

CITY OF GAINESVILLE URBAN SERVICES REPORT

Millhopper/NW 43rd Street Area



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Adopted August 24, 1998

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URBAN SERVICES REPORT

INTRODUCTION

This Urban Services Report satisfies all the criteria required under the Alachua County Boundary Adjustment Act, as provided in Chapter 90-496, as amended by Chapter 91-382 and 93-347, Special Acts, Laws of Florida (the "Act") for municipal annexation. Section 13 of the Act outlines the prerequisites for annexation. This report, and accompanying documentation and maps comply with the applicable provisions of the Act.

CHARACTER OF THE AREA TO BE ANNEXED

The area to be annexed is shown in Figure 1 and Figure 1a. The area proposed for annexation is generally bounded on the north by the Gainesville city limits, on the east by the Gainesville city limits, on the west by Deer Run subdivision and on the south by the Gainesville city limits and NW 53rd Avenue. The Area meets the criteria specified in Section 9 of the Act. The Act specifies that the Area must meet the general standards of Section 9 "Character of the area to be annexed." The general land use pattern of the Area is shown in Figure 2 and Figure 2a.

Qualification of the Area under Section 9 (1) (a)

The Area is contiguous to Gainesville's boundaries and reasonably compact. No part of the Area is within the boundary of another county or another incorporated municipality. All of the Area is within the Gainesville Urban Reserve Area adopted by the Alachua County Commission on January 13, 1998, and which became final on March 15, 1998. No enclaves are created.

Qualification of the Area under Section 9 (1) (b) (3)

The Area meets the criteria of this section that, at the time of annexation, it must be developed so at least 60% of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60% of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size. Urban purposes are defined in Section 4 (18) as "that land is used intensively for residential, commercial, industrial, institutional and government purposes, including any parcels of land retained in their natural state ..." All of the property to be annexed is used for urban purposes.

Qualification of the Area under Section 9 (1) (c) (2)

The Area meets the criteria of this section that, at the time of annexation, it is adjacent to, on at least 60 percent of its external boundary , any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes. This area is adjacent on 61.3 percent of its external boundary to the municipal limits.

THE PROVISION OF SERVICES

The Provision of Services under Section 13 (1) (b)

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 existing services will be reduced within the next five years as a result of the annexation of the Area. The following discussion outlines proposed services provision.

Taxes in the Next Five Years

It is not reasonable to anticipate that ad valorem taxes will need to be adjusted in the next five years, to provide services to 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, 1991-2001 or the Alachua County Comprehensive Plan, which ever applies at the time of development, must be addressed.

Police Services

Upon the effective date of annexation, police services will be provided to the Area by the Gainesville Police Department, utilizing similar planning strategies as provided within the existing City limits. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In accordance with current policing policies, this current level of service will be extended to the Area, depending upon the level of demand for law enforcement services in other areas.

Police services to be provided include preventive 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.

Fire Protection

Gainesville Fire-Rescue Department (GFR) presently provides emergency and non-emergency services to portions of the unincorporated urban area of Alachua County. These services are required under the current Designated Assistance Fire and Emergency Medical Services Agreement between the City and Alachua County. Services to this area are provided by Station 7 located adjacent to the area to be annexed.

Solid Waste Disposal

The City of Gainesville Solid Waste Department monitors residential solid waste and recycling collection services, provided under contract with Waste Management of Central Florida, Inc., as well as residential yard collection services provided under contract with Boone Waste Industries, Inc., 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 franchise with the City.

Alachua County contracts for residential solid waste, recycling and yard trash collection in the unincorporated mandatory service areas with the same companies. The Alachua County contract includes all condominiums, even those with five or more dwelling units/buildings, as residential.

Potable Water

The City of Gainesville, through Gainesville Regional Utilities, currently serves the Area with potable water service. All potable water services will be available to the Area in the same manner as provided in the current City limits.

Potable water services are addressed in the Gainesville Regional Utilities extension policies section, which outlines the current service level and plans for extensions after annexation.

Sanitary Sewer

The City of Gainesville serves the proposed Area with sanitary sewer service. All sanitary sewer services will be available to the Area in the same manner as provided in the current City limits.

Sanitary sewer services are addressed in the Gainesville Regional Utilities extension policies section, which outlines the current service level and plans for extensions after annexation.

Streets, Drainage and Flood Control

The 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. These basic maintenance and repair services will be provided to the Area.

The City of Gainesville currently levies 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, would cause the stormwater management utility fee to be levied for the area that increases the total impervious surface.

Parks and Recreation

The Recreation and Parks Department currently provides organized recreation programs for youth and adults that are available County-wide. The Recreation and Parks Department also provides passive nature facilities and programming for youth and adults that are available County-wide

Organized recreation programs in the areas of aquatics, athletics, recreation centers, after-school and summer playground programs are provided, plus a variety of special events are also available.

The Parks Division is responsible for the cleaning and upkeep of all City parks. In addition, this Division provides basic mowing of City rights-of-way, cleaning of City-owned parking lots, removal and trimming of trees located on City property, maintenance of grounds around City-owned buildings and operated the City's Evergreen Cemetery. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Ironwood Golf Course is owned and operated by the City of Gainesville. The facilities are available to all residents of Alachua County.

