

Legislative #

181001

1 powers granted by this part, including the furnishing of funds or other assistance in connection
2 with community redevelopment and related activities;”

3 **WHEREAS**, the City of Gainesville and Alachua County have now entered into an Agreement
4 dated April 9, 2019, and recorded on April 11, 2019, in Official Record Book 4675, Page 2154, of
5 the Public Records of Alachua County, Florida, which sets forth how they intend to cooperate in
6 contributing to and carrying out Community Redevelopment work by the City within a
7 consolidated area that was previously comprised of the four City CRA areas and by the County
8 within the Gainesville Metropolitan Area; and

9 **WHEREAS**, this ordinance sets forth how the City will proceed to carry out Community
10 Redevelopment work by the City within an area comprised of the four former CRA Areas in
11 accordance with the Agreement and outside of the parameters of the “Community
12 Redevelopment Act of 1969”; and

13 **WHEREAS**, at least ten days’ notice has been given once by publication in a newspaper of general
14 circulation notifying the public of this proposed ordinance and of public hearings in the City Hall
15 Auditorium located on the first floor of City Hall in the City of Gainesville; and

16 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
17 the parties in interest and all others had an opportunity to be and were, in fact, heard.

18 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
19 **FLORIDA:**

20 **SECTION 1.** Chapter 2, Article V, Division 9 – COMMUNITY REDEVELOPMENT AGENCY of the
21 City of Gainesville Code of Ordinances is deleted in its entirety and replaced as follows.

22

1 ~~DIVISION 9. COMMUNITY REDEVELOPMENT AGENCY~~

2 ~~Sec. 2-406. Community redevelopment agency.~~

3 ~~The city commission of the City of Gainesville shall constitute the community~~
4 ~~redevelopment agency.~~

5 ~~Sec. 2-407. Membership and terms.~~

6 ~~Each member of the commission shall be a member of the community~~
7 ~~redevelopment agency during his or her term of office.~~

8 ~~Sec. 2-408. Bylaws and internal governance.~~

9 ~~The community redevelopment agency shall formulate and may amend its own~~
10 ~~rules of procedure and written bylaws. A majority of the agency's membership shall~~
11 ~~constitute a quorum, and all action shall be taken by a vote of at least a majority of the~~
12 ~~quorum unless in any case the bylaws shall require a larger number. The agency shall~~
13 ~~designate a chair and vice chair from among the members. The agency shall hold such~~
14 ~~meetings as are necessary to fulfill its redevelopment responsibilities and shall provide~~
15 ~~in its bylaws for holding special meetings. All meetings shall be given public notice and~~
16 ~~shall be open to the public.~~

17 ~~Sec. 2-409. Bylaws and governance.~~

18 ~~The community redevelopment agency may employ an executive director who~~
19 ~~shall serve at the pleasure of the members of the agency. The agency may appoint the~~
20 ~~city manager to serve as executive director and may request the services of such other~~
21 ~~technical experts, agents and employees of the city as it may require; or the agency may~~
22 ~~employ such technical experts, agents and employees as it may require and determine~~
23 ~~their qualifications, duties and compensation. For such legal service as it may require, the~~
24 ~~agency may employ or retain its own counsel and legal staff or utilize the services of the~~
25 ~~law department.~~

26 ~~The agency shall create an advisory board to represent each of the districts within~~
27 ~~the community redevelopment area. To the extent possible members of each advisory~~
28 ~~board should reside or work in the district to which he or she is appointed. Each board~~
29 ~~will serve in an informal advisory capacity. Spending authority will reside with the~~
30 ~~community redevelopment agency. Staff support for the advisory boards will be under~~
31 ~~the direction of the executive director of the community redevelopment agency.~~

32 ~~The agency shall file with the city commission and with the auditor general on or~~
33 ~~before March 31 of each year, a report of its activities for the preceding calendar year,~~
34 ~~which report shall include a complete financial statement setting forth its assets,~~

1 liabilities, income and operating expense as of the end of the calendar year. At the time
2 of filing the report, the agency shall publish in a newspaper of general circulation in the
3 community a notice to the effect that the report has been filed with the city and the
4 report is available for inspection during business hours in the office of the clerk of the city
5 commission and in the office of the agency.

6 **Sec. 2-410. — Boundaries of the Downtown Expansion redevelopment area.**

7 ~~(a) The following described area has been designated as a slum or blighted area and found to~~
8 ~~be appropriate for a community redevelopment project by Resolution No. R81-74 passed~~
9 ~~September 21, 1981 and Resolution 001008 passed February 26, 2001. The area described~~
10 ~~in subsections (b) and (c) shall be the community redevelopment area in which the agency~~
11 ~~shall undertake activities for the elimination and prevention of the development and spread~~
12 ~~of slums and blight in accordance with this division.~~

13 ~~(b) The area shall consist of all the territory lying within the following boundaries:~~

14 ~~Beginning at the intersection of NE 6th Avenue and NE 1st Street proceed South~~
15 ~~on NE 1st Street to NE 2nd Avenue; thence run east on NE 2nd Avenue to NE~~
16 ~~Boulevard; thence run South along NE Boulevard and Sweetwater Branch to SE~~
17 ~~4th Place; thence run West on SE 4th Place to SE 2nd Street; thence run South on~~
18 ~~SE 2nd Street to SE 5th Avenue; thence West on SE 5th Avenue to South Main~~
19 ~~Street, thence North on South Main Street to SW 4th Avenue; thence West on SW~~
20 ~~4th Avenue to SW 5th Street; thence North on SW 5th Street to SW 2nd Avenue;~~
21 ~~thence West on SW 2nd Avenue to SW 5th Terrace; thence North on SW 5th~~
22 ~~Terrace to West University Avenue; thence West on West University Avenue to~~
23 ~~NW 6th Street; thence North on NW 6th Street to NW 2nd Avenue; thence East~~
24 ~~on NW 2nd Avenue to a point 150 feet west of the west right of way line of NW~~
25 ~~2nd Street (being also a point on the west line of Lots 1 and 2 of Block 18 of the~~
26 ~~Baird Replat as per Plat Book "A", page 96, being a replat of a portion of Brush's~~
27 ~~Addition as per Deed Book "O", page 218, all as recorded in the Public Records of~~
28 ~~Alachua County, Florida); thence run North to NW 3rd Avenue; thence run East on~~
29 ~~NW 3rd Avenue to NW 1st Street; thence run North on NW 1st Street to NW 6th~~
30 ~~Avenue; thence run East on NW and NE 6th Avenue to the point of beginning, and~~
31 ~~close. All lying and being in the City of Gainesville, Florida.~~

32 ~~Less and except the following described parcels:~~

- 33 ~~1. Lot #9 and the west 170 feet of Lot #4 of Brush's Addition, as per Deed Book "O", page~~
34 ~~218, a replat of Block 28 as per Plat Book "A", page 71, of the Public Records of Alachua~~
35 ~~County, Florida, also known as tax parcel #14536 and #14544 and the south 104 feet of~~
36 ~~tax parcel #14537;~~
- 37 ~~2. Commence 138 feet east and 43 feet south of the northwest corner of the Southeast~~
38 ~~one-quarter (SE ¼) of Section 5, Township 10 South, Range 20 East, for the point of~~

1 beginning; thence run South along the east right-of-way line of SW 5th Terrace 581 feet
2 more or less to its intersection with the north right-of-way line of SW 2nd Avenue;
3 thence run East along the said north line of SW 2nd Avenue, 160.95 feet; thence run
4 North 285.5 feet; thence run West 25.9 feet; thence run North 296 feet more or less, to
5 the south right-of-way line of West University Avenue; thence run West 118.9 feet along
6 said south right-of-way line to the point of beginning, and close. Said area also known
7 as tax parcel #12939, 12940, 12942 and 12942-1; and

