



# Alachua County Board of County Commissioners

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**Michele Lieberman**  
County Manager

May 28, 2020

Mr. Mike New, City Manager  
City of Newberry  
25440 W Newberry Road  
Newberry, FL 32669

Dear Mr. New:

Thank you for providing the County with the notice of the City's two proposed voluntary annexation ordinances dated May 1, 2020, for which we understand the City had its first reading on May 26, 2020. 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.

Ordinance 2020-13 raises questions relative to the statutory requirements that it be "reasonably compact" (particularly when looked at in combination with the annexation adopted by the City of Newberry on April 27, 2020 by Ordinance 2020-10, for which the County Commission previously authorized the conflict resolution process), as well as related service delivery and land use conflicts. These issues are detailed in the attached comments. Please note that regarding Ordinance 2020-14, County staff is concerned that any additional annexations in this area have the potential to result in the creation of a pocket or enclave; staff's recommendation is that any further annexations in this area should include filling in the unincorporated area to the east to avoid this problem.

We would appreciate it if you would provide this letter with the attached comments to the City Commission for inclusion in the record of upcoming public hearings on the proposed annexations, and please confirm when the hearing on second reading is scheduled. We look forward to discussing this letter and these issues with you at our meeting scheduled for June 2<sup>nd</sup> at 11:00 AM. As always, we appreciate the continued coordination between the City of Newberry and Alachua County.

Sincerely,

*Michele L. Lieberman*

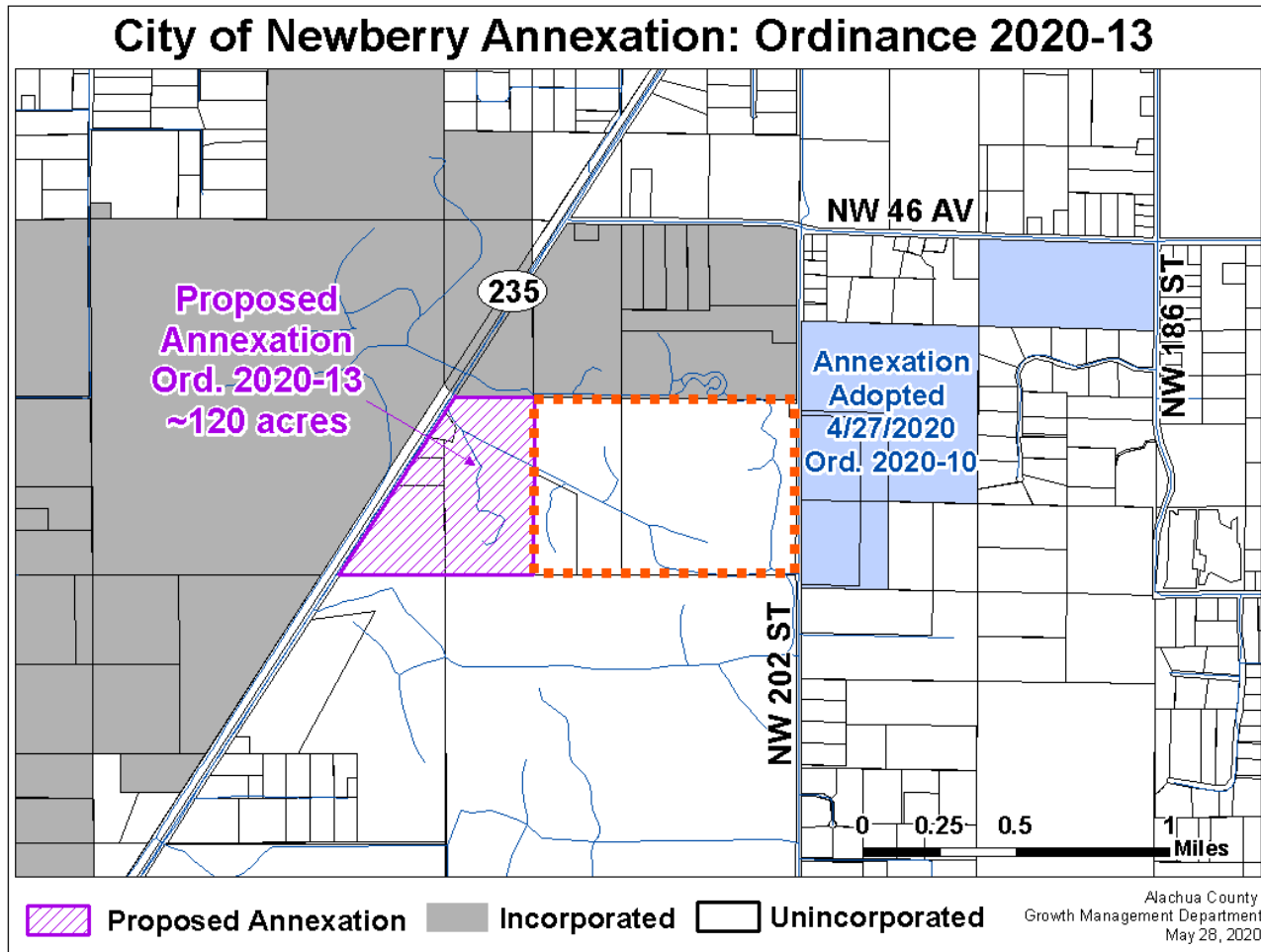
Michele Lieberman  
County Manager

ML/KM/km

cc: Board of County Commissioners  
Sylvia Torres, County Attorney  
James Harriott, Deputy County Manager  
Missy Daniels, Director of Growth Management  
Bryan Thomas, City of Newberry Planning and Economic Development Director

**ALACHUA COUNTY STAFF COMMENTS ON PROPOSED  
CITY OF NEWBERRY VOLUNTARY ANNEXATION**

**Ordinance 2020-13**



Ordinance 2020-13 proposes to annex an area of approximately 118 acres comprised of five tax parcels owned by Cates & Broome, and Dewitt. In County staff's opinion, this proposed annexation does not meet the statutory requirement that it be reasonably compact as required in Chapter 171, Florida Statutes.

Section 171.031(12), F.S. defines "compactness" as follows:

*"Compactness means 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. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact."*

In County's staff's opinion, the proposed annexation would not be reasonably compact based on the statutory definition. As shown on the map above, the proposed annexation of this area would further enclose and isolate an unincorporated rectangular area of approximately 238 acres (about 2,600 x 4,000

feet, as outlined by the dashed line on the map). This area would be bordered by the City of Newberry on three sides: by the eastern boundary of the area proposed for annexation in Ordinance 2020-13 on the west, the existing City of Newberry boundary on the north, and NW 202<sup>nd</sup> Street and the area adopted by Ordinance 2020-10 on April 27, 2020 on the east side. The proposed annexation would also exacerbate the finger-like, serpentine pattern that runs from the existing City of Newberry boundary on the west across County Road 235 and projects to the east out to NW 186<sup>th</sup> Street for a distance of between approximately 1.5 to 2 miles; this area is comprised of approximately 1,200 acres from east to west with an interspersed mix of about equal areas that are incorporated and unincorporated. The municipal boundary around this area would result in a finger-like, serpentine pattern with 16 right angle turns from the southern intersection with CR 235 to the northern intersection of CR 235.

Therefore, it appears that this annexation in combination with the existing city boundary does not meet the statutory requirement for compactness because of a combination of creating a pocket and increasing serpentine patterns projecting east from the existing City boundary. The irregular configuration of the City boundary resulting from this annexation could also result in service delivery inefficiencies as well as potential land use conflicts in the future.