Housing

The Building Inspections Department enforces building and fire codes. The Division is responsible for permitting and inspections of new construction and remodeling or repair of existing buildings. Building contractors are also licensed through the Department in accordance with state and local regulations. The Code

Enforcement Division of the Gainesville Community Development Department enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales.

The Housing Division provides grants for low and moderate income housing through the use of federal Community Development Block Grant funds. Through the non-profit Neighborhood Housing and Development Corporation, special development projects related to housing and economic development are sponsored.

The Area will receive the same services that are provided in the existing city limits upon the effective date of annexation.

Street Lighting

Streetlighting is already provided and funded by the City of Gainesville General Operating Fund along arterials and collectors for vehicle and pedestrian safety. Additional streetlights will be available and provided in the Area in accordance with the guidelines of the City of Gainesville Transportation Services Division of the Public Works Department outlined in the "City of Gainesville Standards for Roadway Lighting".

Transportation

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS).

The City of Gainesville Transportation Services Division currently provides transportation and traffic engineering services to portions of the Area. Transportation and traffic engineering activities are coordinated with the Florida Department of Transportation, Alachua County and the Metropolitan Transportation Planning Organization. The Transportation Services Division also prepares engineering studies, designs and reports, reviews development plans and is responsible for the operations of the Computerized Traffic Signal System.

The Traffic Operations Section is responsible for installation and maintenance of traffic signs and pavement markings on City streets; traffic signal operations and construction inspection services for all of Alachua County; and all parking meter operations and mechanical traffic counts for traffic studies.

Planning and Zoning Services

The Department of Community Development 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 all development in the

Area until the Gainesville Comprehensive Plan is amended and the Area is placed in 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. Following annexation the City will undertake the necessary studies to amend the City Comprehensive Plan and zoning map to include the Area and will commence appropriate public hearings to complete such an amendment.

Cultural Affairs

The Department of Cultural Affairs provides for cultural enlightenment through various programs in the arts, historical interpretation, special events and cultural and environmental programs in the County school system. The Area will receive the same services that are provided in the existing city limits upon annexation.

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 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 the service they receive. This cost includes the cost of the treatment facilities required for service in the form of plant connection fees, and the cost of distribution or collection facilities in the form of transmission and distribution charges and/or collection system charges. Additionally, any developer requesting an extension pays a Contribution In Aid of Construction (CIAC) sufficient to ensure that GRU receives an appropriate rate of return on its portion of extension costs. This policy applies both in the City of Gainesville and the surrounding unincorporated area of Alachua County.

Actual facility construction is funded from either one or both of GRU's Construction Fund or the Utility Plant Improvement Fund (UPIF). The Construction Fund consists of proceeds for the issuance of revenue bonds. The UPIF is funded by operating revenue.

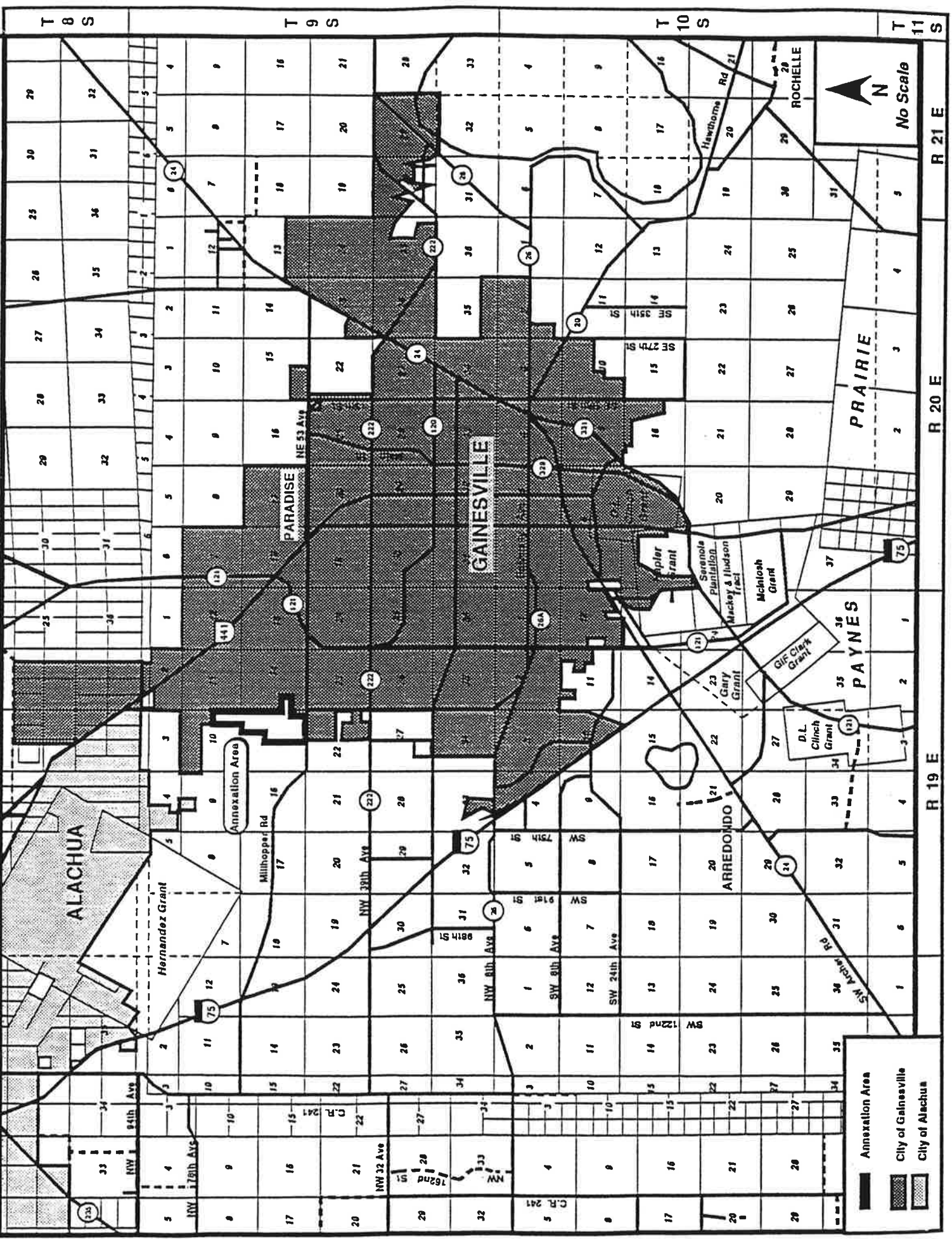
Existing Major Trunk Water Mains and Proposed Extensions

