



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: July 25, 2019

ITEM NO: 2

PROJECT NAME AND NUMBER: East Lake Forest Land Use Change, PB-19-70 LUC

APPLICATION TYPE: Large-scale Comprehensive Plan Amendment (Legislative)

CITY PROJECT CONTACT: Brittany McMullen, Planner III

RECOMMENDATION: Approve

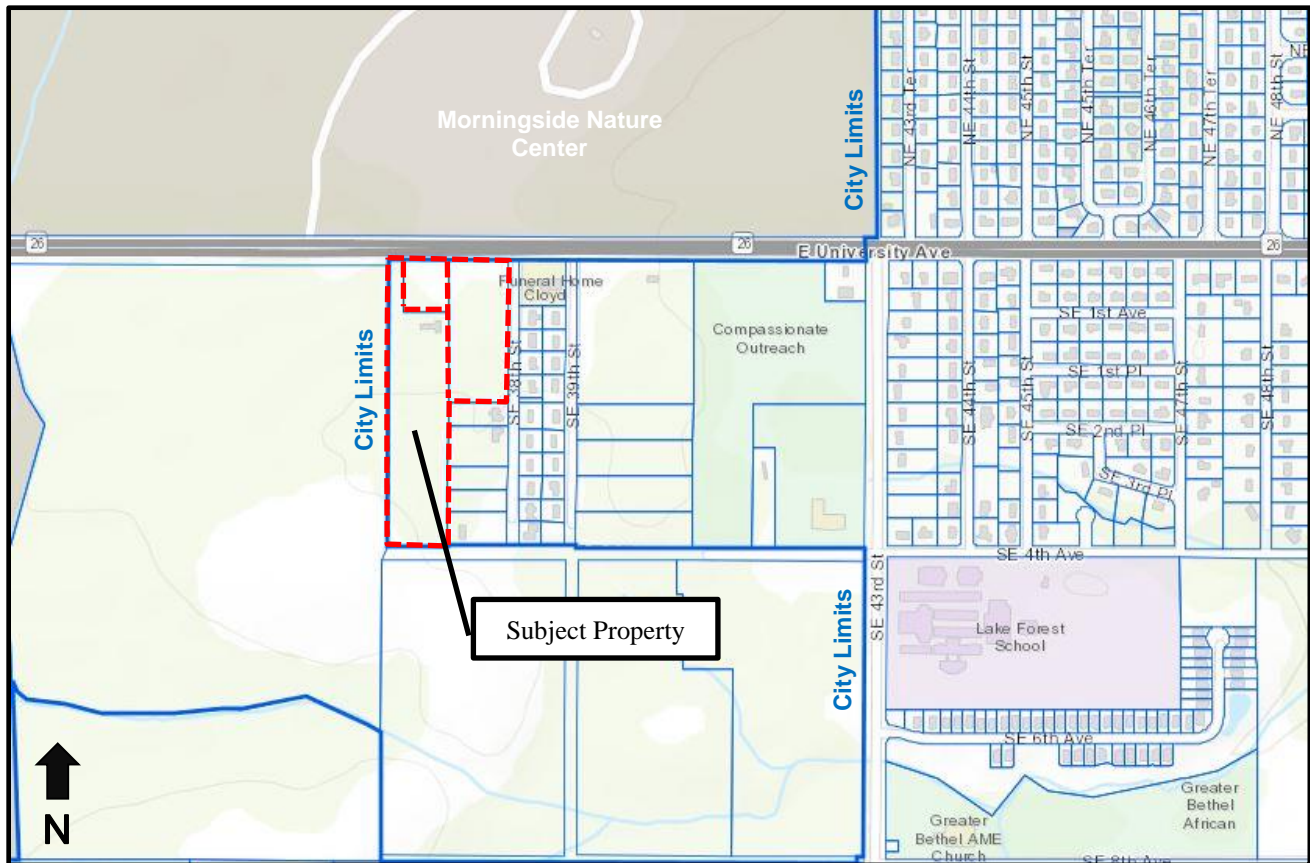


Figure 1. Location Map

APPLICATION INFORMATION:

Agent/Applicant: City of Gainesville, Florida

Property Owner(s): Southeastern Conference Association of Churches

Related Petition(s): PB-19-71 ZON: City of Gainesville. Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre. Generally located south of East University Avenue and west of SE 38th Street.

Legislative History: Ordinance No. 181064: An ordinance of the City of Gainesville, Florida, annexing approximately 11.18 acres of privately-owned property generally located south of E University Avenue, west of SE 38th Street, north of parcel numbers 10889-000-000 and 10893-015-000, and east of parcel number 10890-000-000, 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.

Neighborhood Workshop(s): N/A

SITE INFORMATION:

Address:	Generally located south of East University Avenue and west of SE 38th Street
Parcel Number(s):	10891-000-000, 10891-001-000, 10892-000-000
Acreage:	±11.18
Existing Use:	Vacant
Land Use Category:	Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre
Zoning District:	Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre
Overlay District:	None
Transportation Mobility Program Area (TMPA):	Zone A (to be assigned when designated a City land use category)
Census Tract:	6.00
Water Management District:	St. Johns River Water Management District
Special Feature:	Strategic Ecosystem
Annexed:	In process
Code Violations:	No open cases

PURPOSE AND DESCRIPTION:

The subject property consists of three wooded parcels in the Lake Forest Farms subdivision. The property owner has submitted a voluntary annexation petition which is scheduled to be heard before the City Commission for first reading on August 1, 2019, and second reading on August 15, 2019 (see Exhibit B, Ordinance No. 181064). State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. This application is a City-initiated request to amend the land use category on the subject property from Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low Density: up to 15 units per acre. A concurrent application requesting that the property be rezoned from Alachua County Residential Single-Family (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multi-Family Residential (RMF-5): maximum 12 dwelling units per acre is filed under Petition PB-19-71 ZON. The proposed land use change, if approved, will facilitate future residential development of the subject property.

Table 1. Proposed Land Use Change (in acres)

Future Land Use Category	Description	Existing Acres	Proposed Acres
Medium Density	Alachua County Medium Density: 4-8 dwelling units per acre	±4.78	0
Institutional	Alachua County Institutional	±6.40	0
RL	City of Gainesville Residential Low Density: up to 15 units per acre	0	±11.18
Total Acres		±11.18	±11.18

ADJACENT PROPERTY CHARACTERISTICS:

The subject property is located south of East University Avenue, a multi-lane arterial road. Portions of the property abut SE 38th Street to the east. Single-family homes as well as a funeral home are located to the east of the SE 38th Street right-of-way. Vacant property abuts to the south and west.

The property has access to solid waste collection, fire, police, utilities and other public services. The abutting right-of-ways are paved, and a curb and gutter drainage system and sidewalks are provided along East University Avenue. There are two Regional Transit System (RTS) bus routes along East University Avenue. A portion of the property is located within the Eastside Greenway Strategic Ecosystem area (see Exhibit C). The property is located to the south of Morningside Nature Center and is within close proximity to Fred Cone Park to the west.

Table 2. Use of Adjacent Property by Future Land Use Category and Zoning District

	Existing Use(s)	Future Land Use Category	Zoning District
North	East University Ave Right-of-Way / Public Park (Morningside Nature Center)	N/A / Conservation	N/A / Conservation
South	Vacant / Single-Family Residential	RL (Residential Low) / Alachua County Medium Density	RMF-5: Single-Family/Multi-Family Residential / Alachua County Residential Single-Family (R-1A)
East	Single-Family Residential / Funeral Home	Alachua County Medium Density / Alachua County Commercial Enclaves	Alachua County Residential Single-Family (R-1A) / Alachua County Business, Retail Sales, and Services (BR)
West	Vacant	RL (Residential Low)	RMF-5: Single-Family/Multi-Family Residential

*See Exhibit E – Adjacent Future Land Use Categories Map

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The analysis of this application is based on the following factors stated in the Future Land Use Element and on State criteria, which are discussed below.

1. Consistency with the Comprehensive Plan

This application is consistent with the Comprehensive Plan, as stated in the finding for the following goals, objectives and policies:

Future Land Use Element

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Finding: This land use application is consistent with the current land use pattern within the direct vicinity of the subject property and is consistent with the existing Alachua County residential land use designation. Public school facilities and public parks are within walking distance of the subject property.

Objective 1.5 Discourage the proliferation of urban sprawl.

Finding: This land use application supports the construction of infill development. The subject property consists of vacant parcels within and adjacent to areas which have been developed with occupied single-family dwelling units and is located less than one mile from two public schools (Lake Forest Elementary School and Eastside High School). Access to public utilities is available.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Residential Low-Density: up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Objective 4.6 The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.

Finding: The companion rezoning application will provide for a zoning designation and corresponding land development regulations that support the proposed Residential Low-Density (RL): up to 15 units per acre future land use category.

Housing Element

OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

Finding: The proposed RL: up to 15 units per acre future land use category supports single-family and multi-family residential development, which contributes to the housing supply within the City.

Public Schools Facilities Element

Objective 1.1. The City of Gainesville shall consider public school capacity when making future land use decisions, recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for future land use and rezoning for residential development that generate students and impact Alachua County's public school system.

Finding: The School Board of Alachua County has reviewed the proposed land use change and determined that additional students generated as a result of the land use change can be reasonably accommodated at existing public schools (see Exhibit F, School Board Review Letter).

Transportation Element

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

Finding: This land use application will facilitate the construction of residential development on vacant parcels that abut a major roadway (East University Avenue) which contains bus routes and sidewalks.

Conservation (CON)

Policy 2.4.10 The City's land development regulations shall protect environmentally significant resources by:

b. Providing setback and parking standards.

Finding: The proposed Residential-Low (RL): up to 15 units per acre land use category supports the land development regulations of the companion rezoning application that require setbacks to protect the tree canopy and other environmental resources on the subject property.

c. Allowing for, or requiring the clustering of development away from environmentally significant resources;

Finding: The proposed increase in density will allow for clustering of development on portions of the site which are not located with the Eastside Greenway Strategic Ecosystem area.

Policy 2.4.11 Conservation strategies for significant natural communities, listed species habitats, and strategic ecosystem resources shall include, at a minimum:

a. Conservation of natural resource of uplands, including areas of significant natural communities, listed species habitats, significant geological resources features and strategic ecosystem resource areas, through set-aside, management, and buffering requirements;

Finding: A portion of the property is located within the Eastside Greenway Strategic Ecosystem (see Exhibit C). The Land Development Code requires an evaluation of whether a development proposal is sufficiently protective of the ecological integrity of the strategic ecosystem, and a finding must be made as to whether the development proposal should be revised to sufficiently protect the resource in accordance with provisions specified in the Code. These requirements shall be evaluated upon submittal of a development proposal.

