

By Representative Rayson

1 A bill to be entitled
2 An act relating to Broward County; providing
3 for extending the corporate limits of the
4 Cities of Pembroke Pines, Davie, Cooper City,
5 and Weston; providing for annexation of the
6 unincorporated areas known as "Southwest
7 Ranches" and "Sunshine Ranches" and surrounding
8 areas; providing for incorporation of a new
9 municipality; providing an effective date.

10

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

12

13 Section 1. No later than November 3, 1997, the Cities
14 of Pembroke Pines, Davie, and Weston may submit duly enacted
15 resolutions to the Broward County Legislative Delegation,
16 setting forth their intent for proposals for annexation of
17 "Southwest Ranches," as described in section 5.

18

19 Section 2. No later than November 3, 1997, the Cities
20 of Pembroke Pines, Davie, and Cooper City may submit duly
21 enacted resolutions to the Broward County Legislative
22 Delegation, setting forth their intent for proposals for
23 annexation of "Sunshine Ranches," as described in section 10.

24

25 Section 3. (1) No later than January 1, 1998, the
26 Broward County Legislative Delegation shall direct a study of
27 the area west of Flamingo Road, east of U.S. 27, south of
28 Griffin Road, and north of Sheridan Street, excluding those
29 areas within the Cities of Cooper City and Pembroke Pines. The
30 study shall determine the effects of annexation into any
31 municipality proposing an annexation in the studied areas, the
incorporation of any of the studied areas into a new
municipality, or the deannexation of any of the studied areas

1 from any existing municipality. The study shall also include a
2 determination of the viability of a new municipality composed
3 only of the areas of "Southwest Ranches" and "Sunshine
4 Ranches" as described in sections 5 and 10. Further, the study
5 shall determine the effects of
6 annexation/deannexation/incorporation on the employees of
7 Broward County and how to ameliorate same. This study shall be
8 performed by an independent agency or educational institute
9 not affected or associated with the proposed annexation as
10 determined by the Legislative Delegation of Broward County.
11 The cost of the study shall be borne equally by Broward
12 County, and each municipality which indicated its desire to
13 annex "Southwest Ranches" or "Sunshine Ranches," as provided
14 in this act. The study shall be completed no later than
15 January 1, 1999.

16 (2) The residents of "Southwest Ranches," "Sunshine
17 Ranches, "and the participating municipalities shall have
18 input as to who does the study and the parameters of said
19 study. Broward County shall be responsible for the printing
20 and distribution of the study to each household in "Southwest
21 Ranches" and "Sunshine Ranches" no later than March 1, 1999.
22 Further, Broward County shall be responsible for all notices
23 for five meetings concerning presentation and discussions of
24 the study to be held by homeowner associations in the
25 "Southwest Ranches" and "Sunshine Ranches" areas.

26 Section 4. No later than June 15, 1999, each
27 municipality which enacted a resolution pursuant to sections 1
28 and 2 may inform the Broward County Legislative Delegation
29 that it desires to proceed with its annexation proposal made
30 pursuant to sections 1 and 2, and that if a resolution as
31 described is received by the Broward County Legislative

1 Delegation no later than June 15, 1999, each municipality
2 shall appear on the ballots as provided for in this act.

3 Section 5. The legal description of "Southwest
4 Ranches" is as follows:

5
6 BEGINNING at the Southwest corner of the East
7 one-half (E 1/2) of the Southwest one-quarter
8 (SW 1/4) of Section 4, Township 51 South, Range
9 40 East;

10
11 THENCE West, on the South line of said Section
12 4 to the Southwest corner of said Section 4 and
13 the Southeast corner of Section 5, Township 51
14 South, Range 40 East;

15
16 THENCE North, on the East line of said Section
17 5 to the intersection with the Easterly
18 projection of the South line of Tract 50 in
19 Section 5 as shown on FLORIDA FRUIT LANDS
20 COMPANY'S SUBDIVISION NO. 1, according to the
21 Plat thereof as recorded in Plat Book 2, Page
22 17 of the Public Records of Dade County,
23 Florida;

24
25 THENCE West, on said South line of Tract 50 and
26 its Easterly projection and on the South line
27 of Tract 63 in Section 5 as shown on FLORIDA
28 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 and its
29 Westerly projection to the intersection with
30 the West line of the Southeast one-quarter (SE
31 1/4) of said Section 5;

