

By Senator Geller

29-1864-02

1 A bill to be entitled
2 An act relating to Broward County; providing
3 for extending the corporate limits of the City
4 of Cooper City; providing for annexation of
5 specified unincorporated land; providing for an
6 election; providing for an effective date of
7 annexation; providing an effective date.

8

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

10

11 Section 1. The governing body of the City of Cooper
12 City has affirmed its interest to serve as the governing body
13 for a specified unincorporated area hereinafter known as the
14 "Royal Palm Ranches Area," as described in section 2.

15

16 Section 2. The legal description of the Royal Palm
17 Ranches Area is as follows:

18

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

1 City per Ordinance No. 89-5-7, to the South
2 line of said Tract 14; thence Easterly along
3 said South line and said Municipal Limits to
4 the East line of the West one-half (W 1/2) of
5 said Tract 14; thence Northerly along said East
6 line and said Municipal Limits to the North
7 line of said Tract 14; thence Easterly along
8 said North line and the Municipal Limits of
9 Cooper City per Ordinance No. 84-10-2 to the
10 West line of the East one-half (E 1/2) of the
11 East one-half (E 1/2) of said Tract 14; thence
12 Southerly along said West line, being the
13 Municipal Limits of Cooper City per Ordinance
14 No. 98-2-1 to the South line of said Tract 14;
15 thence Easterly along said South line and said
16 Municipal Limits to the Southeast corner of
17 said Tract 14; thence Easterly along the South
18 line of the North one-half (N 1/2) of Tract 12
19 of said Plat being the Municipal Limits of
20 Cooper City per Ordinance No. 83-5-6 to the
21 East line of said Tract 12; thence Northerly
22 along said East line and said Municipal Limits
23 to the North line of the South 720.34 feet of
24 Tract 11 of said Plat; thence Easterly along
25 said North line, being the Municipal Limits of
26 Cooper City per Ordinance No. 86-3-1 to a line
27 parallel with and 33.02 feet East of the East
28 line of said Tract 11; thence Southerly along
29 said parallel line and said Municipal Limits to
30 the South line of Tract 10 of said Plat; thence
31 Easterly along said South line and the South

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

1 No. 97-2-5 to a line parallel with and 654 feet
2 South of the North line of said Tract 29;
3 thence Easterly along said parallel line and
4 Municipal Limits to the East line of said Tract
5 29; thence Southerly along said East line and
6 the Municipal Limits of Cooper City per
7 Ordinance No. 83-5-1 to the North line of the
8 South one-half (S 1/2) of said Section 5;
9 thence Westerly along said North line, being
10 the Municipal Limits of Cooper City per
11 Ordinance No. 86-8-1 and Ordinance No. 87-1-3
12 to a line parallel with and 275 feet East of
13 the West line of said Section 5; thence
14 Northerly along said parallel line and the
15 Municipal Limits of Cooper City per Ordinance
16 No. 87-1-3 to the North line of Tract 20 of
17 said Plat; thence Westerly along said North
18 line and said Municipal Limits to the West line
19 of said Section 5; thence Northerly along said
20 West line, being the Municipal Limits of Cooper
21 City as established by Ordinance No. 83-2-1 to
22 the Point of Beginning No. 1; less therefrom
23 the North 528.30 feet of the South 584.48 feet
24 of Tract 12 of said Plat and said Section; the
25 boundaries of said Parcel being a portion of
26 the Municipal Limits of Cooper City per
27 Ordinance No. 91-4-2. Together with the
28 following portion of said Section 5: Begin
29 (Point of Beginning No. 2) at the Northwest
30 corner of Tract 12 of said "EVERGLADES SUGAR
31 AND LAND COMPANY SUBDIVISION"; thence Easterly

