



Urban Services Report: Northwest Area Annexation Areas 1, 2, & 3

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City of Gainesville

July 17th, 2012

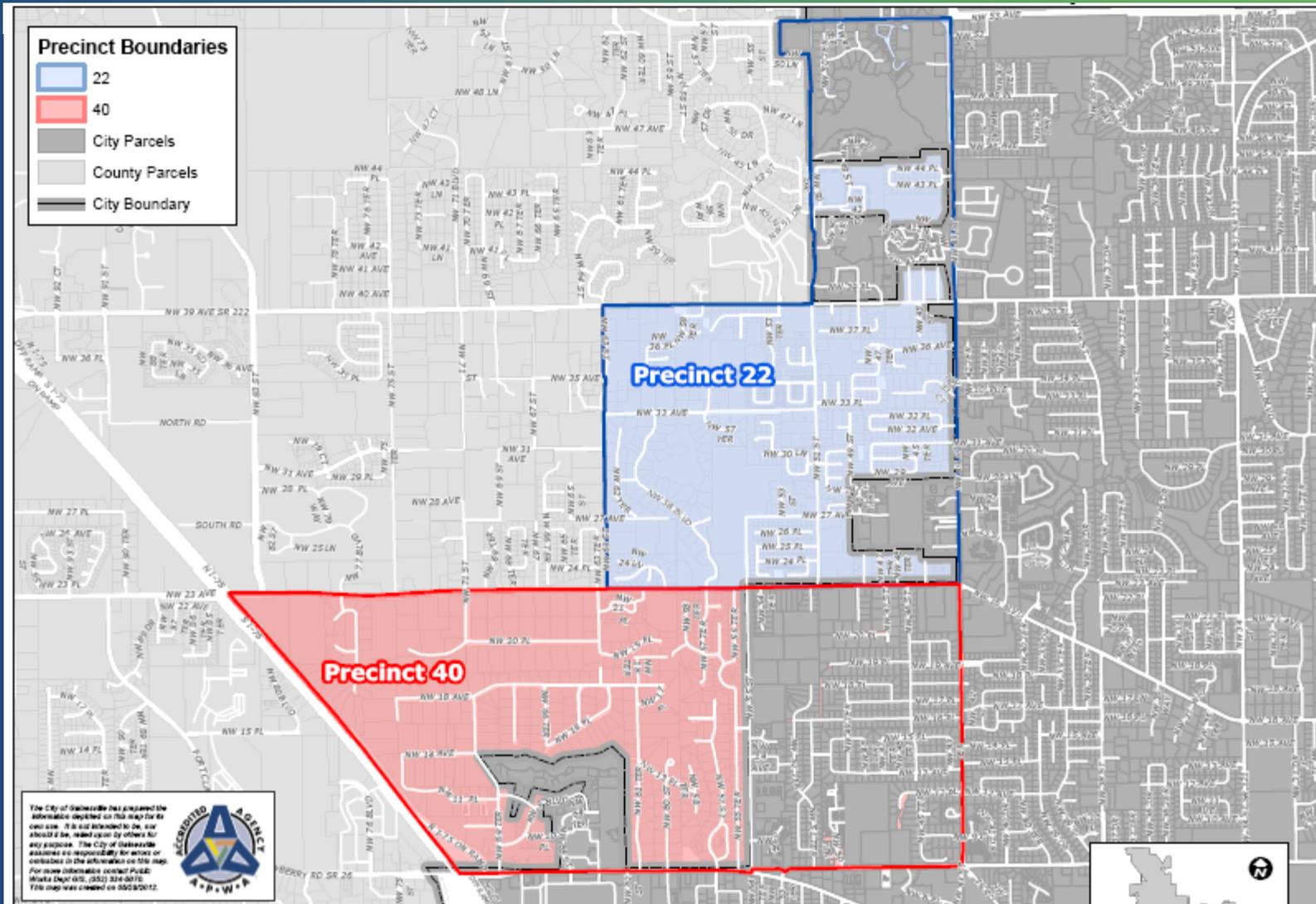
URBAN SERVICES REPORT

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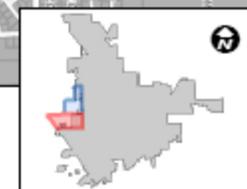


