS BOOK 3809, PAGE 284:

213
 214 COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-
 215 QUARTER (NE 1/4) OF SECTION 30, TOWNSHIP 47 SOUTH,
 216 RANGE 41 EAST, BROWARD COUNTY, FLORIDA; THENCE SOUTH
 217 89°50'52" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST
 218 ONE-QUARTER (NE 1/4), 1414.83 FEET; THENCE NORTH
 219 00°41'00" WEST, 3575.78 FEET TO THE POINT OF
 220 BEGINNING; THENCE CONTINUE NORTH 00°41'00" WEST, 58.06
 221 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 827
 222 AS RECORDED IN OFFICIAL RECORDS BOOK 2841, PAGE 906,
 223 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 224 THENCE NORTH 72°00'01" WEST ALONG SAID RIGHT-OF-WAY

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225 LINE, 340.78 FEET; THENCE NORTH 00°59'07" WEST, 26.44
 226 FEET; THENCE NORTH 72°00'01" WEST, 432.89 FEET; THENCE
 227 LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°41'00" EAST,
 228 84.45 FEET; THENCE SOUTH 72°00'01" EAST, 773.82 FEET
 229 TO THE POINT OF BEGINNING.

230
 231 SAID LANDS SITUATE, LYING AND BEING IN SECTIONS 19 AND
 232 30, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,
 233 FLORIDA AND CONTAINING 2,709,569 SQUARE FEET (62.20
 234 ACRES) MORE OR LESS.

235
 236 TOGETHER WITH:

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 238 PARCEL 7 (North Springs Improvement District):

239
 240 THE WEST 65.00 FEET OF EACH OF TRACTS 5, 6, 7, AND
 241 THAT PART OF TRACT 8 LYING SOUTH AND WEST OF HILLSBORO
 242 CANAL, IN SECTION 29 TOWNSHIP 47 SOUTH, RANGE 41 EAST,
 243 BROWARD COUNTY, FLORIDA, ALL ACCORDING TO THE FLORIDA
 244 FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, RECORDED IN
 245 PLAT BOOK 1, AT PAGE 102, OF THE PUBLIC RECORDS OF
 246 PALM BEACH COUNTY, FLORIDA.

247
 248 AND:

249
 250 THE WEST 65.00 FEET OF TRACTS 29, 30, 31 AND 32 IN
 251 SECTION 29, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD
 252 COUNTY, FLORIDA, ALL ACCORDING TO THE FLORIDA FRUIT

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253 LANDS COMPANY'S SUBDIVISION NO. 2, RECORDED IN PLAT
 254 BOOK 1, AT PAGE 102, OF THE PUBLIC RECORDS OF PALM
 255 BEACH COUNTY, FLORIDA.

256
 257 AND:

258
 259 A PORTION OF THE 15.00 FOOT DEDICATED RIGHT-OF-WAY PER
 260 SAID PLAT AND LYING ADJACENT TO THE NORTH LINE OF SAID
 261 TRACT 32 BEING MORE PARTICULARLY DESCRIBED AS THE EAST
 262 65.00 FEET OF THE WEST 80.00 FEET OF THE NORTH 15.00
 263 FEET OF THE SOUTHEAST ONE QUARTER (S.E.1/4) OF SAID
 264 SECTION 29.

265
 266 AND:

267
 268 A PORTION OF THE 15.00 FOOT DEDICATED RIGHT-OF-WAY PER
 269 SAID PLAT AND LYING ADJACENT TO THE SOUTH LINE OF SAID
 270 TRACT 5 BEING MORE PARTICULARLY DESCRIBED AS THE EAST
 271 65.00 FEET OF THE WEST 80.00 FEET OF THE SOUTH 15.00
 272 FEET OF THE NORTHEAST ONE QUARTER (N.E.1/4) OF SAID
 273 SECTION 29.

274
 275 SAID LANDS SITUATE, LYING AND BEING IN SECTION 29,
 276 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY,
 277 FLORIDA AND CONTAINING 336,327 SQUARE FEET (7.72
 278 ACRES) MORE OR LESS.

279
 280 TOGETHER WITH:

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PARCEL 8 (City of Parkland):

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

TOGETHER WITH:

PARCEL 9 (Bishop's Pit)

THE N.W. 1/4 OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 41 EAST; AND THE WEST 118.81 FEET OF THE N.E. 1/4 OF SAID SECTION 30 TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA; CONTAINING 413.08 ACRES MORE OR LESS.

Section 2. The property described in section 1 shall be annexed to and shall be deemed a part of the City of Parkland on September 15, 2011. On that date, the property shall be subject to the municipal jurisdiction and laws of the City of Parkland. The city shall be embodied with all municipal powers and authority as provided for in chapter 166, Florida Statutes, and

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309 as otherwise provided by law, over the property. All land use
310 and zoning designations applicable to the property shall
311 continue in effect until changed by the entity or entities with
312 jurisdiction over the property after the effective date of this
313 annexation. Any land use designation adopted by Broward County
314 before the effective date of this act for any of the lands
315 subject to this act shall, pursuant to the Broward County
316 Charter, be the effective land use plan for the land so
317 designated by Broward County until such time as the City of
318 Parkland adopts a land use designation for the land which is
319 consistent with the Broward County designation. The City of
320 Parkland may, at its option, adopt a zoning designation for said
321 land consistent with the land use designation adopted by Broward
322 County without the need to amend its own land use plan. In such
323 case, the adopted zoning ordinance, together with the city's
324 land development and zoning regulations, shall govern all use
325 and development of such land and the Broward County land use
326 designation shall continue as the effective designation for said
327 land. In all other respects, the laws and ordinances of the City
328 of Parkland shall govern the property. All development orders,
329 permits, and licenses in existence on the effective date of this
330 act shall remain in effect and be permitted to continue in
331 accordance with their terms.

332 Section 3. All public roads and the rights-of-way
333 associated therewith on the Broward County road system, lying
334 within the limits of the lands subject to annexation as
335 described in section 1, are transferred from Broward County
336 jurisdiction to the jurisdiction of the annexing municipality.

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337 All rights, title, interest, and responsibilities for any
338 transferred roads, including, but not limited to, the ownership,
339 operation, maintenance, planning, design, and construction of
340 said roads and to the rights-of-way associated therewith shall
341 transfer from Broward County jurisdiction and ownership to the
342 jurisdiction of the annexing municipality upon the effective
343 date of the annexation.

344 Section 4. After the effective date of this annexation,
345 any resident in the area to be annexed by this act into the City
346 of Parkland shall be deemed to have met any residency
347 requirements for candidacy for municipal office.

348 Section 5. Nothing in this chapter shall be construed to
349 affect or abrogate the rights of parties to any contract,
350 whether the same be between Broward County and a third party or
351 between nongovernmental entities, which contracts are in effect
352 prior to the effective date of the annexation.

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