



City of Gainesville

Text File

City Hall
200 East University Avenue
Gainesville, Florida 32601

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..Title

Gainesville Urban Reserve Area Update (B)

..Executive Summary

This item is in relation to the ongoing update of the Gainesville Urban Reserve Area, the status of negotiations with the County and other municipalities and the results from neighborhood meetings.

..Explanation

On June 28, 2005, the Alachua County Board of County Commissioners held a public hearing to address the 5-year update of the urban reserve areas for the municipalities in Alachua County. The County staff presented the recommended changes to the reserve areas submitted by each municipality, and the County staff's proposed modifications to urban reserve areas. In addition, each municipality made statements in regards to requests for changes in the urban reserve areas. It was determined that there still existed some areas of conflict between the municipalities, and/or the County staff's proposal.

A provision in the Boundary Adjustment Act allows for a 120-day informal negotiation period to resolve any remaining conflicts. The County Commission asked the County staff and the municipalities to use the 120 day period, which expired on October 26, 2005, to continue to work on resolutions to the areas of conflict.

On September 12, 2005, staff presented the progress of those negotiations to the City Commission. The Commission concurred with staff's direction and indicated a specific desire to obtain all of Newnan's Lake in Gainesville's URA. City staff, along with the City Attorney's Office, has been working with the municipalities affected by Gainesville's proposed urban reserve expansion in an attempt to resolve any remaining conflicts. In addition, staff held neighborhood meetings with the residents in the NW 93rd Avenue area and the community of Rochelle.

Currently, the area adjacent to NW 93rd Avenue is in Gainesville's Urban Reserve Area. The City of Alachua also requested this area for inclusion in their Urban Reserve. In addition, Gainesville requested areas north of the Deerhaven Power Plant that are currently in Alachua's Extra Territorial Area. Gainesville staff, Alachua staff, and Alachua County staff began meeting to resolve these conflicts. Gainesville staff analyzed the area and recommended that the City not pursue annexation at this time. NW 93rd Avenue is an unpaved road. The City does not own the type of equipment necessary to maintain the road, and paving the road is cost prohibitive. Furthermore, potential new development along the corridor is located in the City of

Alachua. In exchange for this area, the City of Alachua and Alachua County are willing to place land located north of the Deerhaven Power Plant into Gainesville's Urban Reserve (see map in backup materials). A neighborhood meeting was held on November 30, 2005 to advise and inform the residents of this proposed change. Several residents voiced their concerns. These residents did not express a desire to annex into either Gainesville or Alachua. Other residents in attendance did not voice any concerns with the proposal. Staff instructed all residents to contact their County Commissioners or attend the public hearing scheduled for January 10, 2006 to voice their concerns and desires.

The proposed boundaries do not include all of Newnan's Lake as requested by the City Commission. Staff has requested justification from the County regarding this area. However, the proposal does include expansion of Gainesville's URA to include the community of Rochelle and land to the north of the lake. A neighborhood meeting was held in Rochelle on December 6, 2005 to advise and inform the residents of this proposed change. There was an overwhelming desire to remain in the unincorporated area and not be included in Gainesville's Urban Reserve Area. Staff instructed all residents to contact their County Commissioners or attend the public hearing scheduled for January 10, 2006 to voice their concerns and desires. The residents of Rochelle plan to deliver a petition to the County Commission expressing their desire to remain outside Gainesville's Urban Reserve Area.

Currently, LaCrosse provides fire suppression and EMS services to the area to the north of the City limits, east of Deer Haven Power Plant and south of LaCrosse through an interlocal agreement with Alachua County. A portion of this area is proposed to be included in the modified Gainesville Urban Reserve being proposed by Alachua County. The City is working with the Town of LaCrosse to address the provision of EMS and fire suppression services in the area in the event the area is added to the Gainesville URA, and subsequently annexed into the City limits.

..Fiscal Note

None

..Recommendation

The City Commission: 1) review the draft language for the "Letter of Intent", which commits to negotiating the provision of fire /EMS services with LaCrosse subsequent to annexation, and authorize the City Manager to submit the letter to the Town of Lacrosse with a copy being forwarded to the Alachua County; 2) provide direction to staff on the City's position regarding Newnan's Lake; 3) provide direction to staff on the City's position regarding the NW 93rd Avenue area; and 4) appoint a Commission member or designee to attend the County's public hearing on January 10, 2006.