General Overview



0 0.25 0.5 1 Mile

Voting Precincts 22 and 40



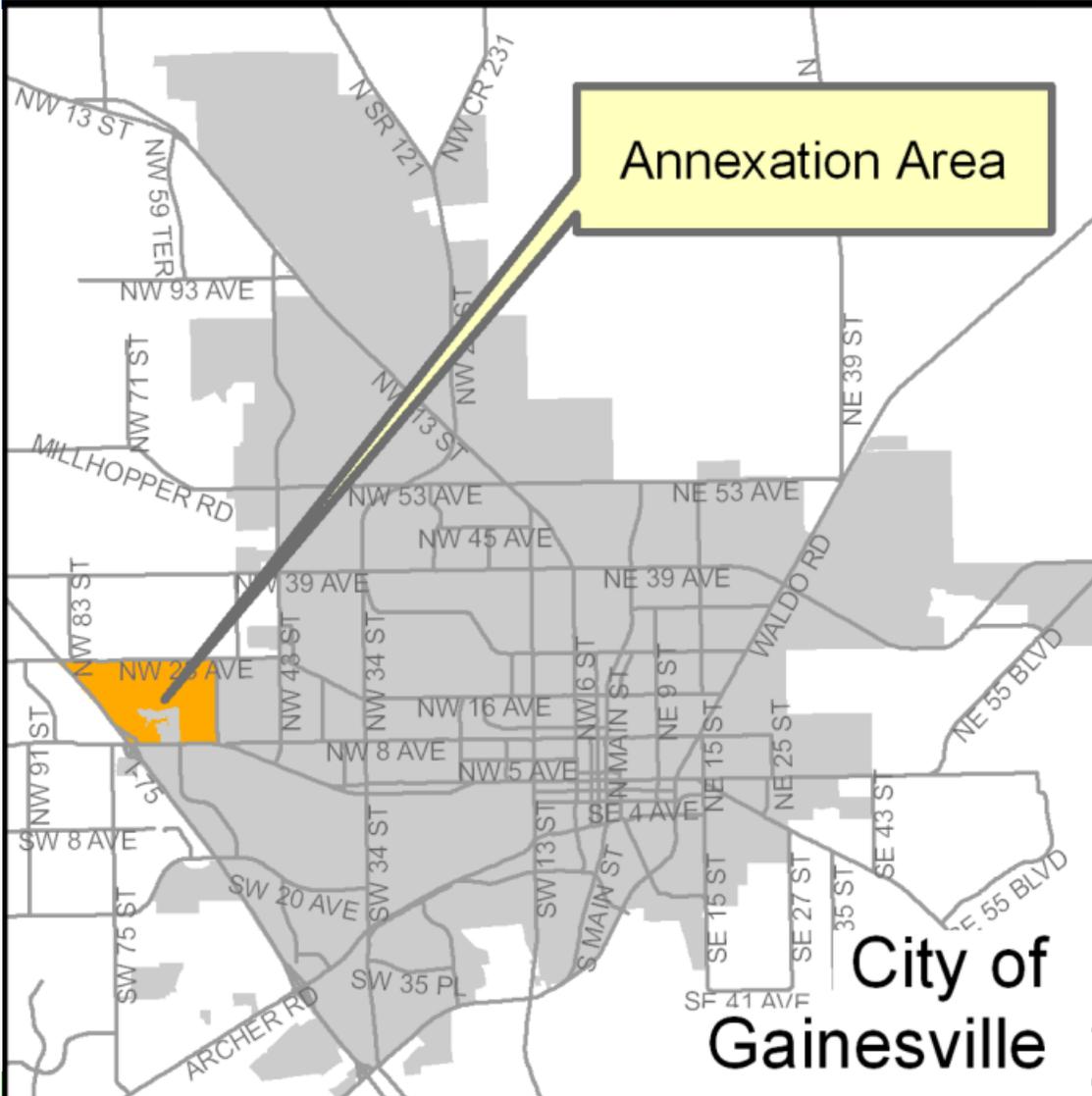
URBAN SERVICES REPORT



Area 1

AREA 1

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates



AREA 1

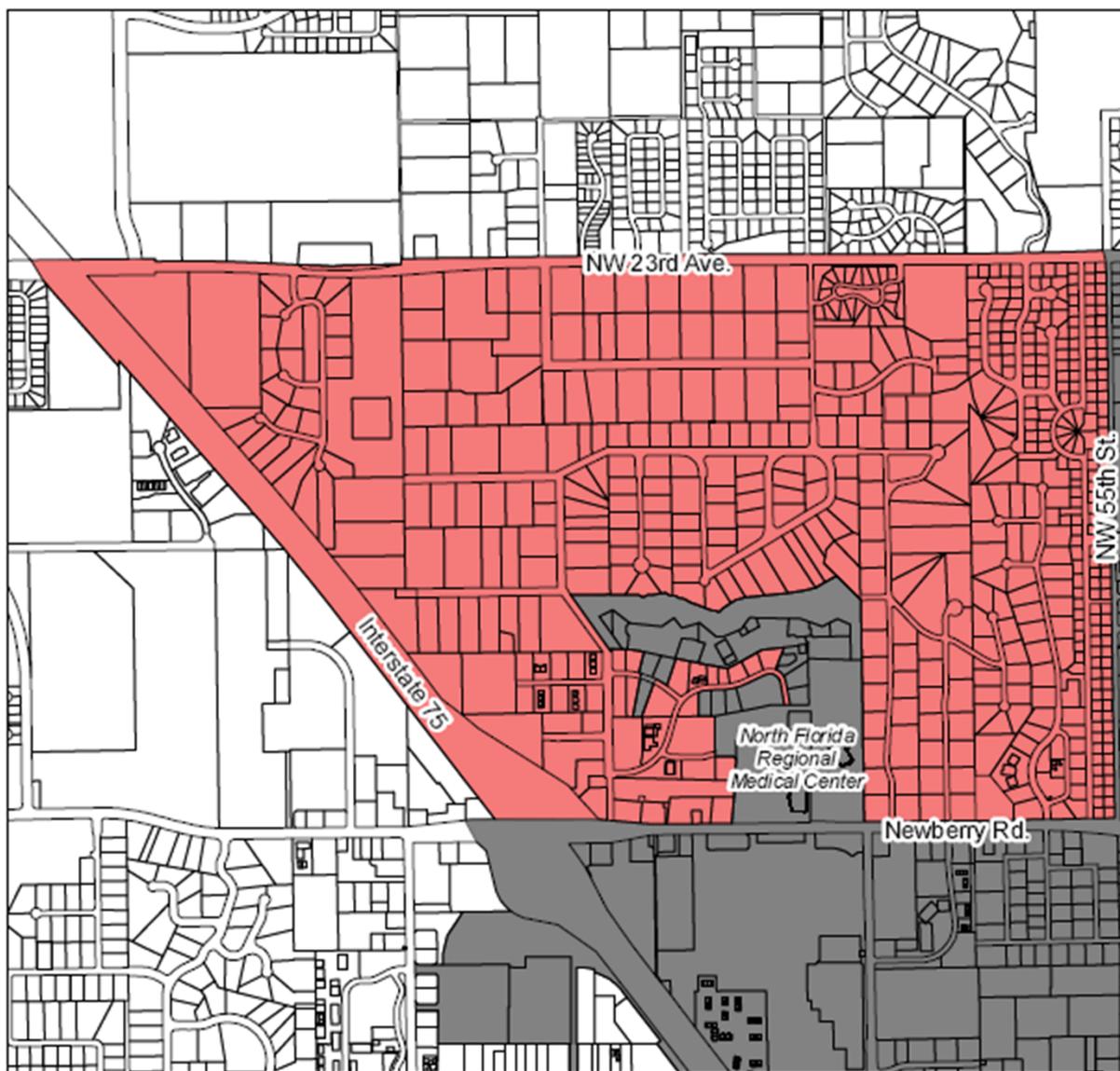
I. Proposed NW Annexation Area

II. Alachua County General Land Use

III. Major Water Mains

IV. Wastewater Utility Facilities

V. Financing Estimates



Acreage: 867.8



Population: 1,172



Businesses: 108

Proposed Northwest Annexation Area 1

 Northwest Annexation, Area 1 (Approximately 867.8 acres)

