

GRANDe Consulting, Inc.

Mayor Tom Truex
Vice Mayor Lisa Hubert
Council Member Susan Starkey
Council Member Judy Paul
Council Member Mike Crowley
Town Administrator Chris Kovanes

Re: Local annexation bill pertaining to annexation of Broadview Park, filed by Broadview Park Civic Association

Dear Town of Davie Council & Administration:

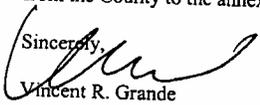
Attached for your purview is the local bill filed with the Broward County Legislative Delegation, by the Broadview Park Civic Association re. annexation of their area. The Association has requested the municipalities of Davie, Fort Lauderdale and Plantation consider participating in the November 7, 2006 ballot election, with these respective municipalities having until no later than July 1, 2006 to express their desire (to the Broward County Legislative Delegation and the Broward County Commission) to appear on the November 2006 election ballot, essentially an "opt-in" process. If said municipalities don't choose to "opt-in", they will not be included in the said election ballot. Note the election would not be a mail ballot, but absentee ballot voting would be allowed. State Representative Tim Ryan will be the sponsor of this Bill.

Please note:

1. If only one municipality chose to participate in the election, a vote of the Broadview Park residents would occur, and a majority of the participating voters would elect to choose joining the participating municipality on September 15, 2007 or September 15, 2008.
2. If two municipalities chose to participate in the election, a majority of the participating voters would elect to choose joining one of the participating municipalities, with the effective date of annexation being September 15, 2007.
3. If three municipalities chose to participate in the election, a plurality of the participating voters would elect to choose joining one of the municipalities, with the effective date of annexation being September 15, 2007.

Present Broward County land use designations and zoning districts currently governing Broadview Park would remain in effect upon annexation into the chosen municipality, with any subsequent changes needing to be approved by a super majority of the municipality full governing body. Between the effective date of this act (which would be when it becomes law), no changes would be allowed to land use designations and zoning districts within Broadview until it has been annexed into a municipality. All public roads and rights-of-way (except for those portions of Hiatus, Nob Hill, Pine Island and Davie Blvd. and the portion of Peters Rd. west of the Peters Rd./Davie Blvd. intersection within the annexation area) would be transferred from the County to the annexing municipality.

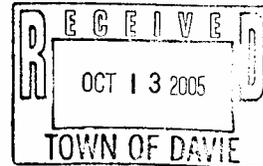
Sincerely,


Vincent R. Grande



DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT
Planning Services Division
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8855

October 10, 2005



Ms. Candice Ordway
Assistant to the Town Administrator
6591 Orange Drive
Davie, Florida 33314

Dear Ms. Ordway:

Subject: Annexation Bill Package for the Broadview Park Community

Enclosed please find the annexation bill package submitted by Broward County staff to the Broward County Legislative Delegation on behalf of the Broadview Park Civic Association.

A Local Bill Public Hearing has been scheduled on Thursday, December 15, 2005 from 6:00 PM to 9:00 PM in Room 422 of the Broward County Governmental Center. The purposes of this public meeting are to allow delegation members to review the bills and take public testimony. All property owners within areas affected by this proposed annexation bill will be notified of this meeting.

If you have any questions about the enclosed bill package, please contact me at 954-357-6673.

Sincerely,

Donald A. Stone
Senior Planner

Enclosure

A bill to be entitled

October 12, 2005

1
2 An act relating to Broward County; providing for extending the
3 corporate limits of the Town of Davie, the City of Fort Lauderdale
4 or the City of Plantation; providing for annexation of the
5 unincorporated area known as Broadview Park; providing for an
6 election; providing for an effective date of annexation; providing
7 for an interlocal agreement; providing for a continuation of certain
8 Broward County regulations; providing for the transfer of public
9 roads and rights-of-way; providing for an effective date.
10

