

HB 1477

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1 A bill to be entitled
 2 An act relating to Broward County; providing for the
 3 extension of corporate limits of the City of Cooper City
 4 and the Town of Davie; providing for annexation of the
 5 unincorporated area known as "United Ranches"; providing
 6 for annexation of the area known as "Rio Ranches
 7 Neighborhood"; providing for an election; providing for an
 8 effective date of annexation; providing for interlocal
 9 agreement; providing for continuation of certain Broward
 10 County regulations; providing for transfer of public roads
 11 and rights-of-way; providing an effective date.

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

14
 15 Section 1. The following described areas are hereby
 16 annexed into the City of Cooper City effective September 15,
 17 2006:

18
 19 Area A:

20 All of Tract 29, in Section 30, Township 50 South,
 21 Range 41 East, of "John W. Newman's Survey", according
 22 to the plat thereof as recorded in Plat Book 2, Page
 23 26 of the Public Records of Dade County, Florida,
 24 together with a portion of the South New River Canal
 25 right-of-way lying adjacent to said tract, and
 26 together with Tracts 59, 60 and 61 and a portion of
 27 Tracts 62 and 64, in Section 31, Township 50 South,
 28 Range 41 East, of "Florida Fruit Lands Company's
 29 Subdivision No. 1", as recorded in Plat Book 2, Page

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30 17 of the Public Records of Dade County, Florida, more
 31 particularly described as follows:

32
 33 BEGIN at the Southeast corner of said Tract 29; thence
 34 along the municipal limits of Cooper City per Chapter
 35 59-1195, Laws of Florida, as amended by Chapter 61-
 36 2050, Laws of Florida, the following three (3)
 37 courses; thence Westerly along the South line of said
 38 Tract 29 to the Southwest corner thereof; thence
 39 Northerly along the West line of said Tract 29 to the
 40 Northwest corner thereof; thence Westerly along the
 41 Westerly prolongation of the North line of said Tract
 42 29 to the Northeast corner of Tract 28 of said "John
 43 W. Newman's Survey"; thence Northerly along the
 44 Northerly prolongation of the East line of said Tract
 45 28 to a point of intersection with the centerline of
 46 the South New River Canal right-of-way; thence
 47 Easterly along said centerline and along the municipal
 48 limits of the Town of Davie, per Chapter 84-420, Laws
 49 of Florida to the Northerly prolongation of the East
 50 line of said Tract 29; thence Southerly along said
 51 Northerly prolongation and along the municipal limits
 52 of Cooper City per Chapter 59-1195, Laws of Florida,
 53 as amended by Chapter 61-2050, Laws of Florida and
 54 along the East line of said Tract 29 to the POINT OF
 55 BEGINNING.

56
 57 TOGETHER WITH:

58 The West 60.00 feet of the North 145.00 feet of the

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59 West 685.00 feet of Tract 64 of said "Florida Fruit
 60 Lands Company's Subdivision No. 1".

61
 62 TOGETHER WITH:

63 BEGIN at the Southwest corner of said Tract 59, said
 64 point also being on the West line of the Southeast
 65 one-quarter (SE 1/4) of said Section 31; thence
 66 Northerly along the West line of said Tracts 59, 60,
 67 61 and a portion of Tract 62, also being along said
 68 West line, to the Southwest corner of the municipal
 69 limits of Cooper City per Ordinance number 2002-03-01;
 70 thence Easterly along said municipal limits line,
 71 being 165.00 feet North of and parallel with, as
 72 measured at right angles to, the South line of said
 73 Tract 62, to the East line of said Tract 62; thence
 74 Southerly along a portion of the East line of said
 75 Tract 62 and along the East line of Tracts 61, 60 and
 76 59 being along the municipal limits of Cooper City per
 77 Chapter 59-1195, Laws of Florida, as amended by
 78 Chapter 61-2050, Laws of Florida, a portion of which
 79 is also along the municipal limits of Cooper City per
 80 Ordinance number 83-6-4 and Ordinance number 84-8-8,
 81 to the Southeast corner of said Tract 59; thence
 82 Westerly along the South line of said Tract 59 and
 83 along the municipal limits of Cooper City per
 84 Ordinance number 84-8-7 to the POINT OF BEGINNING.

