

**ORDINANCE NO. 2018-036**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE VOLUNTARY ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF COCONUT CREEK OF APPROXIMATELY FIVE (5) ACRES OF LAND LOCATED AT 4425 NW 71 STREET AND OTHER SURROUNDING LAND, SAID LANDS LYING AND BEING SITUATE IN BROWARD COUNTY, FLORIDA, AND HAVING COMMON OWNERSHIP BY ALLEY FARMS LLC; BEARING PROPERTY ID NUMBERS 474232010260, 474232010250, AND 474232010251; PROVIDING FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 171.044, Florida Statutes provides a procedure for voluntary annexation; and

**WHEREAS**, Alley Farms LLC, a Florida Limited Liability Company, as the owner of parcels of land, has submitted a Petition for Voluntary Annexation, attached hereto and incorporated herein as Exhibit "A," which has been presented to the City Commission to annex said parcels of land into the City of Coconut Creek, said parcels further described in Section 2 below and is referred to as the "Land;" and

**WHEREAS**, the Broward County Legislative Delegation has established a goal of annexing all unincorporated areas of the County into a suitable municipality; and

**WHEREAS**, the City of Coconut Creek desires to annex certain property contiguous to the current boundaries of the City; and

**WHEREAS**, the City Commission has determined that the requirements of Section 171.044, Florida Statutes, pertaining to voluntary annexations, have been complied with in that:

- A. The Land is located in an unincorporated area of Broward County, is contiguous to the City of Coconut Creek, is reasonably compact, is not

included in the boundary of another municipality, and its annexation will not create an enclave;

- B. The Petition for Annexation, Exhibit "A," contains the signature of the owner of the Land through its authorized representative;
- C. Prior to the passage of this Ordinance, the Ordinance was advertised for two (2) consecutive weeks in a newspaper published in the City of Coconut Creek, County of Broward, as required by Section 171.044, Florida Statutes;
- D. The City provided a copy of the notice, via certified mail, to the Board of County Commissioners of Broward County as required by Section 171.044, Florida Statutes, attached hereto and incorporated herein as Exhibit "B;" and

**WHEREAS**, the City Commission finds that annexation of the Land is in the best interest of the City of Coconut Creek, will promote orderly planning, and the City of Coconut Creek is prepared to provide all necessary municipal services to the Land; and

**WHEREAS**, the City Commission, pursuant to the provisions of Section 171.044, Florida Statutes, desires to annex the Land and to redefine the boundary lines of the City of Coconut Creek to include such property.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1: Ratification.** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All Exhibits attached hereto are incorporated herein and made a specific part of this Ordinance.

**Section 2:** That the City Commission, subject to the conditions provided herein, and in accordance with the Section 103 of the City's Charter, hereby extends the corporate boundaries of the City of Coconut Creek, Florida, by extending, enlarging and redefining the boundaries to include the following real property owned by Alley Farms LLC, legally described by metes and bounds below, and depicted on the map attached hereto and incorporated herein as Exhibit "C," with a legal description as follows:

A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) TO THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) TO THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, A DISTANCE OF 260.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 50; THENCE NORTH 89°30'40" WEST, ON THE SAID SOUTH LINE OF TRACT 50, A DISTANCE OF 129.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE DUE NORTH ON THE SAID WEST LINE, A DISTANCE OF 425.50 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET TO A POINT ON THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE SOUTH ON SAID EAST LINE, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE EAST 50.00 FEET OF THE ABOVE DESCRIBED LANDS.

TOGETHER WITH:

PARCEL 1:

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (WEST 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) TO THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) TO THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 50; THENCE SOUTH 89°30'40" EAST, ON SAID SOUTH LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCELS 4 AND 5:

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 397.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE NORTH, ON SAID EAST LINE, A DISTANCE OF 262.05 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 50; THENCE NORTH 89°30'40" WEST, ON THE NORTH LINE OF SAID TRACT 50, A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 50; THENCE DUE SOUTH, ON THE WEST LINE OF SAID TRACT 50, A DISTANCE OF 224.50 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

**Section 3:** That the current land use and zoning remain unchanged by the Ordinance and shall be as provided in Section 171.062(2), Florida Statutes, until such time as the City of Coconut Creek adopts a Comprehensive Plan that includes the annexed property.