In accordance with Section 13 (1) (a) of the Boundary Adjustment Act, Figure 3 shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Figure 4 shows water distribution system projects in GRU's approved 1996-97 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 4. Additional funding is included in GRU's budget for extending water facilities to meet the needs of new customers and whose location will depend on development. Project timing is based on projected growth within the GRU service area. Actual construction times of the projects shown in Figure 4 may vary based on the actual rate or location of growth within the service area.

Existing Wastewater Collection System and Proposed Extensions

In accordance with Section 13 (1) (a), Figure 5 shows the existing major wastewater collection system in the City of Gainesville and the Area. Figure 6 shows wastewater collection system projects in GRU's approved 1996-97 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 6. Additional funding is included in GRU's budget for extending wastewater facilities, to meet the needs of new customers and whose location will depend upon development. Project timing is based on projected growth within the GRU service area. Actual construction times may vary as a result of service being required either earlier or later than originally anticipated.

Figure 1: Existing City Limits and Annexation Boundary



- Annexation Area
- City of Gainesville
- City of Alachua



No Scale

Figure 1a: Detailed Map of the Millhopper/ NW 43rd Street Annexation Area

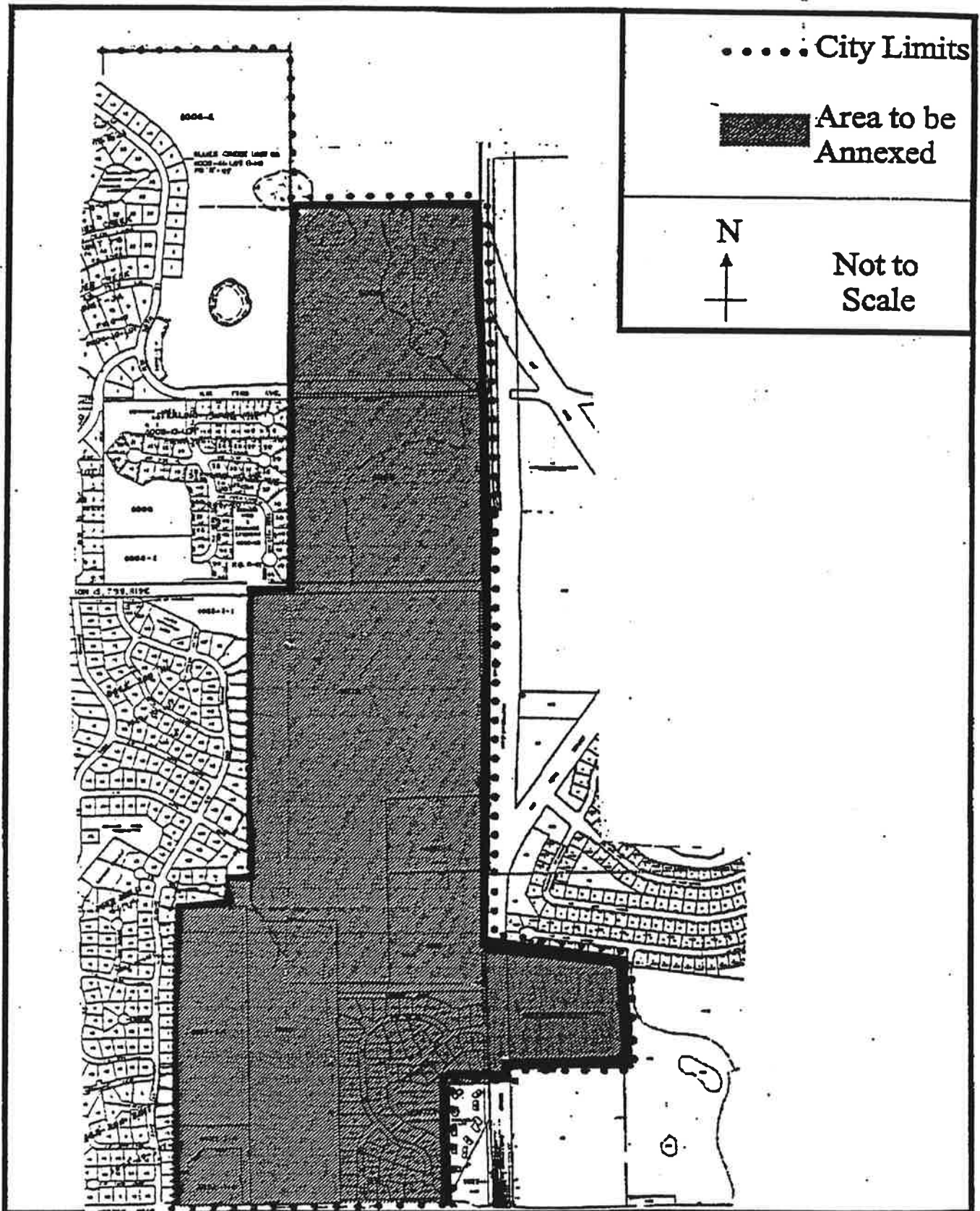
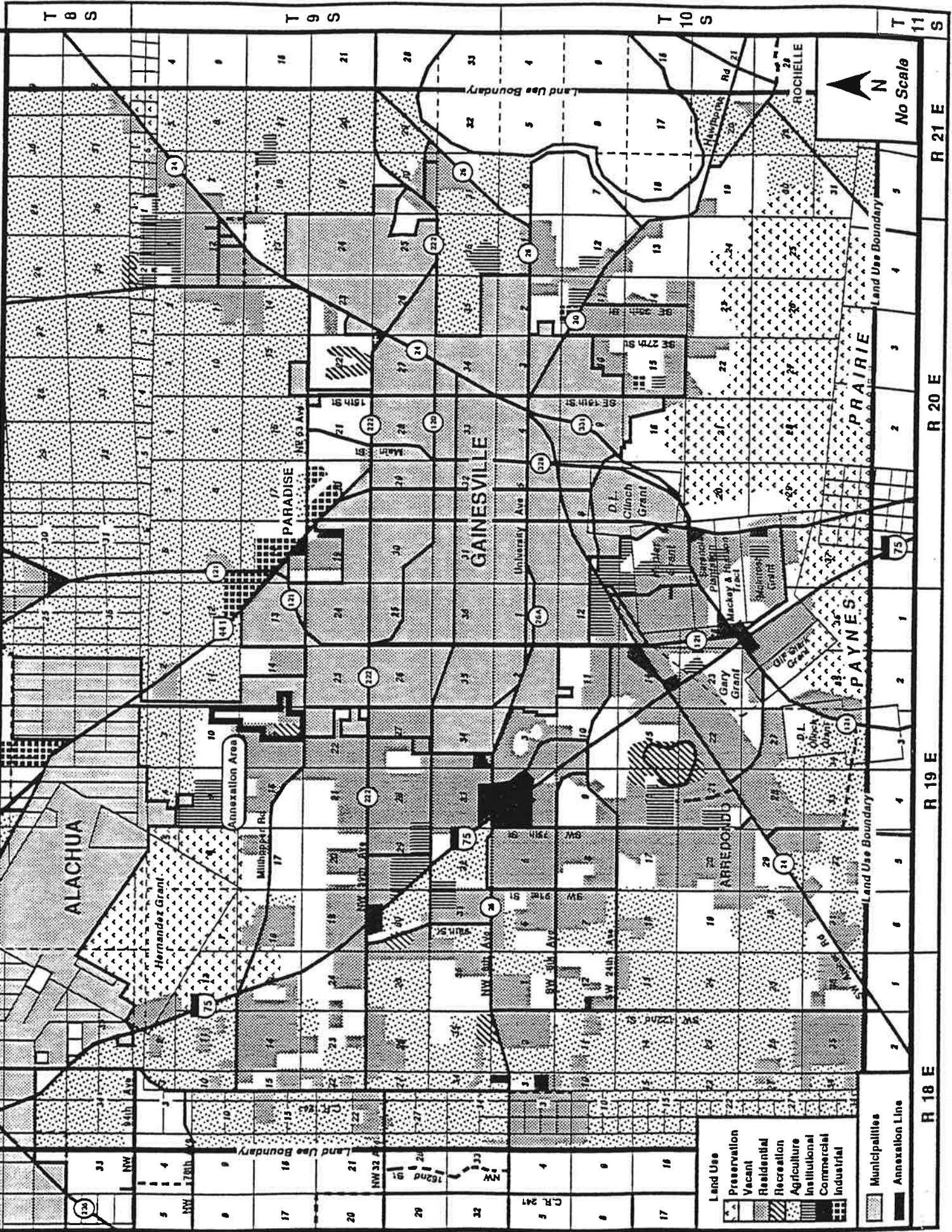


Figure 2: Generalized Land Use/Alachua County



Land Use

- Preservation
- Vacant
- Residential
- Recreation
- Agriculture
- Institutional
- Commercial
- Industrial