8 ~~3. Lots 5 and 8 of Block 2; Lots 1 and 4 of Block 2, (less any right-of-way); Lot 5 and the~~
9 ~~South one half (S½) of Lot 6, Block 1, all in the Parrish and Parrish Addition to Gainesville,~~
10 ~~as per Plat book "A", page 107 of the Public Records of Alachua County, Florida.~~

11 ~~(c) The area shall consist of all the territory lying within the following boundaries:~~

12 ~~Beginning at the intersection of the centerline of NE 2nd Avenue and the~~
13 ~~centerline of NE Boulevard, proceed east along the centerline of NE 2nd Avenue~~
14 ~~to the centerline of NE 7th Street; thence north along the centerline of NE 7th~~
15 ~~Street to the centerline of NE 3rd Avenue; thence east along the centerline of NE~~
16 ~~3rd Avenue to the centerline of Waldo Road; thence south along the centerline of~~
17 ~~Waldo Road to the centerline of the abandoned Seaboard Coast Railroad right-of-~~
18 ~~way (being known as part of parcel number 12745-300); thence southwest along~~
19 ~~the centerline of said property to the centerline of SE 4th Street; thence southeast~~
20 ~~along the centerline of SE 4th Street to the centerline of SE 10th Avenue; thence~~
21 ~~southwest along the centerline of SE 10th Avenue to the western boundary of tax~~
22 ~~parcel 15706-001 according to the Alachua County Property Appraiser's records;~~
23 ~~thence south along the western boundary of 15706-001 to the centerline of a~~
24 ~~southeasterly extension of SE 10th Avenue; thence Northwest along said~~
25 ~~southeasterly extension and along the centerline of SE 10th Avenue to the~~
26 ~~centerline of S Main Street; thence north along the centerline of Main Street to~~
27 ~~the centerline of SW Depot Avenue; thence westerly along the centerline of SW~~
28 ~~Depot Avenue to the centerline of SW 6th Street; thence north along the~~
29 ~~centerline of SW 6th Street to the south line of W University Avenue; thence east~~
30 ~~along the south line of W University Avenue 119 feet east of the east line of SW~~
31 ~~5th Terrace; thence south 296 feet; thence run East 25.9 feet; thence run South~~
32 ~~285.5 feet to the north line of SW 2nd Avenue; thence east along the north line~~
33 ~~SW 2nd Avenue to the centerline of SW 5th Street; thence south along the~~
34 ~~centerline of SW 5th Street to the centerline of SW 4th Avenue; thence east along~~
35 ~~the centerline of SW 4th Avenue to the centerline of S Main Street; thence south~~
36 ~~along the centerline of Main Street to the centerline of SE 5th Avenue, thence east~~
37 ~~along the centerline of SE 5th Avenue to the centerline of SE 2nd Street; thence~~
38 ~~north along the centerline of SE 2nd Street to the centerline of SE 4th Place;~~
39 ~~thence east to the southerly extension of the east line of Lot 7 of Block 2; thence~~
40 ~~run North along said southerly extension and along the east line of Lot 7 and Lot~~
41 ~~6 to the northeast corner of Lot 6; thence run East to the east line of SE 5th Street;~~

1 ~~thence run South along said east line to the northwest corner of Lot 5 of Block 1;~~
2 ~~thence run East along the north line of said Lot 5 and along the north line of Lot 6~~
3 ~~of Block 1, (all in the Parrish and Parrish Addition to Gainesville, as per Plat Book~~
4 ~~"A", page 107 of the Public Records of Alachua County, Florida) to the centerline~~
5 ~~of Sweetwater Branch; thence run north along said Sweetwater Branch and along~~
6 ~~the centerline of NE Boulevard to its intersection with the centerline of NE 2nd~~
7 ~~Avenue; being the Point of Beginning, and close~~

8 ~~TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:~~

9 ~~Beginning at the intersection of the centerlines of NW 6th Street and NW 2nd~~
10 ~~Avenue proceed East along the centerline of NW 2nd Avenue to the east property~~
11 ~~line of tax parcel 14536; thence south along the east property line of tax parcel~~
12 ~~14536 to the north property line of tax parcel 14544; thence East to the west line~~
13 ~~of tax parcel 14543; thence run South along said west line to the north line of NW~~
14 ~~1st Avenue; thence west along the north line of NW 1st Avenue to the centerline~~
15 ~~of NW 6th Street; thence North along the centerline of NW 6th Street to the Point-~~
16 ~~of-Beginning.~~

17 ~~AND:~~

18 ~~Beginning at the intersection of the centerlines of NW 1st Street and NW 8th~~
19 ~~Avenue proceed east along the centerline of NW 8th Avenue to the centerline of~~
20 ~~NE 1st Street; thence south along the centerline of NW 1st Street to the centerline~~
21 ~~of NE 6th Avenue; thence west along the centerline of NE 6th Avenue to the~~
22 ~~centerline of NW 1st Street; thence north along the centerline of NW 1st Street to~~
23 ~~the Point of Beginning.~~

24 ~~Sec. 2-410.1.—Boundaries of the N.W. Fifth Avenue Neighborhood/Pleasant Street area.~~

25 ~~Commence at the intersection of N.W. 8th Avenue and N.W. 1st Street as the~~
26 ~~Point of Beginning; thence run South along N.W. 1st Street to N.W. 3rd Avenue; thence~~
27 ~~run West to a point 150 feet west of the west right-of-way line of N.W. 2nd Street (being~~
28 ~~also a point on the west line of Lots 1 and 2 of Block 18 of the Baird Replat as per Plat~~
29 ~~Book "A", page 96, being a replat of a portion of Brush's Addition as per Deed Book "O",~~
30 ~~page 218 all as recorded in the Public Records of Alachua County, Florida); thence run~~
31 ~~south to N.W. 2nd Avenue; thence run west along N.W. 2nd Avenue to N.W. 6th Street;~~
32 ~~thence run north along N.W. 6th Street to N.W. 3rd Avenue; thence run west along N.W.~~
33 ~~3rd Avenue to N.W. 13th Street; thence run north along N.W. 13th Street to N.W. 8th~~
34 ~~Avenue; thence run east along N.W. 8th Avenue to its intersection with N.W. 1st Street~~
35 ~~being the point of beginning, and close. All lying and being in the City of Gainesville,~~
36 ~~Florida.~~

1 ~~Sec. 2-410.2. Boundaries of the College Park/University Heights community redevelopment~~
2 ~~area.~~

3 ~~(a) The following described area has been designated as a slum or blighted area and found to~~
4 ~~be appropriate for a community redevelopment project by Resolution No. R-94-63 passed~~
5 ~~September 26, 1994 and Resolution 050067 passed June 13, 2005. The area described in~~
6 ~~subsections (b) and (c) shall be the Community Redevelopment Area in which the agency~~
7 ~~shall undertake activities for the elimination and prevention of the development and spread~~
8 ~~of slums and blight in accordance with this division.~~

9 ~~(b) The area shall consist of all the territory lying within the following boundaries:~~

10 ~~Commence at the point of intersection with a southerly extension of the east~~
11 ~~right-of-way line of S.W. 6th Street and the south line of the abandoned Seaboard~~
12 ~~Coastline Railroad right-of-way (a/k/a the Department of Transportation Depot~~
13 ~~Avenue Rail Trail) as the point of beginning; thence run south and southwesterly~~
14 ~~along said south line to the west right-of-way line of S.W. 13th Street, thence run~~
15 ~~north along said west right-of-way line to the south right-of-way line of West~~
16 ~~University Avenue; thence run west along said south right-of-way line to the west~~
17 ~~right-of-way line of N.W. 20th Terrace; thence run north along said west right-of-~~
18 ~~way line to the north right-of-way line of N.W. 3rd Avenue; thence run east along~~
19 ~~said north right-of-way line to the west right-of-way line of N.W. 20th Street;~~
20 ~~thence run north along said west right-of-way to the north right-of-way line of~~
21 ~~N.W. 5th Avenue; thence run east along said north right-of-way line to the west~~
22 ~~right-of-way line of N.W. 15th Street; thence run north along said west right-of-~~
23 ~~way line to the north right-of-way line of N.W. 7th Avenue; thence run east along~~
24 ~~said north right-of-way line to the west right-of-way line of N.W. 13th Street;~~
25 ~~thence run south along said west right-of-way line to the north right-of-way line~~
26 ~~of N.W. 3rd Avenue; thence run east along said north right-of-way line to the east~~
27 ~~right-of-way line of N.W. 6th Street; thence run south along said east right-of-way~~
28 ~~line to the intersection of a southerly extension of the east right-of-way line of~~
29 ~~S.W. 6th Street and the south line of the abandoned Seaboard Coastline Railroad~~
30 ~~right-of-way (a/k/a the Department of Transportation Depot Avenue Rail Trail)~~
31 ~~being the point of beginning, and close. All lying and being in the city.~~

