

By Senator Geller

29-2146-02

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 paragraphs (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 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; thence Easterly
22 along said parallel line and the Municipal
23 Limits of Cooper City as established by
24 Ordinance No. 87-2-1 to a point on the West
25 line of Tract 53 of said Plat; thence Northerly
26 along said West line, being the Municipal
27 Limits of Cooper City as established by said
28 Ordinance No. 87-2-1 and Ordinance No. 87-1-1
29 to the Northwest corner of said Tract 53;
30 thence Easterly along the North line of Tract
31 53 and Tract 54 of said Plat, being the

1 Municipal Limits of Cooper City as established
2 by Ordinance No. 87-1-1 and Ordinance No.
3 86-8-1 to the Northeast corner of "LAKE
4 MARANATHA ESTATES" as recorded in Plat Book
5 104, Page 42 Broward County Records; thence
6 Southerly along the East line of said "LAKE
7 MARANATHA ESTATES", said line also being the
8 East line of said Tract 54, and the Municipal
9 Limits of Cooper City as established by
10 Ordinance No. 86-8-1 to a line 60 feet North of
11 the South line of said Section 5; thence
12 Easterly along said line, being the Municipal
13 Limits of Cooper City per said Ordinance No.
14 86-8-1 to the East line of Tract 60 of said
15 "EVERGLADES SUGAR AND LAND COMPANY
16 SUBDIVISION"; thence Southerly along said East
17 line, being the Municipal Limits of Cooper City
18 as established by Ordinance No. 87-1-2 to the
19 South line of said Section 5; thence Westerly
20 along said South line, being the Municipal
21 Limits of the City of Pembroke Pines, per City
22 of Pembroke Pines Ordinance No. 536, to the
23 Point of Beginning.

24
25 Together with the following: A portion of Tract
26 4 in Section 31, Township 50 South, Range 41
27 East of "FLORIDA FRUIT LANDS COMPANY'S
28 SUBDIVISION NO. 1" according to the Plat
29 thereof as recorded in Plat Book 2, Page 17 of
30 the Public Records of Dade County Florida, said
31 portion being more particularly described as

1 follows: Begin at the Southwest corner of
2 Parcel 'A' of "ST. NICHOLAS UKRAINIAN ORTHODOX
3 CHURCH", according to the Plat thereof as
4 recorded in Plat Book 141, Page 11 of the
5 Public Records of Broward County, Florida;
6 thence Easterly along the South line of said
7 Parcel 'A' also being a line parallel with and
8 191.62 feet North of the South line of said
9 Tract 4 and the Municipal Limits of Cooper City
10 per Ordinance No. 90-5-1 to a line parallel
11 with and 900 feet East of the West line of said
12 Tract 4, also being the West line of Parcel 'B'
13 of said "ST. NICHOLAS UKRAINIAN ORTHODOX
14 CHURCH"; thence Southerly along said parallel
15 line and said Municipal Limits to an
16 intersection with a line parallel with and 18
17 feet North of the South line of said Tract 4,
18 also being the South line of said Parcel 'B';
19 thence Easterly along said parallel line and
20 said Municipal Limits to a line parallel with
21 and 53 feet West of the East line of said
22 Section 31; thence Northerly along said
23 parallel line and said Municipal Limits to the
24 South line of Tract 3 of said Section 31;
25 thence Easterly along said South line and the
26 Municipal Limits of Cooper City per Ordinance
27 No. 74-7-2 to the East line of said Section 31;
28 thence Southerly along said East line and the
29 Municipal Limits of Cooper City per Chapter
30 59-1195, Laws of Florida, amended by Chapter
31 61-2050, Laws of Florida, to an intersection

1 with the South line of said Tract 4; thence
2 Westerly along said South line and said
3 Municipal Limits to an intersection with a line
4 parallel with and 725 feet East of the West
5 line of said Tract 4; thence Northerly along
6 said parallel line and the Municipal Limits of
7 Cooper City per Ordinance No. 73-9-4 to the
8 Point of Beginning.
9
10 Together with the following: Portions of Tract
11 12, Section 32, Township 50 South, Range 41
12 East of "NEWMAN'S SURVEY" according to the Plat
13 thereof as recorded in Plat Book 2, Page 26 of
14 the Public Records of Dade County, Florida,
15 said portion being more particularly described
16 as follows: Begin (Point of Beginning Number 1)
17 at the Northwest corner of said Tract 12;
18 thence Easterly along the North line of said
19 Tract 12 and the Municipal Limits of Cooper
20 City per Chapter 59-1195, Laws of Florida,
21 amended by Chapter 61-2050, Laws of Florida, to
22 the Northeast corner of said Tract 12; thence
23 Southerly along the East line of said Tract 12
24 and said Municipal Limits to an intersection
25 with a line parallel with and 345 feet North of
26 the South line of said Tract 12; thence
27 Westerly along said parallel line and the
28 Municipal Limits of Cooper City per Ordinance
29 No. 83-5-5 to the West line of the East
30 one-third (E 1/3) of said Tract 12; thence
31 Northerly along said West line and the

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

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

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

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

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

9
10 Together with the following: A portion of Tract
11 64 of "FLORIDA FRUIT LANDS COMPANY'S
12 SUBDIVISION NO. 1", according to the Plat
13 thereof as recorded in Plat Book 2, Page 17 of
14 the Public Records of Dade County, Florida,
15 lying in Section 31, Township 50 South, Range
16 41 East, and being more particularly described
17 as follows: Begin at the Northwest corner of
18 the Southeast one-quarter (SE 1/4) of said
19 Section 31; thence Easterly along the North
20 line of said Southeast one-quarter (SE 1/4) and
21 the municipal limits of Cooper City per Chapter
22 59-1195, Laws of Florida, as amended by Chapter
23 61-2050, Laws of Florida, to a line parallel
24 with and 685 feet East of the West line of the
25 Southeast one-quarter (SE 1/4) of said Section
26 31; thence Southerly along said parallel line
27 and the Municipal Limits of Cooper City per
28 Ordinance No. 2001-9-5 to a line parallel with
29 and 145 feet South of the North line of said
30 Southeast one-quarter (SE 1/4); thence Westerly
31 along said parallel line and said Municipal

1 Limits to the West line of said Southeast
2 one-quarter (SE 1/4); thence Northerly along
3 said West line to 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 Board of County Commissioners of Broward County
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 such election shall be
30 the date for the annexation of the Royal Palm Ranches Area as
31 described in subsection B. Only registered voters residing in

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

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

14 E. All public roads and the public rights-of-way
15 associated therewith, on the Broward County Road System lying
16 within the limits of the lands subject to annexation under
17 this act, as described in subsection B, are transferred from
18 Broward County jurisdiction to the jurisdiction of the City of
19 Cooper City, effective on the date of annexation selected by
20 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 act, which can only be changed by a super
21 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 subsection B:
24 for any use, building, or structure that is legally in
25 existence at the time the Royal Palm Ranches Area becomes a
26 part of the City of Cooper City, such use shall not be made a
27 prohibited use by the city, on the property of such use, for
28 as long as the use shall continue and not be 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 under
2 this act until the Royal Palm Ranches Area has been annexed
3 into the City of Cooper City, nor shall annexation by any
4 other municipality occur during the period between the
5 effective date of this act and the effective date of the
6 annexation into the City of Cooper City.