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

1 line of said Section 5, and the Municipal
2 Limits of Cooper City per Chapter 59-1195, Laws
3 of Florida, to Point of Beginning No. 3.
4
5 Together with the following: Portions of Tracts
6 1, 31 and 32 in Section 5, Township 51 South,
7 Range 41 East of "EVERGLADES SUGAR AND LAND
8 COMPANY SUBDIVISION", as recorded in Plat Book
9 2, Page 75 of the Public Records of Dade
10 County, Florida, said portions described as
11 follows: Begin at the Northeast corner of said
12 Section 5; thence Southerly along the East line
13 of said Section 5, also being the East line of
14 said Tracts 1 and 32, to the South line of said
15 Tract 32; thence Westerly along said South line
16 and along the South line of said Tract 31 being
17 the Municipal Limits of Cooper City per
18 Ordinance No. 86-8-1 to the Southwest corner of
19 said Tract 31; thence Northerly along the West
20 line of said Tract 31, being the Municipal
21 Limits of Cooper City per Ordinance No. 83-5-1
22 to a line 75 feet North of and parallel with
23 the South line of said Tracts 31 and 32; thence
24 Easterly along said parallel line, being the
25 Municipal Limits of Cooper City per Ordinance
26 Nos. 87-1-4 and 91-8-2 to a line parallel with
27 and 50 feet West of the East line of said
28 Section 5; thence Northerly along said parallel
29 line, being the Municipal Limits of Cooper City
30 per Ordinance No. 91-8-2 to the South line of
31 said Tract 1; thence Westerly along said South

1 line to the Southwest corner of said Tract 1;
2 thence Northerly along the West line of said
3 Tract 1, being the East line of Tract 2 of said
4 Plat and the Municipal Limits of Cooper City
5 per Ordinance No. 83-4-1 to the North line of
6 said Section 5; thence Easterly along said
7 North line, being the Municipal Limits of
8 Cooper City per Chapter 59-1195, Laws of
9 Florida, to the Point of Beginning.

10

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

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

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

1 Municipal Limits of Cooper City per Chapter
2 59-1195, Laws of Florida, amended by Chapter
3 61-2050, Laws of Florida, to an intersection
4 with the South line of said Tract 4; thence
5 Westerly along said South line and said
6 Municipal Limits to an intersection with a line
7 parallel with and 725 feet East of the West
8 line of said Tract 4; thence Northerly along
9 said parallel line and the Municipal Limits of
10 Cooper City per Ordinance No. 73-9-4 to the
11 Point of Beginning.

12
13 Together with the following: Portions of Tract
14 12, Section 32, Township 50 South, Range 41
15 East of "NEWMAN'S SURVEY" according to the Plat
16 thereof as recorded in Plat Book 2, Page 26 of
17 the Public Records of Dade County, Florida,
18 said portion being more particularly described
19 as follows: Begin (Point of Beginning Number 1)
20 at the Northwest corner of said Tract 12;
21 thence Easterly along the North line of said
22 Tract 12 and the Municipal Limits of Cooper
23 City per Chapter 59-1195, Laws of Florida,
24 amended by Chapter 61-2050, Laws of Florida, to
25 the Northeast corner of said Tract 12; thence
26 Southerly along the East line of said Tract 12
27 and said Municipal Limits to an intersection
28 with a line parallel with and 345 feet North of
29 the South line of said Tract 12; thence
30 Westerly along said parallel line and the
31 Municipal Limits of Cooper City per Ordinance

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

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

1 (House Bill 2489), to the West line of said
2 Tract 13 and the West line of said Section 32;
3 thence Northerly along said West line and the
4 Municipal Limits of Cooper City per Ordinance
5 No. 84-8-8 to Point of Beginning No. 3.
6
7 Together with the following: Portions of Tracts
8 28 and 29 in Section 30, Township 50 South,
9 Range 41 East, together with a portion of the
10 South New River Canal right-of-way adjacent to
11 said Tracts; all as shown on 'NEWMAN'S SURVEY',
12 according to the Plat thereof as recorded in
13 Plat Book 2, Page 26 of the Public Records of
14 Dade County, Florida, being more particularly
15 described as follows: Commence at the Southeast
16 corner of said Section 30; thence Westerly
17 along the South line of said Section 30 to an
18 intersection with the Southerly prolongation of
19 the East line of said Tract 29; thence
20 Northerly along said Southerly prolongation to
21 the Southeast corner of said Tract 29 and Point
22 of Beginning Number 1; thence Westerly along
23 the South line of said Tract 29, being the
24 municipal limits of Cooper City per Chapter
25 59-1195, Laws of Florida, amended by Chapter
26 61-2050, Laws of Florida, to the East
27 right-of-way line of that certain 30 foot
28 roadway lying between said Tracts 28 and 29;
29 thence Northerly along said right-of-way line
30 and the municipal limits of Cooper City per
31 Chapter 59-1195, Laws of Florida, amended by

