

HB 1477

2005
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CHAMBER ACTION

1 The Local Government Council recommends the following:

2
3 **Council/Committee Substitute**

4 Remove the entire bill and insert:

5 A bill to be entitled

6 An act relating to Broward County; providing for the
7 extension of corporate limits of the City of Cooper City
8 and the Town of Davie; providing for annexation of the
9 unincorporated area known as "United Ranches"; providing
10 for annexation of the area known as "Rio Ranches
11 Neighborhood"; providing for an election; providing for an
12 effective date of annexation; providing for interlocal
13 agreement; providing for continuation of certain Broward
14 County regulations; providing for transfer of public roads
15 and rights-of-way; providing an effective date.

16
17 Be It Enacted by the Legislature of the State of Florida:

18
19 Section 1. The following described areas are hereby
20 annexed into the City of Cooper City effective September 15,
21 2006:

22
23 Area A:

24 | All of Tract 29, in Section 30, Township 50 South,
 25 | Range 41 East, of "John W. Newman's Survey", according
 26 | to the plat thereof as recorded in Plat Book 2, Page
 27 | 26 of the Public Records of Dade County, Florida,
 28 | together with a portion of the South New River Canal
 29 | right-of-way lying adjacent to said tract, and
 30 | together with Tracts 59, 60 and 61 and a portion of
 31 | Tracts 62 and 64, in Section 31, Township 50 South,
 32 | Range 41 East, of "Florida Fruit Lands Company's
 33 | Subdivision No. 1", as recorded in Plat Book 2, Page
 34 | 17 of the Public Records of Dade County, Florida, more
 35 | particularly described as follows:

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

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52 limits of the Town of Davie, per Chapter 84-420, Laws
 53 of Florida to the Northerly prolongation of the East
 54 line of said Tract 29; thence Southerly along said
 55 Northerly prolongation and along the municipal limits
 56 of Cooper City per Chapter 59-1195, Laws of Florida,
 57 as amended by Chapter 61-2050, Laws of Florida and
 58 along the East line of said Tract 29 to the POINT OF
 59 BEGINNING.

60
 61 TOGETHER WITH:

62 The West 60.00 feet of the North 145.00 feet of the
 63 West 685.00 feet of Tract 64 of said "Florida Fruit
 64 Lands Company's Subdivision No. 1".

65
 66 TOGETHER WITH:

67 BEGIN at the Southwest corner of said Tract 59, said
 68 point also being on the West line of the Southeast
 69 one-quarter (SE 1/4) of said Section 31; thence
 70 Northerly along the West line of said Tracts 59, 60,
 71 61 and a portion of Tract 62, also being along said
 72 West line, to the Southwest corner of the municipal
 73 limits of Cooper City per Ordinance number 2002-03-01;
 74 thence Easterly along said municipal limits line,
 75 being 165.00 feet North of and parallel with, as
 76 measured at right angles to, the South line of said
 77 Tract 62, to the East line of said Tract 62; thence
 78 Southerly along a portion of the East line of said
 79 Tract 62 and along the East line of Tracts 61, 60 and

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80 | 59 being along the municipal limits of Cooper City per
 81 | Chapter 59-1195, Laws of Florida, as amended by
 82 | Chapter 61-2050, Laws of Florida, a portion of which
 83 | is also along the municipal limits of Cooper City per
 84 | Ordinance number 83-6-4 and Ordinance number 84-8-8,
 85 | to the Southeast corner of said Tract 59; thence
 86 | Westerly along the South line of said Tract 59 and
 87 | along the municipal limits of Cooper City per
 88 | Ordinance number 84-8-7 to the POINT OF BEGINNING.

89 |
 90 | Said lands situate, lying, and being in Broward County, Florida.

91 |
 92 | Area B:
 93 | All of Tracts 24, 33 and 34 and a portion of Tracts 35
 94 | and 36 of Section 31, Township 50 South, Range 41 East
 95 | of "Florida Fruit Lands Company's Subdivision No. 1",
 96 | as recorded in Plat Book 2, Page 17 of the Public
 97 | Records of Dade County, Florida, and all of the plat
 98 | of "Indian Pond", as recorded in Plat Book 139, Page
 99 | 21 of the Public Records of Broward County, Florida,
 100 | more particularly described as follows:

101 |
 102 | BEGIN at the Northeast corner of said Tract 24; thence
 103 | Southerly along the East line of the Northwest one-
 104 | quarter (NW 1/4) of said Section 31 and along the
 105 | municipal limits of Cooper City per Chapter 59-1195,
 106 | Laws of Florida, as amended by Chapter 61-2050, Laws
 107 | of Florida, to the Northeast corner of the Southwest

108 | One-Quarter (SW 1/4) of said Section 31; thence
 109 | Southerly along the East line of said Southwest One-
 110 | Quarter (SW 1/4), a portion of which is along the
 111 | municipal limits of Cooper City per Ordinance number
 112 | 2002-03-01, to the Southeast corner of said Tract 36;
 113 | thence Westerly along the South line of said Tract 36
 114 | and along the South line of said "Indian Pond" to the
 115 | Southwest corner of said Tract 36, also being the
 116 | Southwest corner of said "Indian Pond"; thence
 117 | Northerly along the West line of "Indian Pond" and
 118 | along the West line of said Tracts 34, 33 and 24 to
 119 | the Northwest corner of said Tract 24; thence Easterly
 120 | along the North line of said Tract 24 to the POINT OF
 121 | BEGINNING.

