

By Representative Rayson

1                                   A bill to be entitled  
2           An act relating to Broward County; amending  
3           chapter 97-371, Laws of Florida; extending the  
4           corporate limits of the cities of Pembroke  
5           Pines, Davie, Cooper City, and Weston;  
6           providing for the annexation of the  
7           unincorporated area known as Southwest Ranches;  
8           providing for amendment to the legal  
9           description of Southwest Ranches and  
10          surrounding areas and Sunshine Acres and  
11          surrounding areas; providing for incorporation  
12          of a new municipality; providing an effective  
13          date.

14  
15 Be It Enacted by the Legislature of the State of Florida:

16  
17           Section 1. Section 5 of chapter 97-371, Laws of  
18 Florida, is amended to read:

19           (Substantial rewording of section. See section 5  
20           of chapter 97-371, Laws of Florida, for present text.)

21           Section 5. The legal description of "Southwest  
22 Ranches" is as follows:

23  
24           BEGINNING at the Southwest corner of the East  
25           one-half (E 1/2) of the Southwest one-quarter  
26           (SW 1/4) of Section 4, Township 51 South, Range  
27           40 East;

28  
29           THENCE (the next two courses being along the  
30           municipal boundary of the City of Pembroke  
31           Pines as established by Ordinance No. 536)

1       Westerly along the South line of said Section  
2       4, to the Southwest corner of said Section 4  
3       and the Southeast corner of Section 5, Township  
4       51 South, Range 40 East;  
5  
6       THENCE Westerly along the South line of said  
7       Section 5 to an intersection with a line 72.00  
8       feet West of and parallel with the East line of  
9       said Section 5;  
10  
11       THENCE Northerly along said parallel line a  
12       distance of 135.88 feet to a point on the  
13       Easterly Plat limits line of STONERIDGE LAKE  
14       ESTATES PLAT, as recorded in Plat Book 157,  
15       Page 49 of the Public Records of Broward  
16       County, Florida, said point being labeled as  
17       "P.O.B. (PARCEL 1)" on said plat;  
18  
19       THENCE (the next 5 courses being along the  
20       municipal boundary of the City of Pembroke  
21       Pines as established by Ordinance No. 1118)  
22       North 01°42'28" West, along said parallel line,  
23       a distance of 299.99 feet;  
24  
25       THENCE North 88°17'32" East a distance of 15.00  
26       feet to an intersection with a line 57 feet  
27       West of and parallel with the East line of said  
28       Section 5;  
29  
30       THENCE North 01°42'28" West, along said  
31       parallel line, a distance of 1,559.50 feet to

1       an intersection with the North line of Tract 51  
2       of said Section 5, Township 51 South, Range 40  
3       East, of FLORIDA FRUIT LANDS COMPANY'S  
4       SUBDIVISION NO. 1 as recorded in Plat Book 2,  
5       Page 17, of the Public Records of Dade County,  
6       Florida, said line also being the Plat Limits  
7       line of said STONERIDGE LAKE ESTATES PLAT;  
8  
9       THENCE Westerly along said Plat Limits line,  
10       and along the North line of said Tract 51 and  
11       the North line of Tract 62 of said Section 5 of  
12       said plat of FLORIDA FRUIT LANDS COMPANY'S  
13       SUBDIVISION NO. 1, to the Northwest corner of  
14       said Tract 62;  
15  
16       THENCE Southerly along the West line of said  
17       Tract 62 and the West line of Tract 61 of said  
18       Section 5, of said FLORIDA FRUIT LANDS  
19       COMPANY'S SUBDIVISION NO. 1, (said line  
20       described as being 15.00 feet East of and  
21       parallel with the West line of the Southeast  
22       one-quarter (SE 1/4) of said Section 5 by said  
23       Pembroke Pines Ordinance No. 1118) to an  
24       intersection with the Easterly projection of  
25       the North line of Tract 37 of said Section 5 of  
26       said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION  
27       NO. 1;  
28  
29       THENCE (the next 2 courses being along the  
30       municipal boundary of the City of Pembroke  
31       Pines as established by Ordinance No. 1084)

1       Westerly along the North line of said Tract 37  
2       and the Easterly projection thereof, and along  
3       the North line of Tract 44 of said Section 5 of  
4       said FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION  
5       NO. 1, to the Northwest corner of said Tract  
6       44;  
7  
8       THENCE Southerly along the West line of said  
9       Tract 44 and along the West line of Tracts 43,  
10      42 and 41 and the Southerly projection of said  
11      Tract 41, of said Section 5 of said FLORIDA  
12      FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, said  
13      line being 15.00 feet East of and parallel with  
14      the West line of said Section 5, to an  
15      intersection with the South line of said  
16      Section 5;  
17  
18      THENCE (the next 2 courses being along the  
19      municipal boundary of the City of Pembroke  
20      Pines as established by Ordinance No. 536)  
21      Westerly along the South line of said Section 5  
22      and along the South line of Section 6, Township  
23      51 South, Range 40 East to the Southwest corner  
24      of said Section 6, also being the Southeast  
25      corner of Section 1, Township 51 South, Range  
26      39 East;  
27  
28      THENCE continue Westerly along the South line  
29      of said Section 1, to an intersection with the  
30      East line of Tract 59 of said Section 1, as  
31      shown on THE EVERGLADES LAND COMPANY

