

By Senator Campbell

33-1753-99

See HB 1573

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 a referendum; providing
8 an effective date.

9
10 Be It Enacted by the Legislature of the State of Florida:

11
12 Section 1. Extension of corporate limits; area 1.--

13 (a) Upon the effective date of this act, Broward
14 County shall have completed a study of all the properties
15 described as area 1 of this act. The study shall have
16 determined the effects of annexation of area 1 into the City
17 of Deerfield Beach, and the economic impact of the area above
18 referred to upon annexation into the City of Deerfield Beach.
19 The study shall have determined the effects of annexation on
20 the employees of Broward County and the Broward County
21 Sheriff's Office and how to ameliorate same. The study shall
22 also have considered provision of law enforcement and fire
23 rescue services. Broward County shall be responsible for
24 printing and distribution of the study to residents of area 1
25 of this act.

26 (b) The Board of County Commissioners of Broward
27 County shall schedule an election in accordance with the
28 provisions of the law relating to elections currently in force
29 in Broward County on September 7, 1999. The subject of the
30 said election shall be the annexation of the area described
31 below as area 1 into the City of Deerfield Beach. Only

1 registered voters residing in the area described below as area
2 1 may vote in said election. A mail ballot shall not be used
3 in this election.

4 (c) The legal description of area 1 shall be as
5 follows:

6
7 That portion of Sections 9, 10, 11, 12, 13, 14,
8 15, and 16, Township 48 South, Range 42 East,
9 Broward County, Florida, described as follows:

10
11 Beginning at the intersection of the North
12 right-of-way line of N.W. 36th Street (Sample
13 Road) with the Westerly right-of-way line of
14 the Seaboard Coastline Railroad;

15
16 thence Westerly along said North right-of-way
17 line to the West right-of-way line of Powerline
18 Road (State Road 845);

19
20 thence Northerly along said West right-of-way
21 line to a line 55.0 feet North of and parallel
22 with the South line of said Section 9;

23
24 thence Easterly along said parallel line to the
25 East right-of-way line of Powerline Road (State
26 Road 845) being 33.0 feet East of and parallel
27 with the East line of said Section 9;

28
29 thence Northerly along said parallel line to
30 the North right-of-way line of N.W. 48th Street
31 (Green Road) as described in Ordinance No.

1 1990/091 of the City Commission of the City of
2 Deerfield Beach, Florida;
3
4 thence South 62°48'04" East along said North
5 right-of-way line, 62.23 feet;
6
7 thence North 54°26'45" East along said North
8 right-of-way line, 356.35 feet;
9
10 thence North 59°18'15" East along said North
11 right-of-way line, 200.72 feet;
12
13 thence North 35°33'15" West along said North
14 right-of-way line, 12.00 feet;
15
16 thence North 54°26'45" East along said North
17 right-of-way line, 50.11 feet to the Point of
18 Curvature of a curve concave to the Southeast;
19
20 thence Northeasterly along said North
21 right-of-way line and the arc of said curve,
22 having a radius of 689.35 feet and a central
23 angle of 15°26'45", an arc distance of 188.30
24 feet;
25
26 thence North 81°08'10" East along said North
27 right-of-way line, 100.00 feet to a point on
28 the arc of a curve concave to the South,
29 having a radial bearing of South 11°34'19"
30 East;
31

1 thence Easterly along said North right-of-way
2 line and the arc of said curve, having a radius
3 of 677.35 feet and a central angle of
4 09°26'52", an arc distance of 111.69 feet to a
5 Point of Tangency;
6
7 thence North 87°52'33" East along said North
8 right-of-way line, 1731.86 feet to the West
9 line of the Southeast quarter of said Section
10 10;
11
12 thence North 87°52'20" East along said North
13 right-of-way line, 674.56 feet to the West line
14 of the plat of THE LAKES, recorded in Plat Book
15 109, Page 9 of the Public Records of Broward
16 County, Florida and the West line of that
17 parcel of land described in House Bill 1431
18 enacted by the Legislature of the State of
19 Florida in 1977;
20
21 thence Southerly along the West line of said
22 parcel to the centerline of N.W. 49th Court
23 (Green Road);
24
25 thence South 88°16'03" East along said
26 centerline and the South line of said parcel,
27 816.58 feet;
28
29 thence North 01°43'57" East along the East line
30 of said parcel, 127.71 feet;
31

