

1 A bill to be entitled
2 An act relating to the Cities of Deerfield
3 Beach and Pompano Beach, Broward County;
4 extending and enlarging the corporate limits of
5 such cities to include specific unincorporated
6 lands within the corporate limits of said
7 cities; providing for transfer of public roads
8 and rights-of-way, and responsibilities
9 thereof; providing exceptions; providing
10 applicability with regard to the Broward County
11 Work Release Facility; prohibiting modification
12 of land use designation and zoning regulations
13 under certain circumstances; providing for a
14 referendum; providing an effective date.

15
16 Be It Enacted by the Legislature of the State of Florida:

17
18 Section 1. (a) Upon the effective date of this act,
19 Broward County, at the direction of the Broward County
20 Legislative Delegation, shall have directed a study of all the
21 properties described in subsection (c) of this act as area 1.
22 The study shall determine the effects of annexation of such
23 area into the Cities of Deerfield Beach and Pompano Beach,
24 including the effects of annexation on the employees of
25 Broward County and how to ameliorate same, and the economic
26 impact of the area upon annexation to either the City of
27 Deerfield Beach or the City of Pompano Beach. The study shall
28 be performed by an independent agency or educational institute
29 not affected by or associated with the proposed annexation as
30 determined by the Broward County Legislative Delegation and
31 shall be completed not later than July 1, 1998. The cost of

1 the study shall be borne by the county, which shall be
2 responsible for printing and distribution of the study not
3 later than August 1, 1998.

4 (b) The Board of County Commissioners of Broward
5 County shall schedule an election, in accordance with the
6 provisions of law relating to elections currently in force in
7 the county, on November 3, 1998. The purpose of the election
8 shall be to determine the annexation of the area into either
9 the City of Deerfield Beach or the City of Pompano Beach. Only
10 registered voters residing in the area described in subsection
11 (c) may vote in said election.

12 (c) The legal description of area 1 is as follows:

13
14 That portion of Sections 9, 10, 11, 14, 15, 16,
15 21, 22, and 23 Township 48 South, Range 42
16 East, Broward County, Florida, described as
17 follows:

18
19 Beginning at the intersection of the centerline
20 of N.W. 36th Street (Sample Road) with the
21 Westerly right-of-way line of the Seaboard
22 Coastline Railroad;

23
24 thence Westerly along said centerline to the
25 centerline of Powerline Road (State Road 845);

26
27 thence Northerly along said centerline to the
28 Easterly extension of the North line of the
29 "WASTE MANAGEMENT INC. PLAT NO. 3", as recorded
30 in Plat Book 133, Page 46 of the Public Records
31 of Broward County, Florida;

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thence Westerly along said Easterly extension
to the West right-of-way line of Powerline Road
(State Road 845);

thence Northerly along said West right-of-way
line to a line 55.0 feet North of and parallel
with the South line of said Section 9;

thence Easterly along said parallel line to the
East right-of-way line of Powerline Road (State
Road 845) being 33.0 feet East of and parallel
with the East line of said Section 9;

thence Northerly along said parallel line to
the North right-of-way line of N.W. 48th Street
(Green Road) as described in Ordinance No.
1990/091 of the City Commission of the City of
Deerfield Beach, Florida;

thence South 62 degrees 48'04" East along said
North right-of-way line, 62.23 feet;

thence North 54 degrees 26'45" East along said
North right-of-way line, 356.35 feet;

thence North 59 degrees 18'15" East along said
North right-of-way line, 200.72 feet;

thence North 35 degrees 33'15" West along said
North right-of-way line, 12.00 feet;

1
2 thence North 54 degrees 26'45" East along said
3 North right-of-way line, 50.11 feet to the
4 Point of Curvature of a curve concave to the
5 Southeast;

6
7 thence Northeasterly along said North
8 right-of-way line and the arc of said curve,
9 having a radius of 689.35 feet and a central
10 angle of 15 degrees 26'45", an arc distance of
11 188.30 feet;

