



# Five Point Redevelopment Project

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**“A Strategy To Implement  
Plan East Gainesville.”**

# Plan East Gainesville

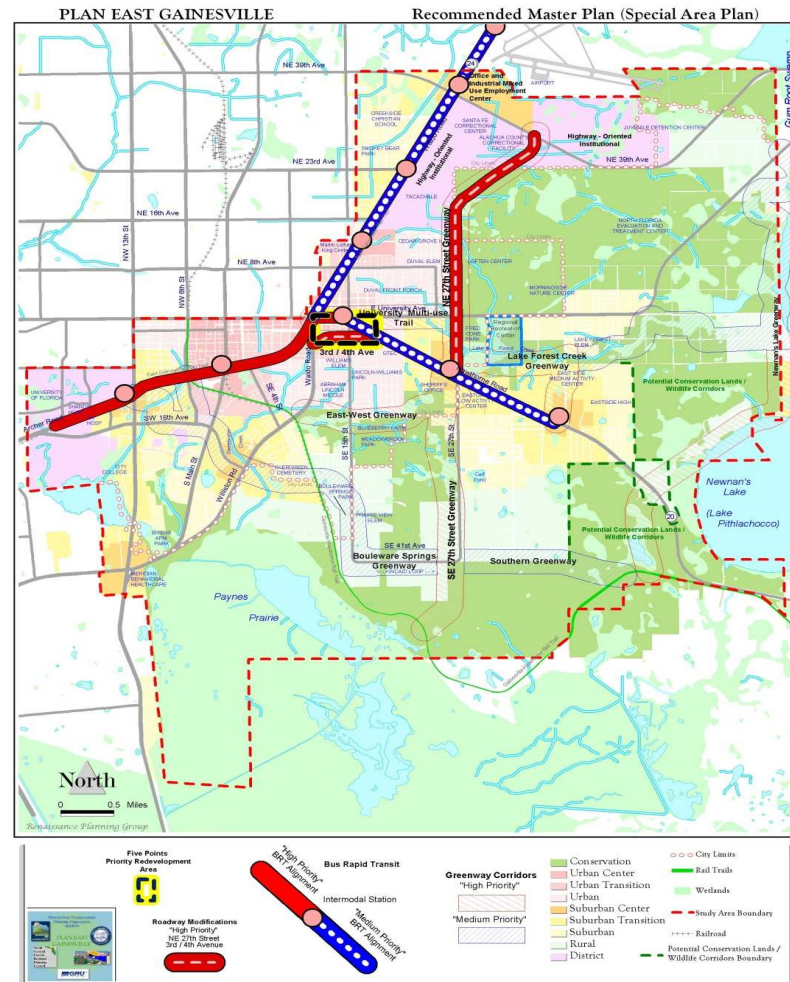
## A Joint Planning Effort

- City of Gainesville
- Alachua County
- Gainesville Regional Utilities
- Florida Department of Transportation
- University of Florida
- Santa Fe Community College
- Citizens of East Gainesville



# Plan East Gainesville

- Three Elements
  - Land Use
  - Transportation
  - Conservation



# What is Plan East Gainesville?

- Approved in 2003
- Prepare for quality growth
- Increase economic opportunities
- Protect natural resources and rural character
- Reflect community preferences





# PEG Overarching Themes

- Provide increased economic opportunity through targeted mixed use development
- Expand housing choice and diversity in the area
- Restore the natural waterways and preserve natural lands supporting Newnan's Lake and Payne's Prairie
- Eliminate physical barriers and improve access between East Gainesville and other parts of the community



# Five Point Redevelopment Project

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- One of the recommendations of PEG is to change the development of the Five Points Area.
- PEG calls for significant new investment in the Five Points Area.
- Target specific areas for mixed-use development centers.



# Five Point Redevelopment Project

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- The Land Use Section of PEG States:
- “The Five Points Activity Center will become the new “downtown” of Gainesville’s eastside.”
- This activity center has been identified as a priority for redevelopment as a signature project, or catalyst for private sector reinvestment.