11 Be it enacted by the Legislature of the State of Florida:
12

13 Section 1. No later than July 1, 2006, the governing body of the municipalities of the
14 Town of Davie, City of Fort Lauderdale, and City of Plantation, after having considered the effects of
15 annexation on the residents of both the "Broadview Park Area," as hereinafter described, and on the
16 respective municipality, shall inform the Broward County Legislative Delegation and the Broward
17 County Board of County Commissioners of its desire to appear on the ballot as provided for in this
18 act.
19

20 Section 2. The Broward County Board of County Commissioners shall schedule an
21 election in accordance with the provisions of the law relating to elections currently in force in
22 Broward County on November 7, 2006. The subject of said election shall be the annexation of the
23 Broadview Park Area. Only registered voters residing in the Broadview Park Area as described in
24 section 3 of this act may vote in said election. On the ballot provided for in this section shall
25 appear the name of each municipality which shall have informed the Broward County Legislative
26 Delegation that it desires to appear on the ballot as provided for in section 1. The voters residing
27 in the Broadview Park Area shall, by plurality vote of the voters participating in the election,
28 choose to be annexed by one municipality effective September 15, 2007. In the event only two
29 municipalities shall have informed the Broward County Legislative Delegation that they wish to
30

1 appear on the ballot as provided in section 1, the voters residing in the Broadview Park Area shall,
2 by majority vote of the voters participating in the election, choose to be annexed by one
3 municipality effective September 15, 2007. In the event only one municipality shall have informed
4 the Broward County Legislative Delegation that it desires to appear on the ballot as provided for in
5 section 1, the voters residing in the Broadview Park Area shall, by majority vote of the voters
6 participating in the election, choose whether to join that city on September 15, 2007 or September
7 15, 2008. A mail ballot shall not be used in this election. However, voters may vote by absentee
8 ballot as provided by law.

9

10 Section 3. The "Broadview Park Area" is described as:

11

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

14

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

19

20 thence continuing along the said boundary of the City of Plantation the following 6 courses;

21

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

23

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

27

28 thence Southwesterly along the Westerly line of said Block 3 and its Northerly extension thereof,
29 to the Southwesterly corner of Lot 11 of said Block 3;

30

31

1
2 thence Easterly along the Southerly line of said Lot 11 and its Easterly extension thereof, to a point
3 of intersection with the Easterly right-of-way line of Highland Avenue, as shown by said plat of
4 LAUDERDALE HIGHLANDS;
5 thence Southwesterly along the Easterly right-of-way line of said Highland Avenue to a point of
6 intersection with the South line of Block 1, as shown by said plat of LAUDERDALE
7 HIGHLANDS;
8
9 thence Easterly along the South line of said Block 1 and its Easterly extension thereof to a point of
10 intersection with the East right-of-way line of State Road No.7, as described in City of Fort
11 Lauderdale annexing Resolution No. 8519;
12
13 thence Southerly along the said east right-of-way line to the North right-of-way line of Riverland
14 Road and the boundary of the Town of Davie as described in Chapter 84-420, Laws of Florida;
15
16 thence continuing along said boundary of the Town of Davie the following 10 courses;
17
18 thence Westerly along the Westerly prolongation of the said North right-of-way line to the West
19 right-of-way line of State Road No.7;
20
21 thence Southerly along said West right-of-way line to a point of intersection with a line 300 feet
22 North of the Southerly line of Tract 2, Tier 4, of said Newman's Survey, as measured along the said
23 Westerly right-of-way line;
24
25 thence Northwesterly to a point on the Easterly right-of-way line of Southwest 41st Avenue, being
26 298.34 feet Northerly from the Southwest corner of said Tract 2, Tier 4;
27
28 thence Westerly to a point of intersection of the West right-of-way line of Southwest 41st Avenue
29 with the North line of said Section 24;