1 thence North 37°48'52" East along said East
2 line, 103.37 feet;
3
4 thence North 17°39'00" West along said East
5 line, 189.24 feet;
6
7 thence North 52°11'08" West along said East
8 line, 510.71 feet;
9
10 thence North 02°53'53" East along said East
11 line, 187.12 feet;
12
13 thence South 88°16'03" East along said East
14 line, 84.22 feet;
15
16 thence North 37°54'12" East along said East
17 line, 273.17 feet;
18
19 thence North 22°18'22" West along said East
20 line, 84.31 feet;
21
22 thence North 37°54'12" East along said East
23 line, 271.27 feet;
24
25 thence South 89°22'50" East along said East
26 line, 189.36 feet;
27
28 thence North 07°55'11" East along said East
29 line, 159.94 feet;
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1 thence North 69°30'14" East along said East
2 line, 98.27 feet;
3
4 thence North 02°52'38" East along said East
5 line, 110.00 feet to the South line of the
6 North half of the North half of the Northeast
7 quarter of the Southeast quarter of said
8 Section 10;
9
10 thence Easterly along said South line to the
11 West line of the East 53.0 feet of the North
12 half of the Southeast quarter of said Section
13 10;
14
15 thence Southerly along said West line to the
16 South line of the North half of the Southeast
17 quarter of said Section 10;
18
19 thence Easterly along said South line and the
20 South line of the North half of the Southwest
21 quarter of said Section 11 to a line 55.0 feet
22 East of and parallel with the West line of the
23 Southwest quarter of said Section 11;
24
25 thence South 00°55'19" East along said parallel
26 line and the West line of that parcel of land
27 described in Ordinance No. 1986/4 of the City
28 Commission of the City of Deerfield Beach,
29 Florida, a distance of 625.33 feet;
30
31

1 thence North 88°15'03" East along the South
2 line of said parcel, a distance of 109.20 feet
3 to the Point of Curvature of a curve concave to
4 the Southwest;
5
6 thence Southeasterly along said South line and
7 the arc of said curve, having a radius of
8 2870.04 feet and a central angle of 21°22'11",
9 an arc distance of 1070.44 feet to a Point of
10 Tangency;
11
12 thence South 70°22'46" East along said South
13 line, a distance of 454.24 feet to the Westerly
14 right-of-way line of the Seaboard Coastline
15 Railroad;
16
17 thence Northeasterly along said Westerly
18 right-of-way line as described in Ordinance No.
19 1986/4 and Ordinance No. 1974/928 each of the
20 City Commission of the City of Deerfield Beach,
21 Florida, to the East and West quarter Section
22 line of said Section 11;
23
24 thence Easterly along said East and West
25 quarter Section line to the Easterly
26 right-of-way line of Interstate 95 (State Road
27 9) as described in House Bill 4799 enacted by
28 the Legislature of the State of Florida in
29 1998;
30
31

1 thence Southwesterly along said Easterly
2 right-of-way line of Interstate 95 (State Road
3 No. 9) to the South line of that parcel of land
4 described in said House Bill 4799;
5
6 thence Easterly along said South line to a line
7 50.0 feet West of and parallel with the East
8 line of the Southeast quarter of said Section
9 11;
10
11 thence Southerly along said parallel line to
12 the South line of the Northeast quarter of the
13 Southeast quarter of said Section 11;
14
15 thence Easterly along said South line and the
16 South line of the Northwest quarter of the
17 Southwest quarter of said Section 12 to a line
18 53.0 feet East of and parallel with the West
19 line of the Southwest quarter of said Section
20 12 also being the Northwest corner of Parcel A,
21 POMPANO BAPTIST TEMPLE, according to the plat
22 thereof as recorded in Plat Book 119, Page 6 of
23 the Public Records of Broward County, Florida;
24
25 thence Southerly along the West line of said
26 Parcel A to the North line of the Southwest
27 quarter of the Southwest quarter of the
28 Southwest quarter of said Section 12;
29
30 thence Easterly along said North line to the
31 East line of the Southwest quarter of the

