

LEGISTAR NO.

120042



CITY OF GAINESVILLE

Office of the City Attorney

Legistar No. 120042
Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commission

FIRST READING
DATE: July 17, 2012

FROM: Marion J. Radson, City Attorney

SUBJECT: Ordinance No. 120042
URBAN SERVICES REPORT – NW Annexation Referendum
An Ordinance of the City of Gainesville, Florida, adopting an Urban Services Report which sets forth the plans to provide urban services to areas generally described as follows: Area 1 is generally located west of NW 55th Street, east of Interstate 75, North of Newberry Road and that portion of the North Florida Regional Doctor's Park & Hospital vicinity already within the City Limits and south of NW 23rd Avenue (above road rights-of-way inclusive); Area 2 is generally located west of NW 43rd Street (& that portion west of NW 43rd Street lying between NW 23rd & 29th Avenues east of NW 49th Terrace, including Buck Ridge Unit 2, already in the city limits), east of NW 63rd Street, north of NW 23rd Avenue and south of NW 39th Avenue, excluding tax parcels No. 06111-001-000 and 06111-003-001 located at the southwest corner of NW 39th Avenue and NW 43rd Street (already within the city limits), but including tax parcel No. 06064-000-000 located at the northwest corner of NW 39th Avenue and NW 43rd Street; and Area 3 is generally located west of NW 43rd Street, east of NW 51st Street (shown on the plat of Huntington Phase 6 as recorded in Plat book "S", Page 48 of the public records of Alachua County, Florida), north of the current city limits at tax parcel No. 06061-003-003 and Bellamy Forge Condominiums and south of the current city limits at the south line of the northeast quarter of Section 22, Township 9 South, Range 19 East and the county drainage easement & right of way lying immediately north of Rustlewood as recorded in Plat Book "K", page 52. These areas are proposed for annexation by the City of Gainesville pursuant to Chapter 90-496, as amended, Special Acts, Laws of Florida, known as the Alachua County Boundary Adjustment Act; providing directions to the City Manager, the City Attorney and the Clerk of the Commission; providing a repealing clause; providing a severability clause; and providing an immediate effective date.

Recommendation: The City Commission adopt the proposed ordinance.

Prior to the annexation of area into a municipality, the Alachua County Boundary Adjustment Act (Act) requires the municipality to prepare and adopt by nonemergency ordinance a report setting forth plans to provide urban services to the reserve area to be annexed. Once the


urban services report is adopted, an annexation ordinance must be considered by the municipal government. In the case of a non-voluntary annexation, the Act then requires a referendum on annexation of the areas be held at the next regularly scheduled election following the final adoption of the annexation ordinance.

The report must generally include the following information:

- 1) a map or maps of the City and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, and the general land use pattern in the area to be annexed;
- 2) a statement indicating to what extent services to existing residents would need to be reduced within the next five years because of the annexation; to what extent taxes would need to be adjusted within the next five years to provide services to the areas to be annexed, including services required by the comprehensive plan of the municipality; and to what extent the area to be annexed meets the criteria of Section 9 of the Alachua County Boundary Adjustment Act;
- 3) a statement setting forth the plans of the City for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation, including:
 - a) plans for extending urban services on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation.
 - b) plans for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect for extending water and sewer lines to individual lots or subdivisions.
 - c) if extensions of major trunk water mains and sewer mains into the area to be annexed are necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.
 - d) set forth the method under which the City plans to finance extension of services into the area to be annexed.

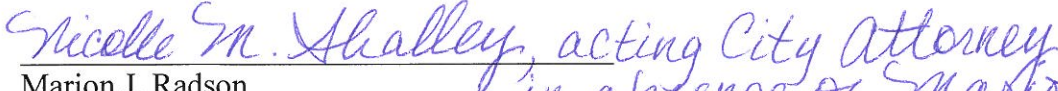
If adopted on first reading, this Ordinance shall be heard on second reading on July 19, 2012. After final adoption by the City Commission, a copy of this Report will be filed with the Alachua County Board of County Commissioners.

Prepared by:



Elizabeth A. Waratuke
Litigation Attorney

Approved and
Submitted by:



Nicole M. Shalley, acting City Attorney
in absence of Marion
J. Radson
Marion J. Radson
City Attorney

MJR:EAW:cgow

1
2
3 **ORDINANCE NO. 120042**

4 **An Ordinance of the City of Gainesville, Florida, adopting an Urban**
5 **Services Report which sets forth the plans to provide urban services to**
6 **areas generally described as follows: Area 1 is generally located west**
7 **of NW 55th Street, east of Interstate 75, North of Newberry Road and**
8 **that portion of the North Florida Regional Doctor's Park & Hospital**
9 **vicinity already within the City Limits and south of NW 23rd Avenue**
10 **(above road rights-of-way inclusive); Area 2 is generally located west**
11 **of NW 43rd Street (& that portion west of NW 43rd Street lying**
12 **between NW 23rd & 29th Avenues east of NW 49th Terrace, including**
13 **Buck Ridge Unit 2, already in the city limits), east of NW 63rd Street,**
14 **north of NW 23rd Avenue and south of NW 39th Avenue, excluding tax**
15 **parcels No. 06111-001-000 and 06111-003-001 located at the southwest**
16 **corner of NW 39th Avenue and NW 43rd Street (already within the city**
17 **limits), but including tax parcel No. 06064-000-000 located at the**
18 **northwest corner of NW 39th Avenue and NW 43rd Street; and Area 3**
19 **is generally located west of NW 43rd Street, east of NW 51st Street**
20 **(shown on the plat of Huntington Phase 6 as recorded in Plat book**
21 **"S", Page 48 of the public records of Alachua County, Florida), north**
22 **of the current city limits at tax parcel No. 06061-003-003 and Bellamy**
23 **Forge Condominiums and south of the current city limits at the south**
24 **line of the northeast quarter of Section 22, Township 9 South, Range**
25 **19 East and the county drainage easement & right of way lying**
26 **immediately north of Rustlewood as recorded in Plat Book "K", page**
27 **52. These areas are proposed for annexation by the City of**
28 **Gainesville pursuant to Chapter 90-496, as amended, Special Acts,**
29 **Laws of Florida, known as the Alachua County Boundary Adjustment**
30 **Act; providing directions to the City Manager, the City Attorney and**
31 **the Clerk of the Commission; providing a repealing clause; providing**
32 **a severability clause; and providing an immediate effective date.**
33

34 **WHEREAS,** Chapter 90-496, Special Acts, Laws of Florida, created the "Alachua County
35 Boundary Adjustment Act" which sets forth procedures for establishing municipal reserve areas and
36 for adjusting the boundaries of municipalities through annexations; and

37 **WHEREAS,** Chapter 90-496 was amended by Chapter 91-382 and Chapter 93-347,
38 Special Acts, Laws of Florida, (hereinafter collectively referred to as "the Act") which requires a
39 municipality to prepare and adopt by nonemergency ordinance, a report setting forth the plans to

1 provide urban services to any reserve area prior to commencing the annexation procedures under
2 the Act;

3 **WHEREAS**, the City of Gainesville is planning to commence the annexation of certain
4 unincorporated areas, as more specifically described in this Ordinance, that are located within its
5 Reserve Area as defined in the Act and as redesignated by the Board of County Commissioners of
6 Alachua County;

7 **WHEREAS**, pursuant to law, at least ten days notice has been given prior to adoption by
8 publication in a newspaper of general circulation notifying the public of this proposed Ordinance
9 and of a Public Hearing to be held in the City Commission meeting room, First Floor, City Hall, in
10 the City of Gainesville; and

11 **WHEREAS**, Public Hearings were held pursuant to law, at which hearings the parties in
12 interest and all others had an opportunity to be and were, in fact heard.

13 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
14 **CITY OF GAINESVILLE, FLORIDA:**

15 **Section 1.** The Urban Services Report, a copy of which is attached as Exhibit "A" and
16 incorporated herein as if set forth in full, which sets forth the plans to provide urban services to
17 areas generally described as follows: Area 1 is generally located west of NW 55th Street, east of
18 Interstate 75, North of Newberry Road and that portion of the North Florida Regional Doctor's
19 Park & Hospital vicinity already within the City Limits and south of NW 23rd Avenue (above
20 road rights-of-way inclusive); Area 2 is generally located west of NW 43rd Street (& that portion
21 west of NW 43rd Street lying between NW 23rd & 29th Avenues east of NW 49th Terrace,
22 including Buck Ridge Unit 2, already in the city limits), east of NW 63rd Street, north of NW

1 23rd Avenue and south of NW 39th Avenue, excluding tax parcels No. 06111-001-000 and
2 06111-003-001 located at the southwest corner of NW 39th Avenue and NW 43rd Street (already
3 within the city limits), but including tax parcel No. 06064-000-000 located at the northwest
4 corner of NW 39th Avenue and NW 43rd Street; and Area 3 is generally located west of NW
5 43rd Street, east of NW 51st Street (shown on the plat of Huntington Phase 6 as recorded in Plat
6 book "S", Page 48 of the public records of Alachua County, Florida), north of the current city
7 limits at tax parcel No. 06061-003-003 and Bellamy Forge Condominiums and south of the
8 current city limits at the south line of the northeast quarter of Section 22, Township 9 South,
9 Range 19 East and the county drainage easement & right of way lying immediately north of
10 Rustlewood as recorded in Plat Book "K", page 52, is approved and adopted for those certain
11 areas as more specifically described in the Urban Services Report.

12 **Section 2.** The City Manager is directed to commence the annexation of any portion or all
13 of the area defined in the Urban Services Report, and the City Attorney and Clerk of the
14 Commission are authorized to prepare and advertise the appropriate ordinances.

15 **Section 3.** The Clerk of the Commission is directed to file a copy of this Ordinance and the
16 accompanying Urban Services Report with the Board of County Commissioners of Alachua
17 County.

18 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this Ordinance
19 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
20 finding shall not affect the other provisions or applications of the Ordinance which can be given
21 effect without the invalid or unconstitutional provisions or application, and to this end the
22 provisions of this Ordinance are declared severable.