30
31

1
2 thence Southwesterly along the said West right-of-way line to the centerline of North New River
3 Canal;
4
5 thence Southeasterly along said centerline to the Westerly right-of-way line of State Road No.7;
6
7 thence Southwesterly along said West right-of-line to the South bank of the North New River
8 Canal;
9
10 thence Northwesterly along said South bank to the Northerly extension of the West line of the East
11 One-Half of Tract 1, Tier 7 of said Newman's Survey;
12
13 thence Southwesterly along said Northerly extension to the Northwest corner of the said East One-
14 Half of Tract 1, Tier 7, also being on the South right-of-way line of North New River Canal;
15
16 thence Northwesterly along the said Southerly right-of-way line to the Easterly line of Tier 21 of
17 said Newman's Survey;
18
19 thence Northwesterly, continuing on the boundary of the Town of Davie, along the said Southerly
20 right-of-way line to the intersection with the Southwesterly extension of the East line of the
21 aforesaid Tract 1, Tier 24;
22
23 thence Northeasterly along said Southwesterly extension to the POINT OF BEGINNING.
24

25 Section 4. If the unincorporated area described in section 3 is annexed by either the
26 Town of Davie or the City of Plantation, the additional area described in section 5 shall be
27 included in the annexation.

28
29 Section 5. The additional area shall be described as:
30
31

1

2 That portion of Sections 7, 8, 14, 15, 16 and 17, Township 50 South, Range 41 East and Sections
3 2, 11 and 12, Township 50 South, Range 40 East, Broward County, Florida, described as follows:

4

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

9

10 thence Northwesterly along the North right of way line of the North New River Canal and along
11 the boundary of the City of Plantation established by said Chapter 68-101 and by Ordinance 1008,
12 Ordinance 568, and Ordinance 543, all as adopted by the City of Plantation, to the intersection with
13 the West line of said Section 2;

14

15 thence Southerly along the said West line to the South right of way line of the North New River
16 Canal, being a point on the boundary of the Town of Davie established by Chapter 84 - 420, Laws
17 of Florida;

18

19 thence Southeasterly along the said South right of way line and along the boundary of the Town of
20 Davie established by said Chapter 84 - 420 and by Ordinance 85 - 97, adopted by the Town of
21 Davie, to the intersection with the Southwesterly extension of the East line of Tier 24 of said
22 Newman's Survey;

23

24 thence Northeasterly along the said Southwesterly extension to the POINT OF
25 BEGINNING.

26

27 Section 6. Upon annexation into the municipality, the following shall govern the areas
28 to be annexed:

29

30 (1) The present land use designations and zoning districts provided for under the
31

1 Broward County Comprehensive Plan and Code of Ordinances of Broward County shall remain the
2 law governing the Broadview Park Area, notwithstanding the fact that the Broadview Park Area is
3 now a part of a municipality.

4 (2) Any change of zoning districts or land use designations may only be accomplished
5 by enactment of the vote of the majority of the full governing body of the municipality plus one.

6 (3) Notwithstanding subsection (1) and (2), any use, building or structure that is legally
7 in existence at the time that the Broadview Park Area becomes a part of the municipality shall not
8 be made a prohibited use by the municipality, on the property of said use, for as long as the use
9 shall continue, and not be voluntarily abandoned.

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

16
17 Section 8. Subsequent to the effective date of this annexation, any resident in the area
18 to be annexed by this act into the Town of Davie, the City of Fort Lauderdale or the City of
19 Plantation, shall be deemed to have met any residency requirements for candidacy for municipal
20 office.

21
22 Section 9. Nothing in this act shall be construed to affect or abrogate the rights of
23 parties to any contracts, or between non-governmental entities, which contracts are in effect prior
24 to the effective date of the annexation.

25
26 Section 10. All public roads and the public rights-of-way associated therewith, on the
27 Broward County Road System, including bridge structures 868303, 864024, 864022, 864096 and
28 864097, lying within the limits of the lands subject to annexation herein, as described in either
29 section 3 or section 5, are transferred from Broward County jurisdiction to the jurisdiction of the
30

31

1 annexing municipality, except for those portions of Hiatus Road, Nob Hill Road, Pine Island Road
2 and Davie Boulevard and that portion of Peters Road west of the Peters Road/Davie Boulevard
3 intersection lying within the annexation area. All rights, title, interests and responsibilities for any
4 transferred roads, including, but not limited to, the ownership, operation, maintenance, planning,
5 design and construction of said roads and to the rights-of-way associated therewith shall transfer
6 from Broward County jurisdiction and ownership to the jurisdiction and ownership of the
7 annexing municipality upon the effective date of the annexation.