1 Southwest quarter of the Southwest quarter of
2 said Section 12;
3
4 thence Southerly along the said East line to
5 the South line of said Parcel A;
6
7 thence Easterly along said South line to the
8 East line of said Parcel A;
9
10 thence Northerly along said East line to the
11 Northeast corner of said Parcel A and the South
12 line of the North half of the Southwest quarter
13 of said Section 12;
14
15 thence Easterly along said South line to the
16 East line of the Northwest quarter of the
17 Southwest quarter of said Section 12;
18
19 thence Northerly along said East line and the
20 boundary of that parcel of land described in
21 Chapter 70-647, Laws of Florida, a distance of
22 340.50 feet, more or less, to a point;
23
24 thence South 89°56'31" East along said
25 boundary, a distance of 10.0 feet;
26
27 thence Northerly along said boundary to the
28 South right-of-way line of S.W. 15th Street;
29
30 thence Easterly along said boundary and said
31 South right-of-way line to the West line of the

1 Northeast quarter of the Northwest quarter of
2 the Southeast quarter of said Section 12 and
3 the West line of that parcel of land described
4 in Ordinance No. 1988/22 of the City Commission
5 of the City of Deerfield Beach, Florida;
6
7 thence Southerly along the West line of said
8 parcel to the South line of said parcel and the
9 South line of the Northeast quarter of the
10 Northwest quarter of the Southeast quarter of
11 said Section 12;
12
13 thence Easterly along said South line to the
14 East line of said Parcel;
15
16 thence Northeasterly along said East line to
17 the South right-of-way line of S.W. 15th Street
18 as described in Chapter 70-647, Laws of
19 Florida;
20
21 thence Easterly along said South right-of-way
22 line to the Northerly extension of the East
23 line of Parcel "B", "MORGAN PLAT NO.1",
24 according to the plat thereof, as recorded in
25 Plat Book 110, Page 42 of the Public Records of
26 Broward County, Florida;
27
28 thence Southerly along said Northerly extension
29 to the North line of said Parcel "B";
30
31

1 thence Westerly along said North Line to the
2 West line of said Parcel "B" and the East
3 right-of-way line of N.E. 13th Way as shown on
4 said "MORGAN PLAT NO.1";
5
6 thence Southerly along said East right-of-way
7 line to the East line of Parcel "A", said
8 "MORGAN PLAT NO.1";
9
10 thence Westerly and Northerly along the East
11 line of said Parcel "A" to the North line of
12 said Parcel "A";
13
14 thence Westerly along the North line of said
15 Parcel "A" to the Easterly right-of-way line of
16 the Florida East Coast Railway;
17
18 thence Southwesterly along said Easterly
19 right-of-way line to the South right-of-way
20 line of N.W. 48th Street (Green Road);
21
22 thence Westerly along said South right-of-way
23 line to the Westerly right-of-way line of the
24 Seaboard Coastline Railroad;
25
26 thence Southwesterly along said Westerly
27 right-of-way line to the Point of Beginning.
28
29 TOGETHER WITH
30
31

1 That portion of Section 11, Township 48 South,
2 Range 42 East, Broward County, Florida,
3 described as follows:
4
5 Beginning at the intersection of the East and
6 West quarter Section line of said Section 11
7 with a line 50.0 feet West of and parallel with
8 the East line of the Southeast quarter of said
9 Section 11;
10
11 thence Southerly along said parallel line, a
12 distance of 20.0 feet;
13
14 thence Westerly along a line parallel with said
15 East and West quarter Section line, a distance
16 of 30.0 feet;
17
18 thence Northerly along a line parallel with
19 said East line of the Southeast quarter of said
20 Section 11, a distance of 20.0 feet to said
21 East and West quarter Section line;
22
23 thence Easterly along said East and West
24 quarter Section line, a distance of 30.0 feet
25 to the Point of Beginning.
26
27 Lying in Broward County, Florida.
28 Containing a total of 1,300 acres, more or
29 less.
30 (d) If the majority of the voters voting in the
31 election as provided in subsection (b) determine that the

1 unincorporated lands described in subsection (c) be annexed
2 into the City of Deerfield Beach, said unincorporated lands
3 shall become a part of the City of Deerfield Beach on
4 September 15, 1999, pursuant to section 171.062, Florida
5 Statutes, except as provided for in this act.

