

By Representative Ritter

1                                   A bill to be entitled  
2           An act relating to Broward County; providing  
3           for extending the corporate limits of the City  
4           of Cooper City or the Town of Davie or such  
5           other neighboring municipality chosen for  
6           annexation; providing for annexation of the  
7           unincorporated area known as "United Ranches";  
8           providing for an election; providing for an  
9           effective date of annexation; providing for the  
10          transfer of public roads and rights-of-way;  
11          providing an effective date.

12  
13 Be It Enacted by the Legislature of the State of Florida:

14  
15           Section 1. The governing bodies of the City of Cooper  
16 City and the Town of Davie have each affirmed its interest to  
17 serve as the governing body for the specified unincorporated  
18 area hereinafter known as the "United Ranches Area," as  
19 described in section 2. A feasibility study has been  
20 conducted, which shall determine the viability of the United  
21 Ranches Area annexing into Cooper City or the Town of Davie,  
22 pursuant to an election as described in sections 3 and 4 of  
23 this act.

24           Section 2. The legal description of the United Ranches  
25 Area is as follows:

26  
27                   Portions of Tracts 25, 26, 27 and 28; together  
28 with portions of the right-of-way for South New  
29 River canal lying adjacent to said tracts, all  
30 in Section 30, Township 50 South, Range 41 East  
31 of "John W. Newman's Survey", according to the

1        plat thereof as recorded in Plat Book 2, Page  
2        26 of the Public Records of Dade County,  
3        Florida, together with that portion of the  
4        hiatus lying West of said Section 30, all being  
5        more particularly described as follows:  
6  
7        Commence at the Southeast corner of the  
8        Southwest one-quarter (SW1/4) of said Section  
9        30; thence Westerly along the South line of  
10       said Southwest one-quarter (SW1/4) to an  
11       intersection with a line parallel with and 60  
12       feet West of the East line of the Southwest  
13       one-quarter (SW1/4) of said Section 30; thence  
14       Northerly along said parallel line to the South  
15       line of said Tract 28 and the point of  
16       beginning; thence along the municipal limits of  
17       Cooper City per Chapter 59-1195, Laws of  
18       Florida, as amended by Chapter 61-2050, Laws of  
19       Florida, the following eight (8) courses;  
20       thence Westerly along the South line of said  
21       Tracts 28 and 27 to the Southwest corner of  
22       said Tract 27; thence Northerly along the West  
23       line of said Tract 27 to the South line of the  
24       South New River Canal; thence Westerly along  
25       said South line to the East line of said Tract  
26       26; thence Southerly along said East line to  
27       the Southeast corner of said Tract 26; thence  
28       Westerly along the South line of said Tracts 25  
29       and 26 to the Southwest corner of said Tract  
30       25; thence Northerly along the West line of  
31       said Tract 25 being on a line parallel with and

1       15 feet East of the West line of said Section  
2       30, a portion of which is on the municipal  
3       limits of Cooper City per Ordinance number  
4       87-2-2 to the South right-of-way line of the  
5       South New River Canal; thence Westerly along  
6       said South right-of-way line to the West line  
7       of said Section 30; thence Southerly along said  
8       West line to the Westerly prolongation of the  
9       South line of said Tract 25; thence Westerly  
10       along said Westerly prolongation to the East  
11       line of Section 25, Township 50 South, Range 40  
12       East; thence Northerly along said East line and  
13       the municipal limits of Cooper City per  
14       Ordinance number 2001-4-2 to the centerline of  
15       South New River Canal right-of-way; thence  
16       Easterly along said centerline and along the  
17       municipal limits of the Town of Davie per  
18       Chapter 84-420, Laws of Florida, to a line  
19       parallel with and 45 feet West of the East line  
20       of said Tract 28; thence Southerly along said  
21       parallel line to the South right-of-way line of  
22       the South new river Canal; thence Westerly  
23       along said South right-of-way line and the  
24       municipal limits of Cooper City per Ordinance  
25       number 85-6-1 to the West line of said Tract  
26       28; thence Southerly along said West line and  
27       said municipal limits to a line parallel with  
28       and 378 feet South of the aforesaid South line  
29       of South New River Canal; thence Easterly along  
30       said parallel line and said municipal limits to  
31       an intersection with a line parallel with and

