

By Representative Ritter

1 A bill to be entitled
2 An act relating to Broward County; extending
3 and enlarging the corporate limits of the City
4 of Deerfield Beach and the City of Pompano
5 Beach to include specified unincorporated lands
6 within said corporate limits; providing for a
7 referendum; providing an effective date.

8
9 Be It Enacted by the Legislature of the State of Florida:

10
11 Section 1. The legal description for the
12 unincorporated neighborhoods of Bonnie Loch, Tallman Pines,
13 Tedder, and Woodsetter is as follows:

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

18
19 BEGINNING at the intersection of the centerline
20 of N.W. 36 Street (Sample Road) with the
21 Easterly right-of-way line of the Seaboard
22 Coastline Railroad, being a point on the
23 municipal boundary of the City of Pompano
24 Beach, as described in Chapter 2000-458, Laws
25 of Florida;

26
27 Thence Northeasterly along said municipal
28 boundary and along said Easterly right-of-way
29 line to the North right-of-way line of Sample
30 Road, as described in said Chapter 2000-458,
31 Laws of Florida;

1
2 Thence Westerly along said North right-of-way
3 line and said municipal boundary to the
4 Westerly right-of-way line of the Seaboard
5 Coastline Railroad, being a point on the
6 municipal boundary of the City of Deerfield
7 Beach, as described in Chapter 99-471, Laws of
8 Florida;

9
10 Thence along said municipal boundary the
11 following two courses;

12
13 Thence Northeasterly along said Westerly
14 right-of-way line, to the South right-of-way
15 line of N.W./N.E. 48 Street (Green Road);

16
17 Thence Easterly along said South right-of-way
18 line to the Easterly right-of-way line of the
19 Florida East Coast Railway;

20
21 Thence Southwesterly along said Easterly
22 right-of-way line to the centerline of N.E. 36
23 Street (Sample Road);

24
25 Thence Westerly along said centerline of
26 N.E./N.W. 36 Street (Sample Road) to the POINT
27 OF BEGINNING.

28
29 Section 2. An election shall be scheduled by the Board
30 of County Commissioners of Broward County in accordance with
31 the provisions of law relating to elections currently in force

1 in Broward County on November 5, 2002. Only registered voters
2 residing in the unincorporated area as described in section 1
3 may vote in said election. A mail ballot shall not be used in
4 said election.

5 Section 3. The municipality receiving the majority of
6 votes in the election as described in section 2 shall have all
7 powers and responsibilities as provided in section 171.062,
8 Florida Statutes, except as provided in this act as of the
9 effective dates of annexation.

10 Section 4. Upon annexation into a municipality, the
11 following shall govern the areas described in section 1, as
12 provided in this act: for any use, building, or structure that
13 is legally in existence at the time a portion of the area
14 described in section 1 becomes a part of a municipality, such
15 use shall not be made a prohibited use by the municipality, on
16 the property of said use, for as long as the use shall
17 continue and is not voluntarily abandoned.

18 Section 5. Subsequent to the effective date of this
19 act, no change in land use designation or zoning shall be
20 effective within the limits of the lands subject to annexation
21 herein, until said portion of the areas described in section 1
22 has been annexed into a municipality, pursuant to this act.

23 Section 6. All public roads and the public
24 rights-of-way associated therewith, lying within the limits of
25 the lands subject to annexation herein, as described in
26 section 1, are transferred from Broward County jurisdiction to
27 the jurisdiction of the annexing municipality.

28 Section 7. The legal description for the Pompano Beach
29 Highlands is as follows:

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1 A portion of Sections 12 and 13, Township 48
2 South, Range 42 East; and a portion of Sections
3 7 and 18, Township 48 South, Range 43 East,
4 Broward County, Florida, described as follows:
5
6 BEGINNING at the intersection of the South
7 right-of-way line of SE 15 Street (NE 54
8 Street), being a point on the municipal
9 boundary of the City of Deerfield Beach, as
10 established by Chapter 70-647, Laws of Florida,
11 with the Westerly right-of-way line of Federal
12 Highway, State Road No.5 (U.S. No. 1), being a
13 point on the municipal boundary of the City of
14 Lighthouse Point, as established by Chapter
15 70-783, Laws of Florida,
16
17 THENCE Southwesterly along said Westerly
18 right-of-way line, as established by Chapter
19 70-783 and continuing Southwesterly along the
20 Westerly right-of-way line of Federal Highway,
21 State Road No.5 (U.S. No.1), also being along
22 the municipal boundary of the City of
23 Lighthouse Point, as established by Chapter
24 70-784, Laws of Florida, to the centerline of
25 NE 36 Street (Sample Road);
26
27 THENCE Westerly along said centerline also
28 being along the municipal boundary of the City
29 of Pompano Beach, as established by Chapter
30 2000-476, Laws of Florida to the East
31