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

1 Northerly prolongation of the West line of said
2 Tract 29; thence Southerly along said
3 prolongation to the South right-of-way line of
4 said New River Canal; thence Westerly along
5 said South right-of-way line and the Municipal
6 Limits of Cooper City per Chapter 59-1195, Laws
7 of Florida, as amended by Chapter 61-2050, Laws
8 of Florida, to the West line of that certain 30
9 foot roadway lying between Tracts 28 and 29;
10 thence Southerly along said West line to Point
11 of Beginning Number 2.

12
13 Together with the following: A portion of Tract
14 64 of "FLORIDA FRUIT LANDS COMPANY'S
15 SUBDIVISION NO. 1", according to the Plat
16 thereof as recorded in Plat Book 2, Page 17 of
17 the Public Records of Dade County, Florida,
18 lying in Section 31, Township 50 South, Range
19 41 East, and being more particularly described
20 as follows: Begin at the Northwest corner of
21 the Southeast one-quarter (SE 1/4) of said
22 Section 31; thence Easterly along the North
23 line of said Southeast one-quarter (SE 1/4) and
24 the municipal limits of Cooper City per Chapter
25 59-1195, Laws of Florida, as amended by Chapter
26 61-2050, Laws of Florida, to a line parallel
27 with and 685 feet East of the West line of the
28 Southeast one-quarter (SE 1/4) of said Section
29 31; thence Southerly along said parallel line
30 and the Municipal Limits of Cooper City per
31 Ordinance No. 2001-9-5 to a line parallel with

1 and 145 feet South of the North line of said
2 Southeast one-quarter (SE 1/4); thence Westerly
3 along said parallel line and said Municipal
4 Limits to the West line of said Southeast
5 one-quarter (SE 1/4); thence Northerly along
6 said West line to the Point of Beginning.
7
8 Together with the following: Tracts 59, 61, 62,
9 63 and a portion of Tract 64 of "FLORIDA FRUIT
10 LANDS COMPANY'S SUBDIVISION NO. 1", according
11 to the Plat thereof as recorded in Plat Book 2,
12 Page 17 of the Public Records of Dade County,
13 Florida, all lying in Section 31, Township 50
14 South, Range 41 East, Broward County, Florida,
15 and being more particularly described as
16 follows: Begin (Point of Beginning Number 1) at
17 the intersection of the West line of the
18 Southeast one-quarter (SE 1/4) of said Section
19 31 and the South line of said Tract 59; thence
20 Northerly along the West line of said Southeast
21 one-quarter (SE 1/4) to an intersection with
22 the North line of said Tract 59; thence
23 Easterly along said North line, to the
24 Northeast corner of said Tract 59; thence
25 Southerly along the East line of said Tract 59
26 and the municipal limits of Cooper City per
27 Ordinance No. 84-8-8 to the Southeast corner of
28 said Tract 59; thence Westerly along the South
29 line of said Tract 59, being the Municipal
30 Limits of Cooper City per Ordinance No. 84-8-7,
31 to Point of Beginning No. 1. Together with the

1 following: Begin (Point of Beginning Number 2)
2 at the intersection of the West line of the
3 Southeast one-quarter (SE 1/4) of said Section
4 31 and the South line of said Tract 61; thence
5 Northerly along the West line of said Southeast
6 one-quarter (SE 1/4) to a line parallel with
7 and 145 feet South of the North line of Tract
8 64 in said Section 31; thence Easterly along
9 said parallel line to a line parallel with and
10 60 feet East of the West line of the Southeast
11 one-quarter (SE 1/4) of said Section 31; thence
12 Southerly along said parallel line and the
13 Municipal Limits of Cooper City per Ordinance
14 No. 2001-9-5 to the North line of said Tract
15 63; thence Easterly along said North line and
16 said Municipal Limits, to the Northeast corner
17 of said Tract 63; thence Southerly along the
18 East line of said Tracts 63, 62 and 61 and the
19 municipal limits of Cooper City per Chapter
20 59-1195, Laws of Florida, as amended by Chapter
21 61-2050, Laws of Florida, and per Ordinance No.
22 87-10-5 to the Southeast corner of said Tract
23 61; thence Westerly along the South line of
24 said Tract 61 to Point of Beginning Number 2.