1
2 THENCE South, on said West line of the
3 Southeast one-quarter (SE 1/4) of Section 5 to
4 the intersection with the Westerly projection
5 of the North line of Tract 37 in said Section 5
6 as shown on said FLORIDA FRUIT LANDS COMPANY'S
7 SUBDIVISION NO. 1;
8
9 THENCE West, on the North line of said Tract 37
10 and on the North line of Tract 44 in said
11 Section 5, as shown on said FLORIDA FRUIT LANDS
12 COMPANY'S SUBDIVISION NO. 1, to the Northwest
13 corner of said Tract 44;
14
15 THENCE South, on the West line of said Tract 44
16 and on the West line of Tracts 41, 42 and 43
17 all in said Section 5, as shown on said FLORIDA
18 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 to the
19 intersection with a line 15.53 feet North of
20 and parallel with the South line of said
21 Section 5;
22
23 THENCE East, on last described parallel line,
24 to the intersection with the West line of said
25 Southeast one-quarter (SE 1/4) of Section 5;
26
27 THENCE South on said West line to the
28 intersection with the South line of said
29 Section 5;
30
31

1 THENCE West, on said South line of said Section
2 5 and on the South line of Section 6, Township
3 51 South, Range 40 East to the Southwest corner
4 of said Section 6 also being the Southeast
5 corner of Section 1, Township 51 South, Range
6 39 East;
7
8 THENCE continue West, on the South line of said
9 Section 1 to the intersection with the
10 Southerly projection of the East line of Tract
11 59 in said Section 1, as shown on EVERGLADES
12 LAND COMPANY SUBDIVISION, according to the Plat
13 thereof as recorded in Plat Book 2, Page 1 of
14 the Public Records of Dade County, Florida;
15
16 THENCE Northerly, on East lines of Tracts 6,
17 11, 22, 27, 38, 43, 54 and said Tract 59 and
18 their projections, all as shown on said
19 EVERGLADES SUGAR AND LAND COMPANY'S
20 SUBDIVISION, to the North line of said Section
21 1;
22
23 THENCE Westerly along the North line of said
24 Section 1, also being the South line of Section
25 36, Township 50 South, Range 39 East to the
26 intersection with the Southerly projection of
27 the East line of Tract 58 in said Section 36,
28 as shown on EVERGLADES LAND COMPANY'S
29 SUBDIVISION of Section 36 and the South half of
30 Section 25, Township 50 South, Range 39 East,
31 according to the Plat thereof as recorded in

1 Plat Book 1, Page 63 of the Public Records of
2 Dade County, Florida;
3
4 THENCE North, on the East lines of Tracts 42,
5 55 and said Tract 58 and their projections all
6 in Section 36 and as shown on said EVERGLADES
7 LAND COMPANY'S SUBDIVISION OF Section 36 and
8 the South half of Section 25, Township 50
9 South, Range 39 East, to the Northeast corner
10 of said Tract 42 also being the Southeast
11 corner of FRONTIER TRAILS, according to the
12 Plat thereof as recorded in Plat Book 97, Page
13 8 of the Public Records of Broward County,
14 Florida;
15
16 THENCE continue North, on the East line of said
17 FRONTIER TRAILS to the Northeast corner of said
18 FRONTIER TRAILS, said corner being located on
19 the center line of the right-of-way for
20 Southwest 51st Manor;
21
22 THENCE West, on said center line to the
23 Northwest corner of said FRONTIER TRAILS;
24
25 THENCE South, on the West line of said FRONTIER
26 TRAILS to the southwest corner of said FRONTIER
27 TRAILS also being the Northwest corner of said
28 Tract 42;
29
30 THENCE continue South, on the West line of said
31 Tracts 42, 55 and 58 and their projections to