7 J. This act shall take precedence over any other
8 enacted law.

9 Section 3. United Ranches Area annexation.--

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

19 B. The legal description of the United Ranches Area is
20 as follows:

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

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

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

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

1 Said lands situate, lying and being in Broward
2 County, Florida.
3
4 Portions of the West one-half (W1/2) of Section
5 31, Township 50 South, Range 41 East and a
6 portion of Section 25, Township 50 South, Range
7 40 East of "Florida Fruit Lands Company's
8 Subdivision No. 1", as recorded in Plat Book 2,
9 Page 17 of the Public Records of Dade County,
10 Florida, together with a portion of "F.M.
11 Brown's subdivision of Section 36, Township 50
12 South, Range 40 East" as recorded in Plat Book
13 4, Page 5 of the Public Records of Broward
14 County, Florida, and also together with a
15 portion of the hiatus between Range 41 East and
16 Range 40 East, all being more particularly
17 described as follows:
18
19 Begin at the Southeast corner of the Southwest
20 one-quarter (SW 1/4) of said Section 31; thence
21 Westerly along the South line of said Section
22 31, also being the municipal limits of Cooper
23 City per Ordinance number 83-6-4, to the East
24 line of the West one-half (W1/2) of tracts 41,
25 42, 43 and 44 of said, "Florida Fruit Lands
26 Company's Subdivision No. 1"; thence Northerly
27 along said East line, and the municipal limits
28 of Cooper City per Ordinance number 98-9-3 to
29 the South line of the Northwest one-quarter
30 (NW1/4) of the Southwest one-quarter (SW1/4) of
31 said Section 31; thence Westerly along said

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

1 Southerly along the West line of said Lot 42
2 and said municipal limits to the Southwest
3 corner of said Lot 42 and the North line of the
4 abovesaid Block 2; thence Westerly along said
5 North line and the municipal limits of Cooper
6 City per Ordinance number 84-3-1 to the
7 Northwest corner of said Block 2; thence
8 Northerly along the West line of said "Rio
9 Ranches" and the municipal limits of Cooper
10 City per Chapter 59-1195, Laws of Florida, as
11 amended by Chapter 61-2050, Laws of Florida, to
12 the Northwest corner of said "Rio Ranches";
13 thence Easterly along the North line of said
14 "Rio Ranches", being 40 feet South of the North
15 line of said Section 36, and the municipal
16 limits of Cooper City per Ordinance number
17 95-10-1 to a line parallel with and 55.00 feet
18 west of the East line of said Section 36;
19 thence Northerly along said parallel line, and
20 said municipal limits to the North line of said
21 Section 36; thence Easterly along said North
22 line and the municipal limits of Cooper City
23 per Ordinance number 93-9-1 to a line parallel
24 with and 50 feet West of the East line of said
25 Section 25; thence Northerly along said
26 parallel line and said municipal limits to the
27 South line of tract 55 in said Section 25;
28 thence Easterly along said South line and the
29 municipal limits of Cooper City per Ordinance
30 number 2001-4-2 to the East line of said
31 Section 25; thence Northerly along said East

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

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

8
9 Less therefrom the following:

10
11 That portion of Cooper City per Ordinance
12 number 92-8-1 described as follows; the West
13 156.875 feet of the East 470.625 feet of the
14 North 216.25 feet of the South 256.25 feet of
15 tract 41 in Section 31, Township 50 South,
16 Range 41 East of said "Florida Fruit Lands
17 Company's Subdivision No. 1".

18
19 And also less:

20
21 That portion of Cooper City per Ordinance
22 number 2001-5-1 described as follows; the South
23 143.50 feet of the West 125.00 feet of the East
24 1172.50 feet of tract 39, and the West 125.00
25 feet of the East 1172.50 feet less the South
26 35.00 feet of tract 40 in Section 31, Township
27 50 South, Range 41 East of said "Florida Fruit
28 Lands Company's Subdivision No. 1".

29
30 And also less:

31

1 That portion of Cooper City per Ordinance
2 number 89-5-6 described as follows; the South
3 215.37 feet of the West 450.00 feet of the East
4 1047.50 feet of tract 40 in Section 31,
5 Township 50 South, Range 41 East of said
6 "Florida Fruit Lands Company's Subdivision No.
7 1", less the South 55.00 feet; and less the
8 East 287.49 feet thereof.

9
10 And also less:

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

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

28
29 Tract 60 of "Florida Fruit Lands Company's
30 Subdivision No. 1", according to the plat
31 thereof as recorded in Plat Book 2, Page 17,

1 Dade County Records, lying in Section 31,
2 Township 50 South, Range 41 East, Broward
3 County, and being more particularly described
4 as follows:

5
6 BEGINNING at the Northeast corner of said Tract
7 60; thence Southerly along the East line of
8 said Tract 60 and 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, to the Southeast corner of said Tract
12 60; thence Westerly along the South line of
13 said Tract 60 to the West line of the Southeast
14 one-quarter (SE1/4) of said Section 31; thence
15 Northerly along said West line to the North
16 line of said Tract 60; thence Easterly along
17 said North line to the point of beginning.

18
19 Said lands situate, lying and being in Broward
20 County, Florida.

21
22 C. No later than July 1, 2002, those municipalities
23 which want to appear on the ballot shall, after having
24 considered the effects of annexation on the residents of the
25 specified unincorporated land and the municipality, and after
26 adopting a resolution expressing a desire to be included on
27 the ballot, shall by resolution inform the Broward County
28 Legislative Delegation and the Broward County Board of County
29 Commissioners that it desires to appear on the ballot, as
30 provided for in this act, by July 1, 2002, and the Broward
31 County Board of County Commissioners shall cause the names of

1 all such municipalities to appear on the ballot. If either one
2 municipality or no municipality expresses a desire to be
3 included on the ballot pursuant to this subsection, then no
4 election shall take place as provided for in subsection D and
5 the United Ranches Area shall not be annexed into any
6 municipality.

