



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

PO Box 490, Station 11  
 Gainesville, FL 32627-0490  
 306 NE 6<sup>th</sup> Avenue  
 P: (352) 334-5022  
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## CITY PLAN BOARD STAFF REPORT

**PUBLIC HEARING DATE:** July 25, 2019

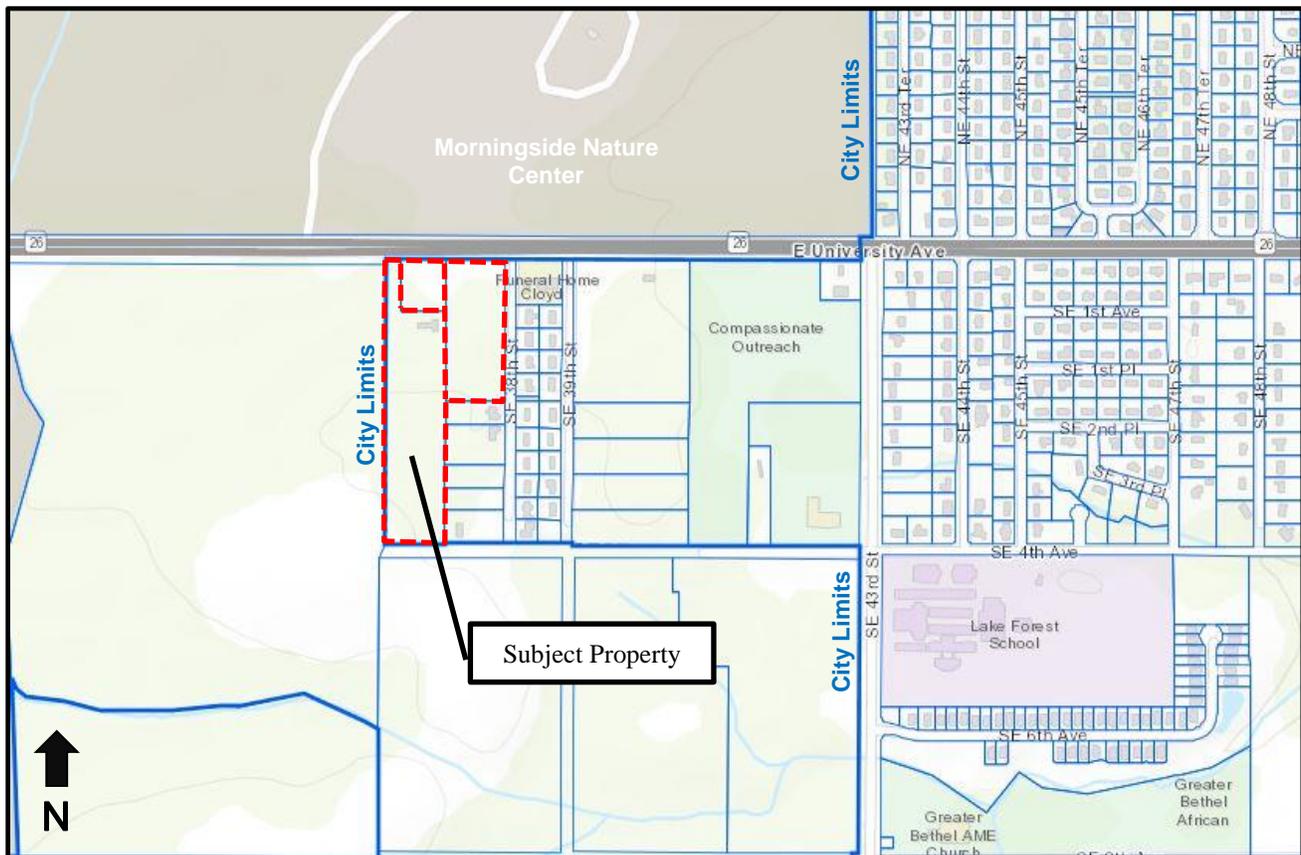
**ITEM NO:** 3

**PROJECT NAME AND NUMBER:** East Lake Forest Rezoning, PB-19-71 ZON

**APPLICATION TYPE:** Rezoning (Quasi-Judicial)

**CITY PROJECT CONTACT:** Brittany McMullen

**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-19-70 LUC: 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.*City Commission Action (Pending) – First Reading 8/1/19, Second Reading 8/15/19***Neighborhood Workshop(s):** N/A**SITE INFORMATION:**

<b>Address:</b>	Generally located south of East University Avenue and west of SE 38th Street
<b>Parcel Number(s):</b>	10891-000-000, 10891-001-000, 10892-000-000
<b>Acreage:</b>	±11.18
<b>Existing Use:</b>	Vacant
<b>Land Use Category:</b>	Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre
<b>Zoning District:</b>	Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre
<b>Overlay District:</b>	None
<b>Transportation Mobility Program Area (TMPA):</b>	Zone A (to be assigned when designated a City land use category)
<b>Census Tract:</b>	6.00
<b>Water Management District:</b>	St. Johns River Water Management District
<b>Special Feature:</b>	Strategic Ecosystem
<b>Annexed:</b>	In process
<b>Code Violations:</b>	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 change the zoning designation on the subject property from Alachua County Residential Single Family, Medium Density (R-1B): 4-8 dwelling units per acre to City of Gainesville Single/Multifamily (RMF-5): maximum 12 dwelling units per acre. A concurrent application requesting to 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 is filed under Petition PB-19-70 LUC. The proposed rezoning, if approved, will facilitate future residential development of the subject property.

**ADJACENT PROPERTY CHARACTERISTICS:**

The subject property is located south of East University Avenue, a multi-lane arterial road. Portions of the property abut SE 38<sup>th</sup> Street to the east. Single-family homes as well as a funeral home are located to the east of the SE 38<sup>th</sup> 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. Two public schools are located within one mile of the site.

**Table 1. Use of Adjacent Property by Future Land Use Category and Zoning District\***

	<b>Existing Use(s)</b>	<b>Future Land Use Category</b>	<b>Zoning District</b>
<b>North</b>	East University Ave Right-of-Way / Public Park (Morningside Nature Center)	N/A / Conservation	N/A / Conservation
<b>South</b>	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)
<b>East</b>	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)
<b>West</b>	Vacant	RL (Residential Low)	RMF-5: Single-Family/Multi-Family Residential

\*See Exhibit E, Adjacent Zoning Designation Map

**STAFF ANALYSIS AND RECOMMENDATION:****ANALYSIS**

The analysis of this application is based on the following rezoning criteria, as required in Section 30-3.14 of the City Land Development Code:

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

Permitted uses within the RMF-5 zoning district include single-family dwellings, multi-family dwellings, multi-family small scale (2-4 units per building), adult day care homes, assisted living facilities, attached dwellings, bed and breakfast establishments, community residential homes, day care centers, family child care homes, places of religious assembly, public parks, and schools. Compatibility is addressed by Land Development Code requirements related to building setbacks, landscaping, and other site design requirements. The designation of the property as RMF-5 will allow for single-family and small scale multi-family development which is consistent with surrounding existing development.