2. Compatibility and surrounding land uses

The proposed Residential-Low (RL): up to 15 units per acre land use category supports single-family residential and small-scale multi-family development, which is consistent with the land use designation for properties to the south and west of the subject site (currently vacant). Existing single-family development is located to the east of the property within the Alachua County unincorporated area. The land development regulations implemented through the companion rezoning application, such as setbacks and other design standards, are written to ensure compatibility between the subject property and adjacent land uses and will be utilized to evaluate future development at the site.

3. Environmental impacts and constraints

The proposed Residential Low-Density (RL): up to 15 units per acre land use category supports the land development regulations of the companion rezoning application that are designed to protect environmentally significant resources such as the tree canopy on the subject property. Development will be further regulated

by Article VIII, Division 3 of the Land Development Code which outlines requirements for protection of resources within strategic ecosystem areas.

4. Support for urban infill and/or redevelopment

This land use application supports residential development on the subject property, which is located within and adjacent to subdivisions that contain developed single-family detached dwellings. The land development regulations of the companion rezoning application permit single-family and multi-family dwelling units by right allowing for the construction of housing units within this partially developed area.

5. Impacts on affordable housing

The designation of the property as Residential Low, and corresponding zoning designation of RMF-5, will allow for development of single-family and multi-family residential development by right, which can be utilized for affordable housing within the City.

6. Impacts on the transportation system

The subject property is currently vacant and generates no traffic that impacts the level of service of adjacent roadways identified in Table 3 below.

Table 3. Automotive Level of Service Characteristics

Roadway	Segment (From South or West)	Segment (To North or East)	Maximum Service Volume	Available Service Volume	2016 AADT	Level of Service	Adopted Level of Service
SR 26 / East University Avenue	CR 329B	Gainesville City Limit / GMA	17,700	13,250	4,450	C	D

Note: The data in Table 3 was obtained from the “Multimodal Level of Service Report: Year 2016 Average Annual Daily Traffic”, prepared by the Metropolitan Transportation Planning Organization for the Gainesville Urbanized Area.

7. An analysis of the availability of facilities and services

The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and stormwater management (see Exhibit D, Urban Services Report for the proposed annexation). According to GRU policy, the developer of the property will be responsible for the cost of extending water and wastewater service connections and for any off-site system improvements that may be necessary to provide service. Impacts on adopted levels of service (LOS) for recreation, storm water and transportation facilities are assessed during the development review process. No final development order will be issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

8. Need for the additional acreage in the proposed future land use category

This land use designation will contribute to an increase in the Residential Low Density (RL): up to 15 units per acre land use category total acreage within the City. The increase in the total acreage of this land use category can potentially help the City meet future residential needs associated with projected population growth.

Table 4. Future Land Use Category Total Acreage for 2019

Future Land Use Category	Description	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
RL	Residential Low Density: up to 15 units per acre	10,815.43	+ 11.18	10,615.9	199.6

Note: The data in Table 4 was obtained from the City of Gainesville, Department of Doing, Geographic Information Systems (GIS) Division.

9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6) (a) 9.a., F.S.

Urban sprawl is defined in Subsection 163.3164 (51), F.S. as a “*development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses*”. The following analysis is required to determine whether the proposed land use amendment contributes to urban sprawl, using the indicators as identified in Subsection 163.3177(6) (a) 9.a., F.S. and listed below.

- I. **Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.** The proposed land use amendment affects ±11.18 acres of land which is currently vacant, but has the potential to be developed with single-family or multi-family residential units.

Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The proposed land use amendment affects ±11.18 acres of undeveloped land directly adjacent to developed properties.
- II. **Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.** The proposed land use amendment involves vacant land which is surrounded by existing development.
- III. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.** Future development of the property will be subject to the Land Development Code of the City once a zoning district is designated as part of the companion re-zoning petition. These regulations protect environmentally sensitive areas and tree canopy within the City.
- IV. **Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.** The proposed land use amendment does not involve property that is adjacent to agricultural areas and activities.
- V. **Fails to maximize use of existing public facilities and services.** The proposed land use amendment involves vacant parcels which have access to existing public facilities and services, such as utilities, schools, roadways, bus routes and sidewalks.
- VI. **Fails to maximize use of future public facilities and services.** The proposed land use amendment involves vacant property that has access to existing public facilities and services that are expected to remain available in the future.

- VII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.** The property currently shares access to existing public facilities and services (e.g., roadways, utilities, schools, etc.) with several adjacent properties in the surrounding area, which helps to minimize cost.
- VIII. Fails to provide a clear separation between rural and urban uses.** The proposed land use amendment involves a vacant lot that is adjacent to residential and non-residential uses within an urban area.
- IX. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.** The proposed land use amendment involves vacant property which is located adjacent to developed neighborhoods. Future development of the property will promote the infill of undeveloped property located adjacent to and between properties developed for residential use.
- X. Fails to encourage a functional mix of uses.** The proposed land use amendment involves vacant land which can be developed with residential dwelling units. Land uses compatible with residential development are located within the direct vicinity of the property.
- XI. Results in poor accessibility among linked or related land uses.** The property is accessible via East University Avenue as well as Southeast 38th Street. These roads also provide access to developed residential lots adjacent to the property.
- XII. Results in the loss of significant amounts of functional open space.** The land use change will not result in the loss of amounts of open space which would be significantly greater than the loss of open space seen if the property were to retain the land use designation of Medium-Density and Institutional within Alachua County.

Additional analysis required to determine whether the proposed land use amendment discourages the proliferation of urban sprawl, using at least four (4) of the criteria identified in Subsection 163.3177(6)(a)9.b., F.S., is as follows:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.** The property will be subject to land development regulations that protect environmentally sensitive areas and tree canopy within the city, while still allowing for development and economic growth in the eastern portion of the city.
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.** The proposed land use amendment involves vacant land that is located within the City's urban area, where public services and facilities are available and within close proximity to help reduce costs.
- III. Promotes walkable and connected communities and provides for compact development and multimodal transportation system, including pedestrian, bicycle, and transit, if available.** The proposed land use amendment involves vacant land that abuts East University Avenue which is a state roadway that connects to local streets and contains sidewalks and bus routes. Two public schools are located within one mile of the site, allowing for convenient access to educational facilities for future residential development.
- IV. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.** The proposed land use amendment supports residential development which is consistent with adjacent developed properties, therefore the land use pattern will not be altered as a result of the land use designation.

10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy.

The proposed land use amendment supports single-family and multi-family residential development which can result in new construction that creates jobs and provide for more housing choices for residents of the city.

11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S.

This amendment does not involve an antiquated subdivision, which is defined in Subsection 163.3164(5), F.S., as follows: *"a subdivision that was recorded or approved more than 20 years ago and that has substantially failed to be built and the continued buildout of the subdivision in accordance with the subdivision's zoning and land use purposes would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located"*.

RECOMMENDATION

Staff recommends approval of Petition PB-19-70 LUC based on a finding of compliance with all applicable review criteria.

DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-19-70 LUC.

BACKGROUND:

A voluntary annexation petition was submitted by the property owner on April 18, 2019. The City Commission approved the acceptance of the petition for annexation on June 6th, 2019. First reading of the annexation ordinance is scheduled for the 8/1/2019 City Commission meeting. The second meeting and date of adoption is scheduled for 8/15/2019.

POST- APPROVAL REQUIREMENTS:

The request is required to be heard by the City Commission at a public hearing where it will be considered for further action.

LIST OF APPENDICES:

Exhibit A Application

Exhibit B Draft Ordinance No. 181064

Exhibit C Strategic Ecosystems Map

Exhibit D Urban Services Report

Exhibit E Adjacent Future Land Use Categories Map

Exhibit F School Board Review Letter



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-19-000704UE</u>	Fee: \$ <u>N/A</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. _____	Receipt No. <u>N/A</u>
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)	
Name: Southeastern Conference Association of Churches	
Address: PO Box 1016	
Mount Dora, FL 32756	
Phone: _____	Fax: _____
(Additional owners may be listed at end of applic.)	

Applicant(s)/Agent(s), if different	
Name: City of Gainesville	
Address: PO Box 490, Station 11	
Gainesville, FL	
Phone: 352-334-5023	Fax: _____

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST		
Check applicable request(s) below:		
Future Land Use Map [x]	Zoning Map []	Master Flood Control Map []
Present designation: <small>Medium Density; Institutional</small>	Present designation:	Other [] Specify:
Requested designation: <small>Residential Low-Density</small>	Requested designation:	

INFORMATION ON PROPERTY	
1. Street address: None (vacant)	
2. Map no(s): 4057	
3. Tax parcel no(s): 10891-000-000 & 10891-001-000 & 10892-000-000	
4. Size of property: 11.18 +/- _____ acre(s)	
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>	

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines):

- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
- b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser’s Office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340’); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North

City of Gainesville Conservation

South

City of Gainesville Residential Low Density, 0-12 du/acre and
Alachua County Medium Density, 4-8 du/acre

East

Alachua County Medium Density, 4-8 du/acre and
Alachua County Commercial Enclaves

West

City of Gainesville Residential Low Density, 0-12 du/acre

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES

If yes, please explain why the other properties cannot accommodate the proposed use?

This criterion is not applicable. The property is being annexed into the City and a future land use designation is required.

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets

The request does not involve nonresidential development.

Noise and lighting

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO _____ YES X (If yes, please explain below)

A portion of the property is located within a strategic ecosystem.
See Staff Report for further information.

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X YES _____

- b. Property with archaeological resources deemed significant by the State?

NO X YES _____

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment _____

Activity Center _____

Strip Commercial _____

Urban Infill _____

Urban Fringe X

Traditional Neighborhood _____

Explanation of how the proposed development will contribute to the community.

See Staff Report

- G. What are the potential long-term economic benefits (wages, jobs & tax base)?

See Staff Report

- H. What impact will the proposed change have on level of service standards?

Roadways

The designation of the property as Residential Low Density is not expected to have a negative impact on level of service standards.