32 ~~(c) The area shall consist of all the territory lying within the following boundaries:~~

33 ~~All of the platted and unplatted lands and rights-of-way lying within Section 8,~~
34 ~~Township 10 South, Range 20 East, Alachua County, Florida, lying south of the~~
35 ~~northerly rights-of-way line of the Southwest Depot Avenue (on its west end~~
36 ~~intersecting the northerly extension of the west right-of-way line of Southwest~~
37 ~~13th Street, and lying south of the northerly line of Parcel #15539 200-000 and an~~
38 ~~easterly extension thereof intersecting the northerly extension of the easterly~~
39 ~~right-of-way line of Main Street); and lying west of said easterly right-of-way line~~

1 of South Main Street (on its north end intersecting the easterly extension of said
2 northerly line of Parcel #15539-200-000, and on its south end intersecting the
3 easterly extension of southerly right of way line of Southwest 16th Avenue); and
4 lying north of said southerly right of way line of Southwest 16th Avenue (or its
5 east end intersecting the southerly extension of said easterly right of way line of
6 South Main Street, and on its west end intersecting the southerly extension of the
7 aforesaid west right of way line of Southwest 13th Street); and lying east of said
8 west right of way line of Southwest 13th Street (on its south end intersecting the
9 westerly extension of said southerly right of way line of Southwest 16th Avenue,
10 and on its north end intersecting the westerly extension of the aforesaid right of
11 way line of Southwest Depot Avenue). All lying and being in the City of Gainesville,
12 Florida.

13 **Sec. 2-410.3. — Boundaries of the Eastside Community Redevelopment Area.**

14 (a) ~~The following described area has been designated as a slum or blighted area and found to~~
15 ~~be appropriate for a community redevelopment project by: Resolution No. 000728, passed~~
16 ~~November 27, 2000; Resolution 060217, passed July 10, 2006; Resolution 080712 and~~
17 ~~Resolution 080713, passed on January 15, 2009. The area described in subsections (b), (c),~~
18 ~~(d) and (e) shall be the community redevelopment area in which the agency shall undertake~~
19 ~~activities for the elimination and prevention of the development and spread of slums and~~
20 ~~blight in accordance with this division.~~

21 (b) ~~The area shall consist of all the territory lying within the following boundaries:~~

22 ~~An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10 South, Range~~
23 ~~20 East of Alachua County, Florida, being more particularly described as follows:~~

24 ~~Commence at the southeast corner of the intersection of NE 15th Street and NE~~
25 ~~16th Avenue, as the point of beginning; from said point of beginning run east~~
26 ~~along the south right of way line of said NE 16th Avenue (and an easterly~~
27 ~~extension thereof) to a point lying on the northeasterly right of way line of the~~
28 ~~abandoned Seaboard Coastline Railroad property (parcel number 10812-300-000)~~
29 ~~also known as the Rail to Trail property; thence run in a Southwesterly direction~~
30 ~~to a point on the south line of a City of Gainesville drainage ditch as per Official~~
31 ~~Record Book 573, page 33, of the Public Records of Alachua County, Florida;~~
32 ~~thence run along said south line to the east line of Section 34, Township 9 South,~~
33 ~~Range 20 East; thence run south along said east line to a point lying on the south~~
34 ~~right of way line of NE 8th Avenue; thence run west along said south right of way~~
35 ~~line to the east right of way line of NE 25th Street; thence run south along the east~~
36 ~~right of way line of said NE 25th Street to the south right of way line of East~~
37 ~~University Avenue; thence run west along said south right of way line of East~~
38 ~~University Avenue to the east right of way line of SE 21st Street; thence run south~~
39 ~~along said east right of way line of SE 21st Street to a point on an easterly~~

1 extension of the south right of way line of SE 6th Avenue; thence run west along
2 said south right of way line extension and along the south right of way line of SE
3 6th Avenue to the west right of way line of SE 17th Terrace; thence run north
4 along said west right of way line of SE 17th Terrace to the south right of way line
5 of SE 4th Avenue, thence run West along said south right of way line of SE 4th
6 Avenue to the east right of way line of SE 15th Street; thence run south along said
7 east right of way line of SE 15th Street to its intersection with the south line of
8 Section 4, Township 10 South, Range 20 East; thence run west along said south
9 right of way line of Section 4, Township 10 South, Range 20 East to its intersection
10 with the west right of way line of SE 12th Street; thence run south 10 feet; thence
11 run west to the east right of way line of SE 11th Street; thence run south along
12 said east right of way line of SE 11th Street to an easterly extension of the south
13 right of way line of SE 9th Avenue; thence run west along said southerly extension
14 and along the south right of way line of SE 9th Avenue to a point lying 119 feet
15 east of the east right of way of SE 7th Street (being also the east line of tax parcel
16 number 16044-000-000); thence run south to the south right of way line of SE 9th
17 Place and a westerly extension thereof to the west right of way line of SE 4th
18 Street; thence run northwesterly along said westerly right of way line of SE 4th
19 Street to the south right of way line of the abandoned Seaboard Coastline
20 Railroad property, tax parcel number 12745-300-000 (also known as the Rail to
21 Trail property); thence run easterly and northeasterly along said right of way line
22 of the abandoned Seaboard Coastline Railroad property to the north right of way
23 line of NE 3rd Avenue; thence run west along said north right of way line of NE
24 3rd Avenue to the east right of way line of NE 12th Court; thence run north along
25 said east right of way line of NE 12th Court to a creek branch; thence run
26 northwesterly along aid creek branch (being also the south line of tax parcel
27 12560-000-000) to the east line of Lot 1, Block 1, Range 5 of Doig and Robertson
28 edition as per Deed Book "W", page 437, of the Public Records of Alachua County,
29 Florida; thence run north to the south right of way line of NE 5th Avenue; thence
30 run east along said south right of way line to a southerly extension of the east line
31 of Sperry Heights, a subdivision as per Plat Book "E", page 1, of the Public Records
32 of Alachua County, Florida; thence run northeasterly along said east line of Sperry
33 Heights Subdivision to the south right of way line of NE 6th Place; thence run west
34 along said south line of NE 6th Place to the west right of way line of NE 12th
35 Street; thence run north along said west right of way line of NE 12th Street to the
36 south right of way line of NE 8th Avenue; thence run east along said south right-
37 of way line of NE 8th Avenue to a southerly extension of the easterly right of way
38 line of NE 14th Street; thence run northerly and northeasterly along said southerly
39 extension and along said easterly right of way line of NE 14th Street and along the
40 easterly right of way line of NE 15th Street to the southeast corner of the
41 intersection of NE 15th Street and NE 16th Avenue, being the point of beginning,

1 and close. All lying and being in the City of Gainesville, Florida; containing 952
2 acres more or less.

