

Florida House of Representatives - 2000
By Representative Wasserman Schultz

HB 1779

1 A bill to be entitled
2 An act relating to the City of Pompano Beach,
3 Broward County; extending and enlarging the
4 corporate limits of the City of Pompano Beach
5 to include the unincorporated area known as
6 "Cresthaven" within said corporate limits;
7 providing an effective date.

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

10
11 Section 1. The present corporate limits of the City of
12 Pompano Beach, Broward County, Florida, are hereby extended
13 and enlarged so as to include, in addition to the territory
14 presently within its corporate limits, the area particularly
15 described as follows:

16
17 Description of the Cresthaven Area:

18
19 A portion of Sections 19 and 30, Township 48
20 South, Range 43 East; and a portion of Sections
21 24 and 25, Township 48 South, Range 42 East,
22 being more particularly described as follows:

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

30
31

1 THENCE Westerly along said South line and the
2 South line of the North half of the North half
3 of the Northeast quarter of said Section 25 and
4 the South line of the North half of the North
5 half of the Northwest quarter of said Section
6 25 to the Easterly right-of-way line of the
7 Florida East Coast Railway as described in
8 Ordinance No. 80-38 of the City Commission of
9 the City of Pompano Beach, Florida;
10
11 THENCE Northeasterly along said Easterly
12 right-of-way line to the centerline of N.E.
13 36th Street (Sample Road);
14
15 THENCE Easterly along said centerline to the
16 Westerly right-of-way line of U.S. Highway No.
17 1 (Federal Highway) as described in Chapter
18 70-784 and Chapter 69-1513, Laws of Florida;
19
20 THENCE Southwesterly along said Westerly
21 right-of-way line to the POINT OF BEGINNING.
22
23 LESS AND EXCEPT:
24
25 That parcel of land annexed to the City of
26 Pompano Beach, Florida, by Ordinance 97-89 of
27 the City Commission of the City of Pompano
28 Beach, Florida, more particularly described as
29 follows:
30
31

1 A portion of the P.C. PROPERTIES PLAT NO. 1 as
2 recorded in Plat Book 93, Page 37, and a
3 portion of the lands comprising the plat of
4 POMPANO PROFESSIONAL PLAZA as recorded in Plat
5 Book 82, Page 33, all being recorded in the
6 Public Records of Broward County, Florida, and
7 being more particularly described as follows:
8
9 BEGIN at the Southwest corner of said plat of
10 P.C. PROPERTIES PLAT NO. 1;
11
12 THENCE North 00°32'26" West along the West line
13 of said P.C. PROPERTIES PLAT NO. 1, a distance
14 of 676.93 feet;
15
16 THENCE North 01°13'13" West, a distance of
17 449.88 feet to the Northwest corner of said
18 plat of P.C. PROPERTIES PLAT NO. 1;
19
20 THENCE North 89°03'58" East, a distance of
21 543.79 feet;
22
23 THENCE South 01°12'02" East, a distance of
24 195.92 feet;
25
26 THENCE North 89°03'58" East, a distance of
27 190.35 feet to the West right-of-way line of
28 U.S. Highway No. 1;
29
30 THENCE South 11°04'01" West, a distance of
31 68.64 feet;

1
2 THENCE South 07°15'10" West, a distance of
3 140.00 feet;
4
5 THENCE South 82°44'50" East, a distance of 9.97
6 feet;
7
8 THENCE South 07°15'10" West, a distance of
9 453.82 feet;
10
11 THENCE South 88°50'38" West, a distance of
12 150.00 feet;
13
14 THENCE South 07°15'47" West, a distance of
15 25.13 feet;
16
17 THENCE South 89°05'19" West, a distance of
18 27.50 feet;
19
20 THENCE South 00°54'41" East, a distance of
21 123.14 feet;
22
23 THENCE South 88°50'38" West, a distance of
24 133.88 feet;
25
26 THENCE South 00°32'33" East, a distance of
27 124.15 feet to the North right-of-way line of
28 N.E. 23 Street (A.K.A. Copans Road);
29
30 THENCE South 88°50'37" West, a distance of
31 332.63 feet to the POINT OF BEGINNING.

1
2 Section 2. On the effective date of this act, the City
3 of Pompano Beach shall be responsible for and embodied with
4 all municipal powers granted in chapter 166, Florida Statutes,
5 over territory hereby annexed.

6 Section 3. An interlocal agreement shall be developed
7 between the governing bodies of Broward County and the
8 annexing city and executed prior to the effective date of the
9 annexation. The agreement shall include a financially feasible
10 plan for transitioning county services, buildings,
11 infrastructure, waterways, roads and rights-of-way, employees,
12 and provisions for Broward County to continue to receive
13 certain revenues generated by the Cresthaven Area until the
14 completion of programmed infrastructure improvements, as
15 appropriate.

16 Section 4. Upon annexation into a municipality, the
17 following shall govern the areas described in section 1.

18 (1) The present land use designations and zoning
19 districts provided for under the Broward County Comprehensive
20 Plan and Code of Ordinances of Broward County shall remain the
21 law governing the Cresthaven Area, notwithstanding the fact
22 that the Cresthaven Area is now a part of a municipality. The
23 land use designations and zoning of Broward County shall be
24 deemed the conforming laws of the municipality of which the
25 Cresthaven Area is now a part.

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

30 (3) Notwithstanding subsections (1) and (2), any use,
31 building, or structure that is legally in existence at the

1 time that the Cresthaven Area becomes a part of the
2 municipality, said use shall not be made a prohibited use by
3 the municipality, on the property of said use, for as long as
4 the use shall continue, and not be voluntarily abandoned.

5 Section 5. Subsequent to the effective date of this
6 act, no change in land use designation or zoning shall be
7 effective within the limits of the lands subject to annexation
8 herein until the Cresthaven Area has been annexed into the
9 municipality; no annexation by any municipality shall occur
10 during the time period between the effective date of this act
11 and the effective date of the annexation.

12 Section 6. All public roads and the public
13 rights-of-way associated therewith, on the Broward County Road
14 System, lying within the limits of the lands subject to
15 annexation herein, as described in section 1, are transferred
16 from Broward County jurisdiction to the jurisdiction of the
17 annexing municipality, except for those portions of Copans
18 Road lying within the limits of the annexation area. All
19 rights, title, interests, and responsibilities for any
20 transferred roads, including, but not limited to, the
21 ownership, operation, maintenance, planning, design, and
22 construction of said roads and to the rights-of-way associated
23 therewith shall transfer from Broward County jurisdiction and
24 ownership to the jurisdiction and ownership of the annexing
25 municipality upon the effective date of this act.

26 Section 7. This act shall take effect September 15,
27 2000.