CITY OF GAINESVILLE URBAN SERVICES REPORT

Exhibit A

Northwest Area Annexation
Areas 1, 2, & 3



TABLE OF CONTENTS

INTRODUCTION	4
CHARACTER OF THE AREA TO BE ANNEXED	4
QUALIFICATION OF THE AREAS UNDER SECTION 9	6
THE PROVISION OF SERVICES	10
a) Services in the Next Five Years	10
b) Taxes in the Next Five Years	10
POLICE SERVICES	10
FIRE PROTECTION	12
SOLID WASTE DISPOSAL	13
POTABLE WATER.....	13
SANITARY SEWER	13
STREETS, DRAINAGE AND FLOOD CONTROL	13
PARKS, RECREATION AND CULTURAL AFFAIRS.....	14
HOUSING.....	14
STREET LIGHTING	15
TRANSPORTATION	16
OTHER GOVERNMENTAL SERVICES.....	19
WATER AND WASTEWATER FACILITIES.....	20
FINANCING THE EXTENSION OF WATER AND WASTEWATER FACILITIES	20
EXISTING MAJOR TRUNK WATER MAINS AND PROPOSED EXTENSIONS	20
EXISTING WASTEWATER COLLECTION SYSTEM AND PROPOSED EXTENSIONS	20
FIGURE 1: PROPOSED NW ANNEXATION – AREA 1.....	21
FIGURE 2: ALACHUA COUNTY GENERAL LAND USE - AREA 1	22
FIGURE 3: PROPOSED NW ANNEXATION – AREA 2.....	23
FIGURE 4: ALACHUA COUNTY GENERAL LAND USE - AREA 2	24
FIGURE 5: PROPOSED NW ANNEXATION – AREA 3.....	25
FIGURE 6: ALACHUA COUNTY GENERAL LAND USE - AREA 3	26
FIGURE 7: MAJOR WATER MAINS - AREA 1	27
FIGURE 8: MAJOR WATER MAINS - AREA 2	28
FIGURE 9: MAJOR WATER MAINS - AREA 3	29

FIGURE 10: MAJOR WATER SYSTEMS PROJECTS.....30

FIGURE 11: WASTEWATER UTILITY FACILITIES – AREA 131

FIGURE 12: WASTEWATER UTILITY FACILITIES – AREA 232

FIGURE 13: WASTEWATER UTILITY FACILITIES – AREA 333

FIGURE 14: WASTEWATER COLLECTION SYSTEM PROJECTS34

TABLE 1: FINANCING ESTIMATES.....35

URBAN SERVICES REPORT

INTRODUCTION

This Urban Services Report satisfies all the criteria required under the Alachua County Boundary Adjustment Act, as provided in Chapter 90-496, Special Act, Laws of Florida, as amended by Chapters 91-382 and 93-347, Special Acts, Laws of Florida (the “Act”) for municipal annexation. Section 13 of the Act outlines the prerequisites for annexation. This report, with accompanying documentation and maps, complies with the applicable provisions of the Act.

Section 8 of the Act requires the City to adopt a non-emergency ordinance for the annexation which will include a complete legal description of the area being annexed. Before the annexation becomes effective, the ordinance shall be submitted to a vote of the registered electors of the area proposed to be annexed no sooner than 90 days or later than 180 days following the final adoption of the ordinance by the governing body of the annexing municipality. The referendum on annexation for Area 1 defined within this Report is scheduled for November 6, 2012 and the referenda on annexation for Area 2 and Area 3 defined within the Report are tentatively scheduled for April 9, 2013.

CHARACTER OF THE AREAS TO BE ANNEXED

Area 1:

The area proposed for annexation is shown in Figure 1 (“Area 1”) and is generally located west of NW 55th Street, east of Interstate 75, North of Newberry Road and that portion of the North Florida Regional Doctor’s Park & Hospital vicinity already within the City Limits and south of NW 23rd Avenue (above road rights-of-way inclusive). The general land use pattern of Area 1 is shown in Figure 2.

Area 2:

The area proposed for annexation is shown in Figure 3 (“Area 2”) and is generally located west of NW 43rd Street (& that portion west of NW 43rd Street lying between NW 23rd & 29th Avenues east of NW 49th Terrace, including Buck Ridge Unit 2, already in the city limits), east of NW 63rd Street, north of NW 23rd Avenue and south of NW 39th Avenue, excluding tax parcels No. 06111-001-000 and 06111-003-001 located at the southwest corner of NW 39th Avenue and NW 43rd Street (already within the city limits), but including tax parcel No. 06064-000-000 located at the northwest corner of NW 39th Avenue and NW 43rd Street. The general land use pattern of Area 2 is shown in Figure 4.

Area 3:

The area proposed for annexation is shown in Figure 5 (“Area 3”) and is generally located west of NW 43rd Street, east of NW 51st Street (shown on the plat of Huntington Phase 6 as recorded in Plat book “S”, Page 48 of the public records of Alachua County, Florida), north of the current city limits at tax parcel No. 06061-003-003 and Bellamy Forge Condominiums and south of the current city limits at the south line of the northeast quarter of Section 22, Township 9 South, Range 19 East and the county drainage easement & right of way lying immediately north of Rustlewood as recorded in Plat Book “K”, page 52. The general land use pattern of Area 3 is shown in Figure 6.

Qualification of the Areas under Section 9

Area 1:

Area 1 meets the criteria stated in Section 9 of the Act. Area 1 is contiguous to Gainesville's boundaries and is reasonably compact. No part of Area 1 is within the boundary of another county or another incorporated municipality. All of Area 1 is within the Gainesville Urban Reserve Area adopted by the Alachua County Commission on August 9, 2011, and which became final on October 9, 2011. The Annexation will not create an enclave.

Extent of Qualification under Section 9 (1) (a) - The total area to be annexed is contiguous to the municipality's boundaries and is reasonably compact, and no part of Area 1 is included within the boundary of another county or another incorporated municipality. No portion of Area 1 is outside the reserve area of the annexing municipality. The annexation does not create an enclave.

Qualification of the Area under Section 9 (1) (b) – Area 1 meets the criteria of this section because part or all of the area to be annexed is developed for urban purposes. Area 1 meets the following standards of criteria for urban purposes:

Section 9 (1) (b) (3): It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

Total Lots	627
Total Lots Used for Urban Purposes	625
Percent of Total Lots Used for Urban Purposes	99.7%

Total Urban Residential Acreage	502.7
Total Urban Residential Acreage with Lots Less than 5 Acres	480.2
Percent of Lots and Tracts (Parcels) Less than Five Acres Used for Non-Residential Urban Purposes	96%

Area 2:

Area 2 meets the criteria stated in Section 9 of the Act. Area 2 is contiguous to Gainesville's boundaries and is reasonably compact. No part of Area 2 is within the boundary of another county or another incorporated municipality. All of Area 2 is within the Gainesville Urban Reserve Area adopted by the Alachua County Commission on August 9, 2011, and which became final on October 9, 2011. The Annexation will not create an enclave.

Extent of Qualification under Section 9 (1) (a) - The total area to be annexed is contiguous to the municipality's boundaries and is reasonably compact, and no part of Area 2 is included within the boundary of another county or another incorporated municipality. No portion of Area 2 is outside the reserve area of the annexing municipality. The annexation does not create an enclave.

Qualification of the Area under Section 9 (1) (b) – Area 2 meets the criteria of this section because part or all of the area to be annexed is developed for urban purposes. Area 2 meets the following standards of criteria for urban purposes:

Section 9 (1) (b) (1): It has a total resident population equal to at least two persons for each acre of land included within its boundaries.

Total Area in Acres	758.5
Total Population Estimate	2527
Persons per Acre	3.3

Section 9 (1) (b) (2): It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size.

Total Area in Acres	758.5
Total Population Estimate	2527
Persons per Acre	3.3
Total Lots	1212
Lots less than 1 Acre	1058
Percentage of Lots less than 1 Acre	87%

Section 9 (1) (b) (3): It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

Total Lots	1212
Total Lots Used for Urban Purposes	1210
Percent of Total Lots Used for Urban Purposes	99.8%

Total Urban Residential Acreage	383.2
Total Urban Residential Acreage with Lots Less than 5 Acres	349.3
Percent of Lots and Tracts (Parcels) Less than Five Acres Used for Non-Residential Urban Purposes	91%

Area 3:

Area 3 meets the criteria stated in Section 9 of the Act. Area 3 is contiguous to Gainesville's boundaries and is reasonably compact. No part of Area 3 is within the boundary of another county or another incorporated municipality. All of Area 3 is within the Gainesville Urban Reserve Area adopted by the Alachua County Commission on August 9, 2011, and which became final on October 9, 2011. The Annexation will not create an enclave.

Extent of Qualification under Section 9 (1) (a) - The total area to be annexed is contiguous to the municipality's boundaries and is reasonably compact, and no part of Area 3 is included within the boundary of another county or another incorporated municipality. No portion of Area 3 is outside the reserve area of the annexing municipality. The annexation does not create an enclave.

Qualification of the Area under Section 9 (1) (b) – Area 3 meets the criteria of this section because part or all of the area to be annexed is developed for urban purposes. Area 3 meets the following standards of criteria for urban purposes:

Section 9 (1) (b) (1): It has a total resident population equal to at least two persons for each acre of land included within its boundaries.

Total Area in Acres	69
Total Population Estimate	594
Persons per Acre	8.6

Section 9 (1) (b) (2): It has a total resident population equal to at least one person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are 1 acre or less in size.

Total Area in Acres	69
Total Population Estimate	594
Persons per Acre	8.6
Total Lots	304
Lots less than 1 Acre	300
Percentage of Lots less than 1 Acre	99%

Section 9 (1) (b) (3): It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

Total Lots	304
Total Lots Used for Urban Purposes	303
Percent of Total Lots Used for Urban Purposes	99.7%

Total Urban Residential Acreage	18.3
Total Urban Residential Acreage with Lots Less than 5 Acres	18.3
Percent of Lots and Tracts (Parcels) Less than Five Acres Used for Non-Residential Urban Purposes	100%

THE PROVISION OF SERVICES

The Provision of Services under Section 13 (1) (b)

a) Services in the Next Five Years

It is anticipated that services to each Area will be improved within the next five years as a result of the annexation of each 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 any of the Areas. The following discussion outlines proposed services. All services are subject to the annual lawful appropriation of funds.

b) Taxes in the Next Five Years

It is not reasonable to anticipate that the City's ad valorem taxes would need to be adjusted in the next five years to provide services to Area 1, Area 2 or Area 3 as a result of the annexation of any of the Areas. 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. The estimated financial impact of providing municipal services to Area 1, Area 2, and Area 3 is shown in Table 1.

The Provision of Services under Section 13 (1) (c)

The following statement sets forth the municipality's plans for extending municipal services to each of the Areas to be annexed. This includes every major municipal service performed within the municipality at the time of annexation, such as those described in subsection (4) of section 5 of the Alachua County Boundary Adjustment Act. The method under which the municipality plans to finance extension of services into the area to be annexed is through the use of taxes, fees, special assessments, and various other revenues generated by those properties and businesses included in the proposed area.

Police Services

For each of the three areas, upon the effective date of annexation and in accordance with the *Interlocal Agreement between Alachua County and the City of Gainesville for the Transition of Services Upon an Annexation by the City of Gainesville Within Its Municipal Reserve Area*, police services will be provided to each of the Areas by the Gainesville Police Department, utilizing similar policing strategies that are provided within the existing City limits.

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. Each of the three Areas will receive the

same services that are provided in the existing city limits upon the effective date of the annexation.

The following are plans to provide service to Area 1, Area 2, and Area 3, with an alternative scenario in the case that both Area 1 and Area 2 were annexed.

Area 1:

Police District One, India Zone will be extended to serve Area 1. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In the event of heightened criminal activities or patterns, special units or task forces will be created and assigned to address these circumstances. Funding for these services will be covered by revenues generated in Area 1, including but not limited to ad valorem revenue, utility taxes, and communication services taxes.

Area 2:

Police District One, India Zone will be extended to serve Area 2. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In the event of heightened criminal activities or patterns, special units or task forces will be created and assigned to address these circumstances. Funding for these services will be covered by revenues generated in Area 2, including but not limited to ad valorem revenue, utility taxes, and communication services taxes.

Area 3:

Police District One, Bravo Zone will be extended to serve Area 3. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In the event of heightened criminal activities or patterns, special units or task forces will be created and assigned to address these circumstances. Funding for these services will be covered by revenues generated in Area 3, including but not limited to ad valorem revenue, utility taxes, and communication services taxes.

