

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 towns
 4 of Davie and Pembroke Park and the cities of
 5 Fort Lauderdale, Plantation, Hollywood, Cooper
 6 City, Lauderdale Lakes, North Lauderdale,
 7 Oakland Park, Coral Springs, Margate, Coconut
 8 Creek, Deerfield Beach, and Pompano Beach;
 9 providing for annexation of specified
 10 unincorporated lands; providing for conditions
 11 of annexation; providing for referendums;
 12 providing an effective date.

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

15
 16 Section 1. South Central Broward Area annexation.--

17 A. South Central Broward as herein described shall
 18 include all unincorporated lands bounded on the south by the
 19 boundary of Broward County with Miami-Dade County, on the east
 20 by the right-of-way forming a part of I-95, on the north by
 21 the inclusion of all the rights-of-way of Pembroke Road, and
 22 on the west by the inclusion of all of the rights-of-way of
 23 State Road 7.

24 B. An election shall be scheduled by the Board of
 25 County Commissioners of Broward County in accordance with the
 26 provisions of law relating to elections in force in Broward
 27 County on November 5, 2002. Only registered voters residing in
 28 the unincorporated area within South Central Broward County as
 29 described in this act may vote in said election. A mail ballot
 30 shall not be used in said election. The item that shall appear
 31

1 on the ballot of the election of November 5, 2002, shall be as
2 follows:

3
4 Shall South Central Broward be annexed in
5 phases into either the City of Hollywood or the
6 Town of Pembroke Park?

7
8 Select one below:

9
10 All of the unincorporated areas of South
11 Central Broward shall be annexed in phases into
12 the Town of Pembroke Park.

13
14 All of the unincorporated areas of South
15 Central Broward shall be annexed in phases into
16 the City of Hollywood.

17
18 C. All of the unincorporated portions of South Central
19 Broward as defined herein shall be deemed a part of the
20 municipality receiving a majority of the votes in the election
21 described in section 1, subsection B effective as follows:

22 (1) The portion of South Central Broward north of
23 Hallandale Beach Boulevard shall be annexed into the
24 municipality receiving the majority of the votes in the
25 election as described in section 1, subsection B effective
26 September 15, 2003.

27 (2) The portion of South Central Broward which is east
28 of Southeast 56th Avenue and south of Hallandale Beach
29 Boulevard shall be annexed into the municipality receiving the
30 majority of the votes in the election as described in section
31 1, subsection B effective September 15, 2004.

1 (3) The portion of South Central Broward which has not
2 been effectively annexed in either section 1, subsection B,
3 subsections (1) or (2) preceding shall be annexed into the
4 municipality receiving the majority of the votes in the
5 election as described in section 1, subsection B effective
6 September 15, 2005.

7 D. The municipality receiving the majority of votes in
8 the election as described in section 1, subsection B shall
9 have all powers and responsibilities as provided in section
10 171.062, Florida Statutes, except as provided in this act as
11 of the effective dates of annexations as provided in section
12 1, subsection C.

13 E. Upon annexation into a municipality, the following
14 shall govern the areas described in South Central Broward as
15 provided in this act: for any use, building, or structure that
16 is legally in existence at the time a portion of South Central
17 Broward becomes a part of a municipality, such use shall not
18 be made a prohibited use by the municipality, on the property
19 of said use, for as long as the use shall continue and is not
20 voluntarily abandoned.

21 F. Subsequent to the effective date of this act, no
22 change in land use designation or zoning shall be effective
23 within the limits of the lands subject to annexation herein,
24 until said portion of South Central Broward has been annexed
25 into a municipality, pursuant to this act.

26 G. All public roads and the public rights-of-way
27 associated therewith, lying within the limits of the lands
28 subject to annexation herein, as described in section 1,
29 subsection A, are transferred from Broward County jurisdiction
30 to the jurisdiction of the annexing municipality.

31

1 H. Nothing in this act shall be construed to affect or
2 abrogate the rights of parties to any contracts, whether the
3 same be between Broward County and a third party or between
4 nongovernmental entities, which contracts are in effect prior
5 to the effective date of annexation.

6 Section 2. Cooper City/Royal Palm Ranches and other
7 areas.--

8 A. The governing body of the city of Cooper City has
9 affirmed its interest to serve as the governing body for a
10 specified unincorporated area hereinafter known as the "Royal
11 Palm Ranches Area," as described in section 2, subsection B.

12 B. The legal description of the Royal Palm Ranches
13 Area is as follows:

14
15 A portion of Section 5, Township 51 South,
16 Range 41 East described as follows: Commence at
17 the Northwest corner of said Section 5; thence
18 Southerly along the West line of said Section 5
19 to the North line of Tract 14 of 'EVERGLADES
20 SUGAR AND LAND COMPANY SUBDIVISION" as recorded
21 in Plat Book 2, Page 75 Dade County Records,
22 and the Point of Beginning No. 1; thence
23 Easterly along said North line, being the
24 Municipal Limits of Cooper City per Ordinance
25 No. 84-10-2 to the West line of the East
26 one-half (E 1/2) of the West one-half (W 1/2)
27 of said Tract 14; thence Southerly along said
28 West line, being the Municipal Limits of Cooper
29 City per Ordinance No. 89-5-7, to the South
30 line of said Tract 14; thence Easterly along
31 said South line and said Municipal Limits to

1 the East line of the West one-half (W 1/2) of
2 said Tract 14; thence Northerly along said East
3 line and said Municipal Limits to the North
4 line of said Tract 14; thence Easterly along
5 said North line and the Municipal Limits of
6 Cooper City per Ordinance No. 84-10-2 to the
7 West line of the East one-half (E 1/2) of the
8 East one-half (E 1/2) of said Tract 14; thence
9 Southerly along said West line, being the
10 Municipal Limits of Cooper City per Ordinance
11 No. 98-2-1 to the South line of said Tract 14;
12 thence Easterly along said South line and said
13 Municipal Limits to the Southeast corner of
14 said Tract 14; thence Easterly along the South
15 line of the North one-half (N 1/2) of Tract 12
16 of said Plat being the Municipal Limits of
17 Cooper City per Ordinance No. 83-5-6 to the
18 East line of said Tract 12; thence Northerly
19 along said East line and said Municipal Limits
20 to the North line of the South 720.34 feet of
21 Tract 11 of said Plat; thence Easterly along
22 said North line, being the Municipal Limits of
23 Cooper City per Ordinance No. 86-3-1 to a line
24 parallel with and 33.02 feet East of the East
25 line of said Tract 11; thence Southerly along
26 said parallel line and said Municipal Limits to
27 the South line of Tract 10 of said Plat; thence
28 Easterly along said South line and the South
29 line of Tract 9 of said Plat and said Municipal
30 Limits of Cooper City to the Southeast corner
31 of said Tract 9; thence Northerly along the

1 East line of said Tract 9, and said Municipal
2 Limits to the South line of the North one-half
3 (N 1/2) of Tract 8 of said Plat; thence
4 Easterly along said South line and the
5 Municipal Limits of Cooper City per Ordinance
6 No. 86-3-3 to the East line of said Tract 8;
7 thence Northerly along said East line and said
8 Municipal Limits to the North line of said
9 Section 5; thence Easterly along said North
10 line and the Municipal Limits of Cooper City
11 per Chapter 59-1195, Laws of Florida, to the
12 East line of Tract 5 in said Section 5; thence
13 Southerly along said East line and the
14 Municipal Limits of Cooper City per Ordinance
15 No. 83-5-2 to the Northwest corner of Tract 29
16 of said Plat; thence Easterly along said North
17 line and said Municipal Limits to the Northeast
18 corner of said Tract 29; thence Southerly along
19 the East line of said Tract 29 and said
20 Municipal Limits to an intersection with the
21 North line of the South 213 feet of the North
22 441 feet of said Tract 29; thence Westerly
23 along said North line being the Municipal
24 Limits of Cooper City per Ordinance No. 97-11-1
25 to the West line of the East one-half (E 1/2)
26 of said Tract 29; thence Southerly along said
27 West line and said Municipal Limits and the
28 Municipal Limits of Cooper City per Ordinance
29 No. 97-2-5 to a line parallel with and 654 feet
30 South of the North line of said Tract 29;
31 thence Easterly along said parallel line and

1 Municipal Limits to the East line of said Tract
2 29; thence Southerly along said East line and
3 the Municipal Limits of Cooper City per
4 Ordinance No. 83-5-1 to the North line of the
5 South one-half (S 1/2) of said Section 5;
6 thence Westerly along said North line, being
7 the Municipal Limits of Cooper City per
8 Ordinance No. 86-8-1 and Ordinance No. 87-1-3
9 to a line parallel with and 275 feet East of
10 the West line of said Section 5; thence
11 Northerly along said parallel line and the
12 Municipal Limits of Cooper City per Ordinance
13 No. 87-1-3 to the North line of Tract 20 of
14 said Plat; thence Westerly along said North
15 line and said Municipal Limits to the West line
16 of said Section 5; thence Northerly along said
17 West line, being the Municipal Limits of Cooper
18 City as established by Ordinance No. 83-2-1 to
19 the Point of Beginning No. 1; less therefrom
20 the North 528.30 feet of the South 584.48 feet
21 of Tract 12 of said Plat and said Section; the
22 boundaries of said Parcel being a portion of
23 the Municipal Limits of Cooper City per
24 Ordinance No. 91-4-2. Together with the
25 following portion of said Section 5: Begin
26 (Point of Beginning No. 2) at the Northwest
27 corner of Tract 12 of said "EVERGLADES SUGAR
28 AND LAND COMPANY SUBDIVISION"; thence Easterly
29 along the North line of said Section 5 and the
30 Municipal Limits of Cooper City per Chapter
31 59-1195, Laws of Florida, to the Northeast

1 corner of said Tract 12; thence Southerly along
2 the East line of said Tract 12 and the
3 Municipal Limits of Cooper City per Ordinance
4 No. 86-3-1 to a line parallel with and 55.00
5 feet South of the North line of said Section 5;
6 thence Westerly along said parallel line and
7 the Municipal Limits of Cooper City per
8 Ordinance No. 83-5-6 to the West line of said
9 Tract 12; thence Northerly along said West line
10 and the Municipal Limits of Cooper City per
11 Ordinance No. 84-10-2 to Point of Beginning No.
12 2; Together with the following portion of said
13 Section 5; Begin (Point of Beginning No. 3) at
14 the Northeast corner of Tract 3 of said
15 "EVERGLADES SUGAR AND LAND COMPANY
16 SUBDIVISION"; thence Southerly along the East
17 line of said Tract 3 and the Municipal Limits
18 of Cooper City per Ordinance No. 83-4-1 to a
19 line parallel with and 150 feet South of the
20 North line of said Tract 3; thence Westerly
21 along said parallel line and the Municipal
22 Limits of Cooper City per Ordinance No. 83-6-3
23 to a line parallel with and 50 feet West of the
24 East line of said Tract 3; thence Northerly
25 along said parallel line and the Municipal
26 Limits of Cooper City per Ordinance No. 83-5-2
27 to the North line of said Tract 3; thence
28 Easterly along said North line and the North
29 line of said Section 5, and the Municipal
30 Limits of Cooper City per Chapter 59-1195, Laws
31 of Florida, to Point of Beginning No. 3.

1
2 Together with the following: Portions of Tracts
3 1, 31 and 32 in Section 5, Township 51 South,
4 Range 41 East of "EVERGLADES SUGAR AND LAND
5 COMPANY SUBDIVISION", as recorded in Plat Book
6 2, Page 75 of the Public Records of Dade
7 County, Florida, said portions described as
8 follows: Begin at the Northeast corner of said
9 Section 5; thence Southerly along the East line
10 of said Section 5, also being the East line of
11 said Tracts 1 and 32, to the South line of said
12 Tract 32; thence Westerly along said South line
13 and along the South line of said Tract 31 being
14 the Municipal Limits of Cooper City per
15 Ordinance No. 86-8-1 to the Southwest corner of
16 said Tract 31; thence Northerly along the West
17 line of said Tract 31, being the Municipal
18 Limits of Cooper City per Ordinance No. 83-5-1
19 to a line 75 feet North of and parallel with
20 the South line of said Tracts 31 and 32; thence
21 Easterly along said parallel line, being the
22 Municipal Limits of Cooper City per Ordinance
23 Nos. 87-1-4 and 91-8-2 to a line parallel with
24 and 50 feet West of the East line of said
25 Section 5; thence Northerly along said parallel
26 line, being the Municipal Limits of Cooper City
27 per Ordinance No. 91-8-2 to the South line of
28 said Tract 1; thence Westerly along said South
29 line to the Southwest corner of said Tract 1;
30 thence Northerly along the West line of said
31 Tract 1, being the East line of Tract 2 of said

1 Plat and the Municipal Limits of Cooper City
2 per Ordinance No. 83-4-1 to the North line of
3 said Section 5; thence Easterly along said
4 North line, being the Municipal Limits of
5 Cooper City per Chapter 59-1195, Laws of
6 Florida, to the Point of Beginning.
7
8 Together with the following: A portion of
9 Section 5, Township 51 South, Range 41 East,
10 described as follows: Commence at the Southwest
11 corner of said Section 5; thence Easterly along
12 the South line of said Section 5 to the East
13 line of the West one-half (W 1/2) of Tract 52
14 of "EVERGLADES SUGAR AND LAND COMPANY'S
15 SUBDIVISION", as recorded in Plat Book 2, Page
16 75, Dade County Records, and the Point of
17 Beginning; thence Northerly along said East
18 line, being the Municipal Limits of Cooper City
19 as established by Ordinance No. 87-1-1 to a
20 line 100 feet North of and parallel with the
21 South line of said Section 5;
22
23 thence Easterly along said parallel line and
24 the Municipal Limits of Cooper City as
25 established by Ordinance No. 87-2-1 to a point
26 on the West line of Tract 53 of said Plat;
27 thence Northerly along said West line, being
28 the Municipal Limits of Cooper City as
29 established by said Ordinance No. 87-2-1 and
30 Ordinance No. 87-1-1 to the Northwest corner of
31 said Tract 53; thence Easterly along the North