85
 86 Said lands situate, lying, and being in Broward County, Florida.
 87

88 Area B:
 89 All of Tracts 24, 33 and 34 and a portion of Tracts 35
 90 and 36 of Section 31, Township 50 South, Range 41 East
 91 of "Florida Fruit Lands Company's Subdivision No. 1",
 92 as recorded in Plat Book 2, Page 17 of the Public
 93 Records of Dade County, Florida, and all of the plat
 94 of "Indian Pond", as recorded in Plat Book 139, Page
 95 21 of the Public Records of Broward County, Florida,
 96 more particularly described as follows:

97
 98 BEGIN at the Northeast corner of said Tract 24; thence
 99 Southerly along the East line of the Northwest one-
 100 quarter (NW 1/4) of said Section 31 and along the
 101 municipal limits of Cooper City per Chapter 59-1195,
 102 Laws of Florida, as amended by Chapter 61-2050, Laws
 103 of Florida, to the Northeast corner of the Southwest
 104 One-Quarter (SW 1/4) of said Section 31; thence
 105 Southerly along the East line of said Southwest One-
 106 Quarter (SW 1/4), a portion of which is along the
 107 municipal limits of Cooper City per Ordinance number
 108 2002-03-01, to the Southeast corner of said Tract 36;
 109 thence Westerly along the South line of said Tract 36
 110 and along the South line of said "Indian Pond" to the
 111 Southwest corner of said Tract 36, also being the
 112 Southwest corner of said "Indian Pond"; thence
 113 Northerly along the West line of "Indian Pond" and
 114 along the West line of said Tracts 34, 33 and 24 to
 115 the Northwest corner of said Tract 24; thence Easterly
 116 along the North line of said Tract 24 to the POINT OF

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117 BEGINNING.

118

119 Area C:

120 All of Tract 26 and a portion of Tract 27, in Section
121 30, Township 50 South, Range 41 East, of "John W.
122 Newman's Survey", according to the plat thereof as
123 recorded in Plat Book 2, Page 26 of the Public Records
124 of Dade County, Florida, together with portions of the
125 South New River Canal right-of-way lying adjacent to
126 said tracts, together with a portion of "Pleasant
127 Acres", according to the plat thereof, as recorded in
128 Plat Book 131, Page 48, of the public records of
129 Broward County, Florida and also together with a
130 portion of Section 31, Township 50 South, Range 41
131 East of "Florida Fruit Lands Company's Subdivision No.
132 1", as recorded in Plat Book 2, Page 17 of the Public
133 Records of Dade County, Florida, more particularly
134 described as follows:

135

136 COMMENCING at the Southeast corner of the Southwest
137 one-quarter (SW 1/4) of said Section 30; thence
138 Westerly along the South line of said Southwest one-
139 quarter (SW 1/4) to an intersection with a line
140 parallel with and 15 feet West of the East line of the
141 Southwest one-quarter (SW 1/4) of said Section 30;
142 thence Northerly along said parallel line to the South
143 line of Tract 28 of said "John W. Newman's Survey";
144 thence along the municipal limits of Cooper City per
145 Chapter 59-1195, Laws of Florida, as amended by

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146 Chapter 61-2050, Laws of Florida, the following two
147 (2) courses; thence Westerly along the South line of
148 said Tracts 28 and 27 to the Southwest corner of said
149 Tract 27; thence Northerly along the West line of said
150 Tract 27 to a point on the South line of a parcel of
151 land described in Official Records Book 33192, Page
152 1763 of the Public Records of Broward County, Florida
153 and the POINT OF BEGINNING; thence Easterly along the
154 South line of said parcel and along the Easterly
155 prolongation thereof to the centerline of S.W. 108
156 Avenue; thence Northerly along said centerline to the
157 centerline of the South New River Canal right-of-way;
158 thence Westerly along said centerline and along the
159 municipal limits of the Town of Davie, per Chapter
160 84-420, Laws of Florida to the Northerly prolongation
161 of the West line of said Tract 26; thence Southerly
162 along said Northerly prolongation and along said West
163 line of Tract 26, a portion of which is along the
164 municipal limits of Cooper City per Ordinance number
165 87-2-2, to the Southwest corner of said Tract 26;
166 thence along the municipal limits of Cooper City per
167 Chapter 59-1195, Laws of Florida, as amended by
168 Chapter 61-2050, Laws of Florida, the following four
169 (4) courses; thence Easterly along the South line of
170 said Tract 26 to the Southeast corner thereof; thence
171 Northerly along the East line of said Tract 26 to the
172 Northeast corner thereof; thence Easterly along the
173 Westerly prolongation of the North line of said Tract
174 27 to the Northwest corner of said Tract 27; thence

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175 Southerly along the West line of said Tract 27 to the
 176 POINT OF BEGINNING.

177
 178 TOGETHER WITH:

179
 180 BEGIN at the Southeast corner of Tract B of said
 181 "Pleasant Acres"; thence Westerly along the South line
 182 of said Tract B to the Southwest corner thereof;
 183 thence Northerly along the West line of said Tract B
 184 and along the Northerly prolongation thereof to the
 185 North line of said Section 31; thence Easterly along
 186 said North line and along the municipal limits of
 187 Cooper City per Chapter 59-1195, Laws of Florida, as
 188 amended by Chapter 61-2050, Laws of Florida, to a
 189 point of intersection with the Northerly prolongation
 190 of the East line of said Tract B; thence Southerly
 191 along said prolongation and along said East line to
 192 the POINT OF BEGINNING.