**Section 4:** That the annexed property shall be subject to all laws, ordinances, and regulations in force in the City and shall be entitled to the same privileges and benefits as other parts of the City upon the effective date of the annexation as provided in Section 171.062(1), Florida Statutes.

**Section 5:** That the City of Coconut Creek shall take all necessary actions before the Broward County Legislative Delegation to request a public hearing in compliance with Chapters 96-542 and 99-447, Laws of Florida, relating to annexation, and the annexation of the Land described herein into the corporate boundaries of the City of Coconut Creek is conditioned upon the approval of the Broward Legislative Delegation.

**Section 6:** That within seven (7) days after the adoption of this Ordinance, the City Clerk shall file a copy of it with the Clerk of the Circuit Court of Broward County, the County Administrator for Broward County, and the Department of State. And within seven (7) days after approval by the Broward Legislative Delegation, the City Clerk shall file a Notice of Delegation Approval with a copy of the approved Ordinance in the same manner.

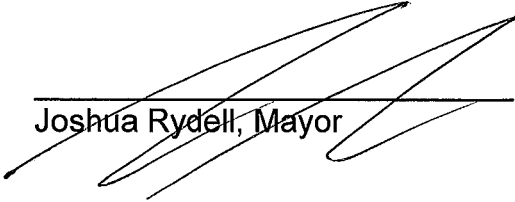
**Section 7: Conflicts.** That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 8: Severability.** That should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

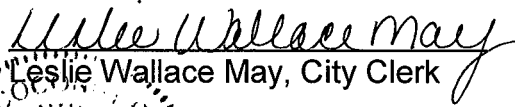
**Section 9: Effective Date.** That this Ordinance shall become effective immediately upon its passage on second and final reading, but the annexation provided herein shall become effective at 12:01 a.m. on September 15, 2019, following adjournment sine die of the next Legislative session; at such time the Land shall become a part of the City of Coconut Creek, to be governed by the City and subject to the laws and regulations of the City.

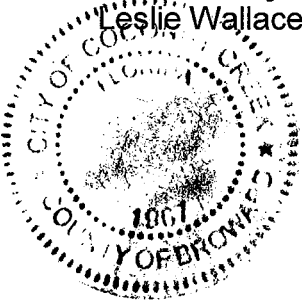
PASSED FIRST READING THIS 8<sup>TH</sup> DAY OF NOVEMBER, 2018.

PASSED SECOND READING THIS 13<sup>th</sup> DAY OF December, 2018.

  
\_\_\_\_\_  
Joshua Rydell, Mayor

Attest:

  
Leslie Wallace May, City Clerk



	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Sarbone	<u>Aye</u>	<u>Aye</u>
Belvedere	<u>Aye</u>	<u>Aye</u>

# Exhibit A

## PETITION FOR VOLUNTARY ANNEXATION

**TO:** City of Coconut Creek

The undersigned ALLEY FARMS LLC, a Florida limited liability company, hereby voluntarily petitions the City Commission of the City of Coconut Creek pursuant to Section 171.044 Florida Statutes, to annex its property, presently located in unincorporated Broward County, Florida, as legally described in **Exhibit A**, attached hereto and made a part hereof ("Property"), into the City of Coconut Creek ("City") and in support thereof hereby attests that the following is true and correct:

1. The Property complies with the requirements of Sections 171.044(1) and (5), Florida Statutes in that the Property is reasonably compact, contiguous to the City and its annexation will not result in the creation of an enclave.

2. That the following documents are attached hereto in support of the Petition for Voluntary Annexation:

- a. A survey of the Property showing any easements, public dedications and total square footage of the Property.
- b. Proof of ownership by copy of the recorded Warranty Deed.
- c. Location map showing the Property and the municipal boundaries.

Dated this 27 day of September, 2018.

