

House Bill No. 777

An act relating to the City of West Park, Broward County; extending and enlarging the corporate limits of the City of West Park to include specified Town of Pembroke Park lands within the corporate limits of the City of West Park; providing an effective date of annexation; providing construction; providing an effective date.

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

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

A portion of the Northwest one-quarter (NW ¼) and a portion of the Southwest one-quarter (SW ¼), all in Section 30, Township 51 South, Range 42 East, Broward County, Florida, described as follows:

BEGINNING at the West one-quarter (W ¼) corner of said Section 30, said point also being located on an Easterly municipal boundary of the City of West Park as established by Chapter 2004-454, Laws of Florida and the Westerly municipal boundary of the Town of Pembroke Park as established by Chapter 70-878, Laws of Florida;

THENCE Easterly along the North line of the Northwest one-quarter (NW ¼) of said Southwest one-quarter (SW ¼) also being the South line of the Southwest one-quarter (SW ¼) of said Northwest one-quarter (NW ¼) to the intersection with the East right-of-way line of Southwest 54th Avenue as described in Official Records Book 3801, Page 872 of the Public Records of Broward County Florida;

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

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

THENCE Easterly along said South right-of-way line of Southwest 33rd Street to the intersection with a line 15.00 feet West of and parallel with the East line of the Southwest one-quarter (SW ¼) of said Northwest one-quarter (NW ¼) of Section 30 as shown on TOWN-LAKE HOMES, according to the plat thereof as recorded in Plat Book 68, Page 16 of the Public records of Broward County, Florida;

THENCE Southerly along said parallel line to the intersection with the North line of said Southwest one-quarter (SW ¼) also being the South line of said Northwest one-quarter (NW ¼);

THENCE Easterly along the North line of said Southwest one-quarter (SW ¼) also being the South line of said Northwest one-quarter (NW ¼) to the Southwest corner of the Southeast one-quarter (SE ¼) of said

Northwest one-quarter (NW ¼) of Section 30 as shown on the map of HOLLYWOOD RIDGE FARMS as recorded in Miscellaneous Plat Book 2, Page 16 of the Public Records of Broward County, Florida;

THENCE Southerly along the East line of the Northwest one-quarter (NW ¼) of said Southwest one-quarter (SW ¼) of Section 30 to the South line of the North one-half (N ½) of said Northwest one-quarter (NW ¼) of the Southwest one-quarter (SW ¼) of Section 30;

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

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

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

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

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

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

Section 4. Nothing in this act shall be construed to affect or abrogate the rights of parties to any contract, whether the contract be between Broward County and a third party, the Town of Pembroke Park and a third party, the City of West Park and a third party, or Miami-Dade Public Schools and a third party, or between nongovernmental entities, which contracts are in effect prior to the effective date of the annexation.

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

Approved by the Governor June 16, 2009.

Filed in Office Secretary of State June 16, 2009.