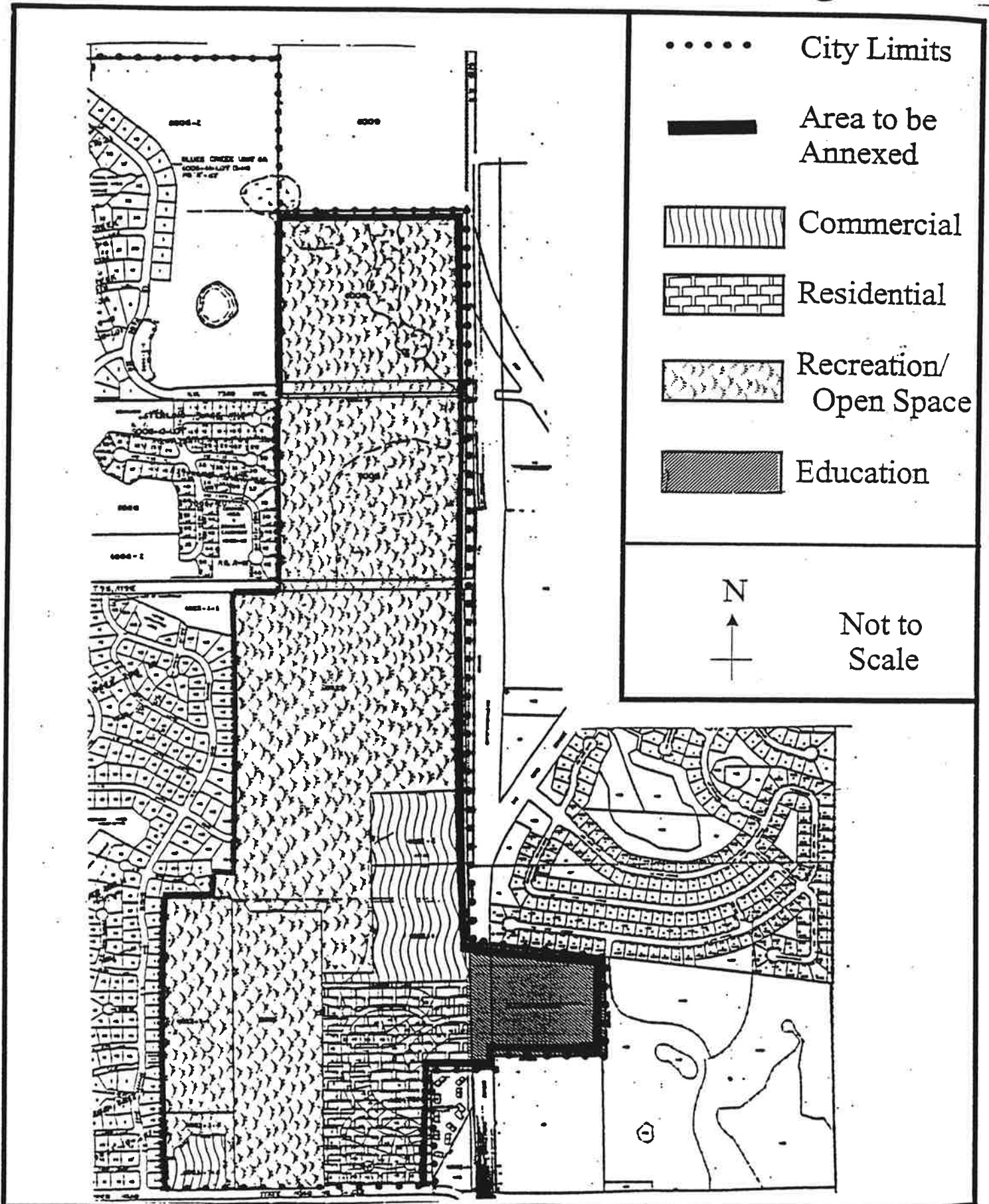
Municipalities

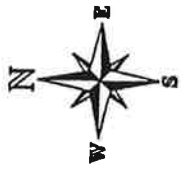
Annexion Line



No Scale

**Figure 2a: Detailed Map of the Millhopper/
NW 43rd Street Annexation Area Existing Land Use**



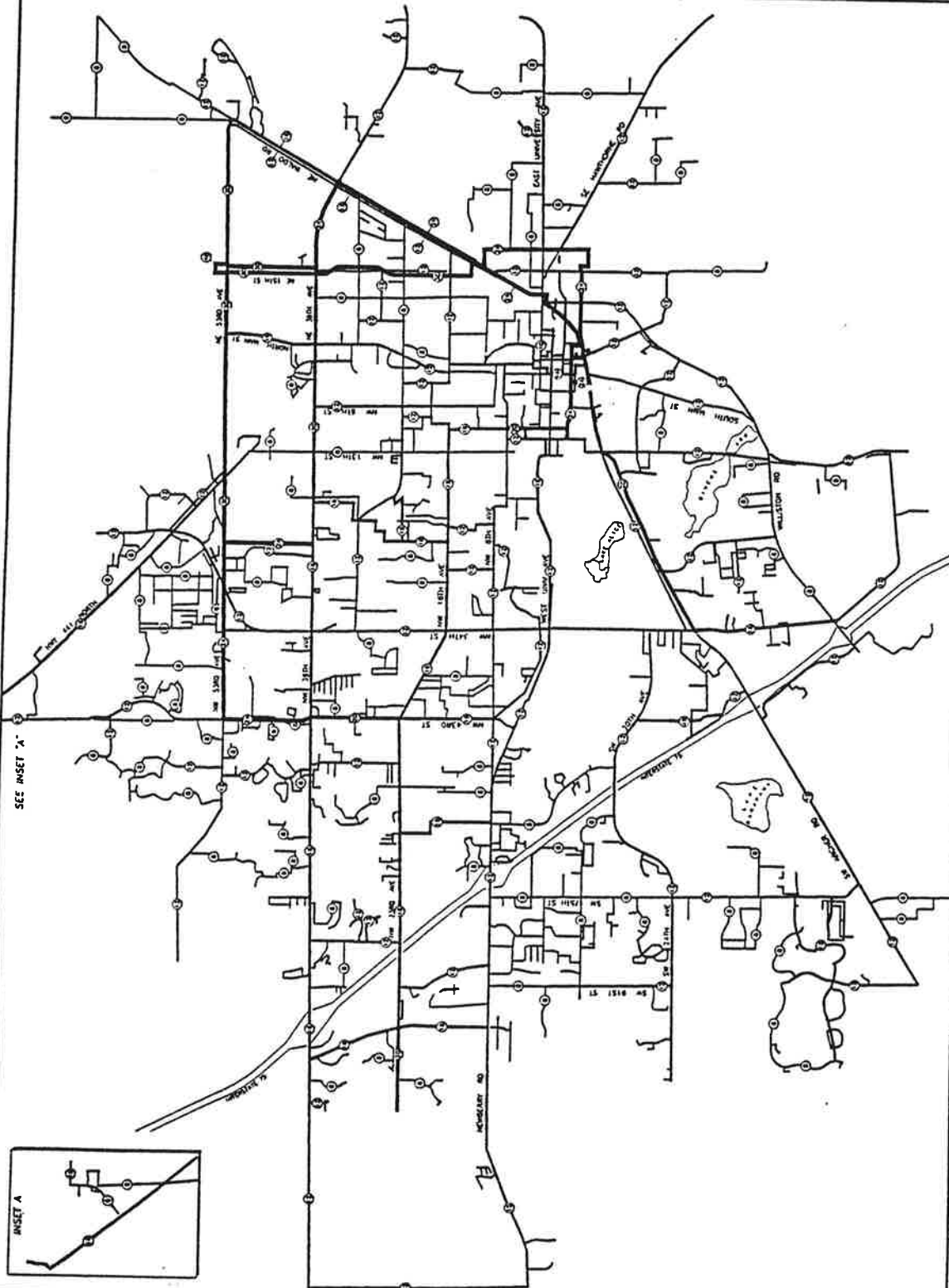


Scale in Feet

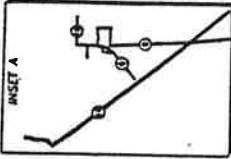
LEGEND

- 24" + WATER LINE