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

136 | 1", as recorded in Plat Book 2, Page 17 of the Public
 137 | Records of Dade County, Florida, more particularly
 138 | described as follows:
 139 |
 140 | COMMENCING at the Southeast corner of the Southwest
 141 | one-quarter (SW 1/4) of said Section 30; thence
 142 | Westerly along the South line of said Southwest one-
 143 | quarter (SW 1/4) to an intersection with a line
 144 | parallel with and 15 feet West of the East line of the
 145 | Southwest one-quarter (SW 1/4) of said Section 30;
 146 | thence Northerly along said parallel line to the South
 147 | line of Tract 28 of said "John W. Newman's Survey";
 148 | thence along the municipal limits of Cooper City per
 149 | Chapter 59-1195, Laws of Florida, as amended by
 150 | Chapter 61-2050, Laws of Florida, the following two
 151 | (2) courses; thence Westerly along the South line of
 152 | said Tracts 28 and 27 to the Southwest corner of said
 153 | Tract 27; thence Northerly along the West line of said
 154 | Tract 27 to a point on the South line of a parcel of
 155 | land described in Official Records Book 33192, Page
 156 | 1763 of the Public Records of Broward County, Florida
 157 | and the POINT OF BEGINNING; thence Easterly along the
 158 | South line of said parcel and along the Easterly
 159 | prolongation thereof to the centerline of S.W. 108
 160 | Avenue; thence Northerly along said centerline to the
 161 | centerline of the South New River Canal right-of-way;
 162 | thence Westerly along said centerline and along the
 163 | municipal limits of the Town of Davie, per Chapter

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164 84-420, Laws of Florida to the Northerly prolongation
 165 of the West line of said Tract 26; thence Southerly
 166 along said Northerly prolongation and along said West
 167 line of Tract 26, a portion of which is along the
 168 municipal limits of Cooper City per Ordinance number
 169 87-2-2, to the Southwest corner of said Tract 26;
 170 thence along the municipal limits of Cooper City per
 171 Chapter 59-1195, Laws of Florida, as amended by
 172 Chapter 61-2050, Laws of Florida, the following four
 173 (4) courses; thence Easterly along the South line of
 174 said Tract 26 to the Southeast corner thereof; thence
 175 Northerly along the East line of said Tract 26 to the
 176 Northeast corner thereof; thence Easterly along the
 177 Westerly prolongation of the North line of said Tract
 178 27 to the Northwest corner of said Tract 27; thence
 179 Southerly along the West line of said Tract 27 to the
 180 POINT OF BEGINNING.

181
 182 TOGETHER WITH:

183
 184 BEGIN at the Southeast corner of Tract B of said
 185 "Pleasant Acres"; thence Westerly along the South line
 186 of said Tract B to the Southwest corner thereof;
 187 thence Northerly along the West line of said Tract B
 188 and along the Northerly prolongation thereof to the
 189 North line of said Section 31; thence Easterly along
 190 said North line and along the municipal limits of
 191 Cooper City per Chapter 59-1195, Laws of Florida, as

192 amended by Chapter 61-2050, Laws of Florida, to a
 193 point of intersection with the Northerly prolongation
 194 of the East line of said Tract B; thence Southerly
 195 along said prolongation and along said East line to
 196 the POINT OF BEGINNING.

197
 198 Area D:

199
 200 A portion of tract 4 in section 31, township 50 south,
 201 range 41 east of "Florida Fruit Lands Company's
 202 subdivision no. 1", according to the plat thereof as
 203 recorded in plat book 2, page 17 of the public records
 204 of Dade County, Florida, said portion being more
 205 particularly described as follows:

206
 207 BEGIN at the southwest corner of parcel 'a' of "St.
 208 Nicholas Ukrainian Orthodox Church", according to the
 209 plat thereof as recorded in plat book 141, page 11 of
 210 the public records of Broward County, Florida; thence
 211 easterly along the south line of said parcel 'a', also
 212 being a line parallel with and 191.62 feet north of
 213 the south line of said tract 4 and the municipal
 214 limits of Cooper City per ordinance number 90-5-1 to a
 215 line parallel with and 900 feet east of the west line
 216 of said tract 4, also being the west line of parcel
 217 'b' of said "St. Nicholas Ukrainian Orthodox Church";
 218 thence southerly along said parallel line and said
 219 municipal limits to an intersection with a line

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220 parallel with and 18 feet north of the south line of
 221 said tract 4, also being the south line of said parcel
 222 'b'; thence easterly along said parallel line and said
 223 municipal limits to a line parallel with and 53 feet
 224 west of the east line of said section 31; thence
 225 northerly along said parallel line and said municipal
 226 limits to the south line of tract 3 of said section
 227 31; thence easterly along said south line and the
 228 municipal limits of Cooper City per ordinance number
 229 74-7-2 to the east line of said section 31; thence
 230 southerly along said east line and the municipal
 231 limits of Cooper City per chapter 59-1195, Laws of
 232 Florida, amended by chapter 61-2050, Laws of Florida,
 233 to an intersection with the south line of said tract
 234 4; thence westerly along said south line and said
 235 municipal limits to an intersection with a line
 236 parallel with and 725 feet east of the west line of
 237 said tract 4; thence northerly along said parallel
 238 line and the municipal limits of Cooper City per
 239 ordinance number 73-9-4 to the point of beginning.

