

By Senator Campbell

32-1884A-05

See CS/HB 1477

1                                   A bill to be entitled

2           An act relating to Broward County; providing

3           for the extension of corporate limits of the

4           City of Cooper City and the Town of Davie;

5           providing for annexation of the unincorporated

6           area known as "United Ranches"; providing for

7           annexation of the area known as "Rio Ranches

8           Neighborhood"; providing for an election;

9           providing for an effective date of annexation;

10          providing for interlocal agreement; providing

11          for continuation of certain Broward County

12          regulations; providing for transfer of public

13          roads and rights-of-way; providing an effective

14          date.

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

18           Section 1. The following described areas are hereby

19 annexed into the City of Cooper City effective September 15,

20 2006:

22           Area A:

23           All of Tract 29, in Section 30, Township 50

24           South, Range 41 East, of "John W. Newman's

25           Survey", according to the plat thereof as

26           recorded in Plat Book 2, Page 26 of the Public

27           Records of Dade County, Florida, together with

28           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

31           portion of Tracts 62 and 64, in Section 31,

1           Township 50 South, Range 41 East, of "Florida  
2           Fruit Lands Company's Subdivision No. 1", as  
3           recorded in Plat Book 2, Page 17 of the Public  
4           Records of Dade County, Florida, more  
5           particularly described as follows:  
6  
7           BEGIN at the Southeast corner of said Tract 29;  
8           thence along the municipal limits of Cooper  
9           City per Chapter 59-1195, Laws of Florida, as  
10           amended by Chapter 61-2050, Laws of Florida,  
11           the following three (3) courses; thence  
12           Westerly along the South line of said Tract 29  
13           to the Southwest corner thereof; thence  
14           Northerly along the West line of said Tract 29  
15           to the Northwest corner thereof; thence  
16           Westerly along the Westerly prolongation of the  
17           North line of said Tract 29 to the Northeast  
18           corner of Tract 28 of said "John W. Newman's  
19           Survey"; thence Northerly along the Northerly  
20           prolongation of the East line of said Tract 28  
21           to a point of intersection with the centerline  
22           of the South New River Canal right-of-way;  
23           thence Easterly along said centerline and along  
24           the municipal limits of the Town of Davie, per  
25           Chapter 84-420, Laws of Florida to the  
26           Northerly prolongation of the East line of said  
27           Tract 29; thence Southerly along said Northerly  
28           prolongation and along the municipal limits of  
29           Cooper City per Chapter 59-1195, Laws of  
30           Florida, as amended by Chapter 61-2050, Laws of  
31

1           Florida and along the East line of said Tract  
2           29 to the POINT OF BEGINNING.  
3  
4           TOGETHER WITH:  
5           The West 60.00 feet of the North 145.00 feet of  
6           the West 685.00 feet of Tract 64 of said  
7           "Florida Fruit Lands Company's Subdivision No.  
8           1".  
9           TOGETHER WITH:  
10          BEGIN at the Southwest corner of said Tract 59,  
11          said point also being on the West line of the  
12          Southeast one-quarter (SE 1/4) of said Section  
13          31; thence Northerly along the West line of  
14          said Tracts 59, 60, 61 and a portion of Tract  
15          62, also being along said West line, to the  
16          Southwest corner of the municipal limits of  
17          Cooper City per Ordinance number 2002-03-01;  
18          thence Easterly along said municipal limits  
19          line, being 165.00 feet North of and parallel  
20          with, as measured at right angles to, the South  
21          line of said Tract 62, to the East line of said  
22          Tract 62; thence Southerly along a portion of  
23          the East line of said Tract 62 and along the  
24          East line of Tracts 61, 60 and 59 being along  
25          the municipal limits of Cooper City per Chapter  
26          59-1195, Laws of Florida, as amended by Chapter  
27          61-2050, Laws of Florida, a portion of which is  
28          also along the municipal limits of Cooper City  
29          per Ordinance number 83-6-4 and Ordinance  
30          number 84-8-8, to the Southeast corner of said  
31          Tract 59; thence Westerly along the South line

1           of said Tract 59 and along the municipal limits  
2           of Cooper City per Ordinance number 84-8-7 to  
3           the POINT OF BEGINNING.

4  
5 Said lands situate, lying, and being in Broward County,  
6 Florida.

7  
8           Area B:

9           All of Tracts 24, 33 and 34 and a portion of  
10           Tracts 35 and 36 of Section 31, Township 50  
11           South, Range 41 East of "Florida Fruit Lands  
12           Company's Subdivision No. 1", as recorded in  
13           Plat Book 2, Page 17 of the Public Records of  
14           Dade County, Florida, and all of the plat of  
15           "Indian Pond", as recorded in Plat Book 139,  
16           Page 21 of the Public Records of Broward  
17           County, Florida, more particularly described as  
18           follows:

19  
20           BEGIN at the Northeast corner of said Tract 24;  
21           thence Southerly along the East line of the  
22           Northwest one-quarter (NW 1/4) of said Section  
23           31 and along the municipal limits of Cooper  
24           City per Chapter 59-1195, Laws of Florida, as  
25           amended by Chapter 61-2050, Laws of Florida, to  
26           the Northeast corner of the Southwest  
27           One-Quarter (SW 1/4) of said Section 31; thence  
28           Southerly along the East line of said Southwest  
29           One-Quarter (SW 1/4), a portion of which is  
30           along the municipal limits of Cooper City per  
31           Ordinance number 2002-03-01, to the Southeast

1 corner of said Tract 36; thence Westerly along  
2 the South line of said Tract 36 and along the  
3 South line of said "Indian Pond" to the  
4 Southwest corner of said Tract 36, also being  
5 the Southwest corner of said "Indian Pond";  
6 thence Northerly along the West line of "Indian  
7 Pond" and along the West line of said Tracts  
8 34, 33 and 24 to the Northwest corner of said  
9 Tract 24; thence Easterly along the North line  
10 of said Tract 24 to the POINT OF BEGINNING.