1 line of Tract 53 and Tract 54 of said Plat,
2 being the Municipal Limits of Cooper City as
3 established by Ordinance No. 87-1-1 and
4 Ordinance No. 86-8-1 to the Northeast corner of
5 "LAKE MARANATHA ESTATES" as recorded in Plat
6 Book 104, Page 42 Broward County Records;
7 thence Southerly along the East line of said
8 "LAKE MARANATHA ESTATES", said line also being
9 the East line of said Tract 54, and the
10 Municipal Limits of Cooper City as established
11 by Ordinance No. 86-8-1 to a line 60 feet North
12 of the South line of said Section 5; thence
13 Easterly along said line, being the Municipal
14 Limits of Cooper City per said Ordinance No.
15 6-8-1 to the East line of Tract 60 of
16 "EVERGLADES SUGAR AND LAND COMPANY
17 SUBDIVISION"; thence Southerly along said East
18 line, being the Municipal Limits of Cooper City
19 as established by Ordinance No. 87-1-2 to the
20 South line of said Section 5; thence Westerly
21 along said South line, being the Municipal
22 Limits of the City of Pembroke Pines, per City
23 of Pembroke Pines Ordinance No. 536, to the
24 Point of Beginning.
25
26 Together with the following: A portion of Tract
27 4 in Section 31, Township 50 South, Range 41
28 East of "FLORIDA FRUIT LANDS COMPANY'S
29 SUBDIVISION NO. 1" according to the Plat
30 thereof as recorded in Plat Book 2, Page 17 of
31 the Public Records of Dade County Florida, said

1 portions being more particularly described as
2 follows: Begin at the Southwest corner of
3 Parcel 'A' of "ST. NICHOLAS UKRAINIAN ORTHODOX
4 CHURCH", according to the Plat thereof as
5 recorded in Plat Book 141, Page 11 of the
6 Public Records of Broward County, Florida;
7 thence Easterly along the South line of said
8 Parcel 'A' also being a line parallel with and
9 191.62 feet North of the South line of said
10 Tract 4 and the Municipal Limits of Cooper City
11 per Ordinance No. 90-5-1 to a line parallel
12 with and 900 feet East of the West line of said
13 Tract 4, also being the West line of Parcel 'B'
14 of said "ST. NICHOLAS UKRAINIAN ORTHODOX
15 CHURCH"; thence Southerly along said parallel
16 line and said Municipal Limits to an
17 intersection with a line parallel with and 18
18 feet North of the South line of said Tract 4,
19 also being the South line of said Parcel 'B';
20 thence Easterly along said parallel line and
21 said Municipal Limits to a line parallel with
22 and 53 feet West of the East line of said
23 Section 31; thence Northerly along said
24 parallel line and said Municipal Limits to the
25 South line of Tract 3 of said Section 31;
26 thence Easterly along said South line and the
27 Municipal Limits of Cooper City per Ordinance
28 No. 74-7-2 to the East line of said Section 31;
29 thence Southerly along said East line and the
30 Municipal Limits of Cooper City per Chapter
31 59-1195, Laws of Florida, amended by Chapter

1 61-2050, Laws of Florida, to an intersection
2 with the South line of said Tract 4; thence
3 Westerly along said South line and said
4 Municipal Limits to an intersection with a line
5 parallel with and 725 feet East of the West
6 line of said Tract 4; thence Northerly along
7 said parallel line and the Municipal Limits of
8 Cooper City per Ordinance No. 73-9-4 to the
9 Point of Beginning.

10

11 Together with the following: Portions of Tract
12 12, Section 32, Township 50 South, Range 41
13 East of "NEWMAN'S SURVEY" according to the Plat
14 thereof as recorded in Plat Book 2, Page 26 of
15 the Public Records of Dade County, Florida,
16 said portion being more particularly described
17 as follows: Begin (Point of Beginning Number 1)
18 at the Northwest corner of said Tract 12;
19 thence Easterly along the North line of said
20 Tract 12 and the Municipal Limits of Cooper
21 City per Chapter 59-1195, Laws of Florida,
22 amended by Chapter 61-2050, Laws of Florida, to
23 the Northeast corner of said Tract 12; thence
24 Southerly along the East line of said Tract 12
25 and said Municipal Limits to an intersection
26 with a line parallel with and 345 feet North of
27 the South line of said Tract 12; thence
28 Westerly along said parallel line and the
29 Municipal Limits of Cooper City per Ordinance
30 No. 83-5-5 to the West line of the East
31 one-third (E 1/3) of said Tract 12; thence

1 Northerly along said West line and the
2 Municipal Limits of Cooper City per Ordinance
3 No. 99-2-3 to a line parallel with and 510 feet
4 North of the South line of said Tract 12;
5 thence Westerly along said parallel line and
6 said Municipal Limits to the West line of said
7 Tract 12; thence Northerly along said West line
8 and the Municipal Limits of Cooper City per
9 Chapter 59-1195, Laws of Florida, amended by
10 Chapter 61-2050, Laws of Florida, to Point of
11 Beginning Number 1; Together with the
12 following: Commence at the Northwest corner of
13 said Tract 12; thence Southerly along the West
14 line of said Tract 12 to an intersection with a
15 line parallel with and 345 feet North of the
16 South line of said Tract 12 and Point of
17 Beginning Number 2; thence Easterly along said
18 parallel line and the Municipal Limits of
19 Cooper City per Ordinance No. 99-2-3 to the
20 Northwest corner of Lot 4, Block 4 of
21 "COUNTRYSIDE WEST" according to the Plat
22 thereof as recorded in Plat Book 114, Page 11
23 of the Public Records of Broward County,
24 Florida; thence Southerly along the West line
25 of said Block 4 and the Municipal Limits of
26 Cooper City per Ordinance No. 88-6-1 to an
27 intersection with a line parallel with and 167
28 feet North of the South line of said Tract 12;
29 thence Westerly along said parallel line and
30 the Municipal Limits of Cooper City per
31 Ordinance No. 83-5-5 to the West line of said

1 Tract 12; thence Northerly along said West line
2 and the Municipal Limits of Cooper City per
3 Chapter 59-1195, Laws of Florida, amended by
4 Chapter 61-2050, Laws of Florida, to Point of
5 Beginning Number 2; Together with a portion of
6 Tract 13 of said "NEWMAN'S SURVEY", described
7 as follows: Begin (Point of Beginning No. 3) at
8 the intersection of the West line of said
9 Section 32 with the North line of the South 630
10 feet of the North 945 feet of said Tract 13;
11 thence Easterly along said North line and the
12 Municipal Limits of Cooper City per Ordinance
13 No. 83-5-5 to a line 50 feet East of and
14 parallel with the West line of said Section 32;
15 thence Southerly along said parallel line and
16 the Municipal Limits of Cooper City per Chapter
17 71-594, Laws of Florida (House Bill 2489) to a
18 line parallel with and 60 feet North of the
19 South line of said Tract 13; thence Easterly
20 along said parallel line and said Municipal
21 Limits to the East line of said Tract 13;
22 thence Southerly along said East line and the
23 Municipal Limits of Cooper City per Chapter
24 59-1195, Laws of Florida, amended by Chapter
25 61-2050, Laws of Florida, to a line parallel
26 with and 53 feet North of the South line of
27 said Tract 13; thence Westerly along said
28 parallel line and the Municipal Limits of
29 Cooper City per Chapter 71-594, Laws of Florida
30 (House Bill 2489), to the West line of said
31 Tract 13 and the West line of said Section 32;

1 thence Northerly along said West line and the
2 Municipal Limits of Cooper City per Ordinance
3 No. 84-8-8 to Point of Beginning No. 3.
4
5 Together with the following: Portions of Tracts
6 28 and 29 in Section 30, Township 50 South,
7 Range 41 East, together with a portion of the
8 South New River Canal right-of-way adjacent to
9 said Tracts; all as shown on 'NEWMAN'S SURVEY',
10 according to the Plat thereof as recorded in
11 Plat Book 2, Page 26 of the Public Records of
12 Dade County, Florida, being more particularly
13 described as follows: Commence at the Southeast
14 corner of said Section 30; thence Westerly
15 along the South line of said Section 30 to an
16 intersection with the Southerly prolongation of
17 the East line of said Tract 29; thence
18 Northerly along said Southerly prolongation to
19 the Southeast corner of said Tract 29 and Point
20 of Beginning Number 1; thence Westerly along
21 the South line of said Tract 29, being the
22 municipal limits of Cooper City per Chapter
23 59-1195, Laws of Florida, amended by Chapter
24 61-2050, Laws of Florida, to the East
25 right-of-way line of that certain 30 foot
26 roadway lying between said Tracts 28 and 29;
27 thence Northerly along said right-of-way line
28 and the municipal limits of Cooper City per
29 Chapter 59-1195, Laws of Florida, amended by
30 Chapter 61-2050, Laws of Florida, to the
31 centerline of the South New River Canal; thence

1 Easterly along said centerline, being the
2 Municipal Limits of the Town of Davie, per
3 Chapter 84-420, Laws of Florida, to the
4 Northerly prolongation of the East line of said
5 Tract 29; thence Southerly along said
6 prolongation and said East line and the
7 Municipal Limits of Cooper City per Chapter
8 59-1195, Laws of Florida, as amended by Chapter
9 61-2050, Laws of Florida, to Point of Beginning
10 Number 1; Together with the following: Commence
11 at the aforesaid Southeast corner of said
12 Section 30; thence Westerly along the South
13 line of said Section 30 to the Southerly
14 prolongation of the West right-of-way line of
15 that certain 30 foot platted right-of-way of
16 said "NEWMAN'S SURVEY", lying between said
17 Tracts 28 and 29; thence Northerly along said
18 prolongation to the Southeast corner of said
19 Tract 28 and Point of Beginning Number 2;
20 thence Westerly along the South line of said
21 Tract 28 to a line parallel with and 45 feet
22 West of the aforesaid West right-of-way line;
23 thence Northerly along said parallel line, a
24 portion being along the Municipal Limits of
25 Cooper City per Ordinance No. 85-6-1 to the
26 centerline of the South New River Canal; thence
27 Easterly along said centerline, being the
28 Municipal Limits of the Town of Davie per
29 Chapter 84-420, Laws of Florida, to the
30 Northerly prolongation of the West line of said
31 Tract 29; thence Southerly along said

1 prolongation to the South right-of-way line of
2 said New River Canal; thence Westerly along
3 said South right-of-way line and the Municipal
4 Limits of Cooper City per Chapter 59-1195, Laws
5 of Florida, as amended by Chapter 61-2050, Laws
6 of Florida, to the West line of that certain 30
7 foot roadway lying between Tracts 28 and 29;
8 thence Southerly along said West line to Point
9 of Beginning Number 2. Together with the
10 following: A portion of Tract 64 of "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, lying in Section 31,
15 Township 50 South, Range 41 East, and being
16 more particularly described as follows: Begin
17 at the Northwest corner of the Southeast
18 one-quarter (SE 1/4) of said Section 31; thence
19 Easterly along the North line of said Southeast
20 one-quarter (SE 1/4) and the municipal limits
21 of Cooper City per Chapter 59-1195, Laws of
22 Florida, as amended by Chapter 61-2050, Laws of
23 Florida, to a line parallel with and 685 feet
24 East of the West line of the Southeast
25 one-quarter (SE 1/4) of said Section 31; thence
26 Southerly along said parallel line and the
27 Municipal Limits of Cooper City per Ordinance
28 No. 2001-9-5 to a line parallel with and 145
29 feet South of the North line of said Southeast
30 one-quarter (SE 1/4); thence Westerly along
31 said parallel line and said Municipal Limits to

1 the West line of said Southeast one-quarter (E
2 1/4); thence Northerly along said West line to
3 the Point of Beginning.
4
5 Together with the following: Tracts 59, 61, 62,
6 63 and a portion of Tract 64 of "FLORIDA FRUIT
7 LANDS COMPANY'S SUBDIVISION NO. 1", according
8 to the Plat thereof as recorded in Plat Book 2,
9 Page 17 of the Public Records of Dade County,
10 Florida, all lying in Section 31, Township 50
11 South, Range 41 East, Broward County, Florida,
12 and being more particularly described as
13 follows: Begin (Point of Beginning Number 1) at
14 the intersection of the West line of the
15 Southeast one-quarter (SE 1/4) of said Section
16 31 and the South line of said Tract 59; thence
17 Northerly along the West line of said Southeast
18 one-quarter (SE 1/4) to an intersection with
19 the North line of said Tract 59; thence
20 Easterly along said North line, to the
21 Northeast corner of said Tract 59; thence
22 Southerly along the East line of said Tract 59
23 and the municipal limits of Cooper City per
24 Ordinance No. 84-8-8 to the Southeast corner of
25 said Tract 59; thence Westerly along the South
26 line of said Tract 59, being the Municipal
27 Limits of Cooper City per Ordinance No. 84-8-7,
28 to Point of Beginning No. 1. Together with the
29 following: Begin (Point of Beginning Number 2)
30 at the intersection of the West line of the
31 Southeast one-quarter (SE 1/4) of said Section

1 31 and the South line of said Tract 61; thence
2 Northerly along the West line of said Southeast
3 one-quarter (SE 1/4) to a line parallel with
4 and 145 feet South of the North line of Tract
5 64 in said Section 31; thence Easterly along
6 said parallel line to a line parallel with and
7 60 feet East of the West line of the Southeast
8 one-quarter (SE 1/4) of said Section 31; thence
9 Southerly along said parallel line and the
10 Municipal Limits of Cooper City per Ordinance
11 No. 2001-9-5 to the North line of said Tract
12 63; thence Easterly along said North line and
13 said Municipal Limits, to the Northeast corner
14 of said Tract 63; thence Southerly along the
15 East line of said Tracts 63, 62 and 61 and the
16 municipal limits of Cooper City per Chapter
17 59-1195, Laws of Florida, as amended by Chapter
18 61-2050, Laws of Florida, and per Ordinance No.
19 87-10-5 to the Southeast corner of said Tract
20 61; thence Westerly along the South line of
21 said Tract 61 to Point of Beginning Number 2.

22
23 Said lands situate, lying and being in Broward
24 County, Florida.

25
26 C. The Broward County Board of County Commissioners
27 shall schedule an election on November 5, 2002, in accordance
28 with the provisions of law relating to elections currently in
29 force in Broward County. The subject of said election shall be
30 the annexation of the Royal Palm Ranches Area as described in
31 section 2, subsection B of this act. Only registered voters

1 residing in the Royal Palm Ranches Area as described in this
2 act may vote in said election. On the ballot provided for in
3 this section shall appear the question of whether the voters
4 would prefer the annexation effective September 15, 2003, or
5 September 15, 2004. The voters residing in the Royal Palm
6 Ranches Area shall, by majority vote of the voters
7 participating in the election, choose one of said dates for
8 annexation among those appearing on the ballot pursuant to
9 section 2, subsections A and C. A mail ballot shall not be
10 used for any election provided for in this act.

