

**RESOLUTION NO. 22-3**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, SETTING FORTH THE CITY'S INTENT TO USE THE UNIFORM METHOD FOR THE COLLECTION OF A NON-AD VALOREM SPECIAL ASSESSMENT TO BE LEVIED UPON REAL PROPERTIES LYING WITHIN THE MUNICIPAL BOUNDARIES OF THE CITY, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO, TO FUND ENHANCEMENTS, IMPROVEMENTS, ADDITIONS TO, AND MAINTENANCE OF, THE CITY'S STORMWATER UTILITY SYSTEM; STATING A NEED FOR SUCH LEVY; PROVIDING THAT A COPY OF THIS RESOLUTION SHALL BE FORWARDED TO THE PROPERTY APPRAISER, TAX COLLECTOR, AND THE FLORIDA DEPARTMENT OF REVENUE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, Section 403.0893, Florida Statutes, permits municipalities to use the Uniform Method For The Levy, Collection, and Enforcement of Non-Ad Valorem Assessments (“Uniform Method”) for the collection of fees used to construct, operate, or maintain stormwater systems; and,

**WHEREAS**, consistent with the authority of Section 403.0893, Florida Statutes, the City Commission of the City of Cooper City, Florida (the "City") intends to use the Uniform Method under Section 197.3632, to collect its stormwater utility fees as a special assessment to fund enhancements, improvements, and additions to, and the maintenance of, the City’s Stormwater Utility System; and

**WHEREAS**, in accordance with Section 197.3632(3)(a), Florida Statutes, the City advertised its intent to use the Uniform Method for the collection of the assessment, commencing with the Fiscal Year beginning October 1, 2022, weekly in a newspaper of general circulation for four (4) consecutive weeks preceding the public hearing held the day hereof. Proof of publication of such hearing being attached hereto as Exhibit "B"; and

**WHEREAS**, the City Commission held a duly-advertised public hearing prior to the adoption of this Resolution; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, as amended, the City Commission of the City of Cooper City desires to set forth its intent to use the Uniform Method to fund enhancements, improvements, and additions to the City's Stormwater Utility System serving those properties located within the municipal boundaries of the City more particularly described in Exhibit "A," attached hereto and incorporated herein, because this method provides an economical and efficient process for such special assessments to be collected annually, commencing in November 2022; and

**WHEREAS**, the City Commission of the City of Cooper City, Florida, directs the City Clerk to provide copies of this Resolution to the Broward County Property Appraiser, the Broward County Revenue Collection Division (which serves as the Tax Collector for Broward County), and the Florida Department of Revenue on or prior to March 10, 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, AS FOLLOWS:**

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission.

**Section 2.** Commencing with the Fiscal Year beginning on October 1, 2022, and with the tax statement mailed for such Fiscal Year, the City intends to use the Uniform Method authorized in Section 197.3632, Florida Statutes, as amended, for collecting its stormwater utility fees as a special assessment to fund the costs of improving, enhancing, adding to, and maintaining the City's Stormwater Utility System, serving those properties located within the municipal boundaries of City, more particularly described in Exhibit "A," attached hereto and made a part hereof.

**Section 3.** The City hereby determines that the levy of the stormwater utility special assessment and collection under the Uniform Method is needed to fund the enhancements,

improvements, additions to, and maintenance of the City's Stormwater Utility System within the incorporated area of the City.

**Section 4.** Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Broward County Revenue Collection Division (which serves as the Tax Collector for Broward County) and the Broward County Property Appraiser by March 10, 2022.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

\_\_\_\_\_  
GREG ROSS  
Mayor

ATTEST:

\_\_\_\_\_  
TEDRA ALLEN, City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

**ROLL CALL**

Mayor Ross \_\_\_\_\_  
Commissioner Pulcini \_\_\_\_\_  
Commissioner Meltzer \_\_\_\_\_  
Commissioner Shrouder \_\_\_\_\_