11  
12 Area C:

13 All of Tract 26 and a portion of Tract 27, in  
14 Section 30, Township 50 South, Range 41 East,  
15 of "John W. Newman's Survey", according to the  
16 plat thereof as recorded in Plat Book 2, Page  
17 26 of the Public Records of Dade County,  
18 Florida, together with portions of the South  
19 New River Canal right-of-way lying adjacent to  
20 said tracts, together with a portion of  
21 "Pleasant Acres", according to the plat  
22 thereof, as recorded in Plat Book 131, Page 48,  
23 of the public records of Broward County,  
24 Florida, and also together with a portion of  
25 Section 31, Township 50 South, Range 41 East of  
26 "Florida Fruit Lands Company's Subdivision No.  
27 1", as recorded in Plat Book 2, Page 17 of the  
28 Public Records of Dade County, Florida, more  
29 particularly described as follows:

30  
31

1        COMMENCING at the Southeast corner of the  
2        Southwest one-quarter (SW 1/4) of said Section  
3        30; thence Westerly along the South line of  
4        said Southwest one-quarter (SW 1/4) to an  
5        intersection with a line parallel with and 15  
6        feet West of the East line of the Southwest  
7        one-quarter (SW 1/4) of said Section 30; thence  
8        Northerly along said parallel line to the South  
9        line of Tract 28 of said "John W. Newman's  
10       Survey"; thence along the municipal limits of  
11       Cooper City per Chapter 59-1195, Laws of  
12       Florida, as amended by Chapter 61-2050, Laws of  
13       Florida, the following two (2) courses; thence  
14       Westerly along the South line of said Tracts 28  
15       and 27 to the Southwest corner of said Tract  
16       27; thence Northerly along the West line of  
17       said Tract 27 to a point on the South line of a  
18       parcel of land described in Official Records  
19       Book 33192, Page 1763 of the Public Records of  
20       Broward County, Florida, and the POINT OF  
21       BEGINNING; thence Easterly along the South line  
22       of said parcel and along the Easterly  
23       prolongation thereof to the centerline of S.W.  
24       108 Avenue; thence Northerly along said  
25       centerline to the centerline of the South New  
26       River Canal right-of-way; thence Westerly along  
27       said centerline and along the municipal limits  
28       of the Town of Davie, per Chapter 84-420, Laws  
29       of Florida to the Northerly prolongation of the  
30       West line of said Tract 26; thence Southerly  
31       along said Northerly prolongation and along

1        said West line of Tract 26, a portion of which  
2        is along the municipal limits of Cooper City  
3        per Ordinance number 87-2-2, to the Southwest  
4        corner of said Tract 26; thence along the  
5        municipal limits of Cooper City per Chapter  
6        59-1195, Laws of Florida, as amended by Chapter  
7        61-2050, Laws of Florida, the following four  
8        (4) courses; thence Easterly along the South  
9        line of said Tract 26 to the Southeast corner  
10       thereof; thence Northerly along the East line  
11       of said Tract 26 to the Northeast corner  
12       thereof; thence Easterly along the Westerly  
13       prolongation of the North line of said Tract 27  
14       to the Northwest corner of said Tract 27;  
15       thence Southerly along the West line of said  
16       Tract 27 to the POINT OF BEGINNING.

17  
18       TOGETHER WITH:

19  
20       BEGIN at the Southeast corner of Tract B of  
21       said "Pleasant Acres"; thence Westerly along  
22       the South line of said Tract B to the Southwest  
23       corner thereof; thence Northerly along the West  
24       line of said Tract B and along the Northerly  
25       prolongation thereof to the North line of said  
26       Section 31; thence Easterly along said North  
27       line and along the municipal limits of Cooper  
28       City per Chapter 59-1195, Laws of Florida, as  
29       amended by Chapter 61-2050, Laws of Florida, to  
30       a point of intersection with the Northerly  
31       prolongation of the East line of said Tract B;

1           thence Southerly along said prolongation and  
2           along said East line to the POINT OF BEGINNING.

3  
4           Area D:

5           A portion of tract 4 in section 31, township 50  
6           south, range 41 east of "Florida Fruit Lands  
7           Company's subdivision no. 1", according to the  
8           plat thereof as recorded in plat book 2, page  
9           17 of the public records of Dade County,  
10           Florida, said portion being more particularly  
11           described as follows:

12  
13           BEGIN at the southwest corner of parcel 'a' of  
14           "St. Nicholas Ukrainian Orthodox Church",  
15           according to the plat thereof as recorded in  
16           plat book 141, page 11 of the public records of  
17           Broward County, Florida; thence easterly along  
18           the south line of said parcel 'a', also being a  
19           line parallel with and 191.62 feet north of the  
20           south line of said tract 4 and the municipal  
21           limits of Cooper City per ordinance number  
22           90-5-1 to a line parallel with and 900 feet  
23           east of the west line of said tract 4, also  
24           being the west line of parcel 'b' of said "St.  
25           Nicholas Ukrainian Orthodox Church"; thence  
26           southerly along said parallel line and said  
27           municipal limits to an intersection with a line  
28           parallel with and 18 feet north of the south  
29           line of said tract 4, also being the south line  
30           of said parcel 'b'; thence easterly along said  
31           parallel line and said municipal limits to a