193
 194 Said lands situate, lying and being in Broward County, Florida.

195
 196 Section 2. (1) The legal description of the area referred
 197 to in this act as the United Ranches area is as follows:

198
 199 Portions of Tracts 25, 27 and 28, in Section 30,
 200 Township 50 South, Range 41 East, of "John W. Newman's
 201 Survey", according to the plat thereof as recorded in
 202 Plat Book 2, Page 26 of the Public Records of Dade
 203 County, Florida, together with that portion of the

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204 hiatus lying West of said Section 30 and together with
 205 that portion of the South New River Canal right-of-way
 206 lying adjacent to said tracts and hiatus, more
 207 particularly described as follows:

208
 209 COMMENCING at the Southeast corner of the Southwest
 210 one-quarter (SW 1/4) of said Section 30; thence
 211 Westerly along the South line of said Southwest one-
 212 quarter (SW 1/4) to an intersection with a line
 213 parallel with and 15 feet West of the East line of the
 214 Southwest one-quarter (SW 1/4) of said Section 30;
 215 thence Northerly along said parallel line to the South
 216 line of said Tract 28 and the POINT OF BEGINNING;
 217 thence along the municipal limits of Cooper City per
 218 Chapter 59-1195, Laws of Florida, as amended by
 219 Chapter 61-2050, Laws of Florida, the following nine
 220 (9) courses; thence Westerly along the South line of
 221 said Tracts 28 and 27 to the Southwest corner of said
 222 Tract 27; thence Northerly along the West line of said
 223 Tract 27 to the Northwest corner thereof; thence
 224 Westerly along the Easterly prolongation of the North
 225 line of Tract 26 of said "John W. Newman's Survey" to
 226 the Northeast corner of said Tract 26; thence
 227 Southerly along the East line of said Tract 26 to the
 228 Southeast corner thereof; thence Westerly along the
 229 South line of said Tracts 26 and 25 to the Southwest
 230 corner of said Tract 25; thence Northerly along the
 231 West line of said Tract 25, being on a line parallel
 232 with and 15 feet East of the West line of said Section

233 30, and along a portion of the municipal limits of
 234 Cooper City per Ordinance number 87-2-2 to the
 235 Northwest corner of said Tract 25; thence Westerly
 236 along the Westerly prolongation of the North line of
 237 said Tract 25 to the West line of said Section 30;
 238 thence Southerly along said West line to the Westerly
 239 prolongation of the South line of said Tract 25;
 240 thence Westerly along said Westerly prolongation to
 241 the East line of the municipal limits of Cooper City
 242 per Ordinance number 2001-4-2; thence Northerly along
 243 said municipal limits line and along the Northerly
 244 prolongation thereof to the centerline of the South
 245 New River Canal right-of-way; thence Easterly along
 246 said centerline and along the municipal limits of the
 247 Town of Davie per Chapter 84-420, Laws of Florida, to
 248 the Northerly prolongation of the East line of said
 249 Tract 28; thence Southerly along said prolongation and
 250 along a portion of the municipal limits of Cooper City
 251 per Chapter 59-1195, Laws of Florida, as amended by
 252 Chapter 61-2050, Laws of Florida, to the POINT OF
 253 BEGINNING;

254
 255 LESS therefrom the following:
 256 That portion of Cooper City per Ordinance number 85-6-
 257 1 described as follows; the North 378 feet of that
 258 portion of Tract 28, Section 30, Township 50 South,
 259 Range 41 East according to, John W. Newman's Survey,
 260 lying South of the South right of way line of South
 261 New River Canal, as recorded in Plat Book 2, Page 26

262 of the Public Records of Dade County, Florida, said
 263 lands situate, lying and being in Broward County,
 264 Florida; less the East 45 feet for road right-of-way.

265
 266 And also LESS:

267 That portion of Cooper City per Ordinance number 87-2-
 268 2 being a part of Tract 25, Section 30, Township 50
 269 South, Range 41 East, "John W. Newman's Survey", as
 270 recorded in Plat Book 2, Page 26 Dade County Records,
 271 more particularly described as follows:

272
 273 COMMENCE at the Southeast corner of said Tract 25;
 274 thence on an assumed bearing of North 00°16'37" East
 275 along the East line of said Tract 25 a distance of
 276 907.59 feet to the POINT OF BEGINNING; thence North
 277 89°15'43"West 340.58 feet to a point on the arc of a
 278 non-tangent curve concave to the West, a radial line
 279 of said curve through said point having a bearing of
 280 South 83°45'04" East; thence Northerly along the arc
 281 of said curve to the left, having a central angle of
 282 01°42'38" and a radius of 620.00 feet for an arc
 283 distance of 18.51 feet to a point on a non-tangent
 284 line; thence North 89 °43'23" West 306.07 feet to the
 285 West line of said Tract 25; thence North 00°16'37"
 286 East along the said West line a distance of 284.02
 287 feet to a line 50.00 feet South of and parallel with
 288 the North line of said Tract 25; thence South
 289 89°15'43" East along the said parallel line a distance
 290 of 645.01 feet to the said East line; thence South

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291 00°16'37" West along the said East line a distance of
 292 300.01 feet to the POINT OF BEGINNING.