Inter-Office Communication*Office of the City Manager*

To: Honorable Mayor and Members of the City Commission

From: Russ Blackburn, City Manager

Date: December 27, 2005

SUBJECT: Status Report – Urban Reserve Area Update

On June 28, 2005, the County Commission held a public hearing to review the requests received from each municipality with respect to their Urban Reserve Areas (URAs). Gainesville requested areas that were also submitted by the Cities of Alachua, Waldo, Hawthorne, LaCrosse and Newberry. Following that meeting, staff began informal negotiations with staff from Alachua County and each of these cities. On September 12, 2005, staff presented the progress of those negotiations to the City Commission. The Commission concurred with staff's direction and indicated a specific desire to obtain all of Newnan's Lake in Gainesville's URA. Since that time staff has continued negotiations and has held neighborhood meetings in two areas; NW 93rd Avenue and Rochelle. The purpose of these meetings were to advise and inform residents of the issue and the process. The feedback received at each of those meetings is as follows:

93rd Avenue Area: The meeting was held jointly with the City of Alachua and Alachua County on November 30, 2005 at 6:30 p.m. at the Alachua County Public Works Compound. Approximately sixty notices were mailed to property owners. Thirty-five residents attended the meeting representing eighteen of the sixty property owners. City of Gainesville staff made the following points in their presentation: a) To be included in Gainesville's Urban Reserve means that Gainesville intends to annex that area; b) Staff recently performed the necessary analysis and recommended to the City Commission that we not pursue annexing the 93rd Avenue area. The main reason being the difficulty of maintaining and/or the cost of paving the road.

Several residents voiced their concerns regarding the change in the proposal to include the area in Alachua's Urban Reserve rather than remaining in Gainesville's Urban Reserve. These residents did not express a desire to annex into either Gainesville or Alachua. Other residents in attendance did not voice any concerns with the proposal. Staff instructed all residents to contact their County Commissioners or attend the public hearing scheduled for January 10, 2006 to voice their concerns and desires.

Rochelle Area: The meeting was held jointly with Alachua County on December 6, 2005 at the Bethel Church in Rochelle at 7:00 p.m. Approximately 100 notices were sent

to property owners. Fifty-three residents attended the meeting. There was an overwhelming desire to remain in the unincorporated area and not be included in Gainesville's Urban Reserve Area. Staff instructed all residents to contact their County Commissioners or attend the public hearing scheduled for January 10, 2006 to voice their concerns and desires. The residents of Rochelle plan to deliver a petition to the County Commission expressing their desire to remain outside Gainesville's Urban Reserve Area.

Staff has continued discussions with the Town of LaCrosse regarding the provision of fire services should the City of Gainesville annex the area currently served by LaCrosse through an agreement with the County. We have included an item on the agenda for January 9th that includes a letter of intent regarding these services.

Staff will provide an update of the Urban Reserve Area negotiations and proposed boundaries (see attached map) on the meeting of January 9, 2006. At that time we will ask for input to be provided to the County Commission during their public hearing to be held on January 10, 2006.

The County is expected to adopt the boundaries and statements of services on January 10, 2006. In addition, the County will execute an interlocal agreement which recognizes the Extra Territorial Areas and describes the purpose of establishing these areas. It grants no guarantees for future inclusion into a City's Urban Reserve Area.

If you have any further questions regarding the status of the Urban Reserve Area negotiations, please feel free to call me or Becky Rountree.

Cc: Charter Officers

Barbara Lipscomb, Assistant City Manager

Becky Rountree, OMB Director

Karen Snyder, Strategic Planner

DRAFT

January 10, 2006

Diane Dubberly
Mayor, Town of Lacrosse

RE: Letter of Intent – Fire Services

Dear Mayor Dubberly:

The City of Gainesville is committed to negotiating with the Town of LaCrosse regarding the provision of fire suppression services in the area detailed on the enclosed map, if that area is added to the Gainesville urban reserve area and subsequently annexed into the Gainesville city limits. LaCrosse has an interlocal agreement with Alachua County based on a “fair share” concept and has structured its EMS and fire protection services staff and equipment accordingly. Should Gainesville annex all of the property located within the defined area, and provided LaCrosse continues to meet EMS and fire suppression standards for this area, the City of Gainesville agrees to negotiate an interlocal agreement with LaCrosse for the continued provision of EMS and fire suppression services to the area. The costs for such services will be based upon the equivalent “fair share” agreement between LaCrosse and the County.