12
13 thence North 81 degrees 08'10" East along said
14 North right-of-way line, 100.00 feet to a point
15 on the arc of a curve concave to the South,
16 having a radial bearing of South 11 degrees
17 34'19" East;

18
19 thence Easterly along said North right-of-way
20 line and the arc of said curve, having a radius
21 of 677.35 feet and a central angle of 09
22 degrees 26'52", an arc distance of 111.69 feet
23 to a Point of Tangency;

24
25 thence North 87 degrees 52'33" East along said
26 North right-of-way line, 1731.86 feet to the
27 West line of the Southeast quarter of said
28 Section 10;

29
30 thence North 87 degrees 52'20" East along said
31 North right-of-way line, 674.56 feet to the

1 West line of the plat of THE LAKES, recorded in
2 Plat Book 109, Page 9 of the Public Records of
3 Broward County, Florida and the West line of
4 that parcel of land described in House Bill
5 1431 enacted by the Legislature of the State of
6 Florida in 1977;

7
8 thence Southerly along the West line of said
9 parcel to the centerline of N.W. 49th Court
10 (Green Road);

11
12 thence South 88 degrees 16'03" East along said
13 centerline and the South line of said parcel,
14 816.58 feet;

15
16 thence North 01 degrees 43'57" East along the
17 East line of said parcel, 127.71 feet;

18
19 thence North 37 degrees 48'52" East along said
20 East line, 103.37 feet;

21
22 thence North 17 degrees 39'00" West along said
23 East line, 189.24 feet;

24
25 thence North 52 degrees 11'08" West along said
26 East line, 510.71 feet;

27
28 thence North 02 degrees 53'53" East along said
29 East line, 187.12 feet;

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1 thence South 88 degrees 16'03" East along said
2 East line, 84.22 feet;

3
4 thence North 37 degrees 54'12" East along said
5 East line, 273.17 feet;

6
7 thence North 22 degrees 18'22" West along said
8 East line, 84.31 feet;

9
10 thence North 37 degrees 54'12" East along said
11 East line, 271.27 feet;

12
13 thence South 89 degrees 22'50" East along said
14 East line, 189.36 feet;

15
16 thence North 07 degrees 55'11" East along said
17 East line, 159.94 feet;

18
19 thence North 69 degrees 30'14" East along said
20 East line, 98.27 feet;

21
22 thence North 02 degrees 52'38" East along said
23 East line, 110.00 feet to the South line of the
24 North half of the North half of the Northeast
25 quarter of the Southeast quarter of said
26 Section 10;

27
28 thence Easterly along said South line to the
29 West line of the East 53.0 feet of the North
30 half of the Southeast quarter of said Section
31 10;

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thence Southerly along said West line to the South line of the North half of the Southeast quarter of said Section 10;

thence Easterly along said South line and the South line of the North half of the Southwest quarter of said Section 11 to a line 55.0 feet East of and parallel with the West line of the Southwest quarter of said Section 11;

thence South 00 degrees 55'19" East along said parallel line and the West line of that parcel of land described in Ordinance No. 1986/4 of the City Commission of the City of Deerfield Beach, Florida, a distance of 625.33 feet;

thence North 88 degrees 15'03" East along the South line of said parcel, a distance of 109.20 feet to the Point of Cuavature of a curve concave to the Southwest;

thence Southeasterly along said South line and the arc of said curve, having a radius of 2870.04 feet and a central angle of 21 degrees 22'11", an arc distance of 1070.44 feet to a Point of Tangency;

thence South 70 degrees 22'46" East along said South line, a distance of 454.24 feet to the

1 Westerly right-of-way line of the Seaboard
2 Coastline Railroad;

3
4 thence Southwesterly along said Westerly
5 right-of-way to the Point of Beginning.