**B. The character of the district and its suitability for particular uses.**

The proposed Single/Multi-family, RMF-5: 12 units per acre zoning designation provides an increase in maximum density of up to 4 units per acre over the maximum of 8 units per acre allowed under the existing Alachua County Single-Family, Medium Density (R-1b) designation. The purpose of the RMF-5 zoning district is to provide areas for residential development that is convenient to appropriate urban services and facilities. The character of the proposed zoning district is consistent with the single-family residential development located adjacent to and within the direct vicinity of the subject property. The allowance of attached dwelling units in combination with the relative increase in density by the proposed RMF-5 zoning provides needed flexibility for future residential development of this undeveloped property with areas of regulated environmental resources. The property has access to urban services such as roadways and utilities, and is also located within close proximity to community-level facilities such as schools and parks.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The proposed residential zoning district is compatible with existing single-family development located directly adjacent to the subject property on the east, as well as residential properties developed across the nearby SE 43<sup>rd</sup> Street right-of-way. Abutting properties to the south and west are also zoned RMF-5.

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

The proposed zoning designation will allow for the construction of residential development on currently vacant property. There are no buildings to be preserved on the subject site.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.**

Analysis of these items is included in this staff report as well as the staff report for the land use designation petition, PB-19-70.

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

The rezoning will increase the land area within the city available for single and multi-family residential development and thus will support the provision of a diverse selection of housing types within the city.

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

Properties to the north and east and directly south of the subject site are located within the City of Gainesville limits, with the adjacent property to the west and south having been annexed into the City in 2012. Prior to 2012 the most recent annexation of properties within the direct vicinity of the subject site had occurred in 1993. The annexation and designation of future land use and zoning of the subject property will contribute to continued development and provision of housing choices on the eastern edge of the city.

**H. The goals, objectives, and policies of the Comprehensive Plan.**

This request 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 rezoning application facilitates maintaining and creating choices in housing within walking distance of important destinations to the extent allowed by the permitted uses of the proposed Single/Multifamily (RMF-5): maximum 12 dwelling units per acre zoning district.

**Objective 1.5 Discourage the proliferation of urban sprawl.**

**Finding:** The rezoning supports future residential development on the subject property, which is located within and adjacent to subdivisions that contain developed single-family detached dwellings. The Land Development Code permits single-family and multi-family dwelling units by right allowing for the construction of housing units within this partially developed area.

**Policy 4.1.1 Residential Low-Density (RL): 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.**

Finding: Rezoning of the property to the RMF-5: maximum 12 dwelling units per acre zoning district will provide for regulation by the Land Development Code to support the future development of the site for single-family or multi-family residential development.

### 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 zoning designation supports single-family and multi-family residential development, which contributes to the housing supply within the City. Associated land development regulations are intended to protect the health, safety and welfare of the general public in relation to future development.

### Transportation Element

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

Finding: The proposed zoning district will be applied to vacant property within close proximity to existing transportation facilities (e.g., roadways, sidewalks, and bus routes).

#### I. The facts, testimony, and reports presented at public hearings.

No public hearings have occurred regarding this zoning designation of the property as of the date of this report.

#### J. Applications to rezone to a transect zone shall meet the following additional criteria:

This criterion is not applicable. The request does not involve a transect zone.

### RECOMMENDATION

Staff recommends approval of Petition PB-19-71 ZON based on a finding of compliance with all applicable review criteria.

### DRAFT MOTION FOR CONSIDERATION

I move to recommend approval of Petition PB-19-71 ZON.

#### 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 6<sup>th</sup>, 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. Draft Ordinance No. 181064 is attached as Exhibit B for reference.

#### 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 EXHIBITS:**

**Exhibit A Application**

**Exhibit B Draft Ordinance No. 181064**

**Exhibit C Strategic Ecosystems Map**

**Exhibit D Urban Services Report**

**Exhibit E Adjacent Zoning Designation Map**



**APPLICATION—CITY PLAN BOARD**  
**Planning & Development Services**

<b>OFFICE USE ONLY</b>	
Petition No. <u>PB-19-00071 ZON</u>	Fee: \$ <u>N/A</u>
1 <sup>st</sup> Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. _____	Receipt No. <u>N/A</u>
Account No. 001-660-6680-3401 [ <input type="checkbox"/> ]	
Account No. 001-660-6680-1124 (Enterprise Zone) [ <input type="checkbox"/> ]	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) [ <input type="checkbox"/> ]	

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

<b>Applicant(s)/Agent(s), if different</b>	
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:

<b>Future Land Use Map</b> [ <input type="checkbox"/> ]	<b>Zoning Map</b> [ <input checked="" type="checkbox"/> ]	<b>Master Flood Control Map</b> [ <input type="checkbox"/> ]
Present designation: _____	Present designation: R-1B (County)	<b>Other</b> [ <input type="checkbox"/> ] Specify: _____
Requested designation: _____	Requested designation: RMF-5	

**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 <b>must</b> 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  (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  YES

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

NO  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

Urban Infill

Activity Center

Urban Fringe

Strip Commercial

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 single/multi-family residential 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)

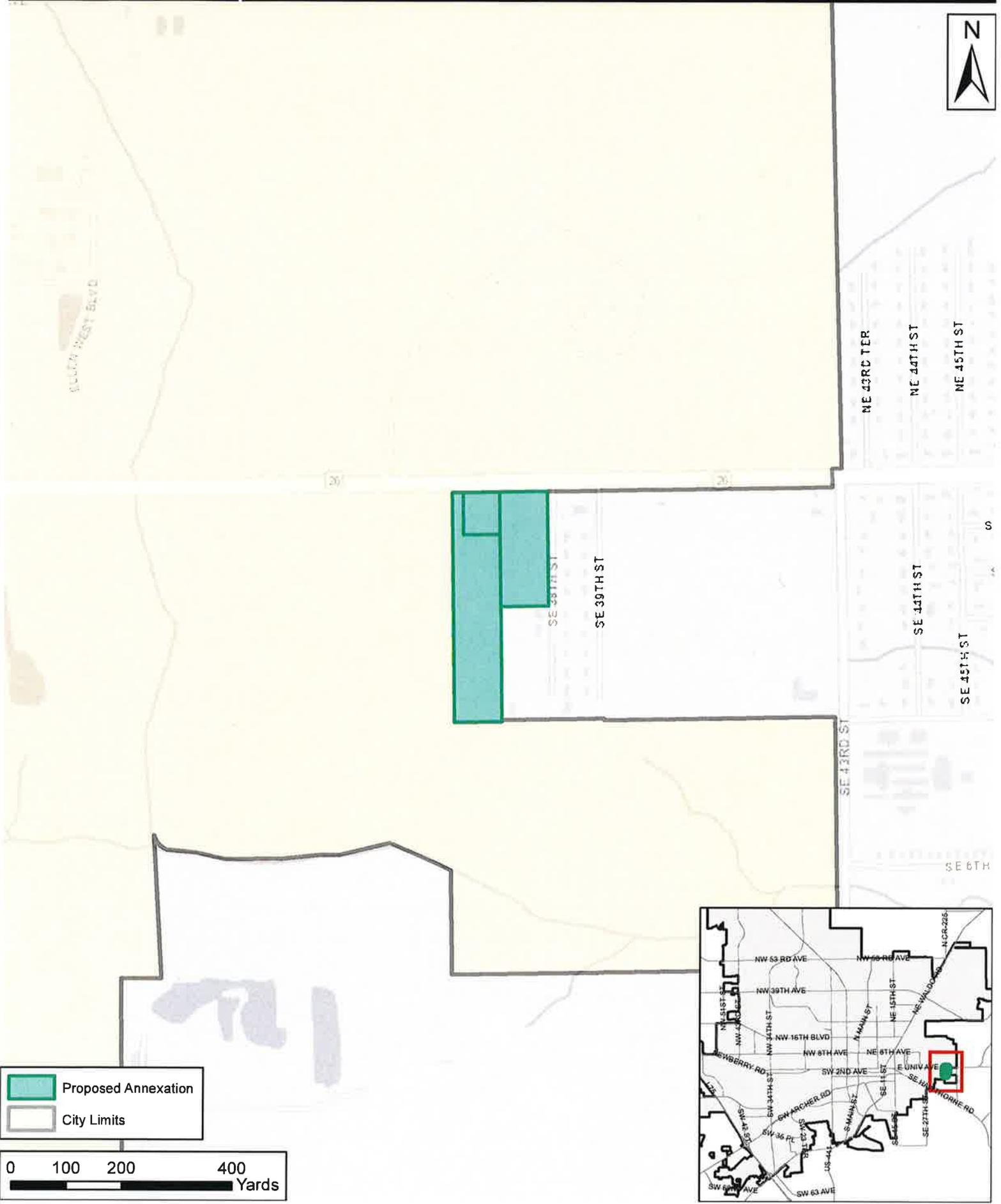
\_\_\_\_\_.