240
 241 Said lands situate, lying and being in Broward County,
 242 Florida.

243
 244 Area E:

245
 246 Portions of tract 12, section 32, township 50 south,
 247 range 41 east of "Newman's Survey", according to the

248 | plat thereof as recorded in plat book 2, page 26 of
 249 | the public records of Dade County, Florida, said
 250 | portion being more particularly described as follows:
 251 |
 252 | begin (point of beginning number 1) at the northwest
 253 | corner of said tract 12; thence easterly along the
 254 | north line of said tract 12 and the municipal limits
 255 | of Cooper City per chapter 59-1195, Laws of Florida,
 256 | amended by chapter 61-2050, Laws of Florida, to the
 257 | northeast corner of said tract 12; thence southerly
 258 | along the east line of said tract 12 and said
 259 | municipal limits to an intersection with a line
 260 | parallel with and 345 feet north of the south line of
 261 | said tract 12; thence westerly along said parallel
 262 | line and the municipal limits of Cooper City per
 263 | ordinance number 83-5-5 to the west line of the east
 264 | one-third (1/3) of said tract 12; thence northerly
 265 | along said west line and the municipal limits of
 266 | Cooper City per ordinance number 99-2-3 to a line
 267 | parallel with and 510 feet north of the south line of
 268 | said tract 12; thence westerly along said parallel
 269 | line and said municipal limits to the west line of
 270 | said tract 12; thence northerly along said west line
 271 | and the municipal limits of Cooper City per chapter
 272 | 59-1195, Laws of Florida, amended by chapter 61-2050,
 273 | Laws of Florida, to point of beginning number 1;
 274 |
 275 | together with the following:

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Area F:

COMMENCE at the northwest corner of said tract 12;
thence southerly along the west line of said tract 12
to an intersection with a line parallel with and 345
feet north of the south line of said tract 12 and
point of beginning number 2; thence easterly along
said parallel line and the municipal limits of Cooper
City per ordinance number 99-2-3 to the northwest
corner of lot 4, block 4 of "countryside west",
according to the plat thereof as recorded in plat book
114, page 11 of the public records of Broward County,
Florida; thence southerly along the west line of said
block 4 and the municipal limits of Cooper City per
ordinance number 88-6-1 to an intersection with a line
parallel with and 167 feet north of the south line of
said tract 12; thence westerly along said parallel
line and the municipal limits of Cooper City per
ordinance number 83-5-5 to the west line of said tract
12; thence northerly along said west line and the
municipal limits of Cooper City per chapter 59-1195,
Laws of Florida, amended by chapter 61-2050, Laws of
Florida, to point of beginning number 2;

TOGETHER WITH a portion of tract 13 of said "Newman's
Survey", described as follows:

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304 BEGIN (point of beginning no. 3) at the intersection
 305 of the west line of said section 32 with the north
 306 line of the south 630 feet of the north 945 feet of
 307 said tract 13; thence easterly along said north line
 308 and the municipal limits of Cooper City per ordinance
 309 number 83-5-5 to a line 50 feet east of and parallel
 310 with the west line of said section 32; thence
 311 southerly along said parallel line and the municipal
 312 limits of Cooper City per chapter 71-594, Laws of
 313 Florida (house bill 2489) to a line parallel with and
 314 60 feet north of the south line of said tract 13;
 315 thence easterly along said parallel line and said
 316 municipal limits to the east line of said tract 13;
 317 thence southerly along said east line and the
 318 municipal limits of Cooper City per chapter 59-1195,
 319 Laws of Florida, amended by chapter 61-2050, Laws of
 320 Florida, to a line parallel with and 53 feet north of
 321 the south line of said tract 13; thence westerly along
 322 said parallel line and the municipal limits of Cooper
 323 City per chapter 71-594, Laws of Florida (House Bill
 324 2489) to the west line of said tract 13 and the west
 325 line of said section 32; thence northerly along said
 326 west line and the municipal limits of Cooper City per
 327 ordinance number 84-8-8 to point of beginning number
 328 3.

329
 330 Said lands situate, lying and being in Broward County, Florida.
 331

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

334
335 Portions of Tracts 25, 27 and 28, in Section 30,
336 Township 50 South, Range 41 East, of "John W. Newman's
337 Survey", according to the plat thereof as recorded in
338 Plat Book 2, Page 26 of the Public Records of Dade
339 County, Florida, together with that portion of the
340 hiatus lying West of said Section 30 and together with
341 that portion of the South New River Canal right-of-way
342 lying adjacent to said tracts and hiatus, more
343 particularly described as follows:

344
345 COMMENCING at the Southeast corner of the Southwest
346 one-quarter (SW 1/4) of said Section 30; thence
347 Westerly along the South line of said Southwest one-
348 quarter (SW 1/4) to an intersection with a line
349 parallel with and 15 feet West of the East line of the
350 Southwest one-quarter (SW 1/4) of said Section 30;
351 thence Northerly along said parallel line to the South
352 line of said Tract 28 and the POINT OF BEGINNING;
353 thence along the municipal limits of Cooper City per
354 Chapter 59-1195, Laws of Florida, as amended by
355 Chapter 61-2050, Laws of Florida, the following nine
356 (9) courses; thence Westerly along the South line of
357 said Tracts 28 and 27 to the Southwest corner of said
358 Tract 27; thence Northerly along the West line of said
359 Tract 27 to the Northwest corner thereof; thence