11 D. The Royal Palm Ranches Area shall be deemed a part
12 of the city of Cooper City on the date receiving a majority of
13 the votes, pursuant to section 171.062, Florida Statutes,
14 except as provided in this act.

15 E. All public roads and the public rights-of-way
16 associated therewith, lying within the limits of the lands
17 subject to annexation herein, as described in section 2,
18 subsection B, are transferred from Broward County jurisdiction
19 to the jurisdiction of the city of Cooper City, effective on
20 the date selected by the voters.

21 F. The Royal Palm Ranches Area will be considered a
22 preservation area and, in order to protect the rural
23 atmosphere of the Royal Palm Ranches community, all Broward
24 County land use and zoning classifications, rules, and
25 regulations that are applicable to this area on the effective
26 date of this act shall be adopted by the city of Cooper City
27 for the Royal Palm Ranches Area. If the Royal Palm Ranches
28 land use and zoning classifications, rules, and regulations
29 differ from those which exist in Cooper City, the city shall
30 modify its codes no later than September 15, 2003, to enable
31 Royal Palm Ranches to be maintained as it exists on the

1 effective date of this act. Any and all proposed municipal
2 enactments that may effect a change in the Royal Palm Ranches
3 Area, including, but not limited to, all quasi-judicial items,
4 including zoning modifications, site plans, plats, and
5 variances, must be approved by a super majority vote of the
6 City Commission. A super majority vote shall be defined as a
7 four-fifths vote of the City Commission. All applications for
8 zoning changes within the Royal Palm Ranches Area require
9 written notification of all Royal Palm Ranches residents.
10 Moreover, any application for a change of zoning within the
11 Royal Palm Ranches Area must first come before a Preservation
12 Board made up of five members residing in the Royal Palm
13 Ranches Area who will be appointed every 2 years by the
14 governing body and will be responsible for issuing
15 recommendations on zoning changes within the Royal Palm
16 Ranches Area.

17 G. The provisions of Cooper City Code Section 23-76,
18 "SRL, Special Residential Lifestyle overlay district," shall
19 apply to all of the lands annexed into the city of Cooper City
20 pursuant to this legislation, which can only be changed by a
21 super majority vote of the City Commission.

22 H. Upon annexation into the city of Cooper City, the
23 following shall govern the areas described in section 2,
24 subsection B: for any use, building, or structure that is
25 legally in existence at the time the Royal Palm Ranches Area
26 becomes a part of the city, such use shall not be made a
27 prohibited use by the city, on the property of said use, for
28 as long as the use shall continue and is not voluntarily
29 abandoned.

30 I. Subsequent to the effective date of this act, no
31 change in land use designation or zoning shall be effective

1 within the limits of the lands subject to annexation herein
2 until the Royal Palm Ranches Area has been annexed into the
3 city, nor shall annexation by any municipality occur during
4 the period between the effective date of this act and the
5 effective date of the annexation.

6 Section 3. United Ranches Area annexation.--

7 A. The governing bodies of the city of Cooper City and
8 the Town of Davie have each affirmed their interest to serve
9 as the governing body for the specified unincorporated area
10 hereinafter known as the "United Ranches Area," as described
11 in section 3, subsection B of this act. A feasibility study
12 has been conducted, which shall determine the viability of the
13 United Ranches Area annexing into Cooper City or the Town of
14 Davie, pursuant to an election as described in section 3,
15 subsections C and D of this act.

16 B. The legal description of the United Ranches Area is
17 as follows:

18
19 Portions of Tracts 25, 26, 27 and 28; together
20 with portions of the right-of-way for South New
21 River canal lying adjacent to said tracts, all
22 in Section 30, Township 50 South, Range 41 East
23 of "John W. Newman's Survey", according to the
24 plat thereof as recorded in Plat Book 2, Page
25 26 of the Public Records of Dade County,
26 Florida, together with that portion of the
27 hiatus lying West of said Section 30, all being
28 more particularly described as follows:

29
30 Commence at the Southeast corner of the
31 Southwest one-quarter (SW1/4) of said Section

1 30; thence Westerly along the South line of
2 said Southwest one-quarter (SW1/4) to an
3 intersection with a line parallel with and 60
4 feet West of the East line of the Southwest
5 one-quarter (SW1/4) of said Section 30; thence
6 Northerly along said parallel line to the South
7 line of said Tract 28 and the point of
8 beginning; thence along the municipal limits of
9 Cooper City per Chapter 59-1195, Laws of
10 Florida, as amended by Chapter 61-2050, Laws of
11 Florida, the following eight (8) courses;
12 thence Westerly along the South line of said
13 Tracts 28 and 27 to the Southwest corner of
14 said Tract 27; thence Northerly along the West
15 line of said Tract 27 to the South line of the
16 South New River Canal; thence Westerly along
17 said South line to the East line of said Tract
18 26; thence Southerly along said East line to
19 the Southeast corner of said Tract 26; thence
20 Westerly along the South line of said Tracts 25
21 and 26 to the Southwest corner of said Tract
22 25; thence Northerly along the West line of
23 said Tract 25 being on a line parallel with and
24 15 feet East of the West line of said Section
25 30, a portion of which is on the municipal
26 limits of Cooper City per Ordinance number
27 87-2-2 to the South right-of-way line of the
28 South New River Canal; thence Westerly along
29 said South right-of-way line to the West line
30 of said Section 30; thence Southerly along said
31 West line to the Westerly prolongation of the

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

27
28 Less therefrom the following described parcel
29 of land:

30
31

1 A part of Tract 25, Section 30, Township 50
2 South, Range 41 East, "John W. Newman's Survey"
3 as recorded in Plat Book 2, Page 26 Dade County
4 Records, being described as follows:
5
6 Commence at the Southeast corner of said Tract
7 25; thence on an assumed bearing of N.00°16'37"
8 E along the East line of said Tract 25 a
9 distance of 907.59 feet to the point of
10 beginning; thence N.89°15'43"W. 340.58 feet to
11 a point on the arc of a non-tangent curve
12 concave to the West, a radial line of said
13 curve through said point having a bearing of S.
14 83°45'04" E.; thence Northerly along the arc of
15 said curve to the left, having a central angle
16 of 01°42'38" and a radius of 620.00 feet for an
17 arc distance of 18.51 feet to a point on a
18 non-tangent line; thence N.89° 43'23"W 306.07
19 feet to the West line of said Tract 25; thence
20 N.00°16'37"E. Along the said West line a
21 distance of 284.02 feet to a line 50.00 feet
22 South of and parallel with the North line of
23 said Tract 25; thence S.89°15'43"E. Along the
24 said parallel line a distance of 645.01 feet to
25 the said East line; thence S.00°16'37"W. Along
26 the said East line a distance of 300.01 feet to
27 the point of beginning. Said lands situate,
28 lying and being in Broward County, Florida.
29
30 Portions of the West one-half (W1/2) of Section
31 31, Township 50 South, Range 41 East and a

1 portion of Section 25, Township 50 South, Range
2 40 East of "Florida Fruit Lands Company's
3 Subdivision No. 1", as recorded in Plat Book 2,
4 Page 17 of the Public Records of Dade County,
5 Florida, together with a portion of "F.M.
6 Brown's subdivision of Section 36, Township 50
7 South, Range 40 East" as recorded in Plat Book
8 4, Page 5 of the Public Records of Broward
9 County, Florida, and also together with a
10 portion of the hiatus between Range 41 East and
11 Range 40 East, all being more particularly
12 described as follows:

13
14 Begin at the Southeast corner of the Southwest
15 one-quarter (SW 1/4) of said Section 31; thence
16 Westerly along the South line of said Section
17 31, also being the municipal limits of Cooper
18 City per Ordinance number 83-6-4, to the East
19 line of the West one-half (W1/2) of tracts 41,
20 42, 43 and 44 of said, "Florida Fruit Lands
21 Company's Subdivision No. 1"; thence Northerly
22 along said East line, and the municipal limits
23 of Cooper City per Ordinance number 98-9-3 to
24 the South line of the Northwest one-quarter
25 (NW1/4) of the Southwest one-quarter (SW1/4) of
26 said Section 31; thence Westerly along said
27 South line and said municipal limits to the
28 Southwest corner of the Northwest one-quarter
29 (NW1/4) of the Southwest one-quarter (SW1/4) of
30 said Section 31; thence Northerly along the
31 West line of said Section 31, also being the

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

1 City per Ordinance number 84-3-1 to the
2 Northwest corner of said Block 2; thence
3 Northerly along the West line of said "Rio
4 Ranches" and the municipal limits of Cooper
5 City per Chapter 59-1195, Laws of Florida, as
6 amended by Chapter 61-2050, Laws of Florida, to
7 the Northwest corner of said "Rio Ranches";
8 thence Easterly along the North line of said
9 "Rio Ranches", being 40 feet South of the North
10 line of said Section 36, and the municipal
11 limits of Cooper City per Ordinance number
12 95-10-1 to a line parallel with and 55.00 feet
13 west of the East line of said Section 36;
14 thence Northerly along said parallel line, and
15 said municipal limits to the North line of said
16 Section 36; thence Easterly along said North
17 line and the municipal limits of Cooper City
18 per Ordinance number 93-9-1 to a line parallel
19 with and 50 feet West of the East line of said
20 Section 25; thence Northerly along said
21 parallel line and said municipal limits to the
22 South line of tract 55 in said Section 25;
23 thence Easterly along said South line and the
24 municipal limits of Cooper City per Ordinance
25 number 2001-4-2 to the East line of said
26 Section 25; thence Northerly along said East
27 line to the Westerly prolongation of the South
28 line of tract 25, of "John W. Newman's Survey",
29 according to the plat thereof, as recorded in
30 Plat Book 2, Page 26 of the Public Records of
31 Dade County, Florida; thence Easterly along

1 said Westerly prolongation to the West line of
2 said Section 30; thence Southerly along said
3 West line and the municipal limits of Cooper
4 City per Chapter 59-1195, Laws of Florida, as
5 amended by Chapter 61-2050, Laws of Florida, to
6 the North line of said Section 31; thence
7 Easterly along said North line and said
8 municipal limits to the East line of the
9 Northwest one-quarter (NW1/4) of said Section
10 31; thence Southerly along said East line and
11 the municipal limits of Cooper City per
12 Ordinance numbers 73-11-2 and 74-1-5 to the
13 North line of tract 20 in said Section 31;
14 thence Westerly along said North line and the
15 municipal limits of Cooper City per Ordinance
16 number 83-5-3 to the Northwest corner of said
17 tract 20; thence Southerly along the West line
18 of said tract 20 and the West line of tract 21
19 of said Section 31 and the municipal limits of
20 Cooper City per Ordinance numbers 83-5-3 and
21 76-9-2 to the Southwest corner of said tract
22 21; thence Easterly along the South line of
23 said tract 21 and the municipal limits of
24 Cooper City per Ordinance numbers 76-9-2 and
25 89-9-1 to the East line of the Northwest
26 one-quarter (NW1/4) of said Section 31; thence
27 Southerly along the East line of said Northwest
28 one-quarter (NW1/4) and the Southwest
29 one-quarter (SW1/4) of said Section 31 and the
30 municipal limits of Cooper City per Chapter
31 59-1195, Laws of Florida, as amended by Chapter

1 61-2050, Laws of Florida, and per Ordinance
2 number 84-8-7 to the point of beginning.
3
4 Less therefrom the following:
5
6 That portion of Cooper City per Ordinance
7 number 92-8-1 described as follows; the West
8 156.875 feet of the East 470.625 feet of the
9 North 216.25 feet of the South 256.25 feet of
10 tract 41 in Section 31, Township 50 South,
11 Range 41 East of said "Florida Fruit Lands
12 Company's Subdivision No. 1".
13
14 And also less:
15
16 That portion of Cooper City per Ordinance
17 number 2001-5-1 described as follows; the South
18 143.50 feet of the West 125.00 feet of the East
19 1172.50 feet of tract 39, and the West 125.00
20 feet of the East 1172.50 feet less the South
21 35.00 feet of tract 40 in Section 31, Township
22 50 South, Range 41 East of said "Florida Fruit
23 Lands Company's Subdivision No. 1".
24
25 And also less:
26
27 That portion of Cooper City per Ordinance
28 number 89-5-6 described as follows; the South
29 215.37 feet of the West 450.00 feet of the East
30 1047.50 feet of tract 40 in Section 31,
31 Township 50 South, Range 41 East of said

1 "Florida Fruit Lands Company's Subdivision No.
2 1", less the South 55.00 feet; and less the
3 East 287.49 feet thereof.
4
5 And also less:
6
7 That portion of Cooper City per Ordinance
8 number 2000-3-2 described as follows; Parcel A,
9 "Nur-ul Islam", according to the plat thereof,
10 as recorded in Plat Book 149, at Page 28, of
11 the Public Records of Broward County, Florida.
12 Together with: the South 143.5 feet of the East
13 75 feet of tract 39, and the North 190.5 feet
14 of the East 75 feet of tract 40 in Section 31,
15 Township 50 South, Range 41 East (as measured
16 from the East line of the Northeast quarter of
17 Section 31) of said, "Florida Fruit Lands
18 Company's Subdivision No. 1"; less: the East 15
19 feet thereof.
20
21 Said lands situate, lying and being in Broward
22 County, Florida.
23
24 Tract 60 of "Florida Fruit Lands Company's
25 Subdivision No. 1", according to the plat
26 thereof as recorded in Plat Book 2, Page 17,
27 Dade County Records, lying in Section 31,
28 Township 50 South, Range 41 East, Broward
29 County, and being more particularly described
30 as follows:
31

1 BEGINNING at the Northeast corner of said Tract
2 60; thence Southerly along the East line of
3 said Tract 60 and the municipal limits of
4 Cooper City per Chapter 59-1195 Laws of
5 Florida, as amended by Chapter 61-2050 Laws of
6 Florida, to the Southeast corner of said Tract
7 60; thence Westerly along the South line of
8 said Tract 60 to the West line of the Southeast
9 one-quarter (SE1/4) of said Section 31; thence
10 Northerly along said West line to the North
11 line of said Tract 60; thence Easterly along
12 said North line to the point of beginning.

13
14 Said lands situate, lying and being in Broward
15 County, Florida.