Areas 1& 2:

In the event that both Area 1 and Area 2 were annexed, a new zone within Police District One will be created to serve the areas with the exception of Pinewood Apartments. Police District One, Bravo Zone will be extended to serve Pinewood Apartments. The level of services will be dependent upon identified crime patterns and service demand within a prescribed area. In the event of heightened criminal activities or patterns, special units or task forces will be created and assigned to address these circumstances. Funding for these services will be covered by revenues generated in Area 1 and Area 2, including but not limited to ad valorem revenue, utility taxes, and communication services taxes.

It is anticipated that if any of the above mentioned scenarios were to take place, GPD would have make adjustments to the boundaries of the adjacent zones.

Area 2:

City of Gainesville Stations 4, 7, and 8, and Alachua County Station 16 provide services to this area. Area 2 will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

Area 3:

City of Gainesville Stations 4, 7, and 8, and Alachua County Station 16 provide services to this area. Area 3 will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

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 the effective date of the annexation.

Potable Water

Potable water services are addressed in the Gainesville Regional Utilities section of this report. That section outlines the current service level and plans for extensions after annexation.

Sanitary Sewer

Sanitary sewer services are addressed in the Gainesville Regional Utilities section of this report. That section outlines the current service level and plans for extensions 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

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. Each of the three 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.

Parks, Recreation and Cultural Affairs Department is responsible for the cleaning and upkeep of all City parks. In addition, the Department 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. Area 1, Area 2, and Area 3 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. Area 1, Area 2, and Area 3 will receive the same services that are provided in the existing City limits upon annexation.

Housing

The Building Inspections Division enforces building and fire codes. The Division 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 Area 1, Area 2, and Area 3. The current staffing for the Division can provide inspection services and the permitting and plan review services. The current staff will deliver services to this area without significant delays.

The City's Code Enforcement Division enforces codes relating to zoning, housing, and vehicles, hazardous or perilous lands/buildings and special sales. The current staffing in the Department can provide these services to Area 1, Area 2, and Area 3.

The Housing Division provides grants for low and moderate income housing through the use of federal and state grant funds. The City of Gainesville is a Community Development

Block Grant (CDBG) entitlement jurisdiction. Upon annexation, any eligible residents of Area 1, Area 2, and Area 3 would be entitled to apply for programs funded by CDBG funds. HOME funds are also utilized in the provision of housing services. Area 1, Area 2, and Area 3 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 Area 1, Area 2, and Area 3 in accordance with the guidelines of the City of Gainesville Public Works Department, as outlined in the "City of Gainesville Standards for Roadway Lighting".

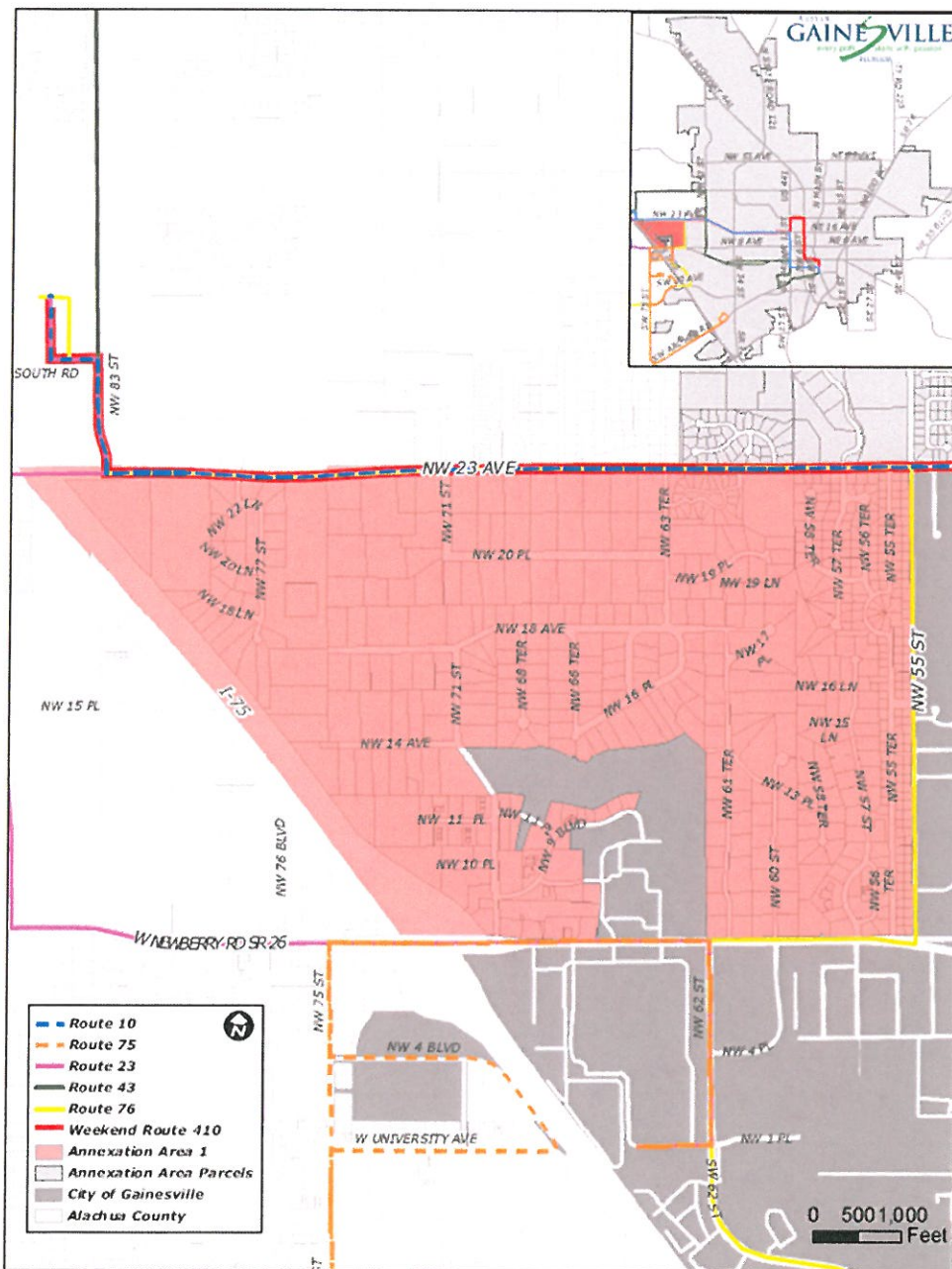
Transportation

The City of Gainesville currently operates a public transportation system, the Gainesville Regional Transit System (RTS). There are bus stops located on and around Area 1, Area 2, and Area 3.

Area 1:

The Gainesville Regional Transit System provides service to Area 1 via routes 10, 75, 23, 43, 76, and Weekend Route 410. Area 1 will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

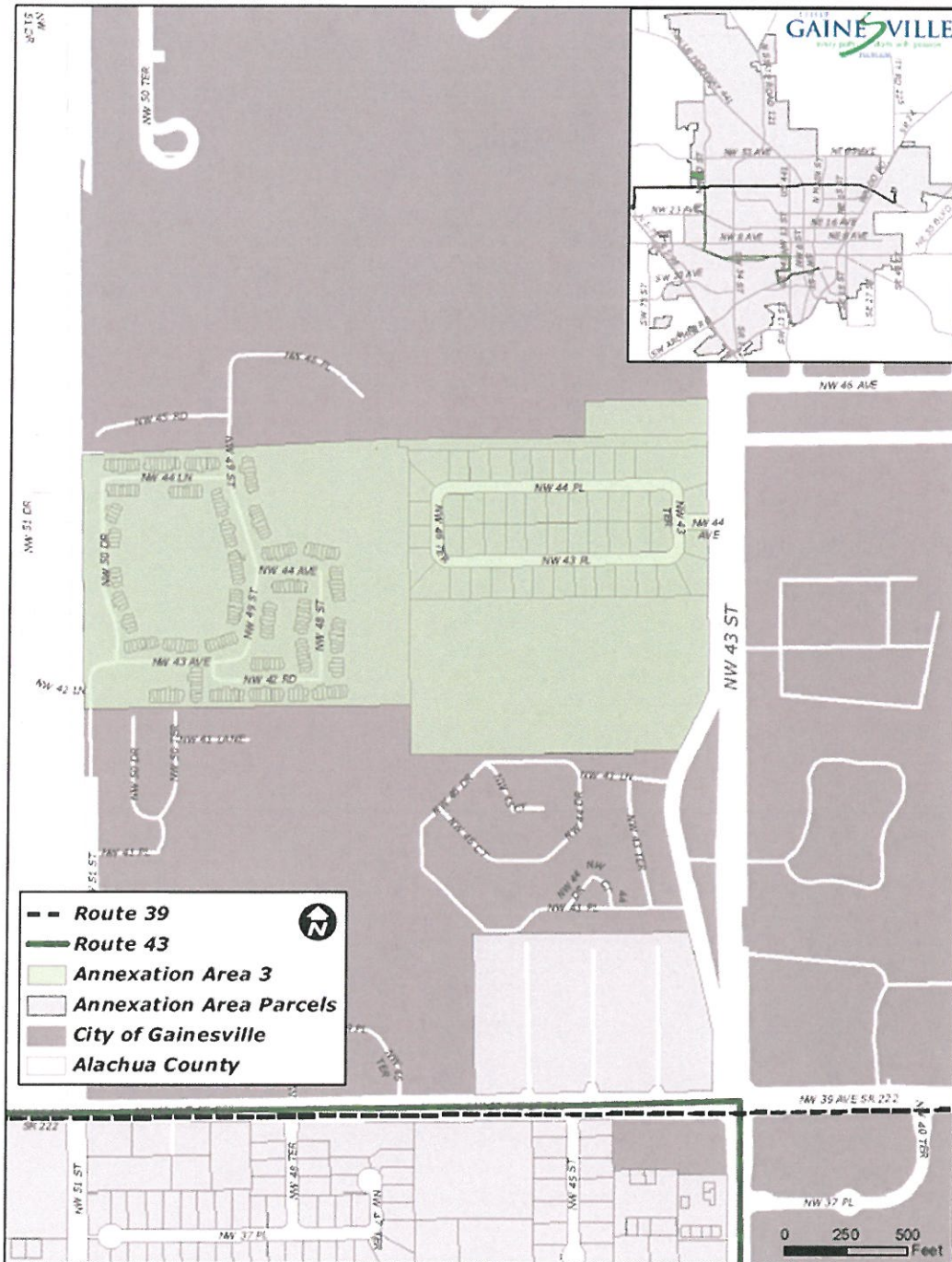
RTS Routes – Area 1



Area 3:

The Gainesville Regional Transit System provides service to Area 3 by way of nearby bus stops on routes 39 and 43. Area 3 will receive the same services that are provided in the existing city limits upon the effective date of the annexation.

RTS Routes – Area 3



The Traffic Operations Division is responsible for installation and maintenance of traffic signs, pavement markings on City streets, all parking meter operations, and mechanical traffic counts for traffic studies. 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. Area 1, Area 2, and Area 3 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 and Development Services Department will provide planning and development assistance to each of the three Areas. The Alachua County Comprehensive Plan and Zoning Code will continue to regulate land use and zoning for any development in Area 1, Area 2, and Area 3 until the Gainesville Comprehensive Plan is amended and each 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. Following annexation, the City will undertake the necessary studies to amend the City Comprehensive Plan and zoning map to include Area 1, Area 2, and Area 3 and will commence appropriate public hearings to complete such an amendment.