360 Westerly along the Easterly prolongation of the North
 361 line of Tract 26 of said "John W. Newman's Survey" to
 362 the Northeast corner of said Tract 26; thence
 363 Southerly along the East line of said Tract 26 to the
 364 Southeast corner thereof; thence Westerly along the
 365 South line of said Tracts 26 and 25 to the Southwest
 366 corner of said Tract 25; thence Northerly along the
 367 West line of said Tract 25, being on a line parallel
 368 with and 15 feet East of the West line of said Section
 369 30, and along a portion of the municipal limits of
 370 Cooper City per Ordinance number 87-2-2 to the
 371 Northwest corner of said Tract 25; thence Westerly
 372 along the Westerly prolongation of the North line of
 373 said Tract 25 to the West line of said Section 30;
 374 thence Southerly along said West line to the Westerly
 375 prolongation of the South line of said Tract 25;
 376 thence Westerly along said Westerly prolongation to
 377 the East line of the municipal limits of Cooper City
 378 per Ordinance number 2001-4-2; thence Northerly along
 379 said municipal limits line and along the Northerly
 380 prolongation thereof to the centerline of the South
 381 New River Canal right-of-way; thence Easterly along
 382 said centerline and along the municipal limits of the
 383 Town of Davie per Chapter 84-420, Laws of Florida, to
 384 the Northerly prolongation of the East line of said
 385 Tract 28; thence Southerly along said prolongation and
 386 along a portion of the municipal limits of Cooper City
 387 per Chapter 59-1195, Laws of Florida, as amended by

388 | Chapter 61-2050, Laws of Florida, to the POINT OF
 389 | BEGINNING;

390 |
 391 | LESS therefrom the following:

392 | That portion of Cooper City per Ordinance number 85-6-
 393 | 1 described as follows; the North 378 feet of that
 394 | portion of Tract 28, Section 30, Township 50 South,
 395 | Range 41 East according to, John W. Newman's Survey,
 396 | lying South of the South right of way line of South
 397 | New River Canal, as recorded in Plat Book 2, Page 26
 398 | of the Public Records of Dade County, Florida, said
 399 | lands situate, lying and being in Broward County,
 400 | Florida; less the East 45 feet for road right-of-way.

401 |
 402 | And also LESS:

403 | That portion of Cooper City per Ordinance number 87-2-
 404 | 2 being a part of Tract 25, Section 30, Township 50
 405 | South, Range 41 East, "John W. Newman's Survey", as
 406 | recorded in Plat Book 2, Page 26 Dade County Records,
 407 | more particularly described as follows:

408 |
 409 | COMMENCE at the Southeast corner of said Tract 25;
 410 | thence on an assumed bearing of North 00°16'37" East
 411 | along the East line of said Tract 25 a distance of
 412 | 907.59 feet to the POINT OF BEGINNING; thence North
 413 | 89°15'43"West 340.58 feet to a point on the arc of a
 414 | non-tangent curve concave to the West, a radial line
 415 | of said curve through said point having a bearing of

416 South 83°45'04" East; thence Northerly along the arc
 417 of said curve to the left, having a central angle of
 418 01°42'38" and a radius of 620.00 feet for an arc
 419 distance of 18.51 feet to a point on a non-tangent
 420 line; thence North 89 °43'23" West 306.07 feet to the
 421 West line of said Tract 25; thence North 00°16'37"
 422 East along the said West line a distance of 284.02
 423 feet to a line 50.00 feet South of and parallel with
 424 the North line of said Tract 25; thence South
 425 89°15'43" East along the said parallel line a distance
 426 of 645.01 feet to the said East line; thence South
 427 00°16'37" West along the said East line a distance of
 428 300.01 feet to the POINT OF BEGINNING.

429
 430 And also LESS:
 431 All of Tract 26 and a portion of Tract 27, in Section
 432 30, Township 50 South, Range 41 East, of "John W.
 433 Newman's Survey", according to the plat thereof as
 434 recorded in Plat Book 2, Page 26 of the Public Records
 435 of Dade County, Florida, together with portions of the
 436 South New River Canal right-of-way lying adjacent to
 437 said tracts, more particularly described as follows:

438
 439 COMMENCING at the Southeast corner of the Southwest
 440 one-quarter (SW 1/4) of said Section 30; thence
 441 Westerly along the South line of said Southwest one-
 442 quarter (SW 1/4) to an intersection with a line
 443 parallel with and 15 feet West of the East line of the