1 the intersection with said South line of
2 Section 36;
3
4 THENCE West along said South line of Section 36
5 and the South line of Section 35, Township 50
6 South, Range 39 East to the Southerly
7 projection of the East line of SELIGMAN-KIA
8 ACRES, according to the Plat thereof as
9 recorded in Plat Book 104, Page 40 of the
10 Public Records of Broward County, Florida;
11
12 THENCE North, on said East line of said
13 SELIGMAN-KIA ACRES and its projection to the
14 Southeast corner of Lot 9, Block 4, of said
15 SELIGMAN-KIA ACRES;
16
17 THENCE West, on the South line of said Lot 9,
18 Block 4 and its Westerly projection to the
19 Southeast corner of Lot 9, Block 3 of said
20 SELIGMAN-KIA ACRES;
21
22 THENCE continue West, on the South line of said
23 Lot 9, Block 3 to the Southwest corner of said
24 Lot 9, Block 3 said corner being located on the
25 West line of said SELIGMAN-KIA ACRES;
26
27 THENCE South, on the said West line of
28 SELIGMAN-KIA ACRES to the intersection with a
29 line 91.69 feet North of and parallel with the
30 South line of Tract 20 in said Section 35, as
31 shown on EVERGLADES LAND COMPANY'S SUBDIVISION,

1 according to the Plat thereof as recorded in
2 Plat Book 2, Page 1 of the Public Records of
3 Dade County, Florida;
4
5 THENCE West, on said parallel line to the
6 intersection with the center line of the
7 right-of-way of Southwest 202nd Avenue;
8
9 THENCE North, on said center line of Southwest
10 202nd Avenue to the Easterly extension of the
11 South line of TRAILS OF EL RANCHO ACRES,
12 according to the Plat thereof as recorded in
13 Plat Book 93, Page 34 of the Public Records of
14 Broward County, Florida;
15
16 THENCE West, on said South line of TRAILS OF EL
17 RANCHO ACRES and its Westerly projection to the
18 East line of Tract 9 in said Section 35, as
19 shown on said EVERGLADES LAND COMPANY'S
20 SUBDIVISION, according to the Plat thereof as
21 recorded in Plat Book 2, Page 1 of the Public
22 records of Dade County, Florida;
23
24 THENCE North, on the East line of said Tract 9
25 and the East line of Tract 8 and their
26 projections in Section 35 and on the East line
27 of Tract 57 in Section 26, Township 50 South,
28 Range 39 East, and its projection, all as shown
29 on said EVERGLADES LAND COMPANY'S SUBDIVISION
30 according to the Plat thereof as recorded in
31 Plat Book 2, Page 1 of the Public records of

1 Dade County, Florida, to the intersection with
2 a line 726.00 feet South of and parallel with
3 the South right-of-way line of Griffin Road;
4
5 THENCE West, on said parallel line to the
6 intersection with a line 239.93 feet West of
7 and parallel with said East line of Tract 57;
8
9 THENCE North, on the last described parallel
10 line and its Northerly projection to the
11 intersection with the North right-of-way line
12 of South Florida Water Management District
13 Canal C-11 (South New River Canal);
14
15 THENCE East, on said North right-of-way line of
16 South Florida Water Management District Canal
17 C-11 (South New River Canal) to the
18 intersection with a line 100.00 feet West of
19 and parallel with the West line of Section 28,
20 Township 50 South, Range 40 East;
21
22 THENCE South, on said parallel line to the
23 intersection with the center line of said South
24 Florida Water Management District Canal C-11
25 (South New River Canal);
26
27 THENCE East, on said center line of South
28 Florida Water Management District Canal C-11
29 (South New River Canal) to the intersection
30 with the West line of the East one-half (E 1/2)
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1 of the West one-half (W 1/2) of Section 28,
2 Township 50 South, Range 40 East;
3
4 THENCE South, on said West line of the East
5 one-half (E 1/2) of the West one-half (W 1/2)
6 of Section 28 and on the West line of the East
7 one-half (E 1/2) of the West one-half (W 1/2)
8 of Section 33, Township 50 South, Range 40 East
9 to the intersection with the North line of
10 Tract 45 in said Section 33 as shown on FLORIDA
11 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
12 according to the Plat thereof as recorded in
13 Plat Book 2, Page 17 of the Public Records of
14 Dade County, Florida;
15
16 THENCE West, on said North line of Tract 45 to
17 the intersection with a line 55.00 feet East of
18 and parallel with the West line of said Section
19 33;
20
21 THENCE South, on the last described parallel
22 line, said line also being the East
23 right-of-way line of Southwest 160th Avenue, to
24 the intersection with a line 1400 feet North of
25 and parallel with the South line of said
26 Section 33, Township 50 South, Range 40 East;
27
28 THENCE West, on the last described parallel
29 line to the intersection with the West
30 right-of-way line of Southwest 160th Avenue;
31