1 line parallel with and 53 feet west of the east  
2 line of said section 31; thence northerly along  
3 said parallel line and said municipal limits to  
4 the south line of tract 3 of said section 31;  
5 thence easterly along said south line and the  
6 municipal limits of Cooper City per ordinance  
7 number 74-7-2 to the east line of said section  
8 31; thence southerly along said east line and  
9 the municipal limits of Cooper City per chapter  
10 59-1195, Laws of Florida, amended by chapter  
11 61-2050, Laws of Florida, to an intersection  
12 with the south line of said tract 4; thence  
13 westerly along said south line and said  
14 municipal limits to an intersection with a line  
15 parallel with and 725 feet east of the west  
16 line of said tract 4; thence northerly along  
17 said parallel line and the municipal limits of  
18 Cooper City per ordinance number 73-9-4 to the  
19 point of beginning.

20  
21 Said lands situate, lying and being in Broward  
22 County, Florida.

23  
24 Area E:

25 Portions of tract 12, section 32, township 50  
26 south, range 41 east of "Newman's Survey",  
27 according to the plat thereof as recorded in  
28 plat book 2, page 26 of the public records of  
29 Dade County, Florida, said portion being more  
30 particularly described as follows:  
31

1 BEGIN (point of beginning number 1) at the  
2 northwest corner of said tract 12; thence  
3 easterly along the north line of said tract 12  
4 and the municipal limits of Cooper City per  
5 chapter 59-1195, Laws of Florida, amended by  
6 chapter 61-2050, Laws of Florida, to the  
7 northeast corner of said tract 12; thence  
8 southerly along the east line of said tract 12  
9 and said municipal limits to an intersection  
10 with a line parallel with and 345 feet north of  
11 the south line of said tract 12; thence  
12 westerly along said parallel line and the  
13 municipal limits of Cooper City per ordinance  
14 number 83-5-5 to the west line of the east  
15 one-third (1/3) of said tract 12; thence  
16 northerly along said west line and the  
17 municipal limits of Cooper City per ordinance  
18 number 99-2-3 to a line parallel with and 510  
19 feet north of the south line of said tract 12;  
20 thence westerly along said parallel line and  
21 said municipal limits to the west line of said  
22 tract 12; thence northerly along said west line  
23 and the municipal limits of Cooper City per  
24 chapter 59-1195, Laws of Florida, amended by  
25 chapter 61-2050, Laws of Florida, to point of  
26 beginning number 1;

27  
28 together with the following:

29  
30 Area F:  
31

1       COMMENCE at the northwest corner of said tract  
2       12; thence southerly along the west line of  
3       said tract 12 to an intersection with a line  
4       parallel with and 345 feet north of the south  
5       line of said tract 12 and point of beginning  
6       number 2; thence easterly along said parallel  
7       line and the municipal limits of Cooper City  
8       per ordinance number 99-2-3 to the northwest  
9       corner of lot 4, block 4 of "countryside west",  
10       according to the plat thereof as recorded in  
11       plat book 114, page 11 of the public records of  
12       Broward County, Florida; thence southerly along  
13       the west line of said block 4 and the municipal  
14       limits of Cooper City per ordinance number  
15       88-6-1 to an intersection with a line parallel  
16       with and 167 feet north of the south line of  
17       said tract 12; thence westerly along said  
18       parallel line and the municipal limits of  
19       Cooper City per ordinance number 83-5-5 to the  
20       west line of said tract 12; thence northerly  
21       along said west line and the municipal limits  
22       of Cooper City per chapter 59-1195, Laws of  
23       Florida, amended by chapter 61-2050, Laws of  
24       Florida, to point of beginning number 2;  
25  
26       TOGETHER WITH a portion of tract 13 of said  
27       "Newman's Survey", described as follows:  
28  
29       BEGIN (point of beginning no. 3) at the  
30       intersection of the west line of said section  
31       32 with the north line of the south 630 feet of

1        the north 945 feet of said tract 13; thence  
2        easterly along said north line and the  
3        municipal limits of Cooper City per ordinance  
4        number 83-5-5 to a line 50 feet east of and  
5        parallel with the west line of said section 32;  
6        thence southerly along said parallel line and  
7        the municipal limits of Cooper City per chapter  
8        71-594, Laws of Florida (House Bill 2489) to a  
9        line parallel with and 60 feet north of the  
10       south line of said tract 13; thence easterly  
11       along said parallel line and said municipal  
12       limits to the east line of said tract 13;  
13       thence southerly along said east line and the  
14       municipal limits of Cooper City per chapter  
15       59-1195, Laws of Florida, amended by chapter  
16       61-2050, Laws of Florida, to a line parallel  
17       with and 53 feet north of the south line of  
18       said tract 13; thence westerly along said  
19       parallel line and the municipal limits of  
20       Cooper City per chapter 71-594, Laws of Florida  
21       (House Bill 2489) to the west line of said  
22       tract 13 and the west line of said section 32;  
23       thence northerly along said west line and the  
24       municipal limits of Cooper City per ordinance  
25       number 84-8-8 to point of beginning number 3.