6
7 TOGETHER WITH

8
9 That portion of Sections 11, 12, 13 and 14,
10 Township 48 South, Range 42 East, Broward
11 County, Florida, described as follows:

12
13 Beginning at the intersection of the Westerly
14 right-of-way line of Interstate 95 (State Road
15 9) with the East and West quarter Section line
16 of said Section 11;

17
18 thence Easterly along said East and West
19 quarter Section line to a line 50.0 feet West
20 of and parallel with the East line of the
21 Southeast quarter of said Section 11;

22
23 thence Southerly along said parallel line to
24 the South line of the Northeast quarter of the
25 Southeast quarter of said Section 11;

26
27 thence Easterly along said South line and the
28 South line of the Northwest quarter of the
29 Southwest quarter of said Section 12 to a line
30 53.0 feet East of and parallel with the West
31 line of the Southwest quarter of said Section

1 12 also being the Northwest corner of Parcel A,
2 POMPANO BAPTIST TEMPLE, according to the plat
3 thereof as recorded in Plat Book 119, Page 6 of
4 the Public Records of Broward County, Florida;
5
6 thence Southerly along the West line of said
7 Parcel A to the North line of the Southwest
8 quarter of the Southwest quarter of the
9 Southwest quarter of said Section 12;
10
11 thence Easterly along said North line to the
12 East line of the Southwest quarter of the
13 Southwest quarter of the Southwest quarter of
14 said Section 12;
15
16 thence Southerly along the said East line to
17 the South line of said Parcel A;
18
19 thence Easterly along said South line to the
20 East line of said Parcel A;
21
22 thence Northerly along said East line to the
23 Northeast corner of said Parcel A and the South
24 line of the North half of the Southwest quarter
25 of said Section 12;
26
27 thence Easterly along said South line to the
28 East line of the Northwest quarter of the
29 Southwest quarter of said Section 12;
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1 thence Northerly along said East line and the
2 boundary of that parcel of land described in
3 Chapter 70-647, Laws of Florida, a distance of
4 340.50 feet, more or less, to a point;
5
6 thence South 89 degrees 56'31" East along said
7 boundary, a distance of 10.0 feet;
8
9 thence Northerly along said boundary to the
10 South right-of-way line of S.W. 15th Street;
11
12 thence Easterly along said boundary and said
13 South right-of-way line to the West line of the
14 Northeast quarter of the Northwest quarter of
15 the Southeast quarter of said Section 12 and
16 the West line of that parcel of land described
17 in Ordinance No. 1988/22 of the City Commission
18 of the City of Deerfield Beach, Florida;
19
20 thence Southerly along the West line of said
21 parcel to the South line of said parcel and the
22 South line of the Northeast quarter of the
23 Northwest quarter of the Southeast quarter of
24 said Section 12;
25
26 thence Easterly along said South line to the
27 East line of said Parcel;
28
29 thence Northeasterly along said East line to
30 the South right-of-way line of S.W. 15th Street
31

1 as described in Chapter 70-647, Laws of
2 Florida;
3
4 thence Easterly along said South right-of-way
5 line to the Easterly right-of-way line of the
6 Florida East Coast Railway;
7
8 thence Southwesterly along said Easterly
9 right-of-way line to the Northwest corner of
10 Parcel "A", "MORGAN PLAT NO.1", according to
11 the plat thereof, as recorded in Plat Book 110,
12 Page 42 of the Public Records of Broward
13 County, Florida;
14
15 thence Southwesterly along said Easterly
16 right-of-way line and the Westerly line of said
17 Parcel "A", to the Southwest corner of said
18 Parcel "A";
19
20 thence Westerly along the Westerly extension of
21 the South line of said Parcel "A" to the
22 centerline of the Florida East Coast Railway;
23
24 thence Southwesterly along said centerline to
25 the centerline of N.W. 48th Street (Green
26 Road);
27
28 thence Westerly along said centerline to the
29 Westerly right-of-way line of Interstate 95
30 (State Road No. 9);
31

1 thence Northeasterly along said Westerly
2 right-of-way line to the Point of Beginning.

3
4 Lying in Broward County, Florida.
5 Containing a total 1180 of acres, more or less.

