



180614E

# City of Gainesville

Lauren Poe, Mayor



February 19, 2019

Via Certified Mail

Sheriff Sadie Darnell  
Alachua County Sheriff's Office  
Combined Communications Center  
PO Box 5489  
Gainesville, FL 32627-5489

**RE:** Voluntary annexation petition for 20.74+/- acres owned by Treev-180 units Gainesville LLC and Treev-144 units Gainesville Investments LLC located on SW 20<sup>th</sup> Avenue

Dear Sheriff Sadie Darnell:

The City of Gainesville is hereby providing notice to the Board of County Commissioners of an area proposed for voluntary annexation into the corporate limits of the City of Gainesville.

Gerardo Murzi, as the Managing Member of Treev-180 units Gainesville LLC and Treev-144 units Gainesville Investments LLC, has submitted a petition to the City of Gainesville for voluntary annexation of parcels 06675-008-000 and 06675-004-000.

The first reading of annexation Ordinance No. 180614 is currently scheduled for the March 21, 2019 regular City Commission meeting. The second reading and effective date of the annexation is currently scheduled for April 4, 2019.

In accordance with Section 171.044, Florida Statutes, a copy of the notice that will be published in the Gainesville Sun is attached to this letter.

If there are any questions or concerns, please do not hesitate to contact Lila Stewart at (352) 393-8588.

Sincerely,

Lauren Poe  
Mayor

CC:

Chair and Board of County Commissioners

Attachments:

Voluntary Annexation Petition, Advertisement, and Urban Services Report



## A PETITION FOR VOLUNTARY ANNEXATION

**TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE  
CITY OF GAINESVILLE, FLORIDA**

**FROM:** Treev-180 units Gainesville Investment LLC (Petitioner(s))

**TAX PARCEL(s):** 06675-008-000

**DATE:** 11/27/2018

I/We, Gerardo Murzi, as

owner/manager (title) of the Treev-180 units Gainesville Investment LLC

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to Chapter 90-496, Laws of Florida, as amended.

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

The property described above which is requested to be annexed is contiguous with the corporate limits of the City of Gainesville, is reasonably compact, and is part of the City's urban reserve area. It is generally located in the vicinity of:

180614E



south of Sugarfoot Oaks Subdivision,

west of Sugarfoot Oaks Subdivision,

north of parcel 06675-004-000,

and east of parcel 06677-003-000 and the City of Gainesville Boundary.

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville adopting a report, and if not withdrawn in the time specified by law, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to Chapter 90-496, as amended by Chapter 91-382 and Chapter 93-347 Special Acts, Laws of Florida.

**SIGNATURE:**

*Gerardo Munzi*

**NAME:**

*Gerardo Munzi*

**TITLE:**

*owner / manager*

**ADDRESS:**

15805 Biscayne Boulevard, Suite 307

North Miami Beach, FL 33160



**EXHIBIT A**

Tax Parcel Number 06675-08-00C recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.



## A PETITION FOR VOLUNTARY ANNEXATION

**TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COMMISSION OF THE  
CITY OF GAINESVILLE, FLORIDA**

**FROM:** Treevita-144 units Gainesville Investment LLC (Petitioner(s))

**TAX PARCEL(s):** 06675-004-000

**DATE:** 11/27/2018

I/We, Gerardo Munzi, as

owner/manager (title) of the Treevita-144 units Gainesville Investment LLC

submit this petition to the City Commission of the City of Gainesville, Alachua County, Florida, and request annexation to the City of Gainesville, of all the property described below and incorporate this property within the territorial limits of the City of Gainesville, pursuant to Chapter 90-496, Laws of Florida, as amended.

The undersigned officer(s) certifies that he/she is/are the lawful owner(s) of the property and is/are authorized to bind the corporation and execute this petition on behalf of the corporation as the owner(s) of the following described property, which is situated in Alachua County, Florida.

By submitting this petition, the undersigned officer(s) hereby consent to a fire services special assessment which may be imposed by the City of Gainesville on property located within its boundaries.

(See Exhibit A for description attached hereto and made a part hereof as if set forth in full)

The property described above which is requested to be annexed is contiguous with the corporate limits of the City of Gainesville, is reasonably compact, and is part of the City's urban reserve area. It is generally located in the vicinity of:

180614E



south of parcel 06675-008-000,

west of parcel 06675-006-000 and the City of Gainesville Boundary,

north of SW 20th Avenue,

and east of parcel 06677-003-000 and the City of Gainesville Boundary.

The undersigned officer (s) expresses the corporation's consent to the adoption of Ordinances of the City of Gainesville adopting a report, and if not withdrawn in the time specified by law, voluntarily annexing and incorporating the property described above into the City of Gainesville, Alachua County, Florida, pursuant to Chapter 90-496, as amended by Chapter 91-382 and Chapter 93-347 Special Acts, Laws of Florida.

**SIGNATURE:**

*Gerardo Munzi*

**NAME:**

Gerardo Munzi

**TITLE:**

owner/manager

**ADDRESS:**

15805 Biscayne Boulevard, Suite 307

North Miami Beach, FL 33160

180614E



**EXHIBIT A**

Tax Parcel Number 06675-004-000 recognized by the Alachua County Property Appraiser, being more accurately defined on the attached map.



# Notice of Voluntary Annexation into the City of Gainesville

NOTICE IS given that the proposed ordinance whose title appears below will be considered on First Reading on Thursday, March 21, 2019 at the City Commission meeting, and if then passed on First Reading will be considered on Second/Adoption Reading on Thursday, April 4, 2019. The meetings begin at 6:00 p.m. and the ordinance will be read as soon thereafter as may be heard. The meetings are held in the City Commission Auditorium, on the first floor of City Hall, 200 East University Avenue, Gainesville, Florida. A copy of said ordinance that includes a complete legal description by metes and bounds of the area to be annexed may be inspected by any member of the public during regular business hours at the Office of the Clerk of Commission on the first floor of City Hall located at 200 East University Avenue, Gainesville, Florida. On the dates mentioned above all interested parties may appear at the meetings and be heard with respect to the proposed ordinance.