6 (e) Upon annexation into the City of Deerfield Beach,
7 the following shall govern the lands within area 1:

8 (1) The present land use designation and zoning
9 provided for under the Broward County Comprehensive Plan and
10 Code of Ordinances of Broward County shall remain the law
11 governing area 1 provided for in this act. The land use
12 designations and zoning of Broward County shall be deemed
13 conforming law; and

14 (2) Any change of land use designation or zoning shall
15 be accomplished by enactment of the vote of the majority of
16 the full governing body of the City of Deerfield Beach.

17 (f) Notwithstanding subsection (e), the property known
18 as the Broward County Work Release Facility, the legal
19 description of which follows, shall be subject to the
20 following:

21
22 The existing land use designation as indicated in the Broward
23 County Future Unincorporated Area Land Use Element Map Series
24 and the existing land use and zoning regulations shall remain
25 applicable to the site of the Broward County Work Release
26 Facility, and neither the land use designation nor the land
27 use and zoning regulations shall be modified without the
28 consent of the Broward County Board of County Commissioners,
29 so long as the site is used as the Broward County Work Release
30 Facility.

31

1 Legal Description:
2
3 All of Rowan Replat, according to the Plat
4 thereof recorded in Plat Book 150, at Page 42,
5 of the Public Records of Broward County,
6 Florida:
7
8 Less and Except:
9 All that part of AREA "A" and AREA "C" of ROWAN
10 REPLAT, as recorded in Plat Book 150, Page 42,
11 of the Public Records of Broward County,
12 Florida, described as follows:
13
14 Beginning at the Southwest corner of said AREA
15 "A";
16
17 thence North 01°10'29" West, along the West
18 line of said AREA "A and a West line of said
19 AREA "C," 558.81 feet;
20
21 thence South 88°33'35" West, along the South
22 line of said AREA "C, 3.00 feet;
23
24 thence North 01°10'29" West, 157.00 feet;
25
26 thence North 88°28'34" East, 255.61 feet;
27 thence South 45°52'34" East, along a
28 Northeasterly boundary of said AREA "C," 88.13
29 feet;
30
31

1 thence North 88°28'34" East, along a North
2 boundary of said AREA "C," 51.04 feet;
3
4 thence South 01°10'29" East, 652.80 feet;
5
6 thence South 88°28'12" West, along the South
7 line of said AREA "A," 365.64 feet to the Point
8 of Beginning.
9
10 Less and Except:
11 All that part of the Southwest one-quarter (SW
12 1/4) of Section 15, Township 48 South, Range 42
13 East, Broward County, Florida, described as
14 follows:
15
16 Commencing at the Southwest corner of said
17 Section 15,
18
19 thence North 88°28'12" East along the South
20 line of said Section 15, 1032.97 feet; thence
21 North 01°10'29" West 100.00 feet to the Point
22 of Beginning of the lands herein described;
23
24 thence continue North 01°10'29" West, 652.80
25 feet;
26
27 thence North 88°28'34" East, 302.96 feet;
28
29 thence South 01°05'25" East, 652.77 feet;
30 thence South 88°28'12" West, 302.00 feet to the
31 Point of Beginning.

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Less and Except: all of AREA "D," of Rowan Replat according to the Plat thereof recorded in Plat Book 150, at Page 42 of the Public Records of Broward County, Florida.

(g) 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 section 1, are transferred from Broward County jurisdiction to the jurisdiction of the annexing municipality, except for those portions of Military Trail and NW/NE 48 Street (Green Road) lying within the limits of the annexation area. 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 this act.