1 THENCE South, on said West right-of-way line to
2 the intersection with the North line of Tract 6
3 in Section 5, Township 51 South, Range 40 East
4 as shown on FLORIDA FRUIT LANDS COMPANY'S
5 SUBDIVISION NO. 1, according to the Plat
6 thereof as recorded in Plat Book 2, Page 17 of
7 the Public Records of Dade County, Florida;
8
9 THENCE West, on said North line of Tract 6 to
10 the intersection with the West line of the East
11 one-half (E 1/2) of Tracts 1 through 5 in said
12 Section 5 as shown on said FLORIDA FRUIT LANDS
13 COMPANY'S SUBDIVISION NO. 1;
14
15 THENCE North, on said West line of the East
16 one-half (E 1/2) of Tracts 1 through 5 in
17 Section 5, to the intersection with a line
18 55.00 feet South of and parallel with the North
19 line of said Section 5;
20
21 THENCE West, on said parallel line, to the
22 intersection with the West line of Tracts 1, 2
23 and 3 in said Section 5 and as shown on said
24 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1;
25
26 THENCE South on said West line of Tracts 1, 2
27 and 3, to the Southwest corner of said Tract 3
28 also being the Northeast corner of Tract 13 in
29 said Section 5 and as shown on said FLORIDA
30 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1;
31

1 THENCE West, on the North line of said Tract
2 13, to the Northwest corner of said Tract 13;
3
4 THENCE South, along the West line of said Tract
5 13 and the West line of Tracts 10, 11 and 12 in
6 said Section 5 and as shown on said FLORIDA
7 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the
8 Southwest corner of said Tract 10;
9
10 THENCE East, on the South line of said Tract
11 10, to the intersection with the West line of
12 the East one-half (E 1/2) of said Tract 10;
13
14 THENCE North, on said West line, to the
15 intersection with a line 13.30 feet North of
16 and parallel with said South line of Tract 10;
17
18 THENCE East, on said parallel line, to the
19 intersection with the West line of Tract 7, in
20 said Section 5 and as shown on said FLORIDA
21 FRUIT LANDS COMPANY'S SUBDIVISION NO. 1;
22
23 THENCE South, on said West line of Tract 7 and
24 on the West line of Tract 8 in said Section 5
25 and its southerly projection, to the
26 intersection with the South line of the
27 Northeast one-quarter (NE 1/4) of said Section
28 5;
29
30 THENCE East, on said South line of the
31 Northeast one-quarter (NE 1/4) of Section 5, to

1 the intersection with the East line of said
2 Section 5 also being the West line of Section
3 4, Township 51 South, Range 40 East;

4
5 THENCE East, on the South line of the Northwest
6 one-quarter (NW 1/4) of said Section 4, to the
7 intersection with the West line of the East
8 one-half (E 1/2) of the Southwest one-quarter
9 (SW 1/4) of said Section 4;

10
11 THENCE South, on said West line of the East
12 one-half (E 1/2) of the Southwest one-quarter
13 (SW 1/4) of Section 4, to the POINT OF
14 BEGINNING;

15
16 Section 6. The Board of County Commissioners of
17 Broward County shall schedule an election in accordance with
18 the provisions of the law relating to elections currently in
19 force in Broward County on March 14, 2000. The subject of said
20 election shall be the annexation of the area described in
21 section 5 commonly known as "Southwest Ranches," or the intent
22 to incorporate same into a new municipality. Only registered
23 voters residing in "Southwest Ranches" as described in this
24 act may vote in said election. On the ballot provided for in
25 this section shall appear the names of each municipality which
26 has enacted resolutions as provided for in sections 1 and 4.
27 Also appearing on this ballot shall be the phrase,
28 "Incorporation into a new municipality." The term "entity,"
29 hereinafter used in this act, shall refer to the name of each
30 municipality included on the ballot and also the phrase
31 "Incorporation into a new municipality." The term "voter,"

1 hereinafter used in this act, shall refer to registered voters
2 voting in the elections provided by this act. On the ballot
3 provided for in this section the voters residing in "Southwest
4 Ranches" shall choose one city for annexation among those who
5 shall have chosen to appear on the ballot pursuant to sections
6 1 and 4, or whether they wish to incorporate into a new
7 municipality, not a part of any existing municipality.

