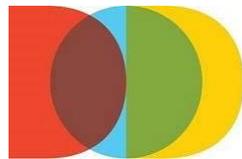


CITY OF GAINESVILLE URBAN SERVICES REPORT

**Annexation by Referendum, Finley Woods Phase I, located
south of SW 62nd Avenue**



January 25, 2018

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INTRODUCTION

This Urban Services Report was prepared to provide a plan for the transition of services upon annexation of property commonly known as Finley Woods. This report is meant as a guide for both City and County staff, the property owners in this annexation area and the residents in nearby areas.

AREA TO BE VOTED ON FOR ANNEXATION

The area proposed for annexation referendum is +/- 18.14 acre subdivision composed of 57 parcels owned by multiple property owners and the Finley Woods Homeowners Association, shown in figure 1. The City of Gainesville received a letter from nine home owners in the Finley Woods Phase I neighborhood on behalf of this portion of the Finley Woods Neighborhood. Finley Woods Phases II & III were annexed into the City of Gainesville in 2017. The total annexation area is approximately 18.14 acres and is located south of SW 62nd Avenue, as more specifically described in this ordinance, as petitioned for by the property owner pursuant to Chapter 171, Florida Statutes.

QUALIFICATION OF THE AREA UNDER F.S. 171.043

The area meets the criteria stated in F.S. 171.043. This area is contiguous to the City of Gainesville boundary, is reasonably compact, and no part of the area is included within the boundaries of another incorporated municipality. The area being annexed is currently developed for urban purposes. This is evident as it exceeds the qualifications expressed in F.S. 171.043 subsection 2C, which defines an area developed for urban purposes as “It is so developed that at least 60 percent 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 percent 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 (see table below).”

Total Lots	57
Total Lots Used for Urban Purposes	57
Percent of Total Lots Used for Urban Purposes	100%