Section 2. Extension of corporate limits; area 2.--

(a) Upon the effective date of this act, Broward County shall be deemed to have completed a study of all the properties described as area 2 of this act. The study shall have determined the effects of annexation of area 2 into the City of Pompano Beach, and the economic impact of the area above referred to upon annexation into the City of Pompano Beach. The study shall have determined the effects of annexation on the employees of Broward County and how to ameliorate same. The study shall also have considered provision of law enforcement and fire rescue services. Broward

1 County shall be responsible for printing and distribution of
2 the study to residents of area 2 of this act.

3 (b) The Board of County Commissioners of Broward
4 County shall schedule an election in accordance with the
5 provisions of the law relating to elections currently in force
6 in Broward County on September 7, 1999. The subject of the
7 said election shall be the annexation of the area described
8 below as area 2 into the City of Pompano Beach. Only
9 registered voters residing in the area described below as area
10 2 may vote in said election. A mail ballot shall not be used
11 in this election.

12 (c) The legal description of area 2 shall be as
13 follows:

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

20
21 Beginning at the intersection of Westerly
22 right-of-way line of U.S. Highway No. 1 as
23 described in Chapter 69-1513, Laws of Florida,
24 with the South line of the North half of the
25 North half of the Northwest quarter of said
26 Section 30;

27
28 thence Westerly along said South line and the
29 South line of the North half of the North half
30 of the Northeast quarter of said Section 25 and
31 the South line of the North half of the North

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

1 thence Easterly along said parallel line to the
2 Easterly right-of-way line of the Seaboard
3 Coastline Railroad and the West line of that
4 parcel of land described in Ordinance No. 90-54
5 of the City Commission of the City of Pompano
6 Beach, Florida;
7
8 thence Southwesterly along said Easterly
9 right-of-way line and the West line of said
10 parcel and the West line of that parcel of land
11 described in Ordinance No. 90-53 of the City
12 Commission of the City of Pompano Beach,
13 Florida, to the Westerly right-of-way line of
14 Interstate 95 (State Road No. 9) as shown on
15 Florida Department of Transportation
16 Right-of-Way Map (Section 80670-2413);
17
18 thence North 88°30'27" East along said Westerly
19 right-of-way line and the South line of said
20 parcel described in said Ordinance No. 90-53, a
21 distance of 277.01 feet;
22
23 thence North 59°00'27" East along said Westerly
24 right-of-way line and the South line of said
25 parcel, a distance of 88.64 feet;
26
27 thence North 29°30'27" East along said Westerly
28 right-of-way line and the South line of said
29 parcel, a distance of 435.76 feet to the Point
30 of Curvature of a curve concave to the
31 Southeast;

1
2 thence Northeasterly along said Westerly
3 right-of-way line and the South line of said
4 parcel and the South line of said parcel
5 described in said Ordinance No. 90-54 and the
6 arc of said curve, having a radius of 772.00
7 feet and a central angle of 43°27'07", an arc
8 distance of 585.47 feet to a Point of Tangency;
9
10 (the following 12 courses are coincident with
11 the boundary of that parcel of land described
12 in Ordinance No. 90-54 of the City Commission
13 of the City of Pompano Beach, Florida)
14
15 thence North 73°03'48" East along said Westerly
16 right-of-way line, a distance of 679.79 feet to
17 the Point of Curvature of a curve concave to
18 the Northwest;
19
20 thence Northeasterly along said Westerly
21 right-of-way line and the arc of said curve,
22 having a radius of 901.74 feet and a central
23 angle of 31°24'05", an arc distance of 494.20
24 feet to a Point of Tangency;
25
26 thence North 41°39'43" East along said Westerly
27 right-of-way line, a distance of 474.37 feet;
28
29 thence North 37°39'43" East along said Westerly
30 right-of-way line, a distance of 929.07 feet to
31