 Gainesville City Limits

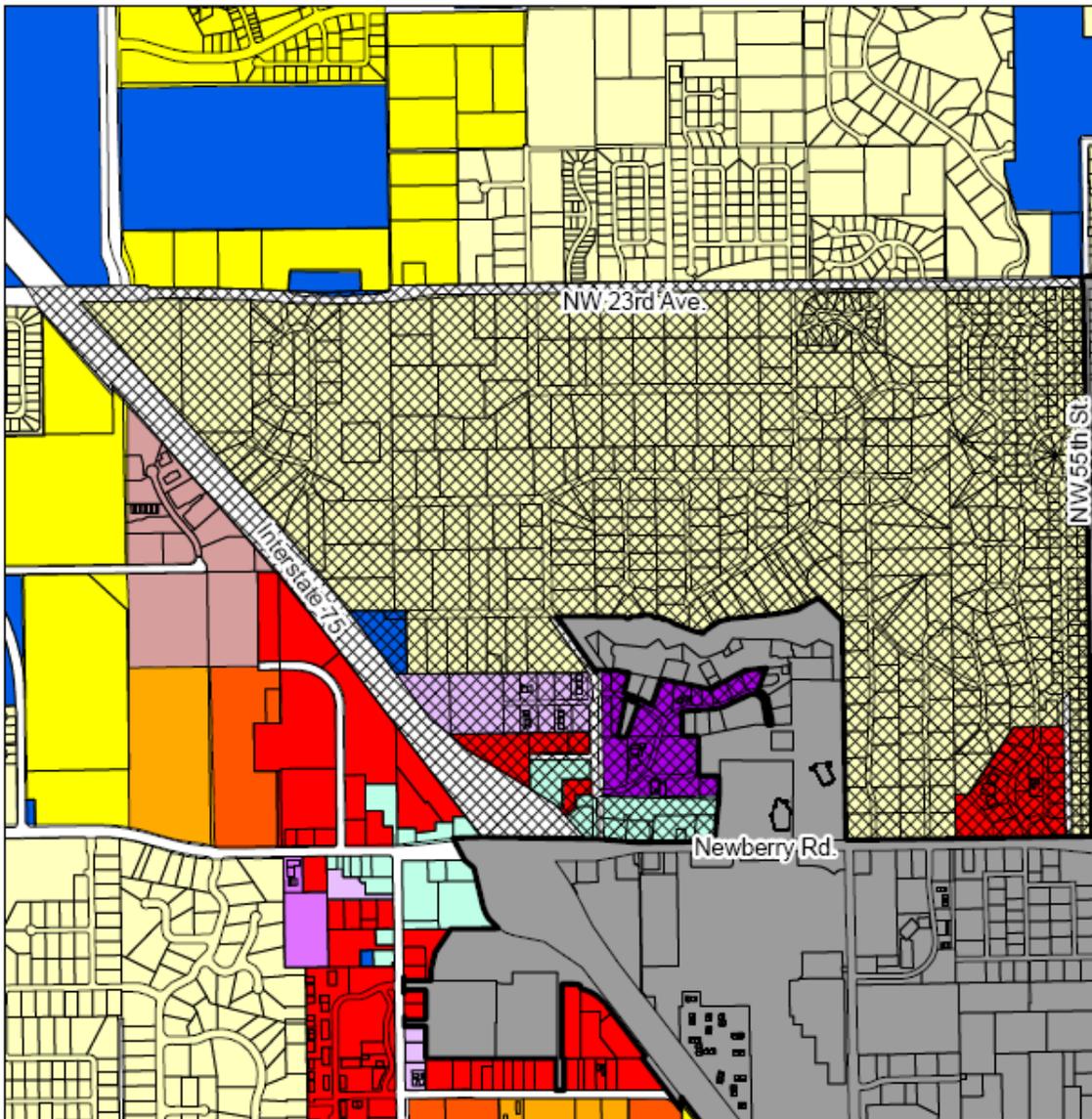
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AREA 1

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates



Proposed Northwest Annexation - Area 1 Gainesville, Florida

- Proposed Annexation Area
- Gainesville City Limits

County Land Use Categories

- Residential Low Density (1-4du/acre)
- Residential Medium Density (4-8du/acre)
- Residential Medium High Density (8-14du/acre)
- Residential High Density (14-24du/acre)
- Office
- Office/Residential
- Office/Medical
- Commercial
- Tourist/Entertainment
- Light Industrial
- Institutional



This map is intended to indicate the zoning/land use on the properties as shown. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning Department/GIS June 26, 2012. File: T:\Projects\Planning\Urban_Service_Reports\Northwest-Annexation

AREA 1

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates

	2013 (4 Months)	2014	2015	2016	2017	2018
Revenue						
Ad Valorem	\$ -	\$ 494,311	\$ 507,657	\$ 526,440	\$ 551,710	\$ 578,192
Other Taxes & Assessments	\$ 123,808	\$ 407,549	\$ 414,048	\$ 420,590	\$ 427,203	\$ 433,935
Fines, Fees, & Licenses	\$ 7,613	\$ 45,638	\$ 46,334	\$ 47,020	\$ 47,694	\$ 48,380
Charges for Services	\$ (32,886)	\$ (100,383)	\$ (101,889)	\$ (103,417)	\$ (104,969)	\$ (106,544)
Intergovernmental Revenue	\$ (1,691)	\$ 15,848	\$ 81,465	\$ 84,402	\$ 87,358	\$ 90,415
W/WW/Gas Surcharge	\$ (40,727)	\$ (124,490)	\$ (126,668)	\$ (128,746)	\$ (130,754)	\$ (132,794)
Total Revenue	\$ 56,117	\$ 738,473	\$ 820,947	\$ 846,289	\$ 878,242	\$ 911,584
Expense						
Personnel	\$ 63,631	\$ 354,285	\$ 375,305	\$ 386,564	\$ 398,161	\$ 410,106
Operating	\$ 89,277	\$ 222,941	\$ 226,938	\$ 227,985	\$ 233,104	\$ 238,342
Capital	\$ 5,625	\$ 31,215	\$ 31,215	\$ 31,215	\$ 31,215	\$ 31,215
Total Expense	\$ 158,533	\$ 608,441	\$ 633,458	\$ 645,764	\$ 662,480	\$ 679,663
NET	\$ (102,416)	\$ 130,032	\$ 187,489	\$ 200,525	\$ 215,762	\$ 231,921