293
 294 And also LESS:

295 All of Tract 26 and a portion of Tract 27, in Section
 296 30, Township 50 South, Range 41 East, of "John W.
 297 Newman's Survey", according to the plat thereof as
 298 recorded in Plat Book 2, Page 26 of the Public Records
 299 of Dade County, Florida, together with portions of the
 300 South New River Canal right-of-way lying adjacent to
 301 said tracts, more particularly described as follows:

302
 303 COMMENCING at the Southeast corner of the Southwest
 304 one-quarter (SW 1/4) of said Section 30; thence
 305 Westerly along the South line of said Southwest one-
 306 quarter (SW 1/4) to an intersection with a line
 307 parallel with and 15 feet West of the East line of the
 308 Southwest one-quarter (SW 1/4) of said Section 30;
 309 thence Northerly along said parallel line to the South
 310 line of Tract 28 of said "John W. Newman's Survey";
 311 thence along the municipal limits of Cooper City per
 312 Chapter 59-1195, Laws of Florida, as amended by
 313 Chapter 61-2050, Laws of Florida, the following two
 314 (2) courses; thence Westerly along the South line of
 315 said Tracts 28 and 27 to the Southwest corner of said
 316 Tract 27; thence Northerly along the West line of said
 317 Tract 27 to a point on the South line of a parcel of
 318 land described in Official Records Book 33192, Page
 319 1763 of the Public Records of Broward County, Florida

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320 and the POINT OF BEGINNING; thence Easterly along the
 321 South line of said parcel and along the Easterly
 322 prolongation thereof to the centerline of S.W. 108
 323 Avenue; thence Northerly along said centerline to the
 324 centerline of the South New River Canal right-of-way;
 325 thence Westerly along said centerline and along the
 326 municipal limits of the Town of Davie, per Chapter 84-
 327 420, Laws of Florida to the Northerly prolongation of
 328 the West line of said Tract 26; thence Southerly along
 329 said Northerly prolongation and along said West line
 330 of Tract 26, a portion of which is along the municipal
 331 limits of Cooper City per Ordinance number 87-2-2, to
 332 the Southwest corner of said Tract 26; thence along
 333 the municipal limits of Cooper City per Chapter 59-
 334 1195, Laws of Florida, as amended by Chapter 61-2050,
 335 Laws of Florida, the following four (4) courses;
 336 thence Easterly along the South line of said Tract 26
 337 to the Southeast corner thereof; thence Northerly
 338 along the East line of said Tract 26 to the Northeast
 339 corner thereof; thence Easterly along the Westerly
 340 prolongation of the North line of said Tract 27 to the
 341 Northwest corner of said Tract 27; thence Southerly
 342 along the West line of said Tract 27 to the POINT OF
 343 BEGINNING.

344
 345 TOGETHER WITH:
 346 Portions of Section 31, Township 50 South, Range 41
 347 East and a portion of Section 25, Township 50 South,
 348 Range 40 East of "Florida Fruit Lands Company's

349 Subdivision No. 1", as recorded in Plat Book 2, Page
 350 17 of the Public Records of Dade County, Florida,
 351 together with a portion of "F.M. Brown's Subdivision
 352 of Section 36, Township 50 South, Range 40 East", as
 353 recorded in Plat Book 4, Page 5 of the Public Records
 354 of Broward County, Florida, and also together with a
 355 portion of the hiatus between Range 41 East and Range
 356 40 East, more particularly described as follows:
 357
 358 BEGINNING at the Southeast corner of the Southwest
 359 one-quarter (SW 1/4) of said Section 31; thence
 360 Westerly along the South line of said Section 31, also
 361 being the municipal limits of Cooper City per
 362 Ordinance number 83-6-4, to the East line of the West
 363 one-half (W 1/2) of Tracts 41, 42, 43 and 44 of said,"
 364 Florida Fruit Lands Company's Subdivision No. 1";
 365 thence Northerly along said East line and along the
 366 municipal limits of Cooper City per Ordinance number
 367 98-9-3 to the South line of the Northwest one-quarter
 368 (NW 1/4) of the Southwest one-quarter (SW 1/4) of said
 369 Section 31; thence Westerly along said South line and
 370 along said municipal limits to the Southwest corner of
 371 the Northwest one-quarter (NW 1/4) of the Southwest
 372 one-quarter (SW 1/4) of said Section 31; thence
 373 Northerly along the West line of said Section 31, also
 374 being the East line of the hiatus between Range 40
 375 East and Range 41 East and along the municipal limits
 376 of Cooper City per Ordinance number 89-5-3 to a point
 377 3901.54 feet South of the Northwest corner of said