16
17 C. No later than July 1, 2002, those municipalities
18 which want to appear on the ballot shall, after having
19 considered the effects of annexation on the residents of the
20 specified unincorporated land and the municipality, and after
21 adopting a resolution expressing a desire to be included on
22 the ballot, shall by resolution inform the Broward County
23 Legislative Delegation and the Broward County Board of County
24 Commissioners that they desire to appear on the ballot, as
25 provided for in this act, by July 1, 2002, and the Broward
26 County Board of County Commissioners shall cause the names of
27 all such municipalities to appear on the ballot. If either one
28 municipality or no municipality expresses a desire to be
29 included on the ballot pursuant to section 3, subsection C,
30 then no election shall take place as provided for in section

31

1 3, subsection E of this act and the United Ranches Area shall
2 not be annexed into any municipality pursuant to this act.

3 D. The Broward County Board of County Commissioners
4 shall schedule an election on November 5, 2002, in accordance
5 with the provisions of law relating to elections currently in
6 force in Broward County at Broward County's own cost. The
7 subject of said election shall be the annexation of the United
8 Ranches Area as described in section 3, subsection B of this
9 act. Only registered voters residing in the United Ranches
10 Area as described in this act may vote in said election. On
11 the ballot provided for in this section shall appear the name
12 of each municipality that has chosen to be considered for
13 annexation as provided for in section 3, subsections A and C.
14 The voters residing in the United Ranches Area shall choose
15 one municipality for annexation among those appearing on the
16 ballot pursuant to section 3, subsections A and C. The
17 municipality receiving the highest vote total of those voting
18 in said election shall be selected. A mail ballot shall not be
19 used for any election provided for in this act; however,
20 absentee ballots will be accepted as provided by law. At the
21 conclusion of said election the United Ranches Area, as
22 described herein, by majority vote shall be annexed into said
23 municipality pursuant to section 3, subsection F of this act.

24 E. The United Ranches Area shall be deemed a part of
25 the municipality, pursuant to section 3, subsection D,
26 effective September 15, 2003, pursuant to section 171.062,
27 Florida Statutes, except as provided in this act.

28 F. All public roads and the public rights-of-way
29 associated therewith lying within the limits of the lands
30 subject to annexation herein, as described in section 3,
31 subsection B, are transferred from Broward County jurisdiction

1 to the jurisdiction of annexing municipality, effective
2 September 15, 2003.

3 G. The United Ranches Area will be considered a
4 preservation area and, in order to protect the rural
5 atmosphere of the United Ranches community, all Broward County
6 land use and zoning classifications, rules, and regulations
7 that are applicable to this area on the effective date of this
8 act shall be adopted by the chosen municipality for the United
9 Ranches Area. If the United Ranches land use and zoning
10 classifications, rules, and regulations, differ from those
11 which exist in the chosen municipality, the chosen
12 municipality shall modify its codes by September 15, 2003, to
13 enable the United Ranches Area to be maintained as it exists
14 on the effective date of this act. Any and all proposed
15 municipal enactments that may effect a change in the United
16 Ranches Area, including, but not limited to, all
17 quasi-judicial items, including zoning modifications, site
18 plans, plats, and variances, must be approved by a super
19 majority of the municipality's designated governing body. All
20 applications for zoning changes within the United Ranches Area
21 require written notification of all United Ranches Area
22 residents. Moreover, any application for a change of zoning
23 within the United Ranches Area must first come before a
24 preservation board made up of five members residing in the
25 United Ranches Area who will be appointed every 2 years by the
26 governing body and will be responsible for issuing
27 recommendations on zoning changes within the United Ranches
28 Area.

29 H. Upon annexation into a municipality, the following
30 shall govern the areas described in section 3, subsection B:
31 for any use, building, or structure that is legally in

1 existence at the time the United Ranches Area becomes a part
2 of the municipality, such use shall not be made a prohibited
3 use by the municipality on the property of said use, for as
4 long as the use shall continue and is not voluntarily
5 abandoned.

6 I. Subsequent to the effective date of this act, no
7 change in land use designation or zoning shall be effective
8 within the limits of the land subject to annexation herein
9 until the United Ranches Area has been annexed into the
10 municipality, nor shall annexation by any municipality occur
11 during the period between the effective date of this act and
12 the effective date of the annexation.

13 Section 4. Broward Estates Area annexation.--

14 A. No later than July 1, 2002, the governing body for
15 the City of Plantation shall, after having considered the
16 effects of annexation on the residents of both the Broward
17 Estates Area, as hereinafter described, and the City of
18 Plantation, have informed the Broward County Legislative
19 Delegation that it desires to appear on the ballot as provided
20 for in this act.

21 B. The legal description of the Broward Estates Area
22 is as follows:

23
24 That portion of Sections 5 and 6, Township 50
25 South, Range 42 East; Broward County, Florida,
26 described as follows:

27
28 Beginning at a point on the boundary of the
29 City of Plantation, established by Chapter
30 68-101, Laws of Florida, being at the
31 intersection of the South line of said Section

1 6 with the Southerly prolongation of the
2 centerline of N.W. 38th Way, as shown by the
3 plat of BROWARD ESTATES Section 2, as recorded
4 in Plat Book 34, Page 19, Public Records of
5 Broward County, Florida,
6
7 thence continuing along the said boundary of
8 the City of Plantation the following ten (10)
9 courses;
10
11 thence North along the said Southerly
12 prolongation of the centerline of N.W. 38th Way
13 to an intersection with the North right-of-way
14 of Broward Blvd., said North right-of-way line
15 being 50 ft. North of and parallel to the South
16 line of said Section 6;
17
18 thence Easterly along the said North
19 right-of-way line of Broward Blvd. to the
20 Southeast corner of Tract "E," as shown by said
21 BROWARD ESTATES Section 2;
22
23 thence Northerly along the East line of said
24 Tract "E" to the Northeast corner of said Tract
25 "E";
26
27 thence Westerly along the North line of Tracts
28 "D" and "E," as shown by said BROWARD ESTATES
29 Section 2, and its Westerly prolongation
30 thereof to a point of intersection with the
31

1 centerline of N.W. 38th Way, as shown by said
2 BROWARD ESTATES, Section 2;
3
4 thence Northerly along the centerline of said
5 N.W. 38th Way to a point of intersection with
6 the Southerly prolongation of the West line of
7 Block 13, as shown by said BROWARD ESTATES
8 Section 2;
9
10 thence Northerly along the West line of Block
11 13 and its Southerly prolongation thereof, to
12 the North line of said BROWARD ESTATES Section
13 2;
14
15 thence Westerly along the said North line of
16 BROWARD ESTATES Section 2 for a distance of 40
17 ft.;
18
19 thence Northerly along a line 230 ft. East of
20 and parallel to the West line of said Section
21 6, to the Westerly prolongation of the North
22 right-of-way line of N.W. 5th Street, as shown
23 by plat of GREENLEAF, as recorded in Plat Book
24 42, at Page 9, Public Records of Broward
25 County, Florida;
26
27 thence Westerly along said Westerly
28 prolongation for a distance of 5 ft.;
29
30 thence Northerly along a line 225 ft. East of
31 and parallel to the West line of said Section 6

1 to the Westerly prolongation of the North
2 right-of-way line of N.W. 7th Street, as shown
3 by plat of ACADEMY AWARD HOMES Section 3, as
4 recorded in Plat Book 45, at Page 17 Public
5 Records of Broward County, Florida;
6
7 thence Easterly and Southeasterly along the
8 said North right-of-way line and the Easterly
9 prolongation thereof to the Northwest corner of
10 lot 3, Block 5, as shown by the plat of
11 TROPICANA PARK HOMES, as recorded in Plat Book
12 46, Page 17, Public Records of Broward County,
13 Florida;
14
15 thence Easterly along the North line of said
16 Lot 3 to the Northeast corner thereof;
17
18 thence Easterly to the Northwest corner of Lot
19 6, Block 27, as shown by the plat of NEW
20 BROWARDALE, as recorded in Plat Book 47, Page
21 14, Public Records of Broward County, Florida;
22
23 thence Easterly along the North line of said
24 Lot 6 to the Northeast corner thereof being on
25 the West right-of-way line of N.W. 34th
26 Terrace, as shown by said plat of NEW
27 BROWARDALE;
28
29 thence Northerly along the said West
30 right-of-way line to the point of curvature of
31

1 a curve concave to the Southeast, having a
2 radius of 85 feet;
3
4 thence Northerly through Easterly along said
5 curve to the point of tangency with the North
6 right-of-way line of N.W. 7th Street, as shown
7 by said plat of NEW BROWARDALE;
8
9 thence Easterly along the said North
10 right-of-way line and the Easterly prolongation
11 thereof to the centerline of N.W. 34th Avenue;
12
13 thence Easterly along the North right-of-way
14 line of N.W. 7th St. and the Westerly
15 prolongation thereof, to the point of curvature
16 of a curve concave to the Northwest, having a
17 radius of 25 feet;
18
19 thence Easterly through Northerly along the arc
20 of said curve to the point of tangency with the
21 West right-of-way line of N.W. 33rd Terrace, as
22 shown by BROWARDALE 2ND ADDITION AMENDED PLAT,
23 as recorded in Plat Book 47, Page 23, Public
24 Records of Broward County, Florida;
25
26 thence Easterly to the Northwest corner of Lot
27 1, Block 32, as shown by the said BROWARDALE
28 2ND ADDITION AMENDED PLAT; thence Easterly
29 along the North line of said Lot 1 to the
30 Northeast corner thereof;
31

1 thence Easterly to the Northwest corner of Lot
2 16, Block 31, as shown by the said BROWARDALE
3 2ND ADDITION AMENDED PLAT;
4
5 thence Easterly along the North line of said
6 Lot 16 to the Northeast corner thereof;
7
8 thence Easterly to the Northwest corner of Lot
9 16, Block 30, as shown by said BROWARDALE 2ND
10 ADDITION AMENDED PLAT;
11
12 thence Easterly along the North line of said
13 Lot 16, Block 30 to the Northeast corner
14 thereof;
15
16 thence Southerly along the East line of said
17 Lot 16, Block 30 to a point of intersection
18 with the North line of the Southeast
19 One-Quarter (SE 1/4), of the Southeast
20 One-Quarter (SE 1/4), of the Northeast
21 One-Quarter (NE 1/4) of said Section 6;
22
23 thence Easterly along said North line and the
24 Easterly prolongation thereof to the East
25 right-of-way line of Martin Luther King, Jr.
26 Blvd. (N.W. 31st Ave.);
27
28 thence Southerly along the said East
29 right-of-way line to the North right-of-way
30 line of West Broward Blvd. and the boundary of
31

1 the City of Fort Lauderdale as described in
2 Chapter 69-1057, Laws of Florida;
3
4 thence continuing along the said boundary of
5 the City of Fort Lauderdale the following two
6 (2) courses;
7
8 thence Westerly along the said North
9 right-of-way line to the Northerly extension of
10 the West right-of-way line of S.W. 31st Avenue;
11
12 thence Southerly along the said Northerly
13 extension to the South line of said Section 6;
14
15 thence Westerly along said South line to the
16 Point of Beginning.
17
18 C. The Broward County Board of County Commissioners
19 shall schedule an election in accordance with the provisions
20 of the law relating to elections currently in force in Broward
21 County on November 5, 2002. The subject of said election shall
22 be the annexation of the area described in section 4,
23 subsection B commonly known as the Broward Estates Area. Only
24 registered voters residing in the Broward Estates Area as
25 described in this act may vote in said election. On the ballot
26 provided for in this section shall appear the name of the City
27 of Plantation. The voters residing in the Broward Estates Area
28 shall, by majority vote of the voters participating in the
29 election, choose whether to join that city on September 15,
30 2003, or September 15, 2004. A mail ballot shall not be used
31

1 in this election. However, voters may vote by absentee ballot
2 as provided by law.

3 D. Upon a majority of the registered voters voting in
4 the referendum as provided in section 4, subsection C for
5 annexation into the City of Plantation, the area described in
6 this act shall be deemed a part of the City of Plantation on
7 September 15, 2003, or September 15, 2004, pursuant to section
8 171.062, Florida Statutes, except as provided for in this act.

9 E. An interlocal agreement shall be developed between
10 the governing bodies of Broward County and the City of
11 Plantation and executed prior to the effective date of the
12 annexation as provided for in section 4, subsection D. The
13 agreement shall include a financially feasible plan for
14 transitioning county services, buildings, infrastructure,
15 waterways, and employees, and provisions for Broward County to
16 continue to receive certain revenues generated by the Broward
17 Estates Area until the completion of programmed infrastructure
18 improvements, as appropriate.

19 F. An interlocal agreement between Broward County and
20 the City of Plantation shall be implemented regarding
21 infrastructure improvements in the unincorporated area as a
22 part of the annexation contemplated by this act.

23 G. The Board of County Commissioners of Broward County
24 is hereby authorized to set the election provided for in
25 section 4, subsection C by general election for the time
26 period provided in this act at the cost of Broward County. A
27 mail ballot shall not be used for any election provided for in
28 this act. However, voters may vote by absentee ballot as
29 provided by law.

30
31

1 H. Upon annexation into the City of Plantation, the
2 following shall govern the areas described in section 4,
3 subsection B:

4 (1) The present land use designations and zoning
5 districts provided for under the Broward County Comprehensive
6 Plan and Code of Ordinances of Broward County shall remain the
7 law governing the Broward Estates Area, notwithstanding the
8 fact that the Broward Estates Area is now a part of the City
9 of Plantation, until amended by majority vote plus one of the
10 governing body of the City of Plantation. The land use
11 designations and zoning of Broward County shall be deemed the
12 conforming laws of the City of Plantation of which the Broward
13 Estates Area is now a part, until amended by majority vote
14 plus one of the governing body of the City of Plantation.

15 (2) Any change of zoning districts or land use
16 designations may only be accomplished by enactment of the vote
17 of the majority plus one of the full governing body of the
18 City of Plantation.

19 (3) Notwithstanding subsections (1) and (2), any use,
20 building, or structure that is legally in existence at the
21 time that the Broward Estates Area becomes a part of the City
22 of Plantation, said use shall not be made a prohibited use by
23 the City of Plantation, on the property of said use, for as
24 long as the use shall continue, and not be voluntarily
25 abandoned.

26 I. Subsequent to the effective date of this act, no
27 change in land use designation or zoning shall be effective
28 within the limits of the lands subject to annexation herein
29 until the Broward Estates Area has been annexed into the City
30 of Plantation. No annexation within the Broward Estates Area
31 by any municipality shall occur during the time period between

1 the effective date of this act and the effective date of the
2 annexation.

