



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Site Development Review Team **MEETING DATE:** March 26, 2024
FROM: Gabriel Barro, Planning and Zoning
SUBJECT: AX-24-001 Annexation Application for the Truemont property, approximately 23.37 acres located at 4169 County Road 15A

PROPERTY DESCRIPTION

APPLICANT: Aster Brands **OWNER:** Jacob Manthei
PROPERTY LOCATION: Bounded on the eastern side of County Road 15A, bounded on the southern side of Manthei Rd
PARCEL NUMBER: 38-06-26-016515-001-00
FILE NUMBER: AX-24-001
CURRENT ZONING: Light Industrial (County)
FUTURE LAND USE DESIGNATION: Industrial (County)

SURROUNDING LAND USE

NORTH: **FLU:** Public
Z: Recreation and Conservation (RC)
Use: Swamp/Timber
SOUTH: **FLU:** Neighborhood
Z: Planned Unit Development
Use: Swamp/Timber
EAST: **FLU:** Public/Neighborhood
Z: Planned Unit Development/RC
Use: Swamp/Timber
WEST: **FLU:** RF (County)
Z: Agricultural (County)
Use: Timber (County)

BACKGROUND

DEVELOPMENT DESCRIPTION:

The applicant, Aster Brands, has submitted an annexation request for 23.37 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 15A on its western edge, the city boundary to the south, east, and west. The site contains Truemont LLC, a company specializing in production of concrete barriers.

AERIAL MAP



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

Additionally, the applicant has submitted the following future land use map amendments and rezoning requests:

Application #	Description
AX-24-001	Voluntary Annexation application

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 February 6, 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 February 22nd.

(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 eastern, southern, and northern boundary of the property proposed to be annexed is adjacent to the City.

“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 eastern, southern, and northern 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. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

STAFF RECOMMENDATION

Staff recommends approval of the voluntary annexation of 23.37 acres located on CR 15 A (parcel #016515-001-00).

RECOMMENDED MOTIONS:

Motion to recommend approval to City Council the first reading for AX-24-001, to approve the voluntary annexation of 23.37 acres located on CR 15 A (parcel #016515-001-00).