

By Senator Geller

31-2094-03

See HB 1549

1 A bill to be entitled
 2 An act relating to the Cities of Coconut Creek
 3 and Parkland, Broward County; clarifying and
 4 delineating the common boundaries between the
 5 respective municipalities; providing an
 6 effective date.

7
8 Be It Enacted by the Legislature of the State of Florida:

9
10 Section 1. The present corporate limits of the City of
 11 Coconut Creek and the City of Parkland, Broward County, are
 12 hereby extended or contracted in conformance with the
 13 following legal description:

14 That portion of Section 36, Township 47 South,
 15 Range 41 East, Sections 31 and 32, Township 47
 16 South, Range 42 East, Section 1, Township 48
 17 South, Range 41 East, Sections 5, 6, 7, 8, 17,
 18 18, 19, 20, 21, 28, 29, 30, 31, and 32,
 19 Township 48 South, Range 42 East, and Sections
 20 5 and 6, Township 49 South, Range 42 East,
 21 Broward County, Florida described as follows:

22
23 BEGINNING at the intersection of the centerline
 24 of the Hillsboro Canal with the West
 25 Right-of-Way of the Sunshine State Parkway;

26
27 THENCE Southerly and Southwesterly along said
 28 West Right-of-Way to the West line of the East
 29 one-quarter (E 1/4) of Section 6, Township 49
 30 South, Range 42 East;

31

1 THENCE Northerly along said West line to the
2 North line of said Section 6;
3
4 THENCE Easterly along said North line to the
5 Southerly extension of the West line of the
6 East 50.00 feet of Tract 31, Block 94, PALM
7 BEACH FARMS CO. PLAT NO. 3, according to the
8 plat thereof as recorded in Plat Book 2, Pages
9 45 through 54 inclusive, of the Public Records
10 of Palm Beach County, Florida;
11
12 THENCE Northerly along said Southerly extension
13 and said West line to the Northerly
14 Right-of-Way of State Road No. 814 (West
15 Atlantic Boulevard);
16
17 THENCE Northwesterly along said Northerly
18 Right-of-Way to the West line of the East
19 One-Half (E 1/2) of Tract 26, said Block 94;
20
21 THENCE Northerly along said West line to the
22 South line of Tract 21, said Block 94;
23
24 THENCE Westerly along said South line to the
25 centerline of Banks Road;
26
27 THENCE Northerly along the centerline of Banks
28 Road to the South line of a 110 foot
29 Right-of-Way known as State Road No. 912
30 (Coconut Creek Parkway);
31

1 THENCE South 89°-49'20" West along said South
2 Right-of-Way, a distance of 97.85 feet;
3
4 THENCE North 00°-10'40" West, a distance of
5 110.00 feet to a point on the South line of
6 Parcel "A", CENTRAL PARK OF COMMERCE, as
7 recorded in Plat Book 119, Page 27, of the
8 Public Records of Broward County, Florida;
9
10 THENCE North 45°-15'02" East, along said South
11 line, a distance of 49.13 feet;
12
13 THENCE North 89°-18'51" East, a distance of
14 118.03 feet to the South line of Parcel "B",
15 said CENTRAL PARK OF COMMERCE;
16
17 THENCE South 44°-44'58" East, along said South
18 line, a distance of 49.86 feet to the North
19 Right-of-Way of said State Road No. 912
20 (Coconut Creek Parkway);
21
22 THENCE Easterly along said North Right-of-Way
23 to the Southwest corner of Tract 46, Block 93,
24 said PALM BEACH FARMS CO. PLAT NO. 3;
25
26 THENCE Northerly along the West line of Tracts
27 46, 39, 34, 27, 22, 15, 10, and 3, Block 93 and
28 their extensions and Tracts 98, 82, 71, 54, 43,
29 26, 18, and 3, Block 90, and their extension
30 said PALM BEACH FARMS CO. PLAT NO. 3 to the
31 South Right-of-Way of Sample Road, being 53.00

