

# Urban Service Report

Fred Bear Health Park Voluntary Annexation

Legistar #210065

Prepared: July 2021



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## **INTRODUCTION**

This Urban Services Report was prepared to provide a plan for the transition of services upon annexation of property described in Ordinance 210065. 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 composed of tax parcels 06800-007-001 owned by Brian Aurilio, owner of 4454 Properties, LLC; 06813-000-000, 06813-001-000, and 06974-040-000 owned by Eric Lawson, CEO of North Florida Regional Medical Center, Inc.; 07240-001-008 owned by John Kish, Jr., President of I-75 Business Park & Self Storage; and 07240-050-000, owned by James D. Henderson, II, co-trustee of Prairie View Trust (see map on page 5). The total annexation area is approximately 60 +/- acres and the parcels are located on SW Archer Road and Fred Bear Road.

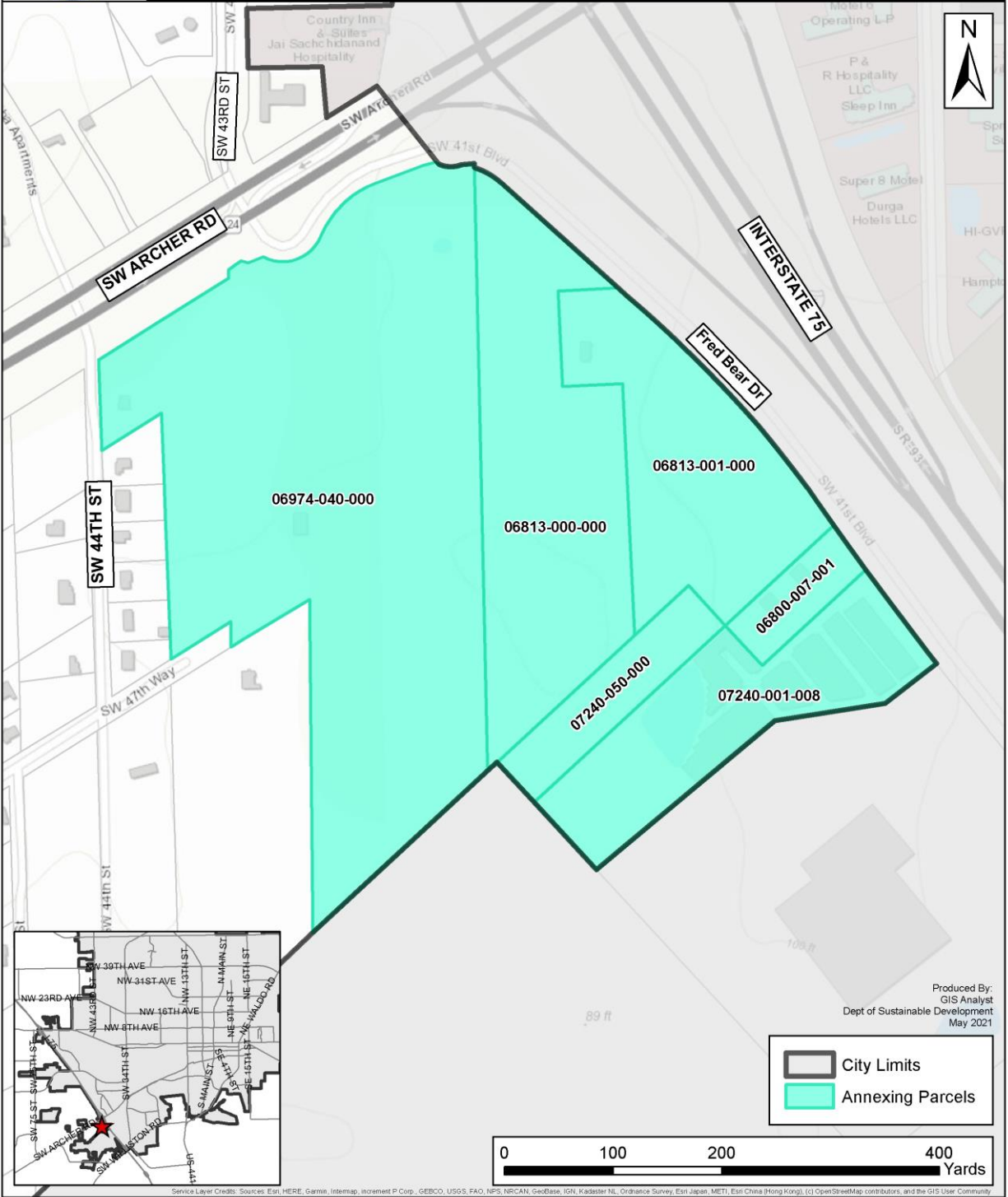
Upon annexation, City Commission District 3 will be expanded to include the proposed annexation area (see map on page 13). Parcels 06974-040-000, 06813-000-000, and 06813-001-000 currently have Alachua County Medium Density Residential (MR) land use designation. Parcels 07240-001-008 and 06800-007-001 have Alachua County Heavy Industrial (HI) land use designations. Parcel 07240-050-000 has Alachua County Light Industrial (LI) land use designation.

Parcels 07240-001-008 and 06800-007-001 currently have Alachua County Manufacturing/Services (MS) zoning. Parcel 07240-050-000 has Alachua County Agricultural (A) zoning. Parcels 06813-000-000 and 06813-001-000 have Alachua County Multi-family Residential (R-2) zoning. Lastly, part of parcel 06974-040-000 has three Alachua County zonings present: Single-family Residential (R-1A) on the portion abutting SW 47<sup>th</sup> Way, SW 44<sup>th</sup> St, and SW Archer Rd; Single-family Residential (R-1B) on the portion abutting the R-1A zoned portion and SW Archer Rd on the northeast portion of the parcel; and Manufacturing/Mobile Home Park (RM) on the remaining middle and southern portion of the parcel, abutting the R-2 zoned parcel to the east (see map on page 15).



# Proposed Annexation - Fred Bear Health Park

Parcels 06800-007-001, 06813-000-000, 06813-001-000, 06974-040-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



Proposed parcels for annexation: 06800-007-001, 06813-000-000, 06813-001-000, 06974--040-000, 07240-001-008, and 07240-050-000

## **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 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. Gainesville Police Department Patrol Zone Echo will be extended to serve the area (see map on page 16). 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 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 Stations would be station 9 (see map on page 17).

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 SW Archer Rd., daily RTS Route #75 (Oaks Mall to Butler Plaza) and Route #800 (Butler Plaza Transfer Station to Santa Fe College (see map on page 18).

## **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 map on page 19 for nearest City of Gainesville park facilities in relation to the proposed annexation.

### **Strategic Ecosystems**

The area in this annexation partially contains and is impacted by the Fred Bear Hammock Strategic Ecosystem (see map on page 20). Any future development on this area will be required to submit a resource assessment of the site pursuant to regulations found in LDC Section 30-8.12. Should regulated strategic ecosystem resources be identified, up to 50% of the upland portion of the site may be required to be set aside for protection of regulated resources.