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

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

31

1 F. All public roads and the public rights-of-way
2 associated therewith, on the Broward County Road System lying
3 within the limits of the lands subject to annexation herein,
4 as described in subsection B, are transferred from Broward
5 County jurisdiction to the jurisdiction of annexing
6 municipality effective upon the effective date of the
7 annexation.

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

1 recommendations on zoning changes within the United Ranches
2 Area.

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

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

18 Section 4. Broward Estates Area annexation.--

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

26 B. The legal description of the Broward Estates Area
27 is as follows:

28
29 That portion of Sections 5 and 6, Township 50
30 South, Range 42 East; Broward County, Florida,
31 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 at the
5 intersection of the South line of said Section
6 6 with the Southerly prolongation of the
7 centerline of N.W. 38th Way, as shown by the
8 plat of BROWARD ESTATES Section 2, as recorded
9 in Plat Book 34, Page 19, Public Records of
10 Broward County, Florida,
11
12 thence continuing along the said boundary of
13 the City of Plantation the following ten (10)
14 courses;
15
16 thence North along the said Southerly
17 prolongation of the centerline of N.W. 38th Way
18 to an intersection with the North right-of-way
19 of Broward Blvd., said North right-of-way line
20 being 50 ft. North of and parallel to the South
21 line of said Section 6;
22
23 thence Easterly along the said North
24 right-of-way line of Broward Blvd. to the
25 Southeast corner of Tract "E," as shown by said
26 BROWARD ESTATES Section 2;
27
28 thence Northerly along the East line of said
29 Tract "E" to the Northeast corner of said Tract
30 "E";
31

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

1 thence Westerly along said Westerly
2 prolongation for a distance of 5 ft.;
3
4 thence Northerly along a line 225 ft. East of
5 and parallel to the West line of said Section 6
6 to the Westerly prolongation of the North
7 right-of-way line of N.W. 7th Street, as shown
8 by plat of ACADEMY AWARD HOMES Section 3, as
9 recorded in Plat Book 45, at Page 17 Public
10 Records of Broward County, Florida;
11
12 thence Easterly and Southeasterly along the
13 said North right-of-way line and the Easterly
14 prolongation thereof to the Northwest corner of
15 lot 3, Block 5, as shown by the plat of
16 TROPICANA PARK HOMES, as recorded in Plat Book
17 46, Page 17, Public Records of Broward County,
18 Florida;
19
20 thence Easterly along the North line of said
21 Lot 3 to the Northeast corner thereof;
22
23 thence Easterly to the Northwest corner of Lot
24 6, Block 27, as shown by the plat of NEW
25 BROWARDALE, as recorded in Plat Book 47, Page
26 14, Public Records of Broward County, Florida;
27
28 thence Easterly along the North line of said
29 Lot 6 to the Northeast corner thereof being on
30 the West right-of-way line of N.W. 34th
31

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

1 thence Easterly to the Northwest corner of Lot
2 1, Block 32, as shown by the said BROWARDALE
3 2ND ADDITION AMENDED PLAT; thence Easterly
4 along the North line of said Lot 1 to the
5 Northeast corner thereof;
6
7 thence Easterly to the Northwest corner of Lot
8 16, Block 31, as shown by the said BROWARDALE
9 2ND ADDITION AMENDED PLAT;
10
11 thence Easterly along the North line of said
12 Lot 16 to the Northeast corner thereof;
13
14 thence Easterly to the Northwest corner of Lot
15 16, Block 30, as shown by said BROWARDALE 2ND
16 ADDITION AMENDED PLAT;
17
18 thence Easterly along the North line of said
19 Lot 16, Block 30 to the Northeast corner
20 thereof;
21
22 thence Southerly along the East line of said
23 Lot 16, Block 30 to a point of intersection
24 with the North line of the Southeast
25 One-Quarter (SE 1/4), of the Southeast
26 One-Quarter (SE 1/4), of the Northeast
27 One-Quarter (NE 1/4) of said Section 6;
28
29 thence Easterly along said North line and the
30 Easterly prolongation thereof to the East
31

1 right-of-way line of Martin Luther King, Jr.
2 Blvd. (N.W. 31st Ave.);
3
4 thence Southerly along the said East
5 right-of-way line to the North right-of-way
6 line of West Broward Blvd. and the boundary of
7 the City of Fort Lauderdale as described in
8 Chapter 69-1057, Laws of Florida;
9
10 thence continuing along the said boundary of
11 the City of Fort Lauderdale the following two
12 (2) courses;
13
14 thence Westerly along the said North
15 right-of-way line to the Northerly extension of
16 the West right-of-way line of S.W. 31st Avenue;
17
18 thence Southerly along the said Northerly
19 extension to the South line of said Section 6;
20
21 thence Westerly along said South line to the
22 Point of Beginning.

23
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 currently in force in Broward
27 County on November 5, 2002. The subject of said election shall
28 be the annexation of the area described in section 4,
29 subsection B commonly known as the Broward Estates Area. Only
30 registered voters residing in the Broward Estates Area as
31 described in this act may vote in said election. On the ballot

1 provided for in this section shall appear the name of the City
2 of Plantation. The voters residing in the Broward Estates Area
3 shall, by majority vote of the voters participating in the
4 election, choose whether to join that city on September 15,
5 2003, or September 15, 2004. A mail ballot shall not be used
6 in this election. However, voters may vote by absentee ballot
7 as provided by law.

8 D. Upon a majority of the registered voters voting in
9 the referendum as provided in section 4, subsection C for
10 annexation into the City of Plantation, the area described in
11 this act shall be deemed a part of the City of Plantation on
12 September 15, 2003, or September 15, 2004, pursuant to section
13 171.062, Florida Statutes, except as provided for in this act.

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

24 F. An interlocal agreement between Broward County and
25 the City of Plantation shall be implemented regarding
26 infrastructure improvements in the unincorporated area as a
27 part of the annexation contemplated by this act.

28 G. The Board of County Commissioners of Broward County
29 is hereby authorized to set the election provided for in
30 section 4, subsection C by general election for the time
31 period provided in this act at the cost of Broward County. A

1 mail ballot shall not be used for any election provided for in
2 this act. However, voters may vote by absentee ballot as
3 provided by law.