Submitted by:

Signed, sealed and delivered  
In the presence of:

ALLEY FARMS LLC

Granire DeSena  
(Signature)

Granire DeSena  
Print Name

Kathleen M. Rosendahl  
(Signature)

Kathleen M. Rosendahl  
Print Name

By: Joy Alley  
(Signature)

Print name: Joy W. Alley

Title: Manager

Address: 4922 NW 76<sup>th</sup> Place  
Pompano Beach, FL 33074

Dated:

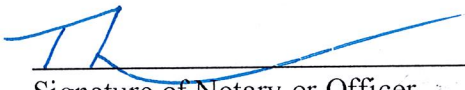
9.27.18

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

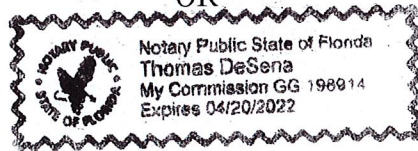
The foregoing instrument was acknowledged before me this 27 day of Sept., 2018,  
by Joy W. Alley, as Manager of Alley Farms LLC, who is personally known to me or produced  
as identification.

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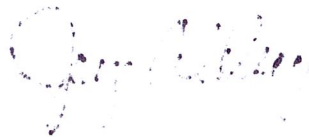
  
\_\_\_\_\_  
Signature of Notary or Officer

Notarial Seal (stamped in black ink)

OR



\_\_\_\_\_  
Printed Name of Notary Public  
State of Florida Commission Number:







3

This instrument was prepared by:  
Andrew G. Kolondra  
210 University Drive, Suite 500  
Coral Springs, FL 33071

Record and Return To:  
Ferdinand & Sullivan, P.A.  
100 W. Cypress Creek Rd, Suite 910  
Fort Lauderdale, FL 33309  
Folio No. 17232-01-02500 and  
17232-01-02510

**WARRANTY DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of August, 2007, between **Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor\***, and **Alley Farms, LLC, a Florida limited liability company, grantee\***, whose post office address is 4922 NW 76<sup>th</sup> Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

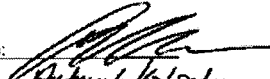
This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.


The said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

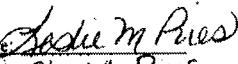
\*"Grantor" and "grantee" are used for singular or plural, as context requires.


IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

1st Witness Sign Here:   
Print Name Below: Andrew G. Kolondra  
As To Both Grantors

  
Bradley J. Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

2nd Witness Sign Here:   
Print Name Below: Leslie M. Pires  
As To Both Grantors

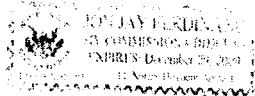
  
Beatriz Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.

  
Name: JENNIFER B. ROWMAN  
Notary Public - State of Florida

My Commission Number:  
My Commission Expires:



47

**EXHIBIT "A"**

**PARCEL 1**

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Pam Beach County, Florida, more fully described as follows:

Beginning at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of said West one half (W1/2), of Tract 50, a distance of 260.00 feet; thence North 89°30'40" West, on a line 259.99 feet North of and parallel with (as measured at right angles) the South line of said Tract 50, a distance of 200.01 feet; thence due South on a line 200.00 feet West of and parallel with (as measured at right angles) the said East line of the West one-half (W1/2), of Tract 50, a distance of 260.00 feet, to a point on the South line of said Tract 50; thence South 89°30'40" East, on said South line, a distance of 200.01 feet to the Point of the beginning.

Said lands situate, lying and being in, Broward County, Florida, and containing 52,000.00 square feet or 1.1938 acres more or less.

**PARCELS 4 AND 5**

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of Said West one-half (W1/2), of Tract 50, a distance of 397.95 feet to the Point of Beginning; Thence continuing Due North, on said East line a distance of 262.05 feet, to a point on the North line of said Tract 50; thence North 89° 30'40" West, on the North line of said Tract 50, a distance of 330.00 feet, to the Northwest corner of said Tract 50; thence Due South, on the West line of said Tract 50, a distance of 224.50 feet; thence South 89° 30'40" East, a distance of 207.63 feet; thence South 00° 26'21" East, a distance of 37.56 feet; thence South 89°30'40" East, a distance 122.09 feet, to the Point of Beginning.

Said lands situate, lying and being in, Broward county, Florida, and containing, 78,672 square feet or 1.8061 acres more or less.

This instrument was prepared by:  
**Andrew G. Kolondra**  
210 University Drive, Suite 500  
Coral Springs, FL 33071

Record & Return To:  
Ferdinand & Sullivan, P.A.  
100 W Cypress Creek Rd, Suite 910  
Fort Lauderdale, FL 33309  
File No. 07-172A Bethurem  
Folio No. 17232-01-02600

**WARRANTY DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of August, 2007, between **Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor\***, and **Alley Farms, LLC, a Florida limited liability company, grantee\***, whose post office address is 4922 NW 76<sup>th</sup> Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

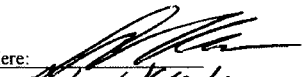
This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.