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

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

1  
2 Portions of Tracts 25, 27 and 28, in Section  
3 30, Township 50 South, Range 41 East, of "John  
4 W. Newman's Survey", according to the plat  
5 thereof as recorded in Plat Book 2, Page 26 of  
6 the Public Records of Dade County, Florida,  
7 together with that portion of the hiatus lying  
8 West of said Section 30 and together with that  
9 portion of the South New River Canal  
10 right-of-way lying adjacent to said tracts and  
11 hiatus, more particularly described as follows:

12  
13 COMMENCING at the Southeast corner of the  
14 Southwest one-quarter (SW 1/4) of said Section  
15 30; thence Westerly along the South line of  
16 said Southwest one-quarter (SW 1/4) to an  
17 intersection with a line parallel with and 15  
18 feet West of the East line of the Southwest  
19 one-quarter (SW 1/4) of said Section 30; thence  
20 Northerly along said parallel line to the South  
21 line of said Tract 28 and the POINT OF  
22 BEGINNING; thence along the municipal limits of  
23 Cooper City per Chapter 59-1195, Laws of  
24 Florida, as amended by Chapter 61-2050, Laws of  
25 Florida, the following nine (9) courses; thence  
26 Westerly along the South line of said Tracts 28  
27 and 27 to the Southwest corner of said Tract  
28 27; thence Northerly along the West line of  
29 said Tract 27 to the Northwest corner thereof;  
30 thence Westerly along the Easterly prolongation  
31 of the North line of Tract 26 of said "John W.

1 Newman's Survey" to the Northeast corner of  
2 said Tract 26; thence Southerly along the East  
3 line of said Tract 26 to the Southeast corner  
4 thereof; thence Westerly along the South line  
5 of said Tracts 26 and 25 to the Southwest  
6 corner of said Tract 25; thence Northerly along  
7 the West line of said Tract 25, being on a line  
8 parallel with and 15 feet East of the West line  
9 of said Section 30, and along a portion of the  
10 municipal limits of Cooper City per Ordinance  
11 number 87-2-2 to the Northwest corner of said  
12 Tract 25; thence Westerly along the Westerly  
13 prolongation of the North line of said Tract 25  
14 to the West line of said Section 30; thence  
15 Southerly along said West line to the Westerly  
16 prolongation of the South line of said Tract  
17 25; thence Westerly along said Westerly  
18 prolongation to the East line of the municipal  
19 limits of Cooper City per Ordinance number  
20 2001-4-2; thence Northerly along said municipal  
21 limits line and along the Northerly  
22 prolongation thereof to the centerline of the  
23 South New River Canal right-of-way; thence  
24 Easterly along said centerline and along the  
25 municipal limits of the Town of Davie per  
26 Chapter 84-420, Laws of Florida, to the  
27 Northerly prolongation of the East line of said  
28 Tract 28; thence Southerly along said  
29 prolongation and along a portion of the  
30 municipal limits of Cooper City per Chapter  
31 59-1195, Laws of Florida, as amended by Chapter

1           61-2050, Laws of Florida, to the POINT OF  
2           BEGINNING;  
3  
4           LESS therefrom the following:  
5           That portion of Cooper City per Ordinance  
6           number 85-6-1 described as follows; the North  
7           378 feet of that portion of Tract 28, Section  
8           30, Township 50 South, Range 41 East according  
9           to, John W. Newman's Survey, lying South of the  
10           South right of way line of South New River  
11           Canal, as recorded in Plat Book 2, Page 26 of  
12           the Public Records of Dade County, Florida,  
13           said lands situate, lying and being in Broward  
14           County, Florida; less the East 45 feet for road  
15           right-of-way.  
16  
17           And also LESS:  
18           That portion of Cooper City per Ordinance  
19           number 87-2-2 being a part of Tract 25, Section  
20           30, Township 50 South, Range 41 East, "John W.  
21           Newman's Survey", as recorded in Plat Book 2,  
22           Page 26 Dade County Records, more particularly  
23           described as follows:  
24  
25           COMMENCE at the Southeast corner of said Tract  
26           25; thence on an assumed bearing of North  
27           00°16'37" East along the East line of said  
28           Tract 25 a distance of 907.59 feet to the POINT  
29           OF BEGINNING; thence North 89°15'43"West 340.58  
30           feet to a point on the arc of a non-tangent  
31           curve concave to the West, a radial line of

1 said curve through said point having a bearing  
2 of South 83°45'04" East; thence Northerly along  
3 the arc of said curve to the left, having a  
4 central angle of 01°42'38" and a radius of  
5 620.00 feet for an arc distance of 18.51 feet  
6 to a point on a non-tangent line; thence North  
7 89 °43'23" West 306.07 feet to the West line of  
8 said Tract 25; thence North 00°16'37" East  
9 along the said West line a distance of 284.02  
10 feet to a line 50.00 feet South of and parallel  
11 with the North line of said Tract 25; thence  
12 South 89°15'43" East along the said parallel  
13 line a distance of 645.01 feet to the said East  
14 line; thence South 00°16'37" West along the  
15 said East line a distance of 300.01 feet to the  
16 POINT OF BEGINNING.

17  
18 And also LESS:  
19 All of Tract 26 and a portion of Tract 27, in  
20 Section 30, Township 50 South, Range 41 East,  
21 of "John W. Newman's Survey", according to the  
22 plat thereof as recorded in Plat Book 2, Page  
23 26 of the Public Records of Dade County,  
24 Florida, together with portions of the South  
25 New River Canal right-of-way lying adjacent to  
26 said tracts, more particularly described as  
27 follows:

28  
29 COMMENCING at the Southeast corner of the  
30 Southwest one-quarter (SW 1/4) of said Section  
31 30; thence Westerly along the South line of