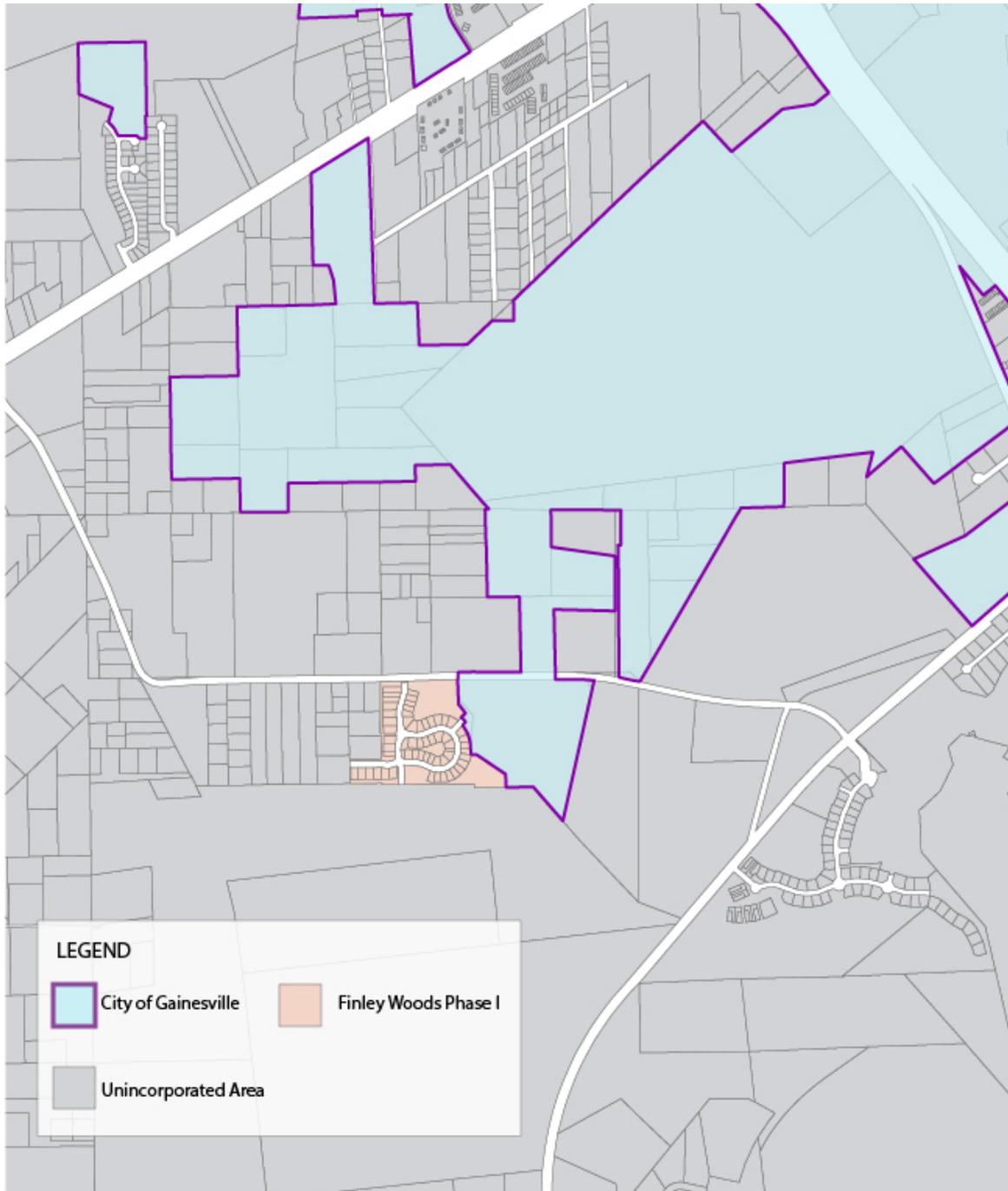


Figure 1. (Map of annexation area in context with the City of Gainesville; Source: Dept of Doing, Planning)

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. GPD District Two, Echo Zone will be extended to serve the area. 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. Below is the map showing the location of the proposed annexation in GPD zone Alpha.