Other Governmental Services

Other services currently provided to the residents within the existing City limits of Gainesville shall be extended to Area 1, Area 2, and Area 3, 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 the service they receive. This cost includes the cost of the treatment facilities required for service in the form of plant connection fees. It also includes the cost of distribution or collection facilities in the form of transmission and distribution charges and/or collection system charges. Additionally, any developer requesting an extension pays a Contribution In Aid of Construction (CIAC) sufficient to ensure that GRU receives an appropriate rate of return on its portion of extension costs. This policy applies both in the City of Gainesville and in the surrounding unincorporated area of Alachua County.

Actual facility construction 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.

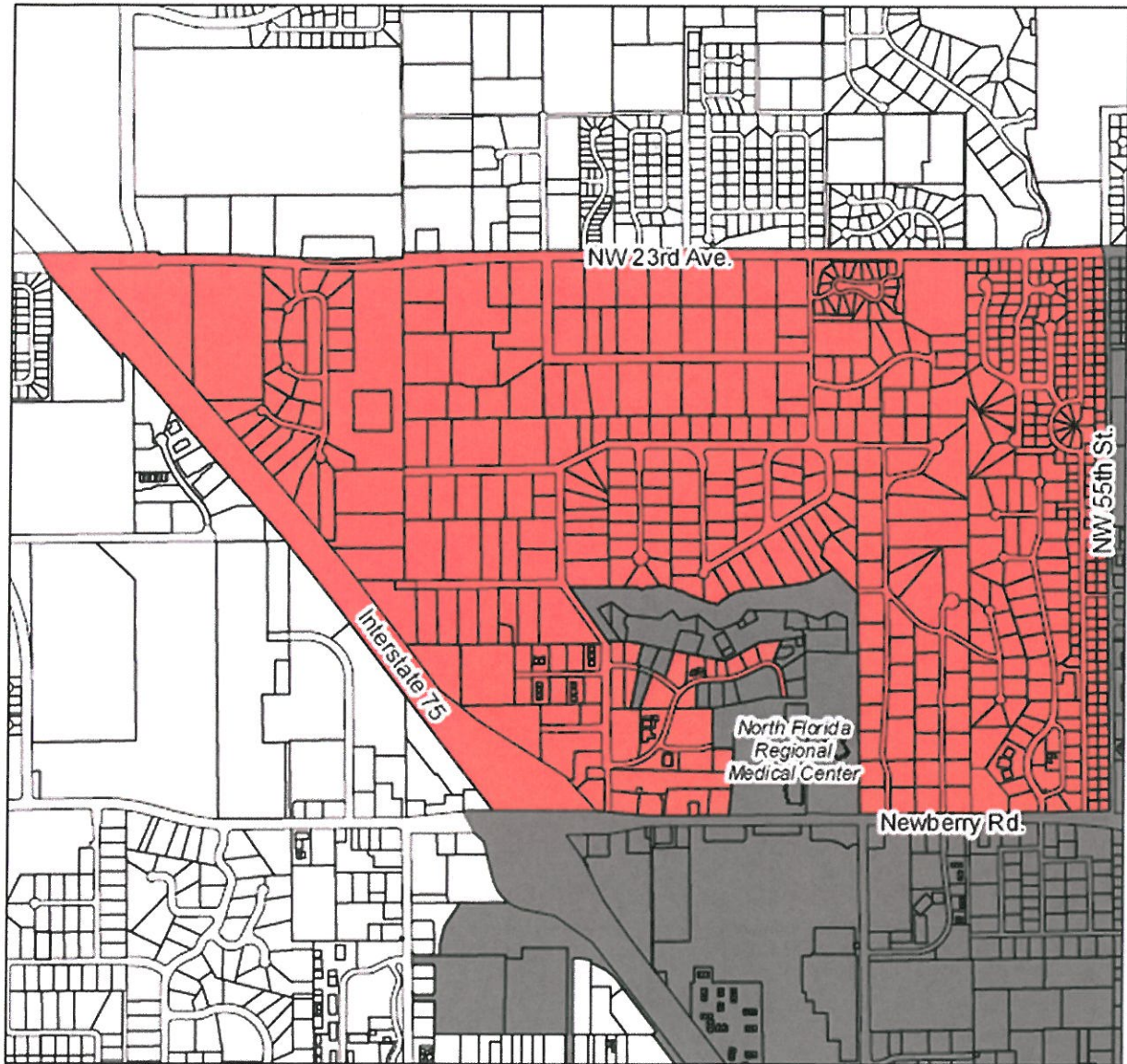
Existing Major Trunk Water Mains and Proposed Extensions

In accordance with Section 13 (1) (a) of the Boundary Adjustment Act, Figures 7-9 show the existing major water mains in the City of Gainesville and the surrounding proposed annexation Areas. Figure 10 shows water distribution system projects in GRU's approved 2012 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 10. Additional funding is included in GRU's budget for extending water facilities to meet the needs of new customers and for those whose location will depend on development. Project timing is based on projected growth within the GRU service area. Actual construction times of the projects shown in Figure 10 may vary based on the actual rate or location of growth within the service area.

Existing Wastewater Collection System and Proposed Extensions

In accordance with Section 13 (1) (a), Figures 11-13 show the existing major wastewater collection system in the City of Gainesville and each of the Areas. Figure 14 shows wastewater collection system projects in GRU's approved 2012 budget. The fiscal year in which each project is proposed for construction is also shown in Figure 14. Additional funding is included in GRU's budget for extending wastewater facilities, to meet the needs of new customers and for those whose location will depend upon development. Project timing is based on projected growth within the GRU service area. Actual construction times may vary as a result of service being required either earlier or later than originally anticipated.

Figure 1: Proposed NW Annexation – Area 1



Proposed Northwest Annexation Area 1

- Northwest Annexation, Area 1 (Approximately 867.8 acres)
- Gainesville City Limits

0 1,050 2,100 4,200 Feet

This map is intended for general reference purposes only. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning and Development Services/OIS June 26, 2012. File: "Project Planning/Urban_Service_Reports/Northwest Annexation"


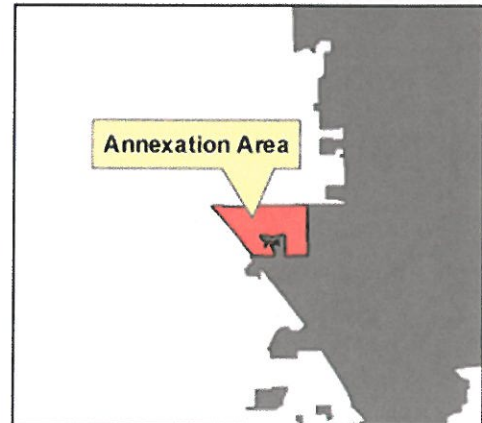
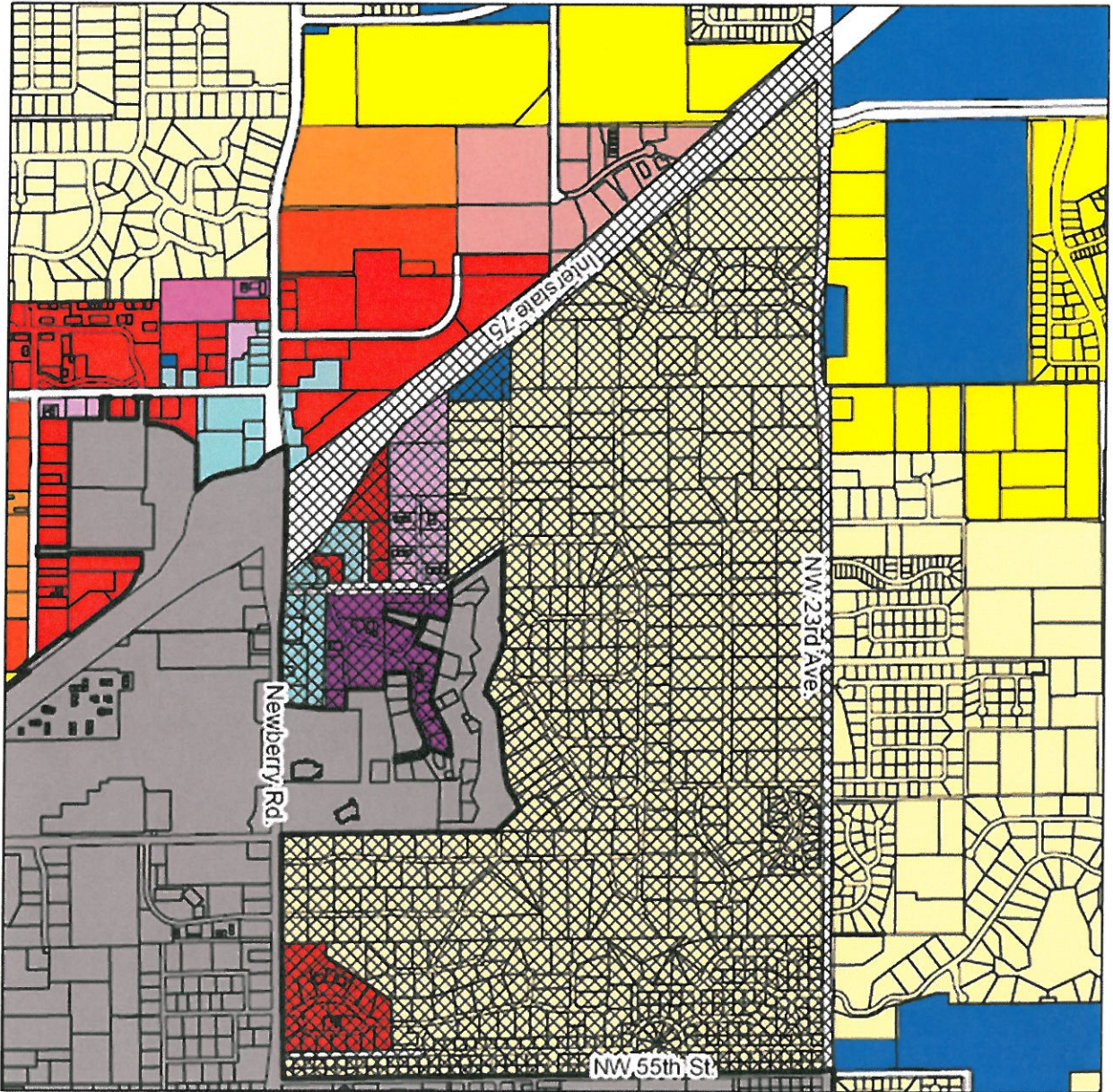