## **Building Inspections**

The Building Inspections Division 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 Planning Division 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.

## **UTILITY 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 21 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 22 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.

### Existing Electrical Grid

The map on page 23 show the existing electrical grid 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.

### Existing Natural Gas

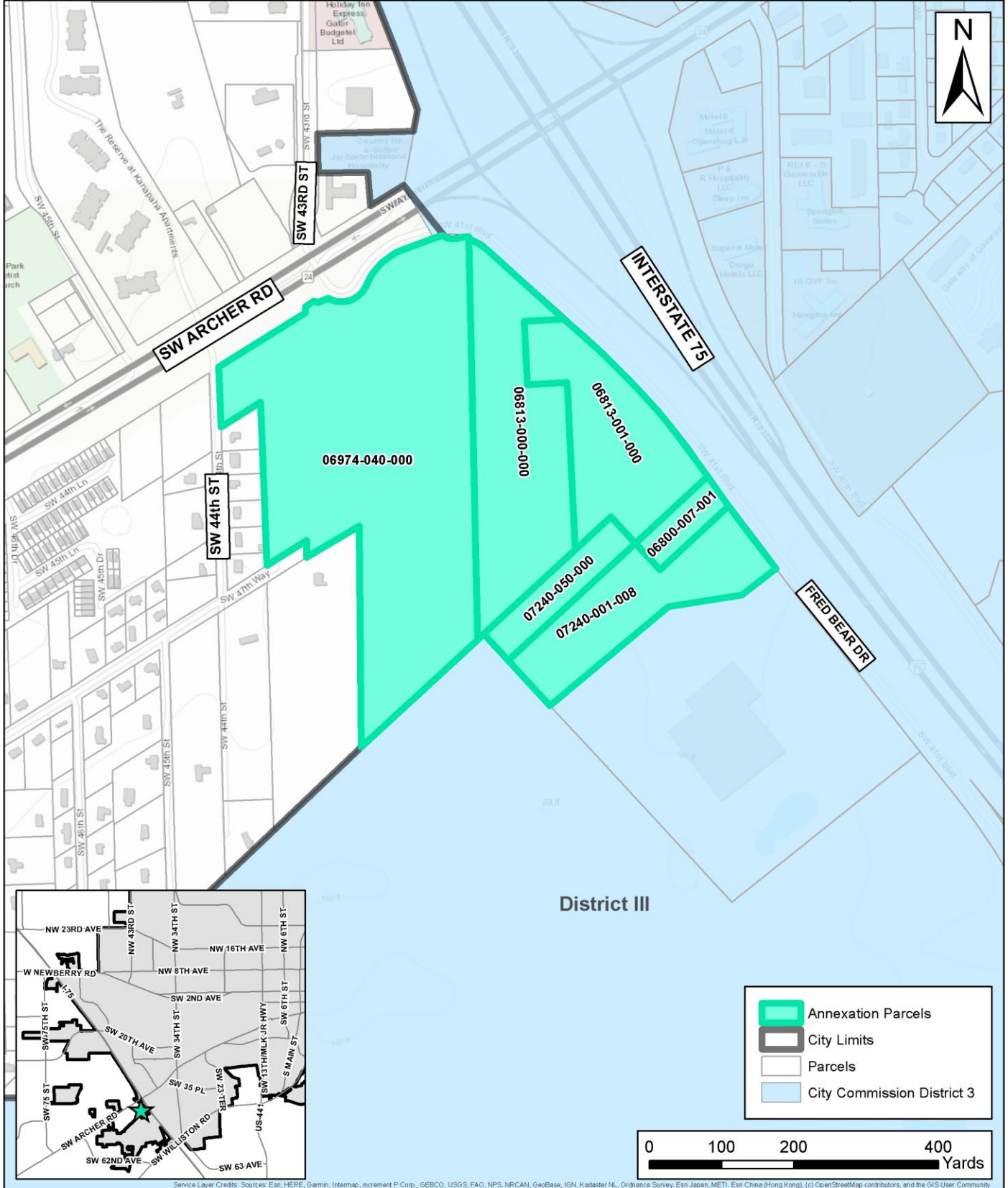
The map on page 24 shows the existing natural gas lines in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.



# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - City Commission Districts

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



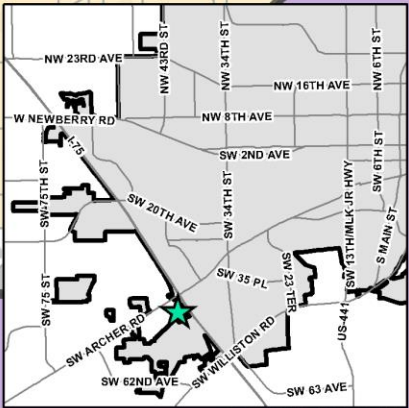
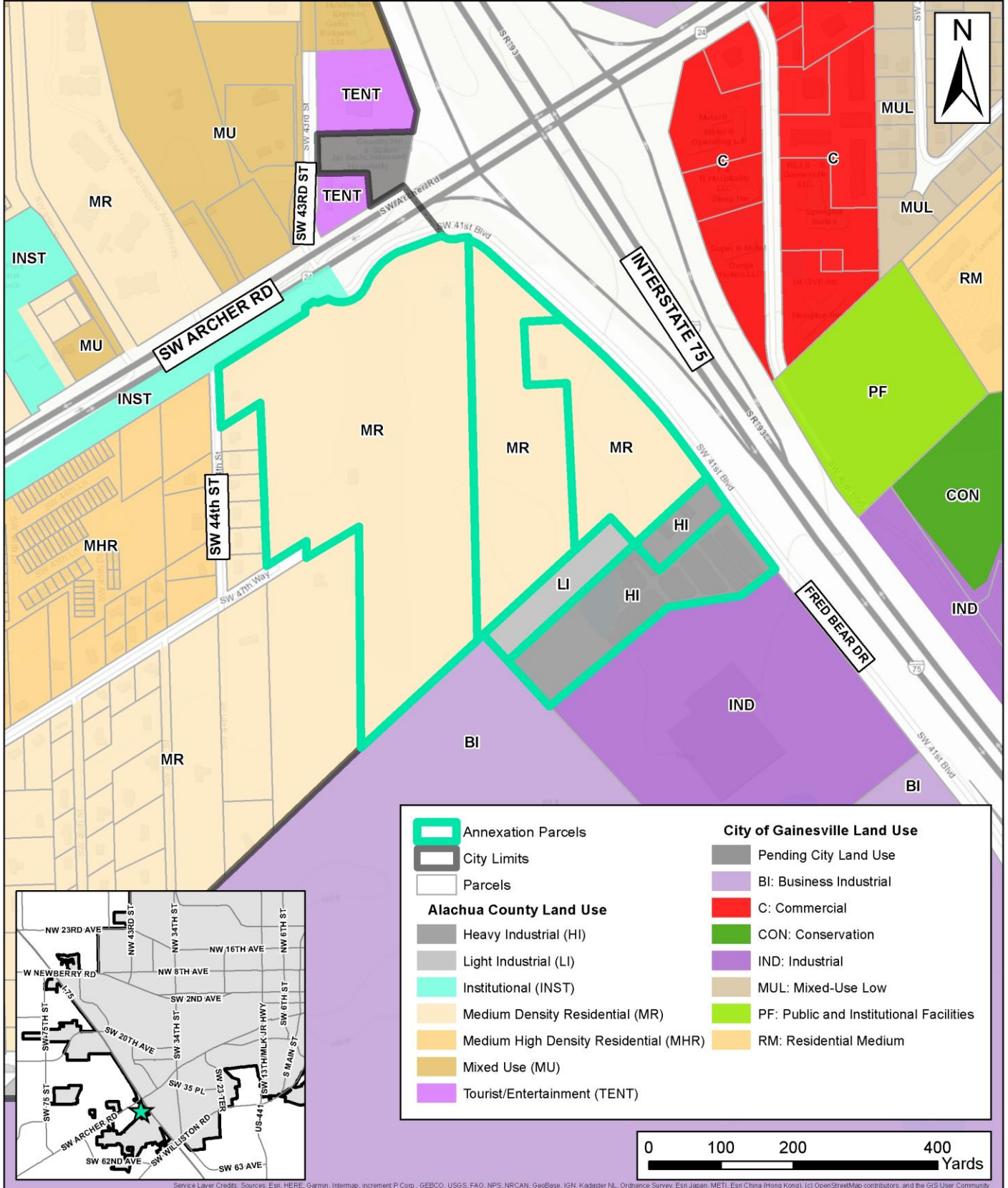
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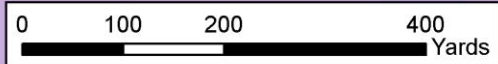
# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Land Use Categories