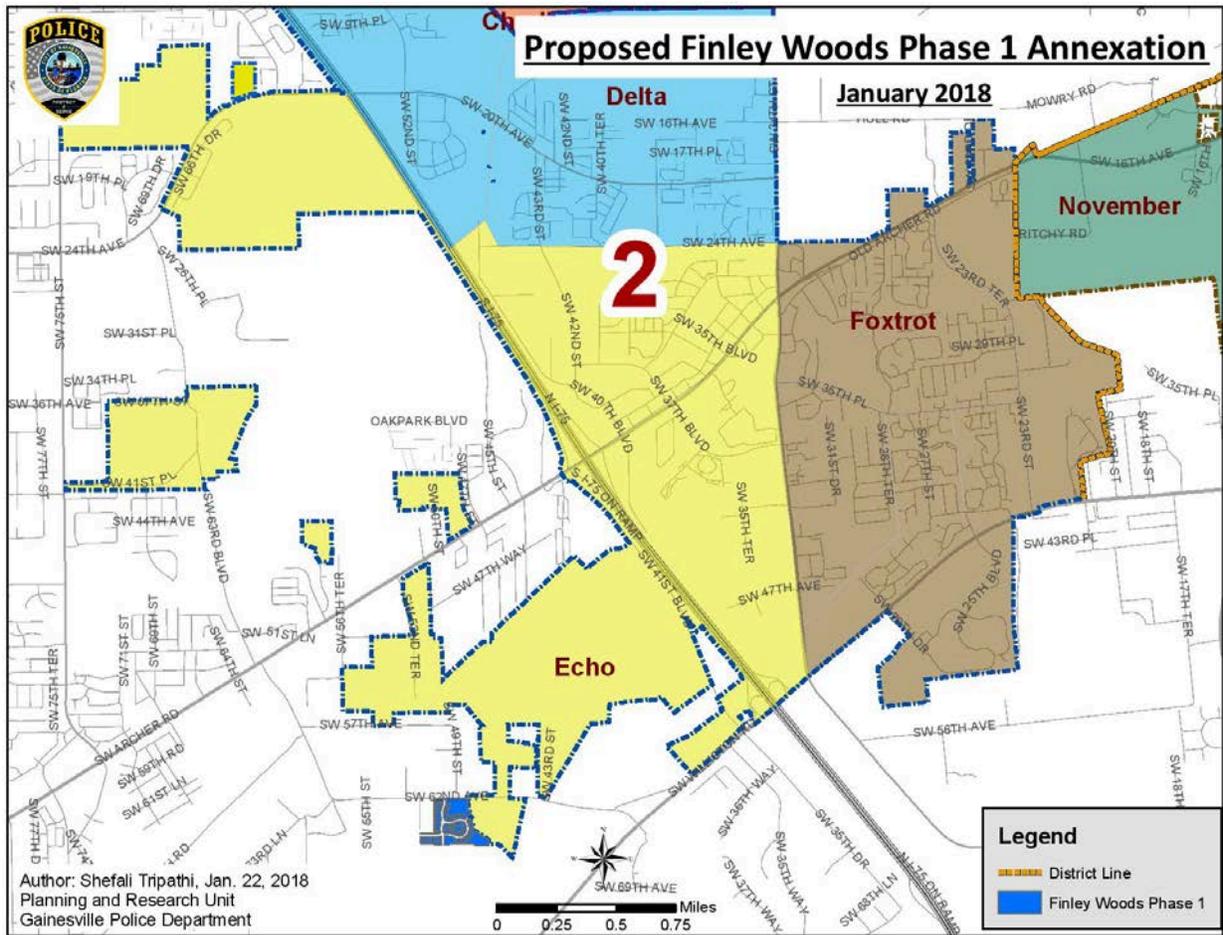


Figure 2. (Map of annexation area in context with City of Gainesville Police Zones; Source: GPD)

Fire Protection

The 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 Fire Services Assistance Agreement between the City and Alachua County. City of Gainesville Stations 9 and 2 provide services to this area. 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. The Area will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

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.

