



Alachua County Board of County Commissioners

Michele Lieberman
Interim County Manager

March 28, 2018

Ms. Traci Gresham, City Manager
City of Alachua
P.O. Box 9
Alachua, FL 32616

Dear Ms. Gresham:

Thank you for providing the County with the February 28, 2018, notice of the City's proposed annexations. The notice indicates that the City will be considering ten ordinances which would annex multiple properties in various locations around the City. County staff has reviewed each of the proposed annexations in relation to the requirements of Chapter 171, Part I, Florida Statutes, that areas to be annexed are contiguous to the city boundaries, reasonably compact, and do not result in the creation of enclaves. Based on County staff's review, we are providing the attached comments for the City's consideration.

As detailed in the attached comments, most of the areas that are proposed for annexation appear to meet the statutory requirements as provided in Chapter 171, Part I, F.S., however, three of the areas (Application #5, #7, and #9) are configured in such a way that raises questions in terms of their consistency with the statutory requirements. (Applications #1 and #8 contain parcels that appear to meet the statutory requirements if considered together in one ordinance; conversations with City of Alachua staff indicate they intend to combine these in this way.)

We would appreciate it if you would provide this letter to the City Commission so that it is included in the record of the public hearings for the proposed annexations. Please do not hesitate to contact me if you have questions or would like to discuss these issues. As always, we appreciate the continued coordination between the City of Alachua and Alachua County.

Sincerely,

Michele Lieberman
Interim County Manager

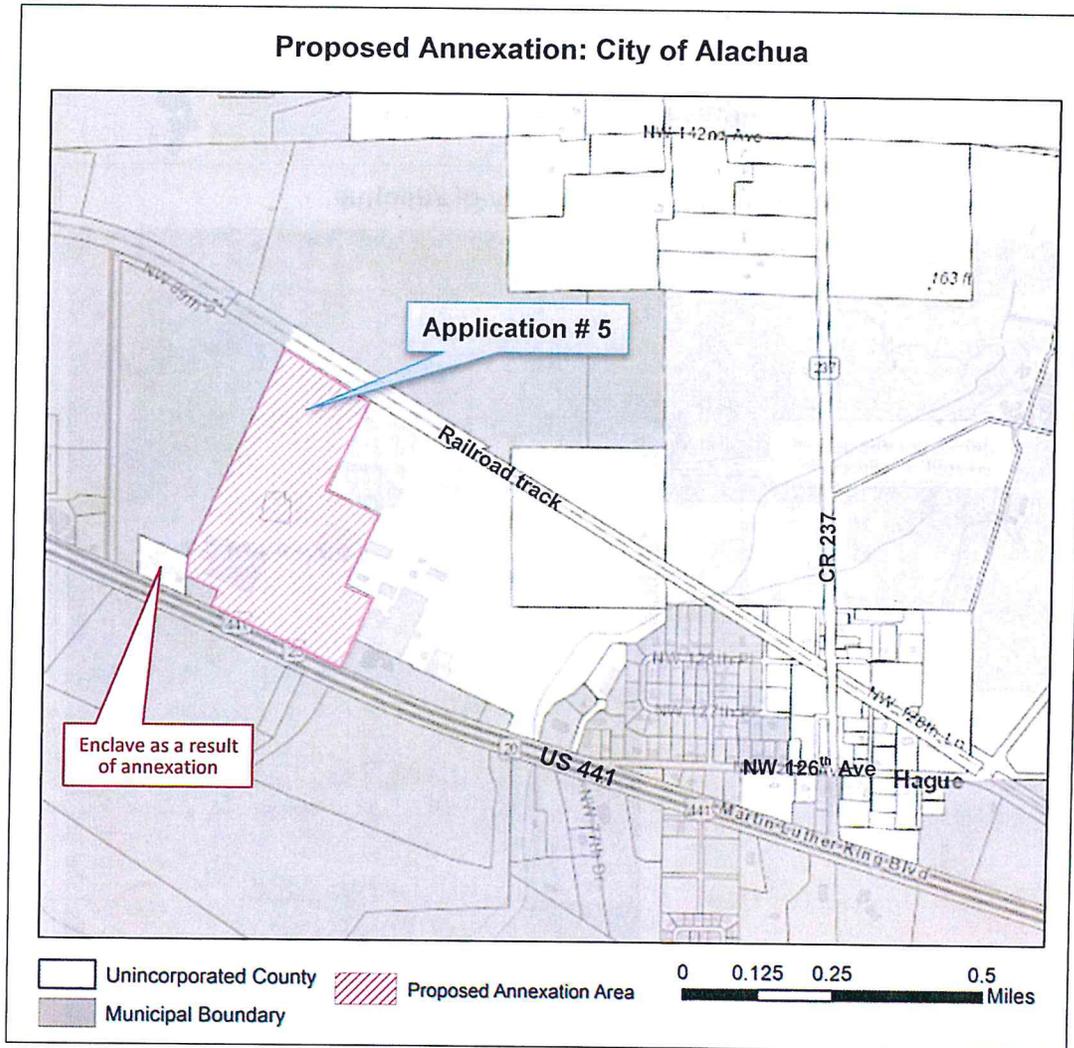
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cc: Board of County Commissioners
Sylvia Torres, Interim County Attorney
James Harriott, Deputy County Manager
Missy Daniels, Interim Director of Growth Management
Kathy Winburn, City of Alachua, Director of Planning and Community Development