3 J. All public roads and the public rights-of-way
4 associated therewith, on the Broward County Road System, lying
5 within the limits of the lands subject to annexation herein,
6 as described in section 4, subsection B, are transferred from
7 Broward County jurisdiction to the jurisdiction of the City of
8 Plantation, except for those portions of Martin Luther King,
9 Jr. Avenue (SW 31 Avenue) lying within the limits of the
10 annexation area. All rights, title, interests, and
11 responsibilities for any transferred roads, including, but not
12 limited to, the ownership, operation, maintenance, planning,
13 design, and construction of said roads and to the
14 rights-of-way associated therewith shall transfer from Broward
15 County jurisdiction and ownership to the jurisdiction and
16 ownership of the City of Plantation upon the effective date of
17 the annexation.

18 Section 5. Broadview Park Area annexation.--

19 A. No later than July 1, 2002, the governing bodies
20 for the City of Plantation and the City of Fort Lauderdale
21 shall, after having considered the effects of annexation on
22 the residents of both the Broadview Park Area, as hereinafter
23 described, and the municipality, have informed the Broward
24 County Legislative Delegation and the Broward County Board of
25 County Commissioners that it desires to appear on the ballot
26 as provided for in this act.

27 B. If at least one of the municipalities subject to
28 annexation under this act informs the Broward County
29 Legislative Delegation and the Broward County Board of County
30 Commissioners that it desires to appear on the ballot as
31 provided for in subsection A., the Broward County Board of

1 County Commissioners shall schedule an election on November 5,
2 2002, in accordance with the provisions of law relating to
3 elections currently in force in Broward County. The subject
4 of such election shall be the annexation of the Broadview Park
5 Area. Only registered voters residing in the Broadview Park
6 Area as described in this act may vote in such election. On
7 the ballot provided for in this section shall appear the name
8 of each municipality which shall have informed the Broward
9 County Legislative Delegation and the Broward County Board of
10 County Commissioners that it desires to appear on the ballot
11 as provided for in subsection A. The voters residing in the
12 Broadview Park Area shall, by majority vote of the voters
13 participating in the election, choose one municipality for
14 annexation. In the event only one municipality shall have
15 informed the Broward County Legislative Delegation and the
16 Broward County Board of County Commissioners that it desires
17 to appear on the ballot as provided for in subsection A., the
18 voters residing in the Broadview Park Area shall, by majority
19 vote of the voters participating in the election, choose
20 whether to join that municipality on September 15, 2003, or
21 September 15, 2004. A mail ballot shall not be used in this
22 election. However, voters may vote by absentee ballot as
23 provided by law.

24 C. The Broward County Board of County Commissioners
25 shall schedule an election in accordance with the provisions
26 of the law relating to elections in force in Broward County on
27 November 5, 2002. The subject of said election shall be the
28 annexation of the Broadview Park Area. Only registered voters
29 residing in the Broadview Park Area as described in this act
30 may vote in said election. On the ballot provided for in this
31 subsection shall appear the name of each municipality which

1 shall have informed the Broward County Legislative Delegation
2 and the Broward County Board of County Commissioners that it
3 desires to appear on the ballot as provided for in section 5,
4 subsection A. The voters residing in the Broadview Park Area
5 shall, by majority vote of the voters participating in the
6 election, choose one municipality for annexation. In the event
7 only one municipality shall have informed the Broward County
8 Legislative Delegation that it desires to appear on the ballot
9 as provided for in section 5, subsection A, the voters
10 residing in the Broadview Park Area shall, by majority vote of
11 the voters participating in the election, choose whether to
12 join that city on September 15, 2003, or September 15, 2004. A
13 mail ballot shall not be used in this election. However,
14 voters may vote by absentee ballot as provided by law.

15 D. Upon a majority of the registered voters residing
16 in the Broadview Park Area voting for annexation into the City
17 of Fort Lauderdale, the Broadview Park Area described in
18 section 5, subsection D shall be deemed a part of said
19 municipality on September 15, 2003, pursuant to section
20 171.062, Florida Statutes, except as provided for in this act.
21 However, should the City of Fort Lauderdale be the only
22 municipality to have informed the Broward County Legislative
23 Delegation that it desires to appear on the ballot as provided
24 for in subsection A, the area described in section 5,
25 subsection D shall be deemed a part of said municipality on
26 September 15, 2003, or September 15, 2004, pursuant to section
27 171.062, Florida Statutes, except as provided in this act.

28 E. That portion of Sections 13, 14, 23, and 24,
29 Township 50 South, Range 41 East and Section 18, Township 50
30 South, Range 42 East, Broward County, Florida, described as
31 follows:

1
2 Beginning at a point on the boundary of the
3 City of Plantation established by Chapter
4 68-101 Laws of Florida, being the Southeast
5 corner of Tract 1, Tier 24, according to
6 Newman's Survey of Section 14, Township 50
7 South, Range 41 East, as recorded in Plat Book
8 2, Page 26, Public Records of Dade County,
9 Florida;
10
11 thence continuing along the said boundary of
12 the City of Plantation the following 6 courses;
13
14 thence Northeasterly along the East line of
15 said Tier 24, to the North line of said Section
16 13;
17
18 thence East along the said North line of
19 Section 13 to a point of intersection with the
20 Northerly extension of the Westerly line of
21 Block 3, as shown by the plat of LAUDERDALE
22 HIGHLANDS as recorded in Plat Book 12, at Page
23 37, Public Records of Broward County, Florida;
24
25 thence Southwesterly along the Westerly line of
26 said Block 3 and its Northerly extension
27 thereof, to the Southwesterly corner of Lot 11
28 of said Block 3;
29
30 thence Easterly along the Southerly line of
31 said Lot 11 and its Easterly extension thereof,

1 to a point of intersection with the Easterly
2 right-of-way line of Highland Avenue, as shown
3 by said plat of LAUDERDALE HIGHLANDS;
4
5 thence Southwesterly along the Easterly
6 right-of-way line of said Highland Avenue to a
7 point of intersection with the South line of
8 Block 1, as shown by said plat of LAUDERDALE
9 HIGHLANDS;
10
11 thence Easterly along the South line of said
12 Block 1 and its Easterly extension thereof to a
13 point of intersection with the East
14 right-of-way line of State Road No.7, as
15 described in City of Fort Lauderdale annexing
16 Resolution No. 8519;
17
18 thence Southerly along the said east
19 right-of-way line to the North right-of-way
20 line of Riverland Road and the boundary of the
21 Town of Davie as described in Chapter 84-420,
22 Laws of Florida;
23
24 thence continuing along said boundary of the
25 Town of Davie the following 10 courses;
26
27 thence Westerly along the Westerly prolongation
28 of the said North right-of-way line to the West
29 right-of-way line of State Road No.7;
30
31

1 thence Southerly along said West right-of-way
2 line to a point of intersection with a line 300
3 feet North of the Southerly line of Tract 2,
4 Tier 4, of said Newman's Survey, as measured
5 along the said Westerly right-of-way line;
6
7 thence Northwesterly to a point on the Easterly
8 right-of-way line of Southwest 41st Avenue,
9 being 298.34 feet Northerly from the Southwest
10 corner of said Tract 2, Tier 4;
11
12 thence Westerly to a point of intersection of
13 the West right-of-way line of Southwest 41st
14 Avenue with the North line of said Section 24;
15
16 thence Southwesterly along the said West
17 right-of-way line to the centerline of North
18 New River Canal;
19
20 thence Southeasterly along said centerline to
21 the Westerly right-of-way line of State Road
22 No.7;
23
24 thence Southwesterly along said West
25 right-of-line to the South bank of the North
26 New River Canal;
27
28 thence Northwesterly along said South bank to
29 the Northerly extension of the West line of the
30 East One-Half of Tract 1, Tier 7 of said
31 Newman's Survey;

1
2 thence Southwesterly along said Northerly
3 extension to the Northwest corner of the said
4 East One-Half of Tract 1, Tier 7, also being on
5 the South right-of-way line of North New River
6 Canal;
7
8 thence Northwesterly along the said Southerly
9 right-of-way line to the Easterly line of Tier
10 21 of said Newman's Survey;
11
12 thence Northwesterly, continuing on the
13 boundary of the Town of Davie, along the said
14 Southerly right-of-way line to the intersection
15 with the Southwesterly extension of the East
16 line of the aforesaid Tract 1, Tier 24;
17
18 thence Northeasterly along said Southwesterly
19 extension to the Point of Beginning.
20
21 F. Upon a majority of the registered voters voting in
22 said election in the Broadview Park Area voting for annexation
23 into the City of Plantation, the Broadview Park Area described
24 in section 5, subsection F shall be deemed a part of said
25 municipality on September 15, 2003, pursuant to section
26 171.062, Florida Statutes, except as provided for in this act.
27 However, should the City of Plantation be the only
28 municipality to have informed the Broward County Legislative
29 Delegation that it desires to appear on the ballot as provided
30 for in section 5, subsection A, the area described in section
31 5, subsection F shall be deemed a part of said municipality on

1 September 15, 2003, or September 15, 2004, pursuant to section
2 171.062, Florida Statutes, except as provided in this act.

3 G. That portion of sections 13, 14, 23, and 24,
4 Township 50 South, Range 41 East and Section 18 Township 50
5 South, Range 42 East, Broward County, Florida, described as
6 follows:

7
8 Beginning at a point on the boundary of the
9 City of Plantation established by Chapter
10 68-101 Laws of Florida, being the Southeast
11 corner of Tract 1, Tier 24, according to
12 Newman's Survey of Section 14, Township 50
13 South, Range 41 East, as recorded in Plat Book
14 2, Page 26, Public Records of Dade County,
15 Florida;

16
17 thence continuing along the said boundary of
18 the City of Plantation the following 6 courses;

19
20 thence Northeasterly along the East line of
21 said Tier 24, to the North line of said Section
22 13;

23
24 thence East along the said North line of
25 Section 13 to a point of intersection with the
26 Northerly extension of the Westerly line of
27 Block 3, as shown by the plat of LAUDERDALE
28 HIGHLANDS as recorded in Plat Book 12, at Page
29 37, Public Records of Broward County, Florida;
30 thence Southwesterly along the Westerly line of
31 said Block 3 and its Northerly extension

1 thereof, to the Southwesterly corner of Lot 11
2 of said Block 3;
3
4 thence Easterly along the Southerly line of
5 said Lot 11 and its Easterly extension thereof,
6 to a point of intersection with the Easterly
7 right-of-way line of Highland Avenue, as shown
8 by said plat of LAUDERDALE HIGHLANDS;
9
10 thence Southwesterly along the Easterly
11 right-of-way line of said Highland Avenue to a
12 point of intersection with the South line of
13 Block 1, as shown by said plat of LAUDERDALE
14 HIGHLANDS; thence Easterly along the South line
15 of said Block 1 and its Easterly extension
16 thereof to a point of intersection with the
17 East right-of-way line of State Road No.7, as
18 described in City of Fort Lauderdale annexing
19 Resolution No. 8519;
20
21 thence Southerly along the said east
22 right-of-way line to the North right-of-way
23 line of Riverland Road and the boundary of the
24 Town of Davie as described in Chapter 84-420,
25 Laws of Florida;
26
27 thence continuing along said boundary of the
28 Town of Davie the following 10 courses;
29
30
31

1 thence Westerly along the Westerly prolongation
2 of the said North right-of-way line to the West
3 right-of-way line of State Road No.7;
4
5 thence Southerly along said West right-of-way
6 line to a point of intersection with a line 300
7 feet North of the Southerly line of Tract 2,
8 Tier 4, of said Newman's Survey, as measured
9 along the said Westerly right-of-way line;
10
11 thence Northwesterly to a point on the Easterly
12 right-of-way line of Southwest 41st Avenue,
13 being 298.34 feet Northerly from the Southwest
14 corner of said Tract 2, Tier 4; thence Westerly
15 to a point of intersection of the West
16 right-of-way line of Southwest 41st Avenue with
17 the North line of said Section 24;
18
19 thence Southwesterly along the said West
20 right-of-way line to the centerline of North
21 New River Canal;
22
23 thence Southeasterly along said centerline to
24 the Westerly right-of-way line of State Road
25 No.7;
26
27 thence Southwesterly along said West
28 right-of-line to the South bank of the North
29 New River Canal;
30
31

1 thence Northwesterly along said South bank to
2 the Northerly extension of the West line of the
3 East One-Half of Tract 1, Tier 7 of said
4 Newman's Survey;
5
6 thence Southwesterly along said Northerly
7 extension to the Northwest corner of the said
8 East One-Half of Tract 1, Tier 7, also being on
9 the South right-of-way line of North New River
10 Canal;
11
12 thence Northwesterly along the said Southerly
13 right-of-way line to the Easterly line of Tier
14 21 of said Newman's Survey;
15
16 thence Northwesterly, continuing on the
17 boundary of the Town of Davie, along the said
18 Southerly right-of-way line to the intersection
19 with the Southwesterly extension of the East
20 line of the aforesaid Tract 1, Tier 24;
21
22 thence Northeasterly along said Southwesterly
23 extension to the Point of Beginning.
24
25 TOGETHER WITH:
26
27 That portion of Sections 7, 8, 14, 15, 16 and
28 17, Township 50 South, Range 41 East and
29 Sections 2, 11 and 12, Township 50 South, Range
30 40 East, Broward County,
31 Florida, described as follows:

1
2 Beginning at a point on the boundary of the
3 City of Plantation established by Chapter
4 68-101, Laws of Florida, being the Southeast
5 corner of Tract 1, Tier 24, according to
6 Newman's Survey of Section 14, Township 50
7 South, Range 41 East, as recorded in Plat Book
8 2, Page 26, Public Records of Dade County,
9 Florida;
10
11 thence Northwesterly along the North right of
12 way line of the North New River Canal and along
13 the boundary of the City of Plantation
14 established by said Chapter 68-101 and by
15 Ordinance 1008, Ordinance 568, and Ordinance
16 543, all as adopted by the City of Plantation,
17 to the intersection with the West line of said
18 Section 2;
19
20 thence Southerly along the said West line to
21 the South right of way line of the North New
22 River Canal, being a point on the boundary of
23 the Town of Davie established by Chapter
24 84-420, Laws of Florida;
25
26 thence Southeasterly along the said South right
27 of way line and along the boundary of the Town
28 of Davie established by said Chapter 84-420 and
29 by Ordinance 85-97, adopted by the Town of
30 Davie, to the intersection with the
31

1 Southwesterly extension of the East line of
2 Tier 24 of said Newman's Survey;

3
4 thence Northeasterly along the said
5 Southwesterly extension to the point of
6 BEGINNING.