8

9 Section 11. This act shall take effect upon becoming a law.

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

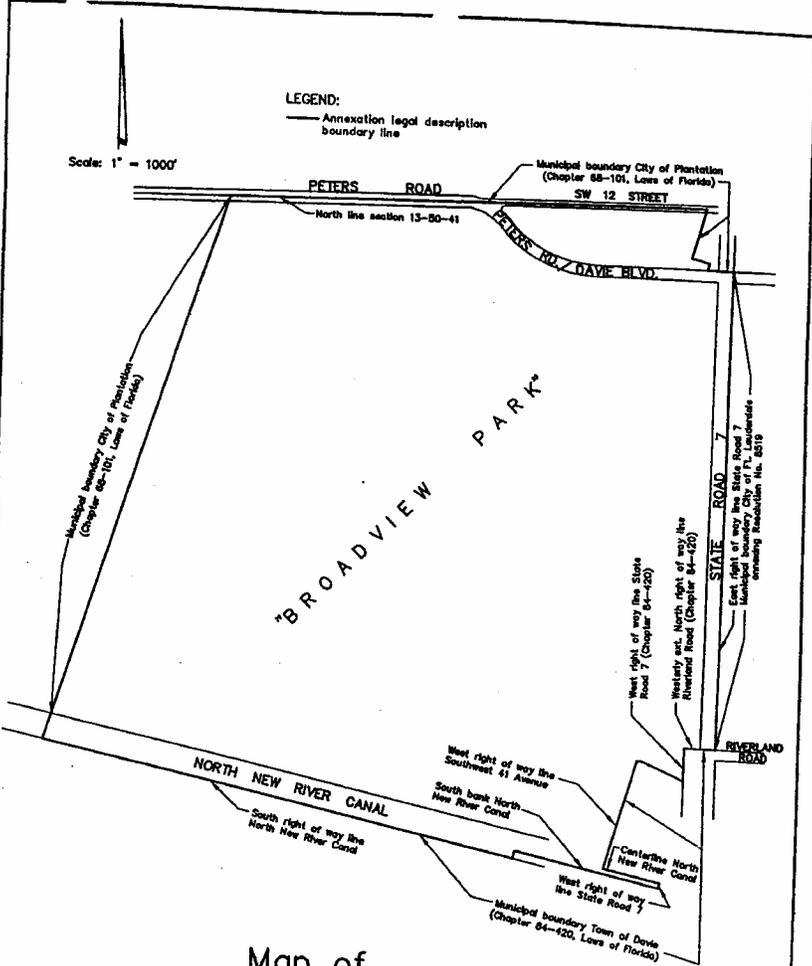
27

28

29

30

31



Map of
 "BROADVIEW PARK"
 Annexation Boundaries
 (Fort Lauderdale)