1        said Southwest one-quarter (SW 1/4) to an  
2        intersection with a line parallel with and 15  
3        feet West of the East line of the Southwest  
4        one-quarter (SW 1/4) of said Section 30; thence  
5        Northerly along said parallel line to the South  
6        line of Tract 28 of said "John W. Newman's  
7        Survey"; thence along the municipal limits of  
8        Cooper City per Chapter 59-1195, Laws of  
9        Florida, as amended by Chapter 61-2050, Laws of  
10       Florida, the following two (2) courses; thence  
11       Westerly along the South line of said Tracts 28  
12       and 27 to the Southwest corner of said Tract  
13       27; thence Northerly along the West line of  
14       said Tract 27 to a point on the South line of a  
15       parcel of land described in Official Records  
16       Book 33192, Page 1763 of the Public Records of  
17       Broward County, Florida, and the POINT OF  
18       BEGINNING; thence Easterly along the South line  
19       of said parcel and along the Easterly  
20       prolongation thereof to the centerline of S.W.  
21       108 Avenue; thence Northerly along said  
22       centerline to the centerline of the South New  
23       River Canal right-of-way; thence Westerly along  
24       said centerline and along the municipal limits  
25       of the Town of Davie, per Chapter 84-420, Laws  
26       of Florida to the Northerly prolongation of the  
27       West line of said Tract 26; thence Southerly  
28       along said Northerly prolongation and along  
29       said West line of Tract 26, a portion of which  
30       is along the municipal limits of Cooper City  
31       per Ordinance number 87-2-2, to the Southwest

1 corner of said Tract 26; thence along the  
2 municipal limits of Cooper City per Chapter  
3 59-1195, Laws of Florida, as amended by Chapter  
4 61-2050, Laws of Florida, the following four  
5 (4) courses; thence Easterly along the South  
6 line of said Tract 26 to the Southeast corner  
7 thereof; thence Northerly along the East line  
8 of said Tract 26 to the Northeast corner  
9 thereof; thence Easterly along the Westerly  
10 prolongation of the North line of said Tract 27  
11 to the Northwest corner of said Tract 27;  
12 thence Southerly along the West line of said  
13 Tract 27 to the POINT OF BEGINNING.

14  
15 TOGETHER WITH:  
16 Portions of Section 31, Township 50 South,  
17 Range 41 East and a portion of Section 25,  
18 Township 50 South, Range 40 East of "Florida  
19 Fruit Lands Company's Subdivision No. 1", as  
20 recorded in Plat Book 2, Page 17 of the Public  
21 Records of Dade County, Florida, together with  
22 a portion of "F.M. Brown's Subdivision of  
23 Section 36, Township 50 South, Range 40 East",  
24 as recorded in Plat Book 4, Page 5 of the  
25 Public Records of Broward County, Florida, and  
26 also together with a portion of the hiatus  
27 between Range 41 East and Range 40 East, more  
28 particularly described as follows:

29  
30 BEGINNING at the Southeast corner of the  
31 Southwest one-quarter (SW 1/4) of said Section

1           31; thence Westerly along the South line of  
2           said Section 31, also being the municipal  
3           limits of Cooper City per Ordinance number  
4           83-6-4, to the East line of the West one-half  
5           (W 1/2) of Tracts 41, 42, 43 and 44 of said,"  
6           Florida Fruit Lands Company's Subdivision No.  
7           1"; thence Northerly along said East line and  
8           along the municipal limits of Cooper City per  
9           Ordinance number 98-9-3 to the South line of  
10           the Northwest one-quarter (NW 1/4) of the  
11           Southwest one-quarter (SW 1/4) of said Section  
12           31; thence Westerly along said South line and  
13           along said municipal limits to the Southwest  
14           corner of the Northwest one-quarter (NW 1/4) of  
15           the Southwest one-quarter (SW 1/4) of said  
16           Section 31; thence Northerly along the West  
17           line of said Section 31, also being the East  
18           line of the hiatus between Range 40 East and  
19           Range 41 East and along the municipal limits of  
20           Cooper City per Ordinance number 89-5-3 to a  
21           point 3901.54 feet South of the Northwest  
22           corner of said Section 31 (as measured along  
23           said Section line); thence Westerly along said  
24           municipal limits to the East line of Block 2 of  
25           the aforesaid "F.M. Brown's Subdivision of  
26           Section 36, Township 50 South, Range 40 East";  
27           thence Northerly along said East line and along  
28           the municipal limits of Cooper City per  
29           Ordinance number 84-3-1 and Chapter 59-1195,  
30           Laws of Florida, as amended by Chapter 61-2050,  
31           Laws of Florida, to the Northeast corner of Lot

1        22 of said Block 2 and the Southeast corner of  
2        "Rio Ranches", according to the plat thereof as  
3        recorded in Plat Book 91, Page 30 of the Public  
4        Records of Broward County, Florida; thence  
5        Easterly along the Easterly prolongation of the  
6        South line of said "Rio Ranches" to the East  
7        line of said Section 36; thence Northerly along  
8        said East line to a point of intersection with  
9        the Easterly prolongation of the North line of  
10       said "Rio Ranches", being 40 feet South of the  
11       North line of said Section 36; thence Westerly  
12       along said Easterly prolongation to a point on  
13       the municipal limits of Cooper City per  
14       Ordinance number 95-10-1 said point being on a  
15       line parallel with and 55.00 feet west of the  
16       East line of said Section 36; thence Northerly  
17       along said parallel line, and said municipal  
18       limits to the North line of said Section 36;  
19       thence Easterly along said North line and along  
20       the municipal limits of Cooper City per  
21       Ordinance number 93-9-1 to a line parallel with  
22       and 50 feet West of the East line of said  
23       Section 25; thence Northerly along said  
24       parallel line and along said municipal limits  
25       to the South line of Tract 55 in said Section  
26       25; thence Easterly along said South line and  
27       along the municipal limits of Cooper City per  
28       Ordinance number 2001-4-2 to the East limits of  
29       said Cooper City per Ordinance number 2001-4-2;  
30       thence Northerly along said East limits to the  
31       Westerly prolongation of the North line of said