Signature – Notary Public

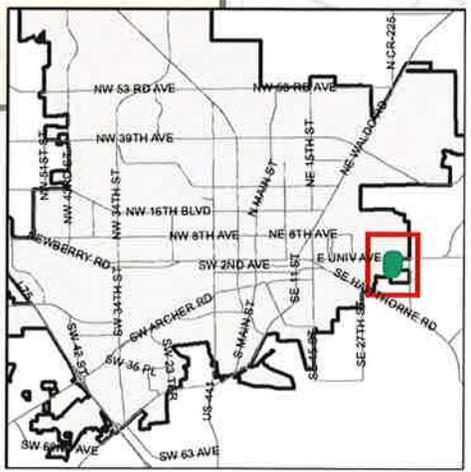
Personally Known \_\_\_\_ OR Produced Identification \_\_\_\_ (Type) \_\_\_\_\_

# Proposed Annexation - East Lake Forest

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



Proposed Annexation  
 City Limits



1<sup>st</sup> Reading: 08/01/192<sup>nd</sup> 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 38<sup>th</sup> 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 38<sup>th</sup> 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

**Exhibit B**1<sup>st</sup> Reading: 08/01/192<sup>nd</sup> 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 38<sup>th</sup> 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

87 Attest:

Approved as to form and legality:

88  
89  
90

\_\_\_\_\_  
OMICHELE D. GAINNEY  
CLERK OF THE COMMISSION

\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

93  
94

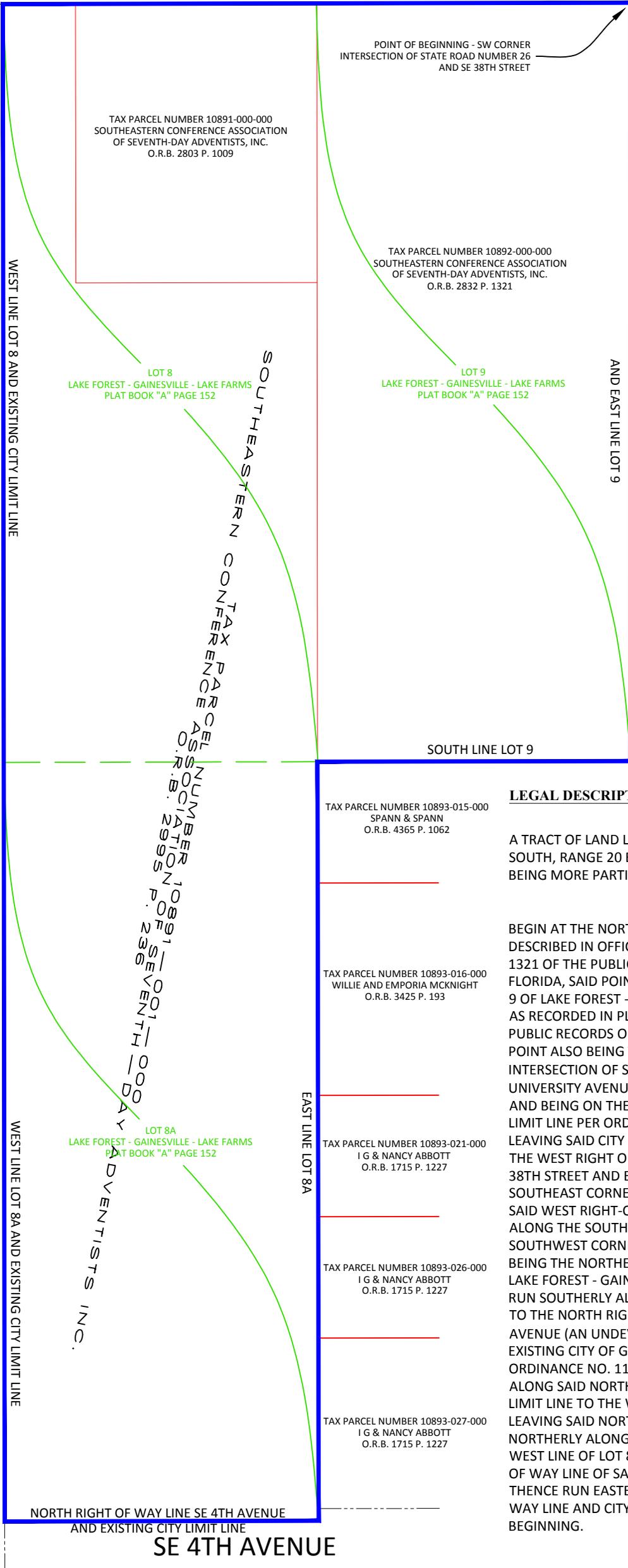
95 This ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

96

97 This ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

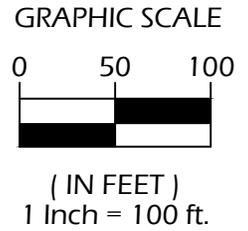
# STATE ROAD NUMBER 26

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



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

**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.

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

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**

SOUTHEASTERN CONFERENCE ASOCIATION OF SEVENTH-DAY ADVENTISTS INC.  
 TAX PARCEL NUMBER 10891-001-000  
 O.R.B. 2995 P. 2368  
 LOT 8 LAKE FOREST - GAINESVILLE - LAKE FARMS PLAT BOOK "A" PAGE 152  
 LOT 9 LAKE FOREST - GAINESVILLE - LAKE FARMS PLAT BOOK "A" PAGE 152  
 LOT 8A LAKE FOREST - GAINESVILLE - LAKE FARMS PLAT BOOK "A" PAGE 152