1 feet South of the North Line of Section 19,
2 Township 48 South, Range 42 East;
3
4 THENCE Westerly along said South Right-of-Way
5 to the East Right-of-Way of State Road No. 7
6 (U.S. 441);
7
8 THENCE continuing Westerly along the Westerly
9 extension of said South Right-of-Way to the
10 intersection of the East edge concrete barrier
11 wall of the State Road 7/Sample Road overpass;
12
13 THENCE North 00°00'41" West along said East
14 edge of the East concrete barrier wall to the
15 Northeast corner of said East concrete barrier
16 wall;
17
18 THENCE South 88°59'10" West, a distance of
19 19.95 feet to a point on the Eastern most
20 Northbound lane edge line of State Road 7;
21
22 THENCE North 00°28'09" West along said lane
23 edge line and its Northerly extension, a
24 distance of 1564.03 feet;
25
26 THENCE North 01°02'15" West along said lane
27 edge line, a distance of 1008.15 feet;
28
29 THENCE North 01°34'22" West along said lane
30 edge line, a distance of 435.62 feet;
31

1 THENCE North 00°58'25" West along said lane
2 edge line, a distance of 3734.83 feet to a
3 point of curvature of a non-tangent circular
4 curve concave Westerly, having a radius of
5 8577.21 feet and a radial bearing of North
6 88°42'18" East;
7
8 THENCE Northerly along said lane edge line and
9 the arc of said curve through a central angle
10 of 05°23'19", an arc distance of 806.66 feet to
11 a point of reverse curvature of a non-tangent
12 circular curve concave Easterly, having a
13 radius of 7350.40 feet and a radial bearing of
14 South 82°31'27" West;
15
16 THENCE Northerly along said lane edge line and
17 the arc of said curve through a central angle
18 of 06°37'19", an arc distance of 849.51 feet to
19 a point of non-tangency;
20
21 THENCE North 00°24'07" West along said lane
22 edge line, a distance of 593.04 feet to a point
23 on the North line of Section 12, Township 48
24 South, Range 41 East;
25
26 ~~THENCE Westerly along said North line to the~~
27 ~~West Right-of-Way of said State Road No. 7~~
28 ~~(U.S. 441) as shown on Florida Department of~~
29 ~~Transportation Right-of-Way Map Section~~
30 ~~86100-2507 dated October 1, 1971 and revised~~
31 ~~through 1981;~~

1
2 ~~THENCE Northerly along said Right-of-Way line~~
3 ~~to the South Right-of-Way line of Hillsboro~~
4 ~~Canal in Section 31, Township 47 South, Range~~
5 ~~42 East;~~
6
7 THENCE Westerly along said North line to the
8 intersection with the West edge line of the
9 Westerly most Southbound through lane of State
10 Road 7 (U.S. 441);
11
12 THENCE Northerly along said West edge line of
13 the Westerly most Southbound through lane the
14 following sixteen (16) courses and distances;
15
16 1. North 00°44'02" West, a distance of 449.31
17 feet;
18
19 2. North 06°13'19" East, a distance of 36.01
20 feet; to a point on the arc of a non tangent
21 curve concave to the East, having a radius of
22 8021.09 feet and a radial bearing of North
23 88°57'38" West;
24
25 3. Northerly on the arc of said curve through
26 a central angle of 01°47'16", an arc distance
27 of 250.28 feet to a point of compound curvature
28 of a non-tangent curve concave to the East,
29 having a radius of 7140.52 feet and a radial
30 bearing of North 87°10'20" West;
31

- 1 4. Northerly on the arc of said curve through
2 a central angle of 01°43'32", an arc distance
3 of 215.05 feet to a point of non-tangency;
4
- 5 5. North 05°00'54" East, a distance of 218.12
6 feet to a point on the arc of a non tangent
7 curve concave to the West, having a radius of
8 8169.93 feet and a radial bearing of South
9 85°14'26" East;
10
- 11 6. Northerly on the arc of said curve through
12 a central angle of 02°58'11", an arc distance
13 of 423.46 feet to a point of compound curve
14 with a tangent curve concave to the West,
15 having a radius of 9130.55 feet;
16
- 17 7. Northerly on the arc of said curve through
18 a central angle of 03°01'48", an arc distance
19 of 482.86 feet to a point of tangency;
20
- 21 8. North 01°14'26" West, a distance of 260.28
22 feet;
23
- 24 9. North 01°17'05" West, a distance of
25 1,149.82 feet;
26
- 27 10. North 00°48'03" West, a distance of 101.88
28 feet to a point of curvature of a tangent curve
29 concave to the West having a radius of
30 11,761.98 feet;
31