# Five Point Redevelopment Project

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- The PEG Plan further states that:
- “Land use and design options include encouraging the development of compact, walkable mixed-use centers with easy access to public transportation, and creating civic gateways at major entry points.”





# Five Points Redevelopment Project

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- Consistent with the Goals, Objectives, and Policies of the Comp Plan
- FLUE Goal 2: Redevelop areas within the city, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.



# Five Points Redevelopment Project

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- FLUE Objective 2.1: Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choices.



# Five Points Area Redevelopment Project

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- FLUE Policy 2.1.1 b: The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements.



# Five Points Area Redevelopment Project

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- The proposed Five Points Area Redevelopment Project will assist the City with implementing the PEG Land Use Objectives within the Five Points Area as well as implementing the goals and objectives of the FLUE of the Comp Plan.































# Five Points Area Redevelopment Project

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- The Five Points Area Redevelopment Project consists of 25 Properties assembled by property owners, Christopher Chestnut and Floyd and Gwen Gipson. The owners wish to sell their properties to the City to assist in positive redevelopment through a planning charette for the Five Points Area.



# Five Points Area Redevelopment Project

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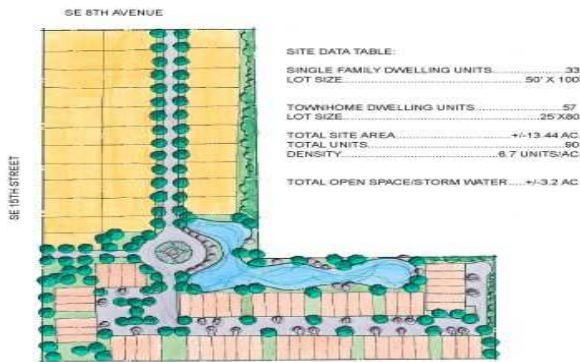
- If acquired by the City of Gainesville, these two blocks of prime real estate located in the Five Points Redevelopment Area in the 1400 and 1500 block of East University Avenue can be used similar to the Kennedy Homes land purchased for the Southeast Gainesville Renaissance Initiative (SEGRI).

# Southeast Gainesville Renaissance Initiative

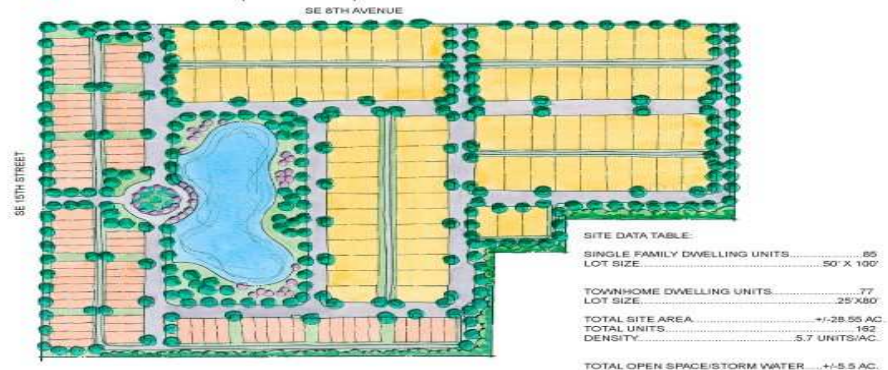
- The City recently purchased Kennedy Homes from AIMCO.
- On December 12, 2006, the City Commission selected a consultant to develop a Master Plan for SEGRI

## SOUTHEAST GAINESVILLE REVITALIZATION INITIATIVE

### CONCEPT 2 - (2 Parcels)



### CONCEPT 3 - (3 Parcels)



#### Single Family and Townhome Examples:



1. Single family houses overlooking lake.



2. TND style single family home.



3. Two story townhomes with bonus room and alley access.



4. Two story townhomes fronting open space.



5. TND style single family home.



# Five Points Area Redevelopment Project

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- The following properties located in 1400 Block of the Five Points Area are owned by Floyd and Gwen Gipson.