378 Section 31 (as measured along said Section line);
 379 thence Westerly along said municipal limits to the
 380 East line of Block 2 of the aforesaid "F.M. Brown's
 381 Subdivision of Section 36, Township 50 South, Range 40
 382 East"; thence Northerly along said East line and along
 383 the municipal limits of Cooper City per Ordinance
 384 number 84-3-1 and Chapter 59-1195, Laws of Florida, as
 385 amended by Chapter 61-2050, Laws of Florida, to the
 386 Northeast corner of Lot 22 of said Block 2 and the
 387 Southeast corner of "Rio Ranches", according to the
 388 plat thereof as recorded in Plat Book 91, Page 30 of
 389 the Public Records of Broward County, Florida; thence
 390 Easterly along the Easterly prolongation of the South
 391 line of said "Rio Ranches" to the East line of said
 392 Section 36; thence Northerly along said East line to a
 393 point of intersection with the Easterly prolongation
 394 of the North line of said "Rio Ranches", being 40 feet
 395 South of the North line of said Section 36; thence
 396 Westerly along said Easterly prolongation to a point
 397 on the municipal limits of Cooper City per Ordinance
 398 number 95-10-1 said point being on a line parallel
 399 with and 55.00 feet west of the East line of said
 400 Section 36; thence Northerly along said parallel line,
 401 and said municipal limits to the North line of said
 402 Section 36; thence Easterly along said North line and
 403 along the municipal limits of Cooper City per
 404 Ordinance number 93-9-1 to a line parallel with and 50
 405 feet West of the East line of said Section 25; thence
 406 Northerly along said parallel line and along said

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407 municipal limits to the South line of Tract 55 in said
 408 Section 25; thence Easterly along said South line and
 409 along the municipal limits of Cooper City per
 410 Ordinance number 2001-4-2 to the East limits of said
 411 Cooper City per Ordinance number 2001-4-2; thence
 412 Northerly along said East limits to the Westerly
 413 prolongation of the North line of said Section 31;
 414 thence Easterly along said Westerly prolongation and
 415 along the North line of said Section 31 and along the
 416 municipal limits of Cooper City per Chapter 59-1195,
 417 Laws of Florida, as amended by Chapter 61-2050, Laws
 418 of Florida, to the East line of the Northwest one-
 419 quarter (NW 1/4) of said Section 31; thence Southerly
 420 along said East line and along the municipal limits of
 421 Cooper City per Ordinance numbers 73-11-2 and 74-1-5
 422 to the North line of Tract 20 in said Section 31;
 423 thence Westerly along said North line and along the
 424 municipal limits of Cooper City per Ordinance number
 425 83-5-3 to the Northwest corner of said Tract 20;
 426 thence Southerly along the West line of said Tract 20
 427 and along the West line of Tract 21 of said Section 31
 428 and along the municipal limits of Cooper City per
 429 Ordinance numbers 83-5-3 and 76-9-2 to the Southwest
 430 corner of said Tract 21; thence Easterly along the
 431 South line of said Tract 21 and along the municipal
 432 limits of Cooper City per Ordinance numbers 76-9-2 and
 433 89-9-1 to the East line of the Northwest one-quarter
 434 (NW 1/4) of said Section 31; thence Southerly along
 435 the East line of said Northwest one-quarter (NW 1/4)

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436 and along the municipal limits of Cooper City per
 437 Chapter 59-1195, Laws of Florida, as amended by
 438 Chapter 61-2050, Laws of Florida, to the Northeast
 439 corner of the Southwest One-Quarter (SW 1/4) of said
 440 Section 31; thence Southerly along the East line of
 441 said Southwest one-quarter (SW 1/4), a portion of
 442 which is along the municipal limits of Cooper City per
 443 Ordinance number 2002-03-01 and Ordinance number 84-8-
 444 7, to the POINT OF BEGINNING.

445
 446 LESS therefrom the following:
 447 That portion of Cooper City per Ordinance number 92-8-
 448 1 described as follows; the West 156.875 feet of the
 449 East 470.625 feet of the North 216.25 feet of the
 450 South 256.25 feet of tract 41 in Section 31, Township
 451 50 South, Range 41 East of said "Florida Fruit Lands
 452 Company's Subdivision No. 1".