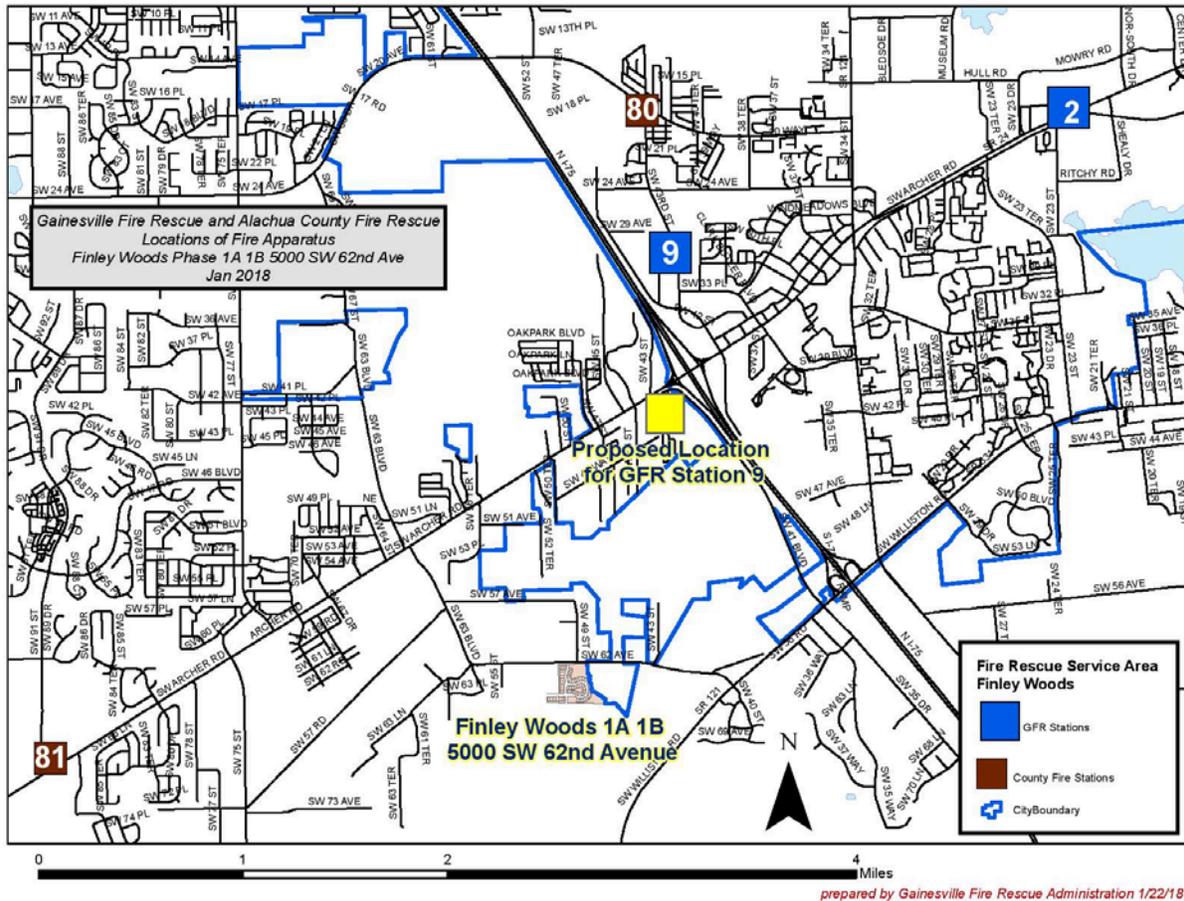


Figure 3. (Map of annexation area in context with City of Gainesville and Alachua County Fire Rescue Zones; Source: GFR)

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.

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".

Transportation

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). RTS currently has no operating routes in proximity to the Finley Woods subdivision and has no plans to expand transportation services to this area in the near future.

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.