# Five Points Area Redevelopment Project

## **21 NE 14th Street (GIPSON)**

- Legal Description: N 1/2 of the W 1/2 of the West 32' of Lot 6 & N1/2 of Lot 7, Blk C
- Tax Parcel:11717-002-000
- Zoning: Vacant Residential (RMF-7)
- Features: Lot Dimensions-60x76,  
Topography-At Grade Level
- Title Search: 2007 Delinquent Taxes
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

## **1402 E. University Avenue & 13 NE 14<sup>th</sup> Street (GIPSON)**

- Legal Description: Lots 8, 9, Blk C & the South 7.5' of the adjacent alley
- Tax Parcel: 11718-000-000
- Zoning: Residential (RMF-7)
- Features: 1948 Ranch style Duplexes
- 1730 square ft. Dimensions-110x127.5
- Title Search: Marketable
- Appraised Value: \$150,000.00



# Five Points Area Redevelopment Project

## **1411 NE 1st Avenue (GIPSON)**

- Legal Description: W 38 of Lot 5 & E 18' of Lot 6, & that Part of 15' alley adjacent
- Tax Parcel: 11720-001-000
- Zoning: Residential (RMF-7)
- Features: 1950 SF Ranch style
- 720 square ft. Lot Dimensions-56x127.5
- Title Search: Foreclosure Status
- Appraised Value: \$66,000.00



# Five Points Area Redevelopment Project

## **1414 East University Avenue (GIPSON)**

- Legal Description: Lot 10 & West 40' of Lot 11, Blk C, Lakeway Groves, Bk.C/14, & Part of 15
- Tax Parcel:11719-000-000
- Zoning: Residential (RMF-7)
- Features: 1948 SF Ranch style
- 1546 square ft. Lot Dimensions-90x127.5
- Title Search: Foreclosure Status
- Appraised Value: \$105,000.00





# Five Points Area Redevelopment Project

## **1417 NE 1<sup>st</sup> Avenue (GIPSON)**

- Legal Description: Lot 4 & the East 12' of Lot 5, Blk C & that part of a 15' alley
- Tax Parcel: 11720-000-000
- Zoning: Residential (RMF-7)
- Features: 1949 SF Ranch style
- 972 square ft. Lot Dimensions-62x127.5
- Title Search: Marketable
- Appraised Value: \$95,000.00



# Five Points Area Redevelopment Project

## **1421 NE 1<sup>st</sup> Avenue (GIPSON)**

- Legal Description: Lots 2, 3, 12, 13 & North ½ of 15'
- Alley, Blk C
- Tax Parcel:11717-000-000
- Zoning: Residential (RMF-7)
- Features: 1945 SF Ranch style
- 660 square ft. Lot Dimensions-100x49.5, 75.5x18
- Title Search: Foreclosure Status, 2007 Delinquent Taxes
- Appraised Value: \$80,000.00

# Five Points Area Redevelopment Project



## **1422 East University Avenue (GIPSON)**

- Legal Description: East 10' of Lot 11, less R/W; & Lot 12, Blk C, Less the East 25.5' of the North 18'
- Tax Parcel: 11721-000-000
- Zoning: Residential (RMF-7)
- Features: 1940 SF Ranch style
- 720 square ft. Lot Dimensions- 60x109.5x25.5x34.5x127.5
- Title Search: Foreclosure Status
- Appraised Value: \$80,000.00



# Five Points Area Redevelopment Project

## **1428 East University Avenue (GIPSON)**

- Legal Description: Lot 13, BLK C, Less the North 18'
- Tax Parcel: 11722-000-000
- Zoning: Residential (RMF-7)
- Features: 1940 SF Ranch style
- 739 square ft. Lot Dimensions-50x102
- Title Search: Foreclosure Status
- Appraised Value: \$60,000.00



# Five Points Area Redevelopment Project

## **1433 NE 1st Avenue (GIPSON)**

- Legal Description: Lot 1 & North 78' of Lots 2&3, Blk C
- Tax Parcel: 11716-000-000
- Zoning: Residential (RMF-7)
- Features: 1940 SF Ranch style
- 1061 square ft. Lot Dimensions- 60x120x60x42x100x78
- Title Search: 2007 Delinquent Taxes
- Appraised Value: \$90,000.00



# Five Points Area Redevelopment Project

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- The following properties located in 1500 Block of the Five Points Area are owned by Floyd and Gwen Gipson.



# Five Points Area Redevelopment Project

## **1500 East University Avenue (GIPSON)**

- Legal Description: Lot 8, Less the North 40', Blk. D, Lakeway Groves, Bk.C/14
- Tax Parcel: 11726-003-000
- Zoning: Residential (RMF-7)
- Features: 1940 SF Ranch style
- 1200 square ft. Lot Dimension-80x60
- Title Search: Marketable
- Appraised Value: \$80,000.00



# Five Points Area Redevelopment Project

## **1504 East University Avenue (GIPSON)**

- Legal Description: Lot 9, Blk C., Lakeway Groves, Bk. C/14
- Tax Parcel: 11726-001-000
- Zoning: Residential (RMF-7)
- Features: 1940 SF Ranch style
- 1056 square ft. Lot Dimension-50x120
- Title Search: 2007 Delinquent Taxes
- Appraised Value: \$85,000.00





# Five Points Area Redevelopment Project

## **1511-6 NE 1<sup>st</sup> Avenue (GIPSON)**

- Legal Description: Lot 6, Blk. D., Lakeway Groves, Bk. C/14
- Tax Parcel: 11726-004-000
- Zoning: Vacant Residential (RMF-5)
- Features: Rectangular Lot Dimension-50x135, Topography-At Grade Level
- Title Search: 07/24/08- Order Vacating Judgment for Foreclosure
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

## **1511-7 NE 1<sup>st</sup> Avenue (GIPSON)**

- Legal Description: Lot 7, Blk. D., Lakeway Groves, Bk.C/14
- Tax Parcel:11726-000-000
- Zoning: Vacant Residential (RMF-5)
- Features: Rectangular Lot Dimension-60x120, Topography-At Grade Level
- Title Search: 07/24/08-Order Vacating Judgment for Foreclosure
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

## **1514 East University Avenue (GIPSON)**

- Legal Description: Lot 10, Blk. D, Lakeway Groves, Bk. C/14; & The South 7.5' of a 15' Alley
- Tax Parcel: 11727-000-000
- Zoning: Residential (RMF-7)
- Features: 1942 SF Ranch style
- 932 square ft. Lot Dimension-50x127.5
- Title Search: 2007 Delinquent Taxes
- Appraised Value: \$80,000.00



# Five Points Area Redevelopment Project

## **1520 East University Avenue (GIPSON)**

- Legal Description: Lot 11, Blk. D, Lakeway Groves, Bk. C/14 & The South 7.5' of a 15' Alley
- Tax Parcel: 11728-000-000
- Zoning: Residential (RMF-5)
- Features: 1940 SF Ranch style
- 1040 square ft. Lot Dimension-50x127.5
- Title Search: 2007 Delinquent Taxes
- Appraised Value: \$80,000.00



# Five Points Area Redevelopment Project

## **1524-12 East University Avenue (GIPSON)**

- Legal Description: Lots 12 & 13, Blk. D, Lakeway Groves, Bk. C/14 & The S 7.5' of a 15' Alley
- Tax Parcel: 11728-000-000
- Zoning: Vacant Residential (RMF-5)
- Features: Rectangular Lot, Dimension-50x127.5, Topography-At Grade Level
- Title Search: 04/24/08-Order Vacating Judgment for Foreclosure
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

## **1524-13 East University Avenue (GIPSON)**

- Legal Description: Lots 13, Blk. D, Lakeway Groves, Bk. C/14 & The S 7.5' of a 15' Alley
- Tax Parcel:11729-000-000
- Zoning: Vacant Residential (RMF-5)
- Features: Rectangular Lot, Dimension-50x127.5, Topography-At Grade Level
- Title Search: 04/25/08-Order Vacating Judgment for Foreclosure
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