Commissioner Green

\_\_\_\_\_

## EXHIBIT "A"

### LEGAL DESCRIPTION OF BOUNDARIES OF CITY OF COOPER CITY

Beginning at the point of intersection of the centerline of South New River Canal with the East line of the West one-half of the West one-half of Section 28, Township 50 South, Range 41 East, thence Southerly along the said East line to a point of intersection with the North line of Section 33, Township 50 South, Range 41 East, thence Southerly along the East line of the West one-half of the West one-half of said Section 33 to a point of intersection with the South right-of-way line of Stirling Road; thence Easterly along the South right-of-way line of Stirling Road to the West line of the East one-half (E 1/2) of Tract [11](#) in Section 4, Township 51 South, Range 41 East; thence Southerly, along said West line to the Easterly right-of-way line of said Pine Island Road; thence Southerly along said Easterly right-of-way line to a point of cusp with the Easterly line of that certain ingress and egress easement described in Official Records Book 32848, Page 664, Broward County Records; thence Northeasterly along said Easterly line to the North line of the South 405.26 feet of said Tract [11](#); thence Easterly along said North line to the West line of the East one-half (E 1/2) of said Tract [11](#); thence Southerly along said West line to the South line of said Tract [11](#); thence Easterly along said South line and the South line of Tracts [10](#) and [11](#) in said Section 4, to the West line of the East one-half (E 1/2) of said Tract [9](#); thence Northerly along said West line to the South right-of-way line of Stirling Road; thence Easterly along said South line to the West right-of-way line of University Drive; thence Southeasterly and Southerly along said West right-of-way line to the Northeast corner of a drainage easement recorded in Official Records Book 6626, Page 652, Broward County Records; thence Westerly along the North line of said drainage easement to the Northwest corner of said drainage easement; thence Southerly along the Westerly boundary of said easement to the North line of Tract A of "HOLY SACRAMENT PLAT" as recorded in Plat Book 119, Page [17](#) Broward County Records; thence Westerly along the North boundary of said Tract A to the Northwest corner of said Tract A; thence Southerly along the West boundary of said Tract A to the Southwest corner of said Tract A; thence Easterly along the South boundary of said Tract A to an intersection with a line parallel with and 150 feet West of the East line of said Section 4; thence Southerly along said parallel line to the South line of said Section 4; thence Westerly along said South line to the Southwest corner of said Section 4; thence Westerly along the South line of [Section 5](#), Township 51 South, Range 41 East to the Southwest corner of said [Section 5](#), also being the Southeast corner of said [Section 6](#); thence West along the South line of said [Section 6](#) to the Southeast corner of Section 1, Township 51 South, Range 40 East, thence West along the South line of said Section 1, to the Southwest corner of said Section 1; thence North along the West line of Section 1; also being the East line of Section 2, Township 51 South, Range 40 East to the South line of the Northeast one-quarter (NE 1/4) of said Section 2; thence Westerly along said South line to the West line of the East one-half (E 1/2) of said Northeast one-quarter (NE 1/4); thence Northerly along said West line to the Westerly prolongation of the South line of Tract 30 of said Section 2; thence Easterly along said prolongation and said South line to Southwest corner of the East one-half (E 1/2) of said Tract 30; thence Northerly along the West line of the East one-half (E 1/2) of said Tract 30 and the West line of the East one-half (E 1/2) of Tract 29 of said Section 2 to the Northwest corner of the East one-half (E 1/2) of said Tract 29, said Northwest corner lying on the South line of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 2 (also being the South line of Tract 4 of said Section 2); thence Westerly along the South line of said Tract 4, to an intersection with the West line of the Northeast one-quarter (NE 1/4) of