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



	Annexation Parcels		Pending City Land Use
	City Limits		BI: Business Industrial
	Parcels		C: Commercial
<b>Alachua County Land Use</b>			CON: Conservation
	Heavy Industrial (HI)		IND: Industrial
	Light Industrial (LI)		MUL: Mixed-Use Low
	Institutional (INST)		PF: Public and Institutional Facilities
	Medium Density Residential (MR)		RM: Residential Medium
	Medium High Density Residential (MHR)		
	Mixed Use (MU)		
	Tourist/Entertainment (TENT)		



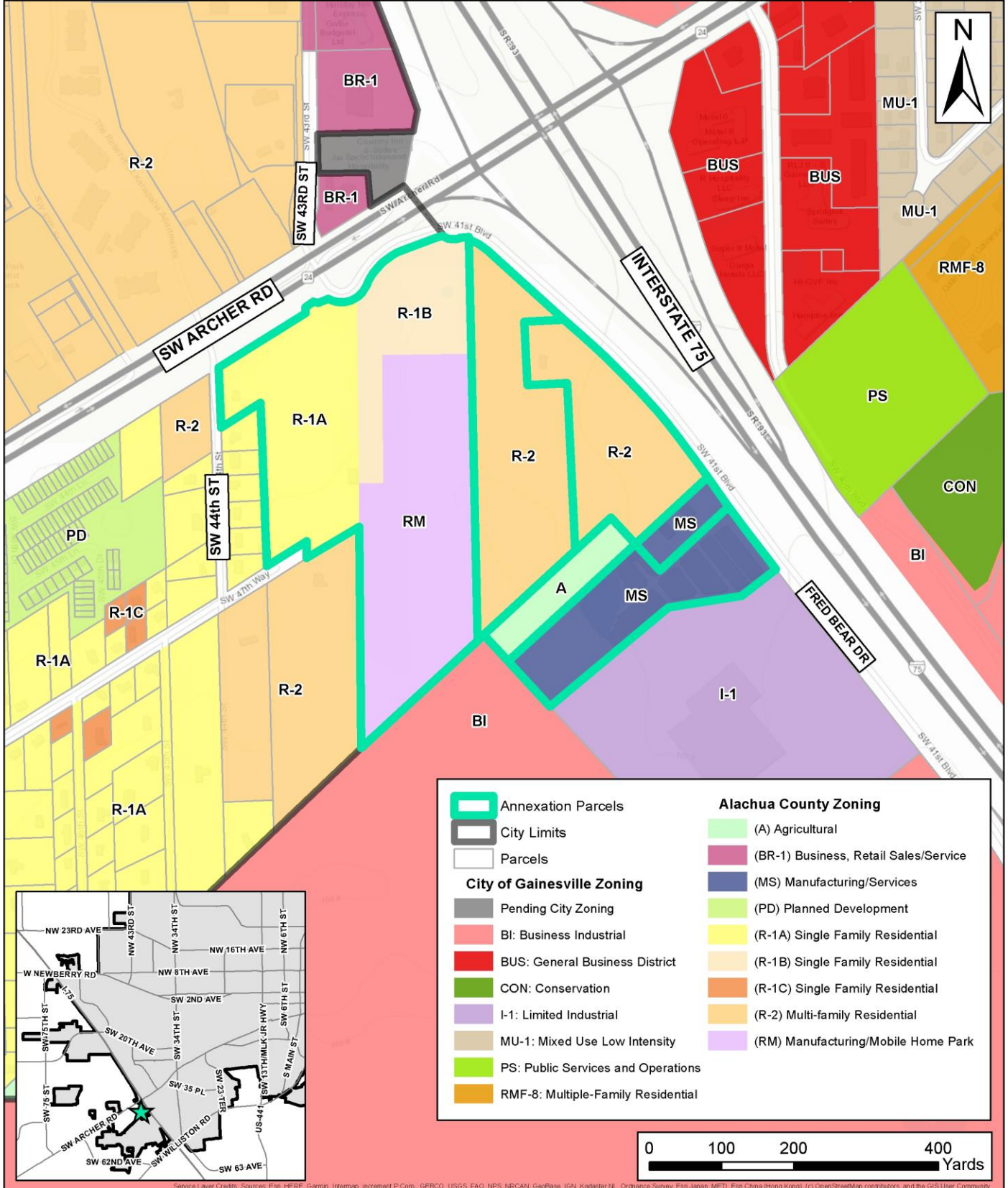
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Current Zoning Districts