Recreation

Water and Wastewater

Solid Waste

Mass Transit

- I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

There are two existing RTS bus routes located in the direct vicinity of the subject property.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	Fax:
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

City of Gainesville, FL

 Owner/Agent Signature
 June 7, 2019

 Date

STATE OF FLORIDA
 COUNTY OF _____

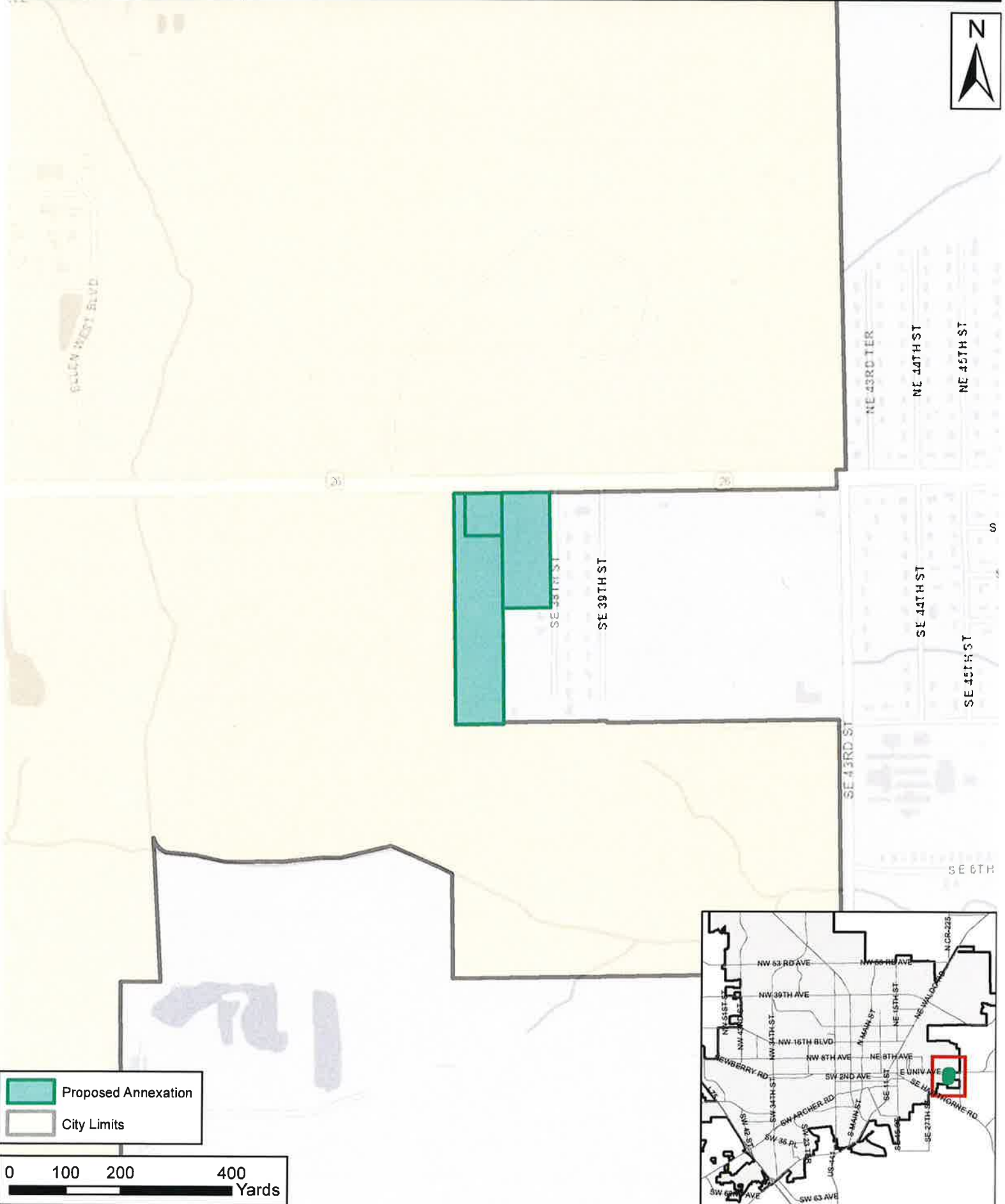
Sworn to and subscribed before me this _____ day of _____ 20____, by (Name)

 Signature – Notary Public

Personally Known ____ OR Produced Identification ____ (Type) _____

Proposed Annexation - East Lake Forest

Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



1st Reading: 08/01/19

2nd Reading: 08/15/19

..title

Voluntary Annexation – 11.18 Acres of Property South of E University and West of SE 38th Street (B)

Ordinance No. 181064

An ordinance of the City of Gainesville, Florida, annexing approximately 11.18 acres of privately-owned property generally located south of E University Avenue, west of SE 38th Street, north of parcel numbers 10889-000-000 and 10893-015-000, and east of parcel number 10890-000-000, 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.

..recommendation

The City Commission adopt the proposed ordinance.

..explanation

This ordinance, at the request of the property owner of the subject property, will annex into the corporate limits of the City of Gainesville approximately 11.18 acres of privately-owned property that consist of parcels numbers 10891-000-000, 10891-001-000, and 18092-000-000, generally located south of E University Avenue, west of SE 38th Street, north of parcel numbers 10889-000-000 and 10893-015-000, and east of parcel number 10890-000-000. On June 6, 2019, the City Commission received and accepted a petition for voluntary annexation and directed the City Attorney to prepare this annexation ordinance.

Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act (the "Act"), which is found in Chapter 171, Florida Statutes. Section 171.044, F.S., sets forth the requirements and procedure for voluntary annexation, whereby property owners may voluntarily request a municipality to include their property within the corporate limits of that municipality. Besides various procedural requirements, Section 171.044, F.S., sets forth the following substantive requirements for voluntary annexations: 1) the proposed annexation area must be "contiguous" to the municipality; 2) the proposed annexation area must be "reasonably compact"; and 3) the annexation must not create any "enclaves."

It is the opinion of city staff that the procedural and substantive requirements for voluntary annexation described in Section 171.044, F.S., have been met as follows: First, the annexation area is "contiguous" to the city limits because a substantial part of a boundary of the annexation area is coterminous with a part of the city boundary, and is touching or adjoining the city limits in a reasonably substantial sense. Second, the annexation area is "reasonably compact" because it is a reasonable concentration of property in a single area and does not create any enclaves, pockets, or finger areas in serpentine patterns. This annexation would not result in a pattern of land that is winding or turning, and would not create any small isolated

1st Reading: 08/01/19

2nd Reading: 08/15/19

unincorporated area that is left in a sea of incorporated property when viewed in relationship to the overall scope and configuration of the annexation area and surrounding municipal property. Third, this annexation would not create any “enclaves” because the annexation would not result in any unincorporated property that is either enclosed and bound on all sides by the city limits; or enclosed within and bounded by the city limits and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the city.

Therefore, and in light of the general purpose of municipal incorporation and the fact that a property owner has voluntarily requested to be annexed into the City of Gainesville, city staff recommends adoption of this voluntary annexation ordinance.

The City Commission must decide, based on the map of the annexation area, the opinion and testimony of city staff, and other competent substantial evidence included in the record, whether the proposed annexation meets the essential requirements of the applicable state annexation law as described herein.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.

LEGISLATIVE #
181064A

ORDINANCE NO. 181064

1
2
3 **An ordinance of the City of Gainesville, Florida, annexing approximately 11.18**
4 **acres of privately-owned property generally located south of E University**
5 **Avenue, west of SE 38th Street, north of parcel numbers 10889-000-000 and**
6 **10893-015-000, and east of parcel number 10890-000-000, as more specifically**
7 **described in this ordinance, as petitioned for by the property owner(s) pursuant**
8 **to Chapter 171, Florida Statutes; making certain findings; providing for inclusion**
9 **of the property in Appendix I of the City Charter; providing for land use plan,**
10 **zoning, and subdivision regulations, and enforcement of same; providing for**
11 **persons engaged in any occupation, business, trade, or profession; providing**
12 **directions to the Clerk of the Commission; providing a severability clause;**
13 **providing a repealing clause; and providing an immediate effective date.**
14

15 **WHEREAS**, the Municipal Annexation or Contraction Act, Chapter 171, Florida Statutes, (the
16 “Act”), sets forth criteria and procedures for adjusting the boundaries of municipalities through
17 annexations or contractions of corporate limits; and

18 **WHEREAS**, on June 6, 2019, the City Commission of the City of Gainesville received a petition for
19 voluntary annexation of real property located in the unincorporated area of Alachua County, as
20 more specifically described in this ordinance, and determined that the petition included the
21 signatures of all owners of property in the area proposed to be annexed; and

22 **WHEREAS**, the subject property meets the criteria for annexation under the Act; and

23 **WHEREAS**, the City has provided all notices required pursuant to the Act, including: 1) notice that
24 has been published in a newspaper of general circulation at least once a week for two consecutive
25 weeks prior to first reading, and which notice gives: a) the ordinance number, b) a brief, general
26 description of the area proposed to be annexed together with a map clearly showing the area, and
27 c) a statement that the ordinance and a complete legal description by metes and bounds of the
28 annexation area can be obtained from the office of the Clerk of the Commission; and 2) not fewer
29 than ten calendar days prior to publishing the newspaper notice, the City Commission has

30 provided a copy of the notice, via certified mail, to the Alachua County Board of County
31 Commissioners; and

32 **WHEREAS**, public hearings were held pursuant to the notice described above during which the
33 parties in interest and all others had an opportunity to be and were, in fact, heard.

34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
35 **FLORIDA:**

36 **SECTION 1.** The City Commission finds that the property described in Section 2 of this ordinance is
37 reasonably compact and contiguous to the present corporate limits of the City of Gainesville and
38 that no part of the subject property is within the boundary of another municipality or outside of
39 the county in which the City of Gainesville lies. The City Commission finds that annexing the
40 subject property into the corporate limits of the City of Gainesville does not create an enclave of
41 unincorporated property.

42 **SECTION 2.** The property described in **Exhibit A**, which is attached hereto and made a part hereof
43 as if set forth in full, is annexed and incorporated within the corporate limits of the City of
44 Gainesville, Florida.

45 **SECTION 3.** The corporate limits of the City of Gainesville, Florida, as set forth in Appendix I,
46 Charter Laws of the City of Gainesville, are amended and revised to include the property described
47 in Section 2 of this ordinance.

48 **SECTION 4.** In accordance with Section 171.062, Florida Statutes, the Alachua County land use
49 plan and zoning or subdivision regulations shall remain in full force and effect in the property
50 described in Section 2 of this ordinance until the City adopts a comprehensive plan amendment
51 that includes the annexed area. The City of Gainesville shall have jurisdiction to enforce the

52 Alachua County land use plan and zoning or subdivision regulations through the City of
53 Gainesville’s code enforcement and civil citation processes.

54 **SECTION 5.** (a) As of the effective date of this ordinance, all persons who are lawfully engaged in
55 any occupation, business, trade, or profession within the property area described in Section 2 of
56 this ordinance may continue such occupation, business, trade, or profession, but shall obtain a
57 business tax receipt from the City of Gainesville for the term commencing on October 1, 2019.

