

## ENROLLED

HB 1477, Engrossed 1

2005 Legislature

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

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29 Subdivision No. 1", as recorded in Plat Book 2, Page  
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.

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57 | TOGETHER WITH:  
 58 | The West 60.00 feet of the North 145.00 feet of the  
 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.

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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

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

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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  
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

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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  
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

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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  
 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       Area D:

195

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

202  
203 BEGIN at the southwest corner of parcel 'a' of "St.  
204 Nicholas Ukrainian Orthodox Church", according to the  
205 plat thereof as recorded in plat book 141, page 11 of  
206 the public records of Broward County, Florida; thence  
207 easterly along the south line of said parcel 'a', also  
208 being a line parallel with and 191.62 feet north of  
209 the south line of said tract 4 and the municipal  
210 limits of Cooper City per ordinance number 90-5-1 to a  
211 line parallel with and 900 feet east of the west line  
212 of said tract 4, also being the west line of parcel  
213 'b' of said "St. Nicholas Ukrainian Orthodox Church";  
214 thence southerly along said parallel line and said  
215 municipal limits to an intersection with a line  
216 parallel with and 18 feet north of the south line of  
217 said tract 4, also being the south line of said parcel  
218 'b'; thence easterly along said parallel line and said  
219 municipal limits to a line parallel with and 53 feet  
220 west of the east line of said section 31; thence  
221 northerly along said parallel line and said municipal  
222 limits to the south line of tract 3 of said section  
223 31; thence easterly along said south line and the



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224 municipal limits of Cooper City per ordinance number  
 225 74-7-2 to the east line of said section 31; thence  
 226 southerly along said east line and the municipal  
 227 limits of Cooper City per chapter 59-1195, Laws of  
 228 Florida, amended by chapter 61-2050, Laws of Florida,  
 229 to an intersection with the south line of said tract  
 230 4; thence westerly along said south line and said  
 231 municipal limits to an intersection with a line  
 232 parallel with and 725 feet east of the west line of  
 233 said tract 4; thence northerly along said parallel  
 234 line and the municipal limits of Cooper City per  
 235 ordinance number 73-9-4 to the point of beginning.

236  
 237 Said lands situate, lying and being in Broward County,  
 238 Florida.

239  
 240 Area E:

241  
 242 Portions of tract 12, section 32, township 50 south,  
 243 range 41 east of "Newman's Survey", according to the  
 244 plat thereof as recorded in plat book 2, page 26 of  
 245 the public records of Dade County, Florida, said  
 246 portion being more particularly described as follows:

247  
 248 begin (point of beginning number 1) at the northwest  
 249 corner of said tract 12; thence easterly along the  
 250 north line of said tract 12 and the municipal limits  
 251 of Cooper City per chapter 59-1195, Laws of Florida,

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252 amended by chapter 61-2050, Laws of Florida, to the  
 253 northeast corner of said tract 12; thence southerly  
 254 along the east line of said tract 12 and said  
 255 municipal limits to an intersection with a line  
 256 parallel with and 345 feet north of the south line of  
 257 said tract 12; thence westerly along said parallel  
 258 line and the municipal limits of Cooper City per  
 259 ordinance number 83-5-5 to the west line of the east  
 260 one-third (1/3) of said tract 12; thence northerly  
 261 along said west line and the municipal limits of  
 262 Cooper City per ordinance number 99-2-3 to a line  
 263 parallel with and 510 feet north of the south line of  
 264 said tract 12; thence westerly along said parallel  
 265 line and said municipal limits to the west line of  
 266 said tract 12; thence northerly along said west line  
 267 and the municipal limits of Cooper City per chapter  
 268 59-1195, Laws of Florida, amended by chapter 61-2050,  
 269 Laws of Florida, to point of beginning number 1;

270  
 271 together with the following:

272  
 273 Area F:

274  
 275 COMMENCE at the northwest corner of said tract 12;  
 276 thence southerly along the west line of said tract 12  
 277 to an intersection with a line parallel with and 345  
 278 feet north of the south line of said tract 12 and  
 279 point of beginning number 2; thence easterly along

