

House Bill No. 1585

An act relating to Broward County; providing for annexation and deannexation of certain described lands within the municipal limits of the City of Pembroke Pines and the Town of Southwest Ranches; providing an effective date.

WHEREAS, the approximately 30 acres of property known as the Laguna Isles Community Center and adjoining wetlands is currently located in the Town of Southwest Ranches, with the remaining area of the Laguna Isles community residing in the City of Pembroke Pines, and

WHEREAS, the approximately 30 acres of property known as the Frontier Trails Park is owned by the Town of Southwest Ranches, but currently resides in the City of Pembroke Pines, and both municipalities desire to return these properties to the appropriate municipality, NOW, THEREFORE,

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

Section 1. The lands contained in the following legal description are deannexed from the City of Pembroke Pines, Broward County:

ALL OF THE PLAT OF "FRONTIER TRAILS", AS RECORDED IN PLAT BOOK 97, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 30.057 ACRES, MORE OR LESS.

Section 2. The lands contained in the following legal description are deannexed from the Town of Southwest Ranches, Broward County:

A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF BIG SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT BOOK 168 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY OF SHERIDAN STREET AS NOW LOCATED AND CONSTRUCTED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE RUN NORTH 01°46'07" WEST (ON A PLAT BEARING) 2231.07 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL C, TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THAT CERTAIN FPL EASEMENT AS DESCRIBED IN THE INSTRUMENT FOUND IN OFFICIAL RECORDS BOOK 5429 AT PAGE 931 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 89°53'13" EAST 615.03 FEET ALONG SAID NORTH BOUNDARY, TO AN INTERSECTION WITH A LINE 15 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST BOUNDARY OF SAID PARCEL C; THENCE RUN SOUTH 01°46'15" EAST 1478.21 FEET ALONG SAID PARALLEL LINE, TO A

POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 14°29'42" RUN SOUTHWESTERLY 375.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1575.00 FEET AND A CENTRAL ANGLE OF 12°36'11" RUN SOUTHWESTERLY 346.44 FEET; THENCE RUN SOUTH 44°53'41" WEST 51.23 FEET ALONG SAID PARALLEL LINE AND ITS EXTENSION TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SAID PARCEL C; THENCE RUN SOUTH 01°46'15" EAST 100.04 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 39 EAST; THENCE RUN SOUTH 89°53'41" WEST 481.26 FEET ALONG SAID SOUTH BOUNDARY OF SECTION 1, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY OF SAID PARCEL C; THENCE RUN NORTH 01°46'07" WEST 100.04 FEET ALONG SAID SOUTHERLY EXTENSION TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA, AND CONTAINING 31.748 ACRES, MORE OR LESS.

Section 3. The present corporate limits of the City of Pembroke Pines, Broward County, are extended and enlarged so as to include, in addition to the territory presently within its corporate limits, the following:

A PORTION OF PARCEL C, ACCORDING TO THE PLAT OF BIG SKY NORTH RESIDENTIAL, AS RECORDED IN PLAT BOOK 168 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY OF SHERIDAN STREET AS NOW LOCATED AND CONSTRUCTED, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE RUN NORTH 01°46'07" WEST (ON A PLAT BEARING) 2231.07 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL C, TO AN INTERSECTION WITH THE NORTH BOUNDARY OF THAT CERTAIN FPL EASEMENT AS DESCRIBED IN THE INSTRUMENT FOUND IN OFFICIAL RECORDS BOOK 5429 AT PAGE 931 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 89°53'13" EAST 615.03 FEET ALONG SAID NORTH BOUNDARY, TO AN INTERSECTION WITH A LINE 15 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EAST BOUNDARY OF SAID PARCEL C; THENCE RUN SOUTH 01°46'15" EAST 1478.21 FEET ALONG SAID PARALLEL LINE, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 14°29'42" RUN SOUTHWESTERLY 375.68 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID PARALLEL LINE, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1575.00 FEET AND A CENTRAL ANGLE OF 12°36'11" RUN SOUTHWESTERLY 346.44 FEET; THENCE RUN SOUTH

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

Approved by the Governor June 6, 2006.

Filed in Office Secretary of State June 6, 2006.