Figure 2: Alachua County General Land Use - Area 1















**Proposed Northwest Annexation - Area 1
Gainesville, Florida**


 Proposed Annexation Area

 Gainesville City Limits

County Land Use Categories

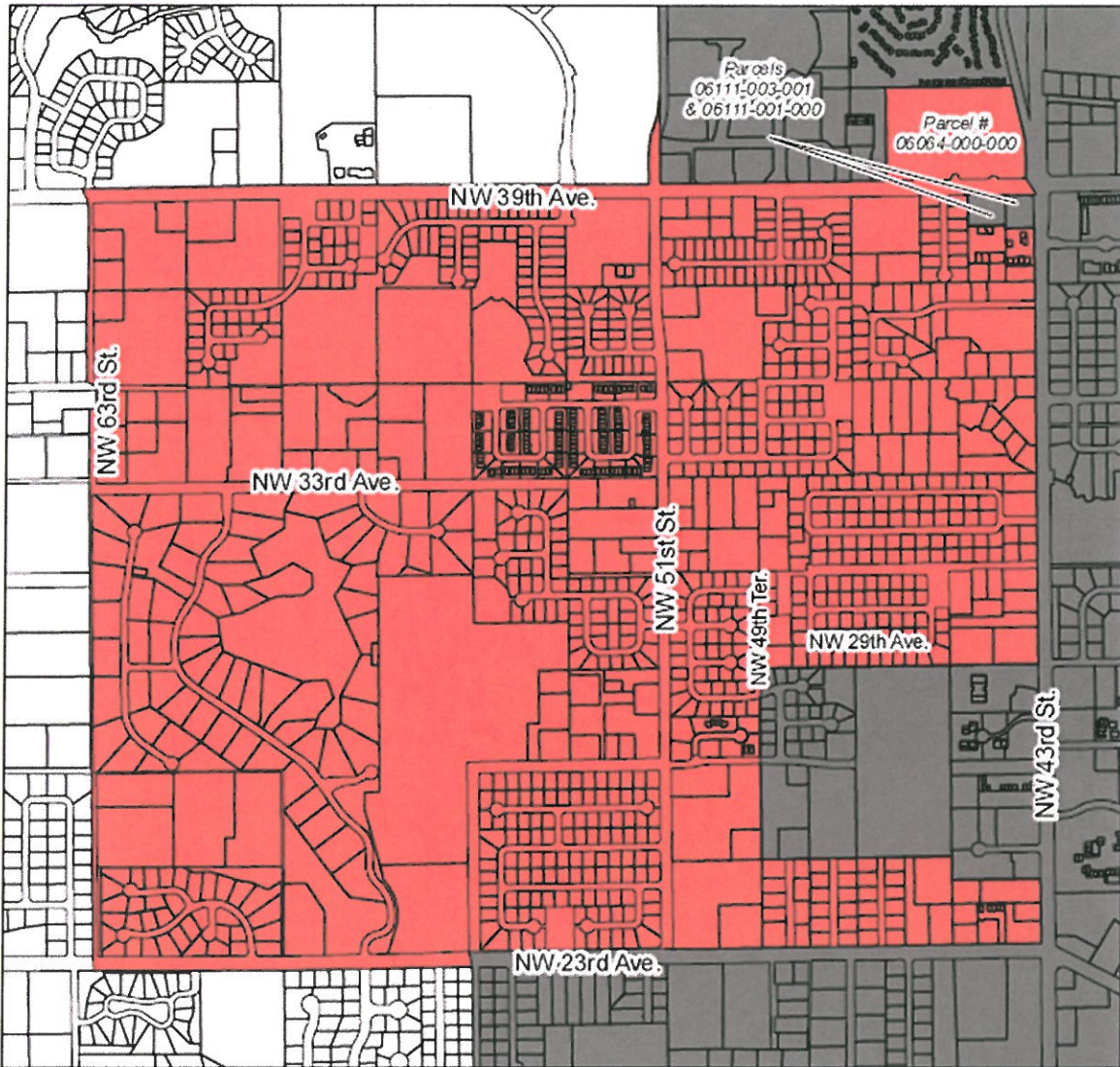
-  Residential Low Density (1-4 du/acre)
-  Residential Medium Density (4-8 du/acre)
-  Residential Medium High Density (8-14 du/acre)
-  Residential High Density (14-24 du/acre)
-  Office
-  Office/Residential
-  Office/Medical
-  Commercial
-  Tourist/Entertainment
-  Light Industrial
-  Institutional





This map is intended to indicate the zoning/land use on the properties as shown. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning Department/3/10 June 26, 2012 File: T:\Project\Planning\Urban_Deve_Report\Northwest\Annexation

Figure 3: Proposed NW Annexation – Area 2



**Proposed Northwest Annexation
Area 2**

- Northwest Annexation, Area 2 (Approximately 758.5 acres)
- Gainesville City Limits

0 500 1,000 2,000 Feet

This map is intended for general reference purposes only. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning and Development Services/URS, June 26, 2012. File: T:\Project\Planning\Urban_Service_Report\Northwest Annexation

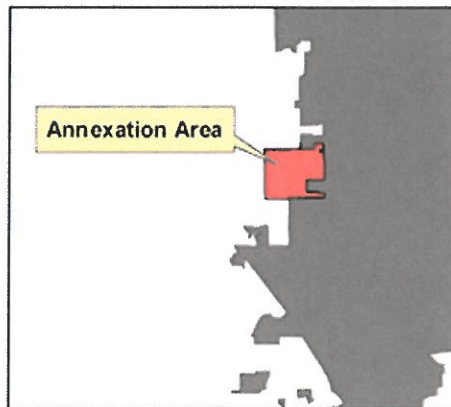


Figure 4: Alachua County General Land Use - Area 2

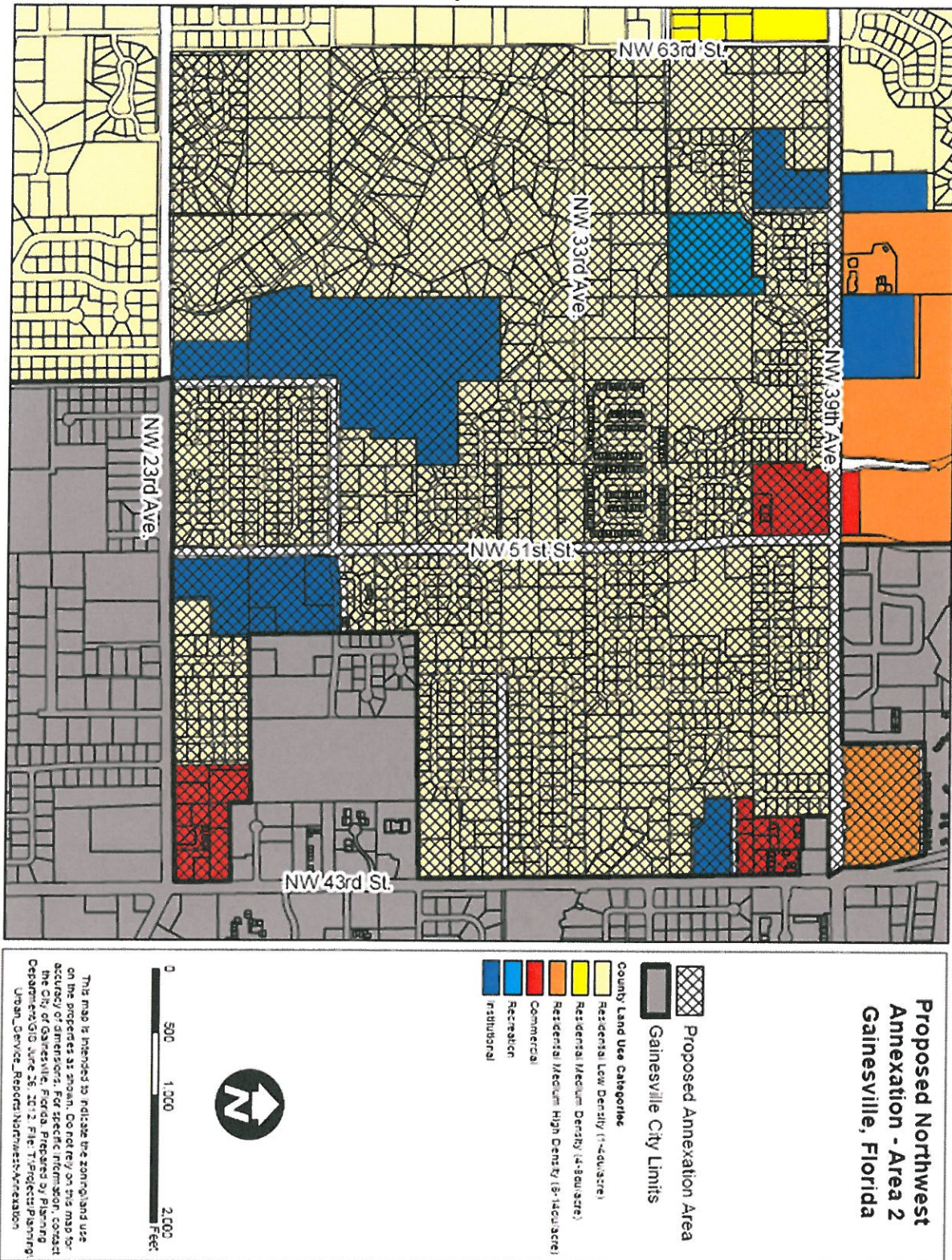
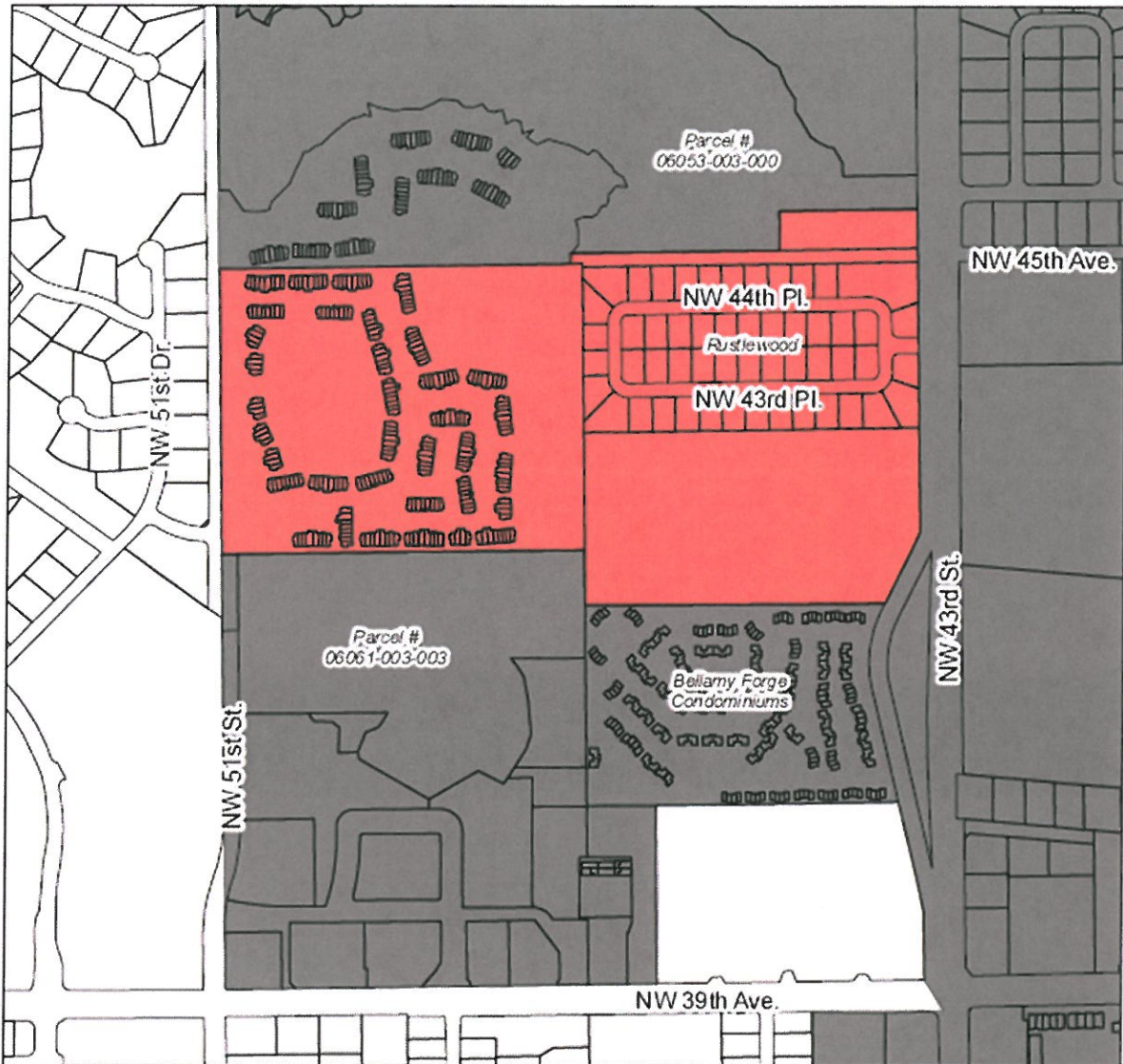