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280 said parallel line and the municipal limits of Cooper  
 281 City per ordinance number 99-2-3 to the northwest  
 282 corner of lot 4, block 4 of "countryside west",  
 283 according to the plat thereof as recorded in plat book  
 284 114, page 11 of the public records of Broward County,  
 285 Florida; thence southerly along the west line of said  
 286 block 4 and the municipal limits of Cooper City per  
 287 ordinance number 88-6-1 to an intersection with a line  
 288 parallel with and 167 feet north of the south line of  
 289 said tract 12; thence westerly along said parallel  
 290 line and the municipal limits of Cooper City per  
 291 ordinance number 83-5-5 to the west line of said tract  
 292 12; thence northerly along said west line and the  
 293 municipal limits of Cooper City per chapter 59-1195,  
 294 Laws of Florida, amended by chapter 61-2050, Laws of  
 295 Florida, to point of beginning number 2;

296  
 297 TOGETHER WITH a portion of tract 13 of said "Newman's  
 298 Survey", described as follows:

299  
 300 BEGIN (point of beginning no. 3) at the intersection  
 301 of the west line of said section 32 with the north  
 302 line of the south 630 feet of the north 945 feet of  
 303 said tract 13; thence easterly along said north line  
 304 and the municipal limits of Cooper City per ordinance  
 305 number 83-5-5 to a line 50 feet east of and parallel  
 306 with the west line of said section 32; thence  
 307 southerly along said parallel line and the municipal

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308 limits of Cooper City per chapter 71-594, Laws of  
 309 Florida (house bill 2489) to a line parallel with and  
 310 60 feet north of the south line of said tract 13;  
 311 thence easterly along said parallel line and said  
 312 municipal limits to the east line of said tract 13;  
 313 thence southerly along said east line and the  
 314 municipal limits of Cooper City per chapter 59-1195,  
 315 Laws of Florida, amended by chapter 61-2050, Laws of  
 316 Florida, to a line parallel with and 53 feet north of  
 317 the south line of said tract 13; thence westerly along  
 318 said parallel line and the municipal limits of Cooper  
 319 City per chapter 71-594, Laws of Florida (House Bill  
 320 2489) to the west line of said tract 13 and the west  
 321 line of said section 32; thence northerly along said  
 322 west line and the municipal limits of Cooper City per  
 323 ordinance number 84-8-8 to point of beginning number  
 324 3.

325  
 326 Said lands situate, lying and being in Broward County, Florida.

327  
 328 Section 2. (1) The legal description of the area referred  
 329 to in this act as the United Ranches area is as follows:

330  
 331 Portions of Tracts 25, 27 and 28, in Section 30,  
 332 Township 50 South, Range 41 East, of "John W. Newman's  
 333 Survey", according to the plat thereof as recorded in  
 334 Plat Book 2, Page 26 of the Public Records of Dade  
 335 County, Florida, together with that portion of the

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336 hiatus lying West of said Section 30 and together with  
337 that portion of the South New River Canal right-of-way  
338 lying adjacent to said tracts and hiatus, more  
339 particularly described as follows:

340  
341 COMMENCING at the Southeast corner of the Southwest  
342 one-quarter (SW 1/4) of said Section 30; thence  
343 Westerly along the South line of said Southwest one-  
344 quarter (SW 1/4) to an intersection with a line  
345 parallel with and 15 feet West of the East line of the  
346 Southwest one-quarter (SW 1/4) of said Section 30;  
347 thence Northerly along said parallel line to the South  
348 line of said Tract 28 and the POINT OF BEGINNING;  
349 thence along the municipal limits of Cooper City per  
350 Chapter 59-1195, Laws of Florida, as amended by  
351 Chapter 61-2050, Laws of Florida, the following nine  
352 (9) courses; thence Westerly along the South line of  
353 said Tracts 28 and 27 to the Southwest corner of said  
354 Tract 27; thence Northerly along the West line of said  
355 Tract 27 to the Northwest corner thereof; thence  
356 Westerly along the Easterly prolongation of the North  
357 line of Tract 26 of said "John W. Newman's Survey" to  
358 the Northeast corner of said Tract 26; thence  
359 Southerly along the East line of said Tract 26 to the  
360 Southeast corner thereof; thence Westerly along the  
361 South line of said Tracts 26 and 25 to the Southwest  
362 corner of said Tract 25; thence Northerly along the  
363 West line of said Tract 25, being on a line parallel