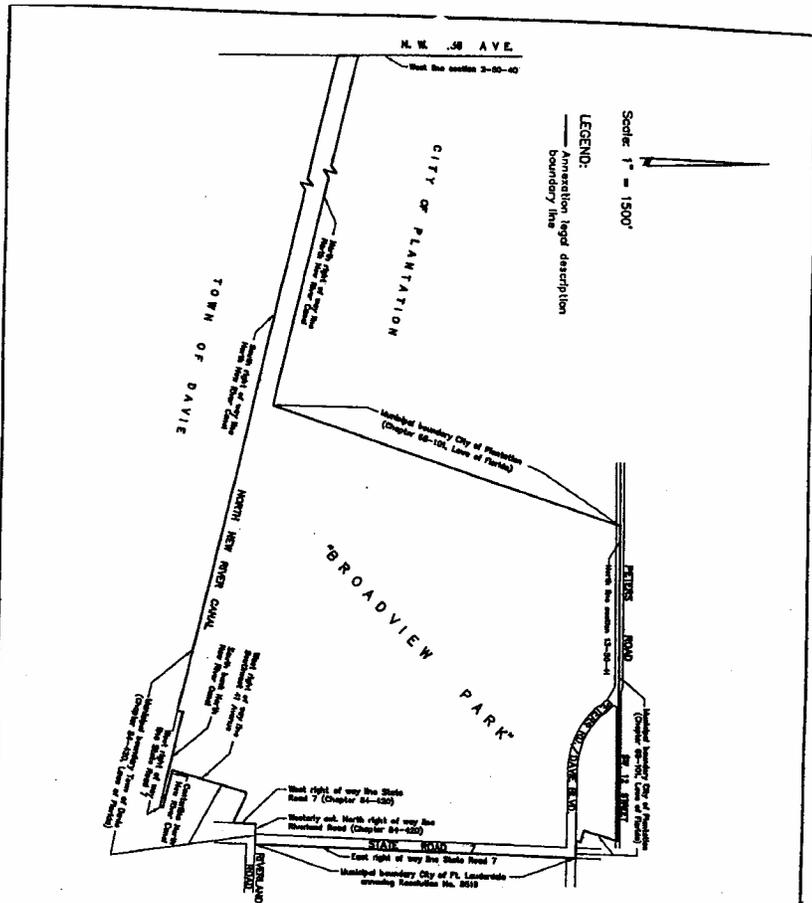
CERTIFIED
 BY: *Henry P. Cook*
 Henry P. Cook, P.E.
 Director

E:\RW\Annexations\Las-projects\Broadview.dwg

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the "Broadview Park" Annexation description shown hereon. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, right-of-ways, setback lines, reservations, agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

A.			
3.			
2.			
1.			
DATE	REVISIONS	BY	
Drawn By: JOHN P.	Date: 06-27-05	Checked By: LES	Date: 09-27-05

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION



Map of
"BROADVIEW PARK"
 Annexation Boundaries
 (Davie or Plantation)

CERTIFIED
 BY: Henry P. Cook
 Henry P. Cook, P.E.
 Director

E:\RW\Annexations\Lee-projects\Broadview.dwg

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the "Broadview Park" Annexation description shown hereon. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, right-of-ways, setback lines, reservations, agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

4.			
3.			
2.			
1.			
DATE	REVISIONS	BY	
Drawn By: JOHN P.	Date: 05-27-05	Checked By: LES	Date: 05-27-05

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

BROADVIEW PARK LEGAL IF ANNEXED BY THE CITY OF FORT LAUDERDALE:

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

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

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

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

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

thence Southwesterly along the Westerly line of said Block 3 and its Northerly extension thereof, to the Southwesterly corner of Lot 11 of said Block 3;

thence Easterly along the Southerly line of said Lot 11 and its Easterly extension thereof, to a point of intersection with the Easterly right-of-way line of Highland Avenue, as shown by said plat of LAUDERDALE HIGHLANDS;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

thence Northeasterly along said Southwesterly extension to the Point of Beginning.

BROADVIEW PARK ADDITIONAL AREA IF ANNEXED BY THE TOWN OF DAVIE OR THE CITY OF PLANTATION:

That portion of Sections 7, 8, 14, 15, 16 and 17, Township 50 South, Range 41 East and Sections 2, 11 and 12, Township 50 South, Range 40 East, Broward County, Florida, described as follows:

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

thence Northwesterly along the North right of way line of the North New River Canal and along the boundary of the City of Plantation established by said Chapter 68-101 and by Ordinance 1008, Ordinance 568, and Ordinance 543, all as adopted by the City of Plantation, to the intersection with