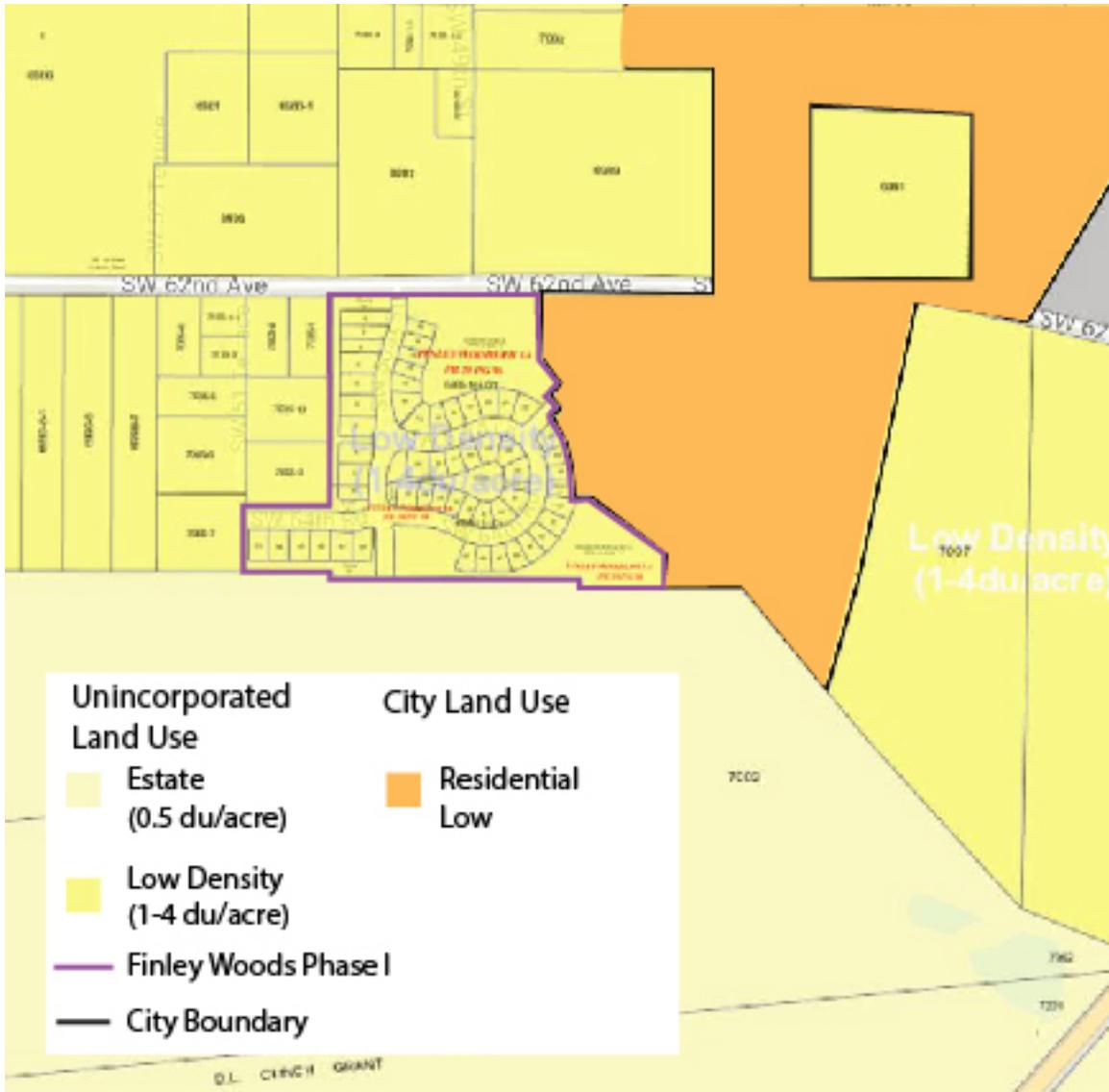
Planning and Zoning Services

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.