## **13 NE 15<sup>th</sup> Street (GIPSON)**

- Legal Description: North 40' of Lot 8, Blk D, Bk. C/14 & 15'Alley
- Tax Parcel:11726-002-000
- Zoning: Residential (RMF-7)
- Features: 1948 SF Ranch style
- 1044 square ft. Lot Dimension-55x60
- Title Search: Marketable
- Appraised Value: \$83,000.00



# Five Points Area Redevelopment Project

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- The following properties located in 1500 Block of the Five Points Area are owned by Christopher M. Chestnut.





# Five Points Area Redevelopment Project

## **1534 East University Avenue (Chestnut)**

- Legal Description: Lot 14, Blk. D, Lakeway Groves, Bk. C/14& The South 7.5' of an Abutting Alley
- Tax Parcel:11731-000-000
- Zoning: Residential (RMF-5)
- Features: 1948 SF Ranch style
- 1040 square ft. Lot Dimension-60x127.5
- Title Search: Code Enforcement Lien
- Appraised Value: \$54,000.00

# Five Points Area Redevelopment Project



## **1523-1525 NE 1<sup>st</sup> Avenue (Chestnut)**

- Legal Description: Lot 3, Blk. D & The N 7.5' of Abutting Alley; Lakeway Groves, Bk.C/14
- Tax Parcel:11724-002-000
- Zoning: Residential (RMF-5)
- Features: 1953 Ranch style Duplex
- 1176 square ft. Lot Dimension-60x127.45
- Title Search: Code Enforcement Lien
- Appraised Value: \$37,500.00



# Five Points Area Redevelopment Project

## **1529-1531 NE 1<sup>st</sup> Avenue (Chestnut)**

- Legal Description: Lot 2, Blk. D & The N 7.5' of Abutting Alley; Lakeway Groves, Bk. C/14
- Tax Parcel: 11724-001-000
- Zoning: Residential (RMF-5)
- Features: 1953 Ranch style Duplex
- 1176 square ft. Lot Dimension-60x127.45
- Title Search: Code Enforcement Lien
- Appraised Value: \$37,500.00



# Five Points Area Redevelopment Project

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- The following properties located in the 1400 and 1500 Block of the Five Points Area are owned by Ulysses and Yvonne Rushing, and NHDC, are under Option Contract with Christopher M. Chestnut.



# Five Points Area Redevelopment Project

## **1533-1535 NE 1<sup>st</sup> Avenue (Chestnut)**

- Legal Description: Lot 1, Blk. D & The N 7.5' of Abutting Alley; Lakeway Groves, Bk. C/14
- Tax Parcel: 11724-000-000
- Zoning: Residential (RMF-5)
- Features: 1953 Ranch style Duplex
- 1176 square ft. Lot Dimension-60x127.45
- Title Search: Code Enforcement Lien
- Appraised Value: \$37,500.00



# Five Points Area Redevelopment Project

## **15 NE 1<sup>st</sup> Street (NHDC/Chestnut Option)**

- Legal Description: S ½ of the W 32' of Lot 6 & S ½ of Lot 7, Blk C, Lakeway Groves, C/14
- Tax Parcel: 11717-001-000
- Zoning: Residential (RMF-7)
- Features: 1962 SF Concrete Blk
- 1056 square ft. Lot Dimension-92x60
- Title Search: Marketable
- Appraised Value: \$100,000.00



# Five Points Area Redevelopment Project

## **1513 NE 1<sup>st</sup> Avenue (Rushing/Chestnut Option)**

- Legal Description: Lot 5 Blk. D, Lakeway Groves, & The N 7.5' of Alley to the South
- Tax Parcel: 11725-001-000
- Zoning: Residential (RMF-7)
- Features: 1950 SF Ranch style
- 516 square ft. Lot Dimension-50x127.5
- Title Search: Marketable
- Appraised Value: \$58,000.00