## Ordinance No. 180614

An ordinance of the City of Gainesville, Florida, annexing approximately 20.74 acres of privately-owned property that is generally located south and west of Sugarfoot Oaks Subdivision, north of SW 20<sup>th</sup> Avenue, and east of parcel number 06677-003-000, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

## General Description



**PERSONS NEEDING SPECIAL ACCOMODATIONS SHOULD CONTACT THE EQUAL OPPORTUNITY DEPARTMENT AT 352-334-5051 (TTD 352-334-2069) AT LEAST 48 HOURS PRIOR TO THE MEETING DATE.**

**NOTE: If any person decides to appeal any decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**



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# Voluntary Annexation Urban Service Report

The Grove II  
Legistar #180614  
February 2019

Prepared by: The Department of Doing Staff

## **INTRODUCTION**

This Urban Services Report was prepared to provide a plan for the transition of services upon annexation of property described in Ordinance 180614. This report is meant as a guide for both City and County staff, the property owners petitioning for voluntary annexation and the residents in nearby areas.

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## AREA TO BE ANNEXED

The area proposed for annexation of tax parcels 06675-004-000 and 6675-008-000 which are owned by Treev-180 Units Gainesville Investments Inc. and Treev-144 Units Gainesville Investments Inc. (shown below). The total annexation area is approximately 21 acres and is located west of Sugarfoot Oaks Subdivision and the City of Gainesville Boundary and north of SW 20<sup>th</sup> Avenue and the City of Gainesville Boundary, as more specifically described in this ordinance, as petitioned for by the property owner pursuant to Chapter 171, Florida Statutes.

Upon annexation, City Commission District 3 will be expanded to include the proposed annexation area; the current City Commissioner for District 3 is David Arreola (see page 11). The subject property currently has Alachua County High Density (14-24 du/acre) Land Use and Residential Multi Family (R-2A) Zoning.



THE PROVISION OF SERVICES

The Provision of Services

**a) Services in the Next Five Years**

It is anticipated that services to the Area will be improved within the next five years as a result of the annexation of the Area. It is not reasonably anticipated that services to current city residents will be reduced within the next five years as a result of the annexation of the Area. The following discussion outlines proposed services. All services are subject to the annual lawful appropriation of funds.

**b) Taxes in the Next Five Years**

It is not reasonable to anticipate that the City's ad valorem taxes would need to be adjusted in the next five years to provide services to the Area as a result of the annexation of the Area. This includes services required by the Comprehensive Plan. Any level of service issue that is outlined in the City of Gainesville Comprehensive Plan or the Alachua County Comprehensive Plan, whichever applies at the time of development, must be addressed.

**Police Service**

Upon the effective date of annexation, police services will be provided to the annexed area by the Gainesville Police Department (GPD), utilizing similar policing strategies that are provided within the existing City limits. Police District Two, Echo Zone will be extended to serve the area (see page 12). The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. The current staffing in the Department can provide these services to the annexed area.

Current police services include preventative patrol and criminal apprehension, criminal investigations, special operations, crime prevention, neighborhood police services, crime scene processing, Police Service Technicians, air support, traffic management, combined communications, and other support services including planning and research, fiscal management, records management, crime analysis, automated information services, property and evidence management, personnel and recruitment, and training. The area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

### **Fire Protection**

The Gainesville Fire-Rescue Department (GFR) presently provides select emergency services to portions of the unincorporated urban area of Alachua County. Within the computerized dispatch system, the unit chosen will depend on the type of call and the type of unit, therefore, there's not an exact representation of the first due station areas.

There is an Automatic Aid Agreement with Alachua County until September 30, 2019 that would provide for Gainesville Fire Rescue to respond to a limited number of emergency call types at this location. Upon annexation the closest City of Gainesville Fire Rescue Station would be station 9 (see page 13).

Fire hydrants in the unincorporated area of Alachua County are currently provided and maintained by the City of Gainesville in accordance with the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Funding for fire hydrants is included in the base rates for water utility service.

### **Transportation**

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). Four public transportation lines run near the proposed annexation along SW 20th Avenue, daily RTS Routes #75 (Oaks Mall-Butler Plaza) and #76 (Santa Fe to Haile Market Square) and Gator-Aider RTS Routes 201 and 198(see page 14).

### **Solid Waste Disposal**

The City of Gainesville Solid Waste Division monitors residential solid waste and recycling collection services, provided under contract with Waste Corporation of America (WCA), to residents living in single family houses and buildings containing less than five dwelling units. Other residents, businesses and institutions contract for solid waste and recycling collection with one of several commercial providers operating under non-exclusive franchises with the City.

Alachua County contracts for residential solid waste, recycling and yard trash collection in the unincorporated mandatory service areas with the same company as does the City. Services will be extended and fees for this service will be collected through the utility billing process beginning the next October 1 after annexation.

### **Streets, Drainage and Flood Control**

The City of Gainesville Public Works Department provides basic maintenance and repair services for all City streets within its current jurisdiction. This work includes maintenance of

asphalt pavement, concrete sidewalks, concrete curbs and gutters, and roadside ditches. Basic maintenance services are also provided for public ditches and stormwater management detention/retention facilities.

The City of Gainesville currently charges a stormwater management utility fee. Any increase in impervious surfaces, without onsite mitigation, in accordance with ordinances, policies and regulations in effect at that time, will cause the stormwater management utility fee to be charged for the area that increases the total impervious surface. This fee pays for mosquito control, drainage improvements for public facilities and sweeping of streets within the City limits.

