

By Representative Ritter

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

8  
9   Be It Enacted by the Legislature of the State of Florida:

10  
11           Section 1. The governing body of the City of Cooper  
12 City has affirmed its interest to serve as the governing body  
13 for a specified unincorporated area hereinafter known as the  
14 "Royal Palm Ranches Area," as described in section 2.

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

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

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

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

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

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

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

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

10

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

25

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

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



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

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

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

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

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

1       Cooper City per Chapter 71-594, Laws of Florida  
2       (House Bill 2489), to the West line of said  
3       Tract 13 and the West line of said Section 32;  
4       thence Northerly along said West line and the  
5       Municipal Limits of Cooper City per Ordinance  
6       No. 84-8-8 to Point of Beginning No. 3.  
7  
8       Together with the following: Portions of Tracts  
9       28 and 29 in Section 30, Township 50 South,  
10       Range 41 East, together with a portion of the  
11       South New River Canal right-of-way adjacent to  
12       said Tracts; all as shown on 'NEWMAN'S SURVEY',  
13       according to the Plat thereof as recorded in  
14       Plat Book 2, Page 26 of the Public Records of  
15       Dade County, Florida, being more particularly  
16       described as follows: Commence at the Southeast  
17       corner of said Section 30; thence Westerly  
18       along the South line of said Section 30 to an  
19       intersection with the Southerly prolongation of  
20       the East line of said Tract 29; thence  
21       Northerly along said Southerly prolongation to  
22       the Southeast corner of said Tract 29 and Point  
23       of Beginning Number 1; thence Westerly along  
24       the South line of said Tract 29, being the  
25       municipal limits of Cooper City per Chapter  
26       59-1195, Laws of Florida, amended by Chapter  
27       61-2050, Laws of Florida, to the East  
28       right-of-way line of that certain 30 foot  
29       roadway lying between said Tracts 28 and 29;  
30       thence Northerly along said right-of-way line  
31       and the municipal limits of Cooper City per

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

1       Chapter 84-420, Laws of Florida, to the  
2       Northerly prolongation of the West line of said  
3       Tract 29; thence Southerly along said  
4       prolongation to the South right-of-way line of  
5       said New River Canal; thence Westerly along  
6       said South right-of-way line and the Municipal  
7       Limits of Cooper City per Chapter 59-1195, Laws  
8       of Florida, as amended by Chapter 61-2050, Laws  
9       of Florida, to the West line of that certain 30  
10       foot roadway lying between Tracts 28 and 29;  
11       thence Southerly along said West line to Point  
12       of Beginning Number 2.

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

1       Ordinance No. 2001-9-5 to a line parallel with  
2       and 145 feet South of the North line of said  
3       Southeast one-quarter (SE 1/4); thence Westerly  
4       along said parallel line and said Municipal  
5       Limits to the West line of said Southeast  
6       one-quarter (SE 1/4); thence Northerly along  
7       said West line to the Point of Beginning.  
8  
9       Together with the following: Tracts 59, 61, 62,  
10       63 and a portion of Tract 64 of "FLORIDA FRUIT  
11       LANDS COMPANY'S SUBDIVISION NO. 1", according  
12       to the Plat thereof as recorded in Plat Book 2,  
13       Page 17 of the Public Records of Dade County,  
14       Florida, all lying in Section 31, Township 50  
15       South, Range 41 East, Broward County, Florida,  
16       and being more particularly described as  
17       follows: Begin (Point of Beginning Number 1) at  
18       the intersection of the West line of the  
19       Southeast one-quarter (SE 1/4) of said Section  
20       31 and the South line of said Tract 59; thence  
21       Northerly along the West line of said Southeast  
22       one-quarter (SE 1/4) to an intersection with  
23       the North line of said Tract 59; thence  
24       Easterly along said North line, to the  
25       Northeast corner of said Tract 59; thence  
26       Southerly along the East line of said Tract 59  
27       and the municipal limits of Cooper City per  
28       Ordinance No. 84-8-8 to the Southeast corner of  
29       said Tract 59; thence Westerly along the South  
30       line of said Tract 59, being the Municipal  
31       Limits of Cooper City per Ordinance No. 84-8-7,



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

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

29  
30 Section 3. The Board of County Commissioners of  
31 Broward County shall schedule an election on November 5, 2002,

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

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

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

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

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

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

25           Section 8. Upon annexation into the City of Cooper  
26 City, the following shall govern the areas described in  
27 section 2: for any use, building, or structure that is legally  
28 in existence at the time the Royal Palm Ranches Area becomes a  
29 part of the City of Cooper City, such use shall not be made a  
30 prohibited use by the city, on the property of such use, for  
31

1 as long as the use shall continue and not be voluntarily  
2 abandoned.

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

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

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