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

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

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

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

29 I. Subsequent to the effective date of this act, no
30 change in land use designation or zoning shall be effective
31 within the limits of the lands subject to annexation herein

1 until the Broward Estates Area has been annexed into the City
2 of Plantation. No annexation within the Broward Estates Area
3 by any municipality shall occur during the time period between
4 the effective date of this act and the effective date of the
5 annexation.

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

21 Section 5. Broadview Park Area annexation.--

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

30 B. The Broward County Board of County Commissioners
31 shall schedule an election in accordance with the provisions

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

21 C. Upon a majority of the registered voters residing
22 in the Broadview Park Area voting for annexation into the City
23 of Fort Lauderdale, the Broadview Park Area described in
24 section 5, subsection D 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 Fort Lauderdale 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 subsection A, the area described in section 5,
31 subsection D 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 D. 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;

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

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

1 thence Southwesterly along said West
2 right-of-line to the South bank of the North
3 New River Canal;
4
5 thence Northwesterly along said South bank to
6 the Northerly extension of the West line of the
7 East One-Half of Tract 1, Tier 7 of said
8 Newman's Survey;
9
10 thence Southwesterly along said Northerly
11 extension to the Northwest corner of the said
12 East One-Half of Tract 1, Tier 7, also being on
13 the South right-of-way line of North New River
14 Canal;
15
16 thence Northwesterly along the said Southerly
17 right-of-way line to the Easterly line of Tier
18 21 of said Newman's Survey;
19
20 thence Northwesterly, continuing on the
21 boundary of the Town of Davie, along the said
22 Southerly right-of-way line to the intersection
23 with the Southwesterly extension of the East
24 line of the aforesaid Tract 1, Tier 24;
25
26 thence Northeasterly along said Southwesterly
27 extension to the Point of Beginning.
28
29 E. Upon a majority of the registered voters voting in
30 said election in the Broadview Park Area voting for annexation
31 into the City of Plantation, the Broadview Park Area described

1 in section 5, subsection F shall be deemed a part of said
2 municipality on September 15, 2003, pursuant to section
3 171.062, Florida Statutes, except as provided for in this act.
4 However, should the City of Plantation be the only
5 municipality to have informed the Broward County Legislative
6 Delegation that it desires to appear on the ballot as provided
7 for in section 5, subsection A, the area described in section
8 5, subsection F shall be deemed a part of said municipality on
9 September 15, 2003, or September 15, 2004, pursuant to section
10 171.062, Florida Statutes, except as provided in this act.

11 F. That portion of sections 13, 14, 23, and 24,
12 Township 50 South, Range 41 East and Section 18 Township 50
13 South, Range 42 East, Broward County, Florida, described as
14 follows:

15
16 Beginning at a point on the boundary of the
17 City of Plantation established by Chapter
18 68-101 Laws of Florida, being the Southeast
19 corner of Tract 1, Tier 24, according to
20 Newman's Survey of Section 14, Township 50
21 South, Range 41 East, as recorded in Plat Book
22 2, Page 26, Public Records of Dade County,
23 Florida;

24
25 thence continuing along the said boundary of
26 the City of Plantation the following 6 courses;

27
28 thence Northeasterly along the East line of
29 said Tier 24, to the North line of said Section
30 13;

31

1 thence East along the said North line of
2 Section 13 to a point of intersection with the
3 Northerly extension of the Westerly line of
4 Block 3, as shown by the plat of LAUDERDALE
5 HIGHLANDS as recorded in Plat Book 12, at Page
6 37, Public Records of Broward County, Florida;
7 thence Southwesterly along the Westerly line of
8 said Block 3 and its Northerly extension
9 thereof, to the Southwesterly corner of Lot 11
10 of said Block 3;

11
12 thence Easterly along the Southerly line of
13 said Lot 11 and its Easterly extension thereof,
14 to a point of intersection with the Easterly
15 right-of-way line of Highland Avenue, as shown
16 by said plat of LAUDERDALE HIGHLANDS;

17
18 thence Southwesterly along the Easterly
19 right-of-way line of said Highland Avenue to a
20 point of intersection with the South line of
21 Block 1, as shown by said plat of LAUDERDALE
22 HIGHLANDS; thence Easterly along the South line
23 of said Block 1 and its Easterly extension
24 thereof to a point of intersection with the
25 East right-of-way line of State Road No.7, as
26 described in City of Fort Lauderdale annexing
27 Resolution No. 8519;

28
29 thence Southerly along the said east
30 right-of-way line to the North right-of-way
31 line of Riverland Road and the boundary of the

1 Town of Davie as described in Chapter 84-420,
2 Laws of Florida;
3
4 thence continuing along said boundary of the
5 Town of Davie the following 10 courses;
6
7 thence Westerly along the Westerly prolongation
8 of the said North right-of-way line to the West
9 right-of-way line of State Road No.7;
10
11 thence Southerly along said West right-of-way
12 line to a point of intersection with a line 300
13 feet North of the Southerly line of Tract 2,
14 Tier 4, of said Newman's Survey, as measured
15 along the said Westerly right-of-way line;
16
17 thence Northwesterly to a point on the Easterly
18 right-of-way line of Southwest 41st Avenue,
19 being 298.34 feet Northerly from the Southwest
20 corner of said Tract 2, Tier 4; thence Westerly
21 to a point of intersection of the West
22 right-of-way line of Southwest 41st Avenue with
23 the North line of said Section 24;
24
25 thence Southwesterly along the said West
26 right-of-way line to the centerline of North
27 New River Canal;
28
29 thence Southeasterly along said centerline to
30 the Westerly right-of-way line of State Road
31 No.7;

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

1 That portion of Sections 7, 8, 14, 15, 16 and
2 17, Township 50 South, Range 41 East and
3 Sections 2, 11 and 12, Township 50 South, Range
4 40 East, Broward County,
5 Florida, described as follows:
6
7 Beginning at a point on the boundary of the
8 City of Plantation established by Chapter
9 68-101, Laws of Florida, being the Southeast
10 corner of Tract 1, Tier 24, according to
11 Newman's Survey of Section 14, Township 50
12 South, Range 41 East, as recorded in Plat Book
13 2, Page 26, Public Records of Dade County,
14 Florida;
15
16 thence Northwesterly along the North right of
17 way line of the North New River Canal and along
18 the boundary of the City of Plantation
19 established by said Chapter 68-101 and by
20 Ordinance 1008, Ordinance 568, and Ordinance
21 543, all as adopted by the City of Plantation,
22 to the intersection with the West line of said
23 Section 2;
24
25 thence Southerly along the said West line to
26 the South right of way line of the North New
27 River Canal, being a point on the boundary of
28 the Town of Davie established by Chapter
29 84-420, Laws of Florida;
30
31

1 thence Southeasterly along the said South right
2 of way line and along the boundary of the Town
3 of Davie established by said Chapter 84-420 and
4 by Ordinance 85-97, adopted by the Town of
5 Davie, to the intersection with the
6 Southwesterly extension of the East line of
7 Tier 24 of said Newman's Survey;

8
9 thence Northeasterly along the said
10 Southwesterly extension to the point of
11 BEGINNING.