Figure 5: Proposed NW Annexation – Area 3



**Proposed Northwest Annexation
Area 3**

Northwest Annexation, Area 3 (Approximately 69.3 acres)

Gainesville City Limits

0 250 500 1,000 Feet

This map is intended for general reference purposes only. Do not rely on this map for accuracy of dimensions. For specific information, contact the City of Gainesville, Florida. Prepared by Planning and Development Services/018 June 26, 2012. File: \\Project\Planning\Urban_Service_Reports\Northwest Annexation

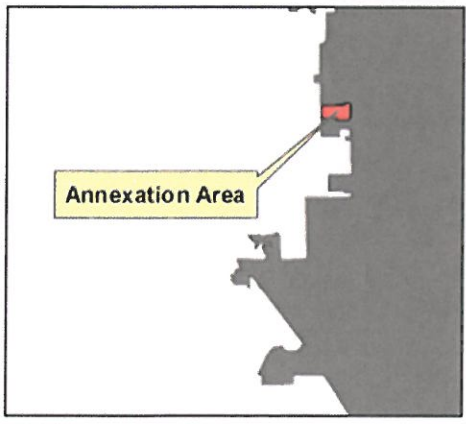


Figure 6: Alachua County General Land Use - Area 3

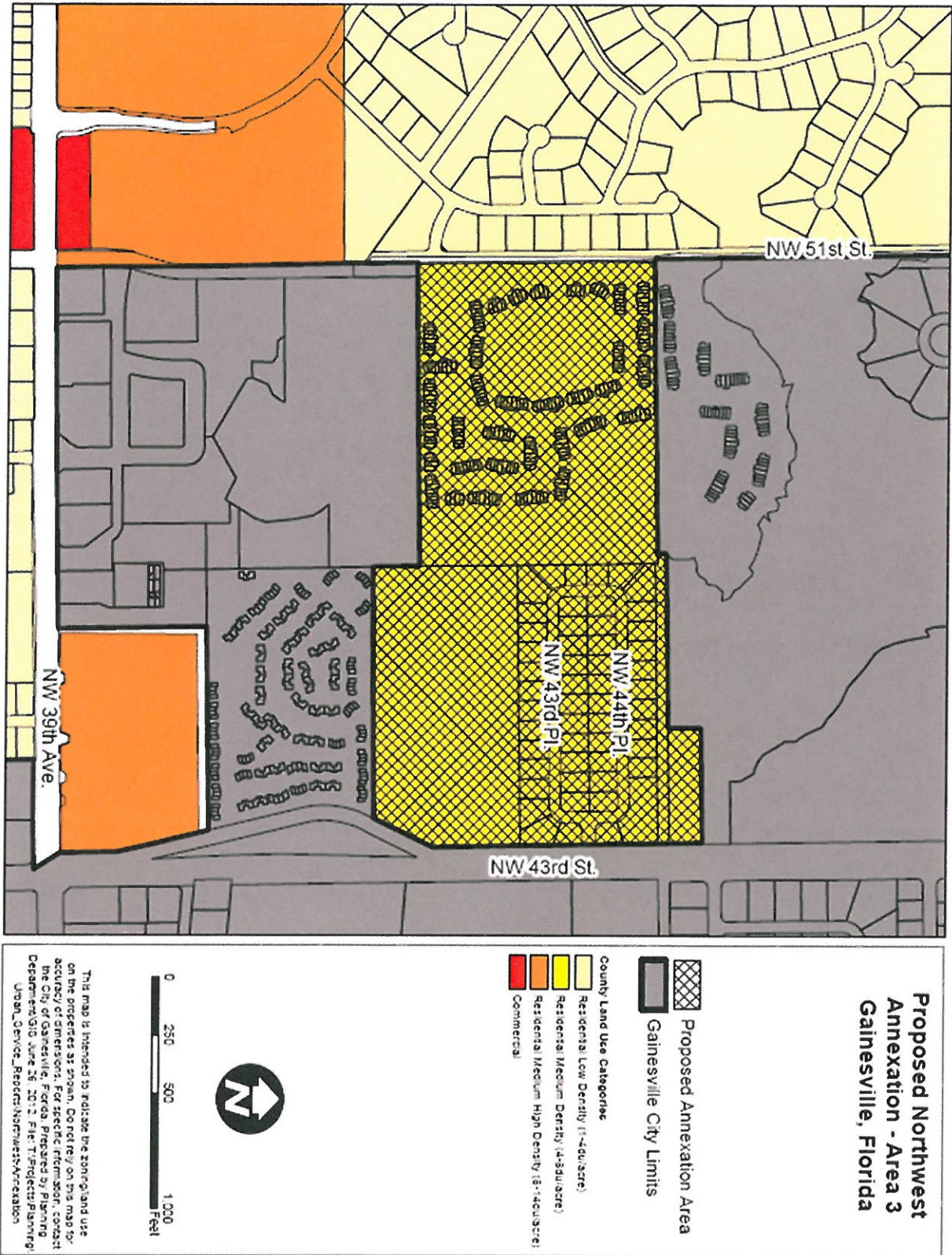


Figure 7: Major Water Mains - Area 1

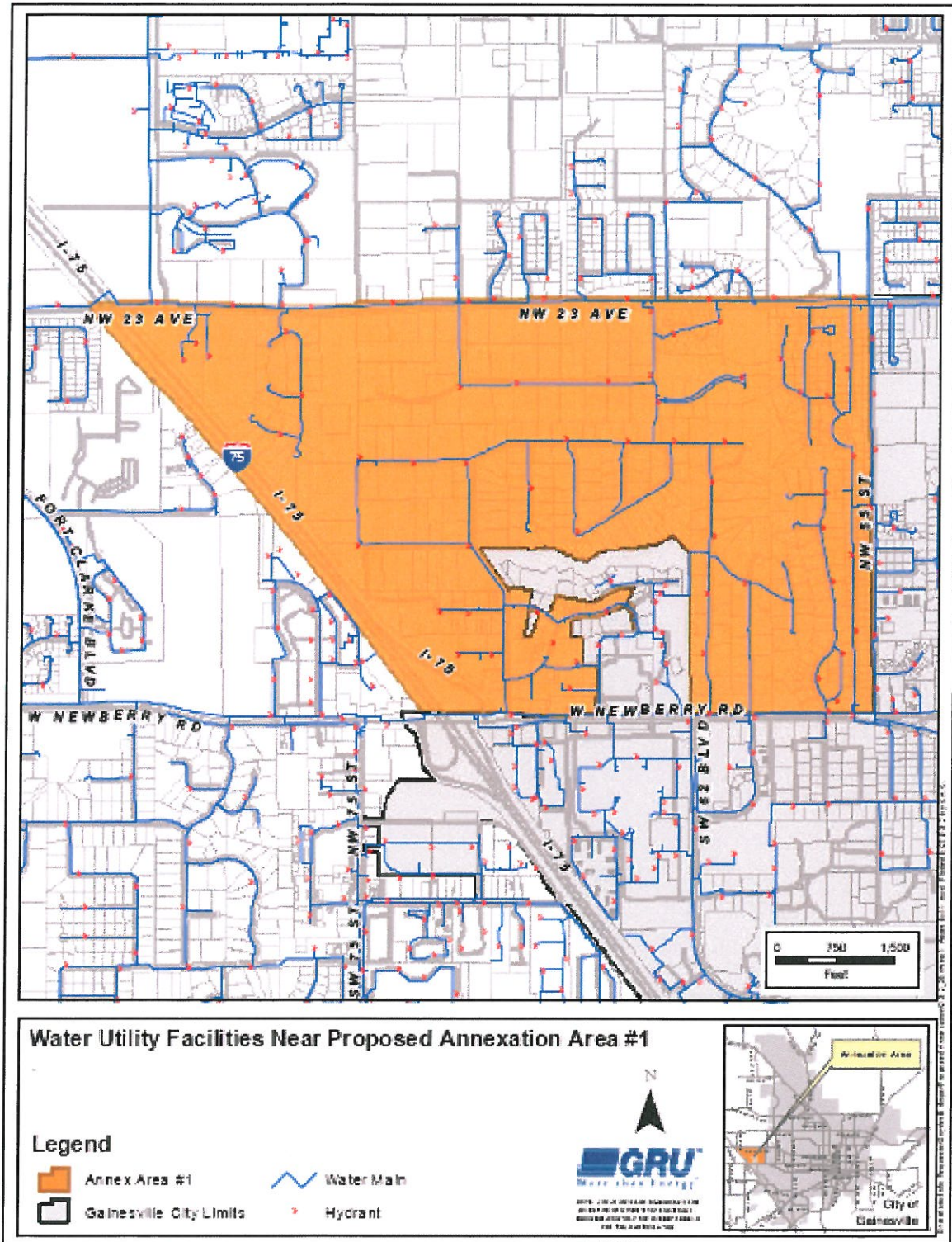


Figure 8: Major Water Mains - Area 2

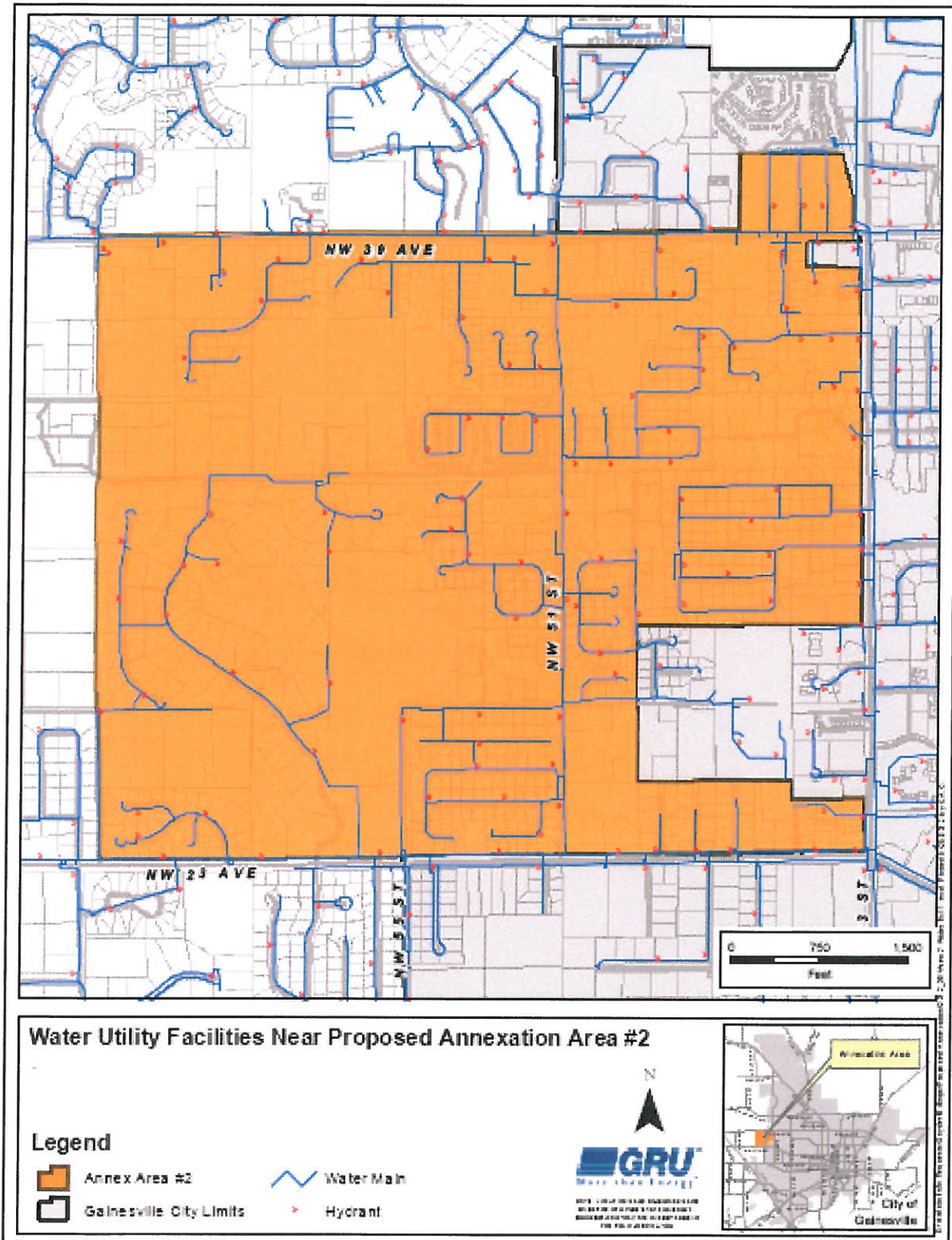


Figure 9: Major Water Mains - Area 3

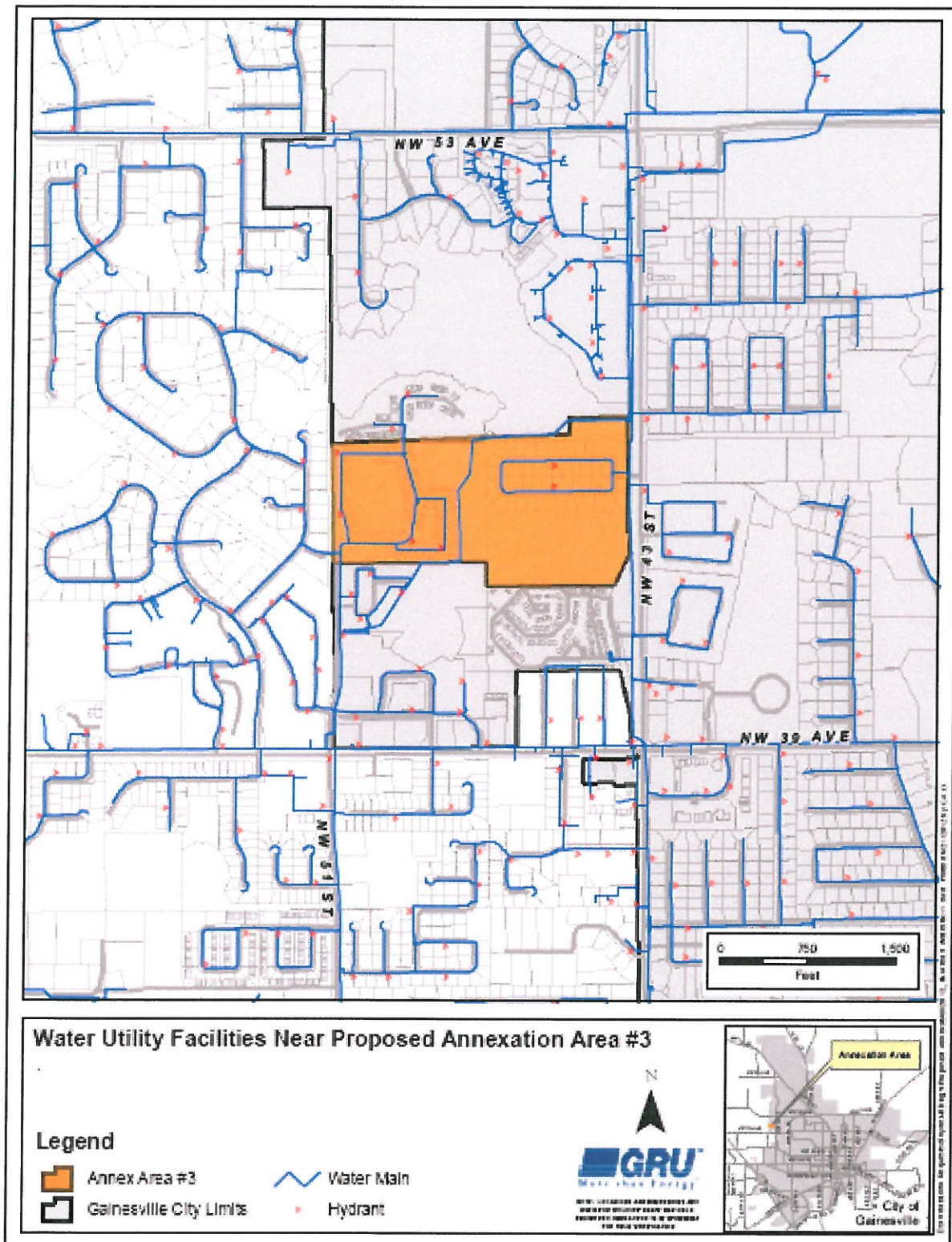


Figure 10: Major Water Systems Projects

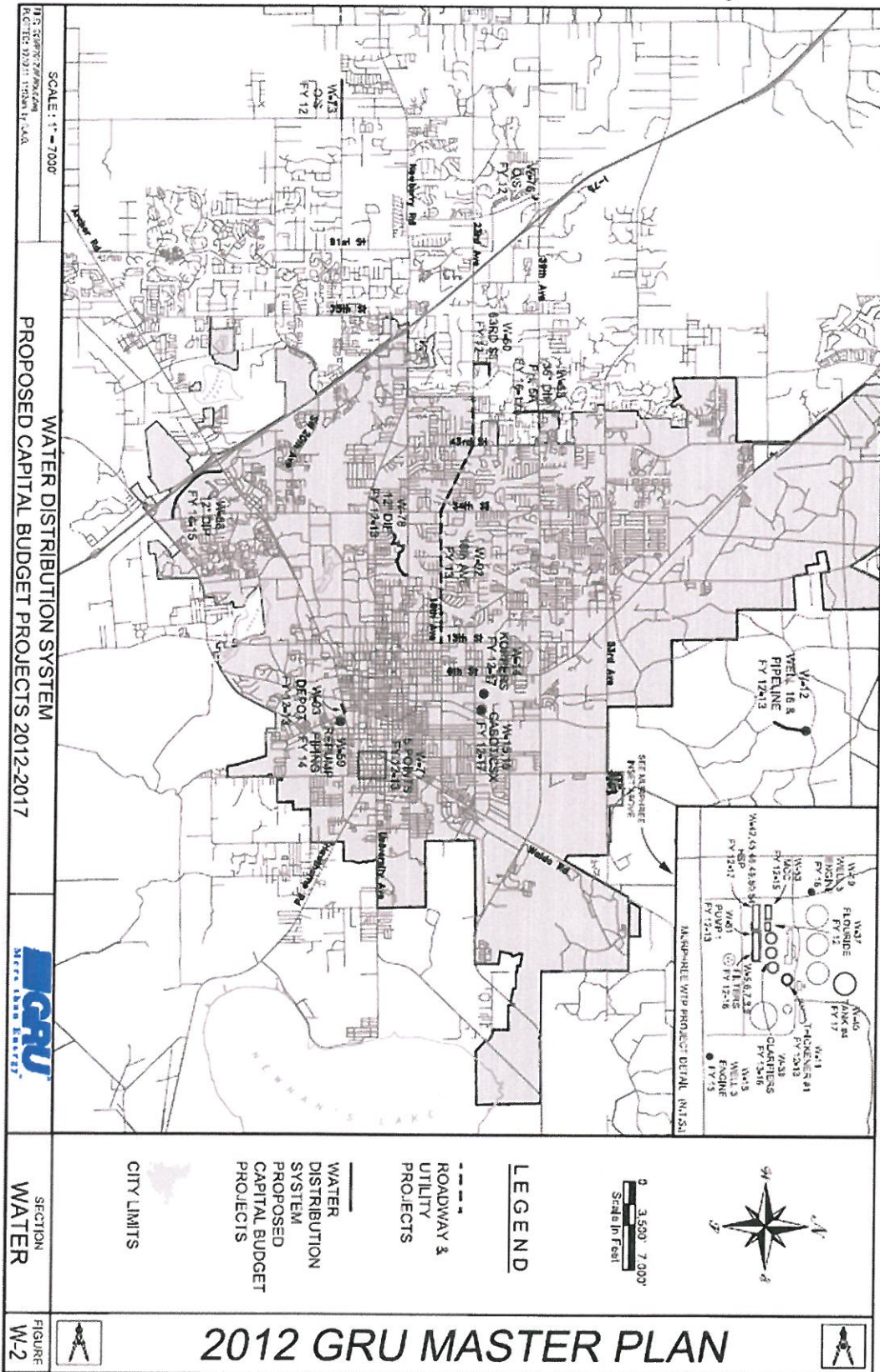


Figure 11: Wastewater Utility Facilities – Area 1

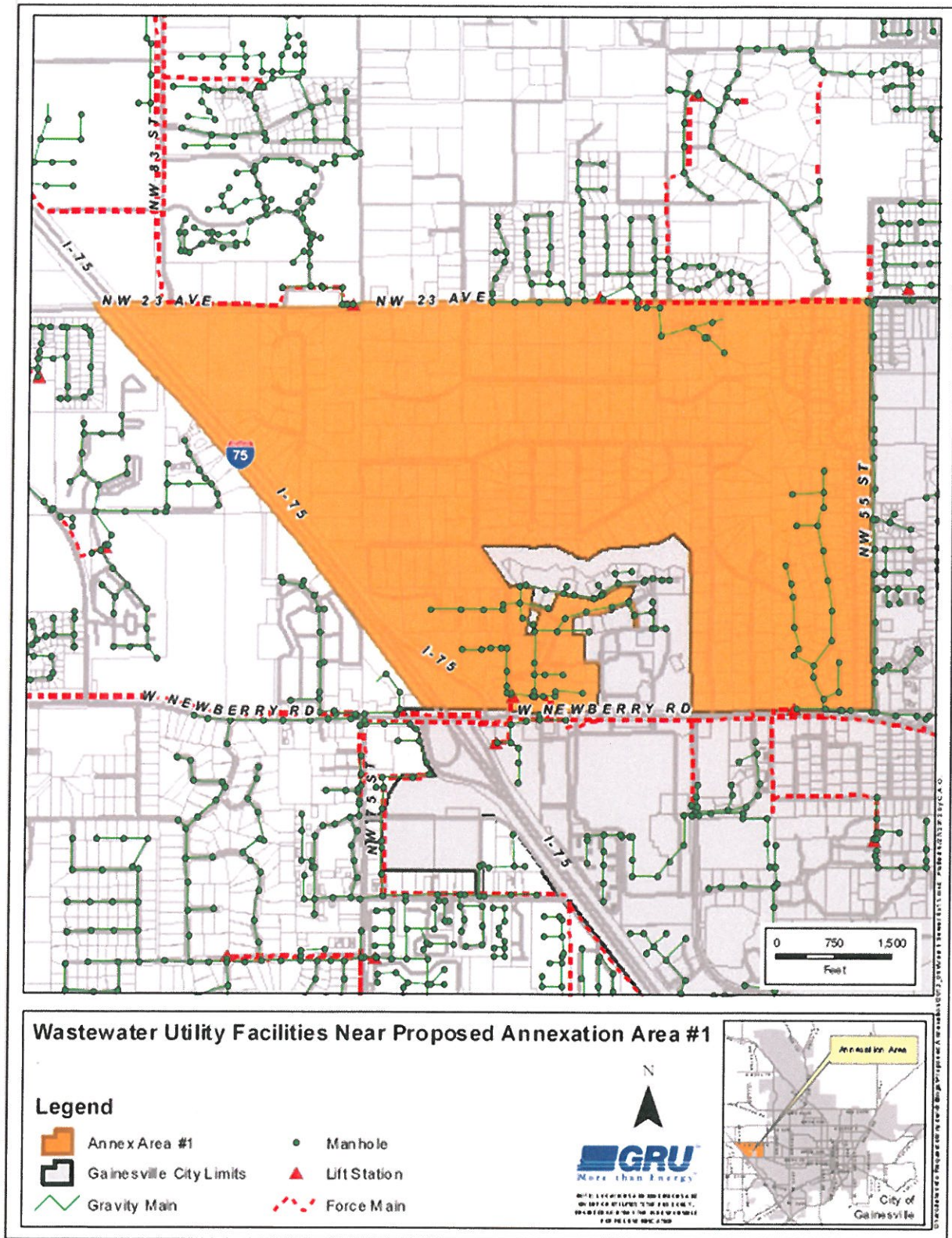
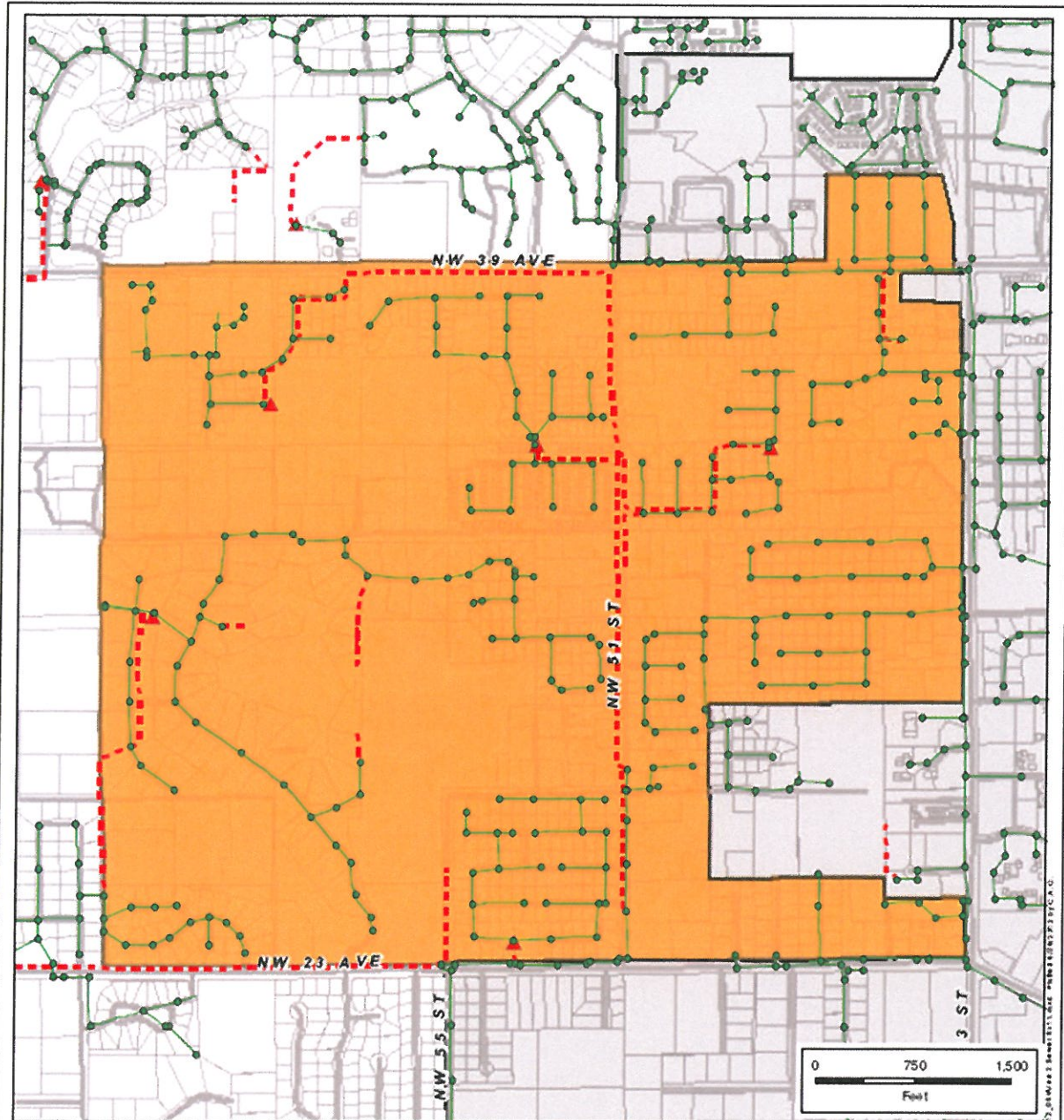