URBAN SERVICES REPORT

Area 2



AREA 2

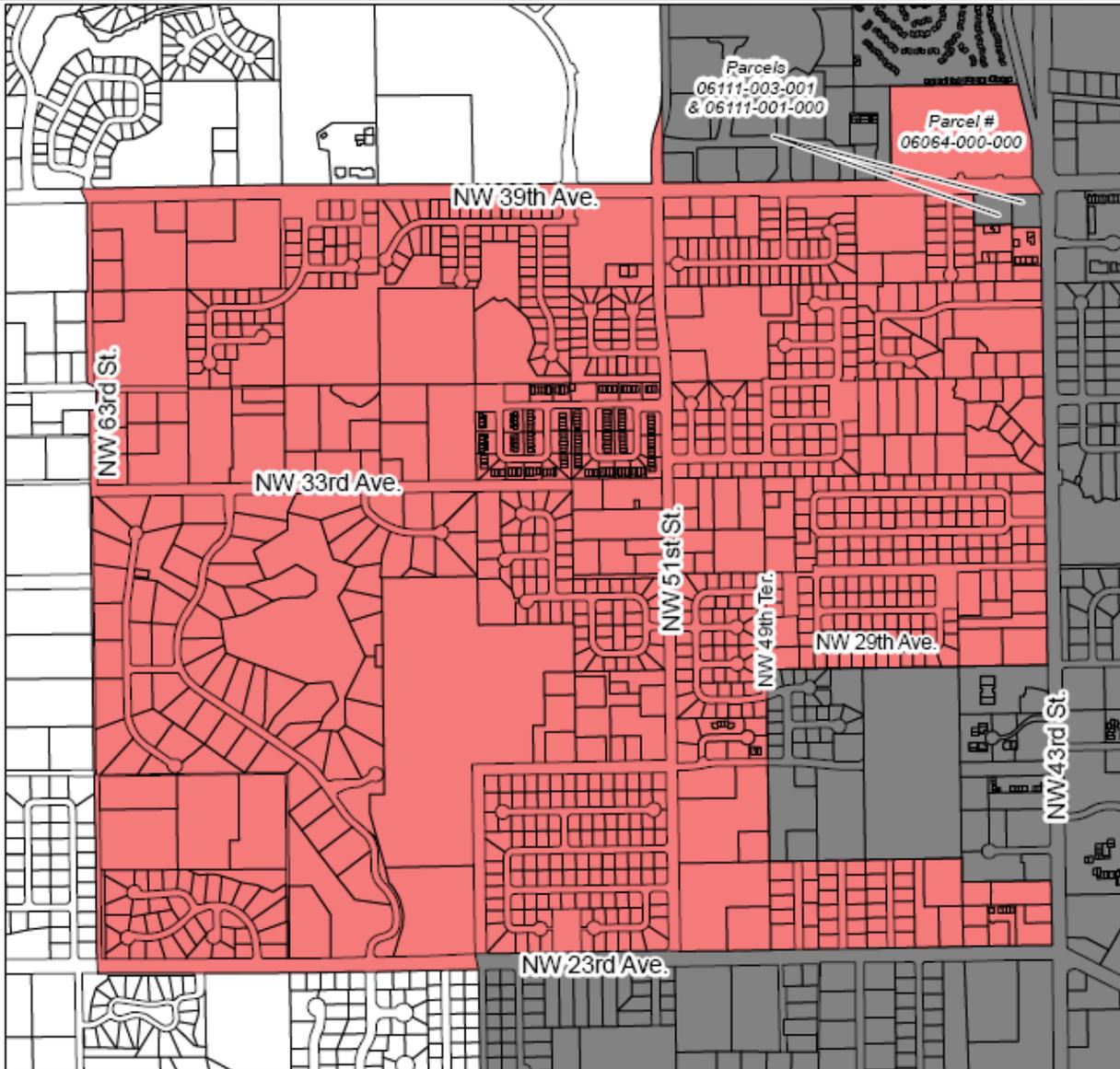
I. Proposed NW Annexation Area

II. Alachua County General Land Use

III. Major Water Mains

IV. Wastewater Utility Facilities

V. Financing Estimates



Acreage: 758.5



Population: 2,527



Businesses: 85

Proposed Northwest Annexation Area 2

 Northwest Annexation, Area 2 (Approximately 758.5 acres)