58 (b) As of the effective date of this ordinance, all persons who possess a valid certificate of
59 competency issued by Alachua County that are lawfully engaged in any construction trade,
60 occupation, or business within the property area described in Section 2 of this ordinance may
61 continue the construction trade, occupation, or business within the subject area and the entire
62 corporate limits of the City of Gainesville, subject to the terms, conditions, and limitations imposed
63 on the certificate by Alachua County, and provided that such persons register the certificate with
64 the Building Inspections Division of the City of Gainesville and the Department of Business and
65 Professional Regulation of the State of Florida, if applicable, on or before 4:00 p.m. of the effective
66 date of this ordinance.

67 **SECTION 6.** The Clerk of the Commission is directed to submit a certified copy of this ordinance to
68 the following parties within seven calendar days after the adoption of this ordinance: 1) the Florida
69 Department of State; 2) the Clerk of the Circuit Court of the Eighth Judicial Circuit in and for
70 Alachua County, Florida; and 3) the Chief Administrative Officer of Alachua County.

71 **SECTION 7.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
72 application hereof to any person or circumstance is held invalid or unconstitutional, such
73 finding will not affect the other provisions or applications of this ordinance that can be given

74 effect without the invalid or unconstitutional provision or application, and to this end the
75 provisions of this ordinance are declared severable.

76 **SECTION 8.** All other ordinances or parts of ordinances in conflict herewith are to the extent of
77 such conflict hereby repealed.

78 **SECTION 9.** This ordinance will become effective immediately upon adoption.

79 **PASSED AND ADOPTED** this _____ day of _____, 2019.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

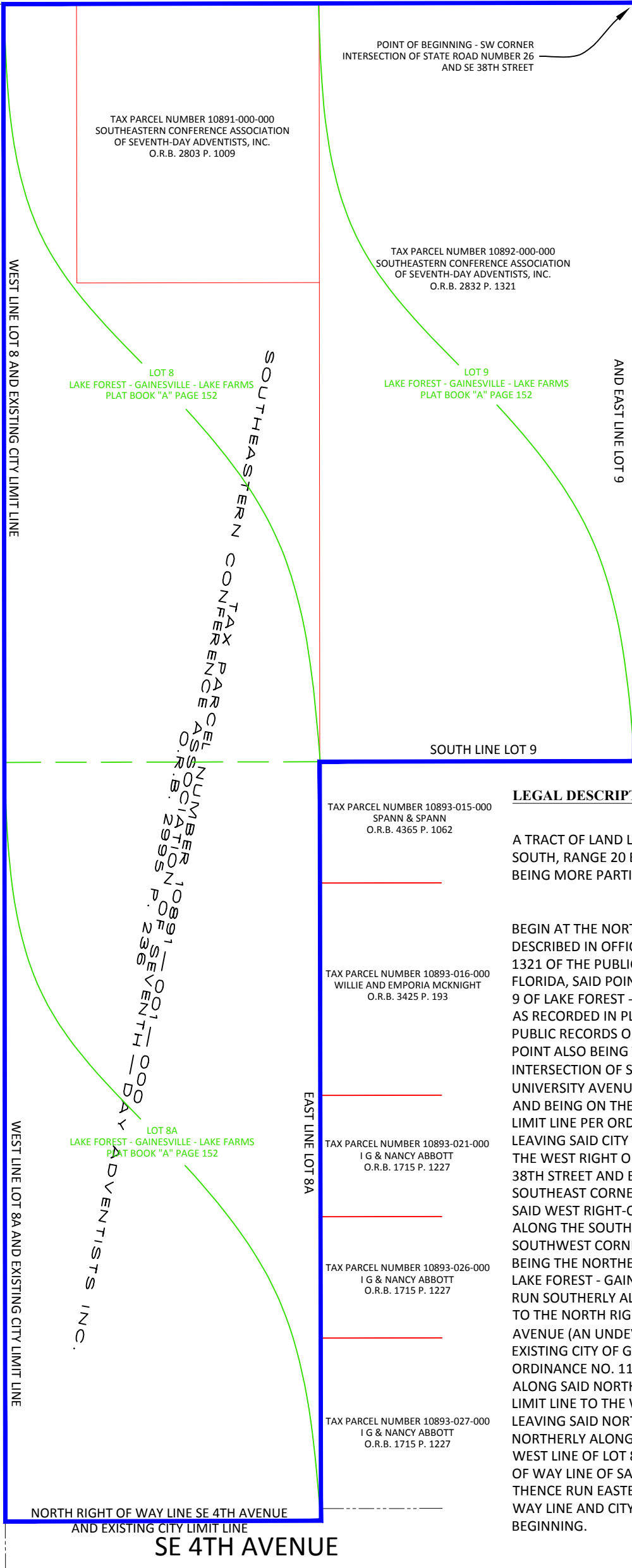
This ordinance passed on first reading this _____ day of _____, 2019.

This ordinance passed on second reading this _____ day of _____, 2019.

STATE ROAD NUMBER 26

Exhibit B

SOUTH RIGHT OF WAY LINE STATE ROAD NUMBER 26 (EAST UNIVERSITY AVENUE) AND EXISTING CITY LIMIT LINE



SE 38TH STREET

WEST RIGHT OF WAY LINE SE 38TH STREET

AND EAST LINE LOT 9

WEST LINE LOT 8 AND EXISTING CITY LIMIT LINE

TAX PARCEL NUMBER 10890-000-000 DEMETREE METROPOLITAN FOREST CREEK, LLC O.R.B. 3880 P. 2458

WEST LINE LOT 8A AND EXISTING CITY LIMIT LINE

NORTH RIGHT OF WAY LINE SE 4TH AVENUE
AND EXISTING CITY LIMIT LINE
SE 4TH AVENUE

POINT OF BEGINNING - SW CORNER
INTERSECTION OF STATE ROAD NUMBER 26
AND SE 38TH STREET

TAX PARCEL NUMBER 10891-000-000
SOUTHEASTERN CONFERENCE ASSOCIATION
OF SEVENTH-DAY ADVENTISTS, INC.
O.R.B. 2803 P. 1009

TAX PARCEL NUMBER 10892-000-000
SOUTHEASTERN CONFERENCE ASSOCIATION
OF SEVENTH-DAY ADVENTISTS, INC.
O.R.B. 2832 P. 1321

LOT 8
LAKE FOREST - GAINESVILLE - LAKE FARMS
PLAT BOOK "A" PAGE 152

LOT 9
LAKE FOREST - GAINESVILLE - LAKE FARMS
PLAT BOOK "A" PAGE 152

SOUTH LINE LOT 9

TAX PARCEL NUMBER 10893-015-000
SPANN & SPANN
O.R.B. 4365 P. 1062

TAX PARCEL NUMBER 10893-016-000
WILLIE AND EMPORIA MCKNIGHT
O.R.B. 3425 P. 193

TAX PARCEL NUMBER 10893-021-000
I G & NANCY ABBOTT
O.R.B. 1715 P. 1227

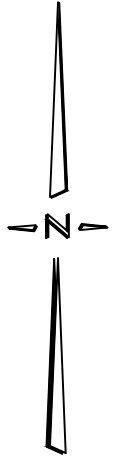
TAX PARCEL NUMBER 10893-026-000
I G & NANCY ABBOTT
O.R.B. 1715 P. 1227

TAX PARCEL NUMBER 10893-027-000
I G & NANCY ABBOTT
O.R.B. 1715 P. 1227

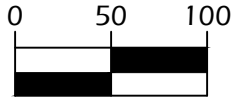
LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 2, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2832, PAGE 1321 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE EAST LINE OF LOT 9 OF LAKE FOREST - GAINESVILLE - LAKE FARMS, A PLAT AS RECORDED IN PLAT BOOK "A" PAGE 152 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF STATE ROAD NUMBER 26 (EAST UNIVERSITY AVENUE) AND SOUTHEAST 38TH STREET AND BEING ON THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 110505; THENCE LEAVING SAID CITY LIMIT LINE, RUN SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTHEAST 38TH STREET AND EAST LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF LOT 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8A OF SAID LAKE FOREST - GAINESVILLE - LAKE FARMS; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 8A TO THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 4TH AVENUE (AN UNDEVELOPED RIGHT OF WAY) AND THE EXISTING CITY OF GAINESVILLE LIMIT LINE PER ORDINANCE NO. 110505; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND SAID CITY LIMIT LINE TO THE WEST LINE OF SAID LOT 8A; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, RUN NORTHERLY ALONG SAID CITY LIMIT LINE AND THE WEST LINE OF LOT 8A AND LOT 8 TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 26; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND CITY LIMIT LINE TO THE POINT OF BEGINNING.



GRAPHIC SCALE



(IN FEET)
1 Inch = 100 ft.

LEGEND:

O.R.B. #### P. #### =
OFFICIAL RECORDS BOOK AND PAGE

RIGHT OF WAY (R/W) LINES

TAX PARCEL LINES

PROPOSED ANNEXATION PERIMETER

ORIGINAL PLAT LOT LINES

CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT
ENGINEERING SUPPORT SERVICES
405 NW 39TH AVENUE P.O. BOX 409 GAINESVILLE, FL 32627
OFFICE (352) 393-8194 FAX (352) 394-2093

PROPOSED ANNEXATION
TAX PARCELS 10891-000-000, 10891-001-000
AND TAX PARCEL 10892-000-000

THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 54.17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FOR REFERENCE ONLY. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
PATRICK R. DURBIN, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATION NUMBER 5368

