

110 NW 1st Avenue
High Springs, Florida 32643



Telephone: (386) 454-1416
Facsimile: (386) 454-2126
Web: highsprings.us

RECEIVED
06-29-11
AC Growth Mgt.

OFFICE OF THE CITY ATTORNEY

June 27, 2011

Board of Count Commissioners
c/o Alachua County Department of Growth Management
Attn: Annexation Team
10 SW 2nd Avenue, Third Floor
Gainesville, Florida 32601-6294

Re: Report to Owner Ordinance, Proposed Annexation

Dear Annexation Team:

Enclosed is one Report to Owner ordinance (Urban Services Report) adopted on second reading by the High Springs City Commission on June 23, 2011, and submitted to the Alachua County Board of County Commissioners pursuant to Section 225.13(2) of the Boundary Adjustment Act, more particularly described as follows:

<u>Ordinance No.</u>	<u>Applicant</u>	<u>Tax Parcel No.</u>
2011-06	Northend Homeland, LLC	01519-003-000

I expect the first reading of the annexation ordinance for this property (Ordinance 2011-08) will be on July 28, 2011. In accordance with the Boundary Adjustment Act, final adoption of the annexation ordinance will be at least 60 days after service of the report to owner (likely on August 25, 2011).

Christian Popoli indicated that you might want City staff to meet with the annexation team prior to consideration of the annexation ordinance, and we are willing to do that. At this time, we plan to attend the July 11, 2011, meeting of the annexation team. Please let us know if that is not convenient for the County.

I have also enclosed an additional map showing some of the natural and manmade obstacles which the City believes qualifies this property as an enclave pursuant to Section 225.04(7)(c) of the Boundary Adjustment Act.

If you have any questions regarding this matter, please feel free to contact me at 386-454-1212, or Christian Popoli at 386-454-1416, ext. 3. Otherwise, we will plan to see you on July 11, 2011.

Sincerely,



Thomas G. DePeter
City Attorney

Enclosures

ORDINANCE 2011-06

AN ORDINANCE ADOPTING AND CONTAINING REPORT TO OWNER OF REAL PROPERTY (TAX PARCEL NO. 01519-002-000) PROPOSED FOR VOLUNTARY ANNEXATION BY THE CITY OF HIGH SPRINGS, FLORIDA; PROVIDING AN EFFECTIVE DATE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA:

Section 1.

Upon application of Northend Homeland, LLC for voluntary annexation of real property by the City of High Springs, Florida, and pursuant to the requirement of Subsection (2) of Section 10, of Chapter 90-496, Laws of Florida (Boundary Adjustment Act), as amended, the City Commission of the City of High Springs, Florida, hereby adopts the following "Report to Owner of Real Property Proposed for Voluntary Annexation by the City of High Springs, Florida", to wit:

OWNER/APPLICANT: Northend Homeland, LLC

ADDRESS: 16217 NW 202nd Street, Alachua, FL 32615

PROPERTY IDENTIFICATION: TAX PARCEL: 01519-002-000; TOTAL ACRES: 10.36(+); SEC. 12, TNSHP 8 S., RGE 17 East

LEGAL DESCRIPTION: AS PER " LEGAL DESCRIPTION", ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"

Dear Property Owner:

Pursuant to the requirements of Laws of Florida, Chapter 90-496, Boundary Adjustment Act (BAA), as amended, the City of High Springs, reports the following information concerning your pending petition for voluntary annexation of your above-described property detailing the effect of the annexation upon municipal services and taxes if the proposed annexation occurs. The purposes of the City's annexation policy are to:

- * Ensure sound urban development and accommodation of growth;
- * Ensure the efficient provision of urban services to areas that become urban in character;
- * Ensure that areas are not annexed unless municipal services can be provided to those areas;
- * Promote cooperation between the City, neighboring municipalities, and Alachua County regarding the provision of services and the regulation of urban areas at the boundaries of the municipalities;
- * Assure that the procedures relating to annexation protect all parties affected; and
- * Encourage development in designated reserve areas that efficiently utilize services and prevent urban sprawl.

YOU MAY ELECT TO WITHDRAW YOUR PETITION WITHIN TWENTY (20) DAYS AFTER THE DATE OF RECEIPT OF THIS REPORT. IF YOU DO NOT WITHDRAW YOUR PETITION WITHIN SAID TIME, THE CITY WILL PROCEED WITH THE EVALUATION AND DETERMINATION OF YOUR REQUEST FOR VOLUNTARY ANNEXATION.

(1) **Eligibility and Prerequisites to Annexation.** The City has reviewed your application and has made a preliminary determination that your property is contiguous to the City's boundaries, is reasonably compact, includes no area within the boundary of another county or municipality, contains no portion outside the urban reserve area of the City of High Springs, will not create an enclave, and, if applicable, meets the urban purposes requirements of Subsections (1)(a), (1)(b) and (1)(c) of Section 9 of the Boundary Adjustment Act. In accordance with Sections 10 and 13 of the Boundary Adjustment Act, the City furnishes you this report containing the following required information:

1. A statement as to what extent services to existing residents would need to be reduced within the next 5 years because of the annexation. (EXHIBIT "B").
2. A statement as to what extent taxes would need to be adjusted within the next 5 years to provide services to the areas to be annexed, including services required by the City Comprehensive Plan. (EXHIBIT "B").
3. A statement as to what extent the area to be annexed meets the criteria in Section 9 of the Boundary Adjustment Act. (EXHIBIT "B").