8 Section 7. (1) Except as provided in subsection (2),
9 if a majority of voters vote for annexation into an existing
10 municipality, "Southwest Ranches" shall be deemed a part of
11 said municipality on October 1, 2000, pursuant to s. 171.062,
12 Florida Statutes, except as provided for in this act.

13 (2) If a majority of voters in both "Southwest
14 Ranches" and "Sunshine Ranches," considered together as one
15 vote, votes to incorporate into a new municipality, the
16 Broward County Legislative Delegation shall direct the draft
17 of a charter of a new municipality to include "Southwest
18 Ranches," to be submitted for enactment for the legislative
19 session immediately subsequent to said election. The draft for
20 the new municipality to include "Southwest Ranches" shall be
21 drafted with the aid of a "Charter Guiding Board" made up of
22 area residents, to assist the Broward County Legislative
23 Delegation in writing the charter of the new municipality.

24 (3) However, should a majority of the voters of both
25 "Southwest Ranches" pursuant to section 6 and "Sunshine
26 Ranches" pursuant to section 11, considered together, not vote
27 for incorporation of a new municipality, no charter for a new
28 municipality shall be drafted pursuant to this act.

29 (4) Further, if only the name of one municipality
30 appears on the ballot along with the provision for
31 incorporation of a new municipality and the majority voters in

1 both "Southwest Ranches" and "Sunshine Ranches" taken together
2 do not vote for incorporation into a new municipality, then
3 and in that event, "Southwest Ranches" shall be deemed annexed
4 to the municipality appearing on the ballot as provided in
5 subsection (1).

6 Section 8. If no entity receives a majority vote of
7 the voters as provided for in section 6 or "incorporation of a
8 new municipality" receives a majority vote, and the majority
9 of voters in both "Southwest Ranches" and "Sunshine Ranches"
10 considered together do not vote for incorporation and the
11 names of two or more municipalities appear on the ballot of
12 March 14, 2000, there shall be a runoff election scheduled
13 approximately 1 month subsequent to the election of March 14,
14 2000, between the two entities which have received the highest
15 number of votes in the election of March 14, 2000.

16 Section 9. If a runoff is necessitated as provided for
17 in section 8, and:

18 (1) Except as provided in subsection (2), a
19 municipality receives a majority vote of those voters voting
20 in the runoff election provided for in section 8, "Southwest
21 Ranches" shall be deemed annexed to said municipality as
22 provided in section 7(1).

23 (2) A majority of the voters in both "Southwest
24 Ranches" and "Sunshine Ranches," considered together as one
25 vote, vote to incorporate into a new municipality, a charter
26 for a new municipality shall be drafted as provided in section
27 7(2).

28 (3) A majority of the voters of "Southwest Ranches"
29 vote for incorporation of a new municipality, but a majority
30 of voters in both "Southwest Ranches" and "Sunshine Ranches,"
31 considered together as one vote, do not vote to incorporate

1 into a new municipality, "Southwest Ranches" shall be deemed
2 annexed to the municipality which receives the largest
3 plurality of votes in the runoff election provided in section
4 8, pursuant to section 7(1).

5 Section 10. The legal description of "Sunshine
6 Ranches" is as follows:

7
8 BEGINNING at the Southwest corner of Section 1
9 Township 51 South, Range 40 East, said point
10 also being the Southeast corner of Section 2
11 Township 51 South, Range 40 East;

12
13 THENCE West, on the South line of said Section
14 2 and the South line of Section 3, Township 51
15 South, Range 40 East to the intersection with
16 the Southerly projection of the East line of
17 Tract 56 in Section 3 as shown on EVERGLADES
18 SUGAR AND LAND COMPANY SUBDIVISION, according
19 to the Plat thereof as recorded in Plat Book 2,
20 Page 39 of the Public Records of Dade County,
21 Florida;

22
23 THENCE North, on said East line of Tract 56 and
24 its Southerly projection to the Northeast
25 corner of the South one-half (S 1/2) of said
26 Tract 56;

27
28 THENCE West, on the North line of the South
29 one-half (S 1/2) of Tracts 54, 55 and said
30 Tract 56, all in Section 3 and as shown on said
31 EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION

1 to the Northwest corner of said South one-half
2 (S 1/2) of Tract 54;
3
4 THENCE South, on the West line of said Tract 54
5 and its Southerly projection to the
6 intersection with said South line of Section 3;
7
8 THENCE West on said South line of Section 3 to
9 the Southwest corner of said Section 3 and the
10 Southeast corner of Section 4, Township 51
11 South, Range 40 East;
12
13 THENCE North, on the West line of said Section
14 3 and the East line of said Section 4 to the
15 Northwest corner of said Section 3 and the
16 Northeast corner of said Section 4, said point
17 also being the Southeast corner of Section 33,
18 Township 50 South, Range 40 East;
19
20 THENCE continue North, on the East line of said
21 Section 33 to the intersection with the North
22 line of the Southeast one-quarter (SE 1/4) of
23 said Section 33;
24
25 THENCE West, on said North line, to the
26 intersection with the Northerly projection of
27 the East line of Tract 64 in said Section 33 as
28 shown on the Plat of FLORIDA FRUIT LANDS
29 COMPANY'S SUBDIVISION NO. 1, according to the
30 Plat thereof as recorded in Plat Book 2, Page
31

1 17 of the Public Records of Dade County,
2 Florida;
3
4 THENCE South, on said Northerly projection and
5 on said East line of Tract 64 to the Southeast
6 corner of said Tract 64;
7
8 THENCE West, on the South line of said Tract 64
9 to the intersection with the Easterly
10 right-of-way line of Interstate 75;
11
12 THENCE Northerly, on said Easterly right-of-way
13 line, to the intersection with the South
14 boundary line of the Plat of REGENCY, according
15 to the Plat thereof as recorded in Plat Book
16 121, Page 48 of the Public Records of Broward
17 County, Florida;
18
19 THENCE East, on said South Boundary line, to
20 the intersection with said East line of Section
21 33;
22
23 THENCE North, on said East line of Section 33
24 and on the East line of Section 28, Township 50
25 South, Range 40 East to the intersection with
26 the center line of the South New River Canal;
27
28 THENCE East, on said center line of the South
29 New River Canal to the intersection with the
30 East line of Section 26, Township 50 South,
31 Range 40 East;

1
2 THENCE South, on said East line of Section 26
3 to the intersection with the South right-of-way
4 line of said South New River Canal;
5
6 THENCE West, on said South right-of-way line to
7 the intersection with a line 660.00 feet West
8 of (as measured at right angles) and parallel
9 with the said East line of Section 26;
10
11 THENCE South, on said parallel line to the
12 intersection with the South line of said
13 Section 26;
14
15 THENCE West, on said South line of Section 26
16 and the North line of Section 35, Township 50
17 South, Range 40 East to the Northwest corner of
18 said Section 35;
19
20 THENCE South, on the West line of said Section
21 35 to the intersection with the South line of
22 the Northwest one-quarter (NW 1/4) of said
23 Section 35;
24
25 THENCE East, on said South line of the
26 Northwest one-quarter (NW 1/4) of Section 35 to
27 the intersection with the East line of said
28 Northwest one-quarter (NW 1/4) of Section 35;
29
30 THENCE North, on said East line of the
31 Northwest one-quarter (NW 1/4) of Section 35 to

1 the intersection with the Westerly projection
2 of the South line of Tract 13 in said Section
3 35, as shown on FLORIDA FRUIT LANDS COMPANY'S
4 SUBDIVISION NO. 1, according to the Plat
5 thereof as recorded in Plat Book 2, Page 17 of
6 the Public Records of Dade County, Florida;
7
8 THENCE East, on the South line of said Tract 13
9 and its Westerly projection to the Southeast
10 corner of said Tract 13, said point also being
11 the Northwest corner of Tract 5 in Section 35
12 as shown on said FLORIDA FRUIT LANDS COMPANY'S
13 SUBDIVISION NO. 1;
14
15 THENCE South, on the West line of said Tract 5
16 to the Southwest corner of said Tract 5;
17
18 THENCE East, on the South line of said Tract 5
19 and its Westerly projection to the intersection
20 with the East line of said Section 35;
21
22 THENCE South, on said East line of Section 35
23 to the intersection with Easterly projection of
24 the North line of Tract 54 in Section 35 as
25 shown on said FLORIDA FRUIT LANDS COMPANY'S
26 SUBDIVISION NO.1;
27
28 THENCE West, on said North line of Tract 54 to
29 the intersection with a line 949.00 feet (as
30 measured at right angles) East of and parallel
31 with the West line of said Tract 54;