1        SUBDIVISION, as recorded in Plat Book 2, Page  
2        1, of the Public Records of Dade County,  
3        Florida;  
4  
5        THENCE (along the municipal boundary of the  
6        City of Pembroke Pines as established by  
7        Ordinance Nos. 916 and 915) Northerly along  
8        the East line of Tracts 59, 54, 43, 38, and 27  
9        to the Northeast corner of said Tract 27 of  
10       said Section 1 as shown on said plat of THE  
11       EVERGLADES LAND COMPANY SUBDIVISION;  
12  
13       THENCE (the next 3 courses being along the  
14       municipal boundary of the City of Pembroke  
15       Pines as established by Ordinance No. 1163)  
16       Easterly along the South line of Tracts 21 and  
17       20 of said Section 1 as shown on said plat of  
18       THE EVERGLADES LAND COMPANY SUBDIVISION, to an  
19       intersection with the East line of the West  
20       one-half (W 1/2) of said Tract 20;  
21  
22       THENCE Northerly along the East line of the  
23       West one-half (W 1/2) of said Tract 20 to an  
24       intersection with the North line of the South  
25       one-half (S 1/2) of said Tract 20;  
26  
27       THENCE Westerly along the North line of the  
28       South one-half (S 1/2) of said Tracts 20 and  
29       21 of said Section 1, to an intersection with  
30       the West line of said Tract 21, also being the  
31       East line of Tract 22 of said Section 1;

1  
2       THENCE (along the municipal boundary of the  
3       City of Pembroke Pines as established Ordinance  
4       No. 916) Northerly along the East line of  
5       Tracts 22, 11 and 6 to the North line of said  
6       Section 1, of said plat of THE EVERGLADES LAND  
7       COMPANY SUBDIVISION;  
8  
9       THENCE (along the municipal boundary of the  
10       City of Pembroke Pines as established by  
11       Ordinance Nos. 916 and 910) Westerly along the  
12       North line of said Section 1, also being the  
13       South line of Section 36, Township 50 South,  
14       Range 39 East to the intersection with the East  
15       line of Tract 58 in said Section 36, as shown  
16       on THE EVERGLADES LAND COMPANY'S SUBDIVISION OF  
17       SECTION 36 & SOUTH HALF OF SECTION 25, TOWNSHIP  
18       50 S., RANGE 39 E., as recorded in Plat Book  
19       1, Page 63 of the Public Records of Dade  
20       County, Florida;  
21  
22       THENCE (along the municipal boundary of the  
23       City of Pembroke Pines as established by  
24       Ordinance No. 907) Northerly on the East lines  
25       of Tracts 58, 55 and 42 in said Section 36 as  
26       shown on said plat of THE EVERGLADES LAND  
27       COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH  
28       HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39  
29       E., to the Northeast corner of said Tract 42,  
30       said point also being the Southeast corner of  
31       FRONTIER TRAILS, as recorded in Plat Book 97,

1       Page 8, of the Public Records of Broward  
2       County, Florida;  
3  
4       THENCE (the next 3 coursed being along the  
5       municipal boundary of the City of Pembroke  
6       Pines as established by Ordinance No. 930)  
7       Northerly on the East line of said FRONTIER  
8       TRAILS to the Northeast corner of said FRONTIER  
9       TRAILS, said corner being on the center line of  
10       the right-of-way for Southwest 51 Manor (a 50  
11       foot right-of-way);  
12  
13       THENCE Westerly along said center line to the  
14       Northwest corner of said FRONTIER TRAILS;  
15  
16       THENCE Southerly on the West line of said  
17       FRONTIER TRAILS to the southwest corner of said  
18       FRONTIER TRAILS said point also being the  
19       Northwest corner of Tract 42 of said Section 36  
20       of the Plat of THE EVERGLADES LAND COMPANY'S  
21       SUBDIVISION OF SECTION 36 & SOUTH HALF OF  
22       SECTION 25, TOWNSHIP 50 S., RANGE 39 E;  
23  
24       THENCE (along the municipal boundary of the  
25       City of Pembroke Pines as established by  
26       Ordinance No. 907) Southerly along the West  
27       line of said Tracts 42, 55 and 58 to an  
28       intersection with the South line of said  
29       Section 36;  
30  
31