3 ~~(e) The area shall consist of all the territory lying within the following boundaries:~~

4 ~~An area of land situated in sections 3, 9 and 10 of Township 10 South, Range 20~~
5 ~~East of Alachua County, Florida, being more particularly described as follows:~~
6 ~~Commence at the intersection of the west right-of-way line of S.E. 21st Street and~~
7 ~~the north line of lot 104 of New Gainesville as recorded in plat book "A", page 66~~
8 ~~of the public records of Alachua County, Florida (henceforth abbreviated PRACF),~~
9 ~~said point also being the southeasterly most corner of the existing Eastside~~
10 ~~Community Redevelopment Association East boundary line, and the point of~~
11 ~~beginning; thence run north along said east line and the west right-of-way line of~~
12 ~~S.E. 21st Street to the south right-of-way line of State Road 20 (also known as S.E.~~
13 ~~Hawthorne Road); thence leaving said east line run southeast along the south~~
14 ~~right-of-way line of State Road 20 to the northwest corner of tax parcel number~~
15 ~~11344 also being that parcel described in Official Records Book (ORB) 2189, page~~
16 ~~2886; thence run southwest and south along the west line of said tax parcel to the~~
17 ~~southwest corner of said tax parcel, said point being on the south line of lot 107~~
18 ~~of the aforementioned New Gainesville and on the easterly extension of the north~~
19 ~~right-of-way line of S.E. 8th Avenue; thence run west along the south line of lots~~
20 ~~107 thru 101 of said New Gainesville also being the easterly extension of the north~~
21 ~~right-of-way line of S.E. 8th Avenue and the north right-of-way line thereof to a~~
22 ~~point on the northerly extension of the west line of Lincoln Estates 2nd Addition~~
23 ~~as per plat book "G", page 36 of the PRACF; thence run south along the northerly~~
24 ~~extension of the west line of Lincoln Estates 2nd Addition and the west line thereof~~
25 ~~to the southwest corner of Lincoln Estates 2nd Addition, said point being on the~~
26 ~~north line of Lincoln Estates 1st Addition as per plat book "F", page 38 of the~~
27 ~~PRACF; thence run west along the north line of Lincoln Estates 1st Addition to the~~
28 ~~northwest corner of Lincoln Estates 1st Addition, said point being on the east line~~
29 ~~of Lincoln Estates as per plat book "F", page 19 PRACF; thence run north along the~~
30 ~~east line of said Lincoln Estates to the northeast corner thereof; thence run west~~
31 ~~along the north line of said Lincoln Estates to the northwest corner thereof also~~
32 ~~being a point on the east right-of-way line of S.E. 15th Street; thence run north~~
33 ~~along the east right-of-way line of S.E. 15th Street to the easterly extension of the~~
34 ~~north right-of-way line of S.E. 11th Avenue; thence run west along the easterly~~
35 ~~extension of the north right-of-way line of S.E. 11th Avenue and the north right-~~
36 ~~of-way line thereof and the westerly extension of the north right-of-way line~~
37 ~~thereof to the west right-of-way line of S.E. 12th Street; thence run south along~~
38 ~~the west right-of-way line of S.E. 12th Street to the north right-of-way line of S.E.~~
39 ~~11th Avenue; thence run west along the north right-of-way line of S.E. 11th~~
40 ~~Avenue to the east right-of-way line of State Road 331 (also known as S.E. Williston~~

1 Road); thence run southwesterly along the east right of way line of State Road
2 331 to the south right of way line of S.E. 13th Avenue; thence run east along the
3 south right of way line of S.E. 13th Avenue to the west right of way line of S.E.
4 15th Street; thence run south along the west right of way line of S.E. 15th Street
5 to the westerly extension of the south line of tax parcel number 16107-504 as
6 described in ORB 495, page 247; thence run east along the westerly extension of
7 the south line of said tax parcel and the south line thereof and north along the
8 east line of said tax parcel to the northeast corner of said tax parcel, said point
9 being on the south line of Wedgewood 1st Addition as per plat book "H", page 5
10 of the PRACF; thence run East along the south line and north along the east line
11 of Wedgewood 1st Addition to the northeast corner thereof also being a point on
12 the south right of way line of S.E. 15th Avenue; thence run east along the south
13 right of way line of said S.E. 15th Avenue also being the north line of tax parcel
14 number 16107-200 to the northeast corner of said tax parcel as described in ORB
15 1994, page 279 of the PRACF; thence run along the boundary of said tax parcel the
16 following 6 courses: South to the northeast corner of the east one half ($\frac{1}{2}$) of the
17 southeast one quarter ($\frac{1}{4}$) of the southwest one quarter ($\frac{1}{4}$) of section 10,
18 Township 10 South, Range 20 East (E $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the SW $\frac{1}{4}$ of S10 T10S-
19 R20E); thence west along the north line of said E $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of
20 S10 T10S R20E to the northwest corner thereof; thence South along the west line
21 of said E $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the SW $\frac{1}{4}$ of S10 T10S R20E to the southwest corner
22 thereof; thence West along the south line of said section 10 T10S R20E to the
23 southeast corner of Chas Baltimore Subdivision, an unrecorded subdivision (with
24 2 current parcels described in ORB 2138, page 2076 and 1902, page 2536,
25 respectively) also described as the south 420 feet of the west 210 feet of the SW
26 $\frac{1}{4}$ of said S10 T10S R20E and being a point on the north right of way line of S.E. 23
27 RD Place; thence north along the west line of Chas Baltimore Subdivision and the
28 south 420 feet of the west 210 feet of said S 10 T10S R19E to the northeast corner
29 thereof; thence west along the north line of said Chas Baltimore Subdivision and
30 the S 420 feet of the west 210 feet to a point on the east right of way line of S.E.
31 15th Street; thence North along the east right of way, line of said S.E. 15th Street
32 to a point opposite of and perpendicular to the southeast corner of tax parcel
33 number 15995-54 as described in ORB 229, page 31 of the PRACF, said corner also
34 being on the northerly right of way line of S.E. 22nd Avenue; thence leaving said
35 boundary of tax parcel number 16107-200 run west to the southeast corner of
36 said tax parcel number 15995-54; thence run along the southwesterly line of said
37 tax parcel and along the said northerly right of way line of S.E. 22nd Avenue
38 northwesterly and west to a point on the east line of the former railroad right of
39 way as described in ORB 2259, page 1142 of the PRACF; thence run northwesterly
40 along the east line of the said former railroad right of way to an intersection with
41 the northwest right of way line of State Road 331 (also known as S.E. Williston

1 ~~Road); thence run southwest along the northwest right-of-way line of State Road~~
2 ~~331 to the south line of the Lester Robinson Property, an unrecorded subdivision~~
3 ~~as described in ORB 3256, page 447 of the PRACT; thence run west along said~~
4 ~~south line to the west line of said unrecorded subdivision, said west line also being~~
5 ~~the west line of section 9, Township 10 South, Range 20 East; thence run north~~
6 ~~along the west line of said section 9 to an intersection with the centerline of~~
7 ~~Sweetwater Branch; thence run northeast along the centerline of Sweetwater~~
8 ~~Branch to the north right-of-way line of S.E. 13th Avenue; thence run east along~~
9 ~~the north right-of-way line of S.E. 13th Avenue and the easterly extension thereof~~
10 ~~to the southerly extension of the east right-of-way line of S.E. 10th Street; thence~~
11 ~~run north along said southerly extension and the east right-of-way line of S.E. 10th~~
12 ~~Street to the north right-of-way line of S.E. 9th Avenue and a point on the~~
13 ~~southerly line of the existing Eastside Community Redevelopment Association~~
14 ~~Boundary; thence continue along said southerly line of the existing Eastside~~
15 ~~Community Redevelopment Association boundary the following seven courses:~~
16 ~~East along the north right-of-way line of S.E. 9th Avenue to the west right-of-way~~
17 ~~line of State Road 331 (also known as S.E. 11th Street); thence north along the~~
18 ~~west right-of-way line of state road 331 to the north right-of-way line of S.E. 8th~~
19 ~~Avenue; thence East along the north right-of-way line of S.E. 8th Avenue to the~~
20 ~~west right-of-way line of S.E. 15th Street; thence north along the west right-of-~~
21 ~~way line of S.E. 15th Street to the westerly extension of the north right-of-way line~~
22 ~~of S.E. 4th Avenue; thence east along the westerly extension of the north right-of-~~
23 ~~way line of S.E. 4th Avenue and the north right-of-way line thereof to the northerly~~
24 ~~extension of the east right-of-way line of S.E. 17th Terrace; thence south along the~~
25 ~~northerly extension of the east right-of-way line of S.E. 17th Terrace, the east~~
26 ~~right-of-way line and a southerly extension thereof to the south right-of-way line~~
27 ~~of S.E. 6th Avenue, also being a point on the north line of lot 100 of the~~
28 ~~aforementioned New Gainesville; thence east along the south line of lots 100 thru~~
29 ~~104 of said New Gainesville also being the south right-of-way line of S.E. 6th~~
30 ~~Avenue and the easterly extension thereof to the west right-of-way line of S.E.~~
31 ~~21st Street and the point of beginning.~~