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THENCE South, on said parallel line to the intersection with the South line of said Tract 54;

THENCE East, on said South line of Tract 54 and its Easterly projection to the intersection with said East line of Section 35;

THENCE South, on said East line of Section 35 to the Southeast corner of said Section 35 and the Northeast corner of Section 2, Township 51 South, Range 40 East;

THENCE West, on the North line of said Section 2 to the intersection with the Northerly projection of the East line of Tract "A," SHERIDAN HOUSE PLAT NO. 2, according to the Plat thereof as recorded in Plat Book 122, Page 22 of the Public Records of Broward County;

THENCE South, on said East line of Tract "A" and its Northerly projection to the Southeast corner of said Tract "A";

THENCE West, on said South line of Tract "A" and its Westerly projection to the intersection with the West line of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 2;

1 THENCE South, on said West line of the
2 Northeast one-quarter (NE 1/4) of the Northeast
3 one-quarter (NE 1/4) of Section 2 to the
4 intersection with South line of said Northeast
5 one-quarter (NE 1/4) of the Northeast
6 one-quarter (NE 1/4) of Section 2, also being
7 the South line of Tract 4 in Section 2 as shown
8 on EVERGLADES SUGAR AND LAND COMPANY
9 SUBDIVISION, according to the Plat thereof as
10 recorded in Plat Book 2, Page 39 of the Public
11 Records of Dade County, Florida;

12
13 THENCE East, on said South line to the
14 Northwest corner of the East one-half (E 1/2)
15 of Tract 29 in Section 2 as shown on said
16 EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION;

17
18 THENCE South, on the West line of said East
19 one-half (E 1/2) of Tract 29 and on the West
20 line of the East one-half (E 1/2) of Tract 30
21 in Section 2 as shown on said EVERGLADES SUGAR
22 AND LAND COMPANY SUBDIVISION to the Southwest
23 corner of said East one-half (E 1/2) of Tract
24 30 said corner also being located on the North
25 line of SCHOTT MEMORIAL PLAT, according to the
26 Plat thereof as recorded in Plat Book 158, Page
27 32 of the Public Records of Broward County,
28 Florida;

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1 THENCE West, on the North line of said SCHOTT
2 MEMORIAL PLAT, to the Northwest corner of said
3 Plat;
4
5 THENCE South, on the West line of said SCHOTT
6 MEMORIAL PLAT, to the Southwest corner of said
7 Plat;
8
9 THENCE East, on the South line of said SCHOTT
10 MEMORIAL PLAT and its Easterly projection, to
11 the intersection with the East line of said
12 Section 2;
13
14 THENCE South, on said East line of Section 2 to
15 the POINT OF BEGINNING;
16
17 Section 11. The Board of County Commissioners of
18 Broward County shall schedule an election in accordance with
19 the provisions of the law relating to elections currently in
20 force in Broward County on March 14, 2000. The subject of said
21 election shall be the annexation of the area described in
22 section 10 commonly known as "Sunshine Ranches," or the intent
23 to incorporate same into a new municipality. Only registered
24 voters residing in "Sunshine Ranches" as described in this act
25 may vote in said election. On the ballot provided for in this
26 section shall appear the names of each municipality which has
27 enacted resolutions as provided for in sections 2 and 4. Also
28 appearing on this ballot shall be the phrase, "Incorporation
29 into a new municipality." The term "entity," hereinafter used
30 in this act, shall refer to the name of each municipality
31 included on the ballot and also the phrase "Incorporation into

1 a new municipality. The term "voter," hereinafter used in
2 this act, shall refer to registered voters voting in the
3 elections provided by this act. On the ballot provided for in
4 this section the voters residing in "Sunshine Ranches" shall
5 choose one city for annexation among those who have chosen to
6 appear on the ballot pursuant to sections 2 and 4, or whether
7 they wish to incorporate into a new municipality, not a part
8 of any existing municipality.

9 Section 12. (1) Except as provided in subsection (2),
10 if a majority of voters voting in the election vote for
11 annexation into an existing municipality, "Sunshine Ranches"
12 shall be deemed a part of said municipality on October 1,
13 2000, pursuant to s. 171.062, Florida Statutes, except as
14 provided for in this act.