Street sweeping is an effective means of reducing the amount of debris and pollutants that enter the City's storm drain system and water resources. The Public Works Operations Division currently sweeps the City on a 4 to 6 week cycle, depending on weather and equipment. All City streets are currently swept 9 to 10 times a year.

### **Parks, Recreation and Cultural Affairs**

The Parks, Recreation and Cultural Affairs Department currently provides organized recreation programs for youth and adults. The Department also provides passive nature facilities and programming for youth and adults. Organized recreation programs in the areas of aquatics, athletics, recreation centers, after-school and summer playground programs are provided, and a variety of special events are also available. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation. Fees for these programs are charged at a differential rate depending upon residency. Upon annexation, any residents of this Area would be eligible for the City of Gainesville residents' rates.

The Parks Division is responsible for the cleaning and upkeep of all City parks. In addition, this Division provides cleaning of City-owned parking lots, as well as maintenance of grounds around City-owned buildings. Basic mowing of City rights-of-way is provided on a regular basis by the Public Works Department. The Area will receive the same services that are provided in the existing City limits upon the effective date of the annexation.

The Cultural Affairs Division provides for cultural enlightenment through various programs in the arts, historical interpretation, special events and cultural programs in the County school system. The Area will receive the same services that are provided in the existing City limits upon annexation. See page 15 for nearest City of Gainesville park facilities in relation to the proposed annexation.



## **Housing**

The Building Inspections Department enforces building and fire codes. The Department is responsible for permitting and inspections of new construction and remodeling or repair of existing buildings. Building contractors are also licensed through the Division in accordance with state and local regulations. The Building Inspections Division will provide permitting, plan review and inspections for the Area. The current staffing for the Division can provide inspection services and the permitting and plan review services. The current staff will deliver services to this area without significant delays.

The City's Code Enforcement Division enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales. The current staffing in the Division can provide these services to the Area.

The Housing and Community Development Division uses federal and state funds to help make safe, decent and affordable housing more available to City residents. The City of Gainesville is a Community Development Block Grant (CDBG) entitlement jurisdiction, which allows the City greater access to federal funds through the CDBG and HOME Programs. Upon annexation, any eligible residents of the Area would be entitled to apply for programs funded by CDBG or HOME funds. The Area will receive the same services that are provided in the existing City limits upon the effective date of annexation.

## **Street Lighting**

Street lighting in the unincorporated area of Alachua County is currently provided and funded by the City of Gainesville General Operating Fund along arterials and collectors for vehicle and pedestrian safety through the 1990 Fire Hydrant and Public Street Lighting Services Agreement. Additional streetlights may be provided in the Area in accordance with the guidelines of the City of Gainesville Public Works Department, as outlined in the "City of Gainesville Standards for Roadway Lighting".

The Traffic Operations Division is responsible for installation and maintenance of traffic signs and pavement markings on City streets, parking operations, and mechanical traffic counts. The Traffic Operations Division is also responsible for traffic signal operations and construction inspection services for all of Alachua County and the other municipalities, under the annual City-County Traffic Engineering Services Agreement. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

## **Planning and Zoning Services**

The Department of Doing will provide planning and development assistance to the area. The Alachua County Comprehensive Plan and Zoning Code will continue to regulate land use and zoning for any development in the Area until the Gainesville Comprehensive Plan is amended and the Area is rezoned to City of Gainesville zoning categories. All requests for

development are reviewed by City staff and the City Plan Board or Development Review Board where appropriate.

**Other Governmental Services**

Other services currently provided to the residents within the existing City limits of Gainesville shall be extended to the Area, where necessary, on substantially the same basis and in the same manner as such services are provided within the rest of the municipality.

## **WATER AND WASTEWATER FACILITIES**

Gainesville Regional Utilities (GRU), owned and operated by the City of Gainesville, presently provides water and wastewater services to residents of the unincorporated area of Alachua County. Extension policies for serving new customers are the same in the City and in the proposed annexation Area.

### **Financing the Extension of Water and Wastewater Facilities**

GRU's existing water/wastewater extension policy is that new water and wastewater customers pay the fully allocated cost for extending service to them. This cost includes the cost for water distribution and wastewater collection system improvements needed to extend service to the development. In addition, new connections must also pay connection charges associated with the costs for providing water and wastewater treatment plant capacity and the costs for improvements GRU makes to its water distribution and wastewater collection systems to provide capacity for new customers. This policy applies both in the City of Gainesville and in the surrounding unincorporated area of Alachua County.

Construction of facilities by GRU is funded through GRU's Construction Fund, the Utility Plant Improvement Fund (UPIF), or a combination from both funding sources. The Construction Fund consists of proceeds from the issuance of revenue bonds. The UPIF is funded by operating revenue.

