

# City of Coconut Creek InterOffice Memorandum

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**To:** Mary Blasi, City Manager

**Date:** 08/22/19

**From:** Sheila N. Rose, Asst. City Manager  
Director, Sustainable Development

**Subject:** **Alley Farms Contraction  
Analysis and feasibility**

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The owner of the land, Alley Farms LLC, was working with a home builder to develop the property that was the subject of a voluntary annexation. At the time of annexation, the proposed urbanization of the land, as represented by the applicant, demonstrated compliance with the requirements of state law for voluntary annexation and they proceeded with the annexation. Compliance with the criteria for annexation was based on the urban development of the property. The property owner is no longer working with the home builder and because no future development or urbanization is anticipated at this time, the applicant desires to maintain their unincorporated status until such time as there is a consistent vision for the urban development of the property consistent with the surrounding area.

The subject property, known as "Alley Farms", consists of an approximately five (5) acre parcel of land located at 4425 NW 71<sup>st</sup> Street owned by Alley Farms, LLC. The existing zoning for the property is Broward County zoning of A-1, Agricultural Estate, permitting (1) dwelling unit per two (2) net acres of plot area. The subject property does not have at least two persons for each acre of land included within its boundaries without the proposed urban development, therefore the density on this property fails to meet the residential population threshold under Florida Law, and thus, the property is eligible for contraction.

**RECOMMENDATION:**

Staff has no objection to the contraction of the municipal boundaries to exclude this parcel for the following reasons: The annexation has not yet become effective, the property is not developed for urban purposes, and future annexations in this area can be planned more comprehensively.

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:

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.