- 20" WATER LINE
- 16" WATER LINE
- 14" WATER LINE
- 12" WATER LINE
- 10" WATER LINE
- 8" WATER LINE

SECTION WATER



SEE INSET "A"



EXISTING WATER TRANSMISSION AND DISTRIBUTION SYSTEM



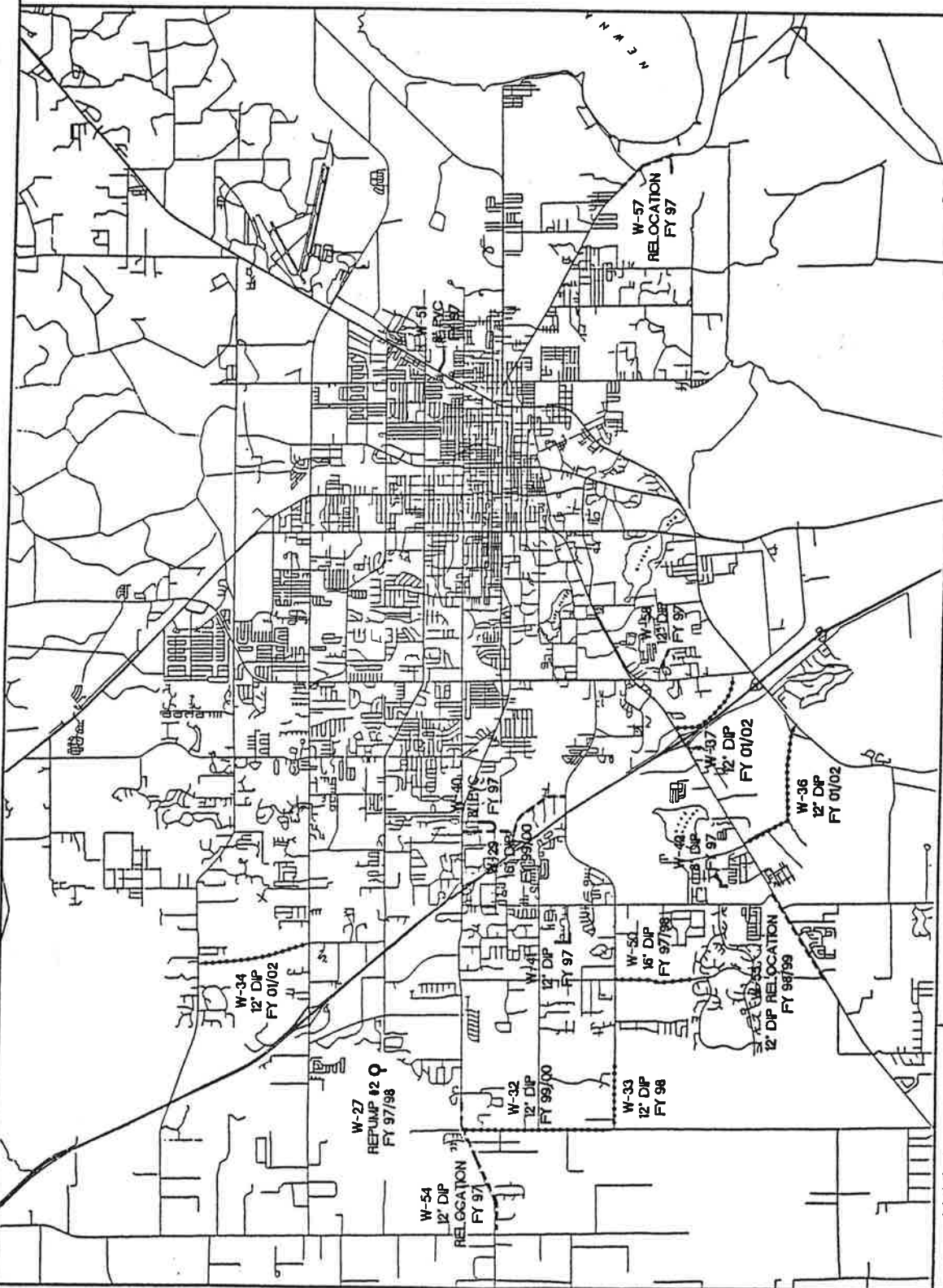
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 PREPARED BY: STRATEGIC PLANNING DEPARTMENT
 DATE: 2/13/78