15 (2) If a majority of voters in both "Southwest
16 Ranches" and "Sunshine Ranches" considered together as one
17 vote, vote to incorporate into a new municipality, the Broward
18 County Legislative Delegation shall direct the draft of a
19 charter of a new municipality to include "Sunshine Ranches,"
20 to be submitted for enactment for the legislative session
21 immediately subsequent to said election. The draft for the new
22 municipality to include "Sunshine Ranches" shall be drafted
23 with the aid of a "Charter Guiding Board" made up of area
24 residents, to assist the Broward County Legislative Delegation
25 in writing the charter of the new municipality.

26 (3) However, should a majority of the voters of both
27 "Southwest Ranches" pursuant to section 6 and also of
28 "Sunshine Ranches" pursuant to section 11, considered
29 together, not vote for incorporation of a new municipality, no
30 charter for a new municipality shall be drafted pursuant to
31 this act.

1 (4) Further, if only the name of one municipality
2 appears on the ballot along with the provision for
3 incorporation of a new municipality and the majority voters in
4 both "Southwest Ranches" and "Sunshine Ranches" taken together
5 do not vote for incorporation into a new municipality, then
6 and in that event, "Sunshine Ranches" shall be deemed annexed
7 to the municipality appearing on the ballot as provided in
8 subsection (1).

9 Section 13. If no entity receives a majority vote of
10 the voters as provided for in section 11 or "Incorporation of
11 a new municipality" receives a majority vote, and the majority
12 of voters in both "Southwest Ranches" and "Sunshine Ranches"
13 considered together do not vote for incorporation and the
14 names of two or more municipalities appear on the ballot of
15 March 14, 2000, there shall be a runoff election scheduled
16 approximately 1 month subsequent to the election of March 14,
17 2000, between the two entities which have received the highest
18 number of votes in the election of March 14, 2000.

19 Section 14. If a runoff election is necessitated as
20 provided for in section 13, and:

21 (1) Except as provided in subsection (2), a
22 municipality receives a majority vote of those voters voting
23 in the runoff election provided for in section 8, "Sunshine
24 Ranches" shall be deemed annexed to said municipality as
25 provided in section 12(1).

26 (2) A majority of the voters in both "Southwest
27 Ranches" and "Sunshine Ranches," considered together as one
28 vote, vote to incorporate into a new municipality, a charter
29 for a new municipality shall be drafted as provided in section
30 7(2).

31

1 (3) A majority of the voters of "Sunshine Ranches"
2 vote for incorporation of a new municipality, but a majority
3 of voters in both "Southwest Ranches" and "Sunshine Ranches,"
4 considered together as one vote, do not vote to incorporate
5 into a new municipality, "Sunshine Ranches" shall be deemed
6 annexed to the municipality which receives the largest
7 plurality of votes in the runoff election provided for in
8 section 8, pursuant to section 12(1).

9 Section 15. The Board of County Commissioners of
10 Broward County is hereby authorized to set the elections
11 provided for in sections 8 and 13 by special election for the
12 time periods provided in this act at the cost of Broward
13 County. A mail ballot shall not be used for any election
14 provided for in this act.

15 Section 16. Upon annexation into any existing
16 municipality, or becoming a new municipality, the following
17 shall govern the areas described in sections 5 and 10:

18 (1) The present land use designation and zoning
19 provided for under the Broward County Comprehensive Plan and
20 Code of Ordinances of Broward County shall remain the law
21 governing the areas provided for in this act, notwithstanding
22 the fact that the areas covered in this act are now a part of
23 a municipality. The land use designations and zoning of
24 Broward County shall be deemed the conforming laws of the
25 municipality.

26 (2) Any change of zoning or land use designation may
27 only be accomplished by enactment of the vote of the majority
28 of the full governing body of a municipality plus one.

29 (3) Notwithstanding subsections (1) and (2), any use
30 that is legally in existence at the time that the areas
31 provided for in this act become a part of any municipality,

1 said use may not be made a prohibited use by a municipality,
2 on the property of said use, for as long as the use shall
3 continue, and not be voluntarily abandoned.

4 Section 17. Subsequent to the effective date of this
5 act, no annexation by any municipality, nor change of land use
6 designation nor change of zoning shall be effective in
7 "Southwest Ranches" and "Sunshine Ranches" unless and until
8 "Southwest Ranches" and "Sunshine Ranches" has either been
9 incorporated into a new municipality or annexed into an
10 existing municipality.

11 Section 18. This act shall take effect upon becoming a
12 law.

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