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364 with and 15 feet East of the West line of said Section  
 365 30, and along a portion of the municipal limits of  
 366 Cooper City per Ordinance number 87-2-2 to the  
 367 Northwest corner of said Tract 25; thence Westerly  
 368 along the Westerly prolongation of the North line of  
 369 said Tract 25 to the West line of said Section 30;  
 370 thence Southerly along said West line to the Westerly  
 371 prolongation of the South line of said Tract 25;  
 372 thence Westerly along said Westerly prolongation to  
 373 the East line of the municipal limits of Cooper City  
 374 per Ordinance number 2001-4-2; thence Northerly along  
 375 said municipal limits line and along the Northerly  
 376 prolongation thereof to the centerline of the South  
 377 New River Canal right-of-way; thence Easterly along  
 378 said centerline and along the municipal limits of the  
 379 Town of Davie per Chapter 84-420, Laws of Florida, to  
 380 the Northerly prolongation of the East line of said  
 381 Tract 28; thence Southerly along said prolongation and  
 382 along a portion of the municipal limits of Cooper City  
 383 per Chapter 59-1195, Laws of Florida, as amended by  
 384 Chapter 61-2050, Laws of Florida, to the POINT OF  
 385 BEGINNING;

386  
 387 LESS therefrom the following:  
 388 That portion of Cooper City per Ordinance number 85-6-  
 389 1 described as follows; the North 378 feet of that  
 390 portion of Tract 28, Section 30, Township 50 South,  
 391 Range 41 East according to, John W. Newman's Survey,

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392 lying South of the South right of way line of South  
 393 New River Canal, as recorded in Plat Book 2, Page 26  
 394 of the Public Records of Dade County, Florida, said  
 395 lands situate, lying and being in Broward County,  
 396 Florida; less the East 45 feet for road right-of-way.

397  
 398 And also LESS:  
 399 That portion of Cooper City per Ordinance number 87-2-  
 400 2 being a part of Tract 25, Section 30, Township 50  
 401 South, Range 41 East, "John W. Newman's Survey", as  
 402 recorded in Plat Book 2, Page 26 Dade County Records,  
 403 more particularly described as follows:

404  
 405 COMMENCE at the Southeast corner of said Tract 25;  
 406 thence on an assumed bearing of North 00°16'37" East  
 407 along the East line of said Tract 25 a distance of  
 408 907.59 feet to the POINT OF BEGINNING; thence North  
 409 89°15'43"West 340.58 feet to a point on the arc of a  
 410 non-tangent curve concave to the West, a radial line  
 411 of said curve through said point having a bearing of  
 412 South 83°45'04" East; thence Northerly along the arc  
 413 of said curve to the left, having a central angle of  
 414 01°42'38" and a radius of 620.00 feet for an arc  
 415 distance of 18.51 feet to a point on a non-tangent  
 416 line; thence North 89 °43'23" West 306.07 feet to the  
 417 West line of said Tract 25; thence North 00°16'37"  
 418 East along the said West line a distance of 284.02  
 419 feet to a line 50.00 feet South of and parallel with

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420 the North line of said Tract 25; thence South  
 421 89°15'43" East along the said parallel line a distance  
 422 of 645.01 feet to the said East line; thence South  
 423 00°16'37" West along the said East line a distance of  
 424 300.01 feet to the POINT OF BEGINNING.