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

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

25 I. The Board of County Commissioners of Broward County
26 is hereby authorized to set the election provided for in
27 section 5, subsection B by general election for the time
28 period provided in this act at the cost of Broward County. A
29 mail ballot shall not be used for any election provided for in
30 this act. However, voters may vote by absentee ballot as
31 provided by law.

1 J. Upon annexation into a municipality, the following
2 shall govern the areas described in section 5, either in
3 subsection D or subsection F:

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 Broadview Park Area, notwithstanding the
8 fact that the Broadview Park Area is now a part of a
9 municipality. The land use designations and zoning of Broward
10 County shall be deemed the conforming laws of the municipality
11 of which the Broadview Park Area is now a part.

12 (2) Any change of zoning districts or land use
13 designations may only be accomplished by enactment of the vote
14 of the majority of the full governing body of the municipality
15 plus one.

16 (3) Notwithstanding paragraphs (1) and (2), any use,
17 building, or structure that is legally in existence at the
18 time that the Broadview Park Area becomes a part of the
19 municipality, said use shall not be made a prohibited use by
20 the municipality, on the property of said use, for as long as
21 the use shall continue, and not be voluntarily abandoned.

22 K. 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 the Broadview Park Area has been annexed into the
26 municipality. No annexation within the Broadview Park Area by
27 any municipality shall occur during the time period between
28 the effective date of this act and the effective date of the
29 annexation.

30 L. All public roads and the public rights-of-way
31 associated therewith, on the Broward County Road System, lying

1 within the limits of the lands subject to annexation herein,
2 as described in either section 5, subsection C or subsection
3 E, are transferred from Broward County jurisdiction to the
4 jurisdiction of the annexing municipality, except for those
5 portions of Nob Hill Road, Pine Island Road, and Davie
6 Boulevard and that portion of Peters Road west of the Peters
7 Road/Davie Boulevard intersection lying within the limits of
8 the annexation area. All rights, title, interests, and
9 responsibilities for any transferred roads, including, but not
10 limited to, the ownership, operation, maintenance, planning,
11 design, and construction of said roads and to the
12 rights-of-way associated therewith shall transfer from Broward
13 County jurisdiction and ownership to the jurisdiction and
14 ownership of the annexing municipality upon the effective date
15 of the annexation.

16 Section 6. Rock Island Area annexation.--

17 A. The legal description of the Rock Island Area is as
18 follows: that portion of sections 28 and 29, Township 49
19 South, Range 42 East, Broward County, Florida, described as
20 follows:

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

28
29 thence along said municipal boundary of the
30 City of Fort Lauderdale, the following 7
31 courses;

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

1 40, of the City of Lauderdale Lakes, the
2 following three (3) courses:
3
4 thence North along said West line to the South
5 line of the Southwest one-quarter (SW1/4) of
6 the Southwest one-quarter (SW1/4) of the
7 Northwest one-quarter (NW1/4) of said Section
8 29;
9
10 thence East along said South line to the
11 Southeast corner of said Southwest one-quarter
12 (SW1/4) of the Southwest one-quarter (SW1/4) of
13 the Northwest one-quarter (NW 1/4);
14
15 thence North along the East line of said
16 Southwest one-quarter (SW1/4) of the Southwest
17 one-quarter (SW1/4) of the Northwest
18 one-quarter (NW1/4) to a line 35.00 feet north
19 of and parallel with the South line of the
20 North one-half (N1/2) of said Section 29, also
21 being a point on the municipal boundary of the
22 City of Oakland Park, as established by
23 Ordinance 477, of the City of Oakland Park;
24
25 thence along said municipal boundary of the
26 City of Oakland Park and along said parallel
27 line to a line 100.00 feet west of and parallel
28 with the East line of the West one-half (W1/2)
29 of the West one-half (W1/2) of the Southwest
30 one-quarter (SW1/4) of the Northeast
31 one-quarter (NE1/4) of said Section 29; thence

1 along the municipal boundary of the City of
2 Oakland Park, as established by Chapter 79-519,
3 Laws of Florida , the following four (4)
4 courses:
5
6 thence South along said parallel line, also
7 being a line 270.00 feet West of the West
8 right-of-way line of NW 26 Avenue, to the South
9 right-of-way line of NW 26 Street;
10
11 thence Easterly along said South right-of-way
12 line to the East right-of-way line of NW 21
13 Avenue;
14
15 thence North along said East right-of-way line
16 to the South line of the Northwest one-quarter
17 (NW 1/4) of said Section 28;
18
19 thence East along said South line to the West
20 right-of-way line of the Seaboard Coastline
21 Railroad;
22
23 thence along the municipal boundary of the City
24 of Oakland Park, as established by Chapter
25 83-476,Laws of Florida, and Southwesterly along
26 said West right-of-way line to the Point of
27 Beginning.
28
29 B. The Broward County Board of County Commissioners
30 shall schedule an election in accordance with the provisions
31 of the law relating to elections currently in force in Broward

1 County on September 10, 2002. The subject of said election
2 shall be the annexation of the Rock Island Area. Only
3 registered voters residing in the Rock Island Area as
4 described in this act may vote in said election. On the ballot
5 provided for in this section shall appear the City of Fort
6 Lauderdale, the City of Lauderdale Lakes, and the City of
7 Oakland Park. The voters residing in the Rock Island Area
8 shall, by majority vote of the voters participating in the
9 election, choose one municipality for annexation.

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

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

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

31

1 transitioning county services, buildings, infrastructure,
2 waterways, and employees.

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

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

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

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

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

29 (3) Notwithstanding paragraphs (1) and (2), any use,
30 building, or structure that is legally in existence at the
31 time that the Rock Island Area becomes a part of the

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

4 I. 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 the Rock Island Area has been annexed into the
8 municipality. No annexation within the Rock Island Area by any
9 municipality shall occur during the time period between the
10 effective date of this act and the effective date of the
11 annexation.