Existing Land Use and Zoning

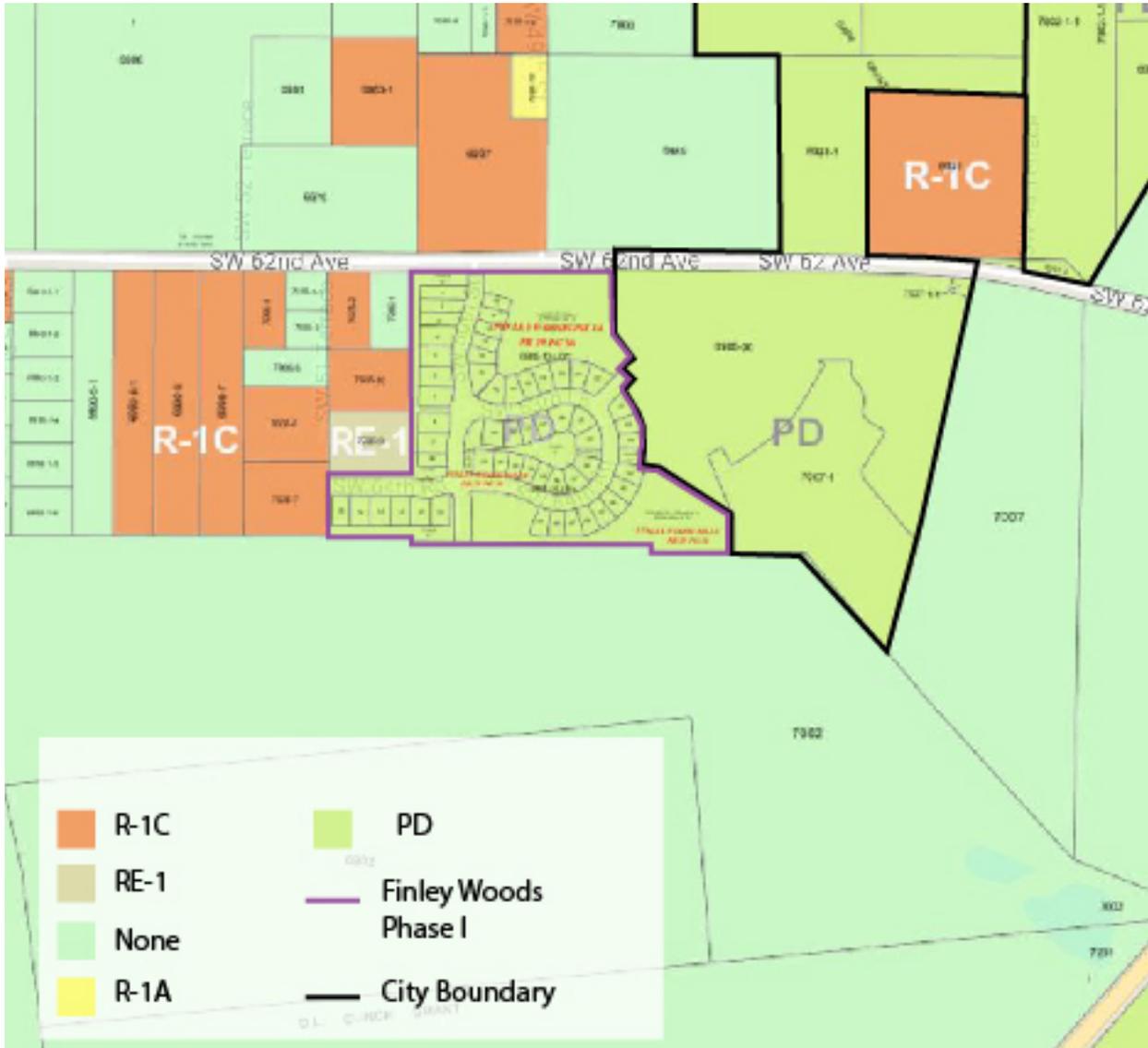
The existing land use in the unincorporated area is residential high-density, which allows for 14-24 dwelling units per acre. The existing zoning in the unincorporated area is R-2A Residential Multi Family. Following annexation, the City will undertake the necessary studies to amend the City Comprehensive Plan and zoning map to include the Area and will commence appropriate public hearings to complete such an amendment.

Existing County Land Use



(Source: Alachua County Map Genius; Department of Doing)

Existing County Zoning



(Source: Alachua County Map Genius; Department of Doing)

Proposed Land Use and Zoning

The proposed land use and zoning designations will create a planning framework for residential development / redevelopment that is consistent with the existing and future residential development pattern in the area that will provide for a mix of housing types housing stock within the urbanized portion of Gainesville. Under the proposed designations and under the existing City of Gainesville Land Development Regulations, future development activity within the subject property can occur in harmony with surrounding land uses and will occur in compliance with all applicable regulations associated with the Comprehensive Plan and Land Development Code.

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.

Electrical Power Services

The City of Gainesville and Gainesville Regional Utility (GRU) does not provide electric utilities to Finley Woods area. This area is within the Clay Utility service area and receives electric services from Clay Utility.

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.

