

HB 1127

2006

1 A bill to be entitled

2 An act relating to Broward County; providing for extending  
3 the corporate limits of the Town of Davie; providing for  
4 annexation of the unincorporated area known as Broadview  
5 Park; providing for an election; providing boundaries;  
6 providing for an effective date of annexation; providing  
7 for an interlocal agreement; providing for a continuation  
8 of certain Broward County regulations; providing for the  
9 transfer of public roads and rights-of-way; providing an  
10 effective date.

11  
12 Be It Enacted by the Legislature of the State of Florida:

13  
14 Section 1. No later than July 1, 2006, the Town of Davie  
15 and the Broward County Board of County Commissioners shall enter  
16 into an interlocal agreement agreeing to the transition of the  
17 annexation of Broadview Park, as defined in section 3, into the  
18 Town of Davie.

19 Section 2. When the Town of Davie and the Broward County  
20 Board of County Commissioners enter into an interlocal agreement  
21 as provided in section 1, the Broward County Board of County  
22 Commissioners shall schedule an election in accordance with the  
23 provisions of the law relating to elections currently in force  
24 in Broward County on November 7, 2006. The subject of said  
25 election shall be the annexation of the Broadview Park Area. The  
26 voters residing in the Broadview Park Area shall, by majority  
27 vote of the voters participating in the election, choose whether  
28 to join the Town of Davie on September 15, 2007, or September

29 15, 2008. A mail ballot shall not be used in this election.  
 30 However, voters may vote by absentee ballot as provided by law.

31 Section 3. The Broadview Park Area is described as:

32  
 33 That portion of Sections 13, 14, 23 and 24, Township 50  
 34 South, Range 41 East and Section 18, Township 50 South,  
 35 Range 42 East, Broward County, Florida, described as  
 36 follows:

37  
 38 Beginning at a point on the boundary of the City of  
 39 Plantation established by Chapter 68-101 Laws of Florida,  
 40 being the Southeast corner of Tract 1, Tier 24, according  
 41 to Newman's Survey of Section 14, Township 50 South,  
 42 Range 41 East, as recorded in Plat Book 2, Page 26,  
 43 Public Records of Dade County, Florida;

44  
 45 thence continuing along the said boundary of the City of  
 46 Plantation the following 6 courses;

47  
 48 thence Northeasterly along the East line of said Tier 24,  
 49 to the North line of said Section 13;

50  
 51 thence East along the said North line of Section 13 to a  
 52 point of intersection with the Northerly extension of the  
 53 Westerly line of Block 3, as shown by the plat of  
 54 LAUDERDALE HIGHLANDS as recorded in Plat Book 12, at Page  
 55 37, Public Records of Broward County, Florida;

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57 thence Southwesterly along the Westerly line of said  
58 Block 3 and its Northerly extension thereof, to the  
59 Southwesterly corner of Lot 11 of said Block 3;  
60 thence Easterly along the Southerly line of said Lot 11  
61 and its Easterly extension thereof, to a point of  
62 intersection with the Easterly right-of-way line of  
63 Highland Avenue, as shown by said plat of LAUDERDALE  
64 HIGHLANDS;

65  
66 thence Southwesterly along the Easterly right-of-way line  
67 of said Highland Avenue to a point of intersection with  
68 the South line of Block 1, as shown by said plat of  
69 LAUDERDALE HIGHLANDS;

70  
71 thence Easterly along the South line of said Block 1 and  
72 its Easterly extension thereof to a point of intersection  
73 with the East right-of-way line of State Road No.7, as  
74 described in City of Fort Lauderdale annexing Resolution  
75 No. 8519;

76  
77 thence Southerly along the said east right-of-way line to  
78 the North right-of-way line of Riverland Road and the  
79 boundary of the Town of Davie as described in Chapter 84-  
80 420, Laws of Florida;

81  
82 thence continuing along said boundary of the Town of  
83 Davie the following 10 courses;

84

85 thence Westerly along the Westerly prolongation of the  
 86 said North right-of-way line to the West right-of-way  
 87 line of State Road No.7;

88  
 89 thence Southerly along said West right-of-way line to a  
 90 point of intersection with a line 300 feet North of the  
 91 Southerly line of Tract 2, Tier 4, of said Newman's  
 92 Survey, as measured along the said Westerly right-of-way  
 93 line;