LEGEND

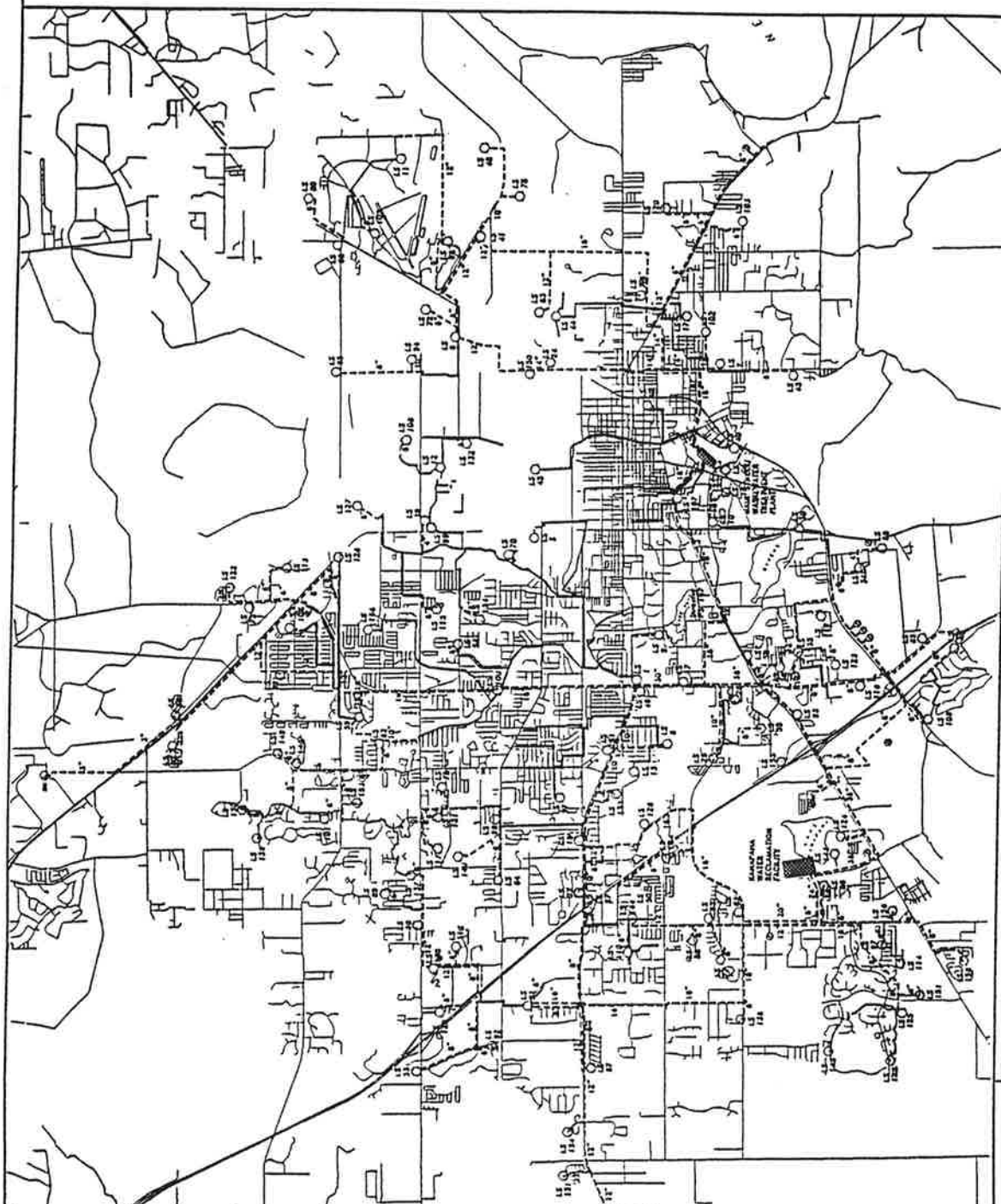
- ROAD PROJECTS
- SYSTEM IMPROVEMENTS
- DEVELOPER INITIATED EXTENSIONS

SECTION
WATER



**WATER DISTRIBUTION SYSTEM
CAPITAL BUDGET PROJECTS**

SCALE: 1" = 7000'
 AUTOCAD FILE: WPI971A1.WBD.DWG
 PLOT DATE: 3/13/98
 DRAWING BY: CARL OLIVER



LEGEND

--- FORCE MAIN

MAJOR GRAVITY MAIN

○ LIFT STATION

■ WW PLANT

EXISTING MAJOR WASTEWATER COLLECTION FACILITIES