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

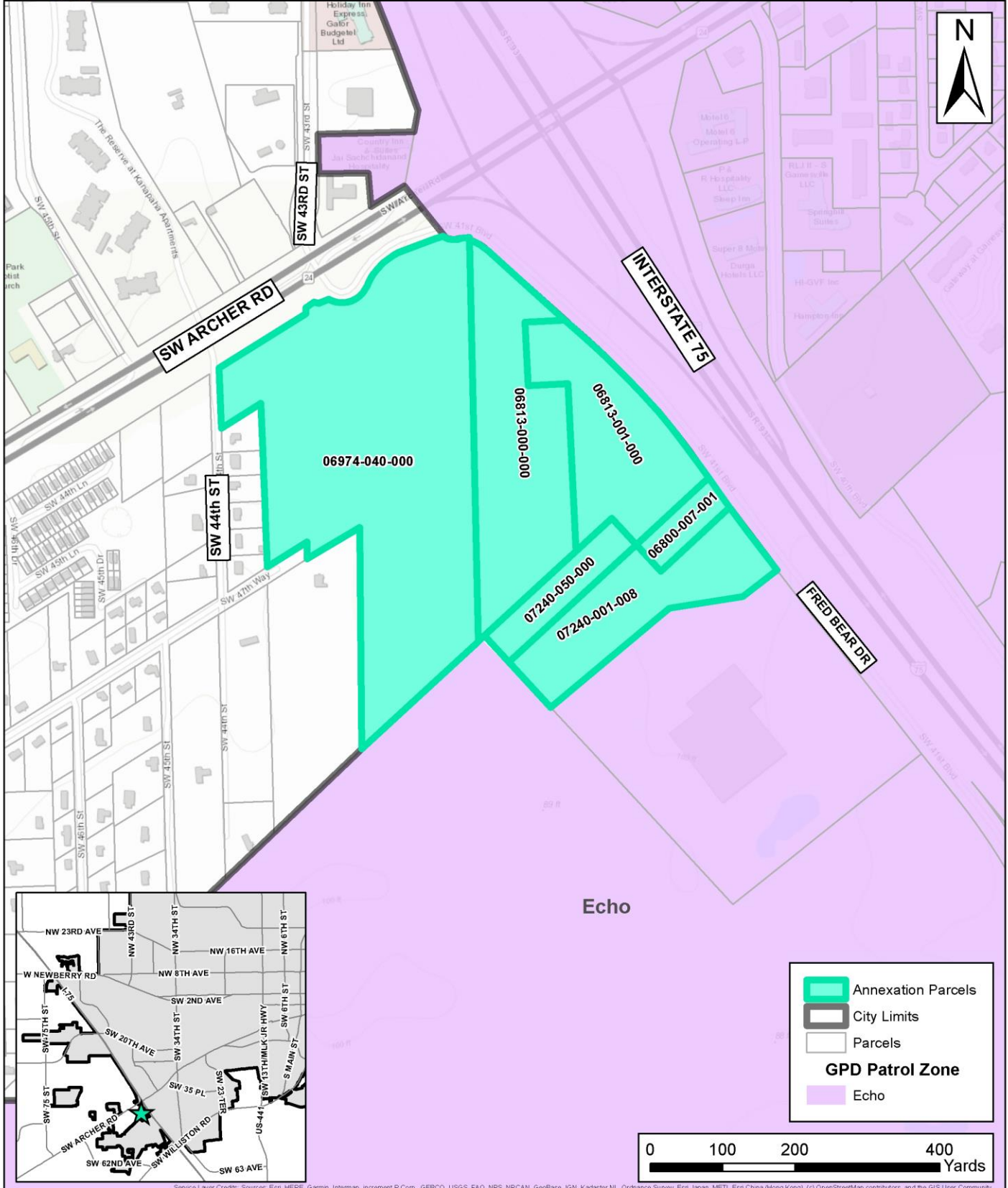




# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Gainesville Police Department Patrol Zones

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



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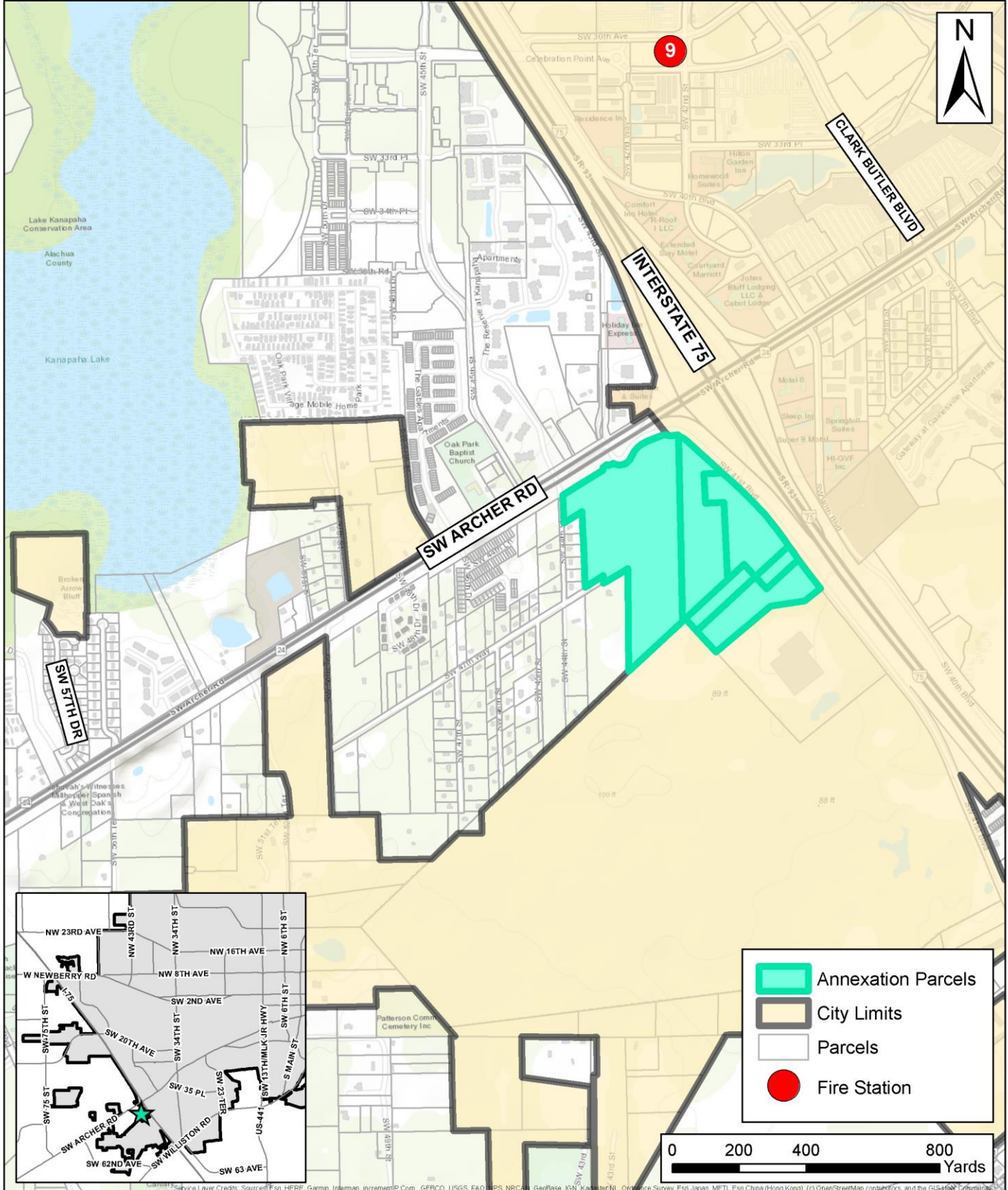




# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Gainesville Fire Rescue Stations

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

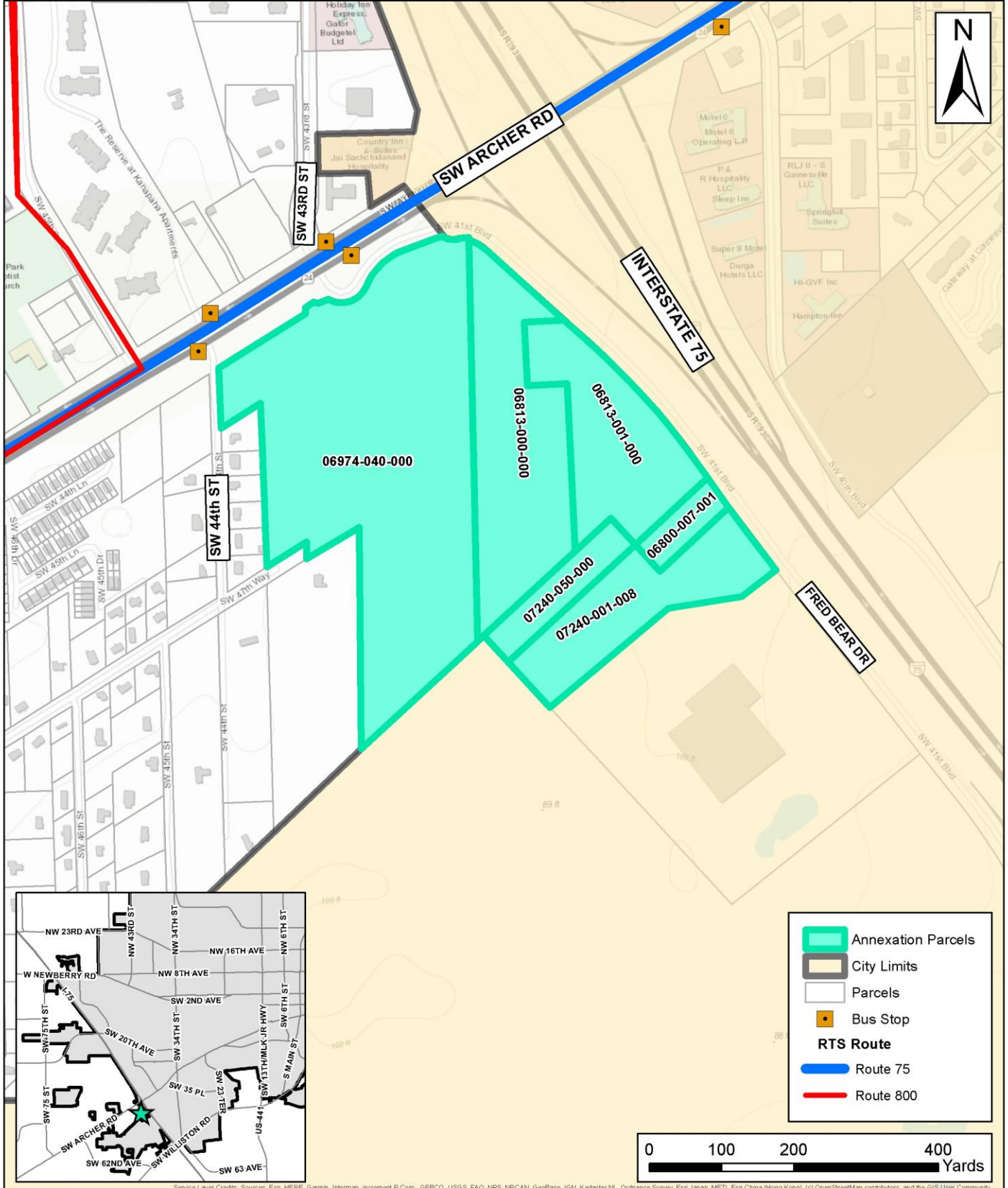




# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Regional Transit System Facilities

Parcels 06800-007-001, 06813-000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



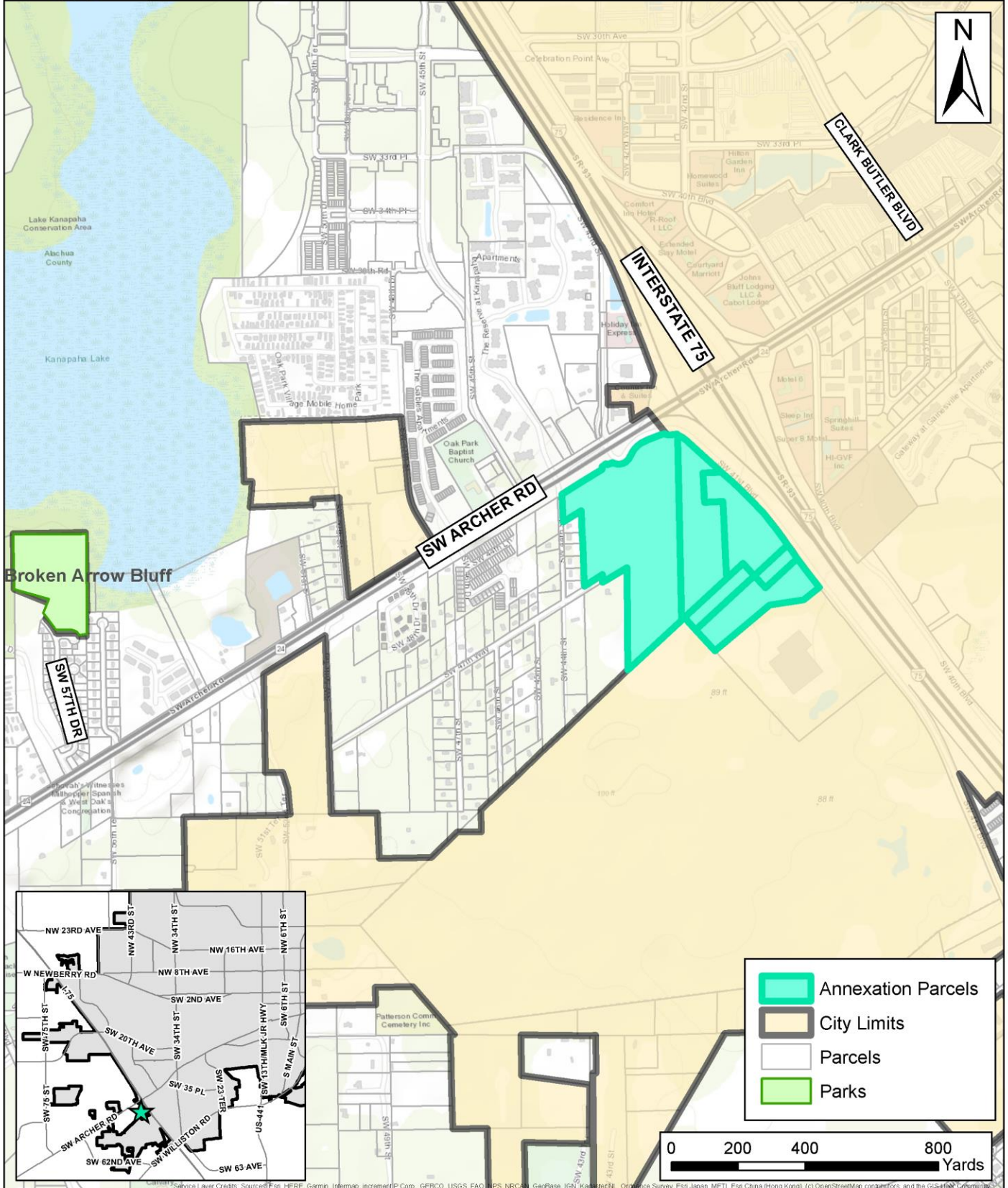
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - City Park Facilities

