Status Report: Plan for Orderly Annexations

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City of Gainesville

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Alachua County

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Background

Alachua County Boundary Adjustment Act

A special act of the Florida Legislature which governs annexation in Alachua County.

Purpose:
- Ensure sound development
- Efficient provision of services
- Consideration of services
- Promote cooperation
- Protect all parties affected
- Prevent urban sprawl

CHAPTER 90-496
Revised House Bill No. 3795
Revised House Bill No. 1503
Revised Senate Bill No. 2376

Be It Enacted by the Legislature of the State of Florida:

Section 1. Short title.

This act shall be known and may be cited as the "Alachua County Boundary Adjustment Act."

Section 2. Purpose.

The purposes of this act are to set forth procedures for establishing municipal reserve areas and for adjusting the boundaries of municipalities through annexations or contractions of corporate limits and to set forth criteria for determining when annexations or contractions may take place so as to:

1. Ensure sound urban development and accommodation to growth.
2. Ensure the efficient provision of urban services to areas that become urban in character.
3. Ensure that areas are not annexed unless municipal services can be provided to those areas.
4. Promote cooperation between municipalities and Alachua County regarding the provision of services and the regulation of urban areas at the boundaries of...
Annexation Transition Agreement (ATA)

An Agreement between the County and City for transition of services upon an annexation by the City within its Municipal Reserve Area.

**Purpose:**
- Identify the fiscal and service delivery impact of annexations and how they may be mitigated
- Provides a schedule for the City and County to identify appropriate areas and chart out a strategy for annexations.
The City Manager and the County Manager appointed a team to fulfill the mandate of the Annexation Transition Agreement.
TEAM MEMBERS:

ORDERLY ANNEXATION TEAM MEMBERS:

- Karen Billings, City of Gainesville, Strategic Planning Manager
- Erik Bredfeldt, City of Gainesville, Planning and Development Director
- Richard Drummund, Alachua County, Assistant County Manager
- Michael Fay, Alachua County, Development Program Manager
- Suzanne Gable, Alachua County, Office of Management and Budget Director
- William Halvosa, City of Gainesville, Police Lieutenant
- Debbie Leistner, City of Gainesville, Transportation Planning Manager
- Becky Rountree, City of Gainesville, Administrative Services Director
- Lila Stewart, City of Gainesville, Strategic Planner

REPRESENTATIVES FROM ALACHUA COUNTY SHERIFF’S OFFICE:

- Col. David Huckstep, Alachua County Sheriffs Office, Chief Deputy
- Mike Tudeen, Alachua County, Administrative Services Division Manager
Prepare a plan for annexation of properties in the Urban Reserve Area of Gainesville

- Identify targeted areas for annexation
- Prepare a schedule for orderly annexation of those areas
- Develop a collaborative effort between City and County staff and other stakeholders for the successful annexation of those areas.
Identify Targeted Areas for Annexation

- Divide the City’s Urban Reserve Area into five sections
- Form Sub-teams to analyze each area
- Each sub-team identified sub-areas within the five sections for further analysis and surveying
- Based on the results of the surveys and sub-team analysis, the Orderly Annexation Team will narrow the selection to 5 - 6 priority areas
- Bring these areas back to the Joint Commission for endorsement
Five Zones of Analysis
Identification of Potential Annexation Sub-Areas

14 Sub-areas Identified
## Data Collection Process for Each Sub-area

**Information Collected on:**
- Roads
- Demographics
- Developable land
- Crime potential
- Planned subdivisions
- Code enforcement issues
- Housing
- Strategic Ecosystems
- Concurrency Issues
- Infrastructure