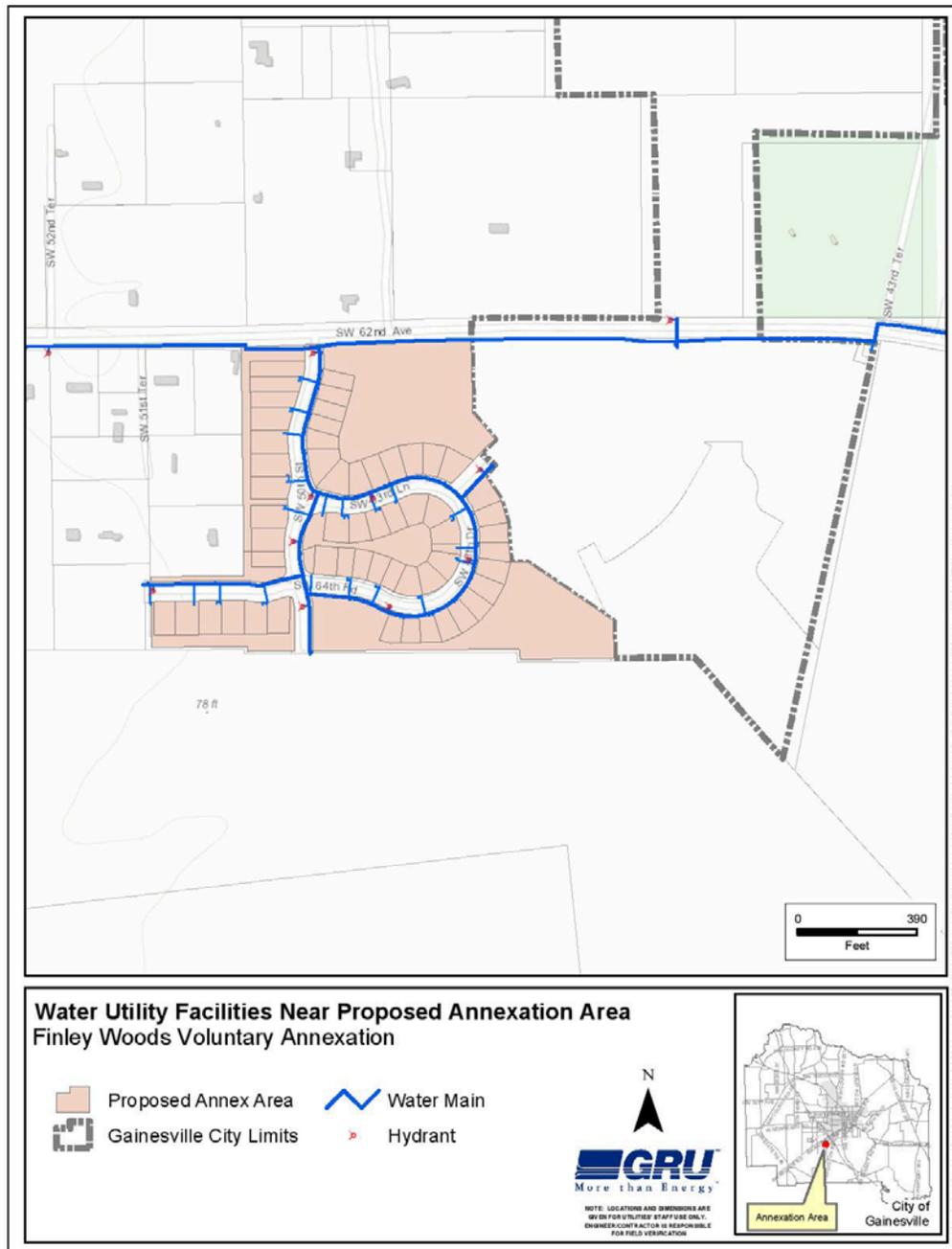
Financing the Extension of Water and Wastewater Facilities