444 Southwest one-quarter (SW 1/4) of said Section 30;
 445 thence Northerly along said parallel line to the South
 446 line of Tract 28 of said "John W. Newman's Survey";
 447 thence along the municipal limits of Cooper City per
 448 Chapter 59-1195, Laws of Florida, as amended by
 449 Chapter 61-2050, Laws of Florida, the following two
 450 (2) courses; thence Westerly along the South line of
 451 said Tracts 28 and 27 to the Southwest corner of said
 452 Tract 27; thence Northerly along the West line of said
 453 Tract 27 to a point on the South line of a parcel of
 454 land described in Official Records Book 33192, Page
 455 1763 of the Public Records of Broward County, Florida
 456 and the POINT OF BEGINNING; thence Easterly along the
 457 South line of said parcel and along the Easterly
 458 prolongation thereof to the centerline of S.W. 108
 459 Avenue; thence Northerly along said centerline to the
 460 centerline of the South New River Canal right-of-way;
 461 thence Westerly along said centerline and along the
 462 municipal limits of the Town of Davie, per Chapter 84-
 463 420, Laws of Florida to the Northerly prolongation of
 464 the West line of said Tract 26; thence Southerly along
 465 said Northerly prolongation and along said West line
 466 of Tract 26, a portion of which is along the municipal
 467 limits of Cooper City per Ordinance number 87-2-2, to
 468 the Southwest corner of said Tract 26; thence along
 469 the municipal limits of Cooper City per Chapter 59-
 470 1195, Laws of Florida, as amended by Chapter 61-2050,
 471 Laws of Florida, the following four (4) courses;

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472 thence Easterly along the South line of said Tract 26
 473 to the Southeast corner thereof; thence Northerly
 474 along the East line of said Tract 26 to the Northeast
 475 corner thereof; thence Easterly along the Westerly
 476 prolongation of the North line of said Tract 27 to the
 477 Northwest corner of said Tract 27; thence Southerly
 478 along the West line of said Tract 27 to the POINT OF
 479 BEGINNING.

480
 481 TOGETHER WITH:

482 Portions of Section 31, Township 50 South, Range 41
 483 East and a portion of Section 25, Township 50 South,
 484 Range 40 East of "Florida Fruit Lands Company's
 485 Subdivision No. 1", as recorded in Plat Book 2, Page
 486 17 of the Public Records of Dade County, Florida,
 487 together with a portion of "F.M. Brown's Subdivision
 488 of Section 36, Township 50 South, Range 40 East", as
 489 recorded in Plat Book 4, Page 5 of the Public Records
 490 of Broward County, Florida, and also together with a
 491 portion of the hiatus between Range 41 East and Range
 492 40 East, more particularly described as follows:

493
 494 BEGINNING at the Southeast corner of the Southwest
 495 one-quarter (SW 1/4) of said Section 31; thence
 496 Westerly along the South line of said Section 31, also
 497 being the municipal limits of Cooper City per
 498 Ordinance number 83-6-4, to the East line of the West
 499 one-half (W 1/2) of Tracts 41, 42, 43 and 44 of said,"

500 Florida Fruit Lands Company's Subdivision No. 1";
 501 thence Northerly along said East line and along the
 502 municipal limits of Cooper City per Ordinance number
 503 98-9-3 to the South line of the Northwest one-quarter
 504 (NW 1/4) of the Southwest one-quarter (SW 1/4) of said
 505 Section 31; thence Westerly along said South line and
 506 along said municipal limits to the Southwest corner of
 507 the Northwest one-quarter (NW 1/4) of the Southwest
 508 one-quarter (SW 1/4) of said Section 31; thence
 509 Northerly along the West line of said Section 31, also
 510 being the East line of the hiatus between Range 40
 511 East and Range 41 East and along the municipal limits
 512 of Cooper City per Ordinance number 89-5-3 to a point
 513 3901.54 feet South of the Northwest corner of said
 514 Section 31 (as measured along said Section line);
 515 thence Westerly along said municipal limits to the
 516 East line of Block 2 of the aforesaid "F.M. Brown's
 517 Subdivision of Section 36, Township 50 South, Range 40
 518 East"; thence Northerly along said East line and along
 519 the municipal limits of Cooper City per Ordinance
 520 number 84-3-1 and Chapter 59-1195, Laws of Florida, as
 521 amended by Chapter 61-2050, Laws of Florida, to the
 522 Northeast corner of Lot 22 of said Block 2 and the
 523 Southeast corner of "Rio Ranches", according to the
 524 plat thereof as recorded in Plat Book 91, Page 30 of
 525 the Public Records of Broward County, Florida; thence
 526 Easterly along the Easterly prolongation of the South
 527 line of said "Rio Ranches" to the East line of said

528 Section 36; thence Northerly along said East line to a
 529 point of intersection with the Easterly prolongation
 530 of the North line of said "Rio Ranches", being 40 feet
 531 South of the North line of said Section 36; thence
 532 Westerly along said Easterly prolongation to a point
 533 on the municipal limits of Cooper City per Ordinance
 534 number 95-10-1 said point being on a line parallel
 535 with and 55.00 feet west of the East line of said
 536 Section 36; thence Northerly along said parallel line,
 537 and said municipal limits to the North line of said
 538 Section 36; thence Easterly along said North line and
 539 along the municipal limits of Cooper City per
 540 Ordinance number 93-9-1 to a line parallel with and 50
 541 feet West of the East line of said Section 25; thence
 542 Northerly along said parallel line and along said
 543 municipal limits to the South line of Tract 55 in said
 544 Section 25; thence Easterly along said South line and
 545 along the municipal limits of Cooper City per
 546 Ordinance number 2001-4-2 to the East limits of said
 547 Cooper City per Ordinance number 2001-4-2; thence
 548 Northerly along said East limits to the Westerly
 549 prolongation of the North line of said Section 31;
 550 thence Easterly along said Westerly prolongation and
 551 along the North line of said Section 31 and along the
 552 municipal limits of Cooper City per Chapter 59-1195,
 553 Laws of Florida, as amended by Chapter 61-2050, Laws
 554 of Florida, to the East line of the Northwest one-
 555 quarter (NW 1/4) of said Section 31; thence Southerly