### AREA 3 - PROPOSED ANNEXATION AREA SUMMARY TEMPLATE

<table>
<thead>
<tr>
<th>General Information</th>
<th>Sub Area 3-1</th>
<th>Sub Area 3-2</th>
<th>Sub Area 3-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Identifying Name</strong></td>
<td>Rustlewood</td>
<td>53rd Avenue</td>
<td>39th Avenue</td>
</tr>
<tr>
<td><strong>Urban Reserve Zone</strong></td>
<td>Zone 3</td>
<td>Zone 3</td>
<td>Zone 3</td>
</tr>
<tr>
<td><strong>General Location</strong></td>
<td>Northwest</td>
<td>Northwest</td>
<td>Northwest</td>
</tr>
<tr>
<td><strong>Geographic Description</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South of</td>
<td>NW 44th Place</td>
<td>NW 73rd Avenue</td>
<td>NW 53rd Avenue</td>
</tr>
<tr>
<td>West of</td>
<td>NW 43rd Street</td>
<td>NW 47th Terrace</td>
<td>NW 51st Street / NW 50th Drive</td>
</tr>
<tr>
<td>East of</td>
<td>NW 50th Drive</td>
<td>NW 57th Way</td>
<td>NW 55th Street</td>
</tr>
<tr>
<td>North of</td>
<td>NW 41st Lane</td>
<td>NW 63rd Avenue</td>
<td>NW 39th Avenue</td>
</tr>
<tr>
<td><strong>Public Roads</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Please list all of the Public Roads in the area.</td>
<td>NW 43rd Place</td>
<td>NW 47th Terrace</td>
<td>NW 42nd Lane</td>
</tr>
<tr>
<td></td>
<td>NW 43rd Terrace</td>
<td>NW 49th Street</td>
<td>NW 42nd Road</td>
</tr>
<tr>
<td><strong>Private Roads</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Please list all of the Private Roads in the area.</td>
<td>NW 42nd Avenue</td>
<td>NW 51st Terrace</td>
<td>NW 50th Place</td>
</tr>
<tr>
<td></td>
<td>NW 43rd Avenue</td>
<td>NW 52nd Drive</td>
<td>NW 51st Avenue</td>
</tr>
<tr>
<td></td>
<td>NW 44th Avenue</td>
<td>NW 52nd Terrace</td>
<td>NW 52nd Avenue</td>
</tr>
<tr>
<td><strong>Unpaved Roads</strong></td>
<td>Data to be collected</td>
<td>Data to be collected</td>
<td>Data to be collected</td>
</tr>
<tr>
<td>Are there unpaved roads in the sub-area? (Y/N)</td>
<td>Data to be collected</td>
<td>Data to be collected</td>
<td>Data to be collected</td>
</tr>
<tr>
<td><strong>Major Landmarks or Businesses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Please list all major landmarks or businesses in area.</td>
<td>North of Bellamy Forge</td>
<td>Northwest of Hunter’s Crossing Publix</td>
<td>West of Magnolia Park</td>
</tr>
<tr>
<td><strong>Public Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Please list all public facilities in the area. (ex.: Fire stations, parks, public buildings, schools, etc.)</td>
<td>None</td>
<td>Small park near Cox Cable Building</td>
<td>None</td>
</tr>
</tbody>
</table>

### Demographics
- Number of Residents: Data to be collected
- Number of Households: Data to be collected
Overview of Potential Annexation Areas
Adjacent to Paynes Prairie
Idlywild/ Serenola Special Area Study
Williston/13th Street Activity Center

2000 Census Estimates:
Population: 522
Households: 166
The Kincaid Hills area has some privately maintained roads and a privately maintained water system.

Eastside Area

- Pending comprehensive plan amendment for Eastside Activity Center
- Part of the implementation of Plan East Gainesville

2000 Census Estimates:
- Population: 1,251
- Households: 425
Brittany Estates

- Entire area zoned Industrial
- Brittany Estates has requested a comprehensive plan amendment
- Buck Bay Flatwoods Strategic Ecosystem

2000 Census Estimates:
- Population: 226
- Households: 152
Spring Forest has septic tanks and privately maintained roads. Residents have expressed an interest in annexation.