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation

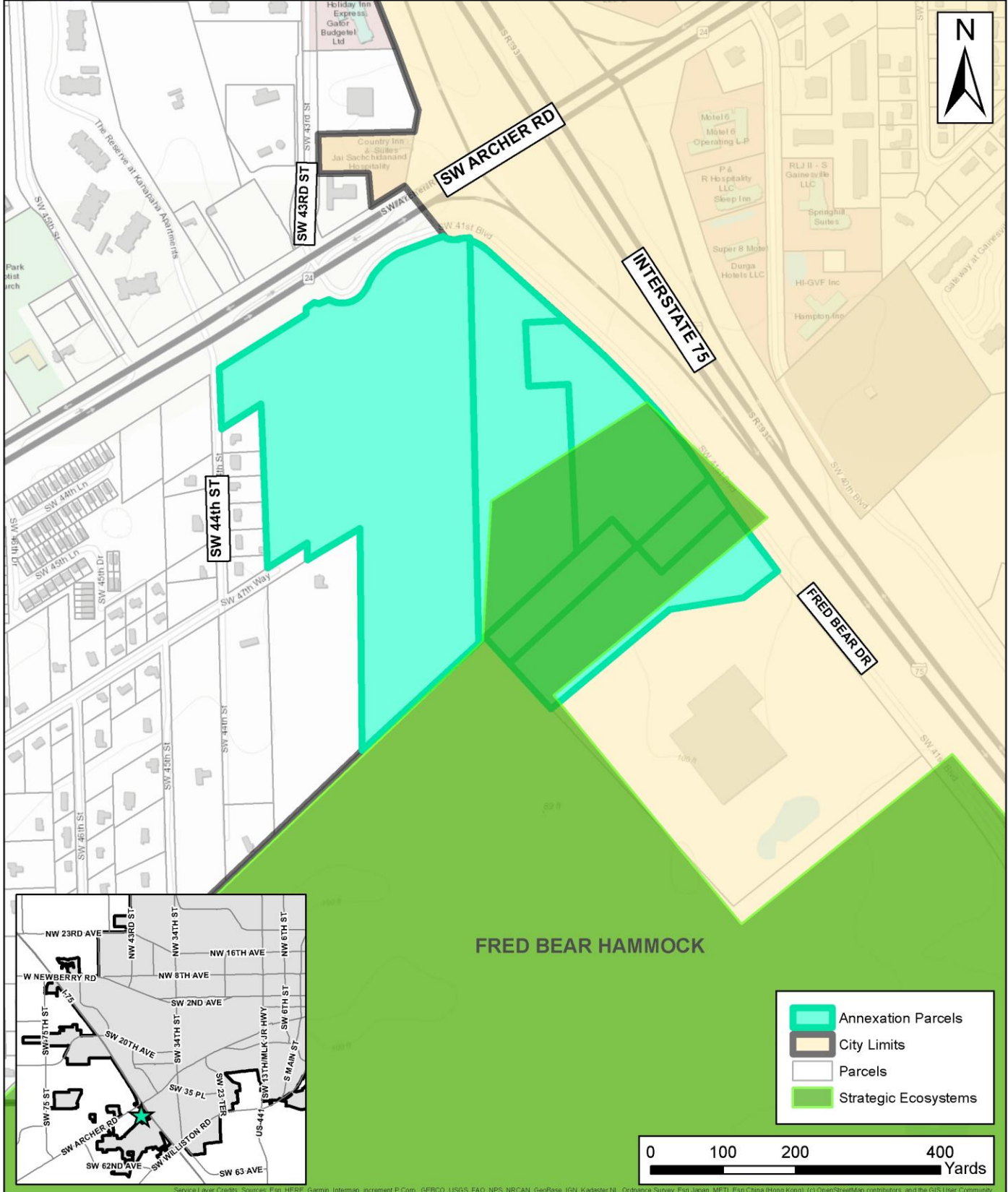




# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - Strategic Ecosystems

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



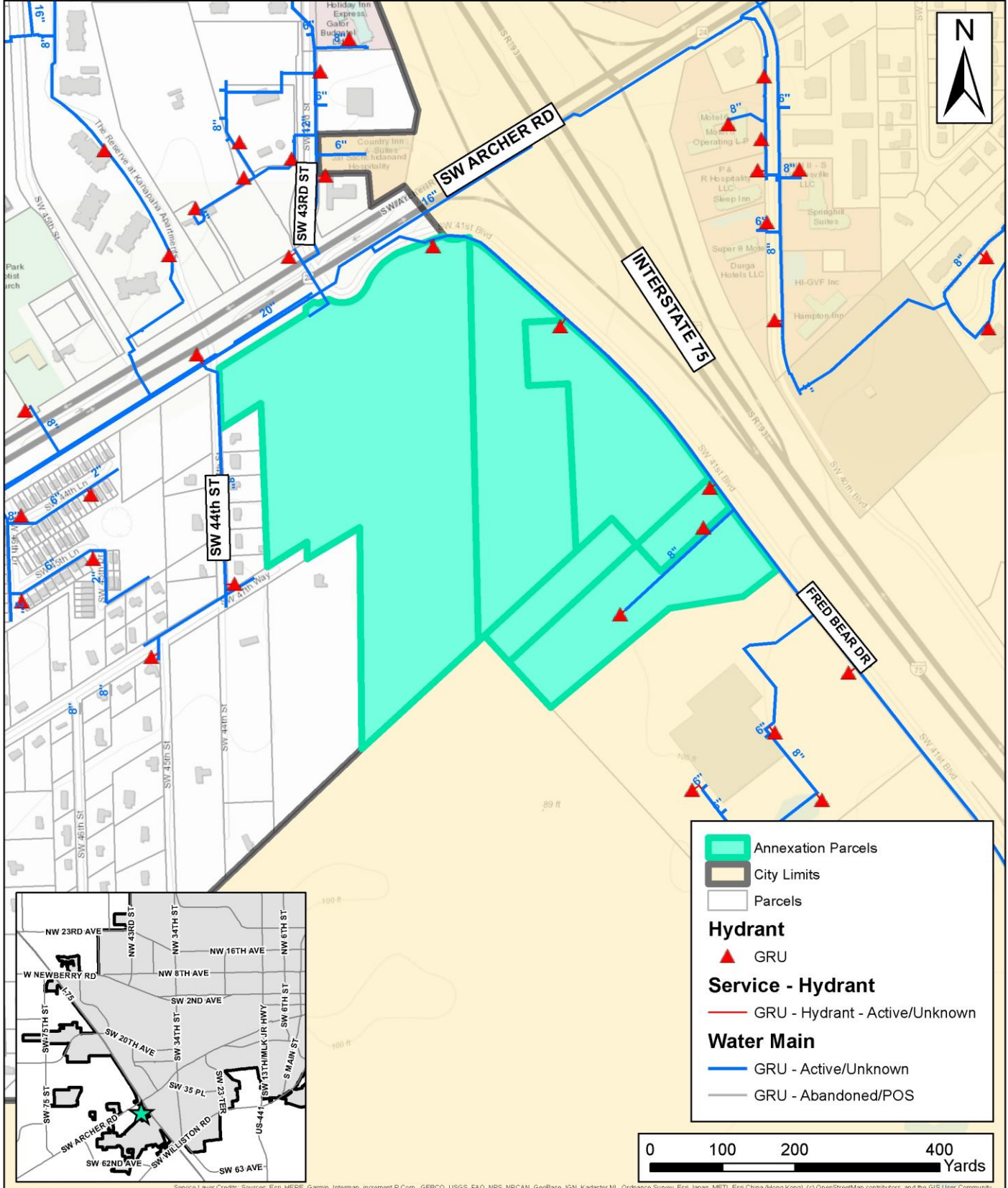
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - GRU Water Utility Facilities