6
7 (d) The majority vote of the voters as provided in
8 subsection (b) shall determine into which municipality the
9 unincorporated lands described in subsection (c) shall be
10 annexed, and said unincorporated lands shall become a part of
11 the elected municipality on September 15, 1999, pursuant to s.
12 171.062, Florida Statutes.

13 Section 2. (a) Upon the effective date of this act,
14 Broward County, at the direction of the Broward County
15 Legislative Delegation, shall have directed a study of all the
16 properties described in subsection (c) of this act as area 2.
17 The study shall determine the effects of annexation of such
18 area into the Cities of Deerfield Beach and Pompano Beach,
19 including the effects of annexation on the employees of
20 Broward County and how to ameliorate same, and the economic
21 impact of the area upon annexation to either the City of
22 Deerfield Beach or the City of Pompano Beach. The study shall
23 be performed by an independent agency or educational institute
24 not affected by or associated with the proposed annexation as
25 determined by the Broward County Legislative Delegation and
26 shall be completed not later than July 1, 1998. The cost of
27 the study shall be borne by the county, which shall be
28 responsible for printing and distribution of the study not
29 later than August 1, 1998.

30 (b) The Board of County Commissioners of Broward
31 County shall schedule an election, in accordance with the

1 provisions of law relating to elections currently in force in
2 the county, on November 3, 1998. The purpose of the election
3 shall be to determine the annexation of the area into either
4 the City of Deerfield Beach or the City of Pompano Beach. Only
5 registered voters residing in the area described in subsection
6 (c) may vote in said election.

7 (c) The legal description of area 2 is as follows:

8
9 That portion of Sections 11, 12, 13, 14, 15,
10 16, 21, 22, 23, 24, 25, and 26, Township 48
11 South, Range 42 East and Sections 7, 18, 19,
12 and 30, Township 48 South, Range 43 East,
13 Broward County, Florida, described as follows:

14
15 Beginning at the intersection of Westerly
16 right-of-way line of U.S. Highway No. 1 as
17 described in Chapter 69-1513, Laws of Florida,
18 with the South line of the North half of the
19 North half of the Northwest quarter of said
20 Section 30;

21
22 thence Westerly along said South line and the
23 South line of the North half of the North half
24 of the Northeast quarter of said Section 25 and
25 the South line of the North half of the North
26 half of the Northwest quarter of said Section
27 25 to the Easterly right-of-way line of the
28 Florida East Coast Railway as described in
29 Ordinance No. 80-38 of the City Commission of
30 the City of Pompano Beach, Florida;

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1 thence Northeasterly along said Easterly
2 right-of-way line to the South right-of-way
3 line of N.E. 24th Street (Copans Road) as
4 described in said Ordinance No. 80-38;
5
6 thence Northwesterly and Westerly along said
7 South right-of-way line, through said Section
8 25 and into said Section 26 to the East line of
9 the West half of said Section 26;
10
11 thence Northerly along said East line to the
12 North line of the West half of said Section 26;
13
14 thence Westerly along said North line and the
15 North line of the Northeast quarter of said
16 Section 27 to the Westerly right-of-way line of
17 the Seaboard Coastline Railroad as described in
18 Chapter 83-506, Laws of Florida;
19
20 thence Northeasterly along said Westerly
21 right-of-way line to a line 55.00 feet South of
22 and parallel with the North line of the South
23 half of the Northwest quarter of the Northwest
24 quarter of said Section 23;
25
26 thence Easterly along said parallel line to the
27 Easterly right-of-way line of the Seaboard
28 Coastline Railroad and the West line of that
29 parcel of land described in Ordinance No. 90-54
30 of the City Commission of the City of Pompano
31 Beach, Florida;

