

House Bill No. 1477

An act relating to Broward County; providing for the extension of corporate limits of the City of Cooper City and the Town of Davie; providing for annexation of the unincorporated area known as “United Ranches”; providing for annexation of the area known as “Rio Ranches Neighborhood”; providing for an election; providing for an effective date of annexation; providing for interlocal agreement; providing for continuation of certain Broward County regulations; providing for transfer of public roads and rights-of-way; providing an effective date.

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

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

Area A:

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

BEGIN at the Southeast corner of said Tract 29; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following three (3) courses; thence Westerly along the South line of said Tract 29 to the Southwest corner thereof; thence Northerly along the West line of said Tract 29 to the Northwest corner thereof; thence Westerly along the Westerly prolongation of the North line of said Tract 29 to the Northeast corner of Tract 28 of said “John W. Newman’s Survey”; thence Northerly along the Northerly prolongation of the East line of said Tract 28 to a point of intersection with the centerline of the South New River Canal right-of-way; thence Easterly along said centerline and along the municipal limits of the Town of Davie, per Chapter 84-420, Laws of Florida to the Northerly prolongation of the East line of said Tract 29; thence Southerly along said Northerly prolongation and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida and along the East line of said Tract 29 to the POINT OF BEGINNING.

TOGETHER WITH:

The West 60.00 feet of the North 145.00 feet of the West 685.00 feet of Tract 64 of said “Florida Fruit Lands Company’s Subdivision No. 1”.

TOGETHER WITH:

BEGIN at the Southwest corner of said Tract 59, said point also being on the West line of the Southeast one-quarter (SE ¼) of said Section 31; thence Northerly along the West line of said Tracts 59, 60, 61 and a portion of Tract 62, also being along said West line, to the Southwest corner of the municipal limits of Cooper City per Ordinance number 2002-03-01; thence Easterly along said municipal limits line, being 165.00 feet North of and parallel with, as measured at right angles to, the South line of said Tract 62, to the East line of said Tract 62; thence Southerly along a portion of the East line of said Tract 62 and along the East line of Tracts 61, 60 and 59 being along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, a portion of which is also along the municipal limits of Cooper City per Ordinance number 83-6-4 and Ordinance number 84-8-8, to the Southeast corner of said Tract 59; thence Westerly along the South line of said Tract 59 and along the municipal limits of Cooper City per Ordinance number 84-8-7 to the POINT OF BEGINNING.

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

Area B:

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

BEGIN at the Northeast corner of said Tract 24; thence Southerly along the East line of the Northwest one-quarter (NW ¼) of said Section 31 and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of the Southwest One-Quarter (SW ¼) of said Section 31; thence Southerly along the East line of said Southwest One-Quarter (SW ¼), a portion of which is along the municipal limits of Cooper City per Ordinance number 2002-03-01, to the Southeast corner of said Tract 36; thence Westerly along the South line of said Tract 36 and along the South line of said "Indian Pond" to the Southwest corner of said Tract 36, also being the Southwest corner of said "Indian Pond"; thence Northerly along the West line of "Indian Pond" and along the West line of said Tracts 34, 33 and 24 to the Northwest corner of said Tract 24; thence Easterly along the North line of said Tract 24 to the POINT OF BEGINNING.

Area C:

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

of “Pleasant Acres”, according to the plat thereof, as recorded in Plat Book 131, Page 48, of the public records of Broward County, Florida and also together with a portion of Section 31, Township 50 South, Range 41 East of “Florida Fruit Lands Company’s Subdivision No. 1”, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest one-quarter (SW ¼) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW ¼) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW ¼) of said Section 30; thence Northerly along said parallel line to the South line of Tract 28 of said “John W. Newman’s Survey”; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following two (2) courses; thence Westerly along the South line of said Tracts 28 and 27 to the Southwest corner of said Tract 27; thence Northerly along the West line of said Tract 27 to a point on the South line of a parcel of land described in Official Records Book 33192, Page 1763 of the Public Records of Broward County, Florida and the POINT OF BEGINNING; thence Easterly along the South line of said parcel and along the Easterly prolongation thereof to the centerline of S.W. 108 Avenue; thence Northerly along said centerline to the centerline of the South New River Canal right-of-way; thence Westerly along said centerline and along the municipal limits of the Town of Davie, per Chapter 84-420, Laws of Florida to the Northerly prolongation of the West line of said Tract 26; thence Southerly along said Northerly prolongation and along said West line of Tract 26, a portion of which is along the municipal limits of Cooper City per Ordinance number 87-2-2, to the Southwest corner of said Tract 26; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following four (4) courses; thence Easterly along the South line of said Tract 26 to the Southeast corner thereof; thence Northerly along the East line of said Tract 26 to the Northeast corner thereof; thence Easterly along the Westerly prolongation of the North line of said Tract 27 to the Northwest corner of said Tract 27; thence Southerly along the West line of said Tract 27 to the POINT OF BEGINNING.