- 1 11. Northerly on the arc of said curve through
2 a central angle of 02°16'32", an arc distance
3 of 467.14 feet to a point of non-tangency;
4
5 12. North 03°05'23" West, a distance of
6 1,245.75 feet;
7
8 13. North 02°07'50" West, a distance of 226.10 feet;
9
10 14. North 03°33'21" West, a distance of 597.06
11 feet to a point of curvature of a tangent curve
12 concave to the East having a radius of
13 21,064.02 feet;
14
15 15. Northerly on the arc of said curve through
16 a central angle of 02°10'34", an arc distance
17 of 800.02 feet to a point of tangency;
18
19 16. North 01°22'47" West, a distance of
20 2,787.74 feet to the intersection with the
21 South Right-of-Way line of the Hillsboro Canal
22 in Section 31, Township 47 South, Range 42
23 East;
24
25 THENCE Easterly along the South line of
26 Hillsboro Canal Right-of-Way to the East
27 Right-of-Way of State Road No. 7;
28
29 THENCE Southerly along said East Right-of-Way
30 line to an intersection with the South line of
31 the plat of Hillsboro Pines Section "A", as

1 recorded in Plat Book 42, Page 22, of the
2 Public Records of Broward County, Florida;
3
4 THENCE Easterly along said South line to the
5 Northwest corner of the plat of Hillsboro Pines
6 Section "D" as recorded in Plat Book 87, Page
7 18, of the Public Records of Broward County,
8 Florida;
9
10 THENCE Southerly along the West line of said
11 plat to the North line of Tract 59 of Block 82;
12
13 THENCE East along the North lines of Tracts 59,
14 60, 61, and 62, Block 82 aforesaid plat of PALM
15 BEACH FARMS CO. PLAT NO. 3 to the Northwest
16 corner of said Tract 83;
17
18 THENCE South along the West lines of Tracts 63,
19 and 78, Block 82 to the Northwest corner of
20 Tract 87, Block 82;
21
22 THENCE East along the North lines of Tracts 87,
23 88, 89 and 90, Block 82, of said plat to the
24 Southwest corner of Tract 71, Block 82;
25
26 THENCE North along the West line of said Tract
27 71, to the South Right-of-Way line of a 60 foot
28 road reservation known as Northwest 74th Place;
29
30
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1 THENCE Westerly along said South Right-of-Way
2 line to a point lying 56.82 feet East of the
3 West line of Tract 74, Block 82;
4
5 THENCE North 00°-54'04" West, a distance of
6 193.48 feet;
7
8 THENCE North 18°-41'02" East, a distance of
9 387.93 feet;
10
11 THENCE North 00°-54'04" West, a distance of
12 1000.53 feet to a point on the South
13 Right-of-Way line of the Hillsboro Canal;
14
15 THENCE Easterly along said South Right-of-Way
16 to a point lying on the East Right-of-Way of
17 Lyons Road;
18
19 THENCE Southerly along the East Right-of-Way of
20 Lyons Road to a point on the south line of
21 Tract 25, Block 83 which is coincident with the
22 North line of a 30' wide Right-of-Way known as
23 Northwest 79th Court, both as platted in PALM
24 BEACH FARMS CO. PLAT NO. 3, Plat Book 2, Pages
25 45-54, Public Records of Palm Beach County,
26 Florida;
27
28 THENCE Easterly at a bearing of North
29 89°-34'58" East along the North side of said
30 Northwest 79th Court to a line parallel with
31

1 and 322.5 feet West of the East line of said
2 Tract 25;
3
4 THENCE Northerly along said parallel line to
5 the centerline of the Hillsboro Canal, also
6 being the boundary of Broward County;
7
8 THENCE Easterly along said centerline and said
9 boundary to said East line of Tract 25;
10
11 THENCE continue Easterly along said centerline
12 and said boundary;
13
14 THENCE at a bearing of North 89°-33'27" East
15 for 483.85 feet;
16
17 THENCE continuing Easterly along said
18 centerline at a bearing of North 89°-37'32"
19 East for approximately 1292.09 feet to the
20 Northerly extension of the East line of the
21 West one-half (W 1/2) of Tract 28, Block 83 of
22 the aforesaid PALM BEACH FARMS CO. PLAT NO. 3;
23
24 THENCE Southerly along the Northerly extension
25 of the East line and the East line of the West
26 one-half (W 1/2) of Tracts 28 and 29, Block 83
27 including the extension across platted but
28 unnamed 30' Right-of-Way between said tracts
29 for a distance of approximately 1125.0 feet;
30
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1 THENCE Westerly along the South line of the
2 West one-half (W 1/2) of Tract 29 for
3 approximately 455.0 feet to the Southwest
4 corner being one in the same with the Northeast
5 corner of Tract 38;