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

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

28 A. The area known as the Broadview Estates/Pompano
29 Park Annexation Area is described as follows:
30
31

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

1 56, page 28, "Broadview Country Club Estates,
2 12th addition", plat book 57, page 18,
3 "Broadview Country Club Estates, 14th
4 addition", plat book 58 page 18, "Broadview
5 Country Club Estates, 15th addition", plat book
6 62, page 35, "Perry's addition to Broadview
7 Country Club Estates", plat book 62, page 43,
8 "Springbank Park", plat book 63, page 47,
9 "Springbank Park, section 2", plat book 69,
10 page 23, "Southern Federal at Tamarac, plat
11 book 82, page 36, "Sloate & Zito Center", plat
12 book 83, page 13, Buntrock plat", plat book 84,
13 page 30, "Bailey Road Plaza", plat book 86,
14 page 1, "Staples Commercial plat", plat book
15 93, page 2, "Zackowitz plat", plat book 100,
16 page 38, "Wellens Commercial", plat book 115,
17 page 44, "Plaza Seven Subdivision", plat book
18 117, page 24, "Centrum-robaina plat", plat book
19 127, page 27, "Hidden Lake Estates", plat book
20 144, page 46, and the "Wiley plat", plat book
21 168, page 29, said portions being more
22 particularly described as follows: beginning at
23 the intersection of a line lying 170.00 feet
24 east of the west line of said section 12, and
25 the north line of said section 12; said line
26 also being the municipal limits of North
27 Lauderdale per Chapter 83-475, House Bill no.
28 926, Laws of Florida; thence along said north
29 line and said municipal limits line, south
30 88°55'02" east, 5,098.96 feet to an
31 intersection with a point on a line lying 15

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

1 Lonestar Park", according to the plat thereof
2 as recorded in plat book 124, page 12, of the
3 public records of Broward County, Florida;
4 thence south 00°07'30" east, along said
5 westerly line and the westerly line of
6 "Prospect Industrial and Commercial Park"
7 according to the plat thereof as recorded in
8 plat book 104, page 17, of the public records
9 of Broward County, Florida, said line also
10 being the municipal limits of Fort Lauderdale
11 per ordinance c-72-22, 2,078.22 feet to the
12 northeast corner of "Leder Commercial
13 Subdivision", according to the plat thereof as
14 recorded in plat book 79, page 25 of the public
15 records of Broward County, Florida; thence
16 along the north line of said "Leder Commercial
17 Subdivision" plat, said line also being the
18 municipal limits of Fort Lauderdale per
19 ordinance c-73-4 north 88°33'38" west, 1,271.42
20 feet to the east right of way line of State
21 Road 7; thence along said east right of way
22 line and said municipal limits line, south
23 00°00'30" east, 658.62 feet to the south line
24 of the northwest quarter (n.w. 1/4) of said
25 section 18; thence along the municipal limits
26 of Tamarac, per ordinance 0-81-17, the
27 following nine (9) courses; (1) thence north
28 88°29'17" west 153 feet along said south line
29 and the westerly prolongation thereof to the
30 west right of way line of State Road 7; (2)
31 thence northerly along said west right of way

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

1 of the City of North Lauderdale per Chapter
2 83-475 House Bill 926 Laws of Florida, north
3 00°00'05" east, 2,646.09 feet to the point of
4 beginning. Less therefrom: that portion of the
5 City of Ft. Lauderdale, as per ordinance c-73-4
6 lying in section 18, township 49 south, range
7 42 east, Broward County, Florida, being more
8 particularly described as follows: beginning at
9 the northwest corner of the south half (s 1/2)
10 of the southeast one quarter (s.e. 1/4) of the
11 northwest one quarter (n.w. 1/4) of section 18,
12 township 49 south, range 42 east; thence north
13 00°07'30" west along the extension of the west
14 line of the south half (s 1/2) of the southeast
15 one quarter (s.e. 1/4) of the northwest one
16 quarter (n.w. 1/4), a distance of 15.00 feet;
17 thence north 88°33'38" west, a distance of
18 10.00 feet; thence south 00°07'30" east, 10.00
19 feet west of and parallel to the said west line
20 of the south half (s 1/2) of the southeast one
21 quarter (s.e. 1/4) of the northwest one quarter
22 (n.w. 1/4), a distance of 33.33 feet; thence
23 south 88°33'38" east, a distance of 10.00 feet
24 to a point on the west line of said south half
25 (s1/2) of the southeast one quarter (s.e. 1/4)
26 of the northwest one quarter (n.w. 1/4); thence
27 north 00°07'30" west, along the said west line
28 of the south half (s 1/2) of the southeast one
29 quarter (s.e. 1/4) of the northwest one quarter
30 (n.w. 1/4), a distance of 18.33 feet to the
31 point of beginning.

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Said lands situate in Broward County, Florida.

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

Shall the Broadview Estates/Pompano Park Annexation Area be annexed into the City of North Lauderdale effective September 15, 2003, or September 15, 2004.

Select one below:

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

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

C. All of the Broadview Estates/Pompano Park Annexation Area, as defined herein, shall be deemed a part of

1 the City of North Lauderdale effective on the date which
2 receives a majority of the votes in the election described in
3 subsection B.

4 D. As of the effective date of annexation, whichever
5 date receives a majority of the votes in the election
6 described in subsection B, the City of North Lauderdale shall
7 have all powers and responsibilities as provided in section
8 171.062, Florida Statutes, except as provided in this act.

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

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

25 G. 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 subsection A, are transferred from Broward
29 County jurisdiction to the jurisdiction of the City of North
30 Lauderdale except McNab Road, upon the effective date of the
31 annexation.

1 H. Upon the effective date of the annexation, the City
2 of North Lauderdale shall be responsible for and embodied with
3 all municipal powers granted in chapter 166, Florida Statutes,
4 over territory hereby annexed.