1 right-of-way line of the Florida East Coast
2 Railway;
3
4 THENCE Northeasterly along said East
5 right-of-way line, a portion of which is along
6 the municipal boundary of the City of Deerfield
7 Beach, as established by Chapter 99-471, Laws
8 of Florida, to the South line of Parcel "A",
9 MORGAN PLAT NO. 1, according to the plat
10 thereof as recorded in Plat Book 110, Page 42,
11 of the Public Records of Broward County,
12 Florida;
13
14 THENCE along the municipal boundary of the City
15 of Deerfield Beach, as established by Ordinance
16 1985/24, City of Deerfield Beach, the following
17 two (2) courses;
18
19 THENCE Easterly along the said South line of
20 Parcel "A" to the East line of said Parcel "A";
21
22 THENCE Northerly along said East line to the
23 intersection with the East right-of-way line of
24 N E 13th Way, as shown on said MORGAN PLAT NO.
25 1;
26
27 THENCE along the municipal boundary of the City
28 of Deerfield Beach, as established by Chapter
29 99-471, Laws of Florida, the following three
30 (3) courses;
31

1 THENCE Northerly along the said East
2 right-of-way line to the North line of Parcel
3 "B" of said MORGAN PLAT NO. 1;
4
5 THENCE Easterly along said North line to the
6 East line of said Parcel "B";
7
8 THENCE Northerly along the Northerly extension
9 of said East line to the South right-of-way
10 line of SW 15 Street (NE 54 Street), as
11 established by aforesaid Chapter 70-647, Laws
12 of Florida;
13
14 THENCE Easterly along said South right-of-way
15 line to the POINT OF BEGINNING.
16
17 Section 8. An election shall be scheduled by the Board
18 of County Commissioners of Broward County in accordance with
19 the provisions of law relating to elections currently in force
20 in Broward County on November 5, 2002. Only registered voters
21 residing in the unincorporated area as described in section 7
22 may vote in said election. A mail ballot shall not be used in
23 said election.
24 Section 9. The municipality receiving the majority of
25 votes in the election as described in section 8 shall have all
26 powers and responsibilities as provided in section 171.062,
27 Florida Statutes, except as provided in this act as of the
28 effective dates of annexation.
29 Section 10. Upon annexation into a municipality, the
30 following shall govern the areas described in section 7, as
31 provided in this act: for any use, building, or structure that

1 is legally in existence at the time a portion of the area
2 described in section 7 becomes a part of a municipality, such
3 use shall not be made a prohibited use by the municipality, on
4 the property of said use, for as long as the use shall
5 continue and is not voluntarily abandoned.

6 Section 11. Subsequent to the effective date of this
7 act, no change in land use designation or zoning shall be
8 effective within the limits of the lands subject to annexation
9 herein, until said portion of the areas described in section 7
10 has been annexed into a municipality, pursuant to this act.

11 Section 12. All public roads and the public
12 rights-of-way associated therewith, lying within the limits of
13 the lands subject to annexation herein, as described in
14 section 7, are transferred from Broward County jurisdiction to
15 the jurisdiction of the annexing municipality.

16 Section 13. The legal description for the
17 unincorporated neighborhoods of Kendall Green, Leisureville,
18 and Loch Lomond are as follows:

19
20 BEGINNING at the intersection of the Easterly
21 right-of-way line of the Florida East Coast
22 Railway as described in Ordinance No. 80-38 of
23 the City Commission of the City of Pompano
24 Beach with the South right-of-way line of N.E.
25 24 Street (Copans Road), as described in said
26 Ordinance No. 80-38;

27
28 Thence Northwesterly and Westerly along said
29 South right-of-way line and along the municipal
30 boundary of the City of Pompano Beach, as
31 described in said Ordinance No. 80-38, through

1 said Section 25 and into said Section 26, to
2 the East line of the West half of said Section
3 26;

4
5 Thence Northerly along said East line and along
6 the municipal boundary of the City of Pompano
7 Beach, as described in Chapter 69-1513, Laws of
8 Florida, to the North line of the West One-Half
9 (W 1/2) of said Section 26;

10
11 Thence Westerly along said North line, the
12 South line of the Southeast One-Quarter (SE
13 1/4) of said Section 22 and along said
14 municipal boundary, to the Easterly
15 right-of-way line of the Seaboard Coastline
16 Railroad;

17
18 Thence Northeasterly along said Easterly
19 right-of-way line and along the municipal
20 boundary of the City of Pompano Beach, as
21 described in Chapter 2000-458, Laws of Florida,
22 to the Westerly right-of-way line of Interstate
23 95 (State Road No. 9) as shown on Florida
24 Department of Transportation Right-of-way Map
25 (Section 86070-2413);

26
27 Thence North 88°30'27" East along said Westerly
28 right-of-way line and the South line of a
29 parcel described in Ordinance No. 90-53 of the
30 City Commission of the City of Pompano Beach,
31 Florida, a distance of 277.01 feet;