 Gainesville City Limits

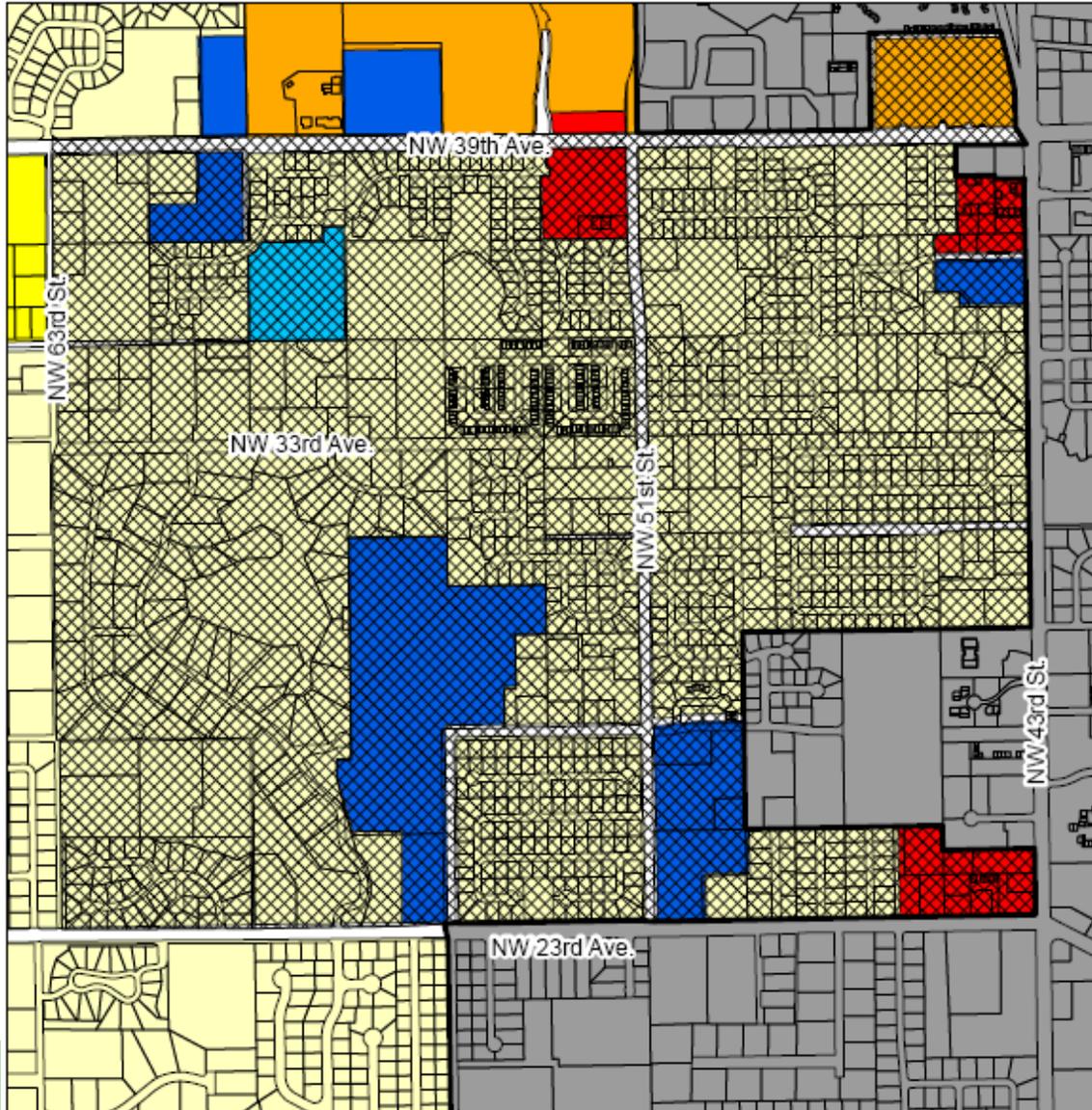
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AREA 2

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates



Proposed Northwest Annexation - Area 2 Gainesville, Florida

-  Proposed Annexation Area
 -  Gainesville City Limits
- County Land Use Categories
-  Residential Low Density (1-4du/acre)
 -  Residential Medium Density (4-8du/acre)
 -  Residential Medium High Density (8-14du/acre)
 -  Commercial
 -  Recreation
 -  Institutional



0 500 1,000 2,000
Feet

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AREA 2

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates

	2013 (4 Months)	2014	2015	2016	2017	2018
Revenue						
Ad Valorem	\$ -	\$ 443,398	\$ 454,637	\$ 470,624	\$ 493,213	\$ 520,890
Other Taxes & Assessments	\$ 255,543	\$ 810,139	\$ 822,813	\$ 835,224	\$ 847,455	\$ 859,873
Fines, Fees, & Licenses	\$ 7,613	\$ 45,638	\$ 46,334	\$ 47,020	\$ 47,695	\$ 48,380
Charges for Services	\$ (79,662)	\$ (241,435)	\$ (245,207)	\$ (249,036)	\$ (252,993)	\$ (256,868)
Intergovernmental Revenue	\$ 5,971	\$ 55,725	\$ 230,288	\$ 238,302	\$ 246,366	\$ 254,702
W/WW/Gas Surcharge	\$ (97,761)	\$ (298,825)	\$ (304,055)	\$ (309,041)	\$ (313,862)	\$ (318,758)
Total Revenue	\$ 91,704	\$ 814,640	\$ 1,004,810	\$ 1,033,093	\$ 1,067,874	\$ 1,108,219
Expense						
Personnel	\$ 84,341	\$ 465,981	\$ 528,335	\$ 544,185	\$ 560,511	\$ 577,326
Operating	\$ 66,468	\$ 168,344	\$ 181,339	\$ 183,967	\$ 187,965	\$ 192,049
Capital	\$ 7,500	\$ 36,840	\$ 44,340	\$ 44,340	\$ 44,340	\$ 44,340
Total Expense	\$ 158,309	\$ 671,165	\$ 754,014	\$ 772,492	\$ 792,816	\$ 813,715
NET	\$ (66,605)	\$ 143,475	\$ 250,796	\$ 260,601	\$ 275,058	\$ 294,504