1        Section 31; thence Easterly along said Westerly  
2        prolongation and along the North line of said  
3        Section 31 and along the municipal limits of  
4        Cooper City per Chapter 59-1195, Laws of  
5        Florida, as amended by Chapter 61-2050, Laws of  
6        Florida, to the East line of the Northwest  
7        one-quarter (NW 1/4) of said Section 31; thence  
8        Southerly along said East line and along the  
9        municipal limits of Cooper City per Ordinance  
10       numbers 73-11-2 and 74-1-5 to the North line of  
11       Tract 20 in said Section 31; thence Westerly  
12       along said North line and along the municipal  
13       limits of Cooper City per Ordinance number  
14       83-5-3 to the Northwest corner of said Tract  
15       20; thence Southerly along the West line of  
16       said Tract 20 and along the West line of Tract  
17       21 of said Section 31 and along the municipal  
18       limits of Cooper City per Ordinance numbers  
19       83-5-3 and 76-9-2 to the Southwest corner of  
20       said Tract 21; thence Easterly along the South  
21       line of said Tract 21 and along the municipal  
22       limits of Cooper City per Ordinance numbers  
23       76-9-2 and 89-9-1 to the East line of the  
24       Northwest one-quarter (NW 1/4) of said Section  
25       31; thence Southerly along the East line of  
26       said Northwest one-quarter (NW 1/4) and along  
27       the municipal limits of Cooper City per Chapter  
28       59-1195, Laws of Florida, as amended by Chapter  
29       61-2050, Laws of Florida, to the Northeast  
30       corner of the Southwest One-Quarter (SW 1/4) of  
31       said Section 31; thence Southerly along the

1 East line of said Southwest one-quarter (SW  
2 1/4), a portion of which is along the municipal  
3 limits of Cooper City per Ordinance number  
4 2002-03-01 and Ordinance number 84-8-7, to the  
5 POINT OF BEGINNING.

6  
7 LESS therefrom the following:  
8 That portion of Cooper City per Ordinance  
9 number 92-8-1 described as follows; the West  
10 156.875 feet of the East 470.625 feet of the  
11 North 216.25 feet of the South 256.25 feet of  
12 tract 41 in Section 31, Township 50 South,  
13 Range 41 East of said "Florida Fruit Lands  
14 Company's Subdivision No. 1".

15  
16 And also LESS:  
17 That portion of Cooper City per Ordinance  
18 number 2001-5-1 described as follows; the South  
19 143.50 feet of the West 125.00 feet of the East  
20 1172.50 feet of tract 39, and the West 125.00  
21 feet of the East 1172.50 feet less the South  
22 35.00 feet of tract 40 in Section 31, Township  
23 50 South, Range 41 East of said "Florida Fruit  
24 Lands Company's Subdivision No. 1".

25  
26 And also LESS:  
27 That portion of Cooper City per Ordinance  
28 number 89-5-6 described as follows; the South  
29 215.37 feet of the West 450.00 feet of the East  
30 1047.50 feet of tract 40 in Section 31,  
31 Township 50 South, Range 41 East of said

1       "Florida Fruit Lands Company's Subdivision No.  
2       1", less the South 55.00 feet; and less the  
3       East 287.49 feet thereof.  
4  
5       And also LESS:  
6       That portion of Cooper City per Ordinance  
7       number 2000-3-2 described as follows; Parcel A,  
8       "Nur-ul Islam", according to the plat thereof,  
9       as recorded in Plat Book 149, at Page 28, of  
10       the Public Records of Broward County, Florida.  
11       Together with: the South 143.5 feet of the East  
12       75 feet of Tract 39, and the North 190.5 feet  
13       of the East 75 feet of Tract 40 in Section 31,  
14       Township 50 South, Range 41 East (as measured  
15       from the East line of the Northeast quarter of  
16       Section 31) of said "Florida Fruit Lands  
17       Company's Subdivision No. 1"; less: the East 15  
18       feet thereof.  
19  
20       And also LESS:  
21       All of Tracts 24, 33 and 34 and a portion of  
22       Tracts 35 and 36 of Section 31, Township 50  
23       South, Range 41 East of "Florida Fruit Lands  
24       Company's Subdivision No. 1", as recorded in  
25       Plat Book 2, Page 17 of the Public Records of  
26       Dade County, Florida, and all of the plat of  
27       "Indian Pond", as recorded in Plat Book 139,  
28       Page 21 of the Public Records of Broward  
29       County, Florida, more particularly described as  
30       follows:  
31

1 BEGIN at the Northeast corner of said Tract 24;  
2 thence Southerly along the East line of the  
3 Northwest one-quarter (NW 1/4) of said Section  
4 31 and along the municipal limits of Cooper  
5 City per Chapter 59-1195, Laws of Florida, as  
6 amended by Chapter 61-2050, Laws of Florida, to  
7 the Northeast corner of the Southwest  
8 One-Quarter (SW 1/4) of said Section 31; thence  
9 Southerly along the East line of said Southwest  
10 One-Quarter (SW 1/4), a portion of which is  
11 along the municipal limits of Cooper City per  
12 Ordinance number 2002-03-01, to the Southeast  
13 corner of said Tract 36; thence Westerly along  
14 the South line of said Tract 36 and along the  
15 South line of said "Indian Pond" to the  
16 Southwest corner of said Tract 36, also being  
17 the Southwest corner of said "Indian Pond";  
18 thence Northerly along the West line of "Indian  
19 Pond" and along the West line of said Tracts  
20 34, 33 and 24 to the Northwest corner of said  
21 Tract 24; thence Easterly along the North line  
22 of said Tract 24 to the POINT OF BEGINNING.