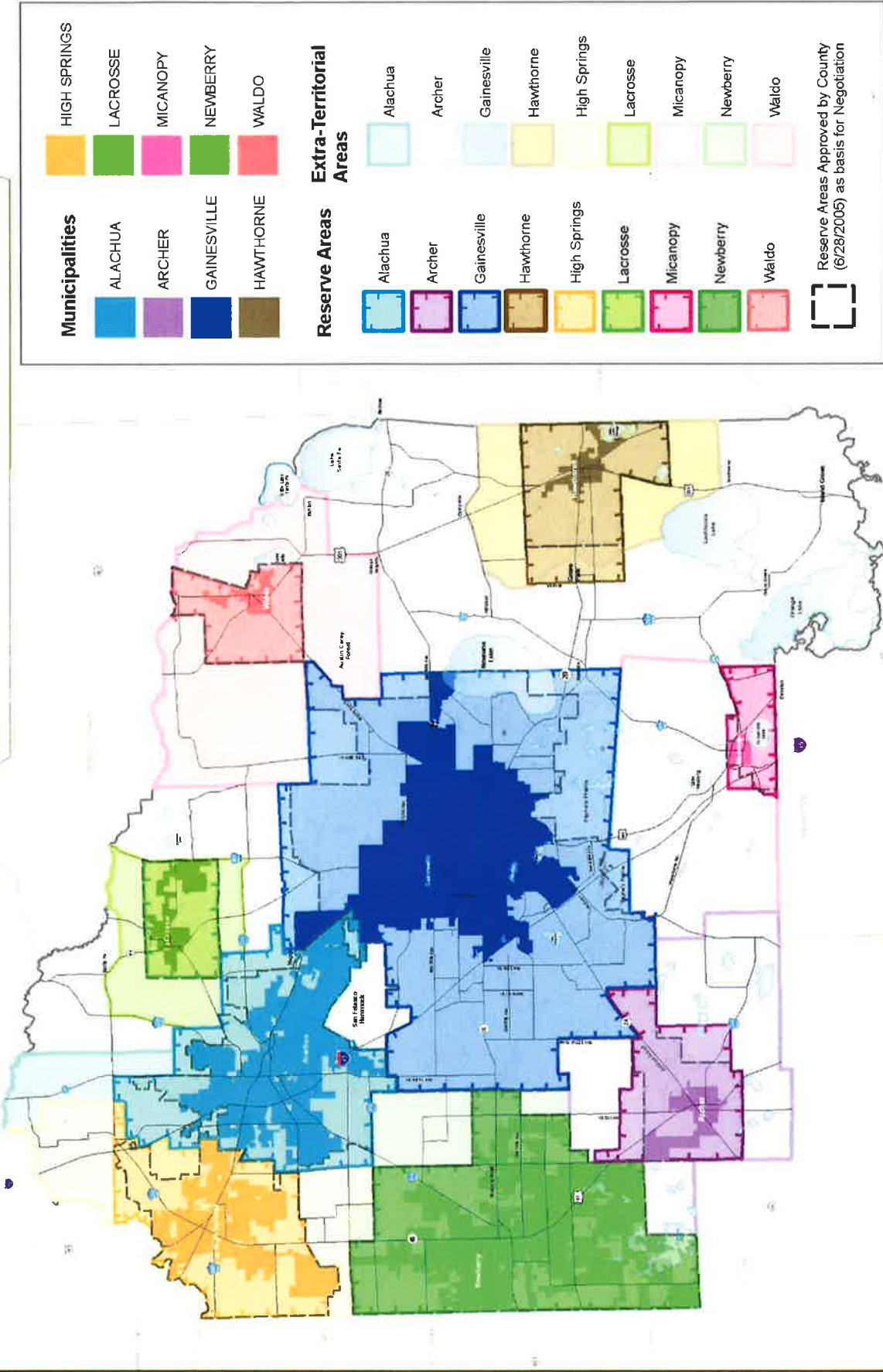
Thank you for working with the City of Gainesville on this matter.

Sincerely,

Pegeen Hanrahan
Mayor, City of Gainesville

DRAFT RESERVE AREAS AND EXTRA-TERRITORIAL AREAS

Proposed Boundaries as a Result of the 120 Day Negotiation Process
for January, 10, 2006 public hearing by County Commission



Prepared by:
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Map No. 2005-01
Date: 10/10/05
Author: [Name]
Reviewer: [Name]