1       THENCE (along the municipal boundary of the  
2       City of Pembroke Pines as established by  
3       Ordinance No. 907) Westerly along said South  
4       line of Section 36 and the South line of  
5       Section 35, Township 50 South, Range 39 East to  
6       an intersection with the Southerly projection  
7       of the East line of SELIGMAN-KIA ACRES,  
8       according to the Plat thereof as recorded in  
9       Plat Book 104, Page 40 of the Public Records of  
10       Broward County, Florida;

11  
12       THENCE (the next 4 courses being along the  
13       municipal boundary of the City of Pembroke  
14       Pines as established by Ordinance No. 909)  
15       Northerly along said East line of SELIGMAN-KIA  
16       ACRES and its Southerly projection to Northeast  
17       corner of Lot 8, Block 4, of said SELIGMAN-KIA  
18       ACRES;

19  
20       THENCE Westerly along said North line of Lot 8,  
21       Block 4 and its Westerly projection to the  
22       Northeast corner of Lot 8, Block 3 of said  
23       SELIGMAN-KIA ACRES;

24  
25       THENCE continue Westerly along the North line  
26       of said Lot 8, Block 3 to the Northwest corner  
27       of said Lot 8, Block 3, said corner being  
28       located on the West line of said SELIGMAN-KIA  
29       ACRES;

30  
31



1        THENCE Southerly along said West line of  
2        SELIGMAN-KIA ACRES to an intersection with a  
3        line 91.69 feet North of and parallel with the  
4        South line of Tract 20 in said Section 35 of  
5        THE EVERGLADES LAND COMPANY SUBDIVISION, as  
6        recorded in Plat Book 2, Page 1, of the Public  
7        records of Dade County, Florida, (said South  
8        line of Tract 20 also being the South boundary  
9        of SELIGMAN-DURANGO WEST as recorded in Plat  
10       Book 98, Page 48, of the Public Records of  
11       Broward County);  
12  
13       THENCE (the next 3 courses being along the  
14       municipal boundary of the City of Pembroke  
15       Pines as established by Ordinance No. 907)  
16       Westerly on said parallel line to an  
17       intersection with the East line of the  
18       Northwest one-quarter (NW 1/4) of said Section  
19       35, said line also being the center line of the  
20       right-of-way of Southwest 202 Avenue;  
21  
22       THENCE Northerly along said East line of the  
23       Northwest one-quarter (NW 1/4) of said Section  
24       35, to an intersection with the Southerly  
25       boundary of TRAILS OF EL RANCHO ACRES, as  
26       recorded in Plat Book 93, Page 34 of the Public  
27       Records Broward County, Florida.  
28  
29       THENCE Westerly along said Southerly boundary  
30       of TRAILS OF EL RANCHO ACRES to an intersection  
31       with the East line of Tract 9 of said Section

1       35, of THE EVERGLADES LAND COMPANY SUBDIVISION,  
2       as recorded in Plat Book 2, Page 1, of the  
3       Public Records of Dade County, Florida;  
4  
5       THENCE (the next 5 courses being along the  
6       municipal boundary of the City of Pembroke  
7       Pines as established by Ordinance Nos. 1046 and  
8       1041) Northerly along the East line of said  
9       Tracts 9 and 8 of said Section 35 and  
10       continuing Northerly along the East line of  
11       Tract 57 of Section 26, Township 50 South,  
12       Range 39 East of said plat of THE EVERGLADES  
13       LAND COMPANY SUBDIVISION to an intersection  
14       with a line 726.00 feet South of and parallel  
15       with the South right-of-way line of Griffin  
16       Road;  
17  
18       THENCE Westerly along said parallel line to an  
19       intersection with a line 239.93 feet West of  
20       and parallel with the East line of Tracts 57  
21       and 56 of said Section 26 of said plat of THE  
22       EVERGLADES LAND COMPANY SUBDIVISION;  
23  
24       THENCE Northerly along said parallel line to an  
25       intersection with the South right-of-way line  
26       Griffin Road;  
27  
28       THENCE Westerly along said South right-of-way  
29       line to an intersection with the West line of  
30       said Section 26;  
31

1       THENCE Southerly along the West line of said  
2       Section 26, and continuing Southerly along the  
3       West line of Section 35, Township 50 South,  
4       Range 39 East, to an intersection with the  
5       North line of Tract 32 of Section 34, Township  
6       50 South, Range 39 East of said plat of THE  
7       EVERGLADES LAND COMPANY SUBDIVISION;  
8  
9       THENCE (the next 3 courses being along the  
10       municipal boundary of the City of Pembroke  
11       Pines as established by Ordinance No. 1047)  
12       Westerly along the North line of said Tract 32  
13       to the Northwest corner of said Tract 32;  
14  
15       THENCE Southerly along the West line of said  
16       Tract 32 to an intersection with the South line  
17       of the North one-half (N 1/2) of said Tract 32;  
18  
19       THENCE Easterly along said South line to an  
20       intersection with the East line of said Section  
21       34, said line also being the West line of  
22       Section 35, Township 50 South, Range 39 East;  
23  
24       THENCE (the next 2 courses being along the  
25       municipal boundary of the City of Pembroke  
26       Pines as established by Ordinance 1046)  
27       Southerly along said West line of Section 35 to  
28       an intersection with the South line of the  
29       Northwest one-quarter (NW 1/4) of said Section  
30       35;  
31