TOGETHER WITH:

BEGIN at the Southeast corner of Tract B of said “Pleasant Acres”; thence Westerly along the South line of said Tract B to the Southwest corner thereof; thence Northerly along the West line of said Tract B and along the Northerly prolongation thereof to the North line of said Section 31; thence Easterly along said North line and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to a point of intersection with the Northerly prolongation of the East line of said Tract B; thence Southerly along said prolongation and along said East line to the POINT OF BEGINNING.

Area D:

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

BEGIN at the southwest corner of parcel ‘a’ of “St. Nicholas Ukrainian Orthodox Church”, according to the plat thereof as recorded in plat book 141, page 11 of the public records of Broward County, Florida; thence easterly along the south line of said parcel ‘a’, also being a line parallel with and 191.62 feet north of the south line of said tract 4 and the municipal limits of Cooper City per ordinance number 90-5-1 to a line parallel with and 900 feet east of the west line of said tract 4, also being the west line of parcel ‘b’ of said “St. Nicholas Ukrainian Orthodox Church”; thence southerly along said parallel line and said municipal limits to an intersection with a line parallel with and 18 feet north of the south line of said tract 4, also being the south line of said parcel ‘b’; thence easterly along said parallel line and said municipal limits to a line parallel with and 53 feet west of the east line of said section 31; thence northerly along said parallel line and said municipal limits to the south line of tract 3 of said section 31; thence easterly along said south line and the municipal limits of Cooper City per ordinance number 74-7-2 to the east line of said section 31; thence southerly along said east line and the municipal limits of Cooper City per chapter 59-1195, Laws of Florida, amended by chapter 61-2050, Laws of Florida, to an intersection with the south line of said tract 4; thence westerly along said south line and said municipal limits to an intersection with a line parallel with and 725 feet east of the west line of said tract 4; thence northerly along said parallel line and the municipal limits of Cooper City per ordinance number 73-9-4 to the point of beginning.

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

Area E:

Portions of tract 12, section 32, township 50 south, range 41 east of “Newman’s Survey”, according to the plat thereof as recorded in plat book 2, page 26 of the public records of Dade County, Florida, said portion being more particularly described as follows:

begin (point of beginning number 1) at the northwest corner of said tract 12; thence easterly along the north line of said tract 12 and the municipal limits of Cooper City per chapter 59-1195, Laws of Florida, amended by chapter 61-2050, Laws of Florida, to the northeast corner of said tract 12; thence southerly along the east line of said tract 12 and said municipal limits to an intersection with a line parallel with and 345 feet north of the south line of said tract 12; thence westerly along said parallel line and the municipal limits of Cooper City per ordinance number 83-5-5 to the west line of the east one-third ($\frac{1}{3}$) of said tract 12; thence northerly along said west line and the municipal limits of Cooper City per ordinance number 99-2-3 to a line parallel with and 510 feet north of the south line of said tract 12; thence westerly along said parallel line and said municipal limits to the west line of said tract 12; thence northerly along said west line and the municipal limits of Cooper City per chapter

59-1195, Laws of Florida, amended by chapter 61-2050, Laws of Florida, to point of beginning number 1;

together with the following:

Area F:

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

TOGETHER WITH a portion of tract 13 of said “Newman’s Survey”, described as follows:

BEGIN (point of beginning no. 3) at the intersection of the west line of said section 32 with the north line of the south 630 feet of the north 945 feet of said tract 13; thence easterly along said north line and the municipal limits of Cooper City per ordinance number 83-5-5 to a line 50 feet east of and parallel with the west line of said section 32; thence southerly along said parallel line and the municipal limits of Cooper City per chapter 71-594, Laws of Florida (house bill 2489) to a line parallel with and 60 feet north of the south line of said tract 13; thence easterly along said parallel line and said municipal limits to the east line of said tract 13; thence southerly along said east line and the municipal limits of Cooper City per chapter 59-1195, Laws of Florida, amended by chapter 61-2050, Laws of Florida, to a line parallel with and 53 feet north of the south line of said tract 13; thence westerly along said parallel line and the municipal limits of Cooper City per chapter 71-594, Laws of Florida (House Bill 2489) to the west line of said tract 13 and the west line of said section 32; thence northerly along said west line and the municipal limits of Cooper City per ordinance number 84-8-8 to point of beginning number 3.