Figure 12: Wastewater Utility Facilities – Area 2



Wastewater Utility Facilities Near Proposed Annexation Area #2

Legend







-  Annex Area #2
-  Gainesville City Limits
-  Gravity Main
-  Manhole
-  Lift Station
-  Force Main



Figure 14: Wastewater Collection System Projects

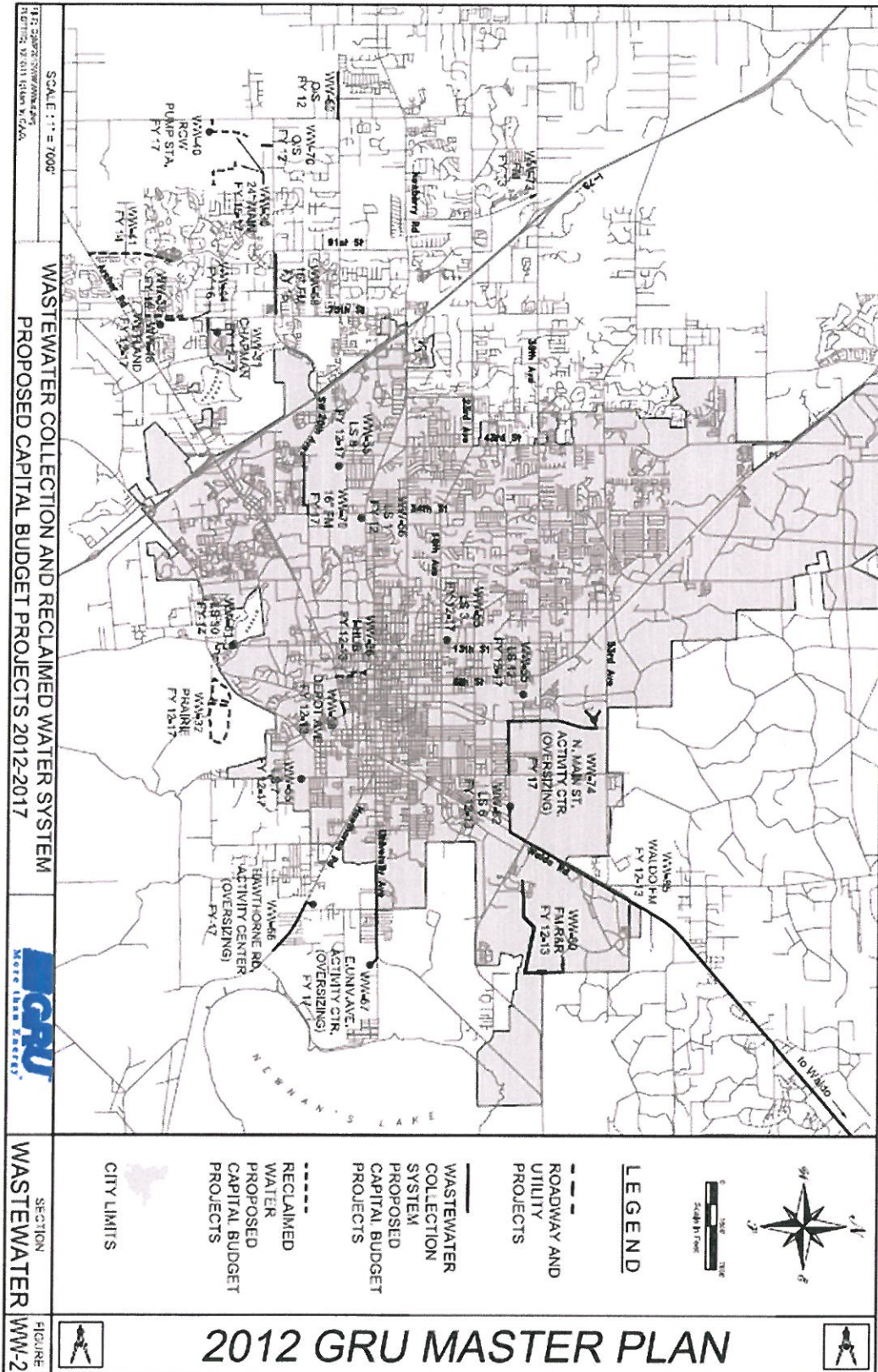


Table 1: Financing Estimates

Area 1:

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

Area 2:

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

Area 3:

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