7
8 H. An interlocal agreement shall be developed between
9 the governing bodies of Broward County and the annexing
10 municipality and executed prior to the effective date of the
11 annexation as provided for in section 5, subsections C and E.
12 The agreement shall include a financially feasible plan for
13 transitioning county services, buildings, infrastructure,
14 waterways, and employees.

15 I. An interlocal agreement between Broward County and
16 the City of Fort Lauderdale and the City of Plantation shall
17 be implemented regarding infrastructure improvements in the
18 unincorporated area as a part of the annexation contemplated
19 by this act.

20 J. The Board of County Commissioners of Broward County
21 is hereby authorized to set the election provided for in
22 section 5, subsection B by general election for the time
23 period provided in this act at the cost of Broward County. A
24 mail ballot shall not be used for any election provided for in
25 this act. However, voters may vote by absentee ballot as
26 provided by law.

27 K. Upon annexation into a municipality, the following
28 shall govern the areas described in section 5, either in
29 subsection D or subsection F:

30 (1) The present land use designations and zoning
31 districts provided for under the Broward County Comprehensive

1 Plan and Code of Ordinances of Broward County shall remain the
2 law governing the Broadview Park Area, notwithstanding the
3 fact that the Broadview Park Area is now a part of a
4 municipality. The land use designations and zoning of Broward
5 County shall be deemed the conforming laws of the municipality
6 of which the Broadview Park Area is now a part.

7 (2) Any change of zoning districts or land use
8 designations may only be accomplished by enactment of the vote
9 of the majority of the full governing body of the municipality
10 plus one.

11 (3) Notwithstanding subsections (1) and (2), any use,
12 building, or structure that is legally in existence at the
13 time that the Broadview Park Area becomes a part of the
14 municipality, said use shall not be made a prohibited use by
15 the municipality, on the property of said use, for as long as
16 the use shall continue, and not be voluntarily abandoned.

17 L. Subsequent to the effective date of this act, no
18 change in land use designation or zoning shall be effective
19 within the limits of the lands subject to annexation herein
20 until the Broadview Park Area has been annexed into the
21 municipality. No annexation within the Broadview Park Area by
22 any municipality shall occur during the time period between
23 the effective date of this act and the effective date of the
24 annexation.

25 M. All public roads and the public rights-of-way
26 associated therewith, on the Broward County Road System, lying
27 within the limits of the lands subject to annexation herein,
28 as described in either section 5, subsection D or subsection
29 F, are transferred from Broward County jurisdiction to the
30 jurisdiction of the annexing municipality, except for those
31 portions of Knob Hill Road, Pine Island Road, and Davie

1 Boulevard and that portion of Peters Road west of the Peters
2 Road/Davie Boulevard intersection lying within the limits of
3 the annexation area. All rights, title, interests, and
4 responsibilities for any transferred roads, including, but not
5 limited to, the ownership, operation, maintenance, planning,
6 design, and construction of said roads and to the
7 rights-of-way associated therewith shall transfer from Broward
8 County jurisdiction and ownership to the jurisdiction and
9 ownership of the annexing municipality upon the effective date
10 of the annexation.

11 Section 6. Rock Island Area annexation.--

12 A. The legal description of the Rock Island Area is as
13 follows: that portion of sections 28 and 29, Township 49
14 South, Range 42 East, Broward County, Florida, described as
15 follows:

16
17 Beginning at a point on the municipal boundary
18 of the City of Fort Lauderdale, as established
19 by Chapter 69-1057, Laws of Florida, being the
20 intersection of the North Right of way line of
21 NW 19 Street with the West right-of-way line of
22 the Seaboard Coastline Railroad;

23
24 thence along said municipal boundary of the
25 City of Fort Lauderdale, the following 7
26 courses;

27
28 thence westerly along said North right-of-way
29 line of NW 19 Street to the Southeast corner of
30 Lot 1, Block 1 of "North West Lauderdale", as
31

1 recorded in Plat Book 25, Page 25, of the
2 Public Records of Broward County, Florida;
3
4 thence Northerly to the Northeast corner of Lot
5 4 in said Block 1;
6
7 thence Westerly to the Northwest corner of said
8 Lot 4;
9
10 thence Southerly to the Southwest corner of
11 said Lot 1 and the North right-of-way line of
12 NW 19 Street;
13
14 thence Westerly along said North right-of-way
15 line to the East right-of-way line of NW 31
16 Avenue;
17
18 thence Northerly along said East right-of-way
19 line to the North boundary of the South
20 one-half (S1/2) of the South one-half (S1/2) of
21 the Southwest one-quarter (SW 1/4) of said
22 Section 29;
23
24 thence Westerly along said North boundary to
25 the West line of said Section 29; thence along
26 the municipal boundary of the City of
27 Lauderdale Lakes, as established by Ordinance
28 40, of the City of Lauderdale Lakes, the
29 following three (3) courses:
30
31

1 thence North along said West line to the South
2 line of the Southwest one-quarter (SW1/4) of
3 the Southwest one-quarter (SW1/4) of the
4 Northwest one-quarter (NW1/4) of said Section
5 29;

6
7 thence East along said South line to the
8 Southeast corner of said Southwest one-quarter
9 (SW1/4) of the Southwest one-quarter (SW1/4) of
10 the Northwest one-quarter (NW 1/4);

11
12 thence North along the East line of said
13 Southwest one-quarter (SW1/4) of the Southwest
14 one-quarter (SW1/4) of the Northwest
15 one-quarter (NW1/4) to a line 35.00 feet north
16 of and parallel with the South line of the
17 North one-half (N1/2) of said Section 29, also
18 being a point on the municipal boundary of the
19 City of Oakland Park, as established by
20 Ordinance 477, of the City of Oakland Park;

21
22 thence along said municipal boundary of the
23 City of Oakland Park and along said parallel
24 line to a line 100.00 feet west of and parallel
25 with the East line of the West one-half (W1/2)
26 of the West one-half (W1/2) of the Southwest
27 one-quarter (SW1/4) of the Northeast
28 one-quarter (NE1/4) of said Section 29; thence
29 along the municipal boundary of the City of
30 Oakland Park, as established by Chapter 79-519,
31

1 Laws of Florida , the following four (4)
2 courses:
3
4 thence South along said parallel line, also
5 being a line 270.00 feet West of the West
6 right-of-way line of NW 26 Avenue, to the South
7 right-of-way line of NW 26 Street;
8
9 thence Easterly along said South right-of-way
10 line to the East right-of-way line of NW 21
11 Avenue;
12
13 thence North along said East right-of-way line
14 to the South line of the Northwest one-quarter
15 (NW 1/4) of said Section 28;
16
17 thence East along said South line to the West
18 right-of-way line of the Seaboard Coastline
19 Railroad;
20
21 thence along the municipal boundary of the City
22 of Oakland Park, as established by Chapter
23 83-476, Laws of Florida, and Southwesterly along
24 said West right-of-way line to the Point of
25 Beginning.

26
27 B. The Broward County Board of County Commissioners
28 shall schedule an election in accordance with the provisions
29 of the law relating to elections currently in force in Broward
30 County on September 10, 2002. The subject of said election
31 shall be the annexation of the Rock Island Area. Only

1 registered voters residing in the Rock Island Area as
2 described in this act may vote in said election. On the ballot
3 provided for in this section shall appear the City of Fort
4 Lauderdale, the City of Lauderdale Lakes, and the City of
5 Oakland Park. The voters residing in the Rock Island Area
6 shall, by majority vote of the voters participating in the
7 election, choose one municipality for annexation.

8 C. Upon a majority of the registered voters residing
9 in the Rock Island Area participating in said election voting
10 for annexation into the City of Fort Lauderdale, the City of
11 Lauderdale Lakes, or the City of Oakland Park, the Rock Island
12 Area described in section 6, subsection A shall be deemed a
13 part of said municipality on September 15, 2003, pursuant to
14 section 171.062, Florida Statutes, except as provided for in
15 this act. If no entity receives a majority vote of voters as
16 provided for in section 6, subsection B, there shall be a
17 runoff election scheduled for Tuesday, November 5, 2002,
18 between the two entities which have received the highest
19 number of votes in the election of September 10, 2002.

20 D. If a runoff election is necessitated as provided
21 for in section 6, subsection C, the Rock Island Area shall be
22 deemed annexed to the municipality which has received a
23 majority vote of those voters voting in the runoff election.

24 E. An interlocal agreement shall be developed between
25 the governing bodies of Broward County and the annexing
26 municipality and executed prior to the effective date of the
27 annexation as provided for in section 6, subsection C. The
28 agreement shall include a financially feasible plan for
29 transitioning county services, buildings, infrastructure,
30 waterways, and employees.

31

1 F. An interlocal agreement between Broward County, the
2 City of Fort Lauderdale, the City of Lauderdale Lakes, and the
3 City of Oakland Park shall be implemented regarding
4 infrastructure improvements in the unincorporated area as a
5 part of the annexation contemplated by this act.

6 G. The Board of County Commissioners of Broward County
7 is hereby authorized to set the election provided for in
8 section 6, subsection B by general election for the time
9 period provided in this act at the cost of Broward County. A
10 mail ballot shall not be used for any election provided for in
11 this act. However, voters may vote by absentee ballot as
12 provided by law.

13 H. Upon annexation into a municipality, the following
14 shall govern the areas described in section 6, subsection A:

15 (1) The present land use designations and zoning
16 districts provided for under the Broward County Comprehensive
17 Plan and Code of Ordinances of Broward County shall remain the
18 law governing the Rock Island Area, notwithstanding the fact
19 that the Rock Island Area is now a part of a municipality. The
20 land use designations and zoning of Broward County shall be
21 deemed the conforming laws of the municipality of which the
22 Rock Island Area is now a part.

23 (2) Any change of zoning districts or land use
24 designations may only be accomplished by enactment of the vote
25 of the majority plus one of the full governing body of the
26 municipality.

27 (3) Notwithstanding subsections (1) and (2), any use,
28 building, or structure that is legally in existence at the
29 time that the Rock Island Area becomes a part of the
30 municipality, said use shall not be made a prohibited use by
31

1 the municipality, on the property of said use, for as long as
2 the use shall continue, and not be voluntarily abandoned.

3 I. Subsequent to the effective date of this act, no
4 change in land use designation or zoning shall be effective
5 within the limits of the lands subject to annexation herein
6 until the Rock Island Area has been annexed into the
7 municipality. No annexation within the Rock Island Area by any
8 municipality shall occur during the time period between the
9 effective date of this act and the effective date of the
10 annexation.

11 J. All public roads and the public rights-of-way
12 associated therewith on the Broward County Road System, lying
13 within the limits of the lands subject to annexation herein,
14 as described in section 6, subsection A, are transferred from
15 Broward County jurisdiction to the jurisdiction of the
16 annexing municipality, except NW 31 Avenue and NW 21 Avenue,
17 lying within the limits of the annexation area. All rights,
18 title, interests, and responsibilities for any transferred
19 roads, including, but not limited to, the ownership,
20 operation, maintenance, planning, design, and construction of
21 said roads and to the rights-of-way associated therewith shall
22 transfer from Broward County jurisdiction and ownership to the
23 jurisdiction and ownership of the annexing municipality upon
24 the effective date of the annexation.

25 Section 7. Broadview Estates/Pompano Park Area
26 annexation.--

27 A. The area known as the Broadview Estates/Pompano
28 Park Annexation Area is described as follows:

29
30 Portions of section 12, township 49 south,
31 range 41 east, Broward County florida; together

1 with portions of section 18, township 49 south,
2 range 42 east Broward county florida; together
3 with portions of tracts 4, 8, 9 and 16, "Fort
4 lauderdale Truck Farms" according to the plat
5 thereof as recorded in plat book 4, page 31 of
6 the public records of Broward county, florida;
7 together with a portion of tract 10, block 96,
8 "palm beach farms co. Plat no. 3", p.b. 2, page
9 54, palm beach county records; together with
10 all of the following plats recorded in the
11 public records of Broward county, florida,
12 "Broadview country club estates", plat book 44,
13 page 31, "Broadview country club estates, first
14 addition", plat book 46, page 4, "Broadview
15 country club estates, 2nd addition", plat book
16 47, page 22, Broadview country club estates,
17 3rd addition, plat book 47, page 41, "Broadview
18 country club estates, 4th addition", plat Book
19 48, page 5, "Broadview Country Club Estates,
20 5th addition", plat book 48, page 25,
21 "Broadview Country Club Estates, 6th addition",
22 plat book 51, page 49, "Broadview Country Club
23 Estates, 7th addition", plat book 51, page 50,
24 "Pompano Park section 1", plat book 52, page 7,
25 "Pompano Park section 2", plat book 54, page
26 12, "Pompano Park section 3", plat book 55,
27 page 20, "Broadview Country Club Estates, 9th
28 addition", plat book 56, page 3, "Broadview
29 Country Club Estates, 11th addition", plat book
30 56, page 28, "Broadview Country Club Estates,
31 12th addition", plat book 57, page 18,

1 "Broadview Country Club Estates, 14th
2 addition", plat book 58 page 18, "Broadview
3 Country Club Estates, 15th addition", plat book
4 62, page 35, "Perry's addition to Broadview
5 Country Club Estates", plat book 62, page 43,
6 "Springbank Park", plat book 63, page 47,
7 "Springbank Park, section 2", plat book 69,
8 page 23, "Southern Federal at Tamarac, plat
9 book 82, page 36, "Sloate & Zito Center", plat
10 book 83, page 13, Buntrock plat", plat book 84,
11 page 30, "Bailey Road Plaza", plat book 86,
12 page 1, "Staples Commercial plat", plat book
13 93, page 2, "Zackowitz plat", plat book 100,
14 page 38, "Wellens Commercial", plat book 115,
15 page 44, "Plaza Seven Subdivision", plat book
16 117, page 24, "Centrum-robaina plat", plat book
17 127, page 27, "Hidden Lake Estates", plat book
18 144, page 46, and the "Wiley plat", plat book
19 168, page 29, said portions being more
20 particularly described as follows: beginning at
21 the intersection of a line lying 170.00 feet
22 east of the west line of said section 12, and
23 the north line of said section 12; said line
24 also being the municipal limits of North
25 Lauderdale per Chapter 83-475, House Bill no.
26 926, Laws of Florida; thence along said north
27 line and said municipal limits line, south
28 88°55'02" east, 5,098.96 feet to an
29 intersection with a point on a line lying 15
30 feet west of and parallel with the east line of
31 the northeast quarter (n.e. 1/4) of said