### **Existing Major Trunk Water Mains and Proposed Extensions**

The map on page 17 shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

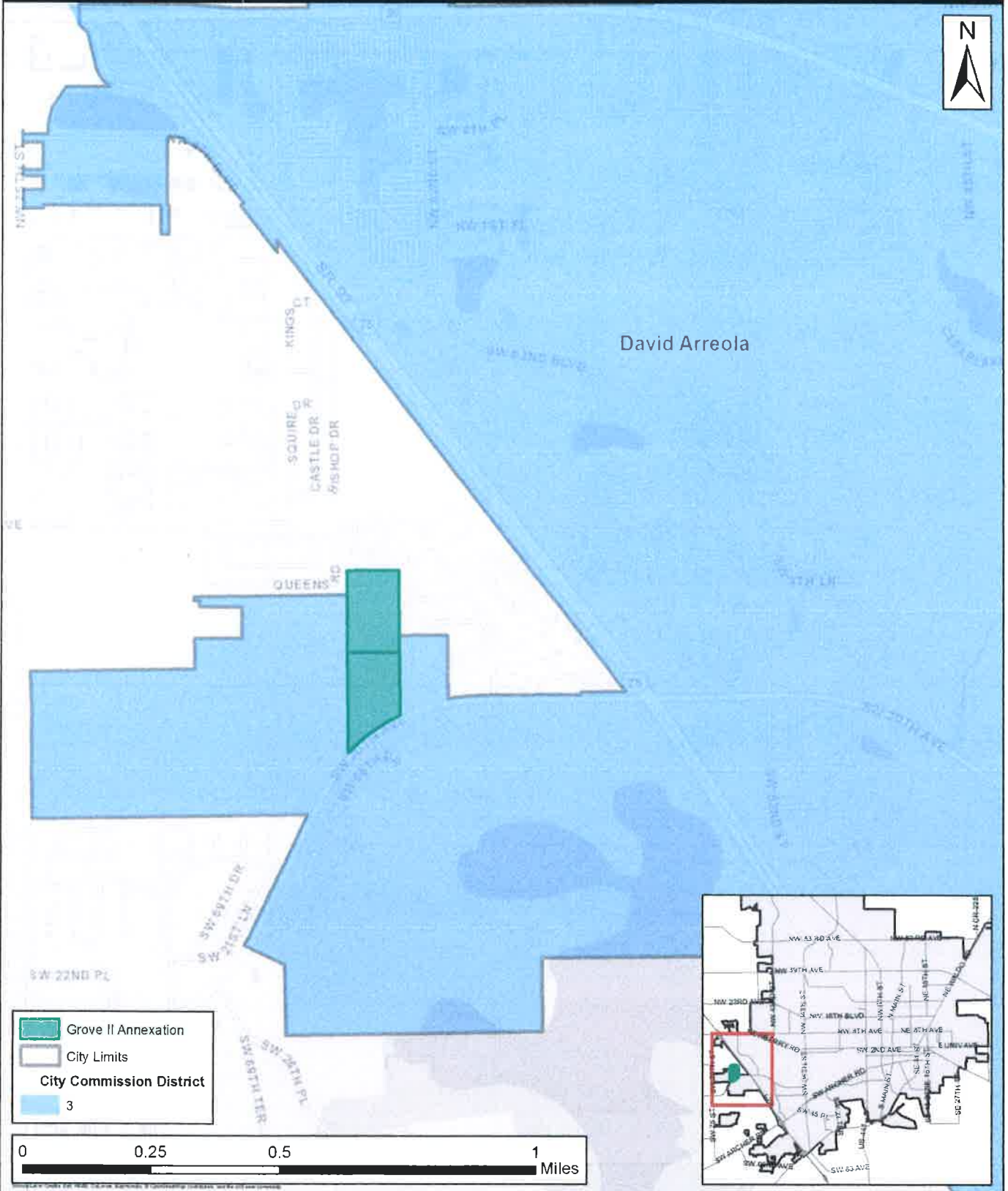
### **Existing Wastewater Collection System and Proposed Extensions**

The map on page 18 shows the existing major wastewater collection system in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.

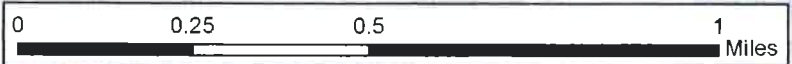
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# Proposed Annexation - Grove II Annexation

Urban Services Report - City Commission Districts  
Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