556 | along said East line and along the municipal limits of
 557 | Cooper City per Ordinance numbers 73-11-2 and 74-1-5
 558 | to the North line of Tract 20 in said Section 31;
 559 | thence Westerly along said North line and along the
 560 | municipal limits of Cooper City per Ordinance number
 561 | 83-5-3 to the Northwest corner of said Tract 20;
 562 | thence Southerly along the West line of said Tract 20
 563 | and along the West line of Tract 21 of said Section 31
 564 | and along the municipal limits of Cooper City per
 565 | Ordinance numbers 83-5-3 and 76-9-2 to the Southwest
 566 | corner of said Tract 21; thence Easterly along the
 567 | South line of said Tract 21 and along the municipal
 568 | limits of Cooper City per Ordinance numbers 76-9-2 and
 569 | 89-9-1 to the East line of the Northwest one-quarter
 570 | (NW 1/4) of said Section 31; thence Southerly along
 571 | the East line of said Northwest one-quarter (NW 1/4)
 572 | and along the municipal limits of Cooper City per
 573 | Chapter 59-1195, Laws of Florida, as amended by
 574 | Chapter 61-2050, Laws of Florida, to the Northeast
 575 | corner of the Southwest One-Quarter (SW 1/4) of said
 576 | Section 31; thence Southerly along the East line of
 577 | said Southwest one-quarter (SW 1/4), a portion of
 578 | which is along the municipal limits of Cooper City per
 579 | Ordinance number 2002-03-01 and Ordinance number 84-8-
 580 | 7, to the POINT OF BEGINNING.

581 |
 582 | LESS therefrom the following:

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583 That portion of Cooper City per Ordinance number 92-8-
 584 1 described as follows; the West 156.875 feet of the
 585 East 470.625 feet of the North 216.25 feet of the
 586 South 256.25 feet of tract 41 in Section 31, Township
 587 50 South, Range 41 East of said "Florida Fruit Lands
 588 Company's Subdivision No. 1".

589
 590 And also LESS:

591 That portion of Cooper City per Ordinance number 2001-
 592 5-1 described as follows; the South 143.50 feet of the
 593 West 125.00 feet of the East 1172.50 feet of tract 39,
 594 and the West 125.00 feet of the East 1172.50 feet less
 595 the South 35.00 feet of tract 40 in Section 31,
 596 Township 50 South, Range 41 East of said "Florida
 597 Fruit Lands Company's Subdivision No. 1".

598
 599 And also LESS:

600 That portion of Cooper City per Ordinance number 89-5-
 601 6 described as follows; the South 215.37 feet of the
 602 West 450.00 feet of the East 1047.50 feet of tract 40
 603 in Section 31, Township 50 South, Range 41 East of
 604 said "Florida Fruit Lands Company's Subdivision No.
 605 1", less the South 55.00 feet; and less the East
 606 287.49 feet thereof.

607
 608 And also LESS:

609 That portion of Cooper City per Ordinance number 2000-
 610 3-2 described as follows; Parcel A, "Nur-ul Islam",

611 according to the plat thereof, as recorded in Plat
 612 Book 149, at Page 28, of the Public Records of Broward
 613 County, Florida. Together with: the South 143.5 feet
 614 of the East 75 feet of Tract 39, and the North 190.5
 615 feet of the East 75 feet of Tract 40 in Section 31,
 616 Township 50 South, Range 41 East (as measured from the
 617 East line of the Northeast quarter of Section 31) of
 618 said "Florida Fruit Lands Company's Subdivision No.
 619 1"; less: the East 15 feet thereof.

620
 621 And also LESS:
 622 All of Tracts 24, 33 and 34 and a portion of Tracts 35
 623 and 36 of Section 31, Township 50 South, Range 41 East
 624 of "Florida Fruit Lands Company's Subdivision No. 1",
 625 as recorded in Plat Book 2, Page 17 of the Public
 626 Records of Dade County, Florida, and all of the plat
 627 of "Indian Pond", as recorded in Plat Book 139, Page
 628 21 of the Public Records of Broward County, Florida,
 629 more particularly described as follows:

630
 631 BEGIN at the Northeast corner of said Tract 24; thence
 632 Southerly along the East line of the Northwest one-
 633 quarter (NW 1/4) of said Section 31 and along the
 634 municipal limits of Cooper City per Chapter 59-1195,
 635 Laws of Florida, as amended by Chapter 61-2050, Laws
 636 of Florida, to the Northeast corner of the Southwest
 637 One-Quarter (SW 1/4) of said Section 31; thence
 638 Southerly along the East line of said Southwest One-

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639 Quarter (SW 1/4), a portion of which is along the
 640 municipal limits of Cooper City per Ordinance number
 641 2002-03-01, to the Southeast corner of said Tract 36;
 642 thence Westerly along the South line of said Tract 36
 643 and along the South line of said "Indian Pond" to the
 644 Southwest corner of said Tract 36, also being the
 645 Southwest corner of said "Indian Pond"; thence
 646 Northerly along the West line of "Indian Pond" and
 647 along the West line of said Tracts 34, 33 and 24 to
 648 the Northwest corner of said Tract 24; thence Easterly
 649 along the North line of said Tract 24 to the POINT OF
 650 BEGINNING.