32 ~~(d) The area shall consist of all the territory lying within the following boundaries:~~

33 ~~A tract of land situated in Sections 26, 27 and 34, Township 9 South, Range 20~~
34 ~~East, Alachua County, Florida being more particularly described as follows:~~

35 ~~Commence at the intersection of the easterly projection of the south right-of-way~~
36 ~~line of Northeast 16th Avenue and the northeasterly right-of-way line of the~~
37 ~~abandoned Seaboard Coastline Railroad property [now being the easterly right-~~
38 ~~of-way line of Waldo Road (State Road 24)] and the point of beginning, said corner~~
39 ~~being on the existing CRA boundary line; thence leaving said CRA boundary line,~~

1 run northerly along said easterly right of way line of Waldo Road to the southerly
2 right of way line of Northeast 39th Avenue (State Road 222); thence run
3 southeasterly along said southerly right of way line to the southerly projection of
4 the East line of the lands as described in ORB 796, Page 238, of the Public Records
5 of Alachua County, Florida (hereafter abbreviated ORB _____, Page _____ PRACF);
6 thence run northerly along said projection and the East line thereof to the
7 Northeast corner of said lands; thence run West, North, and West along the
8 northerly lines of said lands to the Northwest corner of said lands, said corner
9 being on the easterly right of way line of Waldo Road (State Road 24); thence run
10 northwesterly to the Northeast corner of the lands as described in ORB 1994, Page
11 1444, PRACF, said corner being on the westerly right of way line of said Waldo
12 Road; thence run Northwest along the North line of said lands and the North lines
13 of the lands as described in ORB 943, Page 108, PRACF and the lands as described
14 in ORB 1000, Page 707, PRACF to the Northwest corner of the lands as described
15 in ORB 1000, Page 707, PRACF; thence run Southwest along the West line of said
16 lands to the Southwest corner of said lands, said corner being on the North right-
17 of way line of Northeast 39th Avenue (State Road 222); thence run Southwest to
18 the Northwest corner of Seaboard Industrial Park, a plat as recorded in Plat Book
19 "G" Pages 73 and 74 PRACF, said corner being on the southerly right of way line
20 of said Northeast 39th Avenue (State Road 222); thence run southeasterly along
21 said southerly right of way line and North line of said plat to the Northeast corner
22 of Lot 13 of said plat; thence run southerly along the East line of said Lot 13 to the
23 Southeast corner of said Lot 13; thence run southerly to the Northeast corner of
24 Lot 12 of said plat; thence run southerly along the east line of said Lot 12 and the
25 West line of the lands as described in ORB 3323, Page 196, PRACF to the Southwest
26 corner of said lands; thence run East along the South line of said lands to the
27 Southeast corner of said lands, said corner being on the West line of Lot 16 of said
28 plat; thence run South along said West line and the West line of Lot 17 of said plat
29 to the Southwest corner of said Lot 17, said corner being on the North right of-
30 way line of Northeast 31st Avenue; thence run West along said North right of way
31 line to the northerly projection of the West right of way line of Northeast 21st
32 Way; thence run Southwest along said projection and the West line thereof to the
33 beginning of a curve concave Northwest marking the Southeast corner of Lot 119
34 of Hugh Edwards Industrial Center, a plat as recorded in Plat Book "E", Page 41,
35 PRACF; thence run Southeast to the Northeast corner of Lot 134 of said plat;
36 thence run Southwest along the East line of said Lot 134 and the East lines of Lots
37 135, 138, 139, 142, 143, 145, 146, 147, and 148 to the North right of way line of
38 Northeast 23rd Avenue; thence run West along said North right of way line to the
39 northerly projection of the West right of way line of a drainage right of way as
40 shown in Carol Estates East, a plat as recorded in Plat Book "F", Page 10, PRACF;
41 thence run South along said northerly projection and said West right of way line

1 to the South right-of-way line of Northeast 21st Place; thence run Southeast along
2 said South right-of-way line to the West right-of-way line of Northeast 16th Way;
3 thence run Southwest along said West right-of-way line and the southerly
4 extension thereof to a point on the South right-of-way line of Northeast 16th
5 Avenue, said point being on the existing Eastside CRA boundary line; thence run
6 East along said existing Eastside CRA boundary line and said South right-of-way
7 line and the easterly extension thereof to its intersection with the northeasterly
8 right-of-way line of the abandoned Seaboard Coastline Railroad property [now
9 being the easterly right-of-way line of Waldo Road (State Road 24)] and the point
10 of beginning.

11 ~~(e)~~ The area shall consist of all the territory lying within the following boundaries:

12 A tract of land situated in Sections 2, 3, and 10, Township 10 South, Range 20 East,
13 Alachua County, Florida being more particularly described as follows:

14 Commence at the Northeast corner of Section 10, Township 10 South, Range 20
15 East, Alachua County, Florida, said corner being on the existing City of Gainesville
16 limit line per Ordinance #3865 and the point of beginning; thence run South along
17 the East line of said Section 10 and said City of Gainesville limit line to a point on
18 the southerly right-of-way line of Hawthorne Road (State Road No. 20), said point
19 being on the existing CRA boundary line; thence leaving said City of Gainesville
20 limit line run northwesterly along said southerly right-of-way line and existing CRA
21 boundary line to the southerly projection of the easterly right-of-way line of
22 Southeast 21st Street; thence run North along said projection and the easterly
23 right-of-way line thereof to the southerly right-of-way line of East University
24 Avenue (State Road 26); thence run East along said southerly right-of-way line to
25 the southerly projection of the easterly right-of-way line of Northeast 25th Street;
26 thence run North along said southerly projection to the northerly right-of-way line
27 of said East University Avenue; thence leaving said existing CRA boundary line, run
28 East along said northerly right-of-way line to a point lying 1481.74 feet East of the
29 West line of Section 2, Township 10 South, Range 20 East and being on the existing
30 City of Gainesville limit line as per Ordinance #3865; thence run southerly along
31 the centerline of a drainage easement according to said ordinance to the South
32 line of said Section 2; thence run West along said South line of Section 2 to the
33 Southwest corner of Section 2, said corner also being the Northeast corner of
34 Section 10, Township 10 South, Range 20 East and the point of beginning.

35 **Sec. 2-411. Powers.**

36 The community redevelopment agency shall have all the powers necessary and
37 convenient to carry out and effectuate the purposes and provisions of F.S. Ch. 163, Part
38 III including all powers listed in F.S. § 163.370(1).

