



Legislation Text

File #: ORD 2018-036, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE 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. (SECOND READING)(PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the November 8, 2018, City Commission Meeting.

Section 171.044, Florida Statutes, provides a procedure for voluntary annexation. 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 currently situated in unincorporated Broward County, has submitted a Petition for Voluntary Annexation of said properties into the City of Coconut Creek municipal boundaries. The Broward County Legislative Delegation has established a goal of annexing all unincorporated areas of the County into a suitable municipality. Such land is contiguous to the current boundaries of the City.

DISCUSSION:

The owner of the land, Alley Farms LLC, has met all of the requirements pursuant to Section 171.044, Florida Statutes, for voluntary annexation. As such, it desires to proceed with annexing the land into the City's municipal boundaries.

It is important to note that no development plan is approved by this action, and the property 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. No development plan has been reviewed or approved for this parcel, and no additional density is assumed.

RECOMMENDATION:

Staff has no objection to the voluntary annexation petition.

FISCAL IMPACT: N/A