453
 454 And also LESS:
 455 That portion of Cooper City per Ordinance number 2001-
 456 5-1 described as follows; the South 143.50 feet of the
 457 West 125.00 feet of the East 1172.50 feet of tract 39,
 458 and the West 125.00 feet of the East 1172.50 feet less
 459 the South 35.00 feet of tract 40 in Section 31,
 460 Township 50 South, Range 41 East of said "Florida
 461 Fruit Lands Company's Subdivision No. 1".

462
 463 And also LESS:
 464 That portion of Cooper City per Ordinance number 89-5-

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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465 6 described as follows; the South 215.37 feet of the
 466 West 450.00 feet of the East 1047.50 feet of tract 40
 467 in Section 31, Township 50 South, Range 41 East of
 468 said "Florida Fruit Lands Company's Subdivision No.
 469 1", less the South 55.00 feet; and less the East
 470 287.49 feet thereof.

471
 472 And also LESS:
 473 That portion of Cooper City per Ordinance number 2000-
 474 3-2 described as follows; Parcel A, "Nur-ul Islam",
 475 according to the plat thereof, as recorded in Plat
 476 Book 149, at Page 28, of the Public Records of Broward
 477 County, Florida. Together with: the South 143.5 feet
 478 of the East 75 feet of Tract 39, and the North 190.5
 479 feet of the East 75 feet of Tract 40 in Section 31,
 480 Township 50 South, Range 41 East (as measured from the
 481 East line of the Northeast quarter of Section 31) of
 482 said "Florida Fruit Lands Company's Subdivision No.
 483 1"; less: the East 15 feet thereof.

484
 485 And also LESS:
 486 All of Tracts 24, 33 and 34 and a portion of Tracts 35
 487 and 36 of Section 31, Township 50 South, Range 41 East
 488 of "Florida Fruit Lands Company's Subdivision No. 1",
 489 as recorded in Plat Book 2, Page 17 of the Public
 490 Records of Dade County, Florida, and all of the plat
 491 of "Indian Pond", as recorded in Plat Book 139, Page
 492 21 of the Public Records of Broward County, Florida,
 493 more particularly described as follows:

494
495 BEGIN at the Northeast corner of said Tract 24; thence
496 Southerly along the East line of the Northwest one-
497 quarter (NW 1/4) of said Section 31 and along the
498 municipal limits of Cooper City per Chapter 59-1195,
499 Laws of Florida, as amended by Chapter 61-2050, Laws
500 of Florida, to the Northeast corner of the Southwest
501 One-Quarter (SW 1/4) of said Section 31; thence
502 Southerly along the East line of said Southwest One-
503 Quarter (SW 1/4), a portion of which is along the
504 municipal limits of Cooper City per Ordinance number
505 2002-03-01, to the Southeast corner of said Tract 36;
506 thence Westerly along the South line of said Tract 36
507 and along the South line of said "Indian Pond" to the
508 Southwest corner of said Tract 36, also being the
509 Southwest corner of said "Indian Pond"; thence
510 Northerly along the West line of "Indian Pond" and
511 along the West line of said Tracts 34, 33 and 24 to
512 the Northwest corner of said Tract 24; thence Easterly
513 along the North line of said Tract 24 to the POINT OF
514 BEGINNING.

515
516 And also LESS:
517 A portion of "Pleasant Acres", according to the plat
518 thereof, as recorded in Plat Book 131, Page 48, of the
519 public records of Broward County, Florida, and a
520 portion of "Florida Fruit Lands Company's Subdivision
521 No. 1", as recorded in Plat Book 2, Page 17 of the
522 Public Records of Dade County, Florida, in Section

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523 31, Township 50 South, Range 41 East, more
 524 particularly described as follows:

525
 526 BEGIN at the Southeast corner of Tract B of said
 527 "Pleasant Acres"; thence Westerly along the South line
 528 of said Tract B to the Southwest corner thereof;
 529 thence Northerly along the West line of said Tract B
 530 and along the Northerly prolongation thereof to the
 531 North line of said Section 31; thence Easterly along
 532 said North line and along the municipal limits of
 533 Cooper City per Chapter 59-1195, Laws of Florida, as
 534 amended by Chapter 61-2050, Laws of Florida, to a
 535 point of intersection with the Northerly prolongation
 536 of the East line of said Tract B; thence Southerly
 537 along said prolongation and along said East line to
 538 the POINT OF BEGINNING.