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

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

Portions of Tracts 25, 27 and 28, in Section 30, Township 50 South, Range 41 East, of “John W. Newman’s Survey”, according to the plat thereof as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, together with that portion of the hiatus lying West of

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

COMMENCING at the Southeast corner of the Southwest one-quarter (SW ¼) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW ¼) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW ¼) of said Section 30; thence Northerly along said parallel line to the South line of said Tract 28 and the POINT OF BEGINNING; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following nine (9) courses; thence Westerly along the South line of said Tracts 28 and 27 to the Southwest corner of said Tract 27; thence Northerly along the West line of said Tract 27 to the Northwest corner thereof; thence Westerly along the Easterly prolongation of the North line of Tract 26 of said “John W. Newman’s Survey” to the Northeast corner of said Tract 26; thence Southerly along the East line of said Tract 26 to the Southeast corner thereof; thence Westerly along the South line of said Tracts 26 and 25 to the Southwest corner of said Tract 25; thence Northerly along the West line of said Tract 25, being on a line parallel with and 15 feet East of the West line of said Section 30, and along a portion of the municipal limits of Cooper City per Ordinance number 87-2-2 to the Northwest corner of said Tract 25; thence Westerly along the Westerly prolongation of the North line of said Tract 25 to the West line of said Section 30; thence Southerly along said West line to the Westerly prolongation of the South line of said Tract 25; thence Westerly along said Westerly prolongation to the East line of the municipal limits of Cooper City per Ordinance number 2001-4-2; thence Northerly along said municipal limits line and along the Northerly prolongation thereof to the centerline of the South New River Canal right-of-way; thence Easterly along said centerline and along the municipal limits of the Town of Davie per Chapter 84-420, Laws of Florida, to the Northerly prolongation of the East line of said Tract 28; thence Southerly along said prolongation and along a portion of the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the POINT OF BEGINNING;

LESS therefrom the following:

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

And also LESS:

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

COMMENCE at the Southeast corner of said Tract 25; thence on an assumed bearing of North 00°16'37" East along the East line of said Tract 25 a distance of 907.59 feet to the POINT OF BEGINNING; thence North 89°15'43" West 340.58 feet to a point on the arc of a non-tangent curve concave to the West, a radial line of said curve through said point having a bearing of South 83°45'04" East; thence Northerly along the arc of said curve to the left, having a central angle of 01°42'38" and a radius of 620.00 feet for an arc distance of 18.51 feet to a point on a non-tangent line; thence North 89 °43'23" West 306.07 feet to the West line of said Tract 25; thence North 00°16'37" East along the said West line a distance of 284.02 feet to a line 50.00 feet South of and parallel with the North line of said Tract 25; thence South 89°15'43" East along the said parallel line a distance of 645.01 feet to the said East line; thence South 00°16'37" West along the said East line a distance of 300.01 feet to the POINT OF BEGINNING.

And also LESS:

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

COMMENCING at the Southeast corner of the Southwest one-quarter (SW ¼) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW ¼) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW ¼) of said Section 30; thence Northerly along said parallel line to the South line of Tract 28 of said "John W. Newman's Survey"; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following two (2) courses; thence Westerly along the South line of said Tracts 28 and 27 to the Southwest corner of said Tract 27; thence Northerly along the West line of said Tract 27 to a point on the South line of a parcel of land described in Official Records Book 33192, Page 1763 of the Public Records of Broward County, Florida and the POINT OF BEGINNING; thence Easterly along the South line of said parcel and along the Easterly prolongation thereof to the centerline of S.W. 108 Avenue; thence Northerly along said centerline to the centerline of the South New River Canal right-of-way; thence Westerly along said centerline and along the municipal limits of the Town of Davie, per Chapter 84-420, Laws of Florida to the Northerly prolongation of the West line of said Tract 26; thence Southerly along said Northerly prolongation and along said West line of Tract 26, a portion of which is along the municipal limits of Cooper City per Ordinance number 87-2-2, to the Southwest corner of said Tract 26; thence along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, the following four (4) courses; thence Easterly along the South line of said Tract 26 to the Southeast corner thereof; thence Northerly along the East line of said Tract 26 to the Northeast corner thereof; thence Easterly along the Westerly prolongation of the North line of said Tract 27

to the Northwest corner of said Tract 27; thence Southerly along the West line of said Tract 27 to the POINT OF BEGINNING.