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thence Southwesterly along said Easterly right-of-way line and the West line of said parcel and the West line of that parcel of land described in Ordinance No. 90-53 of the City Commission of the City of Pompano Beach, Florida, to the Westerly right-of-way line of Interstate 95 (State Road No. 9) as shown on Florida Department of Transportation Right-of-Way Map (Section 80670-2413);

thence North 88 degrees 30'27" East along said Westerly right-of-way line and the South line of said parcel described in said Ordinance No. 90-53, a distance of 277.01 feet;

thence North 59 degrees 00'27" East along said Westerly right-of-way line and the South line of said parcel, a distance of 88.64 feet;

thence North 29 degrees 30'27" East along said Westerly right-of-way line and the South line of said parcel, a distance of 435.76 feet to the Point of Curvature of a curve concave to the Southeast;

thence Northeasterly along said Westerly right-of-way line and the South line of said parcel and the South line of said parcel described in said Ordinance No. 90-54 and the arc of said curve, having a radius of 772.00

1 feet and a central angle of 43 degrees 27'07",
2 an arc distance of 585.47 feet to a Point of
3 Tangency;
4
5 (the following 12 courses are coincident with
6 the boundary of that parcel of land described
7 in Ordinance No. 90-54 of the City Commission
8 of the City of Pompano Beach, Florida)
9
10 thence North 73 degrees 03'48" East along said
11 Westerly right-of-way line, a distance of
12 679.79 feet to the Point of Curvature of a
13 curve concave to the Northwest;
14
15 thence Northeasterly along said Westerly
16 right-of-way line and the arc of said curve,
17 having a radius of 901.74 feet and a central
18 angle of 31 degrees 24'05", an arc distance of
19 494.20 feet to a Point of Tangency;
20
21 thence North 41 degrees 39'43" East along said
22 Westerly right-of-way line, a distance of
23 474.37 feet;
24
25 thence North 37 degrees 39'43" East along said
26 Westerly right-of-way line, a distance of
27 929.07 feet to the Point of Curvature of a
28 curve concave to the Northwest;
29
30 thence Northeasterly along said Westerly
31 right-of-way line and the arc of said curve,

1 having a radius of 3300.52 feet and a central
2 angle of 03 degrees 19'12", an arc distance of
3 191.25 feet to the North line of the Southwest
4 quarter of said Section 23;
5
6 thence South 88 degrees 36'48" West along said
7 North line, a distance of 1242.61 feet to the
8 East line of the West half of the Northwest
9 quarter of said Section 23;
10
11 thence North 01 degrees 31'35" West along said
12 East line, 1960.40 feet to the North line of
13 the South half of the Northwest quarter of the
14 Northwest quarter of said Section 23;
15
16 thence South 88 degrees 40'22" West along said
17 North line, a distance of 564.24 feet;
18
19 thence North 01 degrees 17'56" West, a distance
20 of 153.74 feet;
21
22 thence South 88 degrees 42'03" West, a distance
23 of 100.00 feet;
24
25 thence South 01 degrees 17'56" East, a distance
26 of 208.79 feet to a line 55.00 feet South of
27 and parallel with the North line of the South
28 half of the Northwest quarter of the Northwest
29 quarter of said Section 23;
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1 thence South 88 degrees 40'22" West along said
2 parallel line, a distance of 285.52 feet to the
3 Easterly right-of-way line of the Seaboard
4 Coastline Railroad;

5
6 thence continue South 88 degrees 40'22" West
7 along said parallel line to the Westerly
8 right-of-way line of the Seaboard Coastline
9 Railroad as described in Chapter 83-506, Laws
10 of Florida;

11
12 thence Northeasterly along said Westerly
13 right-of-way line to the South right-of-way
14 line of N.W. 36th Street (Sample Road) as
15 described in said Chapter 83-506, Laws of
16 Florida;

17
18 thence Westerly along said South right-of-way
19 line through said Sections 23, 22, and into
20 said Section 21 to the Southerly extension of
21 the West line of the J.F.C. PLAT, as recorded
22 in Plat Book 133, Page 35 of the Public Records
23 of Broward County, Florida;

24
25 thence Northerly along said Southerly extension
26 and said West line to the North line of said
27 J.F.C. PLAT;