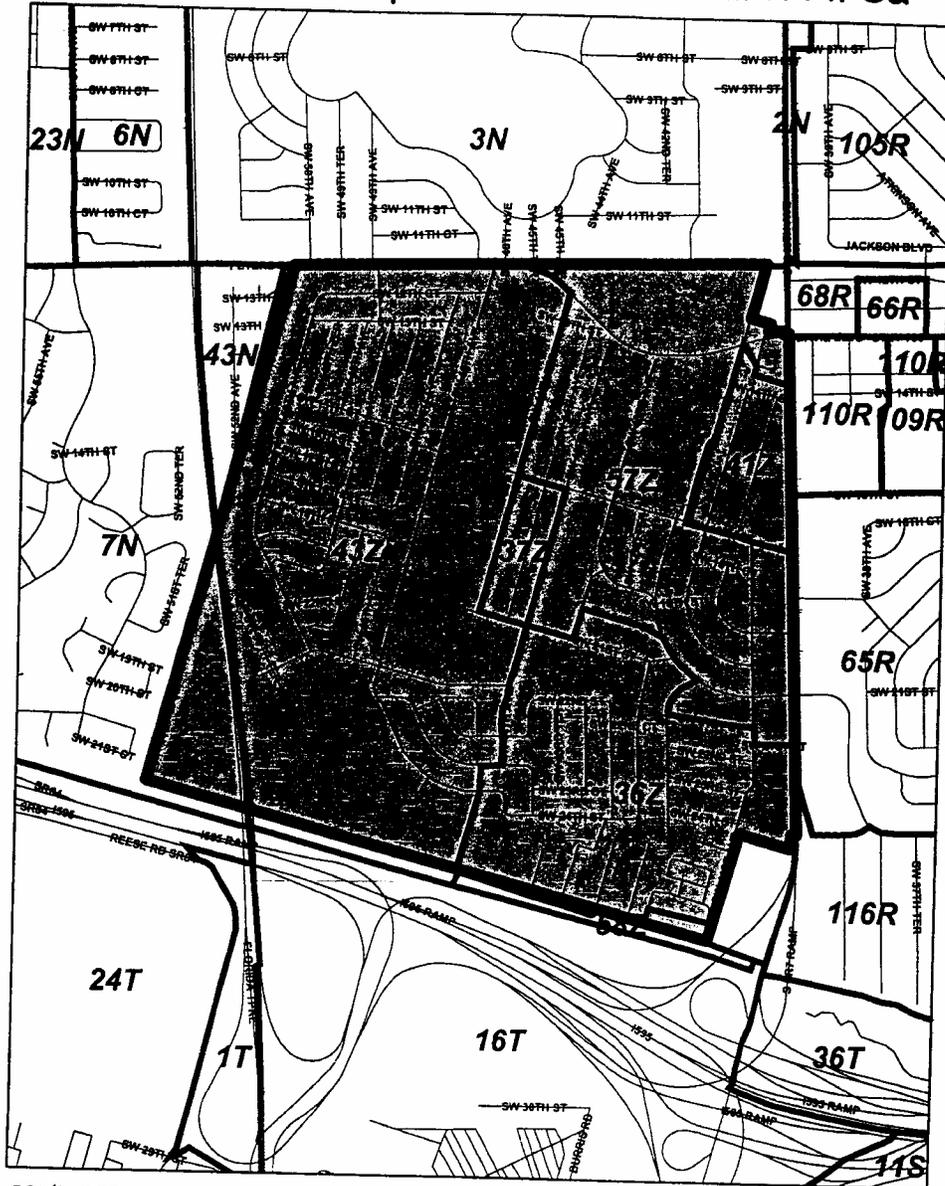
the West line of said Section 2;

thence Southerly along the said West line to the South right of way line of the North New River Canal, being a point on the boundary of the Town of Davie established by Chapter 84 - 420, Laws of Florida;

thence Southeasterly along the said South right of way line and along the boundary of the Town of Davie established by said Chapter 84 - 420 and by Ordinance 85 - 97, adopted by the Town of Davie, to the intersection with the Southwesterly extension of the East line of Tier 24 of said Newman's Survey;

thence Northeasterly along the said Southwesterly extension to the point of BEGINNING.

Location Map: Broadview Park Area



BROWARD COUNTY
 GIS Section
 Planning Services Division
 Department of Urban Planning and Redevelopment



House Committee on Local Government

2006 ECONOMIC IMPACT STATEMENT

House policy requires that economic impact statements for local bills be prepared at the LOCAL LEVEL. This form should be used for such purposes. It is the policy of the House Community Affairs Committee that no bill will be considered by the Committee without an original Economic Impact Statement. This form must be completed whether or not there is an economic impact. If possible, this form must accompany the bill when filed with the Clerk for introduction. In the alternative, please submit it to the House Community Affairs Committee as soon as possible after the bill is filed.