1 section 12; thence along said parallel line,
2 and said municipal limits line, south 00°00'00"
3 east, 2,644.43 feet; thence south 00°00'03"
4 east 98.89 feet to a point on the westerly
5 right of way of Florida's Turnpike; thence
6 north 37°42'49" east along said westerly right
7 of way and said municipal limits line to the
8 northerly prolongation of the west line of
9 tract 7, block 96 of said Palm Beach Farms Co.
10 Plat no. 3; thence south 00°01'14" east along
11 the said northerly prolongation and along the
12 east right-of-way line of State Road 7 said
13 line also being the municipal limits of Fort
14 Lauderdale as per Chapter 69-1057 House Bill
15 2628 of the Laws of Florida and City of Ft.
16 Lauderdale ordinance no. C-00-71 to the north
17 right-of-way line of prospect road, as shown on
18 the state of florida department of
19 transportation right-of-way map section
20 86100-2501 sheet 7 (latest date 4/17/95);
21 thence easterly along said north right-of-way
22 line, to a point of intersection with a line
23 lying 249.00 feet east of and parallel with the
24 east right-of-way line of said State Road 7;
25 thence southerly along said line to an
26 intersection with the south line of aforesaid
27 tract 10; thence along said south line, 987.82
28 feet to an intersection with the northerly
29 extension of the westerly line of "Linpro
30 Lonestar Park", according to the plat thereof
31 as recorded in plat book 124, page 12, of the

1 public records of Broward County, Florida;
2 thence south 00°07'30" east, along said
3 westerly line and the westerly line of
4 "Prospect Industrial and Commercial Park"
5 according to the plat thereof as recorded in
6 plat book 104, page 17, of the public records
7 of Broward County, Florida, said line also
8 being the municipal limits of Fort Lauderdale
9 per ordinance c-72-22, 2,078.22 feet to the
10 northeast corner of "Leder Commercial
11 Subdivision", according to the plat thereof as
12 recorded in plat book 79, page 25 of the public
13 records of Broward County, Florida; thence
14 along the north line of said "Leder Commercial
15 Subdivision" plat, said line also being the
16 municipal limits of Fort Lauderdale per
17 ordinance c-73-4 north 88°33'38" west, 1,271.42
18 feet to the east right of way line of State
19 Road 7; thence along said east right of way
20 line and said municipal limits line, south
21 00°00'30" east, 658.62 feet to the south line
22 of the northwest quarter (N.W. 1/4) of said
23 section 18; thence along the municipal limits
24 of Tamarac, per ordinance 0-81-17, the
25 following nine (9) courses; (1) thence north
26 88°29'17" west 153 feet along said south line
27 and the westerly prolongation thereof to the
28 west right of way line of State Road 7; (2)
29 thence northerly along said west right of way
30 line to an intersection with the south line of
31 the southeast quarter of section 12, township

1 49 south, range 41 east; (3) thence along said
2 south line, north 88°57'06" west 1,220 feet,
3 more or less, to an intersection with the west
4 line of said tract 16 and the southerly
5 extension of the west line of said "Pompano
6 Park" plat; (4) thence along said west line,
7 said line also being the east line of tract 15
8 of said Ft. Lauderdale Truck Farms plat, north
9 00°02'53" west, 1,320.05 feet to the southeast
10 corner of said "Pompano Park section 1" plat;
11 (5) thence along the south line of aforesaid
12 "Pompano Park section 1" plat and south line of
13 said tract 10, north 88°57'12" west, 1,153.35
14 feet to a point of intersection with a line
15 lying 165.83 feet east of the west line of said
16 tract 10; (6) thence northerly along said line
17 163.73 feet; (7) thence westerly along a line
18 163.73 feet north of the south line of said
19 tract 10, 165.83 feet to a point on the west
20 line of said tract 10; (8) thence along the
21 west line of said tract 10, north 01°03'51"
22 east, 1,155.20 feet to an intersection with the
23 south line of the north half (n 1/2) of said
24 section 12; (9) thence along said south line,
25 north 88°56'09" west 2,470.48 feet to a point
26 of intersection with said line lying 170.00
27 feet east of and parallel with the west line of
28 said section 12; thence along said parallel
29 line said line also being the municipal limits
30 of the City of North Lauderdale per Chapter
31 83-475 House Bill 926 Laws of Florida, north

1 00°00'05" east, 2,646.09 feet to the point of
2 beginning. Less therefrom: that portion of the
3 City of Ft. Lauderdale, as per ordinance c-73-4
4 lying in section 18, township 49 south, range
5 42 east, Broward County, Florida, being more
6 particularly described as follows: beginning at
7 the northwest corner of the south half (s 1/2)
8 of the southeast one quarter (S.E. 1/4) of the
9 northwest one quarter (N.W. 1/4) of section 18,
10 township 49 south, range 42 east; thence north
11 00°07'30" west along the extension of the west
12 line of the south half (s 1/2) of the southeast
13 one quarter (S.E. 1/4) of the northwest one
14 quarter (N.W. 1/4), a distance of 15.00 feet;
15 thence north 88°33'38" west, a distance of
16 10.00 feet; thence south 00°07'30" east, 10.00
17 feet west of and parallel to the said west line
18 of the south half (s 1/2) of the southeast one
19 quarter (S.E. 1/4) of the northwest one quarter
20 (N.W. 1/4), a distance of 33.33 feet; thence
21 south 88°33'38" east, a distance of 10.00 feet
22 to a point on the west line of said south half
23 (s1/2) of the southeast one quarter (S.E. 1/4)
24 of the northwest one quarter (N.W. 1/4); thence
25 north 00°07'30" west, along the said west line
26 of the south half (s 1/2) of the southeast one
27 quarter (S.E. 1/4) of the northwest one quarter
28 (N.W. 1/4), a distance of 18.33 feet to the
29 point of beginning. Said lands situate in
30 Broward County, Florida.
31

1 B. An election shall be scheduled by the Board of
2 County Commissioners of Broward County in accordance with the
3 provisions of law relating to elections in force in Broward
4 County on November 5, 2002. Only registered voters residing in
5 the Broadview Estates/Pompano Park Annexation Area may vote in
6 said election. A mail ballot shall not be used in said
7 election. The item that shall appear on the ballot of the
8 election of November 5, 2002, shall be as follows:

9
10 Shall the Broadview Estates/Pompano Park
11 Annexation Area be annexed into the City of
12 North Lauderdale effective September 15, 2003,
13 or September 15, 2004?

14
15 Select one below:

16
17 All of the Broadview Estates/Pompano Park
18 Annexation Area shall be annexed into the City
19 of North Lauderdale effective September 15,
20 2003.

21
22 All of the Broadview Estates/Pompano Park
23 Annexation Area shall be annexed into the City
24 of North Lauderdale effective September 15,
25 2004.

26
27 C. All of the Broadview Estates/Pompano Park
28 Annexation Area, as defined herein, shall be deemed a part of
29 the City of North Lauderdale effective on the date which
30 receives a majority of the votes in the election described in
31 section 7, subsection B.

1 D. As of the effective date of annexation, whichever
2 date receives a majority of the votes in the election
3 described in section 7, subsection B, the City of North
4 Lauderdale shall have all powers and responsibilities as
5 provided in section 171.062, Florida Statutes, except as
6 provided in this act.

7 E. Upon annexation into the City of North Lauderdale,
8 the following shall govern the areas described in the
9 Broadview Estates/Pompano Park Annexation Area as provided in
10 this act: for any use, building, or structure that is legally
11 in existence at the time the Broadview Estates/Pompano Park
12 Annexation Area becomes a part of the City of North
13 Lauderdale, such use shall not be made a prohibited use by the
14 City of North Lauderdale, on the property of said use, for as
15 long as the use shall continue and is not voluntarily
16 abandoned.

17 F. Subsequent to the effective date of this act, no
18 change in land use designation or zoning shall be effective
19 within the limits of the lands subject to annexation herein,
20 until the Broadview Estates/Pompano Park Annexation Area has
21 been annexed into the City of North Lauderdale, pursuant to
22 this act.

23 G. All public roads and the public rights of way
24 associated therewith, lying within the limits of the lands
25 subject to annexation herein, as described in section 7,
26 subsection A, are transferred from Broward County jurisdiction
27 to the jurisdiction of the City of North Lauderdale except
28 McNab Road.

29 H. Upon the effective date of the annexation, the City
30 of North Lauderdale shall be responsible for and embodied with
31

1 all municipal powers granted in chapter 166, Florida Statutes,
2 over territory hereby annexed.

3 I. Nothing in this chapter shall be construed to
4 affect or abrogate the rights of parties to any contracts,
5 whether the same be between Broward County and a third party
6 or between nongovernmental entities, which contracts are in
7 effect prior to the effective date of annexation.

8 Section 8. Coral Springs/Sawgrass Expressway
9 annexation.--

10 A. The present corporate limits of the City of Coral
11 Springs, Broward County, Florida, are hereby extended and
12 enlarged so as to include, in addition to the territory
13 presently within its corporate limits, the area particularly
14 described as follows:

15
16 All that portion of the Sawgrass Expressway, as
17 shown on Sawgrass/Deerfield Expressway Right of
18 way Map, recorded in Misc. Map Book R/W 11,
19 Page 36, of the public records of Broward
20 County, Florida, in the South One-Half (S 1/2)
21 of Section 5, Township 48 South, Range 41 East,
22 and in the South One-Half (S 1/2) of Section 6,
23 Township 48 South, Range 41 East, and in the
24 North One-Half (N 1/2) of Section 7, Township
25 48 South, Range 41 East and in the North
26 One-Quarter (N 1/4) of the Southwest
27 One-Quarter (SW 1/4), of said Section 7,
28 together with: That portion of the Sawgrass
29 Expressway right of way in Sections 11 and 12,
30 Township 48 South, Range 41 East, Broward
31 County, Florida, described as follows:

1 BEGINNING at the intersection of the South
2 right of way line of the Sawgrass Expressway as
3 shown on Sawgrass/Deerfield Expressway Right of
4 way Map, recorded in Misc. Map Book R/W 11,
5 Page 36, of the public records of Broward
6 County, Florida, with the East line of the West
7 One-Half (W 1/2) of Tract 8 of FLORIDA FRUIT
8 LANDS COMPANY'S SUBDIVISION NO. 2 of said
9 Section 11, according to the plat thereof, as
10 recorded in Plat Book 1, Page 102 of the public
11 records of Palm Beach County, Florida, being a
12 point on the municipal boundary of the City of
13 Coral Springs, as established by Ordinance No.
14 82-101 of the City of Coral Springs; THENCE
15 Easterly along said South right of way line and
16 along the municipal boundary of the City of
17 Coral Springs, as established by Ordinance No.
18 89-161 of the City of Coral Springs, being
19 along the South right of way line of the
20 Sawgrass Expressway as described in Civil
21 Action No. 84-023808CN, to the West right of
22 way line of State Road No. 7, as shown on the
23 Department of Transportation right of way map
24 No. 86100-2532, sheets 5 and 6; THENCE
25 northerly along said West right of way line to
26 the North right of way line of the Sawgrass
27 Expressway, as shown on the aforesaid
28 Sawgrass/Deerfield Expressway Right of way Map
29 and the North line of said Section 12;
30
31

1 THENCE Westerly along said North right of way
2 line, being along the municipal boundary of the
3 City of Parkland, as established by Chapter
4 84-505, Laws of Florida and Ordinance No.19 of
5 the City of Parkland and along the North right
6 of way line of said Sawgrass Expressway and
7 along the North line of said Section 11, being
8 along said Ordinance No. 19, to the East line
9 of the West One-Half (W 1/2) of Tract 8 of said
10 FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.
11 2; THENCE Southerly along said East line, being
12 along the municipal boundary of the City of
13 Coral Springs, as established by Ordinance No.
14 82-101 of the City of Coral Springs, to the
15 POINT OF BEGINNING.

16
17 B. All public roads and the public rights of way
18 associated therewith, lying within the limits of the lands
19 subject to annexation herein, as described in section 8,
20 subsection A, are transferred from Broward County jurisdiction
21 to the jurisdiction of the annexing municipality except for
22 county collector roads and all roads within the state highway
23 system and any public rights of way associated therewith.

24 C. On the effective date of this act, the City of
25 Coral Springs shall be responsible for and embodied with all
26 municipal powers granted in chapter 166, Florida Statutes,
27 over territory hereby annexed.

28 D. Nothing in this chapter shall be construed to
29 affect or abrogate the rights of parties to any contracts,
30 whether the same be between Broward County and a third party
31

1 or between nongovernmental entities, which contracts are in
2 effect prior to the effective date of annexation.

3 Section 9. Coconut Creek annexation of Born and
4 Shipley Properties.--

5 A. The present corporate limits of the City of Coconut
6 Creek, Broward County, Florida, are hereby extended and
7 enlarged so as to include, in addition to the territory
8 presently within its corporate limits, a portion of Sections
9 31, Township 47 South, Range 42 East, Broward County, Florida,
10 being more particularly described as follows:

11
12 DESCRIPTION

13
14 A portion of Section 31, Township 47 South,
15 Range 42 East, Broward County, Florida more
16 particularly described as follows:

17
18 Lot 1, Bill Black's Plat, according to the plat
19 thereof as recorded in Plat Book 134, Page 39
20 of the Public Records of Broward County,
21 Florida.

22
23 Together With

24
25
26 Lot 3, Bill Black's Plat, according to the plat
27 thereof as recorded in Plat Book 134, Page 39
28 of the Public Records of Broward County,
29 Florida.

30
31

1 Lying in Broward County, Florida. Containing
2 1.9 acres, more or less

3
4 B. On the effective date of this act, the City of
5 Coconut Creek shall be responsible for and embodied with all
6 municipal powers granted in chapter 166, Florida Statutes, over
7 territory hereby annexed.

8 C. Nothing in this chapter shall be construed to
9 affect or abrogate the rights of parties to any contracts,
10 whether the same be between Broward County and a third party
11 or between nongovernmental entities, which contracts are in
12 effect prior to the effective date of annexation.

