



Alachua County Board of County Commissioners

Dr. Lee A Niblock, *County Manager*

June 2, 2016

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 public notice of proposed enactment of an ordinance for annexation of property into the City of Alachua, to be considered at the City's public hearing on June 13, 2016. The notice indicates that the City proposes to annex tax parcel #02951-001-000, located on the east side of County Road 235-A just south of its intersection with Interstate 75 (see attached map). County staff has reviewed the proposed annexation in relation to the requirements of Chapter 171, Part I Florida Statutes that the area to be annexed is contiguous to the city boundaries, reasonably compact, and does not result in the creation of an enclave. County staff offers the following technical comments and recommendations for the City's consideration.

Annexations in this area which occurred in the late 1980s and early 1990s have resulted in an isolated pocket of unincorporated area located between Interstate 75 and County Road 235-A. There are also two incorporated parcels within this area (02954-001-000 and 02594-002-000) which were annexed into the City of Alachua in 1992 but are not contiguous to the City boundary. These previous annexations have resulted in a City boundary configuration in which unincorporated parcels 02950-001-000, 02951-001-000, and 02954-000-000 are mostly enclosed by a combination of the City of Alachua and I-75.

The proposed annexation would result in the creation of an enclave because unincorporated parcel 02954-000-000 would become totally enclosed within and bounded by the City of Alachua and a man-made obstacle (I-75) that allows the passage of vehicular traffic to that unincorporated parcel only through the City of Alachua. County Property Appraiser records indicate that this parcel is owned by Jared K. Copeland and is developed with a single-family residence. County staff recommends that the City attempt to annex this parcel in the future to eliminate the enclave.

In County staff's opinion, the proposed annexation would improve the configuration of the City boundary in this area by connecting the two non-contiguous incorporated parcels noted above with the existing boundary of the City of Alachua on the west side of CR 235-A. The proposed annexation would partially fill in the unincorporated pocket area between I-75 and CR 235-A, resulting in the City boundary becoming a more unified whole with respect to the provision of municipal services. The proposed annexation would not result in significant adverse impacts on the provision of services to the unincorporated area.

12 SE 1st Street ■ Gainesville, Florida 32601 ■ Tel. (352) 374-5204 ■ Fax (352) 338-7363

Manager's E-Mail: lniblock@alachuacounty.us ■ Home Page: www.alachuacounty.us

■ TDD (352) 374-5284, or call 711 Relay ■
An Equal Opportunity Employer M.F.V.D.

County staff also notes that any proposed development of the property that will require connection to County Road 235-A may require safety and operational improvements to the roadway, which will be coordinated by the County's Public Works Department through the driveway permit review process at the time of development. County staff recommends that the City coordinate with the County on the proposed land use and zoning for the property prior to the driveway permit process in order to plan for the impacts of any future development on County Road 235-A.

We would appreciate it if you would share this letter with the City Commission and include it in the record of the public hearings on this item.

Please do not hesitate to contact me if you have any questions or would like to discuss the issues identified in this letter. As always, we greatly appreciate the continued cooperation between the City of Alachua and Alachua County.

Sincerely,



Dr. Lee A. Niblock, CM
County Manager

LN/BC/bc

cc: Board of County Commissioners
Michele Lieberman, County Attorney
James Harriott, Assistant County Manager
Steve Lachnicht, Director, Growth Management
Kathy Winburn, City of Alachua Planning and Community Development Director