1       45 feet West of the East line of said Tract 28;  
2       thence Southerly along said East line to the  
3       point of beginning;  
4  
5       Less therefrom the following described parcel  
6       of land:  
7  
8       A part of Tract 25, Section 30, Township 50  
9       South, Range 41 East, "John W. Newman's Survey"  
10       as recorded in Plat Book 2, Page 26 Dade County  
11       Records, being described as follows:  
12  
13       Commence at the Southeast corner of said Tract  
14       25; thence on an assumed bearing of N.00°16'37"  
15       E along the East line of said Tract 25 a  
16       distance of 907.59 feet to the point of  
17       beginning; thence N.89°15'43"W. 340.58 feet to  
18       a point on the arc of a non-tangent curve  
19       concave to the West, a radial line of said  
20       curve through said point having a bearing of S.  
21       83°45'04" E.; thence Northerly along the arc of  
22       said curve to the left, having a central angle  
23       of 01°42'38" and a radius of 620.00 feet for an  
24       arc distance of 18.51 feet to a point on a  
25       non-tangent line; thence N.89° 43'23"W 306.07  
26       feet to the West line of said Tract 25; thence  
27       N.00°16'37"E. Along the said West line a  
28       distance of 284.02 feet to a line 50.00 feet  
29       South of and parallel with the North line of  
30       said Tract 25; thence S.89°15'43"E. Along the  
31       said parallel line a distance of 645.01 feet to

1 the said East line; thence S.00°16'37"W. Along  
2 the said East line a distance of 300.01 feet to  
3 the point of beginning.

4  
5 Said lands situate, lying and being in Broward  
6 County, Florida.

7  
8 Portions of the West one-half (W1/2) of Section  
9 31, Township 50 South, Range 41 East and a  
10 portion of Section 25, Township 50 South, Range  
11 40 East of "Florida Fruit Lands Company's  
12 Subdivision No. 1", as recorded in Plat Book 2,  
13 Page 17 of the Public Records of Dade County,  
14 Florida, together with a portion of "F.M.  
15 Brown's subdivision of Section 36, Township 50  
16 South, Range 40 East" as recorded in Plat Book  
17 4, Page 5 of the Public Records of Broward  
18 County, Florida, and also together with a  
19 portion of the hiatus between Range 41 East and  
20 Range 40 East, all being more particularly  
21 described as follows:

22  
23 Begin at the Southeast corner of the Southwest  
24 one-quarter (SW 1/4) of said Section 31; thence  
25 Westerly along the South line of said Section  
26 31, also being the municipal limits of Cooper  
27 City per Ordinance number 83-6-4, to the East  
28 line of the West one-half (W1/2) of tracts 41,  
29 42, 43 and 44 of said, "Florida Fruit Lands  
30 Company's Subdivision No. 1"; thence Northerly  
31 along said East line, and the municipal limits

1       of Cooper City per Ordinance number 98-9-3 to  
2       the South line of the Northwest one-quarter  
3       (NW1/4) of the Southwest one-quarter (SW1/4) of  
4       said Section 31; thence Westerly along said  
5       South line and said municipal limits to the  
6       Southwest corner of the Northwest one-quarter  
7       (NW1/4) of the Southwest one-quarter (SW1/4) of  
8       said Section 31; thence Northerly along the  
9       West line of said Section 31, also being the  
10       East line of the hiatus between Range 40 East  
11       and Range 41 East and the municipal limits of  
12       Cooper City per Ordinance number 89-5-3 to a  
13       point 3901.54 feet South of the Northwest  
14       corner of said Section 31 (as measured along  
15       said Section line); thence Westerly along said  
16       municipal limits to the East line of Block 2 of  
17       the aforesaid "F.M. Brown's Subdivision of  
18       Section 36, Township 50 South, Range 40 East";  
19       thence Northerly along said East line and the  
20       municipal limits of Cooper City per Ordinance  
21       number 84-3-1 and Chapter 59-1195, Laws of  
22       Florida, as amended by Chapter 61-2050, Laws of  
23       Florida, to the Northeast corner of Lot 22 of  
24       said Block 2; thence Westerly along the North  
25       line of said Block 2 and said municipal limits  
26       to the Southeast corner of Lot 42 of "Rio  
27       Ranches", according to the plat thereof as  
28       recorded in Plat Book 91, Page 30 of the Public  
29       Records of Broward County, Florida; thence  
30       Northerly along the East line of said Lot 42  
31       and the municipal limits of Cooper City per