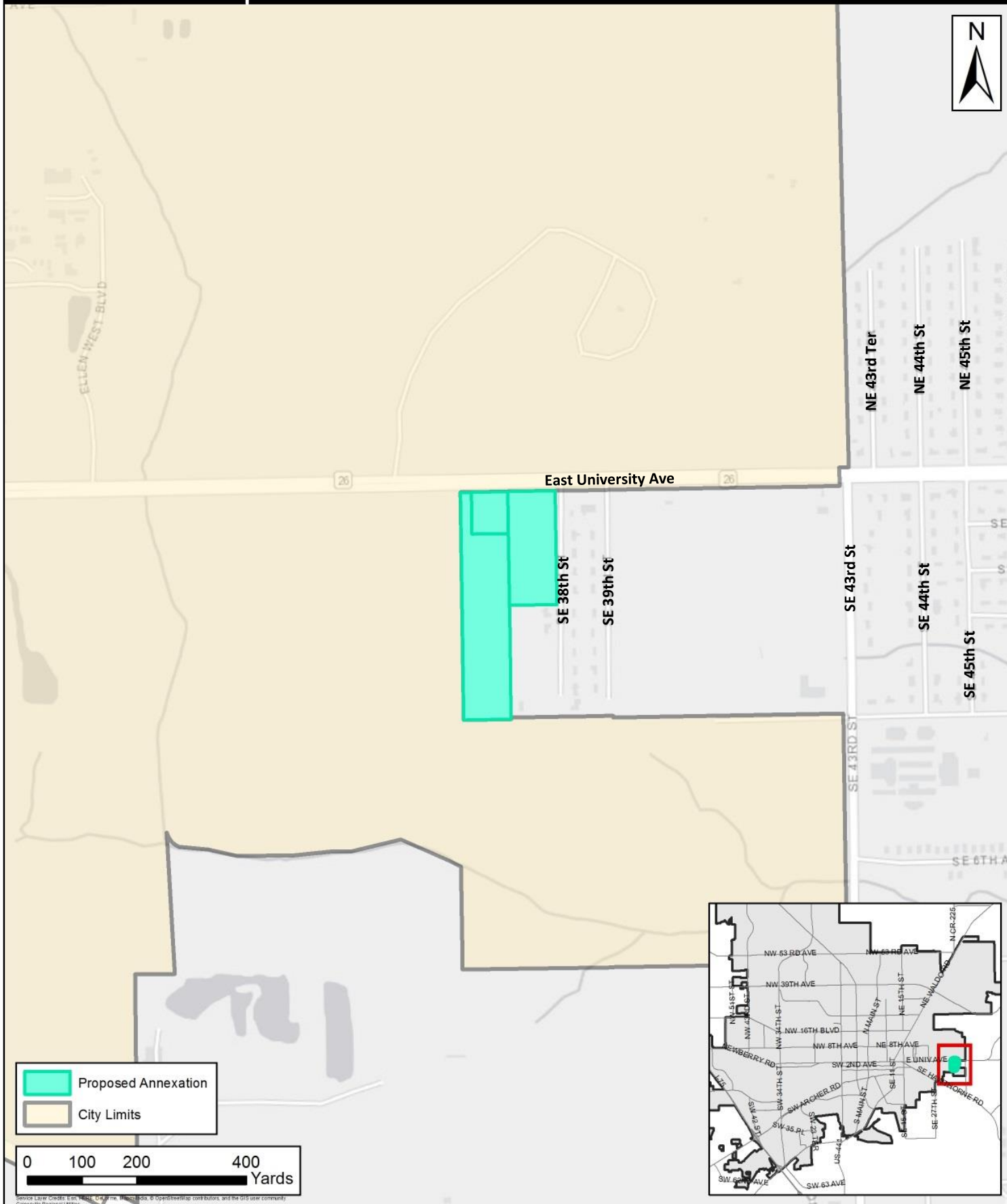
DATE: _____
DRAWN BY: _____
TH _____
ACAD FILENAME: _____
SEC ASSOC OF CHURCHES _____
CHECKED BY: _____
P/D _____
DATE: JUNE 27, 2019
SHEET 1 OF 1

- THIS IS NOT A BOUNDARY SURVEY -

Gainesville.
Citizen centered
People empowered

Proposed Annexation - East Lake Forest

Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



 Proposed Annexation
 City Limits

0 100 200 400
Yards

Source: Layer Credits: Esri, DeLorme, USGS, Swisstopo, © OpenStreetMap contributors, and the GIS User community, Gainesville Regional Utilities

Gainesville.
Citizen centered
People empowered

Voluntary Annexation
Urban Service Report

East Lake Forest
Legistar #181064
June 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 181064. 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.

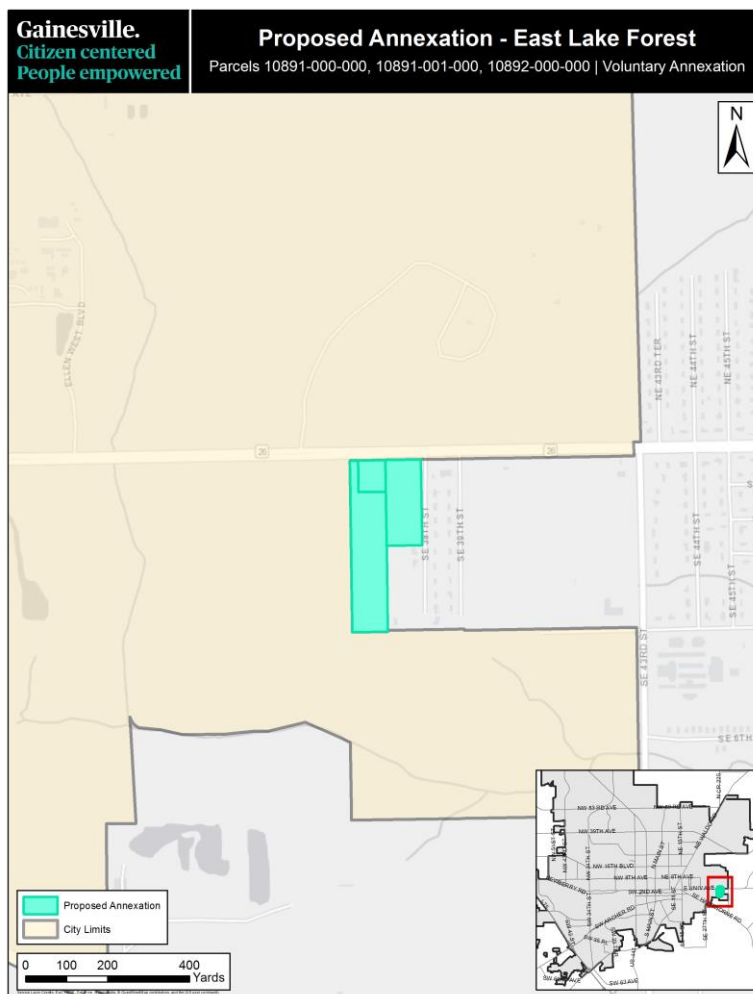
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AREA TO BE ANNEXED

The area proposed for annexation is tax parcels 10891-000-000, 10892-000-000, 10891-001-000 which are owned by Southeastern Conference Association of Churches (shown below). The total annexation area is approximately 11.18 acres and is located south of East University Avenue, west of SE 38th Street, 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 1 will be expanded to include the proposed annexation area (see map on page 11). Parcels 10891-000-000 and 10892-000-000 currently have Alachua County Medium Density (4-8 du/acre) land use designation, and parcel 10891-001-000 is designated as Institutional. All three parcels are zoned Residential Single-Family (R-1B).



Proposed parcel for annexation (Parcels 10891-000-000, 10891-001-000, 10892-000-000)

THE PROVISION OF SERVICES

The Provision of Services

a) Services in the Next Five Years

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 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, Juliet 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. Presently, the first due station would be dependent on which County or City unit can have the fastest response time. Upon annexation the closest City of Gainesville Fire Rescue Station would be station 3 (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). Two public transportation lines run near the proposed annexation along E University Avenue, weekday RTS Route #11 (Rosa Parks Transfer Station to Eastwood Meadows) and daily RTS Route #711 (Rosa Parks Transfer Station to Eastwood Meadows).

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.

Building Inspections

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.

Code Enforcement

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.

Housing

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 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.

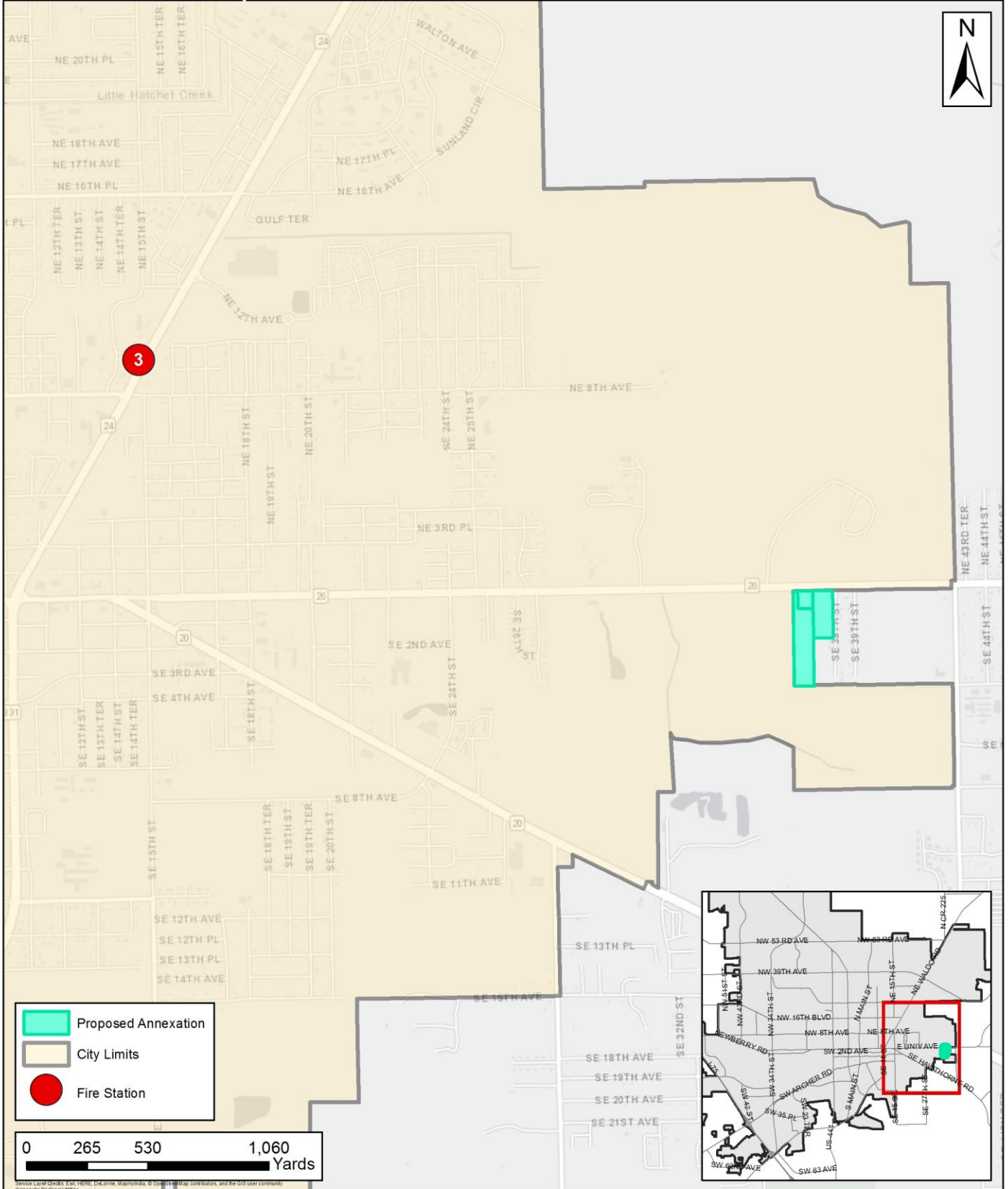
Construction of facilities by GRU is funded through GRU's Construction Fund, the Utility Plant Improvement Fund (UPIF), or a combination from both funding sources. The Construction Fund consists of proceeds from the issuance of revenue bonds. The UPIF is funded by operating revenue.