1        THENCE Easterly along said South line to an  
2        intersection with the West line of Tract 39 of  
3        said Section 35 (said West line of Tract 39  
4        also being on the West Plat Limits line of THE  
5        TRAILS as recorded in Plat Book 143, Page 35,  
6        of the Public Records of Broward County,  
7        Florida);  
8  
9        THENCE (along the municipal boundary of the  
10       City of Pembroke Pines as established by  
11       Ordinance No. 907) Southerly along the West  
12       line of said Tract 39 and along the West line  
13       of Tracts 42, and 55 of said Section 35 of said  
14       plat of THE EVERGLADES LAND COMPANY  
15       SUBDIVISION, to an intersection with the North  
16       line of Tract 57 of said Section 35 of said  
17       plat;  
18  
19       THENCE (the next 2 courses being along the  
20       municipal boundary of the City of Pembroke  
21       Pines as established by Ordinance No. 945)  
22       Westerly along the North line of said Tract 57  
23       to an intersection with the West line of said  
24       Section 35;  
25  
26       THENCE Southerly along said West line of  
27       Section 35 to the Southwest corner of said  
28       Section 35, said point also being the Northeast  
29       corner of Section 3, Township 51 South, Range  
30       39 East;  
31

1        THENCE Southerly along the East line of said  
2        Section 3, to an intersection with the South  
3        right-of-way line of Stirling Road as shown on  
4        and dedicated by BROWARD COUNTY INTERIM  
5        CONTINGENCY SANITARY LANDFILL, as recorded in  
6        Plat Book 135, Page 7, of the Public Records of  
7        Broward County, Florida, said right-of-way line  
8        being 55.00 feet South of and parallel with the  
9        North line of said Section 3;  
10  
11       THENCE Westerly along said South right-of-way  
12       line to an intersection with the East  
13       right-of-way line of State Road No. 25 (also  
14       known as U.S. Highway No. 27) as shown on the  
15       State of Florida Department of Transportation  
16       Right-of-Way Map Section 86060-2516, Sheets 4,  
17       5, and 6 of 7, dated August 16, 1976 and last  
18       revised November 1987;  
19  
20       THENCE Northerly along said East right-of-way  
21       line, and along the East right-of-way line of  
22       said State Road No. 25 as shown on the State of  
23       Florida Department of Transportation  
24       Right-of-Way Map Section 86060-2515, Sheets 4  
25       and 5 of 17, dated March 23, 1976 and last  
26       revised November 1987, to an intersection with  
27       the North right-of-way line of the South  
28       Florida Water Management District Canal C-11  
29       (also known as the South New River Canal) in  
30       Section 27, Township 50 South, Range 39 East;  
31

1        THENCE Easterly along the municipal boundary of  
2        the City of Weston as established by the  
3        Florida Senate Bill No. 3130, and along said  
4        North right-of-way line of the Canal C-11, to  
5        an intersection with the East line of Section  
6        29, Township 50 South, Range 40 East, said line  
7        also being the West line of Section 28,  
8        Township 50 South, Range 40 East.

9  
10       THENCE (the next two courses being along the  
11       municipal boundary of the Town of Davie as  
12       established by Ordinance No. 77-44) Southerly  
13       along the West line of said Section 28, to an  
14       intersection with the original centerline of  
15       right-of-way of said South Florida Water  
16       Management District Canal C-11 (South New River  
17       Canal);

18  
19       THENCE Easterly along said original centerline  
20       of Canal C-11 right-of-way to an intersection  
21       with the West line of the East one-half (E 1/2)  
22       of the West one-half (W 1/2) of said Section  
23       28;

24  
25       THENCE (along the municipal boundary of the  
26       Town of Davie as established by Ordinance  
27       86-14) Southerly along said West line of the  
28       East one-half (E 1/2) of the West one-half (W  
29       1/2) of said Section 28, and along the West  
30       line of the East one-half (E 1/2) of the West  
31       one-half (W 1/2) of Section 33, Township 50

