

CS/HB 4071

2025

1 A bill to be entitled
2 An act relating to the City of Coral Springs and the
3 City of Parkland, Broward County; reducing and
4 contracting from the corporate limits of the City of
5 Coral Springs and enlarging and extending the
6 corporate limits of the City of Parkland approximately
7 8.7 acres of land contiguous to the corporate limits
8 of the City of Parkland; providing boundaries;
9 providing construction; providing an effective date.

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

12
13 **Section 1.** The present corporate limits of the City of
14 Coral Springs, Broward County, Florida, are hereby reduced and
15 contracted so as to exclude, from the territory presently within
16 the City of Coral Springs corporate limits, and the present
17 corporate limits of the City of Parkland, Broward County, are
18 hereby enlarged and extended so as to include, effective
19 September 15, 2025, in addition to the territory presently
20 within the City of Parkland corporate limits, an approximately
21 8.494 acre parcel of land, contiguous to the corporate limits of
22 the City of Parkland, particularly described as follows:

23
24 A portion of Section 5, Township 48 South, Range 41 East, of
25 Broward County, Florida; being more particularly described as

follows:

Commencing at the Northwest corner of the Southwest quarter (S.W. 1/4) of said Section 5, said point also being the point of beginning; thence South 89°53'02" East, along the South line of the Northwest quarter (N.W. 1/4) of Section 5, a distance of 1,006.86 feet to the beginning of a curve concave Easterly, having a chord bearing of South 06°30'12" East; thence along said curve, having a radius of 290.00 feet, through a central angle of 34°35'18", an arc distance of 175.07 feet to a point of reverse curvature with a curve concave Westerly, having a chord bearing of South 02°47'44" West; thence along said curve, having a radius of 147.00 feet, through a central angle of 53°09'52", an arc distance of 136.40 feet to the end of said curve; thence South 29°22'53" West, a distance of 43.06 feet to the beginning of a curve concave Northwesterly, having a chord bearing of South 56°27'14" West; thence along said curve, having a radius of 75.00 feet, through a central angle of 54°08'02", an arc distance of 70.86 feet to a point of reverse curvature with a curve concave Southeasterly, having a chord bearing of South 60°18'02" West; thence along said curve, having a radius of 200.00 feet, through a central angle of 46°26'25", an arc distance of 162.11 feet to a point of reverse curvature with a curve concave Northwesterly, having a chord bearing of South 55°05'02" West; thence along said curve, having a radius of

100.00 feet, through a central angle of 36°00'25", an arc distance of 62.84 feet to the end of said curve; thence North 30°59'10" West, a distance of 136.65 feet; thence North 89°53'02" West, a distance of 464.50 feet; thence North 44°48'18" West, a distance of 308.15 feet to a point on the West line of the Southwest quarter (S.W. 1/4) of said Section 5; thence North 00°49'39" West, along the West line of the Southwest quarter (S.W. 1/4) of said Section 5, a distance of 156.83 feet to the point of beginning.

Said lands situate, lying and being in Broward County, Florida, containing 8.494 acres, more or less.

Section 2. The present corporate limits of the City of Coral Springs, Broward County, Florida, are hereby reduced and contracted so as to exclude, from the territory presently within the City of Coral Springs corporate limits, and the present corporate limits of the City of Parkland, Broward County, Florida, are hereby enlarged and extended so as to include, effective September 15, 2025, in addition to the territory presently within the City of Parkland corporate limits, an approximately 0.187 acre parcel of land, contiguous to the corporate limits of the City of Parkland, particularly described as follows:

A portion of Section 5, Township 48 South, Range 41 East, of

76 Broward County, Florida; being more particularly described as
77 follows:

78
79 Commencing at the Northwest corner of the Southwest quarter
80 (S.W. 1/4) of said Section 5; thence South 00°49'39" East along
81 the West line of the Southwest quarter (S.W. 1/4) of said
82 Section 5, a distance of 156.83 feet; thence South 44°48'18"
83 East, a distance of 308.15 feet; thence South 89°53'02" East, a
84 distance of 464.50 feet; thence South 30°59'10" East, a distance
85 of 136.65 feet to the point of beginning; thence South 30°59'10"
86 East, a distance of 13.83 feet to the beginning of a curve
87 concave Southerly, having a chord bearing of North 72°16'00"
88 East; thence along said curve, having a radius of 930.00 feet,
89 through a central angle of 08°52'10", an arc distance of 143.96
90 feet to a point of reverse curvature with a curve concave
91 Northwesterly, having a chord bearing of North 53°02'29" East;
92 thence along said curve, having a radius of 90.00 feet, through
93 a central angle of 47°19'14", an arc distance of 74.33 feet to
94 the end of said curve; thence North 29°22'53" East, a distance
95 of 37.58 feet to the beginning of a non-tangent curve concave
96 Southeasterly, having a radial bearing of South 24°59'46" East
97 and chord bearing of South 58°04'15" West; thence along said
98 curve, having a radius of 177.72 feet, through a central angle
99 of 13°51'58", an arc distance of 43.01 feet to the end of said
100 curve; thence South 70°36'09" West, a distance of 41.82 feet;

101 thence South 58°27'42" West, a distance of 42.42 feet; thence
102 South 46°10'27" West, a distance of 27.73 feet; thence North
103 49°49'35" West, a distance of 12.17 feet; thence North 46°10'18"
104 East, a distance of 35.98 feet to the beginning of a curve
105 concave Southerly, having a chord bearing of North 59°37'45"
106 East; thence along said curve, having a radius of 150.00 feet,
107 through a central angle of 26°54'49", an arc length of 70.46
108 feet to the end of said curve; thence North 73°05'10" East, a
109 distance of 51.91 feet to the beginning of a curve concave
110 Northerly, having a chord bearing of North 61°49'32" East;
111 thence along said curve, having a radius of 70.00 feet, through
112 a central angle of 22°31'26", an arc distance of 27.52 feet to
113 the end of said curve; thence North 29°22'41" East a distance of
114 32.65 feet, to the beginning of a curve concave Northerly,
115 having a chord bearing of South 56°27'14" West; thence along
116 said curve, having a radius of 75.00 feet, through a central
117 angle of 54°08'02", an arc distance of 70.86 feet to a point of
118 reverse curvature concave Southeasterly, having a chord bearing
119 of South 60°18'02" West; thence along said curve, having a
120 radius of 200.00 feet, through a central angle of 46°26'25", an
121 arc distance of 162.11 feet to a point of reverse curvature with
122 a curve concave Northwesterly, having a chord bearing of South
123 55°05'02" West; thence along said curve, having a radius of
124 100.00 feet, through a central angle of 36°00'25", an arc
125 distance of 62.84 feet to the end of said curve, and the point

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126 of beginning.

127
128 Said lands situate, lying and being in Broward County, Florida,
129 containing 0.187 acres, more or less.

130 **Section 3.** This act may not be construed to affect or
131 abrogate the rights of parties to any contract, whether the same
132 be between Broward County and a third party or between
133 nongovernmental entities or otherwise, which contracts are in
134 effect before the effective date of this act.

135 **Section 4.** This act shall take effect upon becoming a law.