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

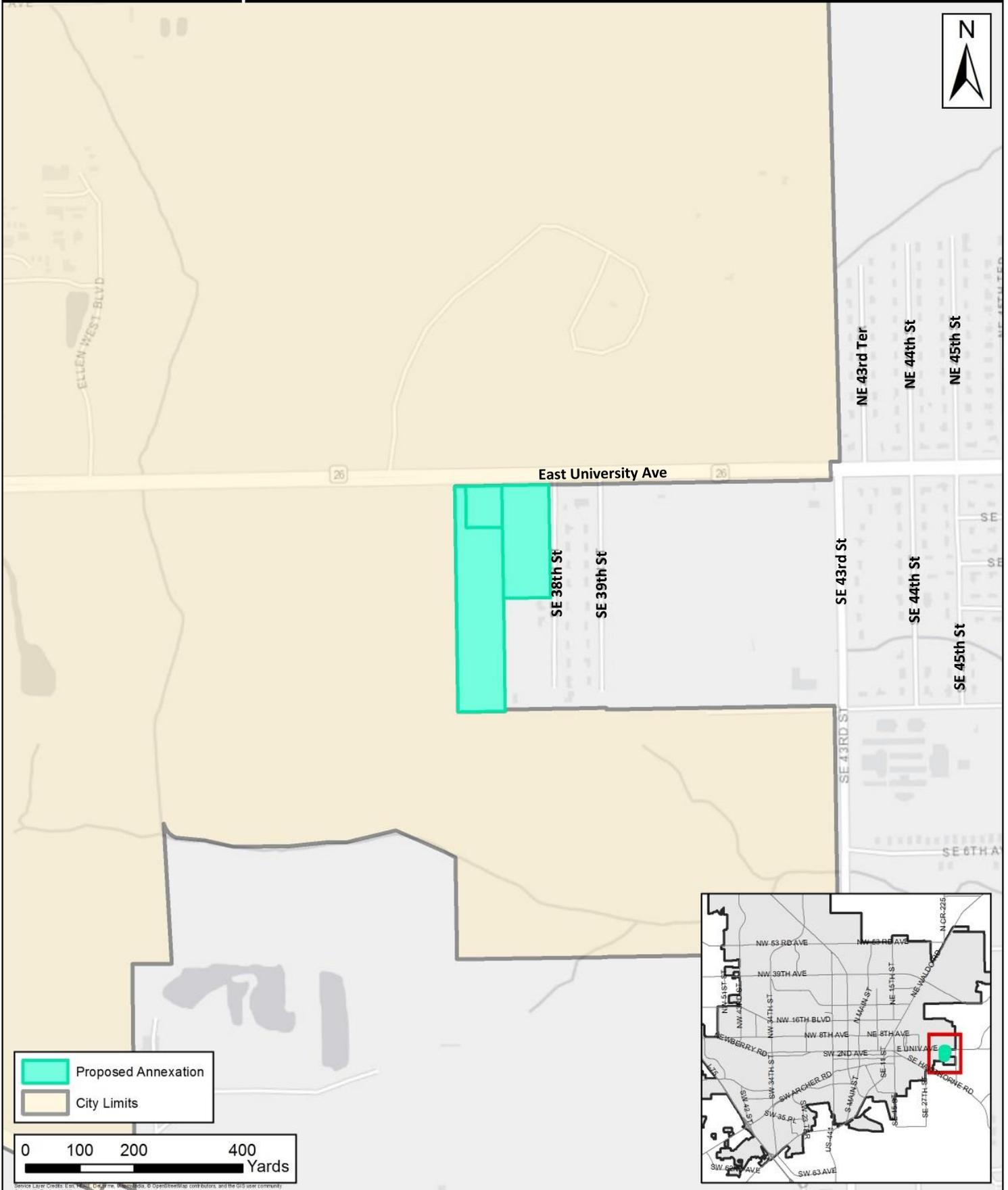
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TH: \_\_\_\_\_  
ACAD FILENAME: \_\_\_\_\_  
SEC ASSOC OR CHURCHES: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
P/D: \_\_\_\_\_  
DATE: JUNE 27, 2019  
SHEET 1 OF 1

- THIS IS NOT A BOUNDARY SURVEY -

**Gainesville.**  
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People empowered

# Proposed Annexation - East Lake Forest

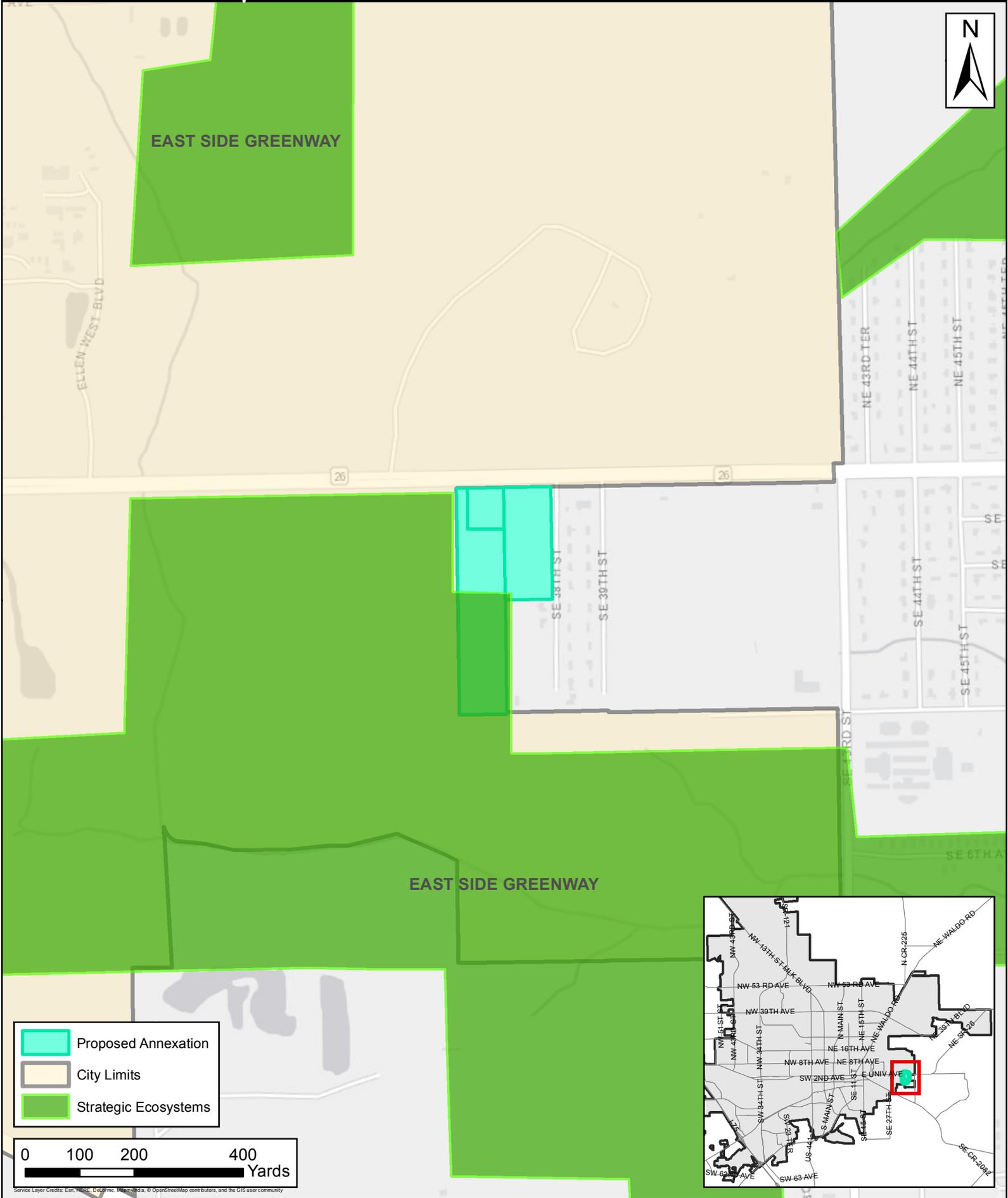
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