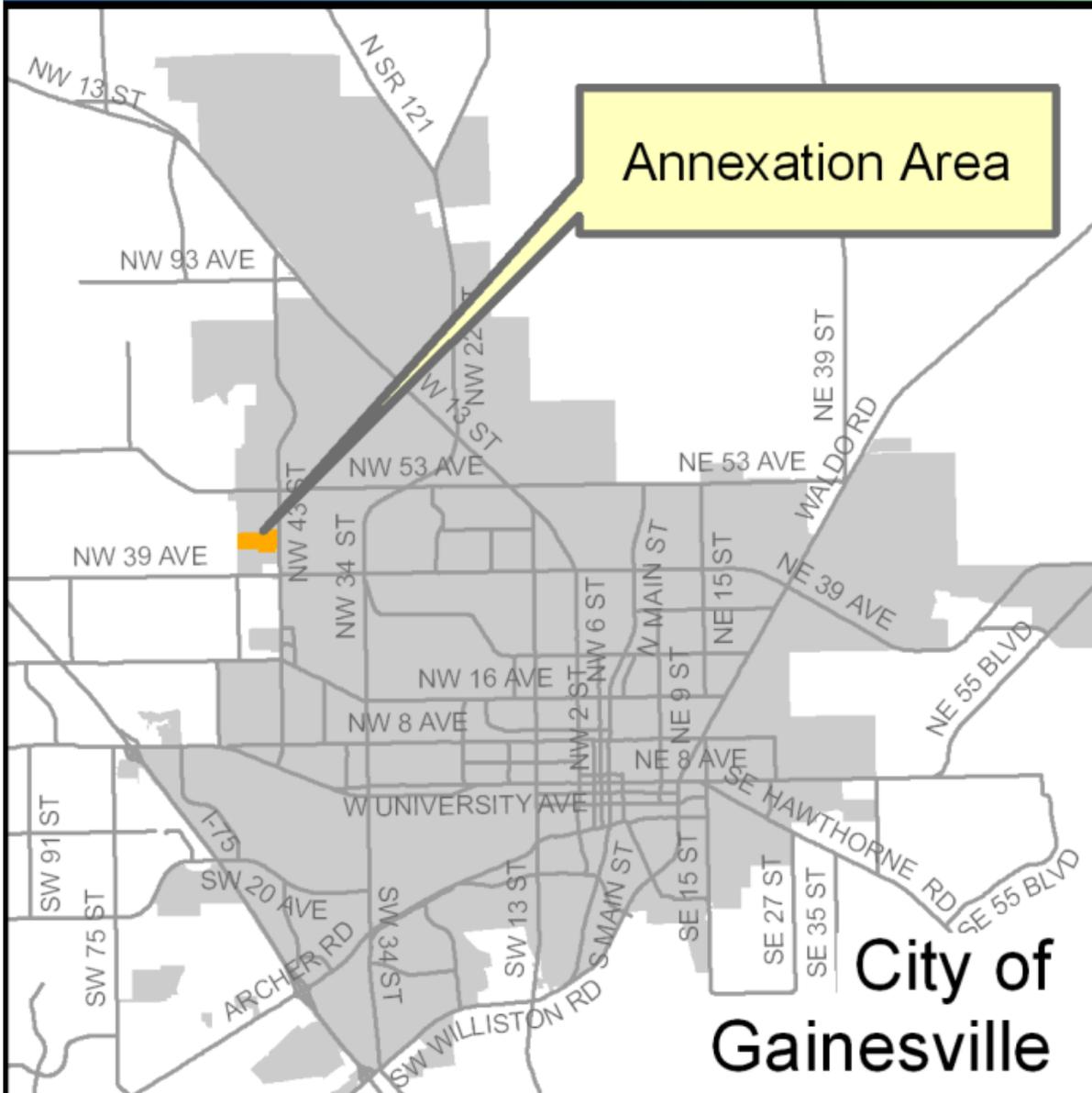
URBAN SERVICES REPORT

Area 3



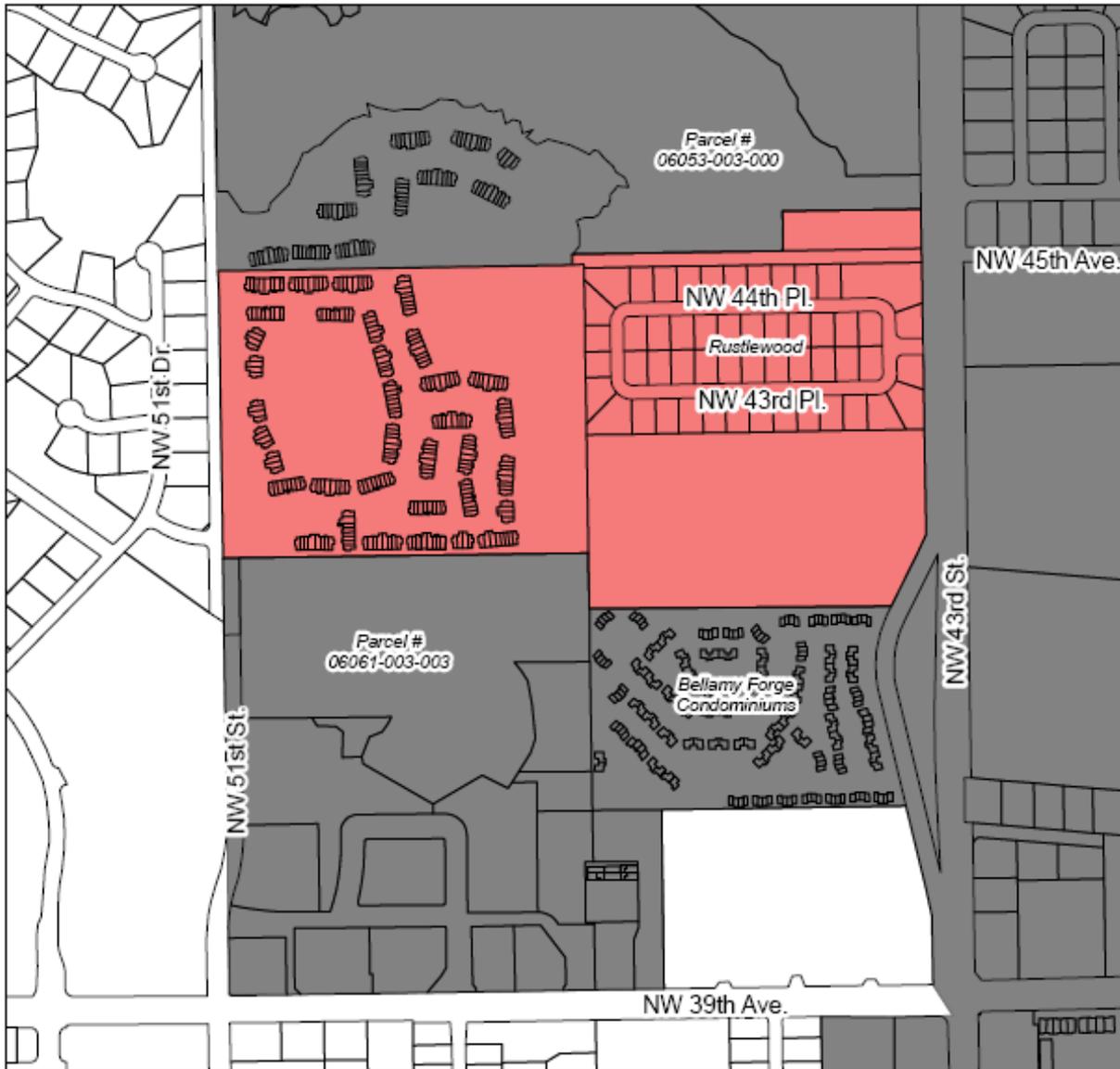
AREA 3

- I. Proposed NW Annexation Area
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AREA 3