	Grove II Annexation
	City Limits
	City Commission District 3

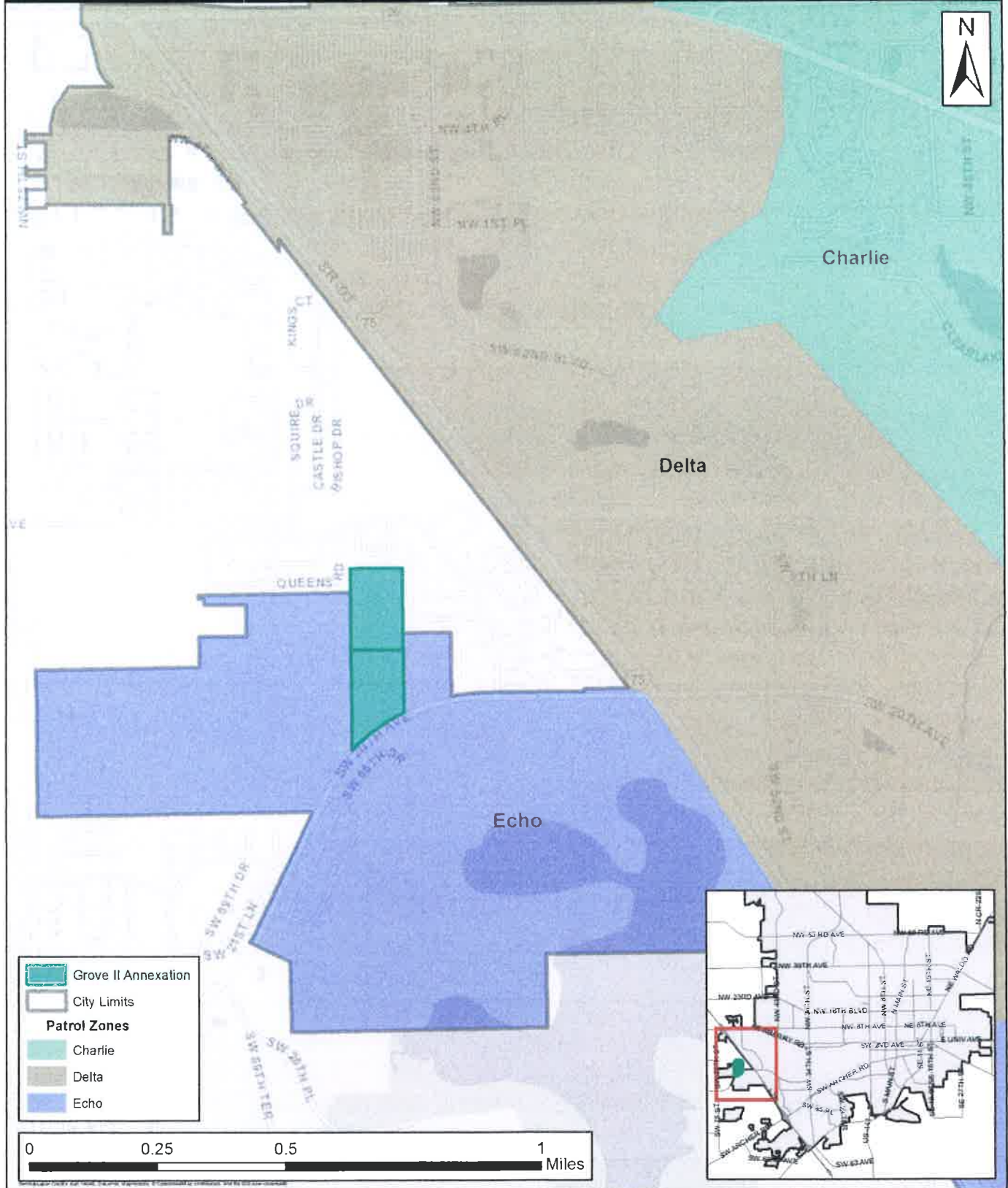




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# Proposed Annexation - Grove II Annexation

Urban Services Report - Gainesville Police Department Patrol Zones  
Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



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# Proposed Annexation - Grove II Annexation

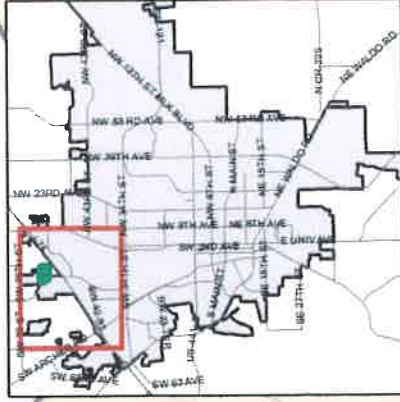
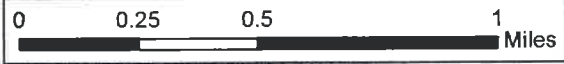
Urban Services Report - Gainesville Fire Rescue Stations  
Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