The said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

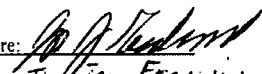
\*"Grantor" and "grantee" are used for singular or plural, as context requires.

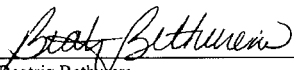
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

1st Witness Sign Here:   
Print Name Below: **Andrew G. Kolondra**  
As To Both Grantors

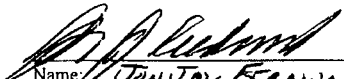
  
Bradley J. Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

2nd Witness Sign Here:   
Print Name Below: **Jon Jay Ferdinand**  
As To Both Grantors

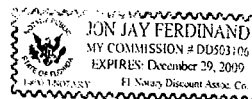
  
Beatriz Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.

  
Name: **Jon Jay Ferdinand**  
Notary Public - State of Florida

My Commission Number:  
My Commission Expires:



**EXHIBIT "A"**

A PORTION OF THE WEST ONE-HALF (W1/2 OF TRACT 50, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

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**PROPERTY ADDRESS:**

4391 NW 71 STREET, POMPANO BEACH, FL. 33073

**LEGAL DESCRIPTION:**

**EXHIBIT 'A'**

A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, BLOCK 83 "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, A DISTANCE OF 260.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 50, A DISTANCE OF 129.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE DUE NORTH ON THE SAID WEST LINE, A DISTANCE OF 425.90 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°28'21" EAST, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET TO A POINT ON THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE SOUTH ON SAID EAST LINE, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE EAST 50.00 FEET OF THE ABOVE DESCRIBED LANDS. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA TOGETHER WITH:

**PARCEL 1**

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 50; THENCE SOUTH 89°30'40" EAST, ON SAID SOUTH LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN, BROWARD COUNTY, FLORIDA, AND CONTAINING 52,000.00 SQUARE FEET OR 1.1938 ACRES MORE OR LESS.

TOGETHER WITH:

**PARCELS 4 AND 5**

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 397.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE NORTH, ON SAID EAST LINE A DISTANCE OF 262.05 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 50; THENCE NORTH 89°30'40" WEST, ON THE NORTH LINE OF SAID TRACT 50, A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 50; THENCE DUE SOUTH, ON THE WEST LINE OF SAID TRACT 50, A DISTANCE OF 224.50 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 37.506 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 78,672 SQUARE FEET OR 1.8061 ACRES MORE OR LESS.