23  
24 And also LESS:  
25 A portion of "Pleasant Acres", according to the  
26 plat thereof, as recorded in Plat Book 131,  
27 Page 48, of the public records of Broward  
28 County, Florida, and a portion of "Florida  
29 Fruit Lands Company's Subdivision No. 1", as  
30 recorded in Plat Book 2, Page 17 of the Public  
31 Records of Dade County, Florida, in Section 31,



1           Township 50 South, Range 41 East, more  
2           particularly described as follows:  
3  
4           BEGIN at the Southeast corner of Tract B of  
5           said "Pleasant Acres"; thence Westerly along  
6           the South line of said Tract B to the Southwest  
7           corner thereof; thence Northerly along the West  
8           line of said Tract B and along the Northerly  
9           prolongation thereof to the North line of said  
10           Section 31; thence Easterly along said North  
11           line and along the municipal limits of Cooper  
12           City per Chapter 59-1195, Laws of Florida, as  
13           amended by Chapter 61-2050, Laws of Florida, to  
14           a point of intersection with the Northerly  
15           prolongation of the East line of said Tract B;  
16           thence Southerly along said prolongation and  
17           along said East line to the POINT OF BEGINNING.  
18  
19           TOGETHER WITH:  
20           A portion of "F.M. Brown's Subdivision of  
21           Section 36, Township 50 South, Range 40 East",  
22           as recorded in Plat Book 4, Page 5 of the  
23           Public Records of Broward County, Florida, and  
24           all of "Rio Ranches", according to the plat  
25           thereof as recorded in Plat Book 91, Page 30 of  
26           the Public Records of Broward County, Florida,  
27           more particularly described as follows:  
28  
29           BEGIN at the intersection of the East line of  
30           said Section 36 with the Easterly prolongation  
31           of the South boundary of said "Rio Ranches";

1        thence Westerly along said Easterly  
2        prolongation to the Northeast corner of Lot 22,  
3        Block 2 of said "F.M. Brown's Subdivision of  
4        Section 36, Township 50 South, Range 40 East";  
5        thence Westerly along the North line of said  
6        Lot 22 and the South line of said "Rio Ranches"  
7        and along the municipal limits of Cooper City  
8        per Ordinance number 84-3-1 and per Chapter  
9        59-1195, Laws of Florida, as amended by Chapter  
10       61-2050, Laws of Florida to the Southeast  
11       corner of Lot 42 of said "Rio Ranches"; thence  
12       Northerly along the East line of said Lot 42  
13       and along the municipal limits of Cooper City  
14       per Ordinance number 89-5-4 to the Northeast  
15       corner of said Lot 42; thence Westerly along  
16       the North line of said Lot 42 and along said  
17       municipal limits to the Northwest corner of  
18       said Lot 42; thence Southerly along the West  
19       line of said Lot 42 and along said municipal  
20       limits to the Southwest corner of said Lot 42  
21       and the North line of the aforesaid Lot 22;  
22       thence Westerly along said North line and along  
23       the municipal limits of Cooper City per  
24       Ordinance number 84-3-1 to the Northwest corner  
25       of said Lot 22; thence Northerly along the West  
26       line of said "Rio Ranches" and along the  
27       municipal limits of Cooper City per Chapter  
28       59-1195, Laws of Florida, as amended by Chapter  
29       61-2050, Laws of Florida, to the Northwest  
30       corner of said "Rio Ranches"; thence Easterly  
31       along the North line of said "Rio Ranches",

1 being 40 feet South of the North line of said  
2 Section 36, and along the municipal limits of  
3 Cooper City per Ordinance number 95-10-1 and  
4 along the Easterly prolongation thereof to the  
5 East line of said Section 36; thence Southerly  
6 along said East line to the POINT OF BEGINNING.

7  
8 Said lands situate, lying and being in Broward County,  
9 Florida.

10

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

13

14 A portion of "F.M. Brown's Subdivision of  
15 Section 36, Township 50 South, Range 40 East",  
16 as recorded in Plat Book 4, Page 5 of the  
17 Public Records of Broward County, Florida, and  
18 all of "Rio Ranches", according to the plat  
19 thereof as recorded in Plat Book 91, Page 30 of  
20 the Public Records of Broward County, Florida,  
21 more particularly described as follows:

22

23 BEGIN at the intersection of the East line of  
24 said Section 36 with the Easterly prolongation  
25 of the South boundary of said "Rio Ranches";  
26 thence Westerly along said Easterly  
27 prolongation to the Northeast corner of Lot 22,  
28 Block 2 of said "F.M. Brown's Subdivision of  
29 Section 36, Township 50 South, Range 40 East";  
30 thence Westerly along the North line of said  
31 Lot 22 and the South line of said "Rio Ranches"

