

City of Gainesville Eastside CRA Expansion Area

Finding of Necessity Report

July 2010



City of Gainesville
Eastside CRA Expansion Area Analysis

Finding of Necessity
(Chapter 163, Florida Statutes)

Prepared for:



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July 2010

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1.0 Introduction

The City of Gainesville contracted with WilsonMiller to collect and analyze data for an area located adjacent to the existing Eastside Community Redevelopment Area and the Downtown Community Redevelopment Area to determine if conditions exist that support inclusion within the Eastside Community Redevelopment Area.

A municipality or county may designate an area as a Community Redevelopment Area ("CRA") if it is determined that factors of slum and/or blight, as defined by Chapter 163, Part III, Florida Statutes ("Act"), are found to exist. The specific goals and objectives related to the CRA designation vary from community to community; but, in general, the designation serves as a mechanism to stimulate housing, economic, and community development or redevelopment.

Prior to exercising the powers conferred by the Act, a municipality must make a finding of necessity, determined by way of resolution, that conditions of slum and/or blight, as defined in the Act, exist in an area. Therefore, the purpose of this report is to provide data sufficient to substantiate whether or not conditions of slum and/or blight exist in the Eastside Expansion Study Area ("Study Area") of the City of Gainesville.

This report, Eastside Expansion Study Area Finding of Necessity, is presented as five sections and an appendix. The sections include: 1.0 Introduction, 2.0 Summary of Findings, 3.0 Definitions, 4.0 Analysis and 5.0 Conclusions and Recommendations. The Definitions section summarizes the determining factors of slum/blight and outlines the methods of data collection utilized in the process of writing this report. The Analysis section includes a review of existing conditions of and a detailed blight analysis corresponding with Florida Statutes Section 163.340. The Conclusion and Recommendations section provides findings and recommendations based on the analysis of the existing conditions, and the Appendix includes the legal descriptions of the area included in the proposed expansion. Throughout this report, there are maps, tables and photographs documenting current conditions that exist within the Area.

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2.0 Summary of Findings

The information presented as determining and/or contributing factors in this report are defined by Chapter 163, Part III, Florida Statutes. Based upon the research, fieldwork observations, interviews, and analysis conducted for the preparation of this report, there is sufficient evidence to recommend that conditions of blight exist within the Study Area.

The contributing factors and other findings supporting this conclusion are:

- The study identified a substantial number of deteriorated / deteriorating structures
- The appearance of unsafe and unsanitary conditions including poor pedestrian safety and public dumping. In addition, Code violations, per parcel, that are in excess of the City of Gainesville average:
 - City of Gainesville 0.18
 - Study Area 1.16
- EMS Calls per parcel
 - City of Gainesville – 1.32
 - Study Area– 2.61
- Crime Rates per capita
 - City of Gainesville – 0.43
 - Study Area – 0.75

Table 2.0 lists the sources of information and data collection techniques utilized to substantiate whether or not conditions of slum and/or blight exist in the Study Area.

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Table 2.0: Data Collection Methodology Summary

Topic	Sources of Information	Data Collection Technique
Demographics	U.S. Census	U.S. Census Data Query
Existing Land Uses	Alachua County Property Appraiser & WilsonMiller Field Verification	Field Observations & Records Research
Vacant Parcels	Alachua County Property Appraiser & WilsonMiller Field Verification	Field Observations & Records Research
Condition of Structures	City of Gainesville & WilsonMiller Field Verification	Field Observations & Records Research
Property Maintenance	City of Gainesville Code Enforcement & WilsonMiller Field Verification	Field Observations & Records Research
Open/Recreation Space	WilsonMiller Field Verification	Field Observations
Transportation Conditions	City of Gainesville Public Works & WilsonMiller Field Verification	Field Observations & Records Research
Infrastructure	City of Gainesville Public Works & WilsonMiller Field Verification	Field Observations & Records Research
Crime	City of Gainesville Police Department	Records Research
Fire/EMS	City of Gainesville Fire Rescue Department	Records Research
Code Enforcement	City of Gainesville Code Enforcement	Records Research
Transit	City of Gainesville Regional Transit System (RTS)	Records Research
Water/Wastewater/ Electric	Gainesville Regional Utilities (GRU)	Records Research
Property Values & Delinquent Taxes	Alachua County Property Appraiser & Tax Assessor	Records Research

3.0 Definitions

The Act defines a "Slum Area" as:

"An area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;*
- (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or*
- (c) The existence of conditions that endanger life or property by fire or other causes."*

The Act defines a "Blighted Area" as:

"An area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;*
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Inadequate and outdated building density patterns;*

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- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;*
- (h) Tax or special assessment delinquency exceeding the fair value of the land;*
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;*
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;*
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;*
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;*
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or*
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity."*

The Act defines "Community Redevelopment" or "Redevelopment" as:

"Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan."