- I. Proposed NW Annexation Area
- II. Alachua County General Land Use
- III. Major Water Mains
- IV. Wastewater Utility Facilities
- V. Financing Estimates



-  **Acreage: 69.3**
-  **Population: 594**
-  **Businesses: 1**

Proposed Northwest Annexation Area 3

-  Northwest Annexation, Area 3 (Approximately 69.3 acres)
-  Gainesville City Limits

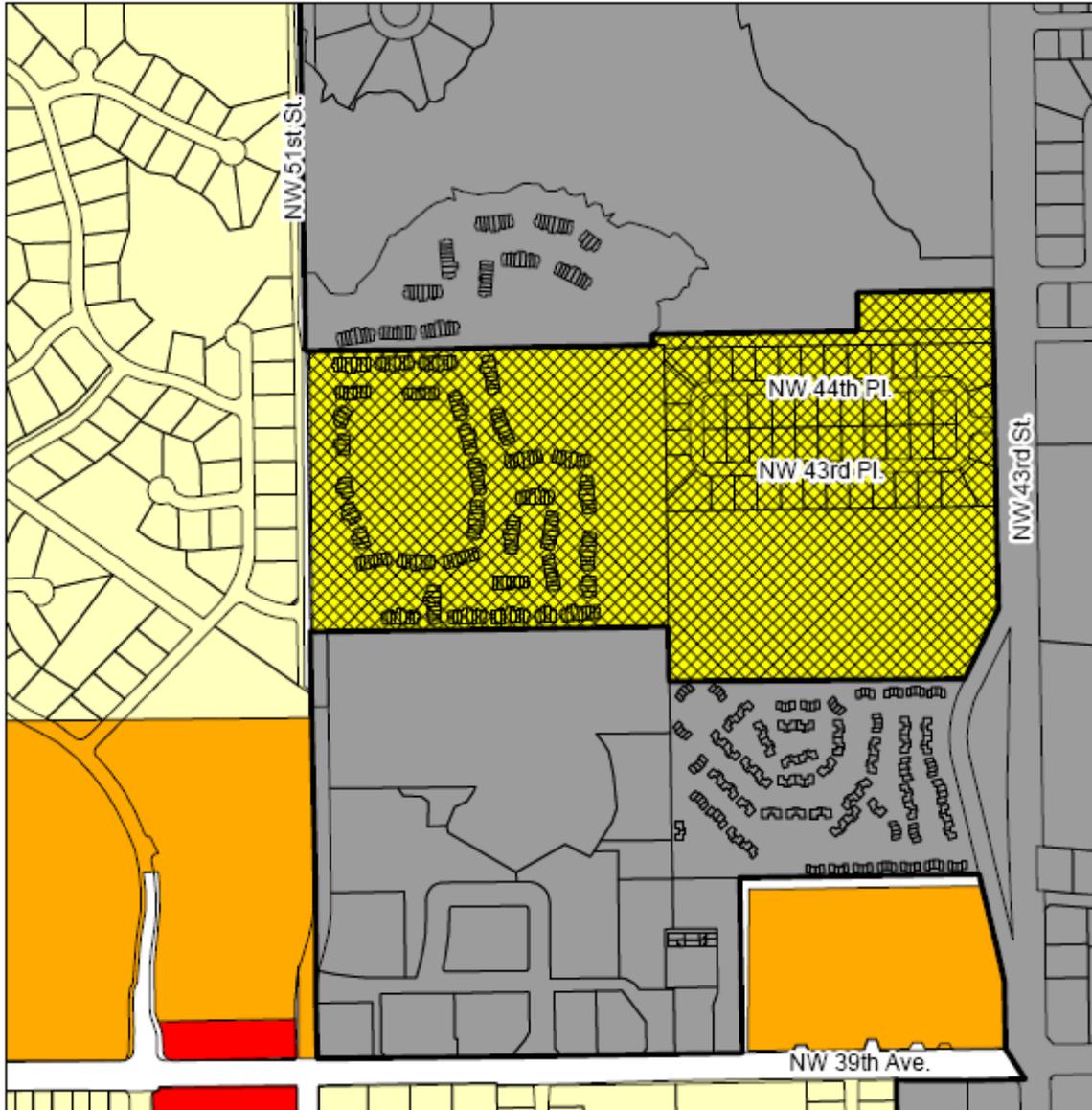


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Proposed Northwest Annexation - Area 3 Gainesville, Florida

- Proposed Annexation Area
- Gainesville City Limits

County Land Use Categories

- Residential Low Density (1-4 du/acre)
- Residential Medium Density (4-8 du/acre)
- Residential Medium High Density (8-14 du/acre)
- Commercial