Parcels 06800-007-001, 06813.000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



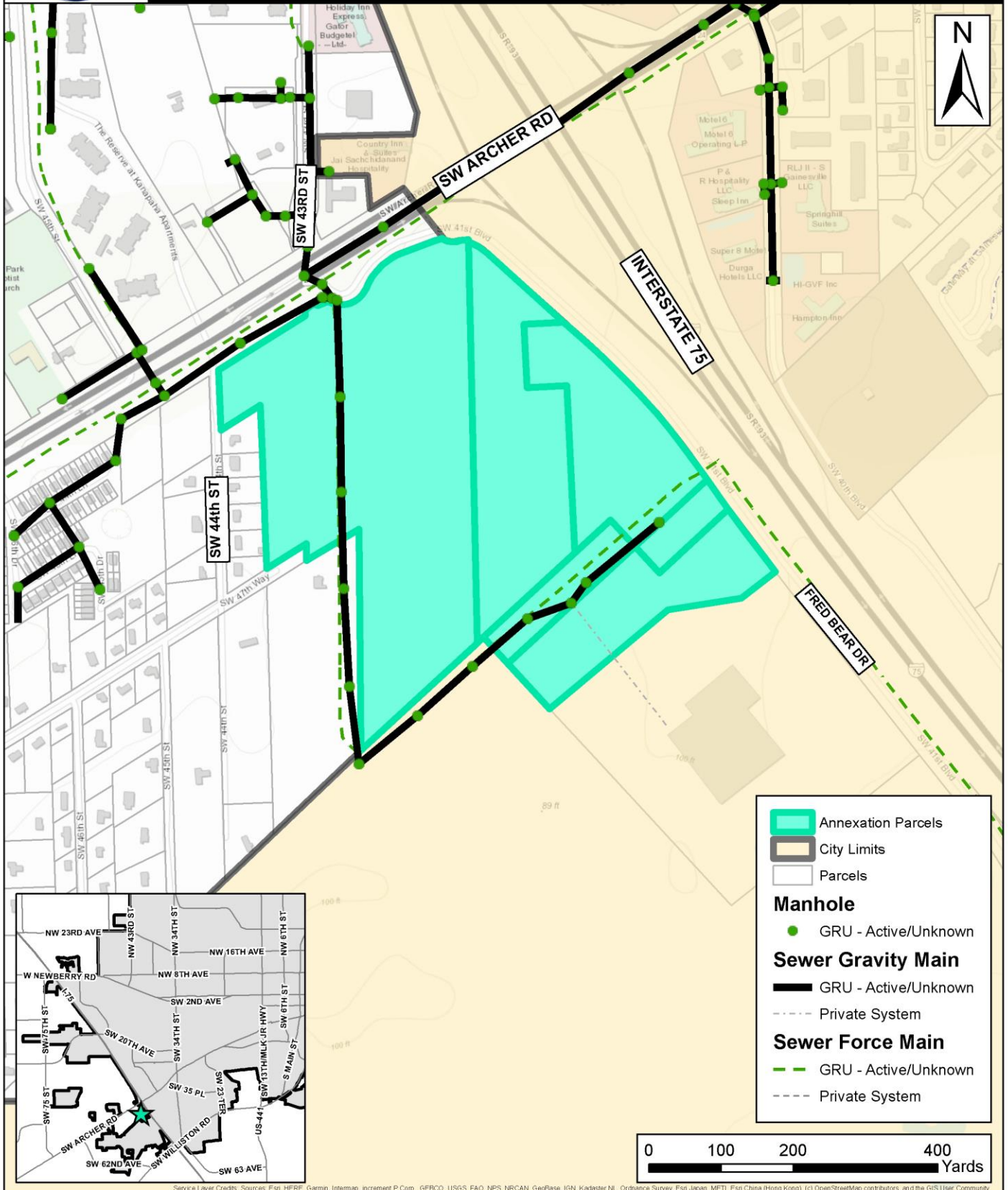
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - GRU Wastewater Utility Facilities