**CERTIFICATIONS:**

**ALLEY FARMS, LLC**

**FLOOD ZONE INFO:**

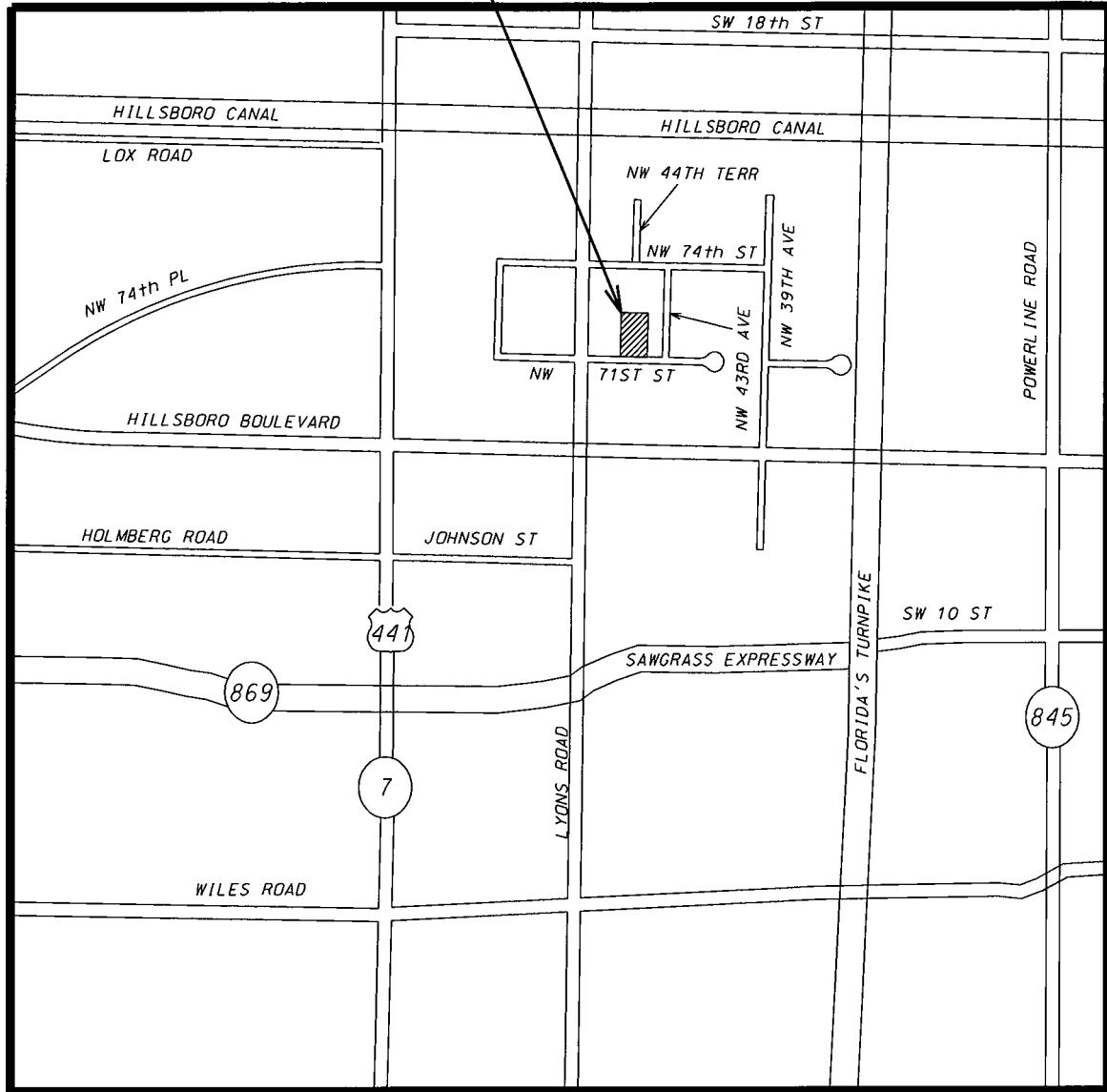
**COMMUNITY # CITY OF COCONUT CREEK 120031**

**PANEL & SUFFIX: 0105 F**

**FLOOD ZONE: AH 15**

**DATE OF FIRM: 8/18/92**

SUBJECT SITE



SECTION 5, TOWNSHIP 48S, RANGE 42E

# LOCATION MAP

NOT TO SCALE



**TERRILL C. PYBURN**  
CITY ATTORNEY

**EVE M. LEWIS**  
ASSISTANT CITY ATTORNEY

October 22, 2018

Broward County Board of County Commissioners  
c/o Ms. Bertha Henry, Broward County Administrator  
115 S. Andrews Ave., Room 409  
Fort Lauderdale, FL 33301-1872

RE: Proposed City of Coconut Creek Annexation Ordinance No. 2018-036  
Notice of Voluntary Annexation pursuant to F.S. § 171.044 (2018)

Dear Broward County Board of County Commissioners:

Pursuant to the voluntary annexation procedure set forth in F.S. § 171.044 (2018), the City Commission of the City of Coconut Creek plans to hold two (2) public hearings to adopt the above-referenced annexation ordinance at 7:00pm on November 8, 2018 and December 13, 2018. Please refer to the attached City of Coconut Creek Notice of Voluntary Annexation display advertisement that will be published in the *Sun Sentinel* newspaper for additional information.

To ensure that each County Commissioner receives this notice, I have enclosed nine (9) copies of this letter and the display advertisement. Please feel free to contact me if you have any questions.