TOGETHER WITH:

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

BEGINNING at the Southeast corner of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 31; thence Westerly along the South line of said Section 31, also being the municipal limits of Cooper City per Ordinance number 83-6-4, to the East line of the West one-half (W $\frac{1}{2}$) of Tracts 41, 42, 43 and 44 of said, "Florida Fruit Lands Company's Subdivision No. 1"; thence Northerly along said East line and along the municipal limits of Cooper City per Ordinance number 98-9-3 to the South line of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 31; thence Westerly along said South line and along said municipal limits to the Southwest corner of the Northwest one-quarter (NW $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 31; thence Northerly along the West line of said Section 31, also being the East line of the hiatus between Range 40 East and Range 41 East and along the municipal limits of Cooper City per Ordinance number 89-5-3 to a point 3901.54 feet South of the Northwest corner of said Section 31 (as measured along said Section line); thence Westerly along said municipal limits to the East line of Block 2 of the aforesaid "F.M. Brown's Subdivision of Section 36, Township 50 South, Range 40 East"; thence Northerly along said East line and along the municipal limits of Cooper City per Ordinance number 84-3-1 and Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of Lot 22 of said Block 2 and the Southeast corner of "Rio Ranches", according to the plat thereof as recorded in Plat Book 91, Page 30 of the Public Records of Broward County, Florida; thence Easterly along the Easterly prolongation of the South line of said "Rio Ranches" to the East line of said Section 36; thence Northerly along said East line to a point of intersection with the Easterly prolongation of the North line of said "Rio Ranches", being 40 feet South of the North line of said Section 36; thence Westerly along said Easterly prolongation to a point on the municipal limits of Cooper City per Ordinance number 95-10-1 said point being on a line parallel with and 55.00 feet west of the East line of said Section 36; thence Northerly along said parallel line, and said municipal limits to the North line of said Section 36; thence Easterly along said North line and along the municipal limits of Cooper City per Ordinance number 93-9-1 to a line parallel with and 50 feet West of the East line of said Section 25; thence Northerly along said parallel line and along said municipal limits to the South line of Tract 55 in said Section 25; thence Easterly along said South line and along the municipal limits of Cooper City per

Ordinance number 2001-4-2 to the East limits of said Cooper City per Ordinance number 2001-4-2; thence Northerly along said East limits to the Westerly prolongation of the North line of said Section 31; thence Easterly along said Westerly prolongation and along the North line of said Section 31 and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the East line of the Northwest one-quarter (NW ¼) of said Section 31; thence Southerly along said East line and along the municipal limits of Cooper City per Ordinance numbers 73-11-2 and 74-1-5 to the North line of Tract 20 in said Section 31; thence Westerly along said North line and along the municipal limits of Cooper City per Ordinance number 83-5-3 to the Northwest corner of said Tract 20; thence Southerly along the West line of said Tract 20 and along the West line of Tract 21 of said Section 31 and along the municipal limits of Cooper City per Ordinance numbers 83-5-3 and 76-9-2 to the Southwest corner of said Tract 21; thence Easterly along the South line of said Tract 21 and along the municipal limits of Cooper City per Ordinance numbers 76-9-2 and 89-9-1 to the East line of the Northwest one-quarter (NW ¼) of said Section 31; thence Southerly along the East line of said Northwest one-quarter (NW ¼) and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of the Southwest One-Quarter (SW ¼) of said Section 31; thence Southerly along the East line of said Southwest one-quarter (SW ¼), a portion of which is along the municipal limits of Cooper City per Ordinance number 2002-03-01 and Ordinance number 84-8-7, to the POINT OF BEGINNING.

LESS therefrom the following:

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

And also LESS:

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

And also LESS:

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

And also LESS:

That portion of Cooper City per Ordinance number 2000-3-2 described as follows; Parcel A, "Nur-ul Islam", according to the plat thereof, as

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

And also LESS:

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

BEGIN at the Northeast corner of said Tract 24; thence Southerly along the East line of the Northwest one-quarter (NW ¼) of said Section 31 and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northeast corner of the Southwest One-Quarter (SW ¼) of said Section 31; thence Southerly along the East line of said Southwest One-Quarter (SW ¼), a portion of which is along the municipal limits of Cooper City per Ordinance number 2002-03-01, to the Southeast corner of said Tract 36; thence Westerly along the South line of said Tract 36 and along the South line of said "Indian Pond" to the Southwest corner of said Tract 36, also being the Southwest corner of said "Indian Pond"; thence Northerly along the West line of "Indian Pond" and along the West line of said Tracts 34, 33 and 24 to the Northwest corner of said Tract 24; thence Easterly along the North line of said Tract 24 to the POINT OF BEGINNING.