425  
 426 And also LESS:  
 427 All of Tract 26 and a portion of Tract 27, in Section  
 428 30, Township 50 South, Range 41 East, of "John W.  
 429 Newman's Survey", according to the plat thereof as  
 430 recorded in Plat Book 2, Page 26 of the Public Records  
 431 of Dade County, Florida, together with portions of the  
 432 South New River Canal right-of-way lying adjacent to  
 433 said tracts, more particularly described as follows:

434  
 435 COMMENCING at the Southeast corner of the Southwest  
 436 one-quarter (SW 1/4) of said Section 30; thence  
 437 Westerly along the South line of said Southwest one-  
 438 quarter (SW 1/4) to an intersection with a line  
 439 parallel with and 15 feet West of the East line of the  
 440 Southwest one-quarter (SW 1/4) of said Section 30;  
 441 thence Northerly along said parallel line to the South  
 442 line of Tract 28 of said "John W. Newman's Survey";  
 443 thence along the municipal limits of Cooper City per  
 444 Chapter 59-1195, Laws of Florida, as amended by  
 445 Chapter 61-2050, Laws of Florida, the following two  
 446 (2) courses; thence Westerly along the South line of  
 447 said Tracts 28 and 27 to the Southwest corner of said

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448 Tract 27; thence Northerly along the West line of said  
449 Tract 27 to a point on the South line of a parcel of  
450 land described in Official Records Book 33192, Page  
451 1763 of the Public Records of Broward County, Florida  
452 and the POINT OF BEGINNING; thence Easterly along the  
453 South line of said parcel and along the Easterly  
454 prolongation thereof to the centerline of S.W. 108  
455 Avenue; thence Northerly along said centerline to the  
456 centerline of the South New River Canal right-of-way;  
457 thence Westerly along said centerline and along the  
458 municipal limits of the Town of Davie, per Chapter 84-  
459 420, Laws of Florida to the Northerly prolongation of  
460 the West line of said Tract 26; thence Southerly along  
461 said Northerly prolongation and along said West line  
462 of Tract 26, a portion of which is along the municipal  
463 limits of Cooper City per Ordinance number 87-2-2, to  
464 the Southwest corner of said Tract 26; thence along  
465 the municipal limits of Cooper City per Chapter 59-  
466 1195, Laws of Florida, as amended by Chapter 61-2050,  
467 Laws of Florida, the following four (4) courses;  
468 thence Easterly along the South line of said Tract 26  
469 to the Southeast corner thereof; thence Northerly  
470 along the East line of said Tract 26 to the Northeast  
471 corner thereof; thence Easterly along the Westerly  
472 prolongation of the North line of said Tract 27 to the  
473 Northwest corner of said Tract 27; thence Southerly  
474 along the West line of said Tract 27 to the POINT OF  
475 BEGINNING.

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476  
477 TOGETHER WITH:  
478 Portions of Section 31, Township 50 South, Range 41  
479 East and a portion of Section 25, Township 50 South,  
480 Range 40 East of "Florida Fruit Lands Company's  
481 Subdivision No. 1", as recorded in Plat Book 2, Page  
482 17 of the Public Records of Dade County, Florida,  
483 together with a portion of "F.M. Brown's Subdivision  
484 of Section 36, Township 50 South, Range 40 East", as  
485 recorded in Plat Book 4, Page 5 of the Public Records  
486 of Broward County, Florida, and also together with a  
487 portion of the hiatus between Range 41 East and Range  
488 40 East, more particularly described as follows:  
489  
490 BEGINNING at the Southeast corner of the Southwest  
491 one-quarter (SW 1/4) of said Section 31; thence  
492 Westerly along the South line of said Section 31, also  
493 being the municipal limits of Cooper City per  
494 Ordinance number 83-6-4, to the East line of the West  
495 one-half (W 1/2) of Tracts 41, 42, 43 and 44 of said,"  
496 Florida Fruit Lands Company's Subdivision No. 1";  
497 thence Northerly along said East line and along the  
498 municipal limits of Cooper City per Ordinance number  
499 98-9-3 to the South line of the Northwest one-quarter  
500 (NW 1/4) of the Southwest one-quarter (SW 1/4) of said  
501 Section 31; thence Westerly along said South line and  
502 along said municipal limits to the Southwest corner of  
503 the Northwest one-quarter (NW 1/4) of the Southwest