BILL #: Broadview Park Annexation

SPONSOR (S):

RELATING TO: Proposed Annexation of the Broadview Park Neighborhood

I. ESTIMATED COST OF ADMINISTRATION, IMPLEMENTATION, AND ENFORCEMENT:

Expenditures:	<u>FY 06-07</u>	<u>FY 07-08</u>
City Level Services	NA	NA

The estimated cost to provide municipal-level services within the Broadview Park neighborhood in FY 2006 dollars is \$1,678,100 based on the estimated County cost to provide generally-funded municipal-level services in the unincorporated area.

ANTICIPATED SOURCES (S) OF FUNDING:	<u>FY 06-07</u>	<u>FY 07-08</u>
Federal	NA	NA

State

Sales Tax, State Revenue Sharing, Franchise Fees, Utility Taxes, Communications Services Tax, Beverage Tax

Local

Ad Valorem Tax, Non-Ad Valorem Assessments, Local Option Gas Tax, Mobile Home License Fees, Occupational License Fees, Permit Fees, Fire Rescue Fees, Misc. Fees

III ANTICIPATED NEW, INCREASED, OR DECREASED REVENUES:

Revenues	<u>FY 06-07</u>	<u>FY 07-08</u>
	NA	NA

It is estimated that annexing this unincorporated area raises sufficient revenues to offset the cost of County provided municipal-level services within the Broadview Park neighborhood based on the County's estimated cost to provide generally-funded municipal-level services in the unincorporated area in FY 2006.

IV ESTIMATED ECONOMIC IMPACT ON INDIVIDUALS, BUSINESS, OR GOVERNMENTS:

Advantages:

City will benefit from increased revenues. Broward County will benefit by reducing their responsibility for municipal-level services in order to focus on regional-level services. The impact of this annexation on each individual taxpayer is unknown at this time. Once the cities to be included on the annexation bill are determined, the impact on individual taxpayer can be estimated.

Disadvantages:

None

V ESTIMATED IMPACT UPON COMPETITION AND THE OPEN MARKET FOR EMPLOYMENT:

None

VI DATA AND METHOD USED IN MAKING ESTIMATES (INCLUDING SOURCES[S] OF DATA):

The estimated cost to provide municipal-level services in Broadview Park was developed based on the County's cost of providing generally-funded municipal-level services throughout the unincorporated area in FY 2006.

This bill was drafted and submitted by Broward County government on behalf of the citizens of the Broadview Park neighborhood. Broward County's estimated

cost to provide municipal-level services and estimated revenues are not necessarily indicative of the cost incurred or the revenues generated by an annexing municipality.

Prepared by: Marc Helman

TITLE Assistant budget

REPRESENTING Director, Broward

PHONE: () County

954-357-6354

BROADVIEW PARK CIVIC ASSOCIATION
1354 SW 49 Terrace
Fort Lauderdale, Florida 33317
954-584-1299

September 29, 2005

Ms. Sandra Harris, Executive Director
Broward Legislative Delegation
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

Re: Letter of intent regarding Broadview Park

Dear Ms. Harris:

Please be advised that the Broadview Park Civic Association is requesting a local bill that will provide the residents of the area with a choice for annexation by the Town of Davie, the City of Fort Lauderdale, or the City of Plantation. The legislation can not be accomplished at the local level as the power to change municipal boundaries and to provide a choice for annexation between municipalities is vested in the Florida Legislature.

State Representative Timothy Ryan has agreed to sponsor this bill and will present it before any hearings of the Broward Legislative Delegation in Broward County prior to the Legislative Session.

Enclosed with this request, please find 20 sets of documentation as outlined in the Local Bill Manual. The undersigned will be the contact person for notices of hearings or requests for additional information.

Thank you for your attention to our request.

Truly yours,


Juan R. Formoso
President of Broadview Park Civic Association