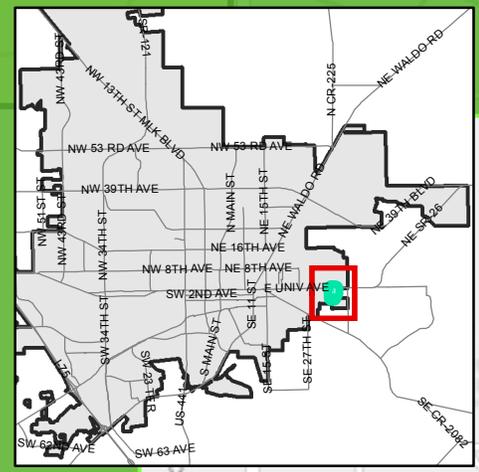
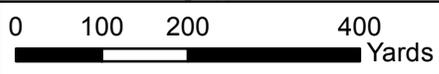
# Proposed Annexation - East Lake Forest

Urban Services Report - Strategic Ecosystems

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



- Proposed Annexation
- City Limits
- Strategic Ecosystems



Service Layer Credits: Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community

Leg. # 181064

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# 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.

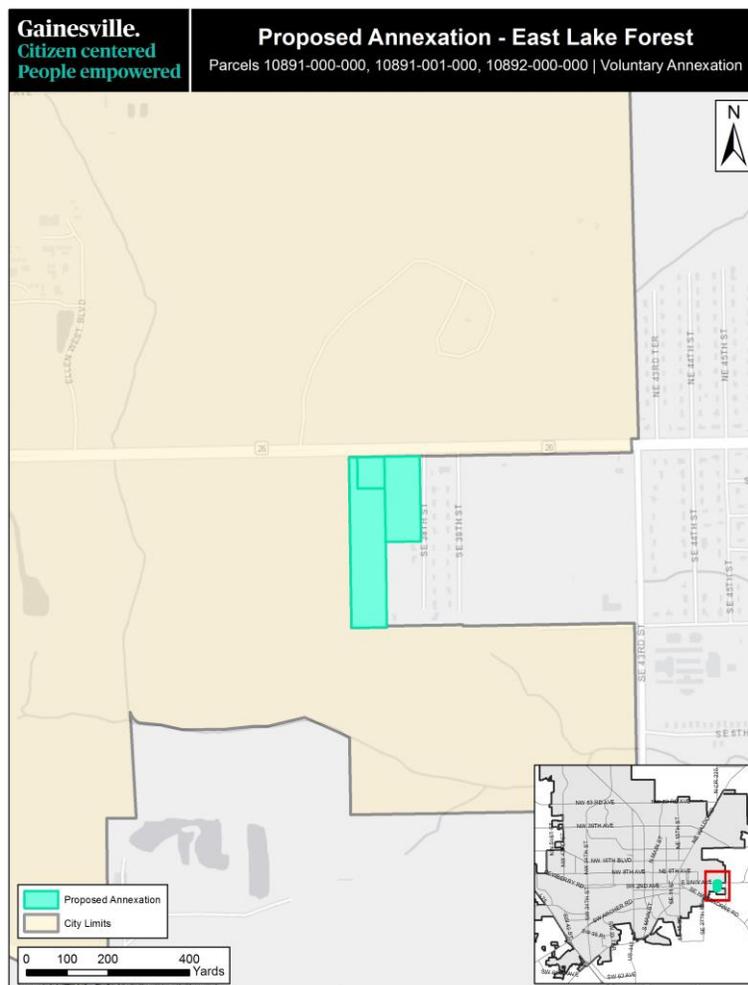
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## AREA TO BE ANNEXED

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 38<sup>th</sup> 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

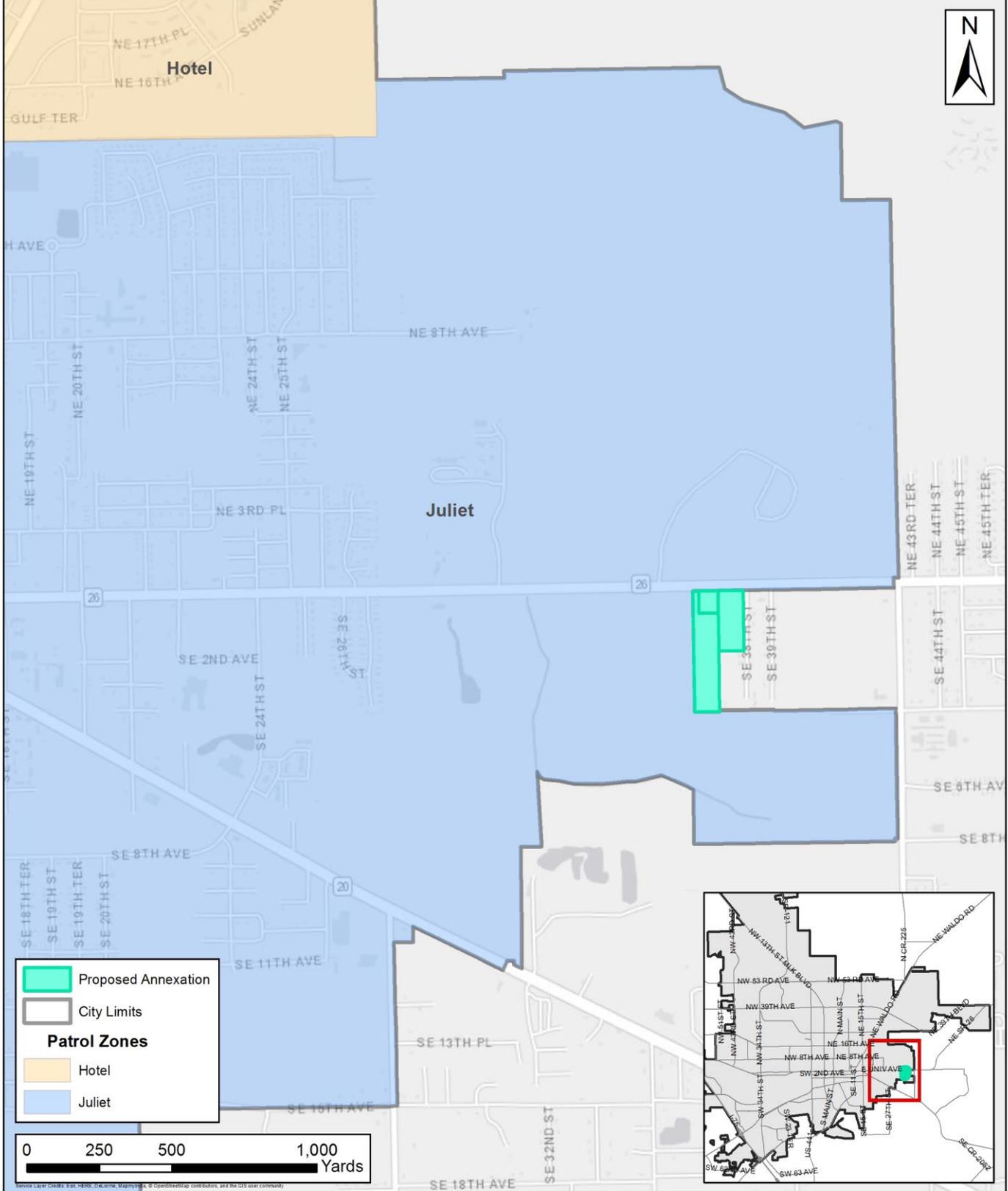
The map on page 18 shows the existing major wastewater collection system in the City of Gainesville and the Area. Additional funding is included in GRU's budget for major system improvements needed to provide capacity for new development. Project timing is based on projected growth within the GRU service area.