1        Ordinance number 89-5-4 to the Northeast corner  
2        of said Lot 42; thence Westerly along the North  
3        line of said Lot 42 and said municipal limits  
4        to the Northwest corner of said Lot 42; thence  
5        Southerly along the West line of said Lot 42  
6        and said municipal limits to the Southwest  
7        corner of said Lot 42 and the North line of the  
8        aforsaid Block 2; thence Westerly along said  
9        North line and the municipal limits of Cooper  
10       City per Ordinance number 84-3-1 to the  
11       Northwest corner of said Block 2; thence  
12       Northerly along the West line of said "Rio  
13       Ranches" and the municipal limits of Cooper  
14       City per Chapter 59-1195, Laws of Florida, as  
15       amended by Chapter 61-2050, Laws of Florida, to  
16       the Northwest corner of said "Rio Ranches";  
17       thence Easterly along the North line of said  
18       "Rio Ranches", being 40 feet South of the North  
19       line of said Section 36, and the municipal  
20       limits of Cooper City per Ordinance number  
21       95-10-1 to a line parallel with and 55.00 feet  
22       west of the East line of said Section 36;  
23       thence Northerly along said parallel line, and  
24       said municipal limits to the North line of said  
25       Section 36; thence Easterly along said North  
26       line and the municipal limits of Cooper City  
27       per Ordinance number 93-9-1 to a line parallel  
28       with and 50 feet West of the East line of said  
29       Section 25; thence Northerly along said  
30       parallel line and said municipal limits to the  
31       South line of tract 55 in said Section 25;

1        thence Easterly along said South line and the  
2        municipal limits of Cooper City per Ordinance  
3        number 2001-4-2 to the East line of said  
4        Section 25; thence Northerly along said East  
5        line to the Westerly prolongation of the South  
6        line of tract 25, of "John W. Newman's Survey",  
7        according to the plat thereof, as recorded in  
8        Plat Book 2, Page 26 of the Public Records of  
9        Dade County, Florida; thence Easterly along  
10       said Westerly prolongation to the West line of  
11       said Section 30; thence Southerly along said  
12       West line and the municipal limits of Cooper  
13       City per Chapter 59-1195, Laws of Florida, as  
14       amended by Chapter 61-2050, Laws of Florida, to  
15       the North line of said Section 31; thence  
16       Easterly along said North line and said  
17       municipal limits to the East line of the  
18       Northwest one-quarter (NW1/4) of said Section  
19       31; thence Southerly along said East line and  
20       the municipal limits of Cooper City per  
21       Ordinance numbers 73-11-2 and 74-1-5 to the  
22       North line of tract 20 in said Section 31;  
23       thence Westerly along said North line and the  
24       municipal limits of Cooper City per Ordinance  
25       number 83-5-3 to the Northwest corner of said  
26       tract 20; thence Southerly along the West line  
27       of said tract 20 and the West line of tract 21  
28       of said Section 31 and the municipal limits of  
29       Cooper City per Ordinance numbers 83-5-3 and  
30       76-9-2 to the Southwest corner of said tract  
31       21; thence Easterly along the South line of



1 said tract 21 and the municipal limits of  
2 Cooper City per Ordinance numbers 76-9-2 and  
3 89-9-1 to the East line of the Northwest  
4 one-quarter (NW1/4) of said Section 31; thence  
5 Southerly along the East line of said Northwest  
6 one-quarter (NW1/4) and the Southwest  
7 one-quarter (SW1/4) of said Section 31 and the  
8 municipal limits of Cooper City per Chapter  
9 59-1195, Laws of Florida, as amended by Chapter  
10 61-2050, Laws of Florida, and per Ordinance  
11 number 84-8-7 to the point of beginning.