1       South, Range 40 East, to an intersection with  
2       the North line of Tract 45 of said Section 33,  
3       as shown on FLORIDA FRUIT LANDS COMPANY  
4       SUBDIVISION NO. 1, as recorded in Plat Book 2,  
5       Page 17 of the Public Records of Dade County,  
6       Florida;  
7  
8       THENCE (the next 2 courses being along the  
9       municipal boundary of the Town of Davie as  
10       established by Ordinance No. 88-31) Westerly  
11       along the North line of said Tract 45 (said  
12       line also being the North Plat Limits line of  
13       HAWKE'S BLUFF "TOO", as recorded in Plat Book  
14       134, Page 25, of the Public Records of Broward  
15       County, Florida) to an intersection with a line  
16       55.00 feet East of and parallel with the West  
17       line of said Section 33;  
18  
19       THENCE Southerly along said parallel line to an  
20       intersection with a line 1,400 feet North of  
21       and parallel with the South line of said  
22       Section 33;  
23  
24       THENCE (the next 2 courses being along the  
25       municipal boundary of the Town of Davie as  
26       established by Ordinance No. 93-12) Westerly  
27       along said parallel line to an intersection  
28       with the West right-of-way line of Southwest  
29       160 Avenue;  
30  
31

1        THENCE Southerly along said West right-of-way  
2        line, to an intersection with the North line of  
3        Tract 6 of Section 5, Township 51 South, Range  
4        40 East of FLORIDA FRUIT LANDS COMPANY'S  
5        SUBDIVISION NO. 1, as recorded in Plat Book 2,  
6        Page 17 of the Public Records of Dade County,  
7        Florida, said line also being the North Plat  
8        Limits line of SOUTH BROWARD DRAINAGE DISTRICT  
9        as recorded in Plat Book 144, Page 12, of the  
10       Public Records of Broward County, Florida;

11  
12       THENCE (along the municipal boundary of the  
13       Town of Davie as established by Ordinance No.  
14       88-50) Westerly along said North line of Tract  
15       6 to an intersection with the East line of the  
16       West one-half (W 1/2) of Tract 5 of said  
17       Section 5, as shown on said FLORIDA FRUIT LANDS  
18       COMPANY'S SUBDIVISION NO. 1, said line also  
19       being the Plat Limits line of ESTATES OF  
20       STIRLING LAKE as recorded in Plat Book 142,  
21       Page 6, of the Public Records of Broward  
22       County, Florida;

23  
24       THENCE (the next 9 courses being along the  
25       municipal boundary of the Town of Davie as  
26       established by Ordinance No. 89-11) Northerly  
27       along the East line of the West one-half (W  
28       1/2) of said Tract 5, and along the East line  
29       of the West one-half (W 1/2) of Tracts 4, 3, 2,  
30       and 1, of said Section 5, of FLORIDA FRUIT  
31       LANDS COMPANY'S SUBDIVISION, to an intersection



1       with a line 55.00 feet South of and parallel  
2       with the North line of said Section 5;  
3  
4       THENCE Westerly along said parallel line to an  
5       intersection with the West line of said tract 1  
6       of said Section 5;  
7  
8       THENCE Southerly along the West line of said  
9       Tracts 1, 2, and 3 to the Northeast corner of  
10       Tract 13 of said Section 5 of FLORIDA FRUIT  
11       LANDS COMPANY'S SUBDIVISION;  
12  
13       THENCE Westerly along the North line of said  
14       Tract 13 to an intersection with the West line  
15       of the Northeast one-quarter (NE 1/4) of said  
16       Section 5;  
17  
18       THENCE Southerly along said West line to an  
19       intersection with the South line of Tract 10 of  
20       said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
21       SUBDIVISION;  
22  
23       THENCE Easterly along said South line to an  
24       intersection with the West line of the East  
25       one-half (E 1/2) of said Tract 10;  
26  
27       THENCE Northerly along said West line, to an  
28       intersection with a line 13.30 feet North of  
29       and parallel with the South line of said Tract  
30       10;  
31

1       THENCE Easterly on said parallel line to an  
2       intersection with the West line of Tract 7 of  
3       said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
4       SUBDIVISION;  
5  
6       THENCE Southerly on said West line of Tract 7  
7       and on the West line of Tract 8 of said Section  
8       5, to an intersection with the South line of  
9       the Northeast one-quarter (NE 1/4) of said  
10       Section 5;  
11  
12       THENCE (the next 3 courses being along the  
13       municipal boundary of the City of Pembroke  
14       Pines as established by Ordinance No. 1118)  
15       Southerly along the West line of Tract 49 of  
16       said Section 5 of FLORIDA FRUIT LANDS COMPANY'S  
17       SUBDIVISION, to the Southwest corner of said  
18       Tract 49;  
19  
20       THENCE Easterly along the South line of said  
21       Tract 49, to an intersection with a line 57.00  
22       feet West of and parallel with the East line of  
23       said Section 5;  
24  
25       THENCE Northerly along said parallel line, to  
26       an intersection with the South line of the  
27       Northeast one-quarter (NE 1/4) of said Section  
28       5;  
29  
30       THENCE (along the municipal boundary of the  
31       Town of Davie as established by Ordinance No.