13 Section 10. Northeast Broward County annexation.--

14 A. Legal description for the unincorporated
15 neighborhoods of Bonnie Loch, Tallman Pines, Tedder, and
16 Woodsetter as follows:

17
18 That portion of Sections 11, 13 and 14 Township
19 48 South, Range 42 East, Broward County,
20 Florida, described as follows:

21
22 BEGINNING at the intersection of the centerline
23 of N.W. 36 Street (Sample Road) with the
24 Easterly right-of-way line of the Seaboard
25 Coastline Railroad, being a point on the
26 municipal boundary of the City of Pompano
27 Beach, as described in Chapter 2000-458, Laws
28 of Florida;

29
30 Thence Northeasterly along said municipal
31 boundary and along said Easterly right-of-way

1 line to the North right-of-way line of Sample
2 Road, as described in said Chapter 2000-458,
3 Laws of Florida;
4
5 Thence Westerly along said North right-of-way
6 line and said municipal boundary to the
7 Westerly right-of-way line of the Seaboard
8 Coastline Railroad, being a point on the
9 municipal boundary of the City of Deerfield
10 Beach, as described in Chapter 99-471, Laws of
11 Florida;
12
13 Thence along said municipal boundary the
14 following two courses;
15
16 Thence Northeasterly along said Westerly
17 right-of-way line, to the South right-of-way
18 line of N.W./N.E. 48 Street (Green Road);
19
20 Thence Easterly along said South right-of-way
21 line to the Easterly right-of-way line of the
22 Florida East Coast Railway;
23
24 Thence Southwesterly along said Easterly
25 right-of-way line to the centerline of N.E. 36
26 Street (Sample Road);
27
28 Thence Westerly along said centerline of
29 N.E./N.W. 36 Street (Sample Road) to the POINT
30 OF BEGINNING.
31

1 B. An election shall be scheduled by the Board of
2 County Commissioners of Broward County in accordance with the
3 provisions of law relating to elections in force in Broward
4 County on November 5, 2002. Only registered voters residing in
5 the unincorporated area as described in subsection A may vote
6 in said election. A mail ballot shall not be used in said
7 election.

8 C. The municipality receiving the majority of votes in
9 the election as described in section 10, subsection B shall
10 have all powers and responsibilities as provided in section
11 171.062, Florida Statutes, except as provided in this act as
12 of the effective dates of annexation.

13 D. Upon annexation into a municipality, the following
14 shall govern the areas described in section 10, subsection A,
15 as provided in this act: for any use, building, or structure
16 that is legally in existence at the time a portion of the area
17 described in section 10, subsection A of this act, becomes a
18 part of a municipality, such use shall not be made a
19 prohibited use by the municipality, on the property of said
20 use, for as long as the use shall continue and is not
21 voluntarily abandoned.

22 E. Subsequent to the effective date of this act, no
23 change in land use designation or zoning shall be effective
24 within the limits of the lands subject to annexation herein,
25 until said portion of the areas described in section 10,
26 subsection A of this act, has been annexed into a
27 municipality, pursuant to this act.

28 F. All public roads and the public rights-of-way
29 associated therewith, lying within the limits of the lands
30 subject to annexation herein, as described in section 10,
31

1 subsection A of this act, are transferred from Broward County
2 jurisdiction to the jurisdiction of the annexing municipality.

3 G. The legal description for the Pompano Beach
4 Highlands is as follows:

5
6 A portion of Sections 12 and 13, Township 48
7 South, Range 42 East; and a portion of Sections
8 7 and 18, Township 48 South, Range 43 East,
9 Broward County, Florida, described as follows:

10
11 BEGINNING at the intersection of the South
12 right-of-way line of SE 15 Street (NE 54
13 Street), being a point on the municipal
14 boundary of the City of Deerfield Beach, as
15 established by Chapter 70-647, Laws of Florida,
16 with the Westerly right-of-way line of Federal
17 Highway, State Road No.5 (U.S. No. 1), being a
18 point on the municipal boundary of the City of
19 Lighthouse Point, as established by Chapter
20 70-783, Laws of Florida,

21
22 THENCE Southwesterly along said Westerly
23 right-of-way line, as established by Chapter
24 70-783 and continuing Southwesterly along the
25 Westerly right-of-way line of Federal Highway,
26 State Road No.5 (U.S. No.1), also being along
27 the municipal boundary of the City of
28 Lighthouse Point, as established by Chapter
29 70-784, Laws of Florida, to the centerline of
30 NE 36 Street (Sample Road);

31

1 THENCE Westerly along said centerline also
2 being along the municipal boundary of the City
3 of Pompano Beach, as established by Chapter
4 2000-476, Laws of Florida to the East
5 right-of-way line of the Florida East Coast
6 Railway;
7
8 THENCE Northeasterly along said East
9 right-of-way line, a portion of which is along
10 the municipal boundary of the City of Deerfield
11 Beach, as established by Chapter 99-471, Laws
12 of Florida, to the South line of Parcel "A",
13 MORGAN PLAT NO. 1, according to the plat
14 thereof as recorded in Plat Book 110, Page 42,
15 of the Public Records of Broward County,
16 Florida;
17
18 THENCE along the municipal boundary of the City
19 of Deerfield Beach, as established by Ordinance
20 1985/24, City of Deerfield Beach, the following
21 two (2) courses;
22
23 THENCE Easterly along the said South line of
24 Parcel "A" to the East line of said Parcel "A";
25
26 THENCE Northerly along said East line to the
27 intersection with the East right-of-way line of
28 N E 13th Way, as shown on said MORGAN PLAT NO.
29 1;
30
31

1 THENCE along the municipal boundary of the City
2 of Deerfield Beach, as established by Chapter
3 99-471, Laws of Florida, the following three
4 (3) courses;

5
6 THENCE Northerly along the said East
7 right-of-way line to the North line of Parcel
8 "B" of said MORGAN PLAT NO. 1;

9
10 THENCE Easterly along said North line to the
11 East line of said Parcel "B";

12
13 THENCE Northerly along the Northerly extension
14 of said East line to the South right-of-way
15 line of SW 15 Street (NE 54 Street), as
16 established by aforesaid Chapter 70-647, Laws
17 of Florida;

18
19 THENCE Easterly along said South right-of-way
20 line to the POINT OF BEGINNING.

21
22 H. An election shall be scheduled by the Board of
23 County Commissioners of Broward County in accordance with the
24 provisions of law relating to elections in force in Broward
25 County on November 5, 2002. Only registered voters residing in
26 the unincorporated area as described in section 10, subsection
27 G of this act may vote in said election. A mail ballot shall
28 not be used in said election.

29 I. The municipality receiving the majority of votes in
30 the election as described in section 10, subsection H of this
31 act, shall have all powers and responsibilities as provided in

1 section 171.062, Florida Statutes, except as provided in this
2 act as of the effective dates of annexation.

3 J. Upon annexation into a municipality, the following
4 shall govern the areas described in section 10, subsection G,
5 as provided in this act: for any use, building, or structure
6 that is legally in existence at the time a portion of the area
7 described in section 10, subsection G of this act becomes a
8 part of a municipality, such use shall not be made a
9 prohibited use by the municipality, on the property of said
10 use, for as long as the use shall continue and is not
11 voluntarily abandoned.

12 K. Subsequent to the effective date of this act, no
13 change in land use designation or zoning shall be effective
14 within the limits of the lands subject to annexation herein,
15 until said portion of the areas described in section 10,
16 subsection G of this act has been annexed into a municipality,
17 pursuant to this act.

18 L. All public roads and the public rights-of-way
19 associated therewith, lying within the limits of the lands
20 subject to annexation herein, as described in section 10,
21 subsection G of this act are transferred from Broward County
22 jurisdiction to the jurisdiction of the annexing municipality.

23 M. The legal description for the unincorporated
24 neighborhoods of Kendall Green, Leisureville, and Loch Lomond
25 are as follows:

26
27 BEGINNING at the intersection of the Easterly
28 right-of-way line of the Florida East Coast
29 Railway as described in Ordinance No. 80-38 of
30 the City Commission of the City of Pompano
31 Beach with the South right-of-way line of N.E.

1 24 Street (Copans Road), as described in said
2 Ordinance No. 80-38;
3
4 Thence Northwesterly and Westerly along said
5 South right-of-way line and along the municipal
6 boundary of the City of Pompano Beach, as
7 described in said Ordinance No. 80-38, through
8 said Section 25 and into said Section 26, to
9 the East line of the West half of said Section
10 26;
11
12 Thence Northerly along said East line and along
13 the municipal boundary of the City of Pompano
14 Beach, as described in Chapter 69-1513, Laws of
15 Florida, to the North line of the West One-Half
16 (W 1/2) of said Section 26;
17
18 Thence Westerly along said North line, the
19 South line of the Southeast One-Quarter (SE
20 1/4) of said Section 22 and along said
21 municipal boundary, to the Easterly
22 right-of-way line of the Seaboard Coastline
23 Railroad;
24
25 Thence Northeasterly along said Easterly
26 right-of-way line and along the municipal
27 boundary of the City of Pompano Beach, as
28 described in Chapter 2000-458, Laws of Florida,
29 to the Westerly right-of-way line of Interstate
30 95 (State Road No. 9) as shown on Florida
31

1 Department of Transportation Right-of-way Map
2 (Section 86070-2413);
3
4 Thence North 88°30'27" East along said Westerly
5 right-of-way line and the South line of a
6 parcel described in Ordinance No. 90-53 of the
7 City Commission of the City of Pompano Beach,
8 Florida, a distance of 277.01 feet;
9
10 Thence North 59°00'27" East along said Westerly
11 right-of-way line and the Southerly line of
12 said parcel, a distance of 88.64 feet;
13
14 Thence North 29°30'27" East along said Westerly
15 right-of-way line and the Easterly line of said
16 parcel, a distance of 435.76 feet to the point
17 of curvature of a curve concave to the
18 Southeast;
19
20 Thence Northeasterly along said Westerly
21 right-of-way line and the Easterly line of a
22 parcel described in Ordinance No.90-54 of the
23 City Commission of the City of Pompano Beach,
24 Florida, and along the arc of said curve,
25 having a radius of 772.00 feet and a central
26 angle of 43°27'07", an arc distance of 585.47
27 feet to a point of tangency;
28 Thence along the boundary of said parcel
29 described in said Ordinance No. 90-54, the
30 following 12 courses;
31

1 North 73°03'48" East along said Westerly
2 right-of-way line, a distance of 679.79 feet to
3 the point of curvature of a curve concave to
4 the Northwest;
5
6 Northeasterly along said Westerly right-of-way
7 line and the arc of said curve, having a radius
8 of 901.74 feet and a central angle of
9 31°24'05", an arc distance of 494.20 feet to a
10 point of tangency;
11
12 North 41°39'43" East along said Westerly
13 right-of-way line, a distance of 474.37 feet;
14
15 North 37°39'43" East along said Westerly
16 right-of-way line, a distance of 929.07 feet to
17 a point of curvature of a curve concave to the
18 Northwest;
19
20 Northeasterly along the Westerly right-of-way
21 line and the arc of said curve, having a radius
22 of 3300.52 feet, a central angle of 03°19'12",
23 an arc distance of 191.25 feet to the North
24 line of the Southwest One-Quarter (SW 1/4) of
25 said Section 23;
26
27 South 88°36'48" West along said North line, a
28 distance of 1242.61 feet to the East line of
29 the West One-Half (W 1/2) of the Northwest
30 One-Quarter (NW 1/4) of said Section 23;
31

1 North 01°31'35" West along said East line, a
2 distance of 1960.40 feet to the North line of
3 the South One-Half (W 1/2) of the Northwest
4 One-Quarter (NW 1/4) of the Northwest
5 One-Quarter (NW 1/4) of said Section 23;
6
7 South 88°40'22" West along said North line, a
8 distance of 564.24 feet;
9
10 North 01°17'56" West, a distance of 153.74
11 feet;
12
13 South 88°42'03" West, a distance of 100.00
14 feet;
15
16 South 01°17'56" East, a distance of 208.79 feet
17 to a line 55.00 feet South of and parallel with
18 the North line of the South One-Half (S 1/2) of
19 the Northwest One-Quarter (NW 1/4) of the
20 Northwest One-Quarter (NW 1/4) of said Section
21 23;
22
23 South 88°40'22" West along said parallel line,
24 a distance of 285.52 feet to the Easterly
25 right-of-way line of the Seaboard Coastline
26 Railroad, being a point on the municipal
27 boundary of the City of Pompano Beach, as
28 described in Chapter 2000-458, Laws of Florida;
29
30 Thence Northeasterly along said municipal
31 boundary and along said Easterly right-of-way

1 line to the centerline of N.W. 36 Street
2 (Sample Road);

3
4 Thence Easterly along said centerline to the
5 Easterly right-of-way line of the Florida East
6 Coast Railway, being a point on the municipal
7 boundary of the City of Pompano Beach, as
8 described in Chapter 2000-476, Laws of Florida;

9
10 Thence Southwesterly along said Easterly
11 right-of-way line and along said municipal
12 boundary to the POINT OF BEGINNING.

13
14 N. An election shall be scheduled by the Board of
15 County Commissioners of Broward County in accordance with the
16 provisions of law relating to elections in force in Broward
17 County on November 5, 2002. Only registered voters residing in
18 the unincorporated area as described in section 10, subsection
19 M of this act may vote in said election. A mail ballot shall
20 not be used in said election.

21 O. The municipality receiving the majority of votes in
22 the election as described in section 10, subsection N shall
23 have all powers and responsibilities as provided in section
24 171.062, Florida Statutes, except as provided in this act as
25 of the effective dates of annexation.

26 P. Upon annexation into a municipality, the following
27 shall govern the areas described in section 10, subsection M,
28 as provided in this act: for any use, building, or structure
29 that is legally in existence at the time a portion of the area
30 described in section 10, subsection M of this act becomes a
31 part of a municipality, such use shall not be made a

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

4 Q. Subsequent to the effective date of this act, no
5 change in land use designation or zoning shall be effective
6 within the limits of the lands subject to annexation herein,
7 until said portion of the areas described in section 10,
8 subsection M of this act has been annexed into a municipality,
9 pursuant to this act.

10 R. All public roads and the public rights-of-way
11 associated therewith, lying within the limits of the lands
12 subject to annexation herein, as described in section 10,
13 subsection M of this act are transferred from Broward County
14 jurisdiction to the jurisdiction of the annexing municipality.

15 Section 11. This act shall take precedence over any
16 other enacted law.

17 Section 12. Except as otherwise provided herein, this
18 act shall take effect upon becoming a law.

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