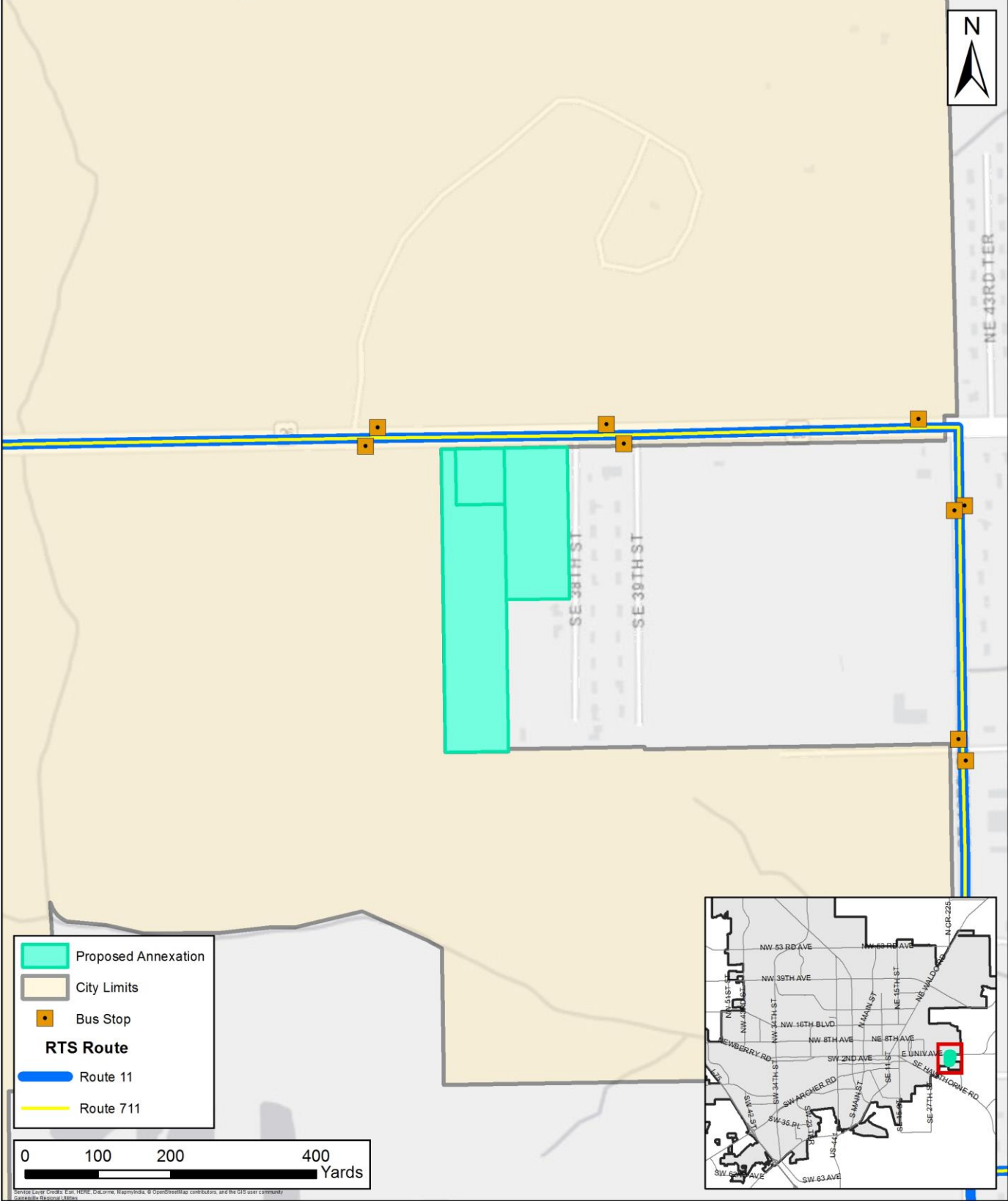
Existing Major Trunk Water Mains and Proposed Extensions

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.

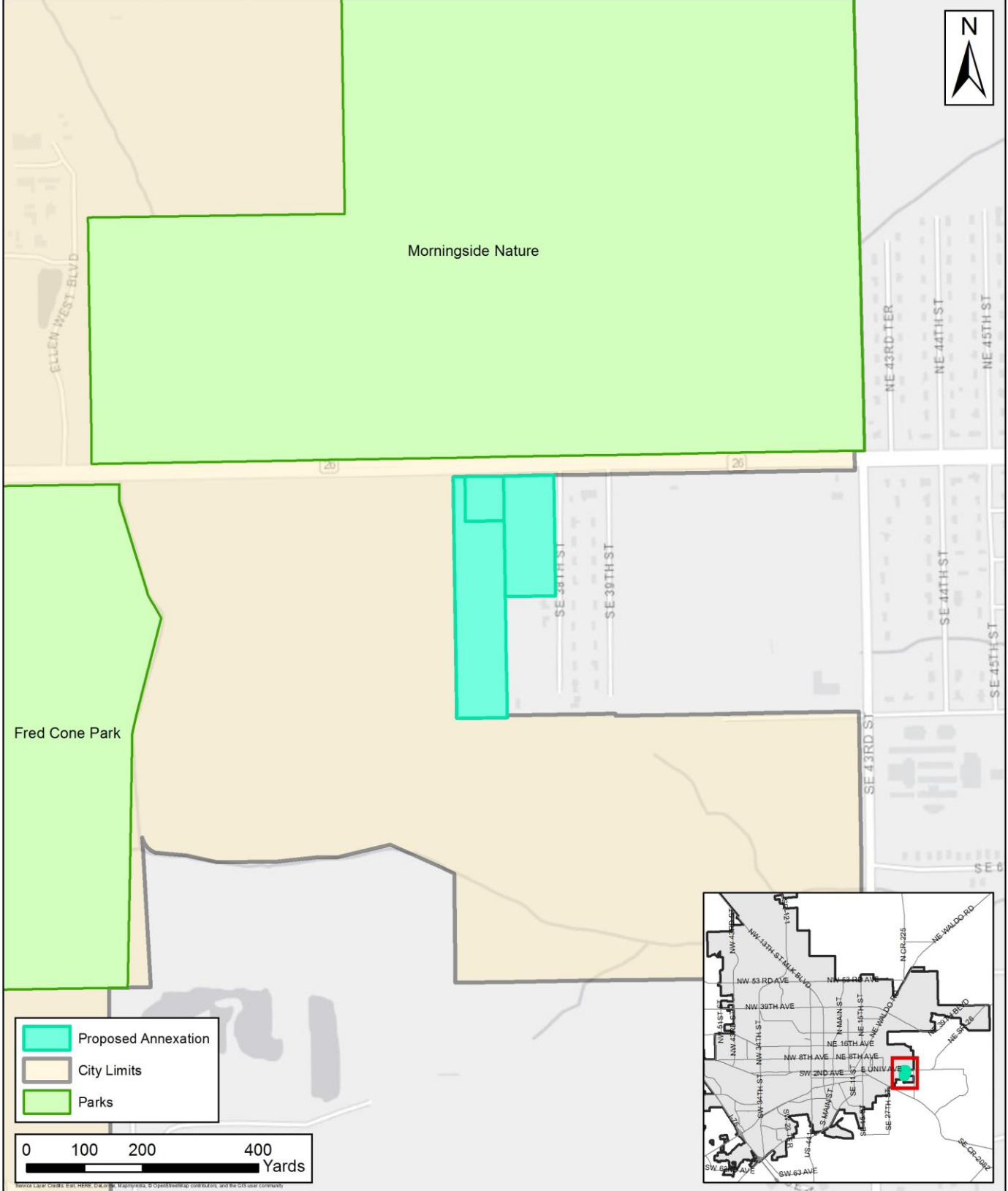




Proposed Annexation - East Lake Forest

Urban Services Report - Park Facilities

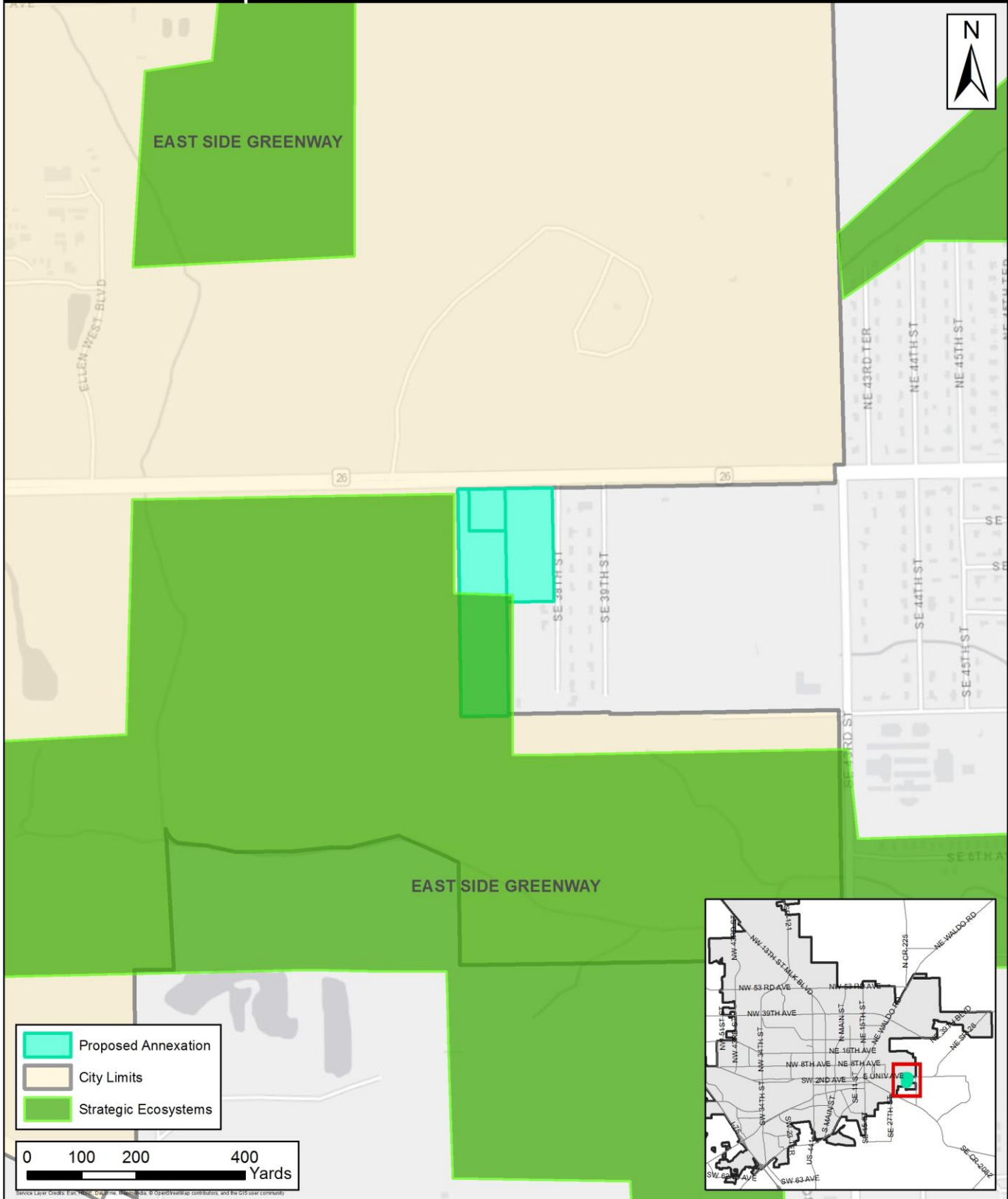
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation

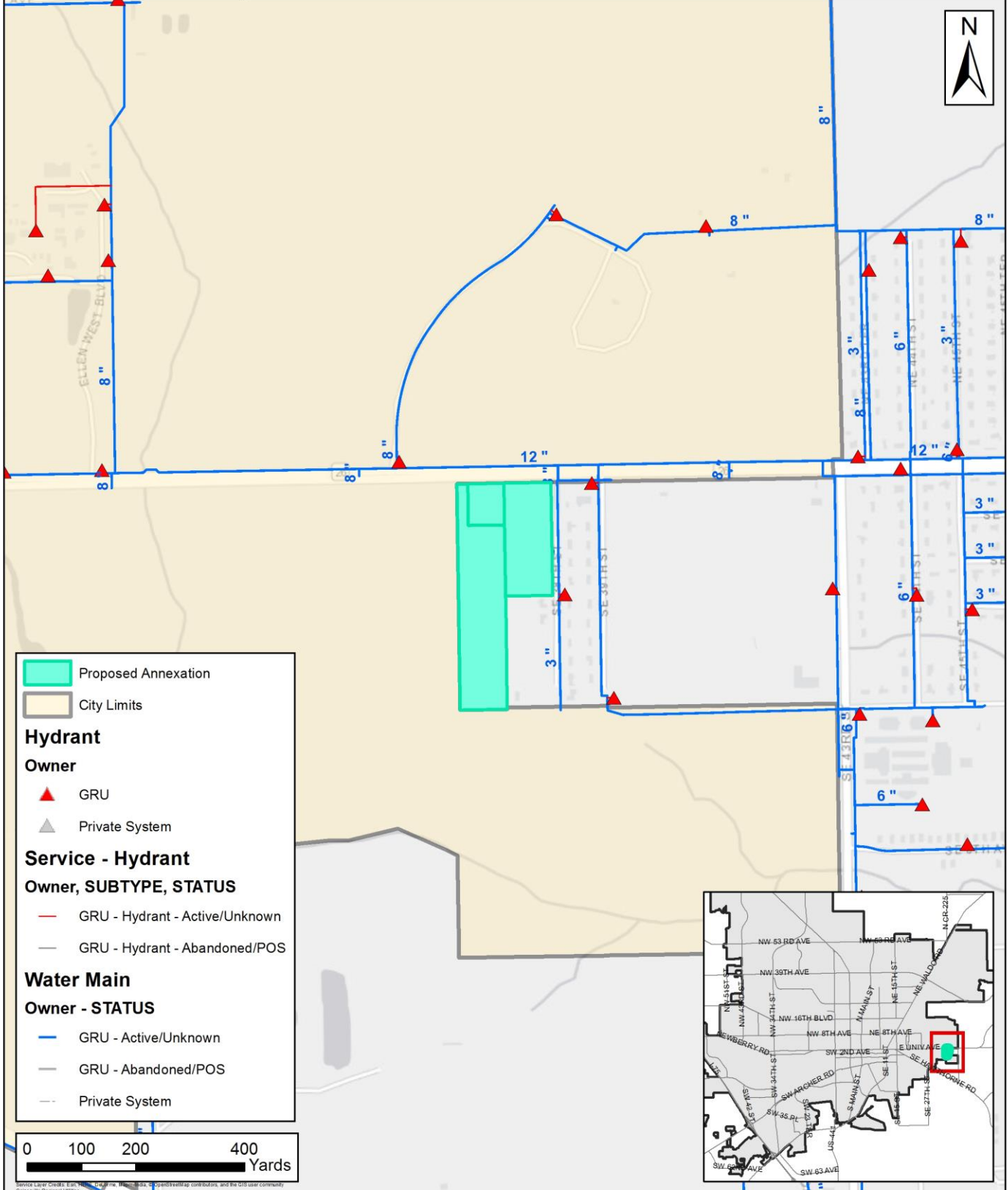


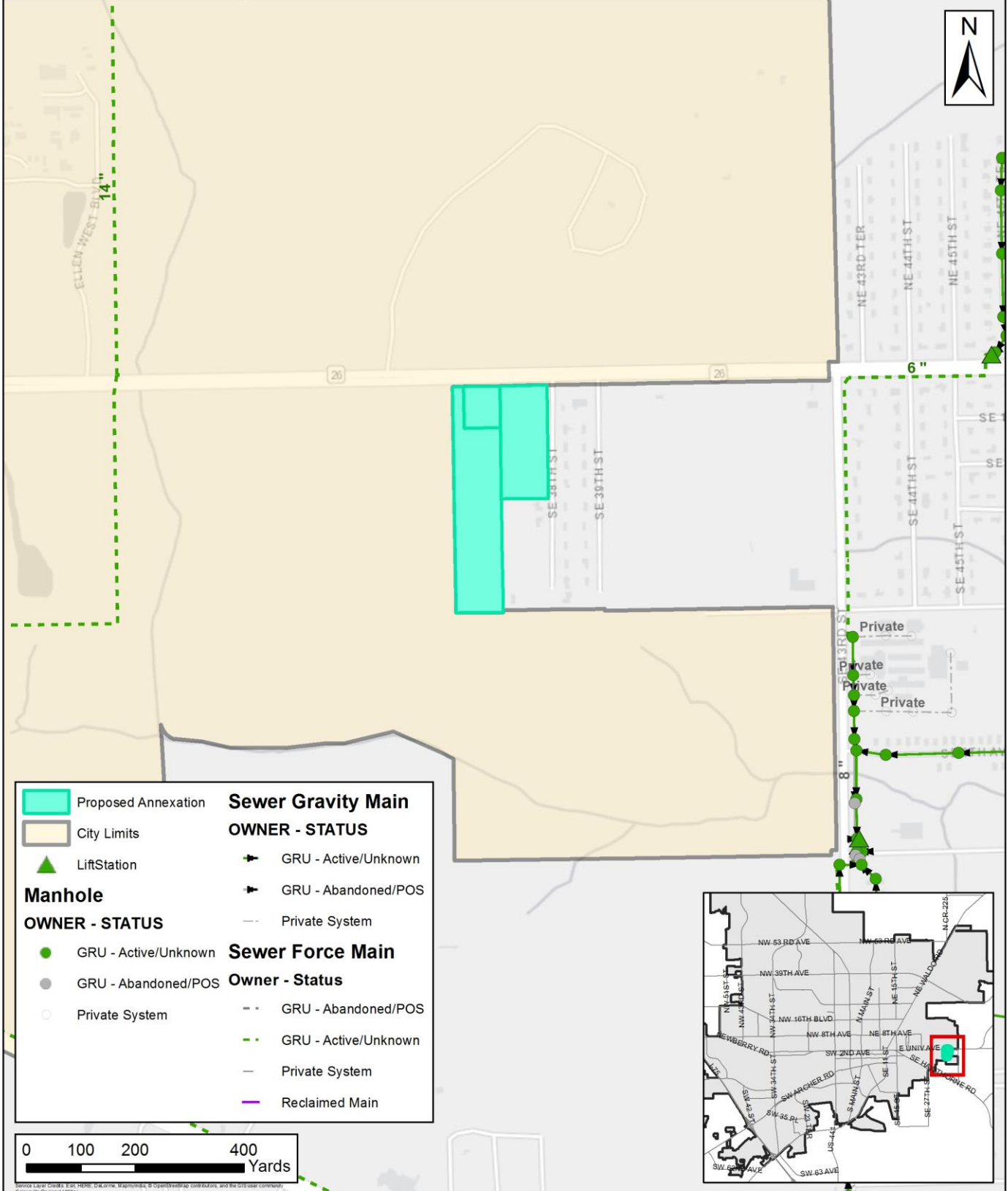
Proposed Annexation - East Lake Forest

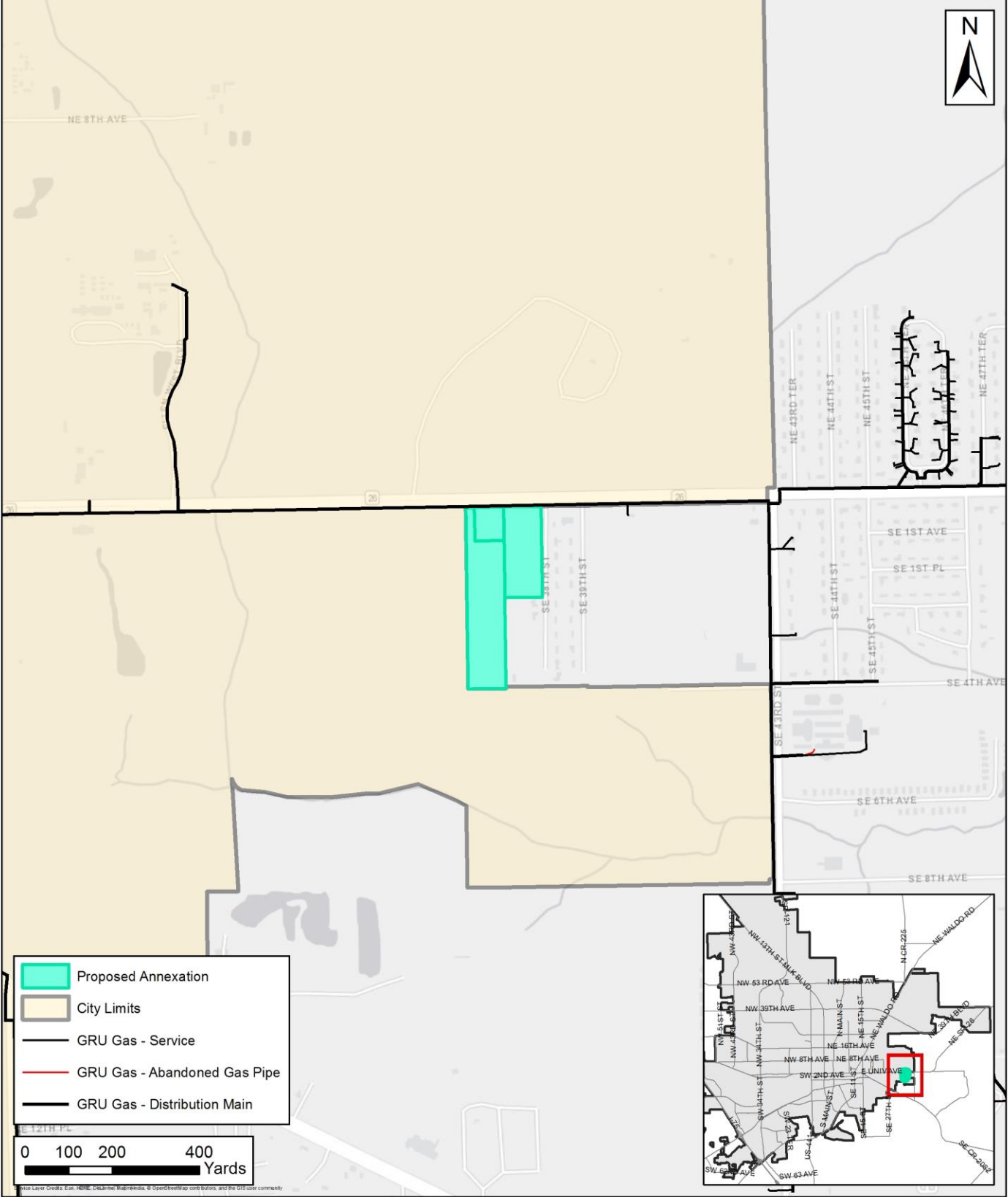
Urban Services Report - Strategic Ecosystems

Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation





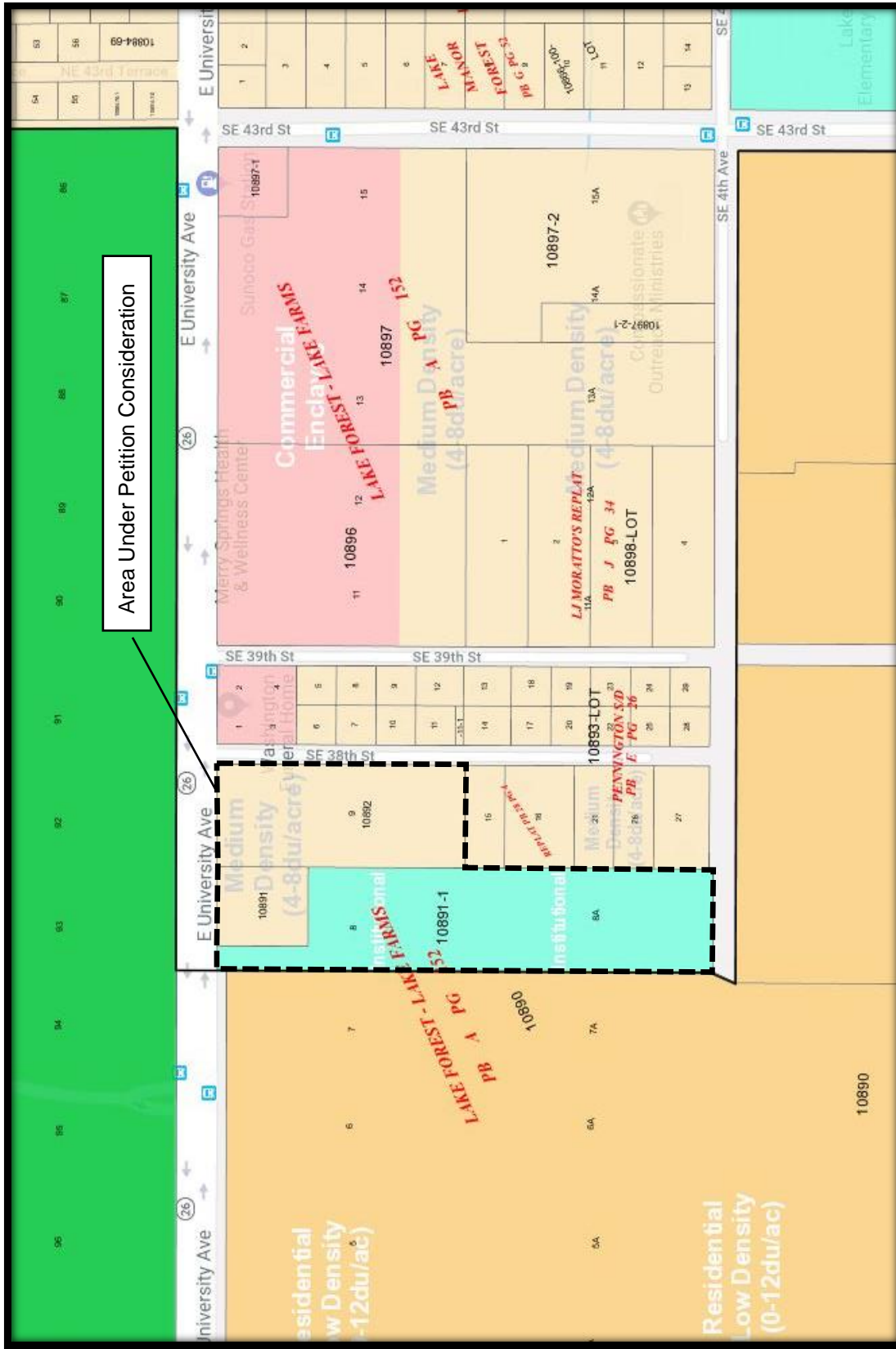




- Proposed Annexation
- City Limits
- GRU Gas - Service
- GRU Gas - Abandoned Gas Pipe
- GRU Gas - Distribution Main

0 100 200 400
 Yards

EXHIBIT E
Petition PB-19-70 LUC



Adjacent Future Land Use Categories

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Leannetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Eileen F. Roy

SUPERINTENDENT OF SCHOOLS

Karen D. Clarke



An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300
Fax (352) 955-6700

*Facilities Department ** 3700 N. E. 53rd Avenue ** Gainesville, Florida 32609 ** 352.955.7400*

August 8, 2019

Brittany McMullen, AICP
Department of Doing
City of Gainesville
PO Box 390, Station 11
Gainesville, FL 32627

RE: East University Avenue Annexation. Review of plan amendment and rezoning including a net increase of 4 dwelling units per acre on 11.18 acres.

Dear Ms. McMullen:

A School Capacity Review for the above referenced project has been completed. The review was conducted in accordance with the City of Gainesville Public School Facilities Element as follows:

POLICY 1.1.2: Coordinating School Capacity with Planning Decisions

The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.

POLICY 1.1.3: Geographic Basis for School Capacity Planning.

For purposes of coordinating land use decisions with school capacity planning, the SCSAs that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.

POLICY 1.1.5: SBAC Report to City

The School Board shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The School Board shall forward the Report to all municipalities within the County.

POLICY 1.1.6 City to Consider SBAC Report

The City shall consider and review the School Board's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.

The comprehensive plan amendment associated with this annexation will increase the allowed residential density from 8 dua (Alachua County) to 15 dua (City of Gainesville). The proposed zoning change would increase the maximum allowable density from 8 dua (Alachua County) to 12 dua (City of Gainesville). For purposes of this analysis, it is assumed that the 44 additional units will be single family (highest impact on schools)

This review does not constitute a “concurrency determination” and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as by the City of Gainesville Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

The East University Avenue Annexation consists of 44 additional single family units.