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

10 Section 8. Coral Springs/Sawgrass Expressway
11 annexation.--

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

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

1 Township 48 South, Range 41 East, Broward
2 County, Florida, described as follows:
3 BEGINNING at the intersection of the South
4 right of way line of the Sawgrass Expressway as
5 shown on Sawgrass/Deerfield Expressway Right of
6 way Map, recorded in Misc. Map Book R/W 11,
7 Page 36, of the public records of Broward
8 County, Florida, with the East line of the West
9 One-Half (W 1/2) of Tract 8 of FLORIDA FRUIT
10 LANDS COMPANY'S SUBDIVISION NO. 2 of said
11 Section 11, according to the plat thereof, as
12 recorded in Plat Book 1, Page 102 of the public
13 records of Palm Beach County, Florida, being a
14 point on the municipal boundary of the City of
15 Coral Springs, as established by Ordinance No.
16 82-101 of the City of Coral Springs; THENCE
17 Easterly along said South right of way line and
18 along the municipal boundary of the City of
19 Coral Springs, as established by Ordinance No.
20 89-161 of the City of Coral Springs, being
21 along the South right of way line of the
22 Sawgrass Expressway as described in Civil
23 Action No. 84-023808CN, to the West right of
24 way line of State Road No. 7, as shown on the
25 Department of Transportation right of way map
26 No. 86100-2532, sheets 5 and 6; THENCE
27 northerly along said West right of way line to
28 the North right of way line of the Sawgrass
29 Expressway, as shown on the aforesaid
30 Sawgrass/Deerfield Expressway Right of way Map
31 and the North line of said Section 12;

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

17
18 B. 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 8,
21 subsection A, are transferred from Broward County jurisdiction
22 to the jurisdiction of the annexing municipality except for
23 county collector roads and all roads within the state highway
24 system and any public rights of way associated therewith.

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

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

1 nongovernmental entities, which contracts are in effect prior
2 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,
7 over 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. On the ballot shall appear the question of whether
8 the voters would prefer the annexation effective September 15,
9 2003, or September 15, 2004. The voters residing in the
10 unincorporated area described in subsection A shall, by
11 majority vote of the voters participating in the election,
12 choose one of said dates for annexation into the City of
13 Deerfield Beach.

14 C. Deerfield Beach shall have all powers and
15 responsibilities as provided in section 171.062, Florida
16 Statutes, except as provided in this act as of the effective
17 dates of annexation.

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

27 E. Subsequent to the effective date of this act, no
28 change in land use designation or zoning shall be effective
29 within the limits of the lands subject to annexation herein,
30 until said portion of the areas described in section 10,
31

1 subsection A of this act, has been annexed into Deerfield
2 Beach, pursuant to this act.

3 F. All public roads and the public rights-of-way
4 associated therewith, lying within the limits of the lands
5 subject to annexation herein, as described in section 10,
6 subsection A of this act, are transferred from Broward County
7 jurisdiction to the jurisdiction of Deerfield Beach.

8 G. The legal description for the Pompano Beach
9 Highlands is as follows:

10
11 A portion of Sections 12 and 13, Township 48
12 South, Range 42 East; and a portion of Sections
13 7 and 18, Township 48 South, Range 43 East,
14 Broward County, Florida, described as follows:

15
16 BEGINNING at the intersection of the South
17 right-of-way line of SE 15 Street (NE 54
18 Street), being a point on the municipal
19 boundary of the City of Deerfield Beach, as
20 established by Chapter 70-647, Laws of Florida,
21 with the Westerly right-of-way line of Federal
22 Highway, State Road No.5 (U.S. No. 1), being a
23 point on the municipal boundary of the City of
24 Lighthouse Point, as established by Chapter
25 70-783, Laws of Florida,

26
27 THENCE Southwesterly along said Westerly
28 right-of-way line, as established by Chapter
29 70-783 and continuing Southwesterly along the
30 Westerly right-of-way line of Federal Highway,
31 State Road No.5 (U.S. No.1), also being along

1 the municipal boundary of the City of
2 Lighthouse Point, as established by Chapter
3 70-784, Laws of Florida, to the centerline of
4 NE 36 Street (Sample Road);
5
6 THENCE Westerly along said centerline also
7 being along the municipal boundary of the City
8 of Pompano Beach, as established by Chapter
9 2000-476, Laws of Florida to the East
10 right-of-way line of the Florida East Coast
11 Railway;
12
13 THENCE Northeasterly along said East
14 right-of-way line, a portion of which is along
15 the municipal boundary of the City of Deerfield
16 Beach, as established by Chapter 99-471, Laws
17 of Florida, to the South line of Parcel "A",
18 MORGAN PLAT NO. 1, according to the plat
19 thereof as recorded in Plat Book 110, Page 42,
20 of the Public Records of Broward County,
21 Florida;
22
23 THENCE along the municipal boundary of the City
24 of Deerfield Beach, as established by Ordinance
25 1985/24, City of Deerfield Beach, the following
26 two (2) courses;
27
28 THENCE Easterly along the said South line of
29 Parcel "A" to the East line of said Parcel "A";
30
31

1 THENCE Northerly along said East line to the
2 intersection with the East right-of-way line of
3 N E 13th Way, as shown on said MORGAN PLAT NO.
4 1;
5
6 THENCE along the municipal boundary of the City
7 of Deerfield Beach, as established by Chapter
8 99-471, Laws of Florida, the following three
9 (3) courses;
10
11 THENCE Northerly along the said East
12 right-of-way line to the North line of Parcel
13 "B" of said MORGAN PLAT NO. 1;
14
15 THENCE Easterly along said North line to the
16 East line of said Parcel "B";
17
18 THENCE Northerly along the Northerly extension
19 of said East line to the South right-of-way
20 line of SW 15 Street (NE 54 Street), as
21 established by aforesaid Chapter 70-647, Laws
22 of Florida;
23
24 THENCE Easterly along said South right-of-way
25 line to the POINT OF BEGINNING.
26
27 H. An election shall be scheduled by the Board of
28 County Commissioners of Broward County in accordance with the
29 provisions of law relating to elections in force in Broward
30 County on November 5, 2002. Only registered voters residing in
31 the unincorporated area as described in section 10, subsection

1 G of this act may vote in said election. A mail ballot shall
2 not be used in said election. On the ballot shall appear the
3 question of whether the voters would prefer annexation into
4 the City of Deerfield Beach or the City of Pompano Beach
5 effective September 15, 2003. The voters residing in the
6 unincorporated area described in subsection G shall, by
7 majority vote of the voters participating in the election,
8 choose one of said municipalities for annexation.

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

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

24 K. Subsequent to the effective date of this act, no
25 change in land use designation or zoning shall be effective
26 within the limits of the lands subject to annexation herein,
27 until said portion of the areas described in section 10,
28 subsection G of this act has been annexed into the
29 municipality receiving the majority of votes as described in
30 section 10, subsection H, of this act, pursuant to this act.

31

1 L. All public roads and the public rights-of-way
2 associated therewith, lying within the limits of the lands
3 subject to annexation herein, as described in section 10,
4 subsection G of this act are transferred from Broward County
5 jurisdiction to the jurisdiction of the annexing municipality.