1
2 Thence North 59°00'27" East along said Westerly
3 right-of-way line and the Southerly line of
4 said parcel, a distance of 88.64 feet;
5
6 Thence North 29°30'27" East along said Westerly
7 right-of-way line and the Easterly line of said
8 parcel, a distance of 435.76 feet to the point
9 of curvature of a curve concave to the
10 Southeast;
11
12 Thence Northeasterly along said Westerly
13 right-of-way line and the Easterly line of a
14 parcel described in Ordinance No.90-54 of the
15 City Commission of the City of Pompano Beach,
16 Florida, and along the arc of said curve,
17 having a radius of 772.00 feet and a central
18 angle of 43°27'07", an arc distance of 585.47
19 feet to a point of tangency;
20
21 Thence along the boundary of said parcel
22 described in said Ordinance No. 90-54, the
23 following 12 courses;
24
25 North 73°03'48" East along said Westerly
26 right-of-way line, a distance of 679.79 feet to
27 the point of curvature of a curve concave to
28 the Northwest;
29
30 Northeasterly along said Westerly right-of-way
31 line and the arc of said curve, having a radius

1 of 901.74 feet and a central angle of
2 31°24'05", an arc distance of 494.20 feet to a
3 point of tangency;
4
5 North 41°39'43" East along said Westerly
6 right-of-way line, a distance of 474.37 feet;
7
8 North 37°39'43" East along said Westerly
9 right-of-way line, a distance of 929.07 feet to
10 a point of curvature of a curve concave to the
11 Northwest;
12
13 Northeasterly along the Westerly right-of-way
14 line and the arc of said curve, having a radius
15 of 3300.52 feet, a central angle of 03°19'12",
16 an arc distance of 191.25 feet to the North
17 line of the Southwest One-Quarter (SW 1/4) of
18 said Section 23;
19
20 South 88°36'48" West along said North line, a
21 distance of 1242.61 feet to the East line of
22 the West One-Half (W 1/2) of the Northwest
23 One-Quarter (NW 1/4) of said Section 23;
24
25 North 01°31'35" West along said East line, a
26 distance of 1960.40 feet to the North line of
27 the South One-Half (W 1/2) of the Northwest
28 One-Quarter (NW 1/4) of the Northwest
29 One-Quarter (NW 1/4) of said Section 23;
30
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1 South 88°40'22" West along said North line, a
2 distance of 564.24 feet;
3
4 North 01°17'56" West, a distance of 153.74
5 feet;
6
7 South 88°42'03" West, a distance of 100.00
8 feet;
9
10 South 01°17'56" East, a distance of 208.79 feet
11 to a line 55.00 feet South of and parallel with
12 the North line of the South One-Half (S 1/2) of
13 the Northwest One-Quarter (NW 1/4) of the
14 Northwest One-Quarter (NW 1/4) of said Section
15 23;
16
17 South 88°40'22" West along said parallel line,
18 a distance of 285.52 feet to the Easterly
19 right-of-way line of the Seaboard Coastline
20 Railroad, being a point on the municipal
21 boundary of the City of Pompano Beach, as
22 described in Chapter 2000-458, Laws of Florida;
23
24 Thence Northeasterly along said municipal
25 boundary and along said Easterly right-of-way
26 line to the centerline of N.W. 36 Street
27 (Sample Road);
28
29 Thence Easterly along said centerline to the
30 Easterly right-of-way line of the Florida East
31 Coast Railway, being a point on the municipal

1 boundary of the City of Pompano Beach, as
2 described in Chapter 2000-476, Laws of Florida;

3
4 Thence Southwesterly along said Easterly
5 right-of-way line and along said municipal
6 boundary to the POINT OF BEGINNING.

7
8 Section 14. An election shall be scheduled by the
9 Board of County Commissioners of Broward County in accordance
10 with the provisions of law relating to elections currently in
11 force in Broward County on November 5, 2002. Only registered
12 voters residing in the unincorporated area as described in
13 section 13 may vote in said election. A mail ballot shall not
14 be used in said election.

15 Section 15. The municipality receiving the majority of
16 votes in the election as described in section 14 shall have
17 all powers and responsibilities as provided in section
18 171.062, Florida Statutes, except as provided in this act as
19 of the effective dates of annexation.

20 Section 16. Upon annexation into a municipality, the
21 following shall govern the areas described in section 13, as
22 provided in this act: for any use, building, or structure that
23 is legally in existence at the time a portion of the area
24 described in section 13 becomes a part of a municipality, such
25 use shall not be made a prohibited use by the municipality, on
26 the property of said use, for as long as the use shall
27 continue and is not voluntarily abandoned.

28 Section 17. Subsequent to the effective date of this
29 act, no change in land use designation or zoning shall be
30 effective within the limits of the lands subject to annexation

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1 herein, until said portion of the areas described in section
2 13 has been annexed into a municipality, pursuant to this act.

3 Section 18. All public roads and the public
4 rights-of-way associated therewith, lying within the limits of
5 the lands subject to annexation herein, as described in
6 section 13, are transferred from Broward County jurisdiction
7 to the jurisdiction of the annexing municipality.

8 Section 19. This act shall take precedence over any
9 other enacted law.

10 Section 20. This act shall take effect upon becoming a
11 law.

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