1       and along the municipal limits of Cooper City  
2       per Ordinance number 84-3-1 and per Chapter  
3       59-1195, Laws of Florida, as amended by Chapter  
4       61-2050, Laws of Florida to the Southeast  
5       corner of Lot 42 of said "Rio Ranches"; thence  
6       Northerly along the East line of said Lot 42  
7       and along the municipal limits of Cooper City  
8       per Ordinance number 89-5-4 to the Northeast  
9       corner of said Lot 42; thence Westerly along  
10       the North line of said Lot 42 and along said  
11       municipal limits to the Northwest corner of  
12       said Lot 42; thence Southerly along the West  
13       line of said Lot 42 and along said municipal  
14       limits to the Southwest corner of said Lot 42  
15       and the North line of the aforesaid Lot 22;  
16       thence Westerly along said North line and along  
17       the municipal limits of Cooper City per  
18       Ordinance number 84-3-1 to the Northwest corner  
19       of said Lot 22; thence Northerly along the West  
20       line of said "Rio Ranches" and along the  
21       municipal limits of Cooper City per Chapter  
22       59-1195, Laws of Florida, as amended by Chapter  
23       61-2050, Laws of Florida, to the Northwest  
24       corner of said "Rio Ranches"; thence Easterly  
25       along the North line of said "Rio Ranches",  
26       being 40 feet South of the North line of said  
27       Section 36, and along the municipal limits of  
28       Cooper City per Ordinance number 95-10-1 and  
29       along the Easterly prolongation thereof to the  
30       East line of said Section 36; thence Southerly  
31       along said East line to the POINT OF BEGINNING.

1  
2           (3) The Broward County Board of County Commissioners  
3 shall schedule an election in accordance with provisions of  
4 laws relating to elections currently in force on July 5, 2006,  
5 except as provided in this act. A mail ballot shall be used  
6 for this election as provided by law. The subject of the  
7 aforesaid election shall be the annexation of the United  
8 Ranches area into either the City of Cooper City or the Town  
9 of Davie. Only registered voters residing in the United  
10 Ranches area may vote in said election. On the ballot for the  
11 election provided for in this subsection shall appear the  
12 names of the City of Cooper City and the Town of Davie.  
13 Qualified voters residing in the United Ranches area shall by  
14 a majority vote of the voters participating in the election  
15 choose one municipality for annexation.

16           (4) Upon a majority of the registered voters residing  
17 in the United Ranches area voting for annexation into the City  
18 of Cooper City or the Town of Davie, the United Ranches area  
19 shall be deemed a part of said municipality on September 15,  
20 2006, pursuant to section 171.062, Florida Statutes, except as  
21 provided for in this act.

22           (5) Notwithstanding the results of the vote of the  
23 voters of the total United Ranches area as provided in  
24 subsection (4), if a majority of the qualified voters residing  
25 only in the Rio Ranches neighborhood vote in the election  
26 described in subsection (3) to be annexed into the City of  
27 Cooper City said area shall be annexed into the City of Cooper  
28 City effective September 15, 2006, pursuant to section  
29 171.062, Florida Statutes, except as provided for in this act.

30           Section 3. An interlocal agreement shall be developed  
31 between the governing bodies of Broward County and the

1 annexing municipalities and executed prior to the effective  
2 date of the annexations as provided for in this act. The  
3 agreement shall address infrastructure improvement projects  
4 and include a financially feasible plan for transitioning  
5 county services, buildings, infrastructure, waterways, and  
6 employees.

7       Section 4. Subsequent to the effective date of this  
8 act, no change in land use designation or zoning shall be  
9 effective within the limits of the lands subject to annexation  
10 herein until the areas have been annexed into the  
11 municipality; and no annexation within the areas contained in  
12 this act by any municipality shall occur during the time  
13 period between the effective date of this act and the  
14 effective date of the annexation.

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

19       Section 6. Nothing in this act shall be construed to  
20 affect or abrogate the rights of parties to any contracts,  
21 whether the same be between Broward County and a third party  
22 or between governmental entities, which contracts are in  
23 effect prior to the effective date of the annexation.

24       Section 7. All public roads and the public  
25 rights-of-way associated therewith on the Broward County Road  
26 System, lying within the limits of the lands subject to  
27 annexation herein, as described in this act, are transferred  
28 upon the effective date of the annexation from Broward County  
29 jurisdiction to the jurisdiction of the annexing municipality.  
30 All rights, title, interests, and responsibilities for any  
31 transferred roads, including, but not limited to, the

1 ownership, operation, maintenance, planning, design, and  
2 construction of said roads and to the rights-of-way associated  
3 therewith shall transfer from Broward County jurisdiction and  
4 ownership to the jurisdiction and ownership of the annexing  
5 municipality upon the effective date of the annexation.

6       Section 8. The United Ranches area, as described in  
7 section 2, shall be considered a preservation area and, in  
8 order to protect the community's rural atmosphere, all Broward  
9 County land use and zoning classifications, rules, and  
10 regulations that are applicable to this area on the effective  
11 date of this act shall be adopted by the chosen municipality  
12 for the United Ranches area. If the United Ranches area land  
13 use and zoning classifications, rules, and regulations differ  
14 from those which exist in the chosen municipality, the chosen  
15 municipality shall modify its codes by September 15, 2006, to  
16 enable the United Ranches area to be maintained as it exists  
17 on the effective date of this act. Any and all proposed  
18 municipal enactments that may effect a change in the United  
19 Ranches area, including but not limited to all quasi-judicial  
20 items, including zoning modifications, site plans, plats, and  
21 variances, must be approved by a supermajority of the  
22 municipality's designated governing body. All applications for  
23 zoning changes within the United Ranches area require written  
24 notification of all United Ranches area residents. Moreover,  
25 any application for a change of zoning within the United  
26 Ranches area must first come before a Preservation Board made  
27 up of five members residing in the United Ranches area who  
28 shall be appointed every 2 years by the governing body and  
29 shall be responsible for issuing recommendations on zoning  
30 changes within the United Ranches area.

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