ALACHUA COUNTY STAFF COMMENTS ON PROPOSED VOLUNTARY ANNEXATIONS BY THE CITY OF ALACHUA

Application #5: The annexation proposed by Application #5 includes 2 tax parcels described as approximately 63.24 acres as shown on the map below. The annexation is part of an area that is an enclave resulting from a combination of municipal boundaries and a railroad line. Section 171.031(13)(b), F.S. defines an enclave as “Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality”.

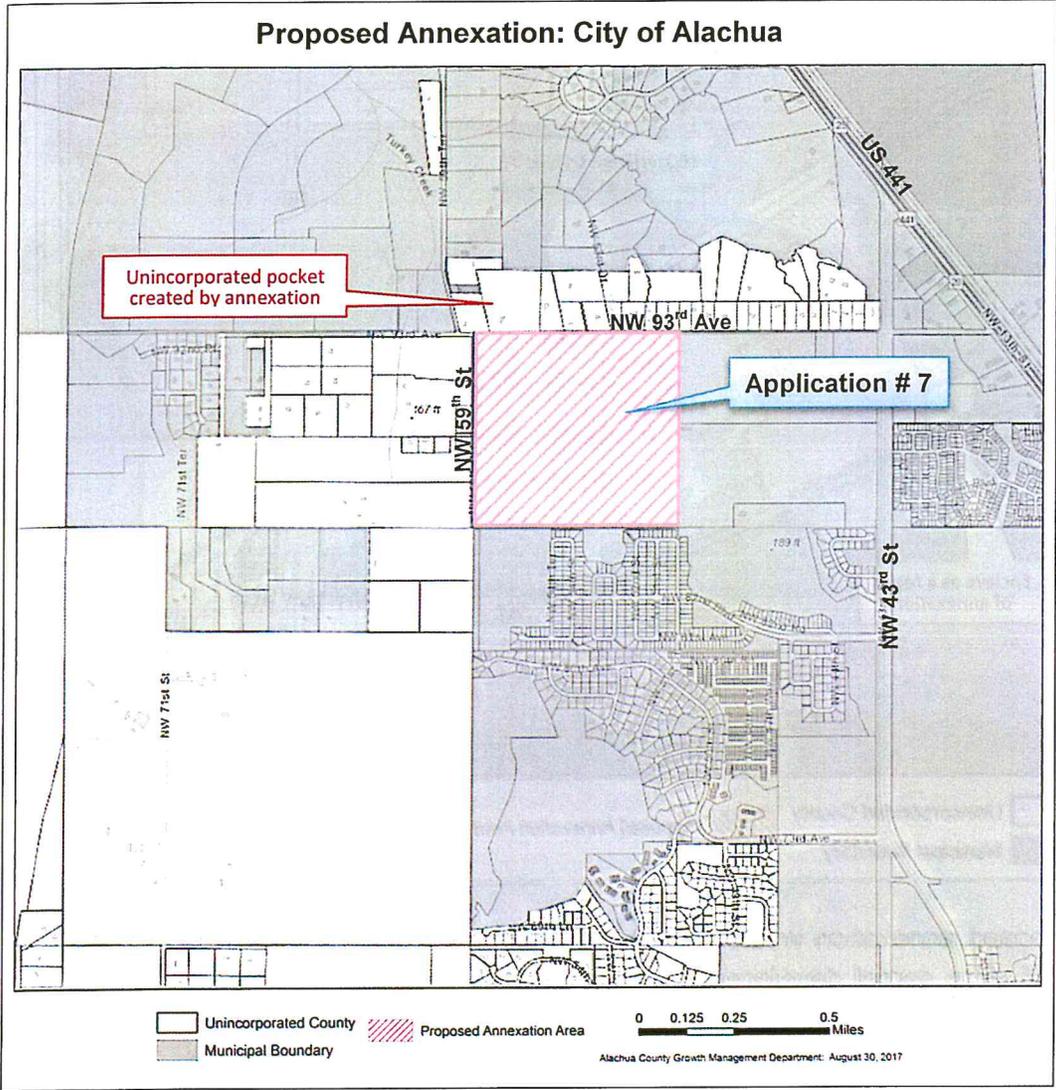
Application #5 Location Map



While the proposed annexation would reduce an existing enclave, it would also leave an 83.45 acre parcel and 2.25 acre parcel developed as industrial and a vacant 20.68 acre parcel to the east. In addition, it would leave an enclave consisting of a 3.29 acre parcel developed as a single family residence to the west. Section 171.031(13)(a), F.S. defines an enclave as, “Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality”. The creation of an enclave is prohibited by Section 171.044(5), F.S., which provides that, “Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves”.