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



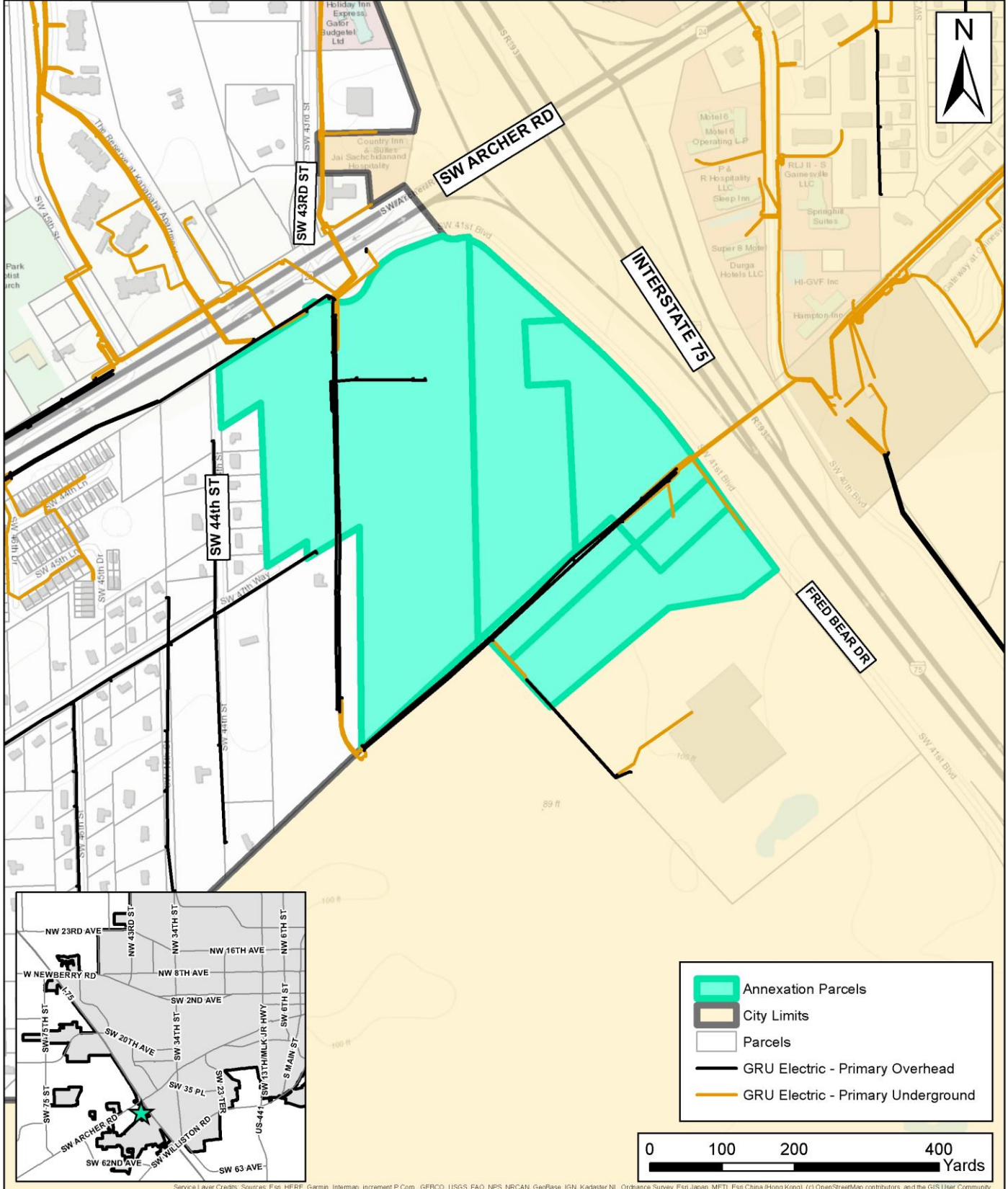
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - GRU Electric Utility Facilities

Parcels 06800-007-001, 06813,000-000, 06813-001-000, 06974-004-000, 07240-001-008, & 07240-050-000 | Voluntary Annexation



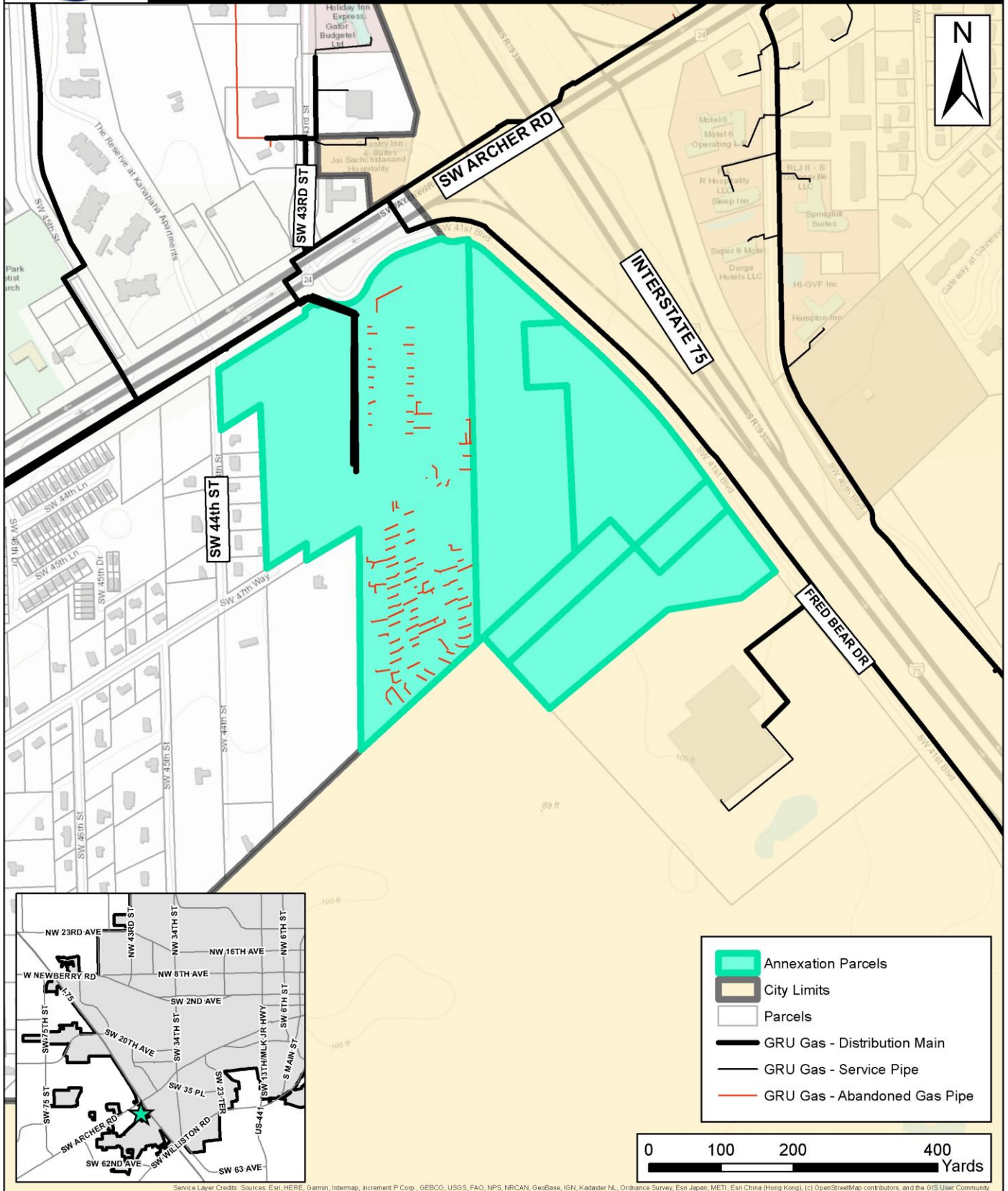
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# Proposed Annexation - Fred Bear Health Park

## Urban Services Report - GRU Gas Utility Facilities

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