1       88-50) Easterly along said South line of the  
2       Northeast one-quarter (NE 1/4) of Section 5, to  
3       an intersection with the East line of said  
4       Section 5, said line also being the West line  
5       of Section 4, Township 51 South, Range 40 East;  
6  
7       THENCE (along the municipal boundary of the  
8       Town of Davie as established by Ordinance No.  
9       88-31) Easterly along the South line of the  
10       Northwest one-quarter (NW 1/4) of said Section  
11       4, to an intersection with the West line of the  
12       East one-half (E 1/2) of the West one-half (W  
13       1/2) of said Section 4;  
14  
15       THENCE (along the municipal boundary of the  
16       Town of Davie as established by Ordinance No.  
17       86-14) Southerly along said West line of the  
18       East one-half (E 1/2) of the West one-half (W  
19       1/2) of said Section 4, to the POINT OF  
20       BEGINNING;  
21  
22       NOTE: There is a history of differences in the  
23       interpretation of the plats of FLORIDA FRUIT  
24       LANDS COMPANY'S SUBDIVISION NO. 1 (Plat Book 2,  
25       Page 17, Dade County Records), THE EVERGLADES  
26       LAND COMPANY SUBDIVISION (Plat Book 2, Page 1,  
27       Dade County Records), and THE EVERGLADES LAND  
28       COMPANY'S SUBDIVISION OF SECTION 36 & SOUTH  
29       HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 E  
30       (Plat Book 1, Page 63, Dade County Records). In  
31       some instances, the lack of adequate

1 dimensions, labels and dedication statements on  
2 these plats, has resulted in differences of  
3 interpretation with respect to certain tract  
4 lines being located on the sectional breakdown  
5 lines or on the platted right-of-way lines.  
6 This legal description cannot resolve these  
7 differences. It is the intent of this legal  
8 description to match the boundary of a  
9 municipality in those instances where the legal  
10 description is affected by these differences.

11  
12 TOGETHER WITH:

13  
14 A parcel of land in the West one-half (W 1/2)  
15 of the East one-half (E 1/2) of Section 2,  
16 Township 51 South, Range 39 East, said parcel  
17 including Lots 60, 61, and 62 and the adjacent  
18 right-of-way for Sylvan Pass lying North of  
19 said Lots, all as shown on the REPLAT OF  
20 PORTION OF WEST BROWARD INDUSTRIAL PARK, as  
21 recorded in Plat Book 157, Page 39, of the  
22 Public Records of Broward County, Florida, said  
23 parcel being bounded as follows:

24  
25 On the South by the Northern Plat Limits line  
26 of the B.C.W. PLAT, as recorded in Plat Book  
27 162, Page 22, of the Public Records of Broward  
28 County, Florida;

29  
30 On the West by the Eastern Plat Limits line of  
31 the BROWARD CORRECTIONAL INSTITUTION, as

1       recorded in Plat Book 90, Page 12, of the  
2       Public Records of Broward County, Florida;  
3  
4       On the North by the North line of said Lot 62  
5       of REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL  
6       PARK and the Easterly extension thereof, said  
7       line also being the common plat limits line  
8       between said REPLAT OF PORTION OF WEST BROWARD  
9       INDUSTRIAL PARK, and the plat of BROWARD COUNTY  
10       INTERIM CONTINGENCY SANITARY LANDFILL, as  
11       recorded in Plat Book 135, Page 7, of the  
12       Public Records of Broward County, Florida;

13  
14       On the East by the East line of said Lot 60 of  
15       REPLAT OF PORTION OF WEST BROWARD INDUSTRIAL  
16       PARK and the Northerly extension thereof, said  
17       line also being the Municipal Boundary of the  
18       City of Pembroke Pines as established by  
19       Ordinance Number 907;

20       Section 2. Section 10 of chapter 97-371, Laws of  
21 Florida, is amended to read:

22       (Substantial rewording of section. See section 10  
23       of chapter 97-371, Laws of Florida, for present text.)

24       Section 10. The legal description of "Sunshine  
25 Ranches," is as follows:

26  
27       BEGINNING at the Southwest corner of Section 1  
28       Township 51 South, Range 40 East, said point  
29       also being the Southeast corner of Section 2  
30       Township 51 South, Range 40 East:  
31