The Act defines "Community Redevelopment Area" as:

"A slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or

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a combination thereof which the governing body designates as appropriate for community redevelopment."

The Act defines a "Community Redevelopment Plan" as:

"A plan, as it exists from time to time, for a community redevelopment area."

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4.0 Analysis

To determine whether there was sufficient evidence to prove and document slum and/or blighted conditions, existing conditions data was collected and analyzed. The details of this analysis are included in this section of the report, which is broken into two parts. The first part documents existing conditions throughout the proposed expansion area using the data collected. The second part then analyzes the data and documents the presence/absence of blight as required in Florida Statutes.

It should be noted that the Census populations and related statistics are based on Census designated Block Group boundaries and are meant to describe general area conditions. The Study Area household and resident population estimates are based upon the number of units visually surveyed. See Map 4.1 Census Block Group Map

Table 4.0.a: Population Size and Race of Area Compared with City of Gainesville

Category	Census Block Group including Study Area		City of Gainesville	
Population:				
2000 Census	1,024	100%	95,447	100%
Race:				
White	723	70.6%	65,243	68.4%
Black or African American	241	23.5%	22,181	23.2%
American Indian & Alaska Native	13	1%	235	0.2%
Asian	0	0%	4,282	4.5%
Native Hawaiian & Other Pacific Islander	0	0%	30	0.0%
Some Other Race	11	0%	1,392	1.5%
Two or More Races	36	3.5%	2,084	1.5%
Hispanic or Latino	54	5.3%	6,112	6.4%

Note: The Study Area is defined by Census Tract 5, Block Group 4.

Source: U.S. Census Bureau, 2000 Census, Demographic Profiles, SF3 Detailed Tables.

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Table 4.0.b: Age of Area Population Compared with City of Gainesville

Age of Population	Census Block Group including Study Area		City of Gainesville	
	Count	Percentage	Count	Percentage
Total:	1,024	100%	95,447	100%
19 years or under	202	19.7%	26,282	17.7%
20-44	491	47.9%	44,157	46.8%
45-64	192	18.8%	15,673	16.1%
65 and over	139	13.6%	9,335	9.8%

Note: The Study Area is defined by Census Tract 5, Block Group 4.
Source: U.S. Census Bureau, 2000 Census, Demographic Profiles, SF3 Detailed Tables.

Table 4.0.c: Select Demographic Characteristics of Area Population Compared with City of Gainesville

Category	Census Block Group including Study Area		City of Gainesville	
	Count	Percentage	Count	Percentage
Population 25 years and over	708	69.1%	50,574	52.9%
High School Grad or Higher (25 Years and Older)	591	83.5%	44,391	87.8%
Unemployed	20	2.4%	4,766	5.9%
Median Household Income (1999)		\$21,905		\$28,164
Persons in Poverty	297	29.0%	22,559	26.7%

Note: The Study Area is defined by Census Tract 5, Block Group 4.
Source: U.S. Census Bureau, 2000 Census, Demographic Profiles, SF3 Detailed Tables.

Table 4.0.d: Housing Tenure and Conditions in Area Compared with City of Gainesville

Category	Census Block Group including Study Area		City of Gainesville	
	Count	Percentage	Count	Percentage
Housing Tenure				
Total housing units	474	100%	40,105	100%
Owner-occupied housing units	200	42.2%	17,791	47.7%
Renter-occupied housing units	274	57.8%	19,488	52.3%
Housing Conditions				
Lacking complete plumbing facilities	0	0%	170	0.42%
No telephone service	9	1.9%	641	1.7%

Note: The Study Area is defined by Census Tract 5, Block Group 4.
Source: U.S. Census Bureau, 2000 Census, Demographic Profiles, SF3 Detailed Tables.

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**Table 4.0.e: Vehicles Available per Household and Commuting to Work in Area
Compared with City of Gainesville**

Category	Census Block Group including Study Area		City of Gainesville	
Vehicles Available				
None	61	12.9%	3,470	8.7%
1	297	62.7%	16,550	41.3%
2	103	21.7%	12,497	31.2%
3 or more	13	2.7%	4,761	11.9%
Commuting to Work				
Employed Population 16 and over	535	100%	43,060	100%
Car, truck, etc. - drove alone	345	64.5%	30,059	69.8%
Car, truck, etc. - carpooled	148	27.7%	5,256	12.2%
Public transportation (incl. taxicab)	0	0%	1,386	3.2%
Bicycle	32	6.0%	2,261	5.3%
Walked	0	0%	2,430	5.6%
Other means	0	0%	339	0.8%
Worked at home	10	1.8%	1,329	3.1%

Note: The Study Area is defined by Census Tract 5, Block Group 4.
Source: U.S. Census Bureau, 2000 Census, Demographic Profiles, SF3 Detailed Tables.

