

House Bill No. 1389

An act relating to Broward County; providing for extending the corporate limits of the City of Coral Springs; providing for annexation of the unincorporated area known as Ramblewood East Condominium; providing for continuation of certain regulations; providing for transfer of public roads and rights-of-way; providing an effective date.

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

Section 1. Effective September 15, 2005, the corporate limits of the City of Coral Springs shall be amended to include the lands composed of the Ramblewood East Condominium Association, Inc., hereinafter referred to as "Ramblewood East Condominium." On September 15, 2005, the City of Coral Springs shall have all powers as provided in section 171.062, Florida Statutes, except as provided in this act.

Section 2. Ramblewood East Condominium shall be described as follows:

That portion of the Northwest One-Quarter (NW ¼) of Section 15, Township 48 South, Range 41 East described as follows:

BEGINNING at the point of intersection of a line parallel with and 53.00 feet East of as measured at right angles to the West line of the said Northwest One-Quarter (NW ¼) of Section 15, with a line 15.00 feet North of and parallel with the South line of the North One-Half (N ½) of said Section 15, also being a point on the municipal boundary of the City of Coral Springs, as established by Chapter 82-285, Laws of Florida;

Thence Easterly along said parallel line and municipal boundary to the intersection with a line parallel with and 40 feet West of as measured at right angles to the East line of the Northwest One-Quarter (NW ¼) of said Section 15;

Thence along the municipal boundary of the City of Coral Springs, as established by Chapter 89-422, Laws of Florida, the following four (4) courses;

Thence Northerly along said parallel line to the intersection with the North line of Tract 11, "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2", according to the plat thereof, as recorded in Plat Book 1, Page 102, of the Public Records of Palm Beach County, Florida;

Thence Westerly along said North line of Tract 11 to the West line of said Tract 11;

Thence Southerly along said West line to the North line of Tract 13 of said plat of, "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2";

Thence Westerly along said North line to the intersection with a line parallel with and 53.00 feet East of, as measured at right angles to, the West line of said Section 15;

Thence Southerly along said parallel line, also being along the municipal boundary of the City of Coral Springs, as established by Ordinance No. 85-134, City of Coral Springs, to the POINT OF BEGINNING.

Section 3. Upon annexation into the City of Coral Springs, the following shall govern the area described in section 2:

(1) The present land use designations and zoning districts provided for under the Broward County Comprehensive Plan and Code of Ordinances of Broward County shall remain the law governing the Ramblewood East Condominium, notwithstanding the fact that the Ramblewood East Condominium is now a part of the City of Coral Springs, until amended by majority vote plus one of the governing body of the City of Coral Springs.

(2) Notwithstanding subsection (1), any use, building, or structure that is legally in existence at the time that the Ramblewood East Condominium becomes a part of the City of Coral Springs shall not be made a prohibited use by the City of Coral Springs, on the property of said use, for as long as the use shall continue, and not be voluntarily abandoned.

Section 4. Subsequent to the effective date of this act, no change in land use designation or zoning shall be effective within the limits of the lands subject to annexation herein until the Ramblewood East Condominium has been annexed into the City of Coral Springs; no annexation within the Ramblewood East Condominium by any municipality shall occur during the time period between the effective date of this act and the effective date of the annexation. Moreover, subsequent to the effective date of the annexation, any resident in the area to be annexed by this act into the City of Coral Springs shall be deemed to have met any residency requirements for candidacy for any municipal office.

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

Section 6. All public roads and the public rights-of-way associated therewith, on the Broward County Road System, lying within the limits of the lands subject to annexation herein, as described in section 2, are transferred from Broward County jurisdiction to the jurisdiction of the City of Coral Springs. All rights, title, interests, and responsibilities for any transferred roads, including, but not limited to, the ownership, operation, maintenance, planning, design, and construction of said roads, and to the rights-of-way associated therewith, shall transfer from Broward County jurisdiction and ownership to the jurisdiction and ownership of the City of Coral Springs upon the effective date of the annexation.

Section 7. This act shall take effect upon becoming a law.

Approved by the Governor June 17, 2004.

Filed in Office Secretary of State June 17, 2004.