94  
 95 thence Northwesterly to a point on the Easterly right-of-  
 96 way line of Southwest 41st Avenue, being 298.34 feet  
 97 Northerly from the Southwest corner of said Tract 2, Tier  
 98 4;

99  
 100 thence Westerly to a point of intersection of the West  
 101 right-of-way line of Southwest 41st Avenue with the North  
 102 line of said Section 24;

103  
 104 thence Southwesterly along the said West right-of-way  
 105 line to the centerline of North New River Canal;

106  
 107 thence Southeasterly along said centerline to the  
 108 Westerly right-of-way line of State Road No.7;

109  
 110 thence Southwesterly along said West right-of-line to the  
 111 South bank of the North New River Canal;

112

113 thence Northwesterly along said South bank to the  
 114 Northerly extension of the West line of the East One-Half  
 115 of Tract 1, Tier 7 of said Newman's Survey;

116  
 117 thence Southwesterly along said Northerly extension to  
 118 the Northwest corner of the said East One-Half of Tract  
 119 1, Tier 7, also being on the South right-of-way line of  
 120 North New River Canal;

121  
 122 thence Northwesterly along the said Southerly right-of-  
 123 way line to the Easterly line of Tier 21 of said Newman's  
 124 Survey;

125  
 126 thence Northwesterly, continuing on the boundary of the  
 127 Town of Davie, along the said Southerly right-of-way line  
 128 to the intersection with the Southwesterly extension of  
 129 the East line of the aforesaid Tract 1, Tier 24;

130  
 131 thence Northeasterly along said Southwesterly extension  
 132 to the POINT OF BEGINNING.

133  
 134 Section 4. Upon annexation into the Town of Davie, the  
 135 following shall govern the Broadview Park Area:

136 (1) The present land use designations and zoning  
 137 districts provided for under the Broward County Comprehensive  
 138 Plan and Code of Ordinances of Broward County shall remain in  
 139 the law governing the Broadview Park Area, notwithstanding the  
 140 fact that the Broadview Park Area is now a part of the Town of

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141 Davie.

142 (2) Any change of zoning districts or land use designations  
 143 may only be accomplished by enactment of the vote of the majority  
 144 of the full governing body of the Town of Davie plus one.

145 (3) Notwithstanding subsections (1) and (2), any use,  
 146 building, or structure that is legally in existence at the time  
 147 that the Broadview Park Area becomes a part of the Town of  
 148 Davie shall not be made a prohibited use by the municipality,  
 149 on the property of said use, for as long as the use shall  
 150 continue and not be voluntarily abandoned.

151 Section 5. Subsequent to the effective date of this act,  
 152 no change in land use designation or zoning shall be effective  
 153 within the limits of the lands subject to annexation herein  
 154 until the Broadview Park Area has been annexed into the Town of  
 155 Davie. No annexation within the Broadview Park Area by any  
 156 municipality shall occur during the time period between the  
 157 effective date of this act and the effective date of the  
 158 annexation.

159 Section 6. Subsequent to the effective date of this  
 160 annexation, any resident in the area to be annexed by this act  
 161 into the Town of Davie shall be deemed to have met any  
 162 residency requirements for candidacy for municipal office.

163 Section 7. Nothing in this act shall be construed to  
 164 affect or abrogate the rights of parties to any contracts,  
 165 including contracts between nongovernmental entities, which  
 166 contracts are in effect prior to the effective date of the  
 167 annexation.

168 Section 8. All public roads and the public rights-of-way

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169 associated therewith, on the Broward County Road System,  
170 including bridge structures 868303, 864024, 864022, 864096, and  
171 864097, lying within the limits of the Broadview Park Area as  
172 described in section 3, are transferred from Broward County  
173 jurisdiction to the jurisdiction of the annexing municipality,  
174 except for those portions of Hiatus Road, Nob Hill Road, Pine  
175 Island Road, and Davie Boulevard and that portion of Peters  
176 Road west of the Peters Road-Davie Boulevard intersection lying  
177 within the annexation area. All rights, title, interests, and  
178 responsibilities for any transferred roads, including, but not  
179 limited to, the ownership, operation, maintenance, planning,  
180 design, and construction of said roads and to the rights-of-way  
181 associated therewith shall transfer from Broward County  
182 jurisdiction and ownership to the jurisdiction and ownership of  
183 the annexing municipality upon the effective date of the  
184 annexation.

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