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People empowered

# Proposed Annexation - East Lake Forest

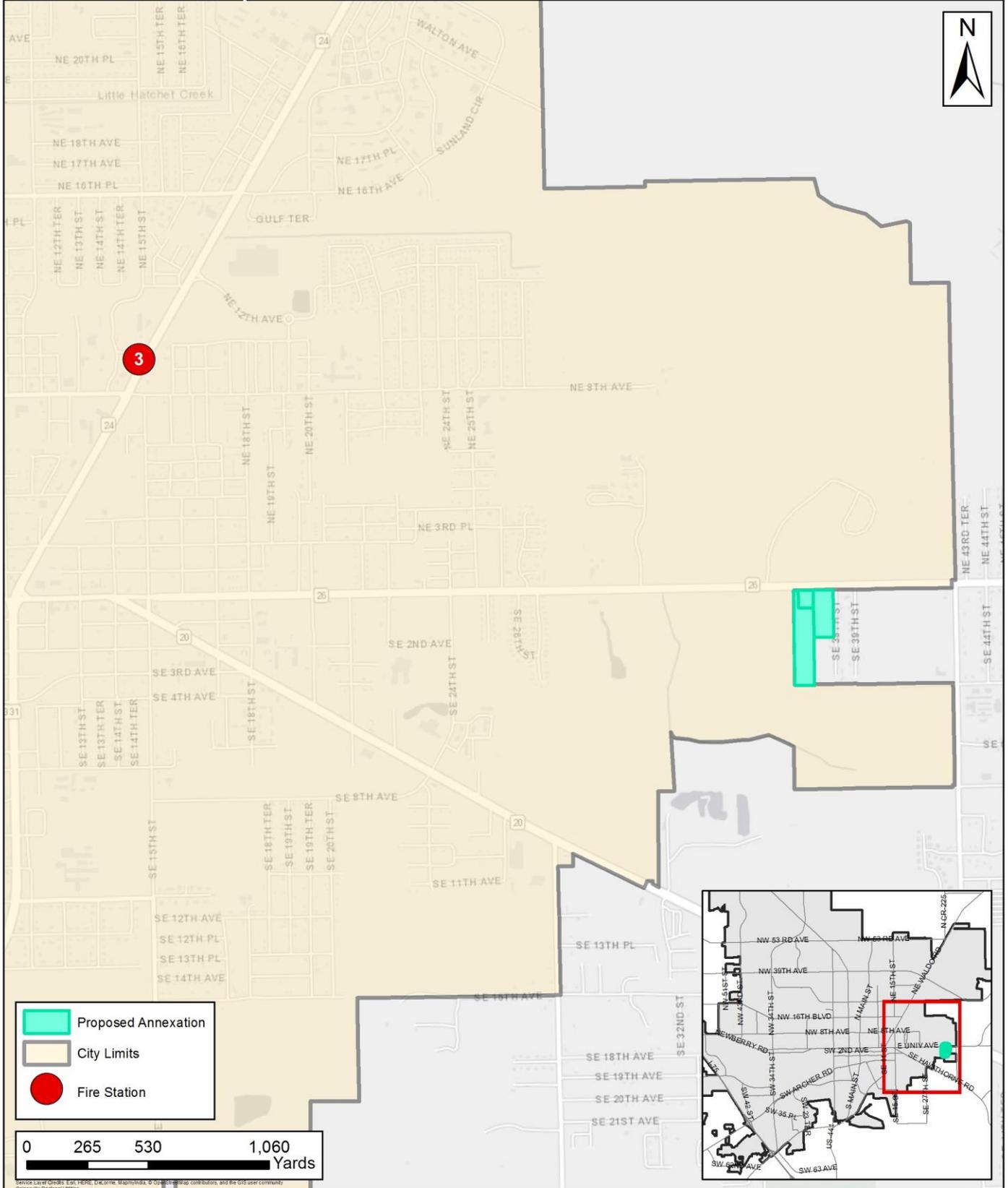
Urban Services Report - Gainesville Police Department Patrol Zones  
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



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# Proposed Annexation - East Lake Forest

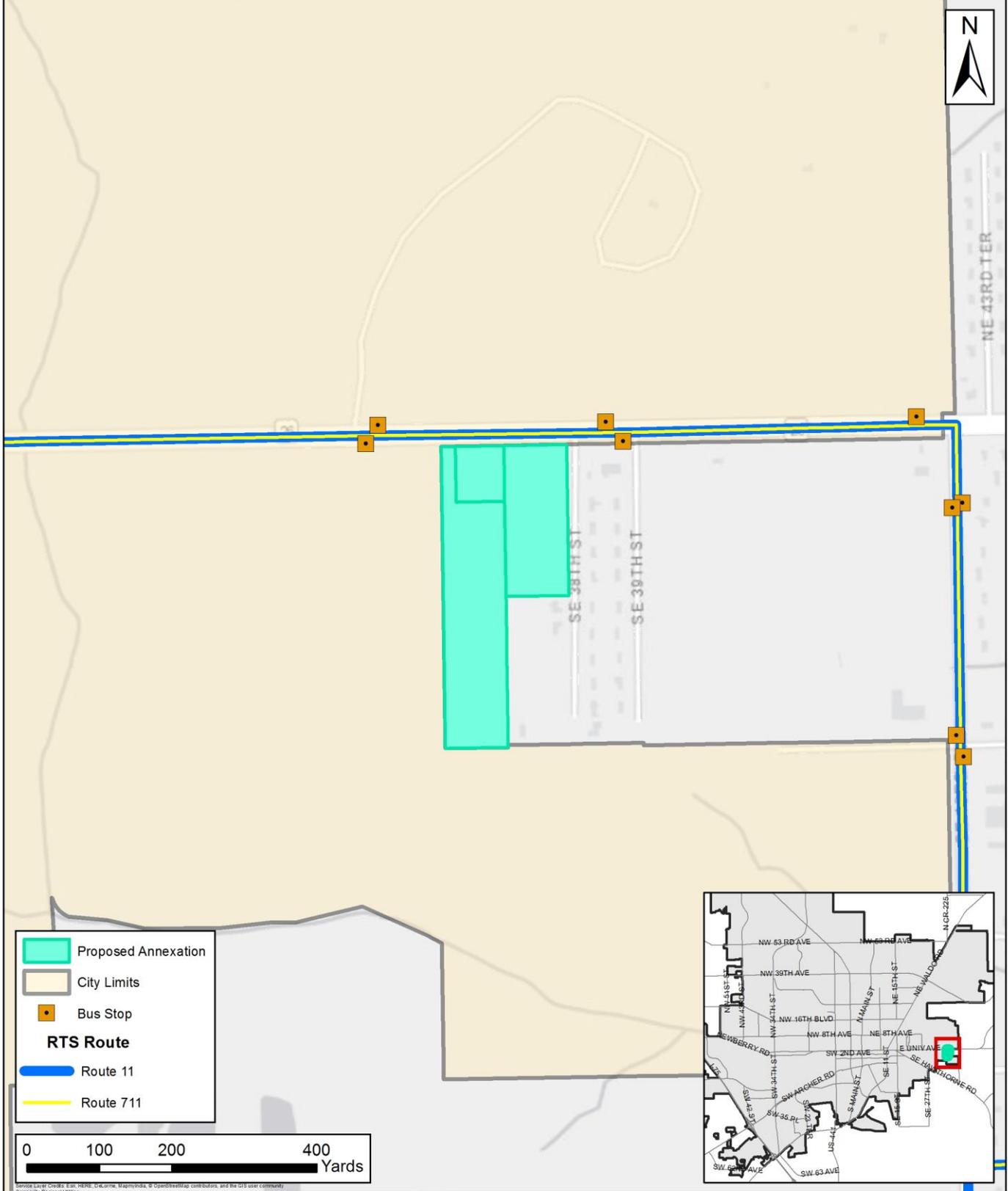
Urban Services Report - Fire Rescue Stations  
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