651
 652 And also LESS:
 653 A portion of "Pleasant Acres", according to the plat
 654 thereof, as recorded in Plat Book 131, Page 48, of the
 655 public records of Broward County, Florida, and a
 656 portion of "Florida Fruit Lands Company's Subdivision
 657 No. 1", as recorded in Plat Book 2, Page 17 of the
 658 Public Records of Dade County, Florida, in Section
 659 31, Township 50 South, Range 41 East, more
 660 particularly described as follows:

661
 662 BEGIN at the Southeast corner of Tract B of said
 663 "Pleasant Acres"; thence Westerly along the South line
 664 of said Tract B to the Southwest corner thereof;
 665 thence Northerly along the West line of said Tract B
 666 and along the Northerly prolongation thereof to the

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667 North line of said Section 31; thence Easterly along
 668 said North line and along the municipal limits of
 669 Cooper City per Chapter 59-1195, Laws of Florida, as
 670 amended by Chapter 61-2050, Laws of Florida, to a
 671 point of intersection with the Northerly prolongation
 672 of the East line of said Tract B; thence Southerly
 673 along said prolongation and along said East line to
 674 the POINT OF BEGINNING.

675
 676 TOGETHER WITH:
 677 A portion of "F.M. Brown's Subdivision of Section 36,
 678 Township 50 South, Range 40 East", as recorded in Plat
 679 Book 4, Page 5 of the Public Records of Broward
 680 County, Florida and all of "Rio Ranches", according
 681 to the plat thereof as recorded in Plat Book 91, Page
 682 30 of the Public Records of Broward County, Florida,
 683 more particularly described as follows:

684
 685 BEGIN at the intersection of the East line of said
 686 Section 36 with the Easterly prolongation of the South
 687 boundary of said "Rio Ranches"; thence Westerly along
 688 said Easterly prolongation to the Northeast corner of
 689 Lot 22, Block 2 of said "F.M. Brown's Subdivision of
 690 Section 36, Township 50 South, Range 40 East"; thence
 691 Westerly along the North line of said Lot 22 and the
 692 South line of said "Rio Ranches" and along the
 693 municipal limits of Cooper City per Ordinance number
 694 84-3-1 and per Chapter 59-1195, Laws of Florida, as

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695 amended by Chapter 61-2050, Laws of Florida to the
 696 Southeast corner of Lot 42 of said "Rio Ranches";
 697 thence Northerly along the East line of said Lot 42
 698 and along the municipal limits of Cooper City per
 699 Ordinance number 89-5-4 to the Northeast corner of
 700 said Lot 42; thence Westerly along the North line of
 701 said Lot 42 and along said municipal limits to the
 702 Northwest corner of said Lot 42; thence Southerly
 703 along the West line of said Lot 42 and along said
 704 municipal limits to the Southwest corner of said Lot
 705 42 and the North line of the aforesaid Lot 22; thence
 706 Westerly along said North line and along the municipal
 707 limits of Cooper City per Ordinance number 84-3-1 to
 708 the Northwest corner of said Lot 22; thence Northerly
 709 along the West line of said "Rio Ranches" and along
 710 the municipal limits of Cooper City per Chapter 59-
 711 1195, Laws of Florida, as amended by Chapter 61-2050,
 712 Laws of Florida, to the Northwest corner of said "Rio
 713 Ranches"; thence Easterly along the North line of said
 714 "Rio Ranches", being 40 feet South of the North line
 715 of said Section 36, and along the municipal limits of
 716 Cooper City per Ordinance number 95-10-1 and along the
 717 Easterly prolongation thereof to the East line of said
 718 Section 36; thence Southerly along said East line to
 719 the POINT OF BEGINNING.

720
 721 Said lands situate, lying and being in Broward County, Florida.
 722

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

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

725
 726 A portion of "F.M. Brown's Subdivision of Section 36,
 727 Township 50 South, Range 40 East", as recorded in Plat
 728 Book 4, Page 5 of the Public Records of Broward
 729 County, Florida and all of "Rio Ranches", according
 730 to the plat thereof as recorded in Plat Book 91, Page
 731 30 of the Public Records of Broward County, Florida,
 732 more particularly described as follows:

733
 734 BEGIN at the intersection of the East line of said
 735 Section 36 with the Easterly prolongation of the South
 736 boundary of said "Rio Ranches"; thence Westerly along
 737 said Easterly prolongation to the Northeast corner of
 738 Lot 22, Block 2 of said "F.M. Brown's Subdivision of
 739 Section 36, Township 50 South, Range 40 East"; thence
 740 Westerly along the North line of said Lot 22 and the
 741 South line of said "Rio Ranches" and along the
 742 municipal limits of Cooper City per Ordinance number
 743 84-3-1 and per Chapter 59-1195, Laws of Florida, as
 744 amended by Chapter 61-2050, Laws of Florida to the
 745 Southeast corner of Lot 42 of said "Rio Ranches";
 746 thence Northerly along the East line of said Lot 42
 747 and along the municipal limits of Cooper City per
 748 Ordinance number 89-5-4 to the Northeast corner of
 749 said Lot 42; thence Westerly along the North line of
 750 said Lot 42 and along said municipal limits to the