6 M. The legal description for the unincorporated
7 neighborhoods of Kendall Green, Leisureville, and Loch Lomond
8 are as follows:

9
10 BEGINNING at the intersection of the Easterly
11 right-of-way line of the Florida East Coast
12 Railway as described in Ordinance No. 80-38 of
13 the City Commission of the City of Pompano
14 Beach with the South right-of-way line of N.E.
15 24 Street (Copans Road), as described in said
16 Ordinance No. 80-38;

17
18 Thence Northwesterly and Westerly along said
19 South right-of-way line and along the municipal
20 boundary of the City of Pompano Beach, as
21 described in said Ordinance No. 80-38, through
22 said Section 25 and into said Section 26, to
23 the East line of the West half of said Section
24 26;

25
26 Thence Northerly along said East line and along
27 the municipal boundary of the City of Pompano
28 Beach, as described in Chapter 69-1513, Laws of
29 Florida, to the North line of the West One-Half
30 (W 1/2) of said Section 26;

1 Thence Westerly along said North line, the
2 South line of the Southeast One-Quarter (SE
3 1/4) of said Section 22 and along said
4 municipal boundary, to the Easterly
5 right-of-way line of the Seaboard Coastline
6 Railroad;
7
8 Thence Northeasterly along said Easterly
9 right-of-way line and along the municipal
10 boundary of the City of Pompano Beach, as
11 described in Chapter 2000-458, Laws of Florida,
12 to the Westerly right-of-way line of Interstate
13 95 (State Road No. 9) as shown on Florida
14 Department of Transportation Right-of-way Map
15 (Section 86070-2413);
16
17 Thence North 88°30'27" East along said Westerly
18 right-of-way line and the South line of a
19 parcel described in Ordinance No. 90-53 of the
20 City Commission of the City of Pompano Beach,
21 Florida, a distance of 277.01 feet;
22
23 Thence North 59°00'27" East along said Westerly
24 right-of-way line and the Southerly line of
25 said parcel, a distance of 88.64 feet;
26
27 Thence North 29°30'27" East along said Westerly
28 right-of-way line and the Easterly line of said
29 parcel, a distance of 435.76 feet to the point
30 of curvature of a curve concave to the
31 Southeast;

1
2 Thence Northeasterly along said Westerly
3 right-of-way line and the Easterly line of a
4 parcel described in Ordinance No.90-54 of the
5 City Commission of the City of Pompano Beach,
6 Florida, and along the arc of said curve,
7 having a radius of 772.00 feet and a central
8 angle of 43°27'07", an arc distance of 585.47
9 feet to a point of tangency;
10 Thence along the boundary of said parcel
11 described in said Ordinance No. 90-54, the
12 following 12 courses;
13
14 North 73°03'48" East along said Westerly
15 right-of-way line, a distance of 679.79 feet to
16 the point of curvature of a curve concave to
17 the Northwest;
18
19 Northeasterly along said Westerly right-of-way
20 line and the arc of said curve, having a radius
21 of 901.74 feet and a central angle of
22 31°24'05", an arc distance of 494.20 feet to a
23 point of tangency;
24
25 North 41°39'43" East along said Westerly
26 right-of-way line, a distance of 474.37 feet;
27
28 North 37°39'43" East along said Westerly
29 right-of-way line, a distance of 929.07 feet to
30 a point of curvature of a curve concave to the
31 Northwest;

1
2 Northeasterly along the Westerly right-of-way
3 line and the arc of said curve, having a radius
4 of 3300.52 feet, a central angle of 03°19'12",
5 an arc distance of 191.25 feet to the North
6 line of the Southwest One-Quarter (SW 1/4) of
7 said Section 23;
8
9 South 88°36'48" West along said North line, a
10 distance of 1242.61 feet to the East line of
11 the West One-Half (W 1/2) of the Northwest
12 One-Quarter (NW 1/4) of said Section 23;
13
14 North 01°31'35" West along said East line, a
15 distance of 1960.40 feet to the North line of
16 the South One-Half (W 1/2) of the Northwest
17 One-Quarter (NW 1/4) of the Northwest
18 One-Quarter (NW 1/4) of said Section 23;
19
20 South 88°40'22" West along said North line, a
21 distance of 564.24 feet;
22
23 North 01°17'56" West, a distance of 153.74
24 feet;
25
26 South 88°42'03" West, a distance of 100.00
27 feet;
28
29 South 01°17'56" East, a distance of 208.79 feet
30 to a line 55.00 feet South of and parallel with
31 the North line of the South One-Half (S 1/2) of

1 the Northwest One-Quarter (NW 1/4) of the
2 Northwest One-Quarter (NW 1/4) of said Section
3 23;
4
5 South 88°40'22" West along said parallel line,
6 a distance of 285.52 feet to the Easterly
7 right-of-way line of the Seaboard Coastline
8 Railroad, being a point on the municipal
9 boundary of the City of Pompano Beach, as
10 described in Chapter 2000-458, Laws of Florida;
11
12 Thence Northeasterly along said municipal
13 boundary and along said Easterly right-of-way
14 line to the centerline of N.W. 36 Street
15 (Sample Road);
16
17 Thence Easterly along said centerline to the
18 Easterly right-of-way line of the Florida East
19 Coast Railway, being a point on the municipal
20 boundary of the City of Pompano Beach, as
21 described in Chapter 2000-476, Laws of Florida;
22
23 Thence Southwesterly along said Easterly
24 right-of-way line and along said municipal
25 boundary to the POINT OF BEGINNING.
26
27 N. An election shall be scheduled by the Board of
28 County Commissioners of Broward County in accordance with the
29 provisions of law relating to elections in force in Broward
30 County on November 5, 2002. Only registered voters residing in
31 the unincorporated area as described in section 10, subsection

1 M, of this act may vote in said election. A mail ballot shall
2 not be used in said election. On the ballot shall appear the
3 question of whether the voters would prefer the annexation
4 effective September 15, 2003, or September 15, 2004. The
5 voters residing in the unincorporated area described in
6 subsection M shall, by majority vote of the voters
7 participating in the election, choose one of said dates for
8 annexation into the City of Pompano Beach.

9 O. The City of Pompano Beach shall have all powers and
10 responsibilities as provided in section 171.062, Florida
11 Statutes, except as provided in this act as of the effective
12 dates of annexation.

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

22 Q. 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 M, of this act has been annexed into the City of
27 Pompano Beach, pursuant to this act.

28 R. 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 M of this act are transferred from Broward County
2 jurisdiction to the jurisdiction of the annexing municipality.

3 Section 11. This act shall take precedence over any
4 other enacted law.

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

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