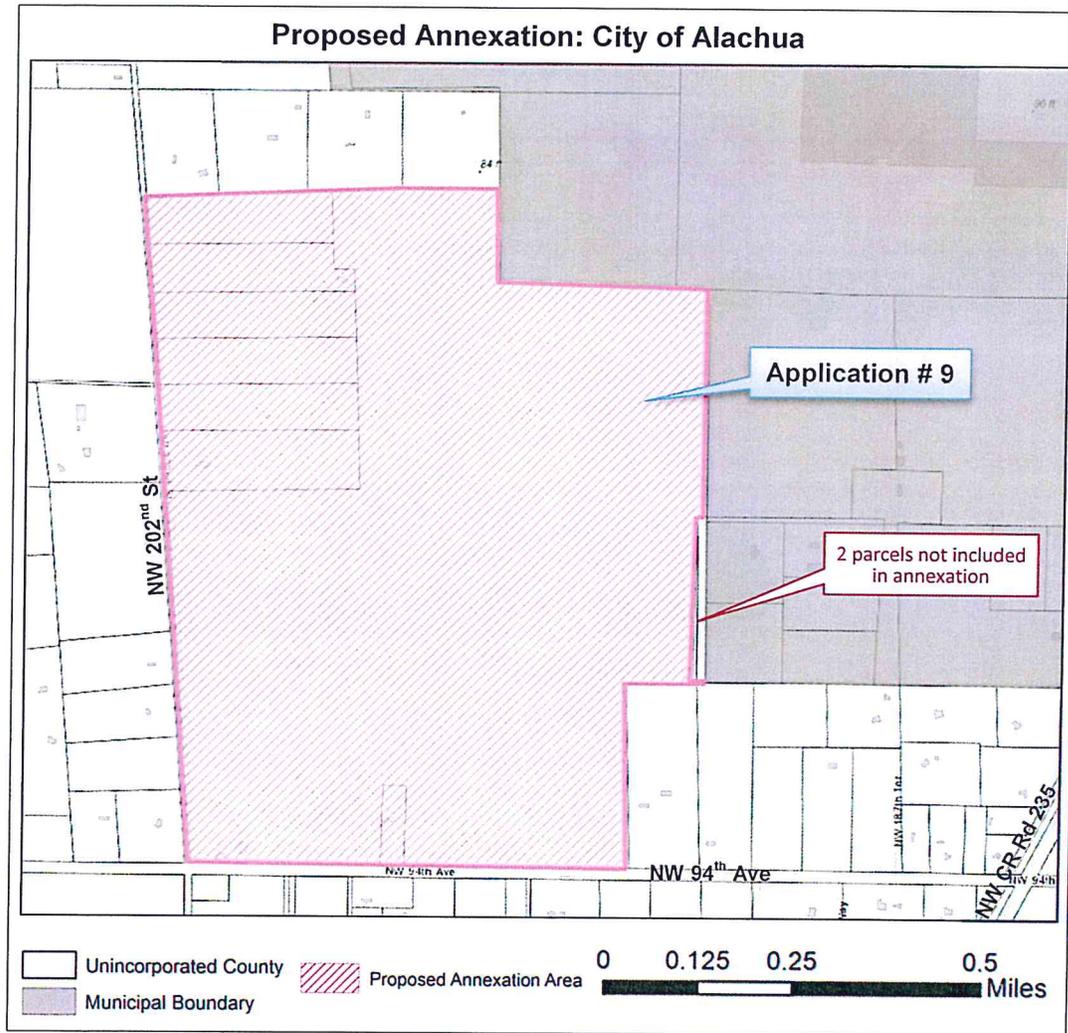
Application #7: The annexation proposed by Application #7 includes 1 tax parcel described as approximately 148.242 acres as shown on the map below. This annexation would result in the creation of a significant unincorporated “pocket” or “finger area” on the north side of NW 93rd Avenue consisting of 37 lots and approximately 110 acres, most of which are developed and used for residential purposes. Section 171.044(1), F.S., provides that proposed voluntary annexations must be “reasonably compact”, which is defined in Section 171.031(12) as, “...concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns”. The proposed annexation may not meet the statutory requirement for being reasonably compact because it would create an unincorporated pocket area. If future City annexations occur around this area, this unincorporated parcel could become increasingly isolated, which may result in potential land use conflicts between City and County jurisdictions, and inefficiencies and confusion in the provision of services.

Application #7 Location Map



Application #9: The annexation proposed by Application #9 includes eight tax parcels described as approximately 352.22 acres as shown on the map below. The area is partially compact and contiguous to the City of Alachua on portions of its northeast sides. However, the annexation of this area does not include 2 tax parcels totaling approximately 1.87 acres that lie between the east side of the area proposed for annexation and the City of Alachua. The proposed annexation would result in these two parcels becoming fully enclosed within and bounded on all of its sides by the City of Alachua.

Application #9 Location Map



Section 171.044(1), F.S., provides that proposed voluntary annexations must be “reasonably compact”, which is defined in Section 171.031(12) as, “...concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns”. The proposed annexation may not meet the statutory requirement for being reasonably compact because it would create an unincorporated pocket area, which may result in potential land use conflicts between City and County jurisdictions, and inefficiencies and confusion in the provision of services.

The creation of an enclave is prohibited by Section 171.044(5), F.S., which provides that, “Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves”. Section 171.031(13)(a), F.S. defines an enclave as, “Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality”.