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504 one-quarter (SW 1/4) of said Section 31; thence  
 505 Northerly along the West line of said Section 31, also  
 506 being the East line of the hiatus between Range 40  
 507 East and Range 41 East and along the municipal limits  
 508 of Cooper City per Ordinance number 89-5-3 to a point  
 509 3901.54 feet South of the Northwest corner of said  
 510 Section 31 (as measured along said Section line);  
 511 thence Westerly along said municipal limits to the  
 512 East line of Block 2 of the aforesaid "F.M. Brown's  
 513 Subdivision of Section 36, Township 50 South, Range 40  
 514 East"; thence Northerly along said East line and along  
 515 the municipal limits of Cooper City per Ordinance  
 516 number 84-3-1 and Chapter 59-1195, Laws of Florida, as  
 517 amended by Chapter 61-2050, Laws of Florida, to the  
 518 Northeast corner of Lot 22 of said Block 2 and the  
 519 Southeast corner of "Rio Ranches", according to the  
 520 plat thereof as recorded in Plat Book 91, Page 30 of  
 521 the Public Records of Broward County, Florida; thence  
 522 Easterly along the Easterly prolongation of the South  
 523 line of said "Rio Ranches" to the East line of said  
 524 Section 36; thence Northerly along said East line to a  
 525 point of intersection with the Easterly prolongation  
 526 of the North line of said "Rio Ranches", being 40 feet  
 527 South of the North line of said Section 36; thence  
 528 Westerly along said Easterly prolongation to a point  
 529 on the municipal limits of Cooper City per Ordinance  
 530 number 95-10-1 said point being on a line parallel  
 531 with and 55.00 feet west of the East line of said

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532 | Section 36; thence Northerly along said parallel line,  
 533 | and said municipal limits to the North line of said  
 534 | Section 36; thence Easterly along said North line and  
 535 | along the municipal limits of Cooper City per  
 536 | Ordinance number 93-9-1 to a line parallel with and 50  
 537 | feet West of the East line of said Section 25; thence  
 538 | Northerly along said parallel line and along said  
 539 | municipal limits to the South line of Tract 55 in said  
 540 | Section 25; thence Easterly along said South line and  
 541 | along the municipal limits of Cooper City per  
 542 | Ordinance number 2001-4-2 to the East limits of said  
 543 | Cooper City per Ordinance number 2001-4-2; thence  
 544 | Northerly along said East limits to the Westerly  
 545 | prolongation of the North line of said Section 31;  
 546 | thence Easterly along said Westerly prolongation and  
 547 | along the North line of said Section 31 and along the  
 548 | municipal limits of Cooper City per Chapter 59-1195,  
 549 | Laws of Florida, as amended by Chapter 61-2050, Laws  
 550 | of Florida, to the East line of the Northwest one-  
 551 | quarter (NW 1/4) of said Section 31; thence Southerly  
 552 | along said East line and along the municipal limits of  
 553 | Cooper City per Ordinance numbers 73-11-2 and 74-1-5  
 554 | to the North line of Tract 20 in said Section 31;  
 555 | thence Westerly along said North line and along the  
 556 | municipal limits of Cooper City per Ordinance number  
 557 | 83-5-3 to the Northwest corner of said Tract 20;  
 558 | thence Southerly along the West line of said Tract 20  
 559 | and along the West line of Tract 21 of said Section 31

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

577  
 578 LESS therefrom the following:  
 579 That portion of Cooper City per Ordinance number 92-8-  
 580 1 described as follows; the West 156.875 feet of the  
 581 East 470.625 feet of the North 216.25 feet of the  
 582 South 256.25 feet of tract 41 in Section 31, Township  
 583 50 South, Range 41 East of said "Florida Fruit Lands  
 584 Company's Subdivision No. 1".