6
7 THENCE Southerly along the East line of Tract
8 38 and the Southerly extension of said east
9 line for approximately 675.0 feet to the
10 centerline of a 30' Right-of-Way known as
11 Northwest 74th Street;

12
13 THENCE Westerly along said center line for
14 approximately 280.0 feet to a point on the
15 Southerly extension of a line 50' East of and
16 parallel to the West line of Tract 28;

17
18 THENCE Northerly along said parallel line of
19 Tract 38 for approximately 675 feet to a point
20 on the North line of Tract 38 and on the south
21 line of the North Broward School Plat,

22
23 THENCE South 89°-36'39" West for 330.0 feet
24 along the South plat line;

25
26 THENCE South 00°-53'39" East for 675.70 feet to
27 the centerline of Northwest 74th Street;

28
29 THENCE South 89°-36'39" West for 50 feet along
30 centerline;

31

1 THENCE North 00°-53'39" West for 675.70 feet;
2
3 THENCE South 89°-36'39" West for 1320.17 feet
4 along the South plat line to the Easterly
5 Right-of-Way of Lyons Road;
6
7 THENCE Southerly along the Easterly
8 Right-of-Way of Lyons Road to a point lying on
9 the centerline of Northwest 74th Street;
10
11 THENCE Easterly along said centerline of
12 Northwest 74th Street to the point of
13 intersection with the Northerly extension of
14 the East line of SABAL PINES, as recorded in
15 Plat Book 138, Page 37, Public Records of
16 Broward County, Florida;
17
18 THENCE Southerly along said East line and
19 Northerly extension, a distance of 1336 feet to
20 the Southeast corner of said SABAL PINES and
21 the southwest corner of Tract 51 of said Block
22 83;
23
24 THENCE Easterly along the South line of Tracts
25 51 and 50 of said Block 83 an approximate
26 distance of 984 feet;
27
28 THENCE Northerly along a line parallel to the
29 West line of COCONUT POINT as recorded in plat
30 book 164, Page 27, Public Records of Broward
31

1 County, Florida an approximate distance of 220
2 feet;
3
4 THENCE Easterly along a line parallel with the
5 South line of said Tract 50 an approximate
6 distance of 198 feet;
7
8 THENCE Southerly along a line parallel with the
9 West line of said COCONUT POINT an approximate
10 distance of 138 feet to a point on said West
11 line of COCONUT POINT;
12
13 THENCE Northerly along said West line, a
14 distance of 660 feet to the Northwest corner of
15 said COCONUT POINT;
16
17 THENCE Easterly along the North line of said
18 COCONUT POINT, to the Southwest corner of Tract
19 41 of said Block 83;
20
21 THENCE Northerly along the West line of said
22 Tract 41 to the Northwest corner of said Tract
23 41;
24
25 THENCE on an assumed bearing of North,
26 perpendicular to the North line of said Tract
27 41, a distance of 30.00 feet to the North Right
28 of Way line of Northwest 74th Street;
29
30 THENCE East, along said North Right of Way
31 line, a distance of 294.48 feet;

1
2 THENCE South, a distance of 30.00 feet to said
3 North line of Tract 41;
4
5 THENCE South 01°19'46" East a distance of
6 345.82 feet;
7
8 THENCE South 46°53'03" West a distance of
9 137.91 feet;
10
11 THENCE South 00°30'00" East a distance of
12 220.00 feet to the South line of said Tract 41,
13 also being said North line of COCONUT POINT;
14
15 THENCE Easterly along said North line to a
16 point on the West Right of Way line of NW 39th
17 Ave. as shown on the ADIOS PLAT, as recorded in
18 Plat Book 113, Page 24, Public Records of
19 Broward County, Florida;
20
21 THENCE Northerly along said West Right-of-Way
22 of Northwest 39th Avenue to the center line of
23 the Hillsboro Canal in Section 32, Township 47
24 South, Range 42 East;
25
26 THENCE Easterly along the center line of the
27 Hillsboro to the West right-of-Way of the
28 Sunshine State Parkway and the POINT OF
29 BEGINNING.
30
31 Said lands situate in Broward County, Florida.

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Section 2. This act shall take effect upon becoming a law.