539
 540 TOGETHER WITH:

541 A portion of "F.M. Brown's Subdivision of Section 36,
 542 Township 50 South, Range 40 East", as recorded in Plat
 543 Book 4, Page 5 of the Public Records of Broward
 544 County, Florida and all of "Rio Ranches", according
 545 to the plat thereof as recorded in Plat Book 91, Page
 546 30 of the Public Records of Broward County, Florida,
 547 more particularly described as follows:

548
 549 BEGIN at the intersection of the East line of said
 550 Section 36 with the Easterly prolongation of the South
 551 boundary of said "Rio Ranches"; thence Westerly along

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552 said Easterly prolongation to the Northeast corner of
 553 Lot 22, Block 2 of said "F.M. Brown's Subdivision of
 554 Section 36, Township 50 South, Range 40 East"; thence
 555 Westerly along the North line of said Lot 22 and the
 556 South line of said "Rio Ranches" and along the
 557 municipal limits of Cooper City per Ordinance number
 558 84-3-1 and per Chapter 59-1195, Laws of Florida, as
 559 amended by Chapter 61-2050, Laws of Florida to the
 560 Southeast corner of Lot 42 of said "Rio Ranches";
 561 thence Northerly along the East line of said Lot 42
 562 and along the municipal limits of Cooper City per
 563 Ordinance number 89-5-4 to the Northeast corner of
 564 said Lot 42; thence Westerly along the North line of
 565 said Lot 42 and along said municipal limits to the
 566 Northwest corner of said Lot 42; thence Southerly
 567 along the West line of said Lot 42 and along said
 568 municipal limits to the Southwest corner of said Lot
 569 42 and the North line of the aforesaid Lot 22; thence
 570 Westerly along said North line and along the municipal
 571 limits of Cooper City per Ordinance number 84-3-1 to
 572 the Northwest corner of said Lot 22; thence Northerly
 573 along the West line of said "Rio Ranches" and along
 574 the municipal limits of Cooper City per Chapter 59-
 575 1195, Laws of Florida, as amended by Chapter 61-2050,
 576 Laws of Florida, to the Northwest corner of said "Rio
 577 Ranches"; thence Easterly along the North line of said
 578 "Rio Ranches", being 40 feet South of the North line
 579 of said Section 36, and along the municipal limits of
 580 Cooper City per Ordinance number 95-10-1 and along the

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581 Easterly prolongation thereof to the East line of said
 582 Section 36; thence Southerly along said East line to
 583 the POINT OF BEGINNING.

584
 585 Said lands situate, lying and being in Broward County, Florida.

586
 587 (2) The legal description of the Rio Ranches neighborhood
 588 referred to in this act is as follows:

589
 590 A portion of "F.M. Brown's Subdivision of Section 36,
 591 Township 50 South, Range 40 East", as recorded in Plat
 592 Book 4, Page 5 of the Public Records of Broward
 593 County, Florida and all of "Rio Ranches", according
 594 to the plat thereof as recorded in Plat Book 91, Page
 595 30 of the Public Records of Broward County, Florida,
 596 more particularly described as follows:

597
 598 BEGIN at the intersection of the East line of said
 599 Section 36 with the Easterly prolongation of the South
 600 boundary of said "Rio Ranches"; thence Westerly along
 601 said Easterly prolongation to the Northeast corner of
 602 Lot 22, Block 2 of said "F.M. Brown's Subdivision of
 603 Section 36, Township 50 South, Range 40 East"; thence
 604 Westerly along the North line of said Lot 22 and the
 605 South line of said "Rio Ranches" and along the
 606 municipal limits of Cooper City per Ordinance number
 607 84-3-1 and per Chapter 59-1195, Laws of Florida, as
 608 amended by Chapter 61-2050, Laws of Florida to the
 609 Southeast corner of Lot 42 of said "Rio Ranches";

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610 thence Northerly along the East line of said Lot 42
 611 and along the municipal limits of Cooper City per
 612 Ordinance number 89-5-4 to the Northeast corner of
 613 said Lot 42; thence Westerly along the North line of
 614 said Lot 42 and along said municipal limits to the
 615 Northwest corner of said Lot 42; thence Southerly
 616 along the West line of said Lot 42 and along said
 617 municipal limits to the Southwest corner of said Lot
 618 42 and the North line of the aforesaid Lot 22; thence
 619 Westerly along said North line and along the municipal
 620 limits of Cooper City per Ordinance number 84-3-1 to
 621 the Northwest corner of said Lot 22; thence Northerly
 622 along the West line of said "Rio Ranches" and along
 623 the municipal limits of Cooper City per Chapter 59-
 624 1195, Laws of Florida, as amended by Chapter 61-2050,
 625 Laws of Florida, to the Northwest corner of said "Rio
 626 Ranches"; thence Easterly along the North line of said
 627 "Rio Ranches", being 40 feet South of the North line
 628 of said Section 36, and along the municipal limits of
 629 Cooper City per Ordinance number 95-10-1 and along the
 630 Easterly prolongation thereof to the East line of said
 631 Section 36; thence Southerly along said East line to
 632 the POINT OF BEGINNING.