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# Proposed Annexation - East Lake Forest

Urban Services Report - Regional Transit System Facilities  
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation

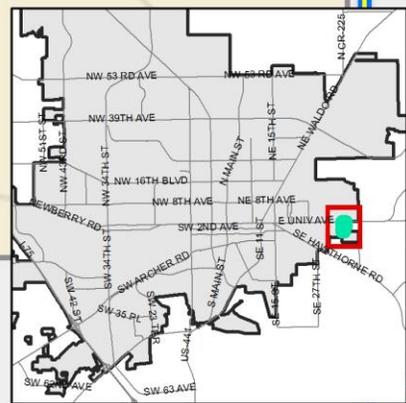
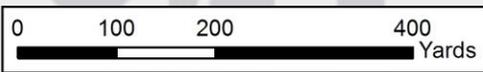


**Legend**

- Proposed Annexation
- City Limits
- Bus Stop

**RTS Route**

- Route 11
- Route 711

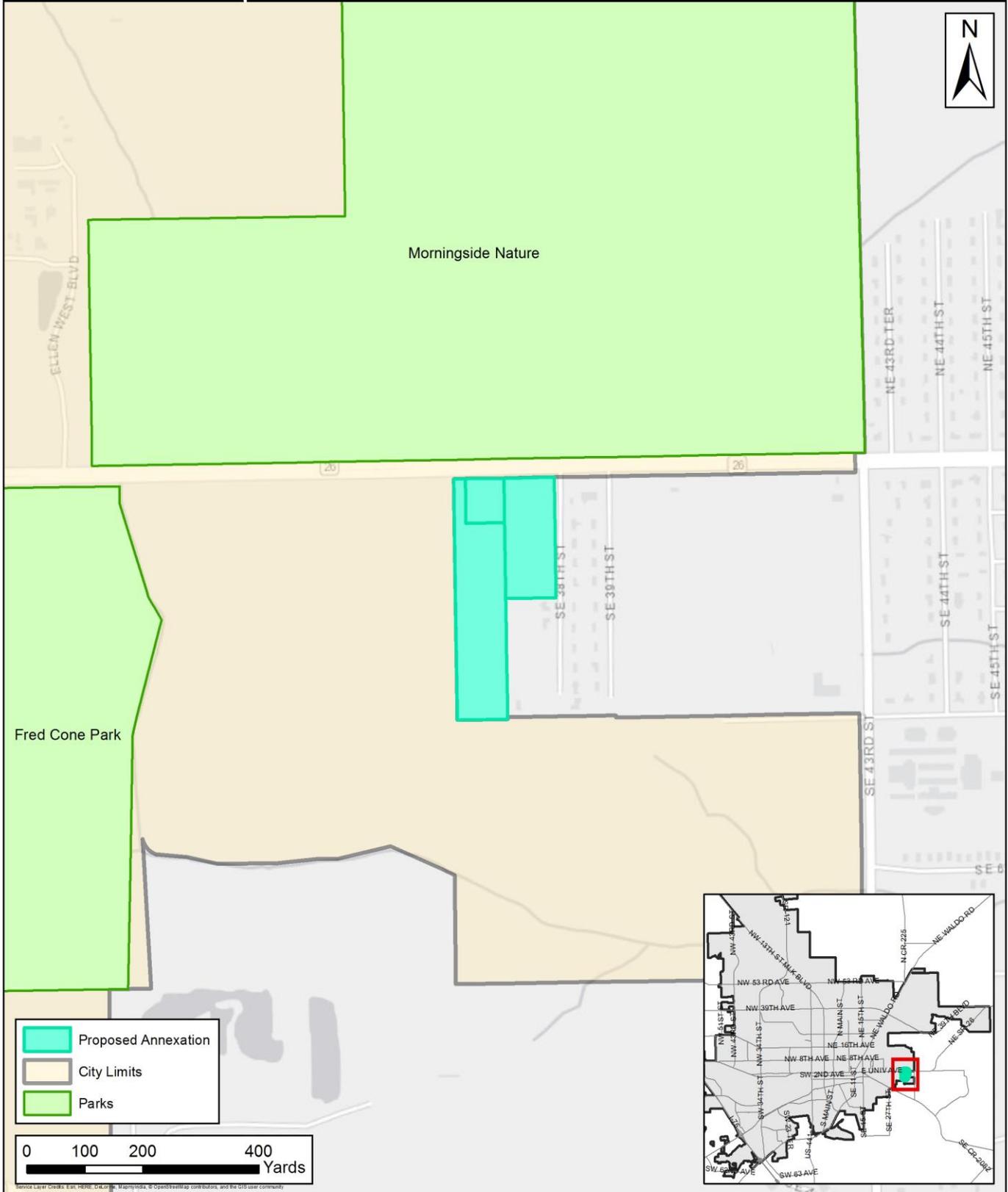


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# Proposed Annexation - East Lake Forest