SCALE: 1" = 6000'
 AUTOCAD FILE: WASTEWATER/EXISTING/EXISTING.DWG
 DATE: 9/18/98

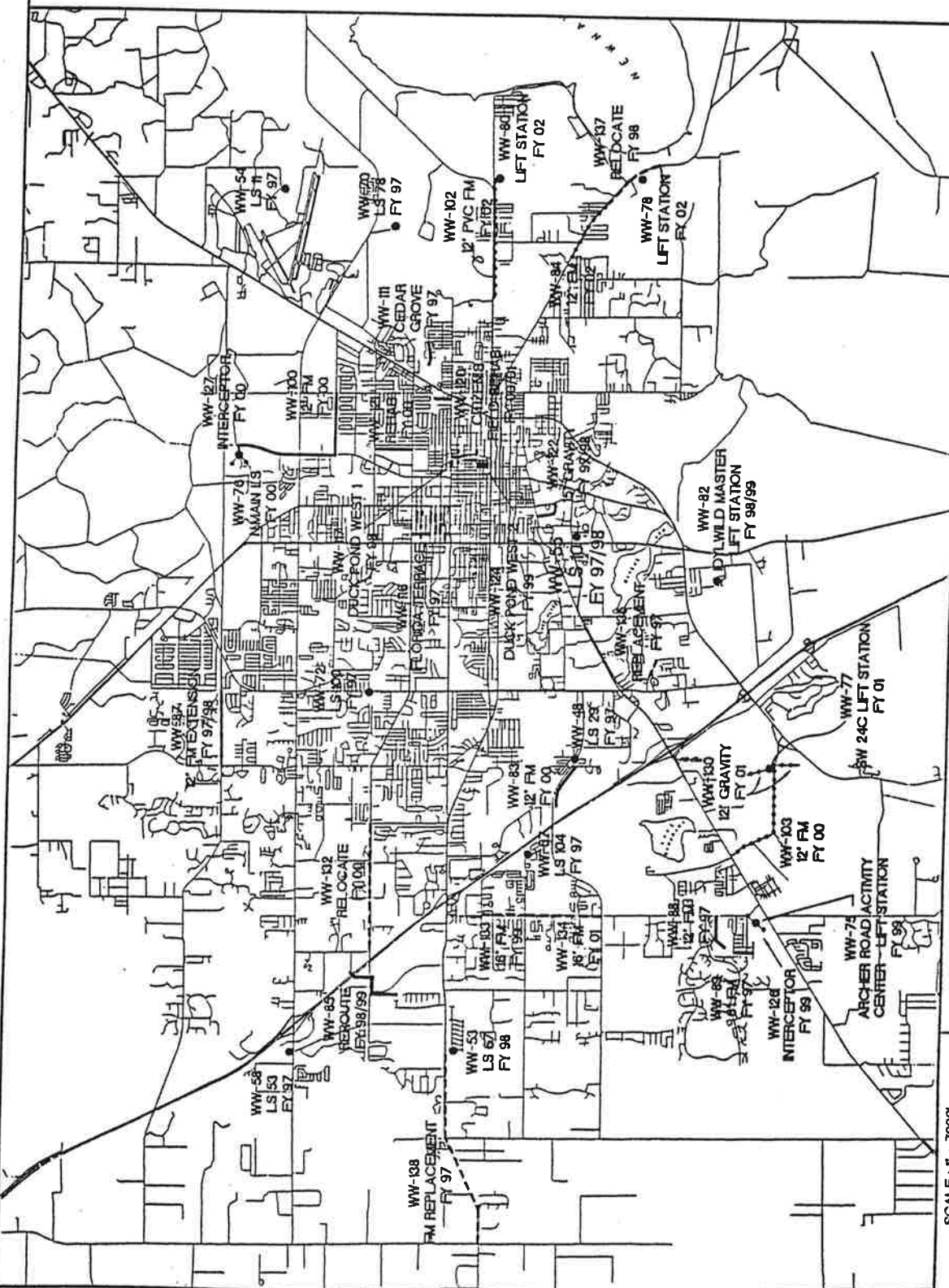


SECTION
WASTEWATER



LEGEND

- ROAD PROJECTS
- ===== SYSTEM IMPROVEMENTS
- DEVELOPER INITIATED EXTENSIONS



SECTION WASTEWATER



WASTEWATER COLLECTION SYSTEM CAPITAL BUDGET PROJECTS

SCALE: 1" = 7000'
 AUCAD FILE
 PLOT DATE 11/20/98
 UNIVERSITY MICROFILMS
 GRAPHIC BY CAR OLIVE