28
29 thence Easterly along said North line to the
30 West line of the G. & P. PLAT, as recorded in
31

1 Plat Book 96, Page 44 of the Public Records of
2 Broward County, Florida;
3
4 thence Northerly along said West line and the
5 West line of the WASTE MANAGEMENT INC. PLAT NO.
6 3, as recorded in Plat Book 133, Page 46 of the
7 Public Records of Broward County, Florida, to
8 the North line of said WASTE MANAGEMENT INC.
9 PLAT NO. 3;
10
11 thence Easterly along said North line and its
12 Easterly extension to the centerline of
13 Powerline Road (State Road 845);
14
15 thence Southerly along said centerline to the
16 centerline of N.W. 36th Street (Sample Road);
17
18 thence Easterly along said centerline to the
19 Westerly right-of-way line of the Seaboard
20 Coastline Railroad;
21
22 thence Northeasterly along said Westerly
23 right-of-way line to the Southeast corner of
24 that parcel of land described in Ordinance No.
25 1986/4 of the City Commission of the City of
26 Deerfield Beach, Florida;
27
28 thence continue Northeasterly along said
29 Westerly right-of-way line as described in
30 Ordinance No. 1986/4 and Ordinance No. 1974/928
31 each of the City Commission of the City of

1 Deerfield Beach, Florida, to the East and West
2 quarter Section line of said Section 11;
3
4 thence Easterly along said East and West
5 quarter Section line to the Westerly
6 right-of-way line of Interstate 95 (State Road
7 No. 9);
8
9 thence Southwesterly along said Westerly
10 right-of-way line to the centerline of N.W.
11 48th Street (Green Road);
12
13 thence Easterly along said centerline to the
14 centerline of the Florida East Coast Railway;
15
16 thence Northeasterly along said centerline to
17 the Westerly extension of the South line of
18 Parcel "A", "MORGAN PLAT NO.1", according to
19 the plat thereof as recorded in Plat Book 110,
20 Page 42 of the Public Records of Broward
21 County, Florida;
22
23 thence Easterly along said Westerly extension
24 and the South line of said Parcel "A" to the
25 East line of said Parcel "A";
26
27 thence Northerly along said East line to the
28 South right-of-way line of S.W. 15th Street as
29 described in Chapter 70-647, Laws of Florida;
30
31

1 thence Easterly along said South right-of-way
2 line to the Westerly right-of-way line of U.S.
3 Highway No. 1 as described in Chapter 70-783,
4 Laws of Florida;

5
6 thence Southwesterly along said Westerly
7 right-of-way line as described in Chapter
8 70-783, Chapter 70-784, and Chapter 69-1513,
9 Laws of Florida, to the Point of Beginning.

10
11 LESS AND EXCEPT

12
13 A portion of the P.C. PROPERTIES PLAT NO.1 as
14 recorded in Plat Book 93, Page 37, and a
15 portion of the lands comprising the plat of
16 POMPANO PROFESSIONAL PLAZA as recorded in Plat
17 Book 82, Page 33, all being recorded in the
18 Public Records of Broward County, Florida, and
19 being more particularly described as follows:

20
21 Begin at the Southwest corner of said plat of
22 P.C. PROPERTIES PLAT NO.1;

23
24 thence North 00 degrees 32'26" West along the
25 West line of said P.C. PROPERTIES PLAT NO.1, a
26 distance of 676.93 feet;

27
28 thence North 01 degrees 13'13" West, a distance
29 of 449.88 feet to the Northwest corner of said
30 plat of P.C. PROPERTIES PLAT NO.1;