Sincerely,

Eve M. Lewis, Esq.  
Assistant City Attorney

cc: Terrill C. Pyburn, Coconut Creek City Attorney  
Mary C. Blasi, Coconut Creek City Manager  
Leslie W. May, Coconut Creek City Clerk

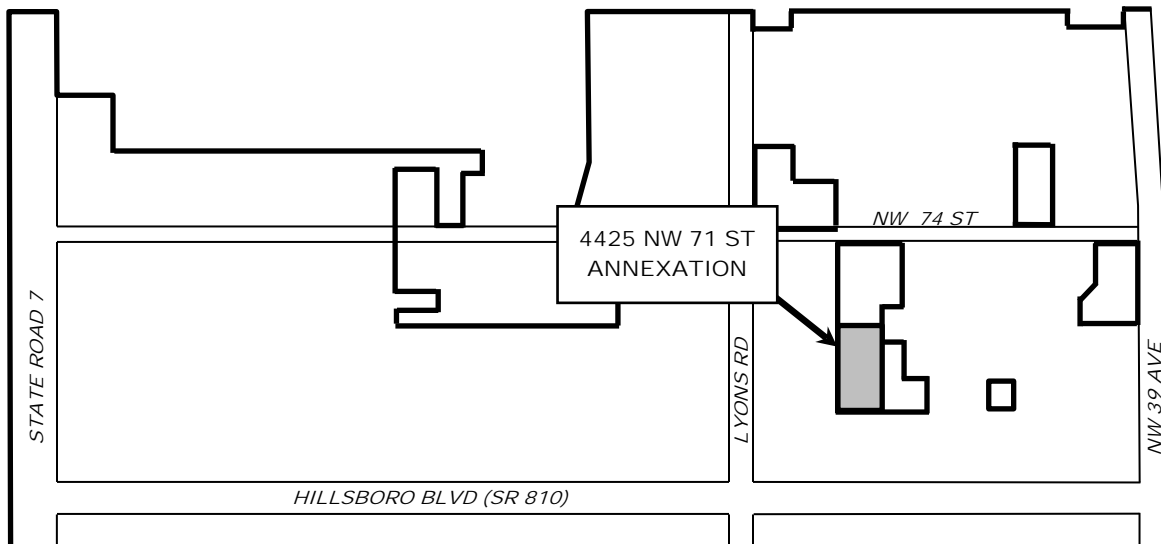
Enclosures

# CITY OF COCONUT CREEK NOTICE OF VOLUNTARY ANNEXATION

A voluntary annexation request to annex the property located at 4425 NW 71 Street (Tax ID Number: 4742 32 01 0260) and two (2) other adjacent properties Tax ID Numbers: 4742 32 01 0250 and 4742 32 01 0251, all owned by Alley Farms LLC, from unincorporated Broward County into the City of Coconut Creek is scheduled to be considered by the Coconut Creek City Commission at 7 p.m. on November 8, 2018, and December 13, 2018, at the Coconut Creek City Commission Chambers located at the Government Center, 4800 West Copans Road, Coconut Creek, Florida 33063. The annexation requested is referenced below by Ordinance number and title and a map identifying the location of the property to be annexed:

## ORDINANCE NO. 2018-036

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE VOLUNTARY ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF COCONUT CREEK OF APPROXIMATELY 5 ACRES OF LAND LOCATED AT 4425 NW 71 STREET AND OTHER SURROUNDING LAND, SAID LANDS LYING AND BEING SITUATE IN BROWARD COUNTY, FLORIDA, AND HAVING COMMON OWNERSHIP BY ALLEY FARMS LLC; BEARING PROPERTY ID NUMBERS 474232010260, 474232010250, AND 474232010251; PROVIDING FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**



Please note that a complete legal description by metes and bounds and the Ordinance is on file in the Coconut Creek City Clerk Department. The legal description and proposed Ordinance may be inspected at the City Clerk Department at 4800 W. Copans Road, Coconut Creek, Florida 33063 between the hours of 7 a.m. and 6 p.m. Monday through Thursday. Any and all interested parties may appear at the aforesaid meeting and be heard with respect to the proposed Ordinance.

If any person, firm, or corporation decides to appeal any decisions made by the above City Commission with respect to any matter considered at such meeting or hearing, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence, if any, upon which the appeal is to be based. (F.S. 286.0105.)

In accordance with the Americans with Disabilities Act, any person with a disability who requires assistance to participate in said meetings may contact the City Clerk Department at 954-973-6774 at least two (2) days prior to said meetings.

Leslie Wallace May, MMC  
City Clerk

Publish: November 29, 2018 and December 6, 2018