4.1 Existing Conditions

The City of Gainesville has nearly 107,361 permanent residents and contains a total of 46,694 households (2008 American Community Survey). The estimated population of the proposed expansion area was approximated using the average household size (2.3 people per household) for the City of Gainesville as documented in the 2008 American Community Survey released by the Census Bureau. Based upon this approach, the study area has approximately 127 residents in 55 households. It is important to note that while this data does have limitations, it allows for reasonable estimates for documenting the characteristics of the study area. Below are a brief description of the Study Area and a review of the existing conditions.

Study Area

The Study Area abuts the western boundary of the current Eastside CRA between NE 3rd Avenue and NE 7th Avenue. The Study Area also abuts the northern boundary of the existing Downtown CRA between NE 11th Street and NE 12th Street. This area encompasses approximately ±16 acres including rights-of-way. The Study Area includes the land bounded to

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the north by NE 5th Avenue, to the south by NE 3rd Avenue, to the west by NE 11th Street and to the east by NE 12th Street. The area also includes the Sperry Heights neighborhood which encompasses NE 12th Street and NE 12th Court between NE 5th Avenue and NE 6th Avenue. See Map 4.2: Location Map and Map 4.3 Aerial Map for the location and context of the Study Area.

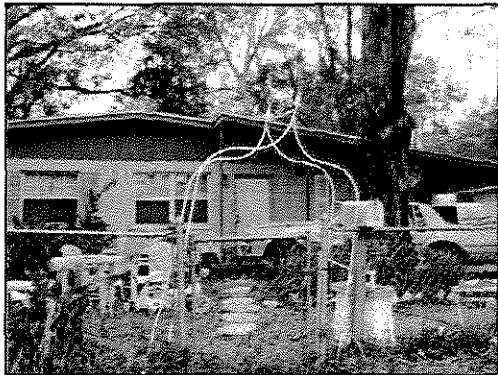
According to the Alachua County Property Appraiser, the area is comprised of 44 parcels, of which there are 42 residential properties and two church/institutional properties. This area consists of 41 single-family homes and two, seven-unit multi-family structures along NE 4th Place. Much of the housing stock in the southern portion is older, primarily dating from 1930 to 1950. The northern portion, the Sperry Heights neighborhood was platted in 1954 and the houses were originally built in the mid 1950's, although some have been modified or renovated in the intervening years.

Site visit observations indicated that many properties and structures in the study area show some signs of lack of property maintenance and of aesthetic deterioration. This observation is supported by photo documentation, and is discussed in more detail in the following section. See Map 4.4 Existing Land Use.

Figures 4.1 and 4.2 Typical Single Family Housing

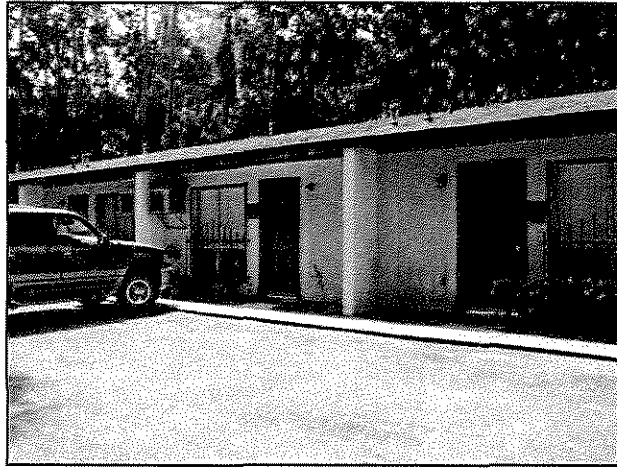


548 NE 12th Street



1228 NE 6th Avenue

4.3 Multi-Family Housing



409 NE 11th Street

4.2 Blighted Conditions Analysis

As documented in Section 2.0 Definitions and Methodology, there is a two-step process to determining whether or not blight exists in a proposed area. The first step is to determine whether or not the proposed area contains a "substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endangerment of life or property" (Florida Statutes 163.340(8)).