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

1 parallel with the North line of the South half
2 of the Northwest quarter of the Northwest
3 quarter of said Section 23;
4
5 thence South 88°40'22" West along said parallel
6 line, a distance of 285.52 feet to the Easterly
7 right-of-way line of the Seaboard Coastline
8 Railroad;
9
10 thence continue South 88°40'22" West along said
11 parallel line to the Westerly right-of-way line
12 of the Seaboard Coastline Railroad as described
13 in Chapter 83-506, Laws of Florida;
14
15 thence Northeasterly along said Westerly
16 right-of-way line to the South right-of-way
17 line of N.W. 36th Street (Sample Road) as
18 described in said Chapter 83-506, Laws of
19 Florida;
20
21 thence Westerly along said South right-of-way
22 line through said Sections 23, 22, and into
23 said Section 21 to the Southerly extension of
24 the West line of the J.F.C. PLAT, as recorded
25 in Plat Book 133, Page 35 of the Public Records
26 of Broward County, Florida;
27
28 thence Northerly along said Southerly extension
29 and said West line to the North line of said
30 J.F.C. PLAT;
31

1 thence Easterly along said North line to the
2 West line of the G. & P. PLAT, as recorded in
3 Plat Book 96, Page 44 of the Public Records of
4 Broward County, Florida;
5
6 thence Northerly along said West line and the
7 West line of the WASTE MANAGEMENT INC. PLAT NO.
8 3, as recorded in Plat Book 133, Page 46 of the
9 Public Records of Broward County, Florida, to
10 the North line of said WASTE MANAGEMENT INC.
11 PLAT NO. 3;
12
13 thence Easterly along said North line to the
14 West right-of-way line of Powerline Road (State
15 Road 845);
16
17 thence Southerly along said West right-of-way
18 line to the North right-of-way line of N.W.
19 36th Street (Sample Road);
20
21 thence Easterly along said North right-of-way
22 line to the Westerly right-of-way line of the
23 Seaboard Coastline Railroad;
24
25 thence Northeasterly along said Westerly
26 right-of-way line to the South right-of-way
27 line of N.W. 48th Street (Green Road);
28
29 thence Easterly along said South right-of-way
30 line to the Easterly right-of-way line of the
31 Florida East Coast Railway;

1
2 thence Northeasterly along said Easterly
3 right-of-way line to the South line of Parcel
4 "A", "MORGAN PLAT NO.1", according to the plat
5 thereof, as recorded in Plat Book 110, Page 42
6 of the Public Records of Broward County,
7 Florida;
8
9 thence Easterly along said South line to the
10 East line of said Parcel "A"
11
12 thence Northerly along said East line to the
13 East right-of-way Line of N.E. 13th Way as
14 shown on said "MORGAN PLAT NO. 1"
15
16 thence Northerly along said East right-of-way
17 line and the West line of Parcel "B", said
18 "MORGAN PLAT NO. 1" to the North line of said
19 Parcel "B";
20
21 thence Easterly along said North line to the
22 Northeast corner of said Parcel "B";
23
24 thence Northerly along the Northerly extension
25 of the East line of said Parcel "B" to the
26 South right-of-way line of S.W. 15th Street as
27 described in Chapter 70-647, Laws of Florida;
28
29 thence Easterly along said South right-of-way
30 line to the Westerly right-of-way line of U.S.
31

1 Highway No. 1 as described in Chapter 70-783,
2 Laws of Florida;

3
4 thence Southwesterly along said Westerly
5 right-of-way line as described in Chapter
6 70-783, Chapter 70-784, and Chapter 69-1513,
7 Laws of Florida, to the Point of Beginning.

8
9 LESS AND EXCEPT

10
11 That parcel of land annexed to the City of
12 Pompano Beach, Florida by Ordinance 97-89 of
13 the City Commission of the City of Pompano
14 Beach, Florida more particularly described as
15 follows:

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

24
25 Begin at the Southwest corner of said plat of
26 P.C. PROPERTIES PLAT NO.1;

27
28 thence North 00°32'26" West along the West line
29 of said P.C. PROPERTIES PLAT NO.1, a distance
30 of 676.93 feet;