39th Avenue

- Mostly high-end homes and upscale apartment complexes

2000 Census Estimates:
- Population: 3,227
- Households: 1,372
Rustlewood

- Single-family housing
- Large one-owner parcels with Agricultural use
- Includes Johnston’s property

2000 Census Estimates:
- Population: 140
- Households: 52
NW 43rd Avenue

- Includes Buchholz High School
- Part of Rutledge Special Area Study
- County soon to resurface NW 51st St.
- Service delivery issues

2000 Census Estimates:
- Population: 1,550
- Households: 700
- Flooding issues
- North / South streets in this area are closed to thru traffic, causing connectivity issues.

2000 Census Estimates:
- Population: 1,253
- Households: 429
Tower Road East

- Linton Oaks Special Assessment District
- 8th Ave. Project in County Work Program
- Campus Development Agreement

2000 Census Estimates:
- Population: 6,365
- Households: 2,911
Pending Butler Plaza Annexation and Joint Planning Area for Urban Village

Responsibility for SW 62nd Corridor

2000 Census Estimates:
- Population: 6,012
- Households: 3,312
Kanapaha / Archer Rd. West

- Future home of the Archer Braid, an off-road bike trail
- Significant environmental issues
- Majority of area is publicly owned

2000 Census Estimates:
- Population: 4,254
- Households: 1,922
AREA 5-2

Bear Archery West

- Includes Prairie View Trust and Finley Woods Planned Development
- Significant environmental issues

2000 Census Estimates:
- Population: 702
- Households: 360
In Idylwild / Serenola Special Area Study
Graded scenic roads
Environmental issues

2000 Census Estimates:
Population: 1,719
Households: 711
### Process for the Prioritization of Sub-Areas

<table>
<thead>
<tr>
<th>NEXT STEPS</th>
<th>TARGET DATES</th>
<th>EXPECTED OUTCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>STEP 1:</strong> Present Survey Proposal</td>
<td>March 18, 2008</td>
<td>Approval for Survey</td>
</tr>
<tr>
<td><strong>STEP 2:</strong> Initiate Survey Process</td>
<td>April 2008</td>
<td>Survey 14 Areas</td>
</tr>
<tr>
<td><strong>STEP 3:</strong> Receive Survey Data</td>
<td>July 2008</td>
<td>Identify 5 - 6 Areas</td>
</tr>
<tr>
<td><strong>STEP 4:</strong> Present 5 - 6 Target Areas</td>
<td>September 29, 2008</td>
<td>Approval of 5 - 6 Areas</td>
</tr>
<tr>
<td><strong>STEP 5:</strong> Initiate Outreach</td>
<td>October 2008</td>
<td>Work with Stakeholders</td>
</tr>
<tr>
<td><strong>STEP 6:</strong> Initiate Referendums</td>
<td>January 2009 - 2014</td>
<td>Successful Referendums</td>
</tr>
</tbody>
</table>
Survey Proposal

Conduct a survey in each sub-area to identify key issues and identify whether an annexation referendum be successful.

1. Why?
   - Cost of Referendums’
   - City & County Staff time

2. How?
   - Ask what issues are important to area residents
     - Sewer
     - Water
     - Taxes
     - Roads
     - Crime
     - Codes
     - Street lights
     - Curbs
     - Gutters
     - Environmental
     - Storm water management
     - Public Safety
     - Response time to 911 calls
   - Ask if area residents would vote for or against annexation
Cost of surveys

- Estimates from UF and UCF.
- Based on the following assumptions, the estimates range from $40,000 – $50,000 for all 14 areas.
- Assumptions:
  - Annexation Team provides the phone numbers and addresses
  - Survey provider will invest no more than a couple of professional days in fine-tuning the questionnaire
  - Survey will be short
  - The deliverables for the study will be restricted to a brief report, a short description of how the survey was done, and a copy of the raw data
CITY COMMISSION & COUNTY COMMISSION:

- Endorse the 14 identified sub-areas for further evaluation;
- Authorize the implementation of the survey, and discuss and identify a joint funding mechanism, and
- Approve extension of the required timeframe for completion of the Final Proposed Annexation Plan to September, 2008.

Upcoming Joint City/County Commission Meetings

- May 1, 2008
- September 29, 2008
Thank you.