4.2.1 Structure Conditions

As noted above, Florida Statutes require that a study area have a "substantial number of deteriorated or deteriorating structures" as the first criteria in order to determine that the area meets the definition of blighted. In addition to field observations and documentation, a review was completed of existing documentation of structure conditions within the City of Gainesville, including the Housing Conditions Survey (1992).

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City of Gainesville Housing Survey

The City of Gainesville Housing Survey was conducted in June 1992. At that time, the City of Gainesville contained approximately 30,971 dwelling units. The housing study grouped building structures into four different categories:

- **Standard Housing (4)** - dwelling or dwelling unit that substantially meets the conditions of the Minimum Housing Code with two or less minor violations.
- **Substandard (3)** - dwelling or dwelling unit with three or more minor violations only.
- **Substandard (2)** – (major repairs) dwelling or dwelling unit with numerous minor violations or a combination of minor and major violations valued at less than 50% of the unit.
- **Dilapidated (1)** – dwelling or dwelling unit deteriorated in excess of 50% of its value or with numerous violations.

The Housing Conditions Survey (1992) was completed by the City of Gainesville Code Enforcement Division, which evaluated the exterior conditions of all the housing throughout the City. This survey found that in 1992, 29.2% of the housing in the City was substandard (scoring 1-4 utilizing criteria listed above).

For the purpose of the Study, data was collected utilizing the City’s Neighborhood Planning Areas (NPA) as the unit of analysis. In evaluating the data for the purposes of this study, information was analyzed for NPA 16, which includes the Study Area and some surrounding areas. Table 4.2.a below shows a summary of the data collected for NPA 16.

Table 4.2.a: Study Area Summary from 1992 Housing Conditions Survey

Planning Areas	Standard (4)	Sub-standard (3)	Sub-standard (2)	Dilapidated (1)	Total Sub-standard (1, 2, & 3)	Percent Sub-standard	Total Structures
NPA 16	660	142	8	0	150	18.52%	810

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This information is dated but is instructive as a general guide to the context of the area. NPA 16 includes, but is not limited to the study area (which only contains 44 structures). Additional data has been collected to supplement this study and strengthen its conclusions.

Field Structure Survey

A second source of data related to the conditions of structures within the Study Area was a field survey, which included photographing and documenting of existing conditions. The conclusion of this fieldwork is documented below in Table 4.2.b and some representative examples in Figures 4.4 and Figure 4.5.

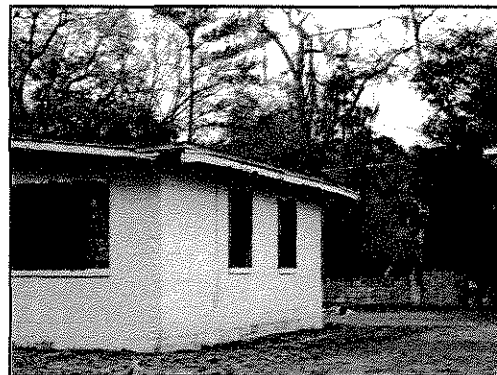
Table 4.2.b: Summary of Deteriorated/Deteriorating Structures

Area	Number of Deteriorated/Deteriorating Structures	Total Number of Buildings	% of Properties with Deteriorated/Deteriorating Structures
Study Area	10	43	23%

Figures 4.4 and 4.5: Examples of Deteriorating Structures



1221 NE 6th Avenue



535 NE 12th Court

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The documented percentages of deteriorating/deteriorated structures within the Study Area is consistent with what has typically been documented as substantial in other jurisdictions, and is consistent with the City of Gainesville’s findings for the previous expansion to the Eastside CRA in January 2009.

The existence of poor economic conditions within the Study Area, as documented by the 2000 Census, represents evidence of economic distress. Because it is collected using Census geography, this data does include some data from immediately outside the Study Area, but it is useful in illustrating the general economic conditions of the area. According to this data, the Study Area has lower median incomes and lower home ownership levels than the city as a whole (see Tables 4.0.c-4.0e).

In addition to the finding that there are a significant number of deteriorated or deteriorating structures within a Study Area, Florida Statutes require that at least two additional criteria of blight be met. These criteria are listed below, and observed conditions within the Study Area are noted under each.

4.2.2 Additional Blight Criteria

Once it has been determined that a substantial number of deteriorating or deteriorated structures are present in an area, the next stage analysis can begin. This requires that at least two out of the fourteen possible criteria be observed and documented in order for the Study Area to be considered blighted. The following is an analysis of each of the fourteen criteria that appropriate data could be collected for, with conditions documented for each Study Area.

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities.

The area is primarily residential with two-lane rