

LEGISLATIVE #

110281A

RESOLUTION NO. 110281

PASSED _____

A resolution of the City Commission of the City of Gainesville, Florida, finding that the conditions in a certain area adjacent to the existing Eastside Community Redevelopment Area of the City of Gainesville, as more specifically described in this Resolution, constitutes blight, and that the rehabilitation, conservation, redevelopment, or combination thereof of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and providing an immediate effective date.

WHEREAS, on February 18, 2010, the City Commission of the City of Gainesville considered the expansion of the Eastside Community Redevelopment Area to the South and East and requested the City Manager to include in budget deliberations funding a blight findings study in the FY11 and/or FY12 budget; and

WHEREAS, on July 20, 2010, the City Commission approved the funding for the blight findings study in the FY11 budget; and

WHEREAS, on February 3, 2011, the City entered into a contract with WilsonMiller Stantec to prepare a study to determine whether a certain area of the City was a “slum” or “blighted” area and therefore eligible for inclusion in the Eastside Community Redevelopment Area; and

WHEREAS, the study has been completed and concludes that the property as more particularly shown and described on Exhibits 1 and 2 (the “Area”), is a “blighted” area in which there are a substantial number of deteriorated or deteriorating structures in which conditions exist that are leading to economic distress or endanger life or property, as indicated by the presence of certain documented factors;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

1 **Section 1.** That the study entitled City of Gainesville Eastside CRA Expansion Area
2 Analysis - "Finding of Necessity" dated August 2011 ("Report"), prepared for the City of
3 Gainesville by WilsonMiller Stantec, a copy of which is on file in the office of the Clerk of the
4 Commission, is adopted by reference and incorporated herein as if set forth in full.

5 **Section 2.** That based on the information and statistics contained in the aforesaid Report,
6 and other information presented to the City Commission, the City Commission finds that the
7 Area, as more particularly shown and described in Exhibits 1 and 2 attached to this Resolution
8 and in the Report, is a blighted area in which there are substantial number of deteriorated or
9 deteriorating structures, in which conditions, as indicated by government-maintained statistics or
10 other studies, are leading to economic distress or endanger life or property, and in which the
11 following factors are present:

12 (a) Unsanitary and unsafe conditions, including properties with poor upkeep
13 and potential safety issues and public dumping. In addition, code violations, per
14 parcel, that are in excess of the City of Gainesville average;

15 (b) Deterioration of site or other improvements;

16 (c) Inadequate and outdated building density patterns; and,

17 (d) Diversity of ownership or defective or unusual conditions of title which
18 prevent the free alienability of land within the deteriorated or hazardous area.

19 **Section 3.** That the rehabilitation, conservation, or redevelopment, or a combination
20 thereof, of the Area is necessary in the interest of the public health, safety, morals, or welfare of
21 the residents of the City of Gainesville.

22 **Section 4.** This resolution shall take effect immediately upon adoption.

23 **PASS AND ADOPTED** this _____ day of September, 2011.
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ATTEST:

KURT LANNON
CLERK OF THE COMMISSION

CRAIG LOWE
MAYOR

APPROVED AS TO FORM AND LEGALITY:

MARION J. RADSON
CITY ATTORNEY

AT TRACT OF LAND SITUATED IN SECTIONS 3 AND 4, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EXISTING CRA BOUNDARY LINE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST 8TH AVENUE AND SOUTHEAST HAWTHORNE ROAD; THENCE RUN SOUTHEASTERLY ALONG SAID CRA BOUNDARY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST HAWTHORNE ROAD TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3847, PAGE 1260, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREIN ABBREVIATED ORB __, P __, PRACF); THENCE LEAVING SAID CRA BOUNDARY LINE AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST HAWTHORNE ROAD RUN AROUND THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE COURSES: 1.) SOUTH 27°56'25" WEST, A DISTANCE OF 123.11 FEET; 2.) SOUTH 88°54'43" WEST, A DISTANCE OF 105.00 FEET; 3.) NORTH 61°05'17" WEST, A DISTANCE OF 160.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 26TH STREET; THENCE RUN SOUTH ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 650.04 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 11TH AVENUE; THENCE RUN WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF APPROXIMATELY 30.4 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 3902, P 1678, PRACF; THENCE RUN SOUTH 00°22'20" EAST A DISTANCE OF 149.5 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 3823, P 2656, PRACF; THENCE RUN AROUND THE NORTHERLY PERIMETER OF SAID PARCEL THE FOLLOWING FIVE COURSES: 1.) SOUTH 88°57'35" WEST, A DISTANCE OF 44.24 FEET; 2.) SOUTH 01°15'31 EAST, A DISTANCE OF 537.85 FEET; 3.) SOUTH 89°20'25" WEST, A DISTANCE OF 400.03 FEET; 4.) SOUTH 89°12'22" WEST, A DISTANCE OF 400.08 FEET; 5.) NORTH 01°13'55" WEST, A DISTANCE OF 533.47 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF WOODLAND PARK, A SUBDIVISION AS RECORDED IN

PLAT BOOK "D", PAGE 51 PRACF; THENCE RUN WEST ALONG THE SOUTHERLY BOUNDARY OF SAID WOODLAND PARK TO THE SOUTHWEST CORNER OF SAID WOODLAND PARK; THENCE RUN NORTH ALONG THE WEST LINE OF SAID WOODLAND PARK TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 530.00 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 8TH AVENUE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINES OF THOSE CERTAIN PARCELS OF LAND AS DESCRIBED IN ORB 2191, P 642 AND ORB 2191, P 645 RESPECTIVELY, THE FOLLOWING THREE COURSES: 1.) ALONG THE ARC OF AFOREMENTIONED CURVE A DISTANCE OF 115.50 FEET THROUGH A CENTRAL ANGLE OF 12°29'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°52'27" WEST, 115.24 FEET TO THE END OF SAID CURVE; 2.) SOUTH 89°07'10" WEST, A DISTANCE OF 49.06 FEET; 3.) THENCE CONTINUE SOUTH 89°07'10" WEST, A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN ORB 2191, P 645; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST 8TH AVENUE RUN NORTH BY NORTHWESTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST 8TH AVENUE, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 2218, P 1822, PRACF; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID PARCEL AND SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHEAST 8TH AVENUE AND ALONG THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN ORB 3668, P 1068, PRACF TO THE EAST MOST CORNER OF SAID PARCEL; THENCE RUN EAST BY SOUTHEASTERLY TO THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST 8TH AVENUE AND SOUTHEAST HAWTHORNE ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