1        THENCE West, on the South line of said Section  
2        2 and the South line of Section 3, Township 51  
3        South, Range 40 East to the intersection with  
4        the Southerly projection of the East line of  
5        Tract A of ABUNDANT LIVING MINISTRIES according  
6        to the plat thereof as recorded in Plat Book  
7        139, Page 13 of the Public Records of Broward  
8        County, Florida;  
9  
10       THENCE North, on said East line of Tract A and  
11       its Southerly projection to the intersection  
12       with the North line of the South one-half (S  
13       1/2) of Tract 56 in Section 3, Township 51  
14       South, Range 40 East as shown on EVERGLADES  
15       SUGAR AND LAND COMPANY SUBDIVISION, according  
16       to the plat thereof as recorded in Plat Book 2,  
17       Page 39 of the Public Records of Dade County,  
18       Florida;  
19  
20       THENCE West, on the North line of the South  
21       one-half (S 1/2) of Tracts 54, 55 and said  
22       Tract 56, all in Section 3 and as shown on said  
23       EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION  
24       to the Northwest corner of said South one-half  
25       (S 1/2) of Tract 54;  
26  
27       THENCE South, on the West line of said Tract 54  
28       and its Southerly projection to the  
29       intersection with said South line of Section 3;  
30  
31

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

1       THENCE West, on the South line of said Tract 64  
2       to the intersection with the Easterly  
3       right-of-way line on Interstate 75;  
4  
5       THENCE Northerly, on said Easterly right-of-way  
6       line, to the intersection with the South  
7       boundary line of the Plat of REGENCY, according  
8       to the Plat thereof as recorded in Plat Book  
9       121, Page 48 of the Public Records of Broward  
10       County, Florida;  
11  
12       THENCE East, on said South Boundary line, to  
13       the intersection with said East line of Section  
14       33;  
15  
16       THENCE North, on said East line of Section 33  
17       and on the East line of Section 28, Township 50  
18       South, Range 40 East to the intersection with  
19       the center line of the South New River Canal;  
20  
21       THENCE East, on said center line of the South  
22       New River Canal to the intersection with the  
23       East line of Section 26, Township 50 South,  
24       Range 40 East;  
25  
26       THENCE South, on said East line of Section 26  
27       to the intersection with the South right-of-way  
28       line of said South New River Canal;  
29  
30       THENCE West, on said South right-of-way line to  
31       the intersection with a line 660.00 feet West



1       of (as measured at right angles) and parallel  
2       with the said East line of Section 26;  
3  
4       THENCE South, on said parallel line to the  
5       intersection with the South line of said  
6       Section 26;  
7  
8       THENCE West, on said South line of Section 26  
9       and the North line of Section 35, Township 50  
10       South, Range 40 East to the Northwest corner of  
11       said Section 35;  
12  
13       THENCE South, on the West line of said Section  
14       35 to the intersection with the South line of  
15       the Northwest one-quarter (NW 1/4) of said  
16       Section 35;  
17  
18       THENCE East, on said South line of the  
19       Northwest one-quarter (NW 1/4) of Section 35 to  
20       the intersection with the East line of said  
21       Northwest one-quarter (NW 1/4) of Section 35;  
22  
23       THENCE North, on said East line of the  
24       Northwest one-quarter (NW 1/4) of Section 35 to  
25       the intersection with the Westerly projection  
26       of the South line of Tract 13 in said Section  
27       35, as shown on FLORIDA FRUIT LANDS COMPANY'S  
28       SUBDIVISION NO. 1, according to the Plat  
29       thereof as recorded in Plat Book 2, Page 17 of  
30       the Public Records of Dade County, Florida;  
31

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

1       THENCE East, on said South line of Tract 54 and  
2       its Easterly projection to the intersection  
3       with said East line of Section 35;  
4  
5       THENCE South, on said East line of Section 35  
6       to the Southeast corner of said Section 35 and  
7       the Northeast corner of Section 2, Township 51  
8       South, Range 40 East;  
9  
10       THENCE West, on the North line of said Section  
11       2 to the intersection with the Northerly  
12       projection of the East line of Tract "A,"  
13       SHERIDAN HOUSE PLAT NO. 2, according to the  
14       Plat thereof as recorded in Plat Book 122, Page  
15       42 of the Public Records of Broward County;  
16  
17       THENCE South, on said East line of Tract "A"  
18       and its Northerly projection to the Southeast  
19       corner of said Tract "A";  
20  
21       THENCE West, on said South line of Tract "A"  
22       and its Westerly projection to the intersection  
23       with the East right-of-way line of Appaloosa  
24       Trail (SW 127th Avenue), as recorded in  
25       Official Record Book 4230, Page 626 of the  
26       Public Records of Broward County, Florida;  
27  
28       THENCE South along said East right-of-way line  
29       to the intersection with the South line of the  
30       Northeast one-quarter (NE 1/4) of the Northeast  
31       one-quarter (NE 1/4) of said Section 2, also