The City of High Springs encourages communication and joint planning activities with Alachua County and neighboring municipalities, as well as the North Florida Regional Planning Council. The City has adopted a Comprehensive Plan setting forth goals, policies and objectives related to present and future growth. The City's planning efforts include the establishment of financial reserves and annual budget studies to anticipate future needs in the existing City limits and areas of likely annexation in the adjacent Urban Reserve. The growth management principles contained in the comprehensive Plan are codified in the High springs Land Development Code (LDC) which is periodically amended to meet the changing needs of the community. The LDC requires new developments, as a condition of approval and permitting, to bear the cost of design and installation of all required infrastructure at the time of development, or as soon as municipal services become available.

(2) A copy of this report shall be certified to and filed with the Alachua County Board of County Commissioners, prior to commencing the annexation procedures under Section 10 of the Boundary Adjustment Act.

(3) This Ordinance shall take effect ten days after passage on second and final reading.

PASSED this 23rd day of June, 2011.

First Reading: May 26, 2011
Second Reading: June 23, 2011
Date of Publication: June 9, 2011

CITY OF HIGH SPRINGS, FLORIDA


Bryan Williams, Vice Mayor

ATTEST:


Jenny L. Parham, City Clerk

(Municipal Seal)

PREPARED BY:

Thomas G. DePeter
City Attorney

Search Date: 6/15/2011 at 9:51:00 AM - Data updated: 06/15/11 Parcel: 01519-002-000

Taxpayer: NORTHEND HOMELAND LLC	Legal: THE N 370 FT OF THE FOLLOWING DESC: COM SE COR SEC N 1080.69 FT POB N 2095.28 FTN 63 DEG W 1411.28 FT S 2743.27 FT E1254.54 FT POB OR 2885/0284
Mailing: 6407 NW 81ST BLVD GAINESVILLE, FL 32653	
Location:	
County	
Sec-Twn-Rng: 12-8-17	
Use: Vacant	
Tax Jurisdiction: Suwannee	
Area: 10.51-12.50 AC	
Subdivision:	

Assessment History

**** Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. ****

Year	Use	Land	Building	Misc	Total	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2010	Vacant	62200	0	0	62200	0	62200	0	62200	1586.98
2009	Vacant	62200	0	0	62200	0	62200	0	62200	1571.93
2008	Vacant	62200	0	0	62200	0	62200	0	62200	1454.66
2007	Vacant	62200	0	0	62200	0	62200	0	62200	1458.51
2006	GRZGSOIL CLASS6	3400	0	0	3400	0	3400	0	3400	217.39
2005	GRZGSOIL CLASS6	22200	0	0	22200	0	22200	0	22200	529.19
2004	GRZGSOIL CLASS2	14200	0	0	14200	0	14200	0	14200	342.11
2003	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	301.44
2002	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	306.11
2001	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	306.09
2000	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	310.54
1999	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	312.47
1998	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	321.98
1997	GRZGSOIL CLASS2	12200	0	0	12200	0	12200	0	12200	329.43
1996	GRZGSOIL CLASS2	7400	0	0	7400	0	7400	0	7400	201.89
1995	GRZGSOIL CLASS2	10100	0	0	10100	0	10100	0	10100	275.58

Land

Use	Zoning	Acres
ACREAGE NON AG	Agriculture	10.36
2010 Certified Land Value: 62200		

Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
03/30/2004	607900	Yes	No	2885	0284	Mult Sale
11/01/1978	0	Yes	No	1177	0818	Warranty Deed

EXHIBIT "A"

Exhibit A



0 550 1,100
Feet



EXHIBIT "B"
CITY OF HIGH SPRINGS

1. STATEMENT OF EXTENT OF REDUCTION OF SERVICES TO EXISTING RESIDENTS WITHIN THE NEXT FIVE (5) YEARS, IF PROPOSED ANNEXATION SHOULD OCCUR

THE CITY FORESEES NO REDUCTION IN SERVICES TO EXISTING RESIDENTS WITHIN THE NEXT FIVE (5) YEARS, SHOULD THE PROPOSED ANNEXATION OCCUR.

2. STATEMENT OF EXTENT TAXES WOULD NEED TO BE ADJUSTED WITHIN THE NEXT FIVE (5) YEARS TO PROVIDE SERVICES TO THE AREA OF PROPOSED ANNEXATION, INCLUDING SERVICES REQUIRED BY THE COMPREHENSIVE PLAN.

THE CITY FORESEES NO ADJUSTMENT IN TAXES WITHIN THE NEXT FIVE (5) YEARS TO PROVIDE SERVICES TO THE AREA OF PROPOSED ANNEXATION, INCLUDING SERVICES REQUIRED BY THE COMPREHENSIVE PLAN, SHOULD THE ANNEXATION OCCUR.

3. STATEMENT AS TO WHAT EXTENT THE AREA TO BE ANNEXED MEETS THE CRITERIA IN SECTION 9 OF THE BOUNDARY ADJUSTMENT ACT:

IT IS THE FINDING OF THE CITY OF HIGH SPRINGS THAT THE PROPOSED ANNEXATION MEETS THE CRITERIA OF SECTION 9(1)(a) OF THE BOUNDARY ADJUSTMENT ACT

IT IS THE FINDING OF THE CITY OF HIGH SPRINGS THAT THE PROPOSED ANNEXATION _____ DOES X DOES NOT MEET THE CRITERIA OF SECTION 9(1)(b) OF THE BOUNDARY ADJUSTMENT ACT

IT IS THE FINDING OF THE CITY OF HIGH SPRINGS THAT THE PROPOSED ANNEXATION _____ DOES X DOES NOT MEET THE CRITERIA OF SECTION 9(1)(c) OF THE BOUNDARY ADJUSTMENT ACT

Exhibit A