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

28
29 Section 3. The Board of County Commissioners of
30 Broward County shall schedule an election on November 5, 2002,
31 in accordance with the provisions of law relating to elections

1 currently in force in Broward County. The subject of such
2 election shall be the date for the annexation of the Royal
3 Palm Ranches Area as described in section 2. Only registered
4 voters residing in the Royal Palm Ranches Area as described in
5 this act may vote in such election. On the ballot provided for
6 in this section shall appear the question of whether the
7 voters would prefer the annexation to be effective September
8 15, 2003, or September 15, 2004. The voters residing in the
9 Royal Palm Ranches Area shall, by majority vote of the voters
10 participating in the election, choose one of such dates for
11 annexation among those appearing on the ballot. A mail ballot
12 shall not be used for this election.

13 Section 4. The Royal Palm Ranches Area shall be deemed
14 a part of the City of Cooper City on the date receiving a
15 majority of the votes, pursuant to section 171.062, Florida
16 Statutes, except as otherwise provided in this act.

17 Section 5. All public roads and the public
18 rights-of-way associated therewith, on the Broward County Road
19 System lying within the limits of the lands subject to
20 annexation under this act, as described in section 2, are
21 transferred from Broward County jurisdiction to the
22 jurisdiction of the City of Cooper City, effective on the date
23 of annexation selected by the voters.

24 Section 6. The Royal Palm Ranches Area will be
25 considered a preservation area; and, in order to protect the
26 rural atmosphere of the Royal Palm Ranches community, all
27 Broward County land use and zoning classifications, rules, and
28 regulations that are applicable to this area on the effective
29 date of this act shall be adopted by the City of Cooper City
30 for the Royal Palm Ranches Area. If the Royal Palm Ranches
31 land use and zoning classifications, rules, and regulations

1 differ from those which exist in Cooper City, the city shall
2 modify its codes no later than September 15, 2003, to enable
3 Royal Palm Ranches to be maintained as it exists on the
4 effective date of this act. Any and all proposed municipal
5 enactments that may effect a change in the Royal Palm Ranches
6 Area, including, but not limited to, all quasi-judicial items,
7 including zoning modifications, site plans, plats, and
8 variances, must be approved by a super majority vote of the
9 city commission. A super majority vote shall be defined as a
10 four-fifth's vote of the city commission. All applications for
11 zoning changes within the Royal Palm Ranches Area require
12 written notification of all Royal Palm Ranches residents.
13 Moreover, any application for a change of zoning within the
14 Royal Palm Ranches Area must first come before a preservation
15 board made up of five members residing in the Royal Palm
16 Ranches Area who will be appointed every 2 years by the
17 governing body and will be responsible for issuing
18 recommendations on zoning changes within the Royal Palm
19 Ranches Area.

20 Section 7. The provisions of Cooper City Code Section
21 23-76, "SRL, Special Residential Lifestyle overlay district,"
22 shall apply to all of the lands annexed into the City of
23 Cooper City pursuant to this act, which can only be changed by
24 a super majority vote of the city commission.

25 Section 8. Upon annexation into the City of Cooper
26 City, the following shall govern the areas described in
27 section 2: for any use, building, or structure that is legally
28 in existence at the time the Royal Palm Ranches Area becomes a
29 part of the City of Cooper City, such use shall not be made a
30 prohibited use by the city, on the property of such use, for
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1 as long as the use shall continue and not be voluntarily
2 abandoned.

3 Section 9. Subsequent to the effective date of this
4 act, no change in land use designation or zoning shall be
5 effective within the limits of the lands subject to annexation
6 under this act until the Royal Palm Ranches Area has been
7 annexed into the City of Cooper City, nor shall annexation by
8 any other municipality occur during the period between the
9 effective date of this act and the effective date of the
10 annexation into the City of Cooper City.

11 Section 10. This act shall take precedence over any
12 other enacted law.

13 Section 11. This act shall take effect upon becoming a
14 law.

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