



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: City Council **MEETING DATE:** October 15, 2024
FROM: Gabriel Barro, Planning and Zoning

SUBJECT: First Reading of Ordinance O-30-2024 for the voluntary annexation of approximately 1.79 acres located at 4604 CR 209 S (parcel #016513-001-00), Miller Environmental Holdings, LLC

PROPERTY DESCRIPTION

APPLICANT: Miller Environmental Holdings, LLC **OWNER:** Miller Environmental Holdings, LLC

PROPERTY LOCATION: 4607 County Rd 209 S

PARCEL NUMBER: 38-06-26-016513-001-00

FILE NUMBER: AX-24-003

CURRENT ZONING: Heavy Industrial (County)

FUTURE LAND USE DESIGNATION: Industrial (County)

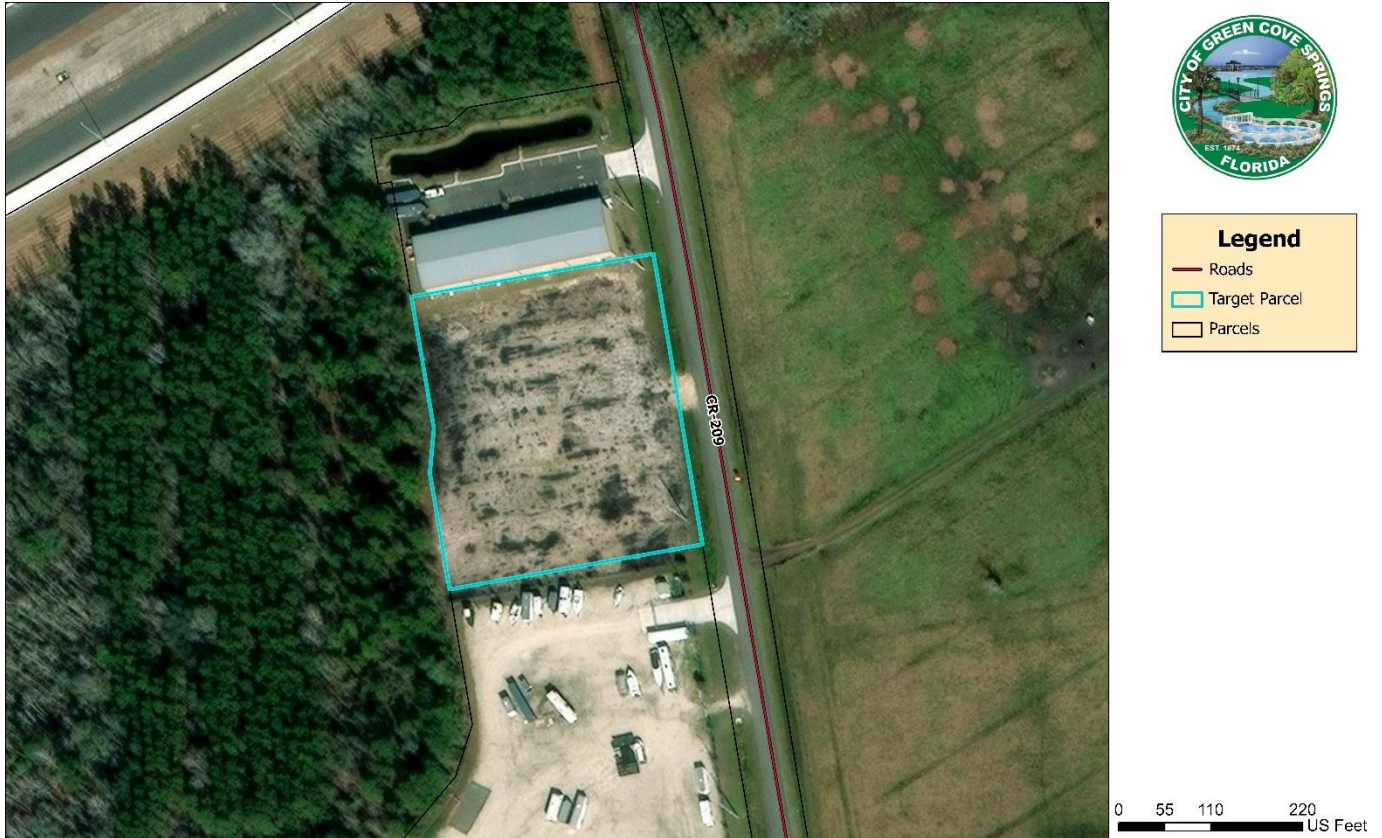
SURROUNDING LAND USE

NORTH: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Warehouse	SOUTH: FLU: Industrial (County) Z: Heavy Industrial (County) Use: Storage
EAST: FLU: Industrial (County) Z: Agricultural (County) Use: Bayard Conservation Area	WEST: FLU: C2 Z: Mixed Use Use: Vacant

BACKGROUND

The applicant, Robert Miller of Miller Environmental Holdings LLC, has submitted an annexation request for 1.79 acres to annex the subject property into City limits. The property is contiguous to the current municipal boundary, as shown in the following aerial map. The property is bounded by CR 209 S on its eastern edge and the city boundary to the west. The site is owned by Miller Environmental Holdings LLC and is currently vacant.

AERIAL MAP



The site is located within the City's water and sewer Service Boundaries. The site is not located within the City's electric service boundary.

Statutory Requirements for Voluntary Annexation as set forth in State Statute FS 171.044

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

The property owner submitted an annexation petition on August 5, 2024 for the subject property.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town.

Notice to Clay County has been provided on August 28th.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

Pursuant to the requirements set forth in FS 171.044, voluntary annexations are required to be contiguous and reasonably compact as defined by statute which are provided below:

“Contiguous” means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, shall not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing herein shall be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision or provisions of special law or laws prohibit the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

100% of the western boundary of the property proposed to be annexed is adjacent to the City. The southern boundary of the property may be adjacent to the city, pending approval of AX-24-003

“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.

Annexation of this property does not create an enclave, pockets, or finger areas in serpentine patterns.

(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

Pursuant to FS 171.031:

(13) “Enclave” means:

- (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
- (b) 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

The property’s western boundary is adjacent to the City and does not surround adjacent unincorporated property within the City limits.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located.

LIST OF ATTACHMENTS

- Annexation Application
- Survey
- Deed
- Legal Description
- Ordinance O-27-2024
- Powerpoint Presentation

STAFF RECOMMENDATION

Staff recommends approval of Ordinance O-30-2024.

RECOMMENDED MOTIONS:

Motion to recommend approval of first reading of Ordinance O-30-2024 for the voluntary annexation of 1.79 acres located on CR 209 S (parcel #: 016513-001-00) for form and legality only.