1 **Sec. 2-412. ~~Downtown expansion redevelopment; trust fund.~~**

2 ~~(a) There is hereby established a trust fund, to be separately administered and accounted for,~~
3 ~~to be known as the downtown expansion redevelopment trust fund.~~

4 ~~(b) The trust fund shall be used for the deposit of all tax increment funds obtained by the~~
5 ~~Gainesville Community Redevelopment Agency to finance or refinance community~~
6 ~~redevelopment projects within the downtown expansion community redevelopment area~~
7 ~~and all such funds shall be used to carry out redevelopment activities included in the~~
8 ~~community redevelopment plan.~~

9 ~~(c) Until all redevelopment projects included in the downtown expansion community~~
10 ~~redevelopment plan are completed and paid for, the trust fund shall receive the annual tax~~
11 ~~increment, as hereinafter defined, from all taxing authorities except school districts and~~
12 ~~those taxing authorities listed in F.S. § 163.387(2)(c), for the area described in section 2-410.~~

13 ~~(d) Pursuant to F.S. § 163.387, the tax increment to be allocated annually to the trust fund shall~~
14 ~~be that amount equal to 95 percent of the difference between:~~

15 ~~(1) The amount of ad valorem taxes levied each year by all taxing authorities except school~~
16 ~~districts and those taxing authorities listed in F.S. § 163.387(2)(c), exclusive of any debt~~
17 ~~service millage on taxable real property contained within the geographic boundaries of~~
18 ~~the community redevelopment area; and~~

19 ~~(2) The amount of ad valorem taxes which would have been produced by the rate upon~~
20 ~~which the tax is levied each year, by or for all taxing authorities except school districts~~
21 ~~and those taxing authorities listed in F.S. § 163.387(2)(c), exclusive of any debt service~~
22 ~~millage upon the total of the assessed value of the taxable property in the community~~
23 ~~redevelopment area described in section 2-410(b) and (c), as shown upon the most~~
24 ~~recent assessment roll used in connection with the taxation of such property by each~~
25 ~~taxing authority prior to the effective date of the ordinances providing for the funding~~
26 ~~of the trust fund for the areas described in section 2-410(b) and section 2-410(c)~~
27 ~~respectively.~~

28 ~~(e) It is hereby determined that the total of the assessed value of the taxable property in the~~
29 ~~area rededcribed in section 2-410(b), as shown by the most recent assessment roll prior to~~
30 ~~the effective date of the ordinance adopting the downtown redevelopment plan was~~
31 ~~\$18,779,230.00. It is hereby determined that the total of the assessed value of the taxable~~
32 ~~property in the area described in section 2-410(c), as shown by the most recent assessment~~
33 ~~roll prior to the effective date of Ordinance No. 002142 (December 10, 2001) was~~
34 ~~\$29,813,210.~~

35 ~~(f) Until such time as the redevelopment plan is completed and paid for, the city shall, and all~~
36 ~~other taxing authorities except school districts and those taxing authorities listed in F.S. §~~
37 ~~163.387(2)(c) are called upon to, annually appropriate to the trust fund the tax increment~~
38 ~~described above for the area described in section 2-410(b) and (c).~~

39 **Sec. 2-413. ~~College Park/University Heights CRA; trust fund.~~**

- 1 ~~(a) There is hereby established a trust fund, to be separately administered and accounted for,~~
2 ~~to be known as the College Park/University Heights redevelopment trust fund.~~
- 3 ~~(b) The trust fund shall be used for the deposit of all tax increment funds obtained by the~~
4 ~~community redevelopment agency to finance or refinance community redevelopment~~
5 ~~projects within the College Park/University Heights community redevelopment area and all~~
6 ~~such funds shall be used to carry out redevelopment activities included in the community~~
7 ~~redevelopment plan for the College Park/University Heights community redevelopment~~
8 ~~area.~~
- 9 ~~(c) Until all redevelopment projects included in the College Park/University Heights Community~~
10 ~~Redevelopment Plan are completed and paid for, the trust fund shall receive the annual tax~~
11 ~~increment, as hereinafter defined, from all taxing authorities except school districts and~~
12 ~~those taxing authorities listed in F.S. § 163.387(2)(c) for the area described in section 2-~~
13 ~~410.2(b) and (c).~~
- 14 ~~(d) Except for Alachua County and except for Alachua County school district(s) and those taxing~~
15 ~~authorities listed as exempt in F.S. § 163.387(2)(c), pursuant to F.S. § 163.387, the tax~~
16 ~~increment to be contributed annually to the trust fund shall be that amount equal to 95~~
17 ~~percent of the difference between:~~
- 18 ~~(1) The amount of the ad valorem taxes levied each year by each taxing authority exclusive~~
19 ~~of any debt service millage on taxable real property contained within the geographic~~
20 ~~boundaries of the College Park/University Heights Community Redevelopment Area~~
21 ~~described in Section 410.2(b) and (c); and~~
- 22 ~~(2) The amount of ad valorem taxes which would have been produced by the rate upon~~
23 ~~which tax is levied each year by each taxing authority exclusive of any debt service~~
24 ~~millage, upon the total of the assessed value of the taxable property in the College~~
25 ~~Park/University Heights Community Redevelopment Area described in section 2-~~
26 ~~410.2(b) and (c) as shown upon the most recent assessment roll used in connection with~~
27 ~~the taxation of such property by each taxing authority prior to the effective date of the~~
28 ~~ordinances providing for the funding of the trust fund for the areas described in section~~
29 ~~2-410.2(b) and section 2-410.2(c) respectively.~~
- 30 ~~(e) As to Alachua County, the tax increment to be contributed annually to the trust fund shall~~
31 ~~be that amount equal to 95 percent of the difference between:~~
- 32 ~~(1) The amount of the ad valorem taxes levied each year by the City of Gainesville exclusive~~
33 ~~of any Alachua County debt service millage on taxable real property contained within~~
34 ~~the geographic boundaries of the College Park/University Heights Community~~
35 ~~Redevelopment Area described in Section 410.2(b) and (c); and~~
- 36 ~~(2) The amount of ad valorem taxes which would have been produced by the rate upon~~
37 ~~which tax is levied each year by the City of Gainesville exclusive of any Alachua County~~
38 ~~debt service millage, upon the total of the assessed value of the taxable property in the~~
39 ~~College Park/University Heights Community Redevelopment Area described in section~~
40 ~~2-410.2(b) and (c) as shown upon the most recent assessment roll used in connection~~

1 with the taxation of such property by each taxing authority prior to the effective date of
2 the ordinances providing for the funding of the trust fund for the areas described in
3 section 2-410.2(b) and section 2-410.2(c) respectively.

4 ~~(f) It is hereby determined that the total of the assessed value of the taxable property in the~~
5 ~~area described in section 2-410.2(b), as shown by the most recent assessment roll prior to~~
6 ~~the effective date of the ordinance, initially providing for the College Park/University Heights~~
7 ~~trust fund was \$73,462,770.00. It is hereby determined that the total of the assessed value~~
8 ~~of the taxable property in the area described in section 2-410.2(c), as shown by the most~~
9 ~~recent assessment roll prior to the effective date of this ordinance was \$43,710,250.~~

10 ~~(g) Until such time as the College Park/University Heights Community Redevelopment Plan is~~
11 ~~completed and paid for, the city shall, and all other taxing authorities except school districts~~
12 ~~and those taxing authorities listed in F.S. § 163.387(2)(c) are called upon to, annually~~
13 ~~appropriate to the trust fund the tax increment described above for the area described in~~
14 ~~section 2-410.2 (b) and (c).~~

15 **~~Sec. 2-414. N.W. Fifth Avenue Neighborhood/Pleasant Street; trust fund.~~**

16 ~~(a) There is hereby established a trust fund, to be separately administered and accounted for,~~
17 ~~to be known as the N.W. Fifth Avenue Neighborhood/Pleasant Street redevelopment trust~~
18 ~~fund.~~

19 ~~(b) The trust fund shall be used for the deposit of all tax increment funds obtained by the~~
20 ~~community redevelopment agency of the city to finance or refinance community~~
21 ~~redevelopment projects within the N.W. Fifth Avenue Neighborhood/Pleasant Street~~
22 ~~community redevelopment area and all such funds shall be used to carry out redevelopment~~
23 ~~activities included in the community redevelopment plan for the N.W. Fifth Avenue~~
24 ~~Neighborhood/Pleasant Street community redevelopment area.~~

25 ~~(c) Each taxing authority shall make annual appropriations to the trust fund as provided by law.~~