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

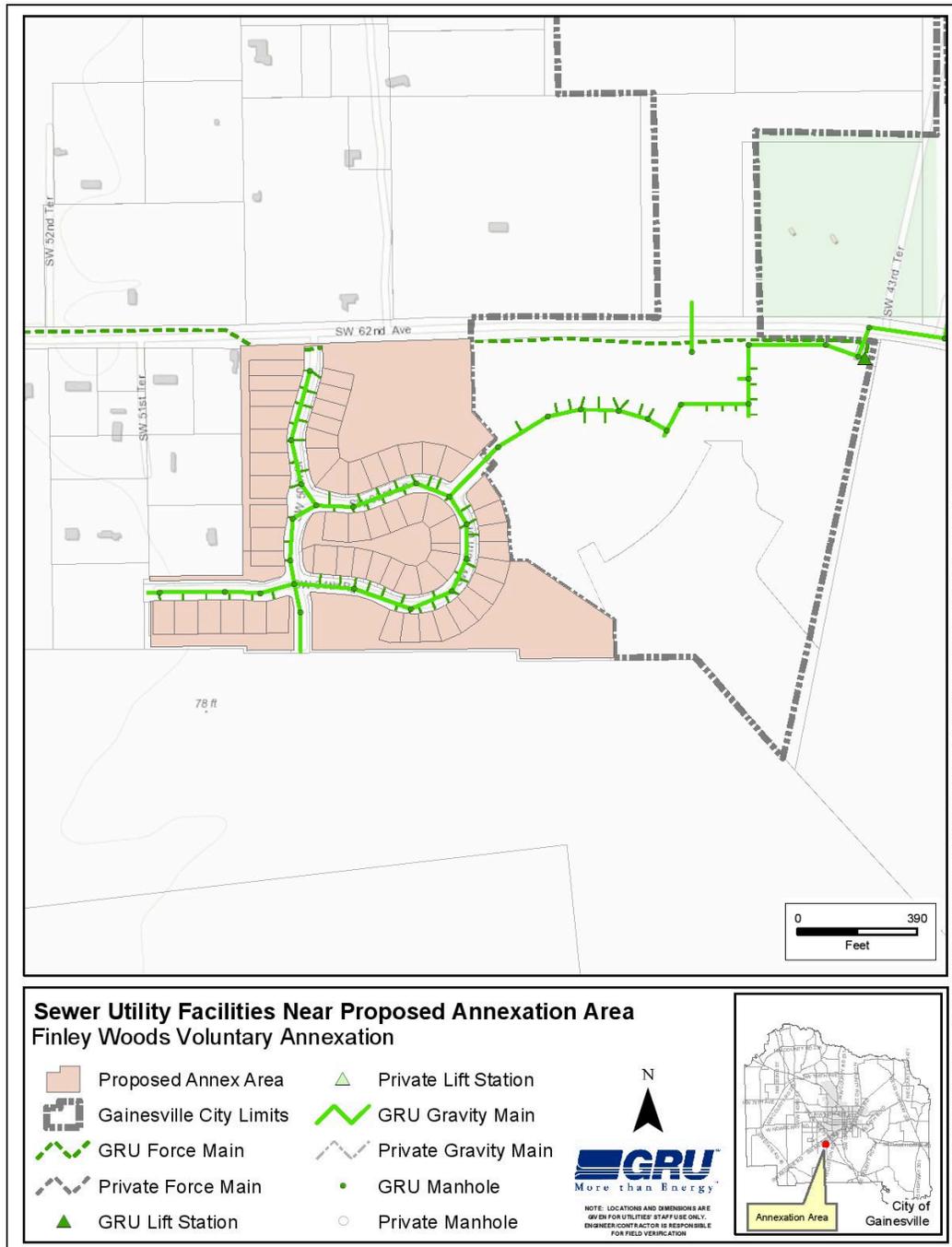
The map below shows existing major water mains in the City of Gainesville and the surrounding proposed annexation Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU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



(Map of annexation area in context with GRU Water Utilities; Source: GRU)

Existing Wastewater Collection System and Proposed Extensions

The map below 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.



(Map of annexation area in context with GRU Wastewater Utilities; Source: GRU)