12  
13 Less therefrom the following:

14  
15 That portion of Cooper City per Ordinance  
16 number 92-8-1 described as follows; the West  
17 156.875 feet of the East 470.625 feet of the  
18 North 216.25 feet of the South 256.25 feet of  
19 tract 41 in Section 31, Township 50 South,  
20 Range 41 East of said "Florida Fruit Lands  
21 Company's Subdivision No. 1".

22  
23 And also less:

24  
25 That portion of Cooper City per Ordinance  
26 number 2001-5-1 described as follows; the South  
27 143.50 feet of the West 125.00 feet of the East  
28 1172.50 feet of tract 39, and the West 125.00  
29 feet of the East 1172.50 feet less the South  
30 35.00 feet of tract 40 in Section 31, Township  
31

1           50 South, Range 41 East of said "Florida Fruit  
2           Lands Company's Subdivision No. 1".  
3  
4           And also less:  
5  
6           That portion of Cooper City per Ordinance  
7           number 89-5-6 described as follows; the South  
8           215.37 feet of the West 450.00 feet of the East  
9           1047.50 feet of tract 40 in Section 31,  
10           Township 50 South, Range 41 East of said  
11           "Florida Fruit Lands Company's Subdivision No.  
12           1", less the South 55.00 feet; and less the  
13           East 287.49 feet thereof.  
14  
15           And also less:  
16  
17           That portion of Cooper City per Ordinance  
18           number 2000-3-2 described as follows; Parcel A,  
19           "Nur-ul Islam", according to the plat thereof,  
20           as recorded in Plat Book 149, at Page 28, of  
21           the Public Records of Broward County, Florida.  
22           Together with: the South 143.5 feet of the East  
23           75 feet of tract 39, and the North 190.5 feet  
24           of the East 75 feet of tract 40 in Section 31,  
25           Township 50 South, Range 41 East (as measured  
26           from the East line of the Northeast quarter of  
27           Section 31) of said, "Florida Fruit Lands  
28           Company's Subdivision No. 1"; less: the East 15  
29           feet thereof.  
30  
31

1 Said lands situate, lying and being in Broward  
2 County, Florida.

3  
4 Tract 60 of "Florida Fruit Lands Company's  
5 Subdivision No. 1", according to the plat  
6 thereof as recorded in Plat Book 2, Page 17,  
7 Dade County Records, lying in Section 31,  
8 Township 50 South, Range 41 East, Broward  
9 County, and being more particularly described  
10 as follows:

11  
12 BEGINNING at the Northeast corner of said Tract  
13 60; thence Southerly along the East line of  
14 said Tract 60 and the municipal limits of  
15 Cooper City per Chapter 59-1195 Laws of  
16 Florida, as amended by Chapter 61-2050 Laws of  
17 Florida, to the Southeast corner of said Tract  
18 60; thence Westerly along the South line of  
19 said Tract 60 to the West line of the Southeast  
20 one-quarter (SE1/4) of said Section 31; thence  
21 Northerly along said West line to the North  
22 line of said Tract 60; thence Easterly along  
23 said North line to the point of beginning.

24  
25 Said lands situate, lying and being in Broward  
26 County, Florida.

27  
28 Section 3. No later than July 1, 2002, those  
29 municipalities which want to appear on the ballot shall, after  
30 having considered the effects of annexation on the residents  
31 of the specified unincorporated land and the municipality, and

1 after adopting a resolution expressing a desire to be included  
2 on the ballot, shall by resolution inform the Broward County  
3 Legislative Delegation and the Broward County Board of County  
4 Commissioners that it desires to appear on the ballot, as  
5 provided for in this act, by July 1, 2002, and the Broward  
6 County Board of County Commissioners shall cause the names of  
7 all such municipalities to appear on the ballot. If either one  
8 municipality or no municipality expresses a desire to be  
9 included on the ballot pursuant to section 3, then no election  
10 shall take place as provided for in section 5 and the United  
11 Ranches Area shall not be annexed into any municipality  
12 pursuant to this act.