633
 634 (3) The Broward County Board of County Commissioners shall
 635 schedule an election in accordance with provisions of laws
 636 relating to elections currently in force on July 5, 2006, except
 637 as provided in this act. A mail ballot shall be used for this
 638 election as provided by law. The subject of the aforesaid

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639 election shall be the annexation of the United Ranches area into
 640 either the City of Cooper City or the Town of Davie. Only
 641 registered voters residing in the United Ranches area may vote
 642 in said election. On the ballot for the election provided for in
 643 this subsection shall appear the names of the City of Cooper
 644 City and the Town of Davie. Qualified voters residing in the
 645 United Ranches area shall by a majority vote of the voters
 646 participating in the election choose one municipality for
 647 annexation.

648 (4) Upon a majority of the registered voters residing in
 649 the United Ranches area voting for annexation into the City of
 650 Cooper City or the Town of Davie, the United Ranches area shall
 651 be deemed a part of said municipality on September 15, 2006,
 652 pursuant to s. 171.062, Florida Statutes, except as provided for
 653 in this act.

654 (5) Notwithstanding the results of the vote of the voters
 655 of the total United Ranches area as provided in subsection (4),
 656 if a majority of the qualified voters residing only in the Rio
 657 Ranches neighborhood vote in the election described in
 658 subsection (3) to be annexed into the City of Cooper City said
 659 area shall be annexed into the City of Cooper City effective
 660 September 15, 2006, pursuant to s. 171.062, Florida Statutes,
 661 except as provided for in this act.

662 Section 3. An interlocal agreement shall be developed
 663 between the governing bodies of Broward County and the annexing
 664 municipalities and executed prior to the effective date of the
 665 annexations as provided for in this act. The agreement shall
 666 address infrastructure improvement projects and include a
 667 financially feasible plan for transitioning county services,

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668 buildings, infrastructure, waterways, and employees.

669 Section 4. Subsequent to the effective date of this act,
 670 no change in land use designation or zoning shall be effective
 671 within the limits of the lands subject to annexation herein
 672 until the areas have been annexed into the municipality; and no
 673 annexation within the areas contained in this act by any
 674 municipality shall occur during the time period between the
 675 effective date of this act and the effective date of the
 676 annexation.

677 Section 5. Any resident in the areas to be annexed by this
 678 act into the City of Cooper City or the Town of Davie shall be
 679 deemed to have met any residency requirements for candidacy for
 680 municipal office.

681 Section 6. Nothing in this act shall be construed to
 682 affect or abrogate the rights of parties to any contracts,
 683 whether the same be between Broward County and a third party or
 684 between governmental entities, which contracts are in effect
 685 prior to the effective date of the annexation.

686 Section 7. All public roads and the public rights-of-way
 687 associated therewith on the Broward County Road System, lying
 688 within the limits of the lands subject to annexation herein, as
 689 described in this act, are transferred upon the effective date
 690 of the annexation from Broward County jurisdiction to the
 691 jurisdiction of the annexing municipality. All rights, title,
 692 interests, and responsibilities for any transferred roads,
 693 including, but not limited to, the ownership, operation,
 694 maintenance, planning, design, and construction of said roads
 695 and to the rights-of-way associated therewith shall transfer
 696 from Broward County jurisdiction and ownership to the

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697 jurisdiction and ownership of the annexing municipality upon the
 698 effective date of the annexation.

699 Section 8. The United Ranches area, as described in
 700 section 2, shall be considered a preservation area and, in order
 701 to protect the community's rural atmosphere, all Broward County
 702 land use and zoning classifications, rules, and regulations that
 703 are applicable to this area on the effective date of this act
 704 shall be adopted by the chosen municipality for the United
 705 Ranches area. If the United Ranches area land use and zoning
 706 classifications, rules, and regulations differ from those which
 707 exist in the chosen municipality, the chosen municipality shall
 708 modify its codes by September 15, 2006, to enable the United
 709 Ranches area to be maintained as it exists on the effective date
 710 of this act. Any and all proposed municipal enactments that may
 711 effect a change in the United Ranches area, including but not
 712 limited to all quasi-judicial items, including zoning
 713 modifications, site plans, plats, and variances, must be
 714 approved by a supermajority of the municipality's designated
 715 governing body. All applications for zoning changes within the
 716 United Ranches area require written notification of all United
 717 Ranches area residents. Moreover, any application for a change
 718 of zoning within the United Ranches area must first come before
 719 a Preservation Board made up of five members residing in the
 720 United Ranches area who shall be appointed every 2 years by the
 721 governing body and shall be responsible for issuing
 722 recommendations on zoning changes within the United Ranches
 723 area.

724 Section 9. This act shall take effect upon becoming a law.