# Five Points Area Redevelopment Project

## **1436 East University Avenue (Rushing/Option-Chestnut)**

- Legal Description: Lot 1 & North 78' of Lots 2&3, Blk C
- Tax Parcel:11723-000-000
- Zoning: Residential (RMF-7)
- Features: 1930 SF Ranch style
- 1112 square ft. Lot Dimensions-60x120
- Title Search: Marketable
- Appraised Value: \$80,000.00





# Five Points Area Redevelopment Project

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- **TOTAL ESTIMATED ACQUISITION FOR ALL PROPERTIES**
- \$1,686,000-1,800,000 AND THIS AMOUNT INCLUDES DEMOLITION COST OF \$73,000
- FINAL AMOUNT TO BE DETERMINED BASED UPON FINAL PAY-OFF AMOUNTS, DELINQUENT TAXES, AND TITLE COMMITMENTS



# Five Points Area Redevelopment Project

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## **Challenges & Cures**

- **Marketable Title**-There are currently Five Foreclosure properties owned by Floyd and Gwen Gipson. Four of the Five sales were cancelled on August 26, 2008. However, A final Summary Judgment Hearing has been scheduled for September 17, 2008 on the four.



# Five Points Area Redevelopment Project

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## **Challenges & Cures Continued...**

- Two Foreclosures sold for \$100.00 each on 07/08 and 09/02/08 back to Washington Mutual Bank. The bank is willing to cooperate with the owners.
- Chestnut has three Code Enforcement Liens that can be cured at closing.
- Gipson has four properties with outstanding taxes that can be cured at closing.
- Frances Minter, owner of 1519 NE 1<sup>st</sup> Avenue is not willing to sell at this time.



# Five Points Area Redevelopment Project

## **1519 NE 1<sup>st</sup> Avenue (Minter/Option Chestnut)**

- Legal Description: Lots 4, Blk. D, Lakeway Groves, Bk. C/14
- Tax Parcel: 11729-001-000
- Zoning: Vacant Residential (RMF-5)
- Features: Rectangular Lot, Dimension-50x127.5, Topography-At Grade Level
- Title Search: Judgments
- Appraised Value: \$15,000.00



# Five Points Area Redevelopment Project

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## **DEMOLITION & RECYCLING PLAN**

- The demolition and recycling of the properties will be done by S & L Construction.
- S & L Construction will save landfill space by recycling most of the materials from the lots, houses and driveways.



# Five Points Area Redevelopment Project

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The recycling plan for the materials are as follows:

- Concrete and brick will be crushed and sold as aggregate.
- Steel and other metals will be recycled
- Tree debris and underbrush will be mulched and mixed with soil for top soil.



# Five Points Area Redevelopment Project

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## **Recycling Process Continued...**

- Glass will be crushed and recycled for scrap in new steel
- All undamaged wood will be reused and donated to an organization of the City's choice
- Copper and aluminum wire will be recycled in asphalt and roofing shingles.
- Sinks, tubs and other household items will be reused or scraped if in poor condition.



# Five Points Area Redevelopment Project

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## **PROCESS CONTINUED...**

- S & L Construction intends to achieve a recycling goal of 75% of the structures demolished.





# Five Points Area Redevelopment Project

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## **RECOMMENDATIONS**

- **The CRA Board of Directors authorize the Executive Director and staff to negotiate contracts for acquisition of the properties owned by Christopher Chestnut and Floyd Gipson in the Five Points Redevelopment Area.**



# Five Points Area Redevelopment Project

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## Recommendations Continued

- **The CRA Board of Directors accept the appraisals submitted by the owners of properties to be acquired in the Five Points Redevelopment Area for contract negotiations.**
- **The CRA Board of Directors accept the title searches completed by First American Title Insurance Company for the owners of properties located in the Five Points Area.**



# Five Point Redevelopment Project

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“A Strategy To Implement Plan  
East Gainesville.”

Questions?