585  
 586 And also LESS:

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587 That portion of Cooper City per Ordinance number 2001-  
 588 5-1 described as follows; the South 143.50 feet of the  
 589 West 125.00 feet of the East 1172.50 feet of tract 39,  
 590 and the West 125.00 feet of the East 1172.50 feet less  
 591 the South 35.00 feet of tract 40 in Section 31,  
 592 Township 50 South, Range 41 East of said "Florida  
 593 Fruit Lands Company's Subdivision No. 1".

594  
 595 And also LESS:  
 596 That portion of Cooper City per Ordinance number 89-5-  
 597 6 described as follows; the South 215.37 feet of the  
 598 West 450.00 feet of the East 1047.50 feet of tract 40  
 599 in Section 31, Township 50 South, Range 41 East of  
 600 said "Florida Fruit Lands Company's Subdivision No.  
 601 1", less the South 55.00 feet; and less the East  
 602 287.49 feet thereof.

603  
 604 And also LESS:  
 605 That portion of Cooper City per Ordinance number 2000-  
 606 3-2 described as follows; Parcel A, "Nur-ul Islam",  
 607 according to the plat thereof, as recorded in Plat  
 608 Book 149, at Page 28, of the Public Records of Broward  
 609 County, Florida. Together with: the South 143.5 feet  
 610 of the East 75 feet of Tract 39, and the North 190.5  
 611 feet of the East 75 feet of Tract 40 in Section 31,  
 612 Township 50 South, Range 41 East (as measured from the  
 613 East line of the Northeast quarter of Section 31) of

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614 said "Florida Fruit Lands Company's Subdivision No.  
 615 1"; less: the East 15 feet thereof.  
 616  
 617 And also LESS:  
 618 All of Tracts 24, 33 and 34 and a portion of Tracts 35  
 619 and 36 of Section 31, Township 50 South, Range 41 East  
 620 of "Florida Fruit Lands Company's Subdivision No. 1",  
 621 as recorded in Plat Book 2, Page 17 of the Public  
 622 Records of Dade County, Florida, and all of the plat  
 623 of "Indian Pond", as recorded in Plat Book 139, Page  
 624 21 of the Public Records of Broward County, Florida,  
 625 more particularly described as follows:  
 626  
 627 BEGIN at the Northeast corner of said Tract 24; thence  
 628 Southerly along the East line of the Northwest one-  
 629 quarter (NW 1/4) of said Section 31 and along the  
 630 municipal limits of Cooper City per Chapter 59-1195,  
 631 Laws of Florida, as amended by Chapter 61-2050, Laws  
 632 of Florida, to the Northeast corner of the Southwest  
 633 One-Quarter (SW 1/4) of said Section 31; thence  
 634 Southerly along the East line of said Southwest One-  
 635 Quarter (SW 1/4), a portion of which is along the  
 636 municipal limits of Cooper City per Ordinance number  
 637 2002-03-01, to the Southeast corner of said Tract 36;  
 638 thence Westerly along the South line of said Tract 36  
 639 and along the South line of said "Indian Pond" to the  
 640 Southwest corner of said Tract 36, also being the  
 641 Southwest corner of said "Indian Pond"; thence

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642 Northerly along the West line of "Indian Pond" and  
643 along the West line of said Tracts 34, 33 and 24 to  
644 the Northwest corner of said Tract 24; thence Easterly  
645 along the North line of said Tract 24 to the POINT OF  
646 BEGINNING.

647  
648 And also LESS:

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

657  
658 BEGIN at the Southeast corner of Tract B of said  
659 "Pleasant Acres"; thence Westerly along the South line  
660 of said Tract B to the Southwest corner thereof;  
661 thence Northerly along the West line of said Tract B  
662 and along the Northerly prolongation thereof to the  
663 North line of said Section 31; thence Easterly along  
664 said North line and along the municipal limits of  
665 Cooper City per Chapter 59-1195, Laws of Florida, as  
666 amended by Chapter 61-2050, Laws of Florida, to a  
667 point of intersection with the Northerly prolongation  
668 of the East line of said Tract B; thence Southerly



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669 | along said prolongation and along said East line to  
 670 | the POINT OF BEGINNING.