31

1 thence North 01°13'13" West, a distance of
2 449.88 feet to the Northwest corner of said
3 plat of P.C. PROPERTIES PLAT NO.1;
4
5 thence North 89°03'58" East, a distance of
6 543.79 feet;
7
8 thence South 01°12'02" East, a distance of
9 195.92 feet;
10
11 thence North 89°03'58" East, a distance of
12 190.35 feet to the West right-of-way line of
13 U.S. Highway No.1;
14
15 thence South 11°04'01" West, a distance of
16 68.64 feet;
17
18 thence South 07°15'10" West, a distance of
19 140.00 feet;
20
21 thence South 82°44'50" East, a distance of 9.97
22 feet;
23
24 thence South 07°15'10" West, a distance of
25 453.82 feet;
26
27 thence South 88°50'38" West, a distance of
28 150.00 feet;
29
30 thence South 07°15'47" West, a distance of
31 25.13 feet;

1
2 thence South 89°05'19" West, a distance of
3 27.50 feet;
4
5 thence South 00°54'41" East, a distance of
6 123.14 feet;
7
8 thence South 88°50'38" West, a distance of
9 133.88 feet;
10
11 thence South 00°32'33" East, a distance of
12 124.15 feet to the North right-of-way line of
13 N.E. 23 Street (A.K.A. Copans Road);
14
15 thence South 88°50'37" West, a distance of
16 332.63 feet to the Point of Beginning.
17
18 Lying in Broward County, Florida.
19 Containing 3,175 acres, more or less.
20

21 (d) If the majority of the voters voting in the
22 election as provided in subsection (b) determine that the
23 unincorporated lands described in subsection (c) be annexed
24 into the City of Pompano Beach, said unincorporated lands
25 shall become a part of the City of Pompano Beach on September
26 15, 1999, pursuant to section 171.062, Florida Statutes,
27 except as provided for in this act.

28 (e) Upon annexation into the City of Pompano Beach,
29 the following shall govern the lands within area 2:

30 (1) The present land use designation and zoning
31 provided for under the Broward County Comprehensive Plan and

1 Code of Ordinances of Broward County shall remain the law
2 governing area 2 provided for in this act. The land use
3 designations and zoning of Broward County shall be deemed
4 conforming law; and

5 (2) Any change of land use designation or zoning shall
6 be accomplished by enactment of the vote of the majority of
7 the full governing body of the City of Pompano Beach.

8 (f) All public roads and the public rights-of-way
9 associated therewith, on the Broward County Road System, lying
10 within the limits of the lands subject to annexation herein,
11 as described in section 2(c), are transferred from Broward
12 County jurisdiction to the jurisdiction of the annexing
13 municipality, except for those portions of Military Trail, NE
14 48 Street/NE 49 Street and Copans Road lying within the limits
15 of the annexation area. All rights, title, interests and
16 responsibilities for any transferred roads, including, but not
17 limited to, the ownership, operation, maintenance, planning,
18 design and construction of said roads and to the rights-of-way
19 associated therewith shall transfer from Broward County
20 jurisdiction and ownership to the jurisdiction and ownership
21 of the annexing municipality upon the effective date of this
22 act.

23 Section 3. Notwithstanding the provisions of sections
24 186.901 and 218.26, Florida Statutes, to the contrary, for all
25 purposes under state law the calculation of the total
26 population census of the Cities of Pompano Beach and Deerfield
27 Beach, Florida, beginning with Fiscal Year 1999, shall include
28 all of the new residents added to the cities as a result of
29 the enactment of this act.

30 Section 4. The City of Pompano Beach will extend and
31 enlarge the corporate limits of the city to include properties

1 described as area 2. No governmental entity shall take any
2 action that would limit the ability of the City of Pompano
3 Beach to receive anticipated utility taxes, utility franchise
4 fees, or other franchise fees.

5 Section 5. Subsequent to the effective date of this
6 act, no annexation by any municipality shall be effective in
7 the areas described within this act as areas 1 and 2.

8 Section 6. This act shall take effect only upon its
9 approval by a majority vote of those qualified electors
10 residing in those areas as described in section 1, subsection
11 (c), and section 2, subsection (c), respectively, voting in a
12 referendum election to be called by the Board of County
13 Commissioners of Broward County, to be held on September 7,
14 1999, in accordance with the provisions of law relating to
15 elections currently in force, except that this section shall
16 take effect upon becoming a law.

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