the Northeast one-quarter (NE 1/4) of said Section 2; thence Northerly along said West line to an intersection with the Westerly prolongation of the South boundary of Tract "A" of "SHERIDAN HOUSE PLAT NO. 2", as recorded in Plat Book 122, Page 42 of the Public Records of Broward County, Florida; thence Easterly along said prolongation and said Southerly boundary a distance of 329.95 feet to the Southeast corner of Tract "A" of said Plat (122-42 B.C.R.) thence Northerly along the Easterly boundary of Tract "A" of said Plat (122.42 B.C.R.) and a Northerly prolongation thereof to an intersection with the North line of said Section 2; thence Easterly along said North line to the southerly prolongation of the west line of Tract 'A' of "Flamingo Road Baptist Church", as recorded in Plat Book 112, Page 34 of the Public Records of Broward County, Florida; thence along said prolongation and said West line to the Northwest corner of said Tract 'A'; thence Easterly along the North line of said Tract 'A' to the East line of the West 949 feet of Tract 54 of Section 35, Township 50 South, Range 40 East of "Florida Fruitlands Company's Subdivision No. 1", as recorded in Plat Book 2, Page [17](#) of the Public Records of Broward County, Florida; thence North along said East line to an intersection with the North line of said Tract 54; thence East along said North line to an intersection with the East line of said Section 35; thence North along said East line to an intersection with the easterly prolongation of the South line of Tract [5](#) of said Section 35; thence West along said prolongation and said South line to the Southwest corner of said Tract [5](#); thence North along the West line of said Tract [5](#) to the Northwest corner of said Tract [5](#); thence East along the North line of said Tract [5](#) and the Easterly prolongation thereof to an intersection with the East line of said Section 35; thence North along said East line to an intersection with the Easterly prolongation of the South line of Tract 3 of said Section 35; thence West along said prolongation and said South line to the Southwest corner of said Tract 3, also being the Northeast corner of Tract [13](#) of said Section 35; thence South along the East line of said Tract [13](#) to the Southeast corner of said Tract [13](#); thence West along the South line of said Tract [13](#) and the Westerly prolongation thereof to an intersection with the East line of the Northwest one-quarter (NW 1/4) of said Section 35; thence South along said East line to an intersection with the South line of the Northwest one-quarter (NW 1/4) of said Section 35; thence West along said South line to an intersection with the West line of said Section 35; thence North along said West line to the Northwest corner of said Section 35, thence East along the North line of said Section 35 to the southwest corner of Parcel 'A' of "TEMPLE BETH EMET PLAT", as recorded in Plat Book 169, Page [11](#) Broward County Records; thence northerly along the west line of said Parcel 'A' to the Northwest corner of said Parcel 'A'; thence along the North line of said Parcel 'A' to a point lying 365.15 feet West of the East line of Section 26, Township 50 South, Range 40 East; thence Northerly to a point on the South right-of-way line of Griffin Road, as shown on Florida Department of Transportation Right-of-Way Map Section 86190-2517, said point lying 362.9 feet West of the East line of said Section 26; thence Easterly along said South right-of-way line to the East line of said Section 26; thence Northerly along said East line, to the South right-of-way line of the South New River Canal; thence Easterly along said South right-of-way line to an intersection with the East line of said [Section 25](#); thence Southerly along said East line to an intersection with a line 40.00 feet South of and parallel with the North line of Section 36, Township 50 South, Range 40 East; thence West along said parallel line of said Section 36 to the West line of the East one-half of the East one-half of said Section 36; thence South along said West line to the Northwest corner of Tract [22](#) of said Section 36; thence East along the North line of said Tract [22](#) to the East line of said Section 36; thence Southerly along said East line to an intersection with a line being perpendicular to the West line of said Section 31 and lying 3901.54 feet South of (as measured at right angles to) the Northwest corner of said Section 31; thence Easterly along said perpendicular line to an intersection with the West line of said Section 31; thence Easterly along the Westerly prolongation of the North line of