26 ~~(d) Pursuant to F.S. § 163.387, the tax increment to be allocated annually to the trust fund shall~~
27 ~~be that amount equal to the difference between:~~

28 ~~(1) The amount of ad valorem taxes levied each year by all taxing authorities except school~~
29 ~~districts on taxable real property contained within the geographic boundaries of the~~
30 ~~N.W. Fifth Avenue Neighborhood/Pleasant Street community redevelopment area; and~~

31 ~~(2) The amount of ad valorem taxes which would have been produced by the rate upon~~
32 ~~which the tax is levied each year by or for all taxing authorities, except those public~~
33 ~~bodies or taxing authorities exempted pursuant to law, upon the total of the assessed~~
34 ~~value of the taxable property in the N.W. Fifth Avenue Neighborhood/Pleasant Street~~
35 ~~community redevelopment area as shown upon the most recent assessment roll used~~
36 ~~in connection with the taxation of such property by each taxing authority prior to the~~
37 ~~adoption of the redevelopment plans.~~

38 ~~(e) It is hereby determined that the total of the assessed value of the taxable property in the~~
39 ~~N.W. Fifth Avenue Neighborhood redevelopment area, as shown on the most recent~~

1 assessment roll prior to the effective date of the original N.W. Fifth Avenue Neighborhood
2 redevelopment plan, adopted on May 5, 1980, by Ordinance Number 2481, is \$5,947,440.00.
3 It is hereby determined that the total of the assessed value of the taxable property in the
4 Pleasant Street redevelopment area, as shown on the most recent roll prior to the effective
5 date of the original Pleasant Street Plan, adopted on July 10, 1989, by Ordinance Number
6 3546, is \$5,388,560.00.

7 **Sec. 2-415. — Eastside Community Redevelopment Area; trust fund.**

8 ~~(a) — There is hereby established a trust fund, to be separately administered and accounted for,
9 to be known as the Eastside community redevelopment area trust fund.~~

10 ~~(b) — The trust fund shall be used for the deposit of all tax increment funds obtained by the city
11 community redevelopment agency to finance or refinance community redevelopment
12 projects within the Eastside community redevelopment area described in section 2-410.3
13 and all such funds shall be used to carry out redevelopment activities included in the
14 community redevelopment plan for the Eastside community redevelopment area.~~

15 ~~(c) — Each taxing authority shall make annual appropriations to the trust fund as provided by law.~~

16 ~~(d) — Pursuant to F.S. § 163.387, the tax increment to be allocated annually to the trust fund shall
17 be that amount equal to the difference between:~~

18 ~~(1) — The amount of ad valorem taxes levied each year by all taxing authorities except school
19 districts and those taxing authorities listed in F.S. § 163.387(2)(c), exclusive of any debt
20 service millage on taxable real property contained within the area described in
21 subsections 2-410.3(b), (c), (d) and (e).~~

22 ~~(2) — The amount of ad valorem taxes which would have been produced by the rate upon
23 which the tax is levied each year by or for all taxing authorities, except school districts
24 and those taxing authorities listed in F.S. § 163.387(2)(c), exclusive of any debt service
25 millage, upon the total of the assessed value of the taxable property in the Eastside
26 community redevelopment area described in sections 2-410.3 (b), (c), (d) and (e) as
27 shown upon the most recent assessment roll used in connection with the taxation of
28 such property by each taxing authority prior to the adoption of: Ordinance No. 002143,
29 as to subsection 2-410.3(b); Ordinance No. 060336, as to subsection 2-410.3(c); and this
30 Ordinance No. 090966, as to subsections 2-410.3 (d) and (e).~~

31 ~~(e) — It is hereby determined that the total of the assessed value of the taxable property in the
32 Eastside community redevelopment area described in subsection 2-410.3(b), as shown on
33 the most recent assessment roll prior to the effective date of Ordinance No. 002143, is
34 \$34,980,826.00. It is hereby determined that the total of the assessed value of taxable
35 property in the Eastside community redevelopment area described in subsection 2-410.3(c),
36 as shown on the most recent assessment roll prior to the adoption of Ordinance No. 060336
37 is \$10,167,610.00. It is hereby determined that the total of the assessed value of the taxable
38 property in the Eastside community redevelopment area described in subsection 2-410.3(d),
39 as shown on the most recent assessment roll prior to the adoption of Ordinance No. 090966,
40 is \$17,668,780.00. It is hereby determined that the total of the assessed value of the taxable~~

1 ~~property in the Eastside community redevelopment area described in subsection 2-410.3(e),~~
2 ~~as shown on the most recent assessment roll prior to the adoption of Ordinance No. 090966~~
3 ~~is \$7,384,460.00.~~

4 ~~Secs. 2-416—2-420.—Reserved.~~

5 **DIVISION 9. – GAINESVILLE COMMUNITY REINVESTMENT AREA**

6 **Sec. 2-406. – Gainesville Community Reinvestment Area; city department; powers;**
7 **definitions.**

8 (a) There is hereby created the Gainesville Community Reinvestment Area (the “GCRA”) within
9 which the City shall undertake community redevelopment ((Note: this term is retained
10 throughout this draft ordinance because that is the definition used in the Agreement with
11 the County. Alternatively, the Agreement could be amended to define it as community
12 reinvestment?)) activities for the elimination and prevention of the development and
13 spread of slums and blight in accordance with this division. The physical boundary of the
14 GCRA is depicted below and the map is available on-line at ((insert link to map)).

15
16 ((insert map of GCRA))

17
18 (b) The community redevelopment activities within the GCRA shall be managed and
19 administered by a city department known as the community reinvestment department.
20 The city manager shall employ necessary staff for the department. The department shall
21 have all powers necessary and convenient to carry out and effectuate community
22 redevelopment, including without limitation, the following powers, subject to all adopted
23 city policies and procedures:

24
25 (1) To disseminate community redevelopment information.

26
27 (2) To acquire or dispose of personal or real property within the GCRA by purchase, lease,
28 option, gift, grant, bequest, devise, or other method of acquisition, including disposition of
29 property to private parties/persons for community redevelopment use.

30
31 (3) To demolish and remove buildings and improvements.

32
33 (4) To carry out plans for a program of voluntary or compulsory repair and rehabilitation of
34 buildings or other improvements in accordance with the redevelopment plan.

35
36 (5) To provide, or to arrange or contract for, the furnishing or repair by any person or
37 agency, public or private, of services, privileges, works, streets, roads, public utilities, or
38 other facilities for or in connection with community redevelopment; to install, construct,
39 and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to

1 include in any contract let in connection with such redevelopment and related activities
2 provisions to fulfill such of the conditions as it deems reasonable and appropriate.

3
4 (6) To develop, test, and report methods and techniques, and carry out demonstrations and
5 other activities, for the prevention and the elimination of slums and urban blight and
6 developing and demonstrating new or improved means of providing affordable housing.

7
8 (7) To prepare plans for and assist in the relocation of persons (including individuals,
9 families, business concerns, nonprofit organizations, and others) displaced from the GCRA
10 and to make relocation payments to or with respect to such persons for moving expenses
11 and losses of property for which reimbursement or compensation is not otherwise made.

12
13 (8) To appropriate such funds and make such expenditures as are necessary to carry out the
14 purposes of this division.

15
16 (9) To organize, coordinate, and direct the administration of the provisions of this division,
17 in order that the objective of remedying slum and blighted areas and preventing the causes
18 thereof within the GCRA may be most effectively promoted and achieved.

19
20 (10) To develop and implement community policing innovations.

21
22 (c) The following terms, wherever used or referred to in this division, have the following
23 meanings:

24 a. “Community redevelopment” ((Note: Again, this term has the same definition used
25 in the Agreement with the County. Alternatively, the Agreement could be amended
26 to define it as “community reinvestment.”)) means undertakings, activities, or
27 projects for the elimination and prevention of the development or spread of slum
28 and blight (as defined below), or for the reduction or prevention of crime, or for the
29 provision of affordable housing, whether for rent or for sale, to residents of low or
30 moderate income, including the elderly, and may include slum clearance or
31 rehabilitation and revitalization of tourist areas that are deteriorating and
32 economically distressed, or rehabilitation or conservation, or any combination or
33 part thereof, including the preparation of any plans for such community
34 redevelopment.