And also LESS:

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

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

TOGETHER WITH:

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

of Broward County, Florida and all of “Rio Ranches”, according to the plat thereof as recorded in Plat Book 91, Page 30 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the intersection of the East line of said Section 36 with the Easterly prolongation of the South boundary of said “Rio Ranches”; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 22, Block 2 of said “F.M. Brown’s Subdivision of Section 36, Township 50 South, Range 40 East”; thence Westerly along the North line of said Lot 22 and the South line of said “Rio Ranches” and along the municipal limits of Cooper City per Ordinance number 84-3-1 and per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida to the Southeast corner of Lot 42 of said “Rio Ranches”; thence Northerly along the East line of said Lot 42 and along the municipal limits of Cooper City per Ordinance number 89-5-4 to the Northeast corner of said Lot 42; thence Westerly along the North line of said Lot 42 and along said municipal limits to the Northwest corner of said Lot 42; thence Southerly along the West line of said Lot 42 and along said municipal limits to the Southwest corner of said Lot 42 and the North line of the aforesaid Lot 22; thence Westerly along said North line and along the municipal limits of Cooper City per Ordinance number 84-3-1 to the Northwest corner of said Lot 22; thence Northerly along the West line of said “Rio Ranches” and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northwest corner of said “Rio Ranches”; thence Easterly along the North line of said “Rio Ranches”, being 40 feet South of the North line of said Section 36, and along the municipal limits of Cooper City per Ordinance number 95-10-1 and along the Easterly prolongation thereof to the East line of said Section 36; thence Southerly along said East line to the POINT OF BEGINNING.

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

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

A portion of “F.M. Brown’s Subdivision of Section 36, Township 50 South, Range 40 East”, as recorded in Plat Book 4, Page 5 of the Public Records of Broward County, Florida and all of “Rio Ranches”, according to the plat thereof as recorded in Plat Book 91, Page 30 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the intersection of the East line of said Section 36 with the Easterly prolongation of the South boundary of said “Rio Ranches”; thence Westerly along said Easterly prolongation to the Northeast corner of Lot 22, Block 2 of said “F.M. Brown’s Subdivision of Section 36, Township 50 South, Range 40 East”; thence Westerly along the North line of said Lot 22 and the South line of said “Rio Ranches” and along the municipal limits of Cooper City per Ordinance number 84-3-1 and per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida to the Southeast corner of Lot 42 of said “Rio Ranches”; thence Northerly along the East line of said Lot 42 and along the municipal limits of Cooper City per Ordinance number 89-5-4 to the Northeast corner of said Lot 42; thence Westerly along the North line of said Lot

42 and along said municipal limits to the Northwest corner of said Lot 42; thence Southerly along the West line of said Lot 42 and along said municipal limits to the Southwest corner of said Lot 42 and the North line of the aforesaid Lot 22; thence Westerly along said North line and along the municipal limits of Cooper City per Ordinance number 84-3-1 to the Northwest corner of said Lot 22; thence Northerly along the West line of said "Rio Ranches" and along the municipal limits of Cooper City per Chapter 59-1195, Laws of Florida, as amended by Chapter 61-2050, Laws of Florida, to the Northwest corner of said "Rio Ranches"; thence Easterly along the North line of said "Rio Ranches", being 40 feet South of the North line of said Section 36, and along the municipal limits of Cooper City per Ordinance number 95-10-1 and along the Easterly prolongation thereof to the East line of said Section 36; thence Southerly along said East line to the POINT OF BEGINNING.

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

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

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

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

Section 4. Subsequent to the effective date of this act, no change in land use designation or zoning shall be effective within the limits of the lands subject to annexation herein until the areas have been annexed into the municipality; and no annexation within the areas contained in this act by

any municipality shall occur during the time period between the effective date of this act and the effective date of the annexation.

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

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

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

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

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

Approved by the Governor June 3, 2005.

Filed in Office Secretary of State June 3, 2005.