"Christ the Rock Community Church", according to the plat thereof as recorded in Plat Book 164, Page [24](#) of the public records of Broward County, Florida, and along said North line to the Northeast corner of said "Christ the Rock Community Church", thence Southerly along the East line of said plat, also being the East line of the West one-half (W 1/2) of Tracts 41, 42, 43 and 44 of said Section 31, to the North right-of-way line of Stirling Road as described in official records book 1483, Page 62, Broward County records; thence East along the said North right-of-way line to an intersection with a line parallel with and 470.625 feet West of the East line of Tract 41 of said Section 31; thence North along said parallel line to an intersection with a line parallel with and 256.25 feet North of the South line of Tract 41 of said Section 31; thence East along said parallel line a distance of 156.875 feet to an intersection with a line parallel with and 313.75 feet West of the East line of said Tract 41; thence North along said parallel line a distance of 7.00 feet to an intersection with a line parallel with and 263.25 feet North of the South line of said Tract 41 of said Section 31; thence East along said parallel line a distance of 156.88 feet to an intersection with a line parallel with and 156.87 feet West of the East line of said Tract 41; thence South along said parallel line to the North right-of-way line of Stirling Road, thence East along the said North right-of-way line to an intersection with a line parallel with and 1172.50 feet west of the east line of Tract 40 of said Section 31; thence northerly along said parallel line and along a line parallel with and 1172.50 feet west of the east line of Tract 39 of said Section 31 to an intersection with a line parallel with and 143.50 feet north of the south line of said Tract 39; thence easterly along said parallel line to an intersection with a line being parallel with and 1047.50 feet West of (as measured at right angles to) the East line of Tract 39 and Tract 40 of said Section 31; thence South along said parallel line to an intersection with a line being parallel with and 215.37 feet North of (as measured at right angles to) the South line of said Section 31, thence East along said parallel line to a line being parallel with and 884.99 feet West of (as measured at right angles to) the East line of Tract 40 of said Section 31; thence South along said parallel line to the North right-of-way line of Stirling Road; thence East along said North right-of-way line to the West line of the East one-half of said Section 31; thence North along said West line to the South line of the North 190.5 feet of Tract 40 in said Section 31; thence Westerly along said South line and the South line of Parcel A of "Nur-Ul Islam", as recorded in Plat Book 149, Page 28, Broward County Records to the Southwest corner of said Parcel A; thence Northerly along the West line of said Parcel A to the Northwest corner of said Parcel A; thence Easterly along the North line of said Parcel A and the North line of the South 143.5 feet of Tract 39 in said Section 31 to the West line of the East one-half of said Section 31; thence Northerly along said West line to the Easterly extension of the south line of Tract 36 in said Section 31; thence southerly along said extension and said south line to the southwest corner of said Tract 36; thence northerly along the west lines of Tracts 36 and 35 to the northwest corner of said Tract 35; thence easterly along the north line of said Tract 35 and its easterly extension to the West line of the East one-half (E !/>) of said Section 31; thence North along said East line to the South line of Tract [21](#) of said Section 31; thence West along said South line to the Southwest corner of said Tract [21](#); thence North along the West line of said Tract [21](#) and the West line of Tract 20 of said Section 31 to the Northwest corner of said Tract 20; thence East along the North line of said Tract 20 to the East line of the West one-half of said Section 31; thence North along said East line to the South line of Section 30; Township 50 South, Range 41 East; thence East along said South line to the Southerly prolongation of the West line of Tract 30 of Section 30, Township 50 South, Range 41 East; thence North along said prolongation and said West line to the centerline of the South New River Canal; thence East along the said centerline to the Point of Beginning; together with the 30 foot road reservations lying between Tracts 26 and 27 and between Tracts 28 and 29 and also including the 43 foot road reservation lying South of Tracts 25 through 29, inclusive, the above

Tracts being in Section 30, Township 50 South, Range 41 East and being shown on "JOHN NEWMAN'S SURVEY" as recorded in Plat Book 2, Page 26 of the Public Records of Dade County, Florida, and also together with a 43 foot road right-of-way being a westerly prolongation of the aforesaid 43 foot road reservation running through the Hiatus between Section 30, Township 50 South Range 41 East and [Section 25](#), Township 50 South, Range 40 East to the East line of said [Section 25](#); and also together with a portion of Tract 25 of said Section 30 being described as follows: COMMENCE at the Southeast corner of said Tract 25; thence on an assumed bearing of N00 16'37"E. along the East line of said Tract 25 a distance of 907.59 feet to the POINT OF BEGINNING; thence N. 89 15'43"W 340.58 feet to a point on the arc of a non-tangent curve concave to the West, a radial through said point having a bearing of S.83 45'04"E.; 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 N.89 43'23"W 396.07 feet to the west line of said Tract 25; thence N00 16'37"E. 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 S.89 15'43"E. along the said parallel line a distance of 645.01 feet to the said East line; thence S.00 16'37"W. along the said East line a distance of 300.01 feet to the POINT OF BEGINNING; and also together with all of Lot 42 of "RIO RANCHES", as recorded in Plat Book 91, Page 30 of the Public Records of Broward County, Florida; and also together with that portion of the South one-half of right-of-way for South New River Canal (260' right-of-way) bounded on the west by the west boundary of said [Section 25](#), Township 50 South, Range 40 East and bounded on the East by the Northerly prolongation of the Easterly boundary of Tract 29 in Section 30, Township 50 South, Range 41 East, together with the North 378 feet of that portion of Tract 28, Section 30, Township 50 South, Range 41 East, according to Newman's Survey, lying South of the South right-of-way line of the South New River Canal. Together with 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 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 !4) of said Section 30; thence Westerly along the South line of said Southwest one-quarter (SW !4) to an intersection with a line parallel with and 15 feet West of the East line of the Southwest one-quarter (SW !4) 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 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 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, to the Southwest corner of said Tract 26; 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 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. Said lands situate, lying and being in Cooper City, Broward County, Florida.

**EXHIBIT "B"**  
**PROOF OF PUBLICATION**