671 |  
 672 | TOGETHER WITH:

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

680 |  
 681 | BEGIN at the intersection of the East line of said  
 682 | Section 36 with the Easterly prolongation of the South  
 683 | boundary of said "Rio Ranches"; thence Westerly along  
 684 | said Easterly prolongation to the Northeast corner of  
 685 | Lot 22, Block 2 of said "F.M. Brown's Subdivision of  
 686 | Section 36, Township 50 South, Range 40 East"; thence  
 687 | Westerly along the North line of said Lot 22 and the  
 688 | South line of said "Rio Ranches" and along the  
 689 | municipal limits of Cooper City per Ordinance number  
 690 | 84-3-1 and per Chapter 59-1195, Laws of Florida, as  
 691 | amended by Chapter 61-2050, Laws of Florida to the  
 692 | Southeast corner of Lot 42 of said "Rio Ranches";  
 693 | thence Northerly along the East line of said Lot 42  
 694 | and along the municipal limits of Cooper City per  
 695 | Ordinance number 89-5-4 to the Northeast corner of  
 696 | said Lot 42; thence Westerly along the North line of

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

716  
 717 Said lands situate, lying and being in Broward County, Florida.

718  
 719 (2) The legal description of the Rio Ranches neighborhood  
 720 referred to in this act is as follows:

721  
 722 A portion of "F.M. Brown's Subdivision of Section 36,  
 723 Township 50 South, Range 40 East", as recorded in Plat  
 724 Book 4, Page 5 of the Public Records of Broward

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725 County, Florida and all of "Rio Ranches", according  
 726 to the plat thereof as recorded in Plat Book 91, Page  
 727 30 of the Public Records of Broward County, Florida,  
 728 more particularly described as follows:  
 729  
 730 BEGIN at the intersection of the East line of said  
 731 Section 36 with the Easterly prolongation of the South  
 732 boundary of said "Rio Ranches"; thence Westerly along  
 733 said Easterly prolongation to the Northeast corner of  
 734 Lot 22, Block 2 of said "F.M. Brown's Subdivision of  
 735 Section 36, Township 50 South, Range 40 East"; thence  
 736 Westerly along the North line of said Lot 22 and the  
 737 South line of said "Rio Ranches" and along the  
 738 municipal limits of Cooper City per Ordinance number  
 739 84-3-1 and per Chapter 59-1195, Laws of Florida, as  
 740 amended by Chapter 61-2050, Laws of Florida to the  
 741 Southeast corner of Lot 42 of said "Rio Ranches";  
 742 thence Northerly along the East line of said Lot 42  
 743 and along the municipal limits of Cooper City per  
 744 Ordinance number 89-5-4 to the Northeast corner of  
 745 said Lot 42; thence Westerly along the North line of  
 746 said Lot 42 and along said municipal limits to the  
 747 Northwest corner of said Lot 42; thence Southerly  
 748 along the West line of said Lot 42 and along said  
 749 municipal limits to the Southwest corner of said Lot  
 750 42 and the North line of the aforesaid Lot 22; thence  
 751 Westerly along said North line and along the municipal  
 752 limits of Cooper City per Ordinance number 84-3-1 to

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

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

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

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

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

801       Section 4. Subsequent to the effective date of this act,  
802 no change in land use designation or zoning shall be effective  
803 within the limits of the lands subject to annexation herein  
804 until the areas have been annexed into the municipality; and no  
805 annexation within the areas contained in this act by any  
806 municipality shall occur during the time period between the

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807 effective date of this act and the effective date of the  
808 annexation.

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

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

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

831 Section 8. The United Ranches area, as described in  
832 section 2, shall be considered a preservation area and, in order  
833 to protect the community's rural atmosphere, all Broward County  
834 land use and zoning classifications, rules, and regulations that

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

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