TABLE 1: EAST UNIVERSITY AVENUE ANNEXATION – PROJECTED STUDENT GENERATION AT BUILDOUT

	ELEMENTARY	MIDDLE	HIGH	TOTAL
SINGLE FAMILY	44			
MULTIPLIER	0.14	0.06	0.08	0.28
STUDENTS	0	0	0	0
MULTI FAMILY	0			
MULTIPLIER	.08	.03	.03	0.14
STUDENTS	6	3	4	13
TOTAL STUDENTS*	6	3	4	13

Elementary Schools. The East University Avenue Annexation is situated in the Gainesville East Alachua Concurrency Service Area. The Gainesville East Alachua Concurrency Service Area currently provides a capacity of 8,157 seats. The current enrollment is 7,027 students representing a 86% utilization compared to an adopted LOS standard of 100%. Enrollment is not projected to increase during the ten year planning period. No new capacity is planned during the ten year planning period.

Student generation estimates for the East University Avenue Annexation indicate that 6 elementary seats would be required at buildout. This increase can be reasonably accommodated during the ten year planning period.

Middle Schools. East University Avenue Annexation is situated in the Lincoln Concurrency Service Area. The Lincoln Concurrency Service Area provides a capacity of 1,068 seats. The current enrollment is 653 students representing a 61% utilization compared to an adopted LOS standard of 100%. Utilization is projected to increase to 715 within ten years. No new capacity is planned for the Lincoln Concurrency Service Area during the ten year planning period.

Student generation estimates for East University Avenue Annexation indicate that 3 additional middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

High Schools. The East University Avenue Annexation is situated in the Eastside Concurrency Service Area. The Eastside Concurrency Service Area currently has a capacity of 2,152 seats. The current enrollment is 1,208 students representing 60% utilization compared to an adopted LOS standard of 100%. The utilization is projected to remain steady during the ten year planning period. No new capacity is planned during the ten year planning period.

Student generation estimates for the East University Avenue Annexation indicate that 4 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the ten year planning period.

Summary Conclusion. Students generated by the East University Avenue Annexation at the elementary, middle and high levels can be reasonably accommodated during the ten year planning period.

This evaluation is based on the 2018-2019 Five Year District Facilities Plan adopted by Alachua County Public Schools. The East University Avenue Annexation is subject to concurrency review and determination at final plat for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact this office.

Regards,



Suzanne Wynn
Director of Community Planning
Alachua County Public Schools

CC: Gene Boles