751 Northwest corner of said Lot 42; thence Southerly
 752 along the West line of said Lot 42 and along said
 753 municipal limits to the Southwest corner of said Lot
 754 42 and the North line of the aforesaid Lot 22; thence
 755 Westerly along said North line and along the municipal
 756 limits of Cooper City per Ordinance number 84-3-1 to
 757 the Northwest corner of said Lot 22; thence Northerly
 758 along the West line of said "Rio Ranches" and along
 759 the municipal limits of Cooper City per Chapter 59-
 760 1195, Laws of Florida, as amended by Chapter 61-2050,
 761 Laws of Florida, to the Northwest corner of said "Rio
 762 Ranches"; thence Easterly along the North line of said
 763 "Rio Ranches", being 40 feet South of the North line
 764 of said Section 36, and along the municipal limits of
 765 Cooper City per Ordinance number 95-10-1 and along the
 766 Easterly prolongation thereof to the East line of said
 767 Section 36; thence Southerly along said East line to
 768 the POINT OF BEGINNING.

769
 770 (3) The Broward County Board of County Commissioners shall
 771 schedule an election in accordance with provisions of laws
 772 relating to elections currently in force on July 5, 2006, except
 773 as provided in this act. A mail ballot shall be used for this
 774 election as provided by law. The subject of the aforesaid
 775 election shall be the annexation of the United Ranches area into
 776 either the City of Cooper City or the Town of Davie. Only
 777 registered voters residing in the United Ranches area may vote
 778 in said election. On the ballot for the election provided for in

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779 this subsection shall appear the names of the City of Cooper
780 City and the Town of Davie. Qualified voters residing in the
781 United Ranches area shall by a majority vote of the voters
782 participating in the election choose one municipality for
783 annexation.

784 (4) Upon a majority of the registered voters residing in
785 the United Ranches area voting for annexation into the City of
786 Cooper City or the Town of Davie, the United Ranches area shall
787 be deemed a part of said municipality on September 15, 2006,
788 pursuant to s. 171.062, Florida Statutes, except as provided for
789 in this act.

790 (5) Notwithstanding the results of the vote of the voters
791 of the total United Ranches area as provided in subsection (4),
792 if a majority of the qualified voters residing only in the Rio
793 Ranches neighborhood vote in the election described in
794 subsection (3) to be annexed into the City of Cooper City said
795 area shall be annexed into the City of Cooper City effective
796 September 15, 2006, pursuant to s. 171.062, Florida Statutes,
797 except as provided for in this act.

798 Section 3. An interlocal agreement shall be developed
799 between the governing bodies of Broward County and the annexing
800 municipalities and executed prior to the effective date of the
801 annexations as provided for in this act. The agreement shall
802 address infrastructure improvement projects and include a
803 financially feasible plan for transitioning county services,
804 buildings, infrastructure, waterways, and employees.

805 Section 4. Subsequent to the effective date of this act,
806 no change in land use designation or zoning shall be effective

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807 within the limits of the lands subject to annexation herein
 808 until the areas have been annexed into the municipality; and no
 809 annexation within the areas contained in this act by any
 810 municipality shall occur during the time period between the
 811 effective date of this act and the effective date of the
 812 annexation.

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

817 Section 6. Nothing in this act shall be construed to
 818 affect or abrogate the rights of parties to any contracts,
 819 whether the same be between Broward County and a third party or
 820 between governmental entities, which contracts are in effect
 821 prior to the effective date of the annexation.

822 Section 7. All public roads and the public rights-of-way
 823 associated therewith on the Broward County Road System, lying
 824 within the limits of the lands subject to annexation herein, as
 825 described in this act, are transferred upon the effective date
 826 of the annexation from Broward County jurisdiction to the
 827 jurisdiction of the annexing municipality. All rights, title,
 828 interests, and responsibilities for any transferred roads,
 829 including, but not limited to, the ownership, operation,
 830 maintenance, planning, design, and construction of said roads
 831 and to the rights-of-way associated therewith shall transfer
 832 from Broward County jurisdiction and ownership to the
 833 jurisdiction and ownership of the annexing municipality upon the
 834 effective date of the annexation.

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835 Section 8. The United Ranches area, as described in
836 section 2, shall be considered a preservation area and, in order
837 to protect the community's rural atmosphere, all Broward County
838 land use and zoning classifications, rules, and regulations that
839 are applicable to this area on the effective date of this act
840 shall be adopted by the chosen municipality for the United
841 Ranches area. If the United Ranches area land use and zoning
842 classifications, rules, and regulations differ from those which
843 exist in the chosen municipality, the chosen municipality shall
844 modify its codes by September 15, 2006, to enable the United
845 Ranches area to be maintained as it exists on the effective date
846 of this act. Any and all proposed municipal enactments that may
847 affect a change in the United Ranches area, including but not
848 limited to all quasi-judicial items, including zoning
849 modifications, site plans, plats, and variances, must be
850 approved by a supermajority of the municipality's designated
851 governing body. All applications for zoning changes within the
852 United Ranches area require written notification of all United
853 Ranches area residents. Moreover, any application for a change
854 of zoning within the United Ranches area must first come before
855 a Preservation Board made up of five members residing in the
856 United Ranches area who shall be appointed every 2 years by the
857 governing body and shall be responsible for issuing
858 recommendations on zoning changes within the United Ranches
859 area.

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