Urban Services Report - Park Facilities

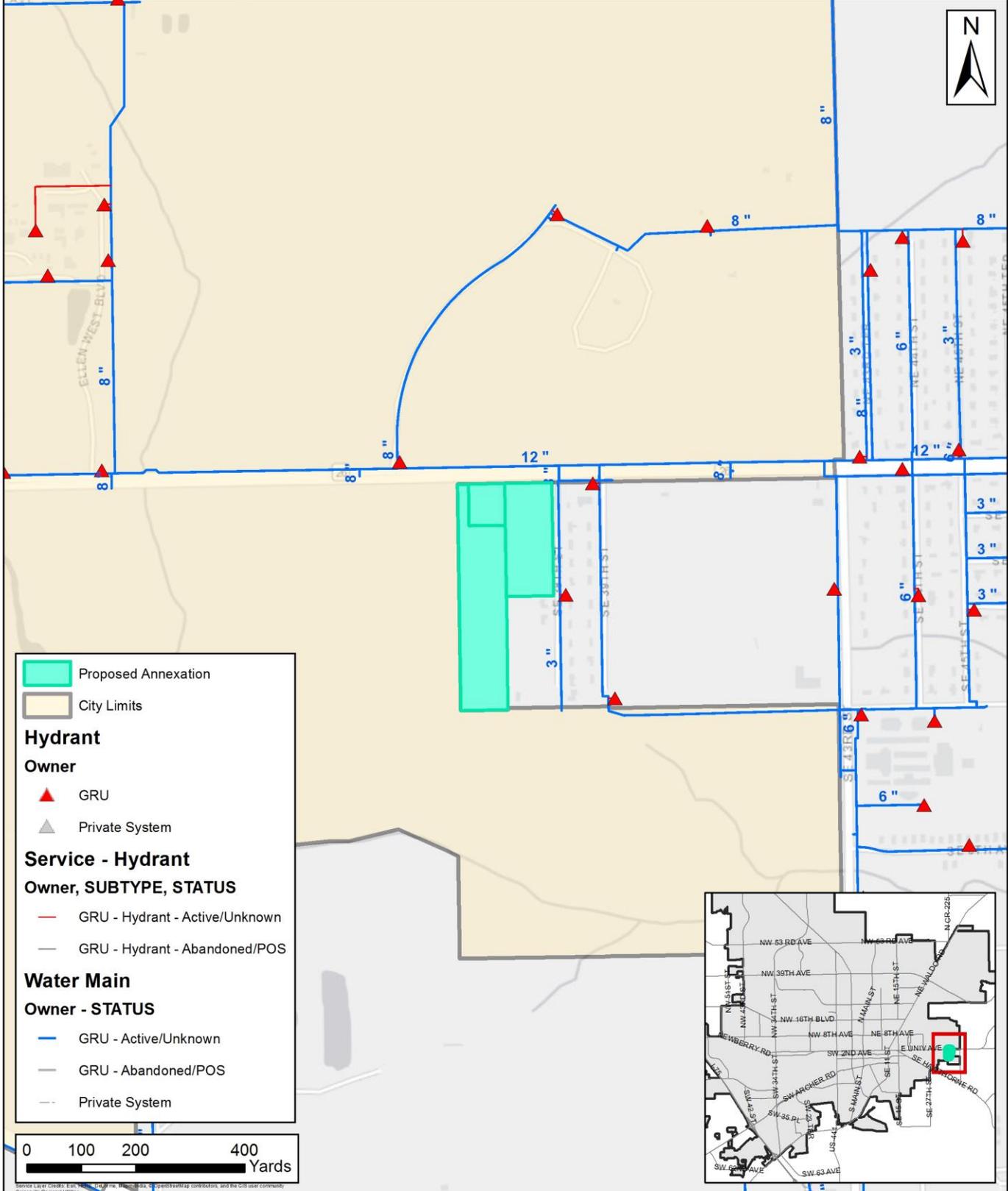
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation





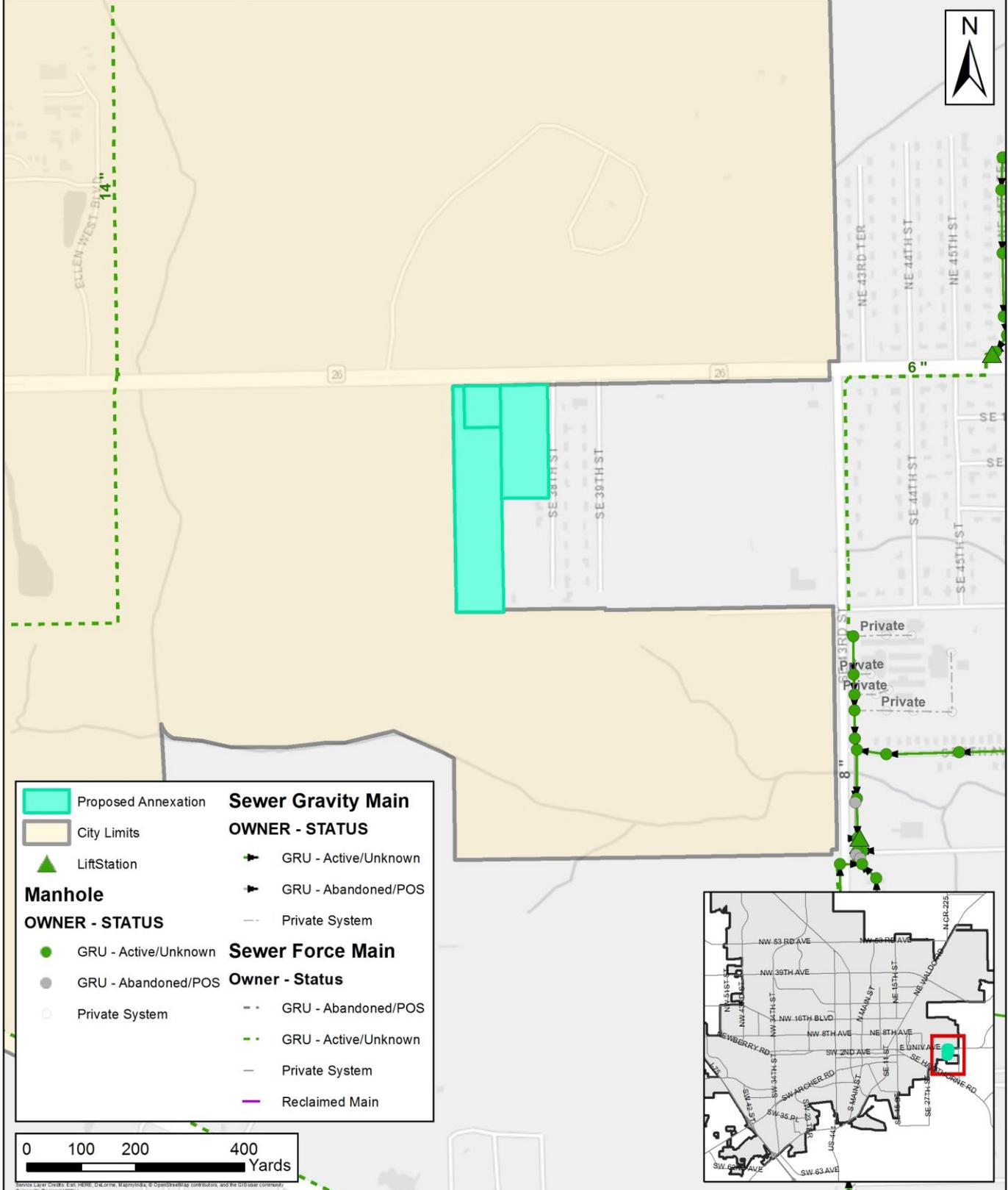
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**Proposed Annexation - East Lake Forest**  
 Urban Services Report - GRU Water Utility Facilities  
 Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation



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**Proposed Annexation - East Lake Forest**  
 Urban Services Report - GRU Wastewater Utility Facilities  
 Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation





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# Proposed Annexation - East Lake Forest

Urban Services Report - GRU Gas Utility Facilities  
Parcels 10891-000-000, 10891-001-000, 10892-000-000 | Voluntary Annexation