4

9

-  Grove II Annexation
-  City Limits
-  Fire Station





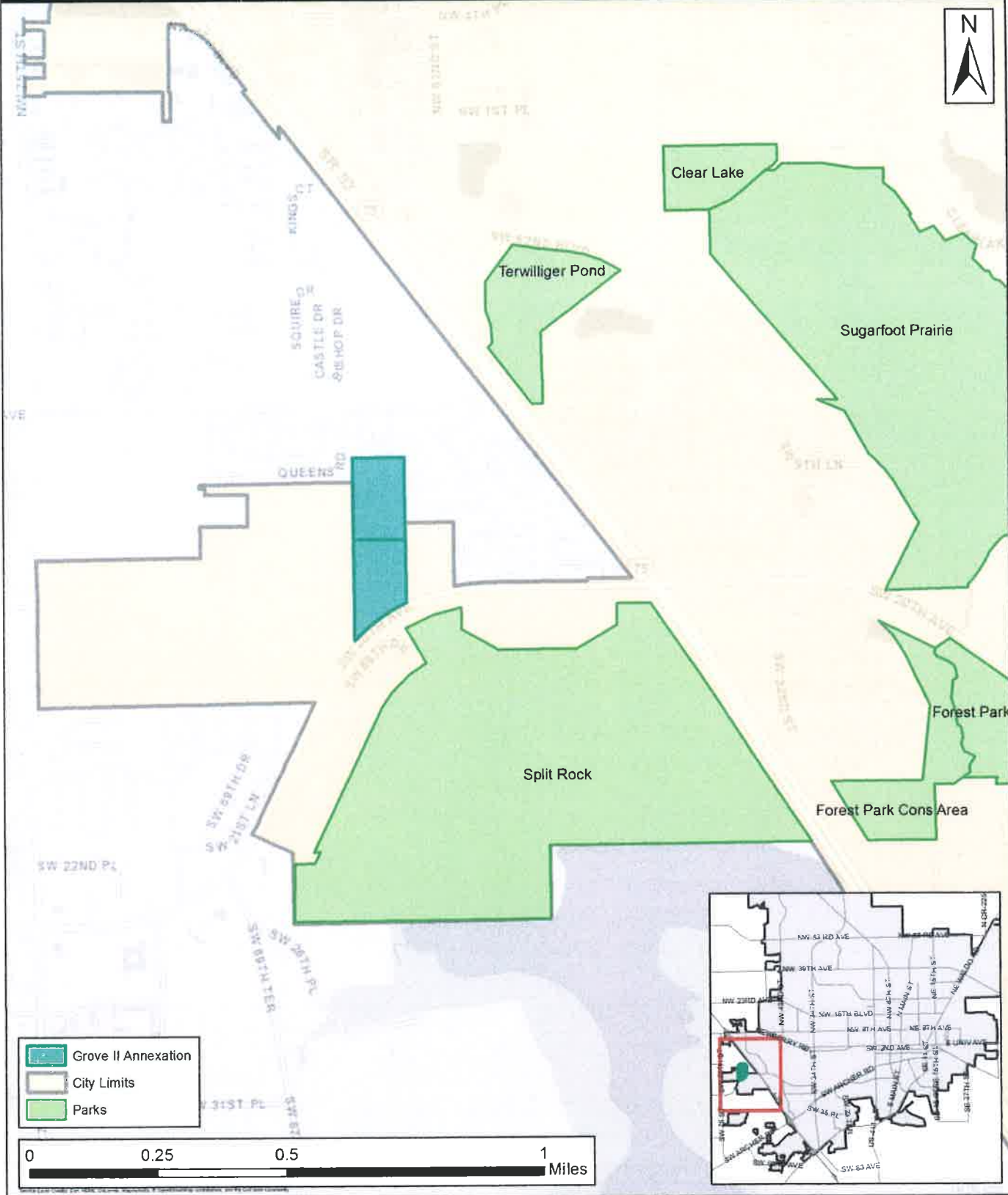


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# Proposed Annexation - Grove II Annexation

Urban Services Report - Park Facilities

Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation

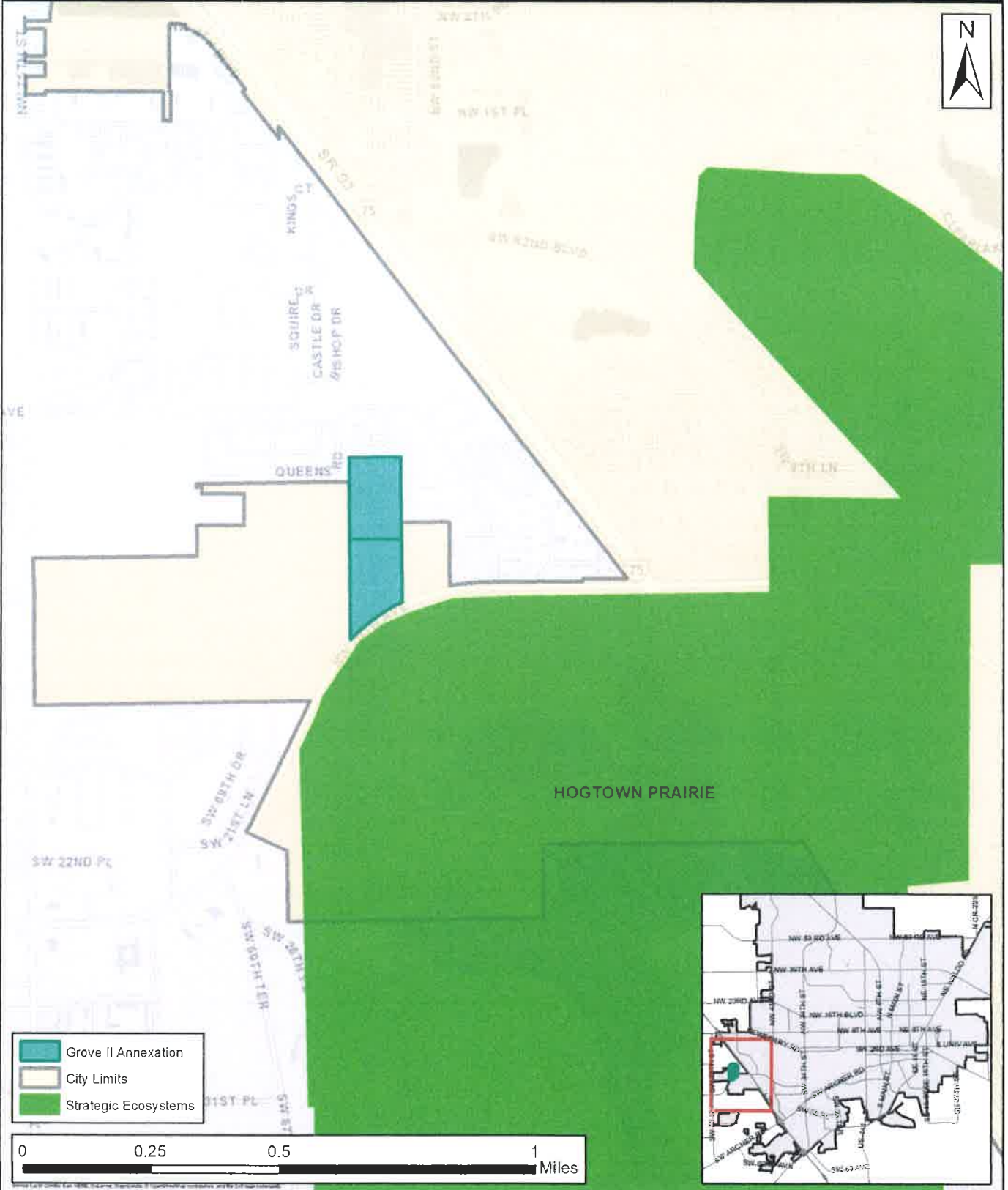


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# Proposed Annexation - Grove II Annexation