13           Section 4. The Broward County Board of County  
14 Commissioners shall schedule an election on November 5, 2002,  
15 in accordance with the provisions of law relating to elections  
16 currently in force in Broward County at Broward County's own  
17 cost. The subject of said election shall be the annexation of  
18 the United Ranches Area as described in section 2. Only  
19 registered voters residing in the United Ranches Area as  
20 described in this act may vote in said election. On the ballot  
21 provided for in this section shall appear the name of each  
22 municipality that has chosen to be considered for annexation  
23 as provided for in sections 1 and 3. The voters residing in  
24 the United Ranches Area shall choose one municipality for  
25 annexation among those appearing on the ballot pursuant to  
26 sections 1 and 3. The municipality receiving the highest vote  
27 total of those voting in said election shall be selected. A  
28 mail ballot shall not be used for any election provided for in  
29 this act; however, absentee ballots will be accepted as  
30 provided by law. At the conclusion of said election the United  
31

1 Ranches Area, as described herein, by majority vote shall be  
2 annexed into said municipality pursuant to section 6.

3       Section 5. The United Ranches Area shall be deemed a  
4 part of the municipality, pursuant to section 4, effective  
5 September 15, 2003, pursuant to section 171.062, Florida  
6 Statutes, except as provided in this act.

7       Section 6. All public roads and the public  
8 rights-of-way associated therewith, lying within the limits of  
9 the lands subject to annexation herein, as described in  
10 section 2, are transferred from Broward County jurisdiction to  
11 the jurisdiction of annexing municipality effective September  
12 15, 2003.

13       Section 7. The United Ranches Area will be considered  
14 a preservation area and, in order to protect the rural  
15 atmosphere of the United Ranches community, all Broward County  
16 land use and zoning classifications, rules, and regulations  
17 that are applicable to this area on the effective date of this  
18 act shall be adopted by the chosen municipality for the United  
19 Ranches Area. If the United Ranches Area land use and zoning  
20 classifications, rules, and regulations differ from those  
21 which exist in the chosen municipality, the chosen  
22 municipality shall modify its codes by September 15, 2003, to  
23 enable the United Ranches Area to be maintained as it exists  
24 on the effective date of this act. Any and all proposed  
25 municipal enactments that may effect a change in the United  
26 Ranches Area, including, but not limited, to all  
27 quasi-judicial items, including zoning modifications, site  
28 plans, plats, and variances, must be approved by a  
29 supermajority of the municipality's designated governing body.  
30 All applications for zoning changes within the United Ranches  
31 Area require written notification of all United Ranches Area

1 residents. Moreover, any application for a change of zoning  
2 within the United Ranches Area must first come before a  
3 preservation board made up of five members residing in the  
4 United Ranches Area who will be appointed every 2 years by the  
5 governing body and will be responsible for issuing  
6 recommendations on zoning changes within the United Ranches  
7 Area.

8           Section 8. Upon annexation into a municipality, the  
9 following shall govern the areas described in section 2: for  
10 any use, building, or structure that is legally in existence  
11 at the time the United Ranches Area becomes a part of the  
12 municipality, such use shall not be made a prohibited use by  
13 the municipality, on the property of said use, for as long as  
14 the use shall continue and is not voluntarily abandoned.

15           Section 9. Subsequent to the effective date of this  
16 act, no change in land use designation or zoning shall be  
17 effective within the limits of the land subject to annexation  
18 herein until the United Ranches Area has been annexed into the  
19 municipality, nor shall annexation by any municipality occur  
20 during the period between the effective date of this act and  
21 the effective date of the annexation.

22           Section 10. This act shall take precedence over any  
23 other enacted law.

24           Section 11. This act shall take effect upon becoming a  
25 law.

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28  
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