



## Legislation Details (With Text)

<b>File #:</b>	ORD 2019-034	<b>Name:</b>	Contraction Ordinance (Alley Farms LLC Properties)
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed
<b>File created:</b>	8/26/2019	<b>In control:</b>	City Commission
<b>On agenda:</b>	10/10/2019	<b>Final action:</b>	10/10/2019
<b>Title:</b>	AN ORDINANCE CONTRACTING THE CORPORATE LIMITS OF THE CITY OF COCONUT CREEK BY 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 PURSUANT TO THE PROPERTY OWNER'S PETITION FOR CONTRACTION UNDER SECTION 171.051, FLORIDA STATUTES; PROVIDING FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. (SECOND READING)(PUBLIC HEARING)		

### Sponsors:

**Indexes:** Annexation, Ordinance

### Code sections:

**Attachments:** 1. ORDINANCE 2019-034-Contraction of Alley Farms Property, 2. EXHIBIT 1-Contraction Petition-Alley Farms Property, 3. EXHIBIT 2-Map-4425 NW 71St-Alley Farms Property, 4. BACKUP-Alley Farms De-Annexation Staff Memo (FINAL), 5. BACKUP-Ordinance No. 2018-036

Date	Ver.	Action By	Action	Result
10/10/2019	1	City Commission		
9/12/2019	1	City Commission		

## AGENDA ITEM REPORT

### TITLE:

AN ORDINANCE CONTRACTING THE CORPORATE LIMITS OF THE CITY OF COCONUT CREEK BY 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 PURSUANT TO THE PROPERTY OWNER'S PETITION FOR CONTRACTION UNDER SECTION 171.051, FLORIDA STATUTES; PROVIDING FOR IMPLEMENTATION AND FILING WITH THE APPROPRIATE GOVERNMENTAL AGENCIES. (SECOND READING)(PUBLIC HEARING)

### BACKGROUND:

**This item was approved on First Reading at the September 12, 2019, City Commission Meeting.**

Section 171.051, Florida Statutes, provides a procedure for the contraction of land from municipal boundaries. Alley Farms LLC, as the owner of the parcel of land located at 4425 NW 71 Street,

Coconut Creek, Florida, 33073, and two (2) adjacent parcels, having undergone the voluntary annexation process in 2018, currently requests to be excluded from the City's corporate boundaries pursuant to its Petition for Contraction of said properties.

**DISCUSSION:**

The owner of the land, Alley Farms LLC, has initiated the contraction process pursuant to Section 171.051, Florida Statutes, and desires to reverse its annexation into the City's municipal boundaries that will become effective September 15, 2019. In sum, the land will be annexed into the City as of September 15, 2019, but if approved, it will be excluded from the City upon second reading and passage of this contraction ordinance.

It is important to note that the property currently has and will retain its Broward County zoning of A-1, Agricultural Estate. This permits one (1) dwelling unit per two (2) net acres of plot area.

**RECOMMENDATION:**

Staff does not object to the proposed contraction.

**FISCAL IMPACT:**

**REVENUES:** N/A

**EXPENDITURES:** N/A

**BUDGETED?** N/A

**NOTES:** The loss of ad valorem and assessments totals less than \$5,000.