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1 thence North 89 degrees 03'58" East, a distance
2 of 543.79 feet;
3
4 thence South 01 degrees 12'02" East, a distance
5 of 195.92 feet;
6
7 thence North 89 degrees 03'58" East to the West
8 right-of-way line of U.S. Highway No.1 as
9 described in Chapter 70-784, Laws of Florida;
10
11 thence Southwesterly along said West
12 right-of-way line and the West right-of-way
13 line of U.S. Highway No.1 as described in
14 Chapter 69-1513, Laws of Florida, to the
15 Northeast corner of the plat of "HIBISCUS
16 PLAZA", as recorded in Plat Book 92, Page 11 of
17 the Public Records of Broward County, Florida;
18
19 thence South 88 degrees 50'38" West along the
20 North line of said plat of "HIBISCUS PLAZA", a
21 distance of 150.00 feet;
22
23 thence South 07 degrees 15'47" West, a distance
24 of 25.13 feet;
25
26 thence South 89 degrees 05'19" West, a distance
27 of 27.50 feet;
28
29 thence South 00 degrees 54'41" East, a distance
30 of 123.14 feet;
31

1 thence South 88 degrees 50'38" West, a distance
2 of 133.88 feet;

3
4 thence South 00 degrees 32'33" East to the
5 South line of the East half of the Northwest
6 quarter of the Northwest quarter of the
7 Northwest quarter of Section 30, Township 48
8 South, Range 43 East;

9
10 thence South 88 degrees 50'37" West along said
11 South line, a distance of 332.63 feet to the
12 Point of Beginning.

13
14 Lying in Broward County, Florida.
15 Containing 3315 acres, more or less.

16
17 (d) The majority vote of the voters as provided in
18 subsection (b) shall determine into which municipality the
19 unincorporated lands described in subsection (c) shall be
20 annexed, and said unincorporated lands shall become a part of
21 the elected municipality on September 15, 1999, pursuant to s.
22 171.062, Florida Statutes.

23 Section 3. (a) The legal description for the site of
24 the Broward County Work Release Facility is as follows:

25
26 All of Rowan Replat, according to the Plat
27 thereof recorded in the Plat Book 150, at Page
28 42, of the Public Records of Broward County,
29 Florida.

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31 LESS AND EXCEPT

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All that part of AREA "A" and AREA "C" of ROWAN REPLAT, as recorded in Plat Book 150, Page 42, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Southwest corner of said AREA "A"; thence North 01°10'29" West, along the West line of said AREA "A" and a West line of said AREA "C", 558.81 feet; thence South 88°33'35" West, along the South line of said AREA "C", 3.00 feet; thence North 01°10'29" West, 157.00 feet; thence North 88°28'34" East, 255.61 feet; thence South 45°52'34" East, along a Northeasterly boundary of said AREA "C", 88.13 feet; thence North 88°28'34" East, along a North boundary of said AREA "C", 51.04 feet; thence South 01°10'29" East, 652.80 feet; thence South 88°28'12" West, along the South line of said AREA "A", 365.64 feet to the Point of Beginning.

LESS AND EXCEPT

All that part of the Southwest one-quarter (SW 1/4) of Section 15, Township 48 South, Range 42 East, Broward County, Florida, described as follows:

Commencing at the Southwest corner of said Section 15, thence North 88°28'12" East along

1 the South line of said Section 15, 1032.97
2 feet; thence North 01°10'29" West, 100.00 feet
3 to the Point of Beginning of the lands herein
4 described; thence continue North 01°10'29"
5 West, 652.80 feet; thence North 88°28'34" East,
6 302.96 feet; thence South 01°05'25" East,
7 652.77 feet; thence South 88°28'12" West,
8 302.00 feet to the Point of Beginning.

9
10 Less and Except all of Area "D", of Rowan
11 Replat according to the Plat thereof recorded
12 in Plat Book 150, at Page 42 of the Public
13 Records of Broward County, Florida.

14
15 (b) The existing land use designation as indicated in
16 the Broward County Future Unincorporated Area Land Use Element
17 Map Series and the existing land use and zoning regulations
18 shall remain applicable to the site of the Broward County Work
19 Release Facility, and neither the land use designation nor the
20 land use and zoning regulations shall be modified without the
21 consent of the Broward County Board of County Commissioners,
22 so long as the site is used as the Broward County Work Release
23 Facility.

24 Section 4. This act shall take effect upon becoming a
25 law.

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