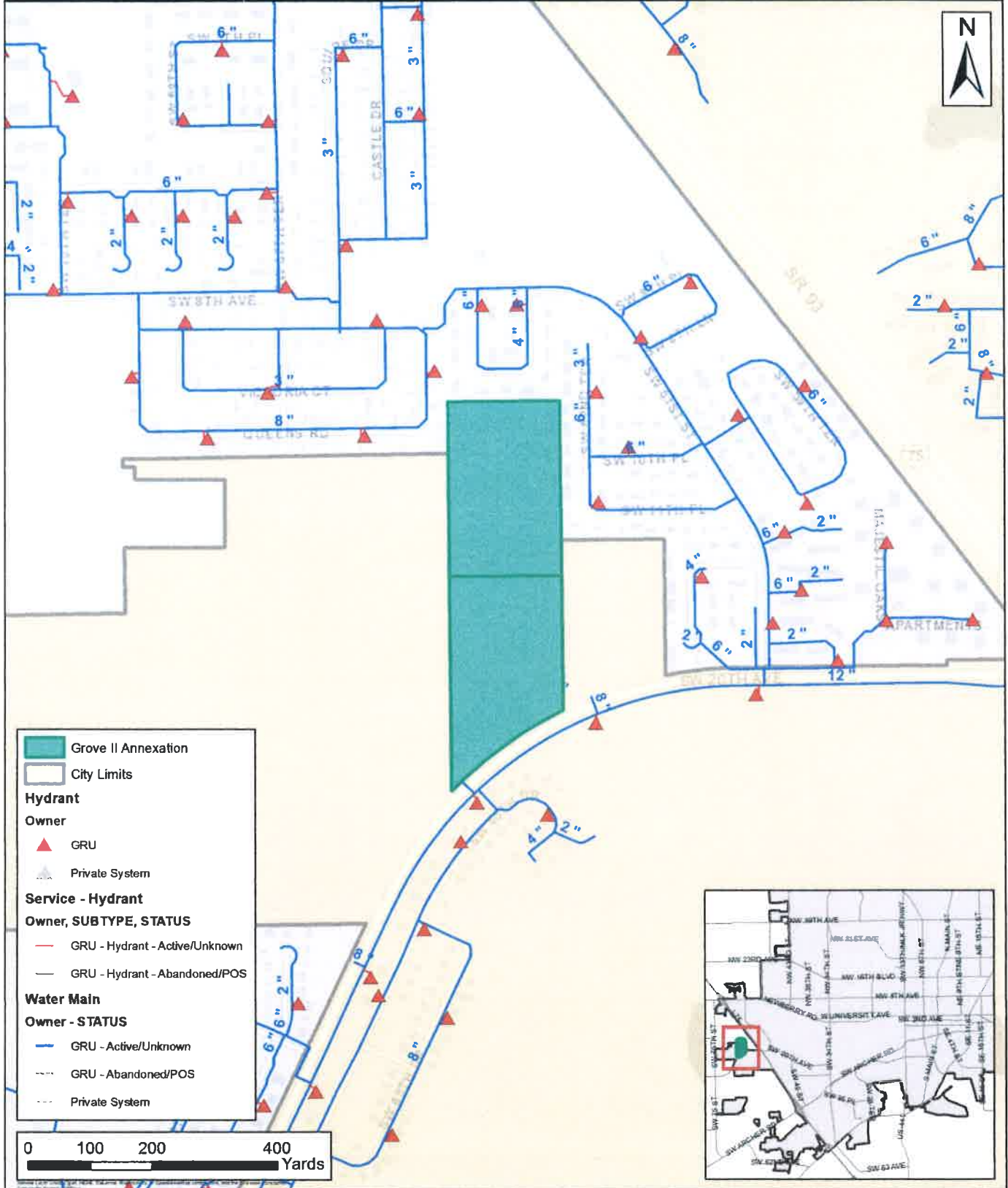
Urban Services Report - Strategic Ecosystems

Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



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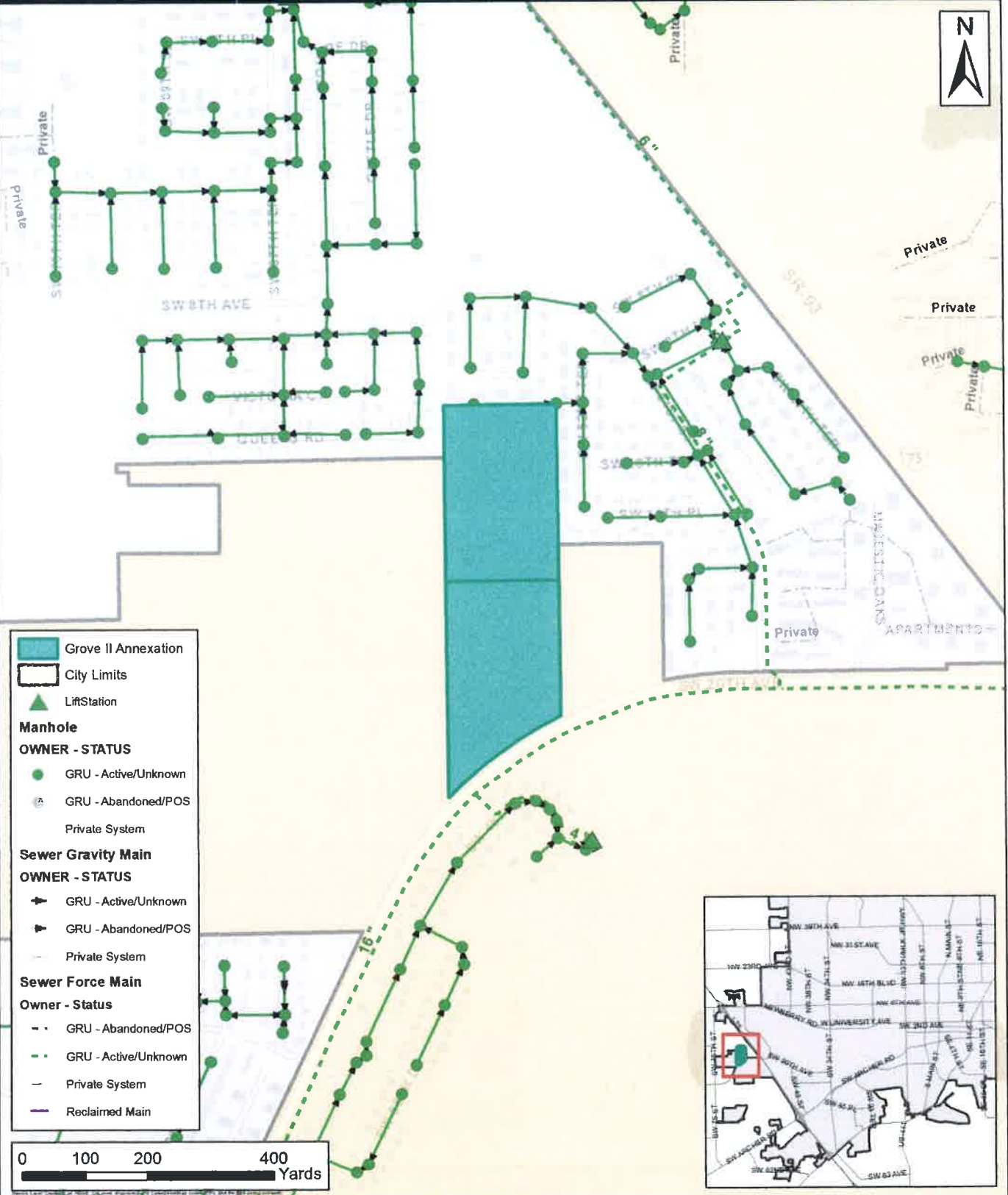
**Proposed Annexation - Grove II Annexation**  
 Urban Services Report - GRU Water Utility Facilities  
 Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation





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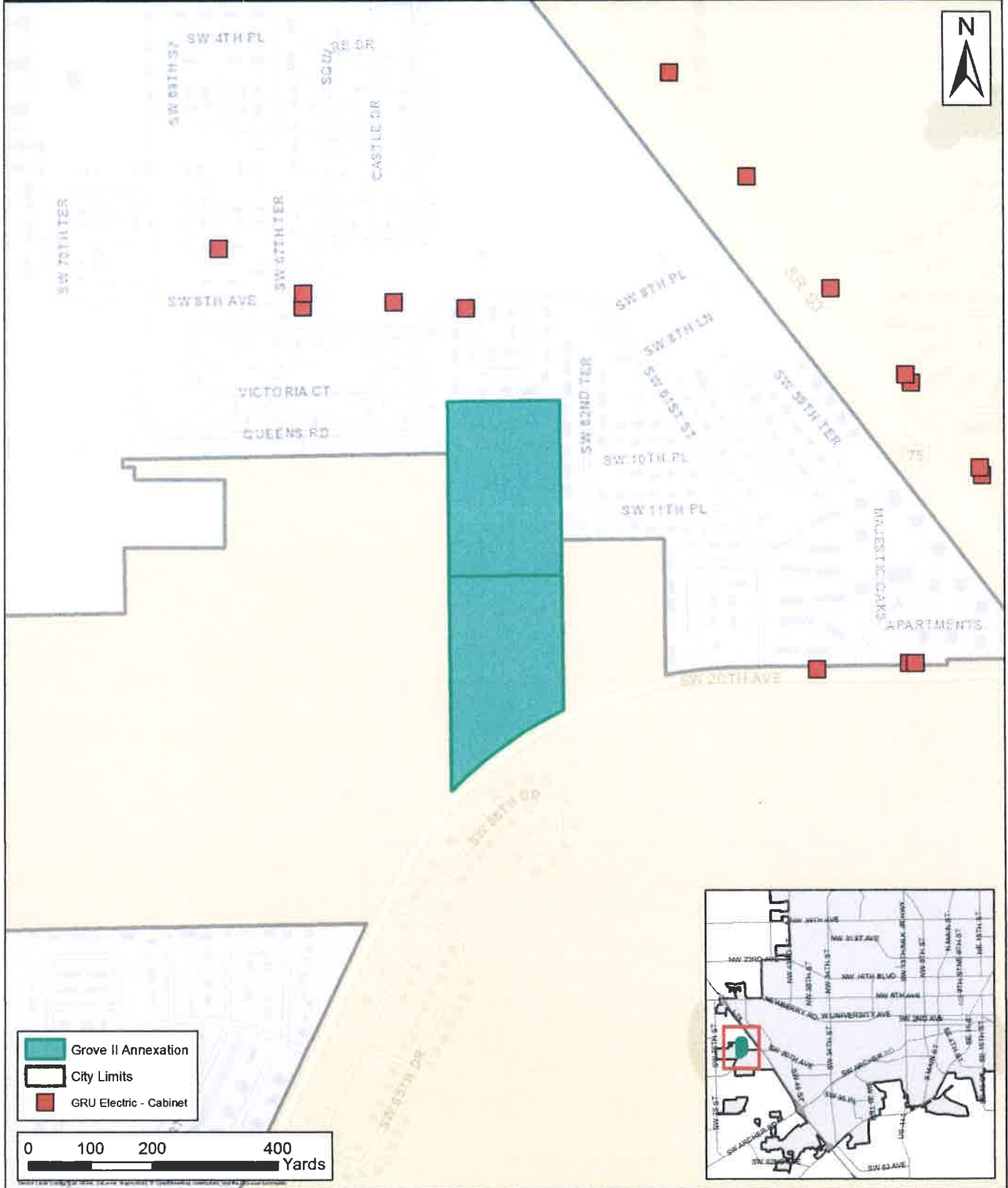
**Proposed Annexation - Grove II Annexation**  
 Urban Services Report - GRU Wastewater Utility Facilities  
 Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



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# Proposed Annexation - Grove II Annexation

Urban Services Report - GRU Electric Utility Facilities  
Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation



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**Proposed Annexation - Grove II Annexation**

Urban Services Report - GRU Gas Utility Facilities

Parcels 06675-004-000 & 06675-008-000 | Voluntary Annexation