1       being the South line of Tract 4 in Section 2 as  
2       shown on EVERGLADES SUGAR AND LAND COMPANY  
3       SUBDIVISION, according to the Plat thereof as  
4       recorded in Plat Book 2, Page 39 of the Public  
5       Records of Dade County, Florida;  
6  
7       THENCE East, on said South line to the  
8       Northwest corner of the East one-half (E 1/2)  
9       of Tract 29 in Section 2 as shown on said  
10       EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION;  
11  
12       THENCE South, on the West line of said East  
13       one-half (E 1/2) of Tract 29 and on the West  
14       line of the East one-half (E 1/2) of Tract 30  
15       in Section 2 as shown on said EVERGLADES SUGAR  
16       AND LAND COMPANY SUBDIVISION to the Southwest  
17       corner of said East one-half (E 1/2) of Tract  
18       30 said corner also being located on the North  
19       line of SCHOTT MEMORIAL PLAT, according to the  
20       Plat thereof as recorded in Plat Book 158, Page  
21       32 of the Public Records of Broward County,  
22       Florida;  
23  
24       THENCE West, on the North line of said SCHOTT  
25       MEMORIAL PLAT, to the Northwest corner of said  
26       Plat;  
27  
28       THENCE South, on the West line of said SCHOTT  
29       MEMORIAL PLAT, to the Southwest corner of said  
30       Plat;  
31

1       THENCE East, on the South line of said SCHOTT  
2       MEMORIAL PLAT, and its Easterly projection, to  
3       the intersection with the East line of said  
4       Section 2;

5  
6       THENCE South, on said East line of Section 2 to  
7       the POINT OF BEGINNING;

8  
9       TOGETHER WITH:

10  
11       Tract 4, and the 15 foot platted right-of-way  
12       lying East of and adjacent to said Tract 4, all  
13       lying within Section 35, Township 50 South,  
14       Range 40 East of FLORIDA FRUIT LANDS COMPANY'S  
15       SUBDIVISION NO. 1, according to the plat  
16       thereof as recorded in Plat Book 2, Page 17 of  
17       the Public Records of Dade County, Florida.

18  
19       Section 3. Notwithstanding the provisions of s.  
20       335.0415, Florida Statutes, all public roads and the public  
21       rights-of-way associated therewith, lying within the limits of  
22       the lands subject to annexation or incorporation herein, as  
23       described in sections 1 and 2, are transferred from Broward  
24       County jurisdiction to the jurisdiction of the annexing or  
25       incorporating municipality, except those portions of Griffin  
26       Road and Sheridan Street lying within the limits of the  
27       annexation area. All rights, title, interests, and  
28       responsibilities for any transferred roads, including, but not  
29       limited to, the operation, maintenance, planning, design, and  
30       construction of said roads, and the rights-of-way associated  
31       therewith shall transfer from Broward County jurisdiction to

1 the jurisdiction of the annexing or incorporating municipality  
2 upon the effective date of this act.

3 Section 4. Notwithstanding the provisions of chapter  
4 97-371, Laws of Florida, as amended by this act, if, after the  
5 conclusion of the elections provided for in chapter 97-371,  
6 Laws of Florida, the residents of the areas known as  
7 "Southwest Ranches" and "Sunshine Ranches" do not vote for  
8 incorporation into a new municipality, then the area commonly  
9 known as "Coquina Flats" and described in the legal  
10 description contained in this section, shall be annexed into  
11 the Town of Davie as of October 1, 2000. The legal description  
12 of "Coquina Flats" is as follows:

13  
14 A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4)  
15 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 40 EAST  
16 OF "CHAMBERS LAND COMPANY SUBDIVISION OF  
17 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 40 EAST,  
18 BROWARD COUNTY, FLORIDA", SAID PORTION MORE  
19 PARTICULARLY DESCRIBED AS FOLLOWS:

20  
21 BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION  
22 4; THENCE NORTHERLY ALONG THE WEST LINE OF THE  
23 SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION  
24 4 TO THE NORTHWEST CORNER OF SAID SOUTHWEST  
25 ONE-QUARTER (SW 1/4); THENCE EASTERLY ALONG THE  
26 NORTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW  
27 1/4) TO AN INTERSECTION WITH THE NORTHERLY  
28 PROLONGATION OF THE EAST LINE OF PARCEL A OF  
29 "COQUINA FLATS", AS RECORDED IN PLAT BOOK 155,  
30 PAGE 29 BROWARD COUNTY RECORDS; THENCE  
31 SOUTHERLY ALONG SAID PROLONGATION AND SAID EAST

1           LINE AND ITS SOUTHERLY PROLONGATION TO AN  
2           INTERSECTION WITH THE SOUTH LINE OF SAID  
3           SECTION 4; THENCE WESTERLY ALONG SAID SOUTH  
4           LINE TO THE POINT OF BEGINNING.  
5  
6           SAID LANDS SITUATE, LYING AND BEING IN BROWARD  
7           COUNTY, FLORIDA AND CONTAINING 81 ACRES (MORE  
8           OR LESS).  
9           Section 5. This act shall take effect upon becoming a  
10 law.  
11  
12  
13  
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