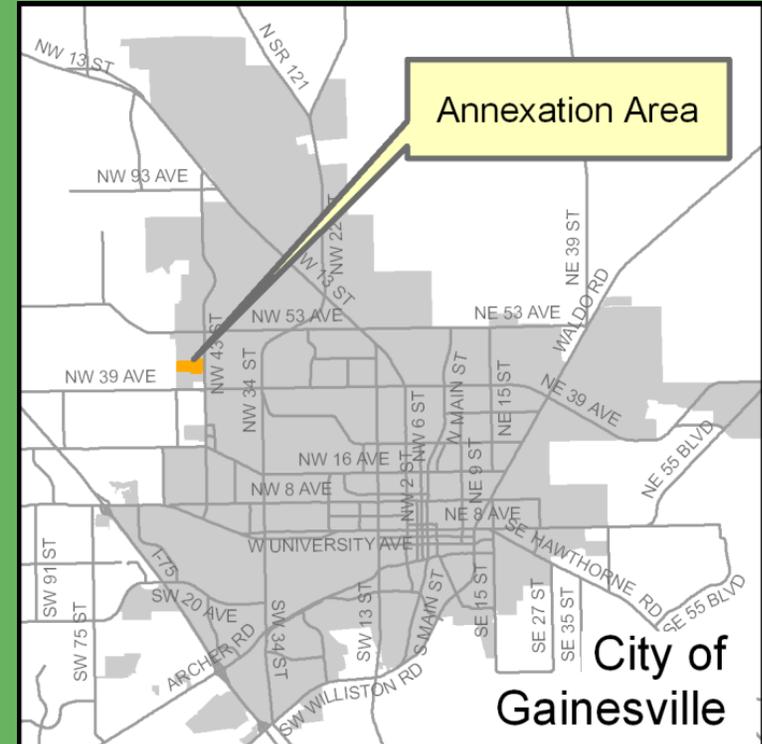
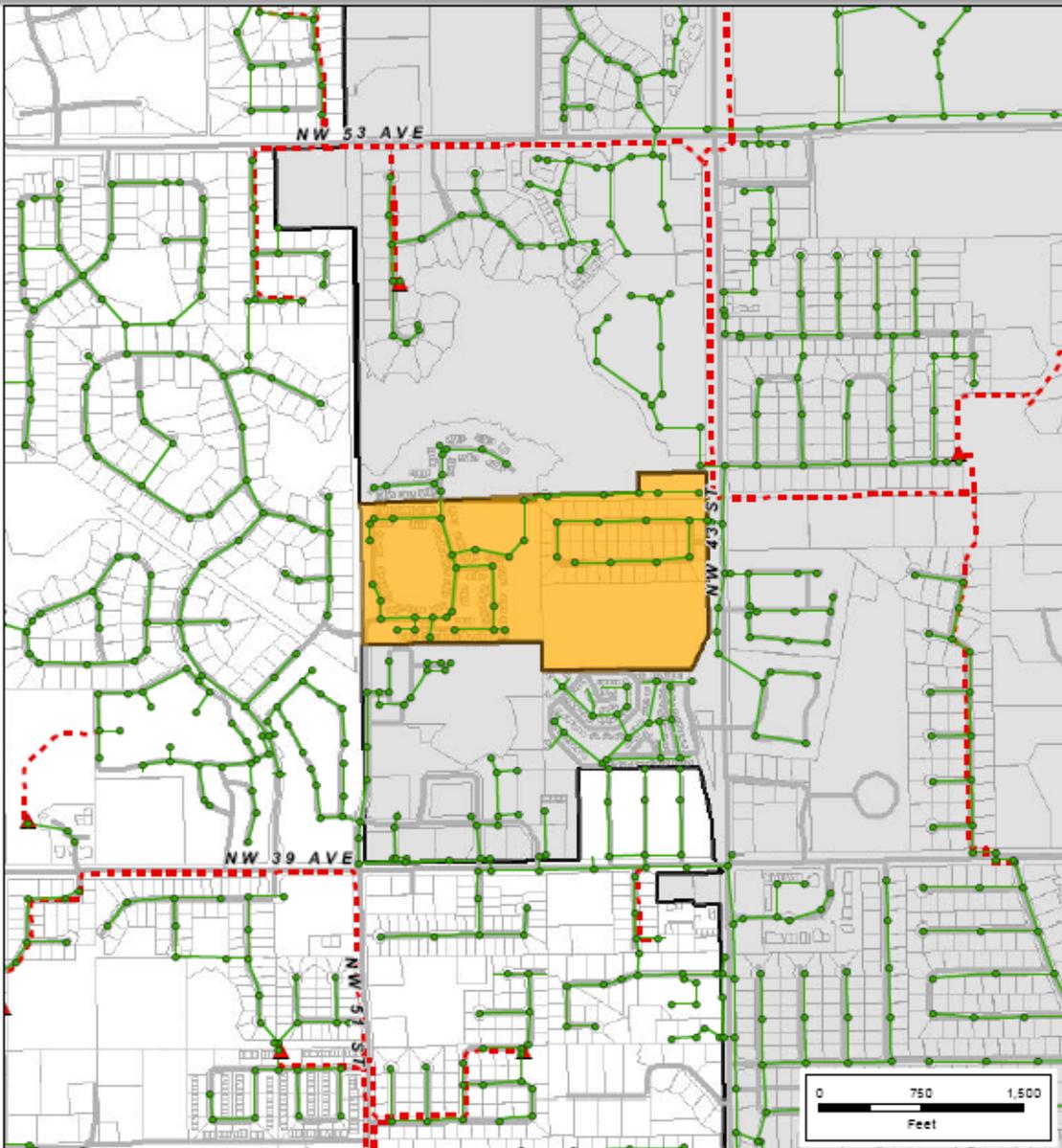


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Wastewater Utility Facilities Near Proposed Annexation Area #3

Legend

- Annex Area #3
- Gainesville City Limits
- Gravity Main
- Manhole
- Lift Station
- Force Main



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	2013 (4 Months)	2014	2015	2016	2017	2018
Revenue						
Ad Valorem	\$ -	\$ 73,204	\$ 75,913	\$ 79,557	\$ 83,376	\$ 83,376
Other Taxes & Assessments	\$ (10,658)	\$ (47,777)	\$ (48,526)	\$ (49,246)	\$ (49,931)	\$ (50,625)
Charges for Services	\$ (3,354)	\$ (10,063)	\$ (10,063)	\$ (10,063)	\$ (10,063)	\$ (10,063)
Total Revenue	\$ (14,012)	\$ 15,364	\$ 17,324	\$ 20,248	\$ 23,382	\$ 22,688
Expense						
Operating	\$ -	\$ 4,774	\$ 4,774	\$ 4,774	\$ 4,774	\$ 4,774
Total Expense	\$ -	\$ 4,774	\$ 4,774	\$ 4,774	\$ 4,774	\$ 4,774
NET	\$ (14,012)	\$ 10,590	\$ 12,550	\$ 15,474	\$ 18,608	\$ 17,914

Schedule of Activity

Next Steps:	Area(s):	Date:
USR Ordinance Second Reading	1, 2, & 3	7/19/2012
Annexation Ordinance First Reading	1	7/24/2012
Annexation Ordinance Second Reading	1	8/2/2012
Annexation Referendum	1	11/6/2012
Annexation Ordinance First Reading	2 & 3	Early 2013
Annexation Ordinance Second Reading	2 & 3	Early 2013
Annexation Referendum	2 & 3	4/9/2013
Annexation Effective Date	1, 2, & 3	6/1/2013