35
36 b. “Slum” means an area having physical or economic conditions conducive to disease,
37 infant mortality, juvenile delinquency, poverty, or crime because there is a
38 predominance of buildings or improvements, whether residential or nonresidential,
39 which are impaired by reason of dilapidation, deterioration, age, or obsolescence,
40 and exhibiting one or more of the following factors:

- 1 i. Inadequate provision for ventilation, light, air, sanitation, or open spaces.
2 ii. High density of population, compared to the population density of adjacent
3 areas within the county or municipality; and overcrowding, as indicated by
4 government-maintained statistics or other studies and the requirements of
5 the Florida Building Code.
6 iii. The existence of conditions that endanger life or property by fire or other
7 causes.
8
9 c. “Blight” means an area in which there are a substantial number of deteriorated or
10 deteriorating structures; in which conditions, as indicated by government-
11 maintained statistics or other studies, endanger life or property or are leading to
12 economic distress; and in which two or more of the following factors are present:
13 i. Predominance of defective or inadequate street layout, parking facilities,
14 roadways, bridges, or public transportation facilities.
15 ii. Aggregate assessed values of real property in the area for ad valorem tax
16 purposes have failed to show any appreciable increase over the 5 years prior
17 to the finding of such conditions.
18 iii. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
19 iv. Unsanitary or unsafe conditions.
20 v. Deterioration of site or other improvements.
21 vi. Inadequate and outdated building density patterns.
22 vii. Falling lease rates per square foot of office, commercial, or industrial space
23 compared to the remainder of the county or municipality.
24 viii. Tax or special assessment delinquency exceeding the fair value of the land.
25 ix. Residential and commercial vacancy rates higher in the area than in the
26 remainder of the county or municipality.
27 x. Incidence of crime in the area higher than in the remainder of the county or
28 municipality.
29 xi. Fire and emergency medical service calls to the area proportionately higher
30 than in the remainder of the county or municipality.
31 xii. A greater number of violations of the Florida Building Code in the area than
32 the number of violations recorded in the remainder of the county or
33 municipality.
34 xiii. Diversity of ownership or defective or unusual conditions of title which
35 prevent the free alienability of land within the deteriorated or hazardous
36 area.
37 xiv. Governmentally owned property with adverse environmental conditions
38 caused by a public or private entity.

- 1 xv. A substantial number or percentage of properties damaged by sinkhole
2 activity which have not been adequately repaired or stabilized.

3 **Sec. 2-407. – Annual work plan; annual report; action requiring county commission approval**

- 4 (a) On or before April 1 of each year, the city commission will hold a joint meeting with the
5 county commission at which the city will present an annual (or longer duration) work
6 plan that describes the community redevelopment that is planned to be undertaken
7 within the GCRA.
- 8 (b) On or before April 1 of each year, the city shall provide to the county commission an
9 annual report of its community redevelopment activities within the GCRA for the
10 preceding calendar year and shall make such report available for inspection during
11 business hours in the office of the clerk of the city commission.
- 12 (c) An affirmative vote of both the city commission and county commission shall be
13 required to expand the boundary of the GCRA.

14 **Sec. 2-408. – GCRA advisory board.**

15 The city commission shall appoint a GCRA advisory board to serve in an advisory capacity to the
16 city commission on matters of community redevelopment within the GCRA. To the extent
17 possible, members of the advisory board should reside or work within the GCRA. The advisory
18 board should meet monthly and may adopt rules of procedure, subject to approval by the City
19 Commission, to govern the conduct of its meetings. Staff support for the advisory board will be
20 under the direction of the city manager.

21 **Sec. 2-409. – GCRA fund.**

22 There is hereby established a restricted fund, to be separately administered and accounted for
23 by the city finance department, to be known as the GCRA fund. The GCRA fund shall be used for
24 the deposit of all revenues received by the community reinvestment department and its
25 expenditures shall be restricted to community redevelopment in accordance with the
26 reinvestment plan and repayment of indebtedness (including the debt of the former community
27 redevelopment agency).

28
29 The following may not be paid for or financed by the GCRA fund:

- 30
31 (1) Construction or expansion of administrative buildings for public bodies or police and fire
32 buildings, unless the construction or expansion is contemplated as part of a community
33 policing innovation.
34

1 (2) Installation, construction, reconstruction, repair, or alteration of any publicly owned
2 capital improvements or projects if such projects or improvements were scheduled to be
3 installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of
4 the redevelopment plan by the city commission pursuant to a previously approved public
5 capital improvement or project schedule or plan of the city commission, unless and until
6 such projects or improvements have been removed from such schedule or plan of the city
7 commission and 3 years have elapsed since such removal or such projects or improvements
8 were identified in such schedule or plan to be funded, in whole or in part, with funds on
9 deposit within the GCRA fund.

10
11 (3) General government operating expenses unrelated to the planning and carrying out of
12 community redevelopment.

13
14 **Sec. 2-410. – Reinvestment plan.**

15 The city commission shall adopt a reinvestment plan to guide community redevelopment within
16 the GCRA, which plan includes, at a minimum, the below listed elements:

17
18 (1) A map of the boundary of the GCRA.

19 (2) Visuals and description in general terms of:

20 (a) Existing conditions, including street layout.

21 (b) Limitations on the type, size, height, number, and proposed use of buildings.

22 (c) The approximate number of dwelling units.

23 (d) Property that is used or intended for use as public parks, recreation areas, streets, public
24 utilities, and public improvements of any nature.

25 (3) A description of the anticipated impact of redevelopment activities upon the residents of the
26 GCRA in terms of relocation (including the provision of replacement housing for the
27 temporary or permanent relocation of persons displaced from housing as a result of
28 community redevelopment activities), traffic circulation, environmental quality, availability
29 of community facilities and services, effect on school population, and other matters affecting
30 the physical and social quality of the neighborhood.

31 (4) Identify publicly funded capital projects to be undertaken within the GCRA.

32 (5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to
33 the plan.

34 (6) Provide for the retention of controls and the establishment of any restrictions or covenants
35 running with land sold or leased for private use for such periods of time and under such
36 conditions as the city commission deems necessary to effectuate the purposes of this part.

37 (7) Provide a description of existing and planned residential use in the GCRA and include whether
38 the plan is intended to remedy a shortage of affordable housing.

1 (9) Contain a detailed statement of the projected costs of the redevelopment, including the
2 amount to be expended on capital projects in the GCRA and any indebtedness, if such
3 indebtedness is to be repaid with the GCRA fund.

4
5 **Secs. 2-411—2-420. - Reserved.**

6 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this
7 ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,
8 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
9 relettered in order to accomplish such intent.

10 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
11 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
12 will not affect the other provisions or applications of this ordinance that can be given effect
13 without the invalid or unconstitutional provision or application, and to this end the provisions of
14 this ordinance are declared severable.

15 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
16 conflict hereby repealed.

17 **SECTION 5.** This ordinance will become effective immediately upon adoption. The Gainesville
18 Community Redevelopment Agency, a dependent special district, first created by the City of
19 Gainesville in 1979 and existing under the Community Redevelopment Act of 1969, is hereby
20 dissolved and all assets and liabilities of the former Gainesville Community Redevelopment
21 Agency are transferred to and accepted by the city. Until such time as a reinvestment plan is
22 adopted pursuant to Sec. 2-410, the existing redevelopment plans of the Gainesville Community
23 Redevelopment Agency shall continue in force and effect and shall govern and control
24 community redevelopment within the GCRA.

1 **PASSED AND ADOPTED** this _____ day of _____, 2019.

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14

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

15 This ordinance passed on first reading this _____ day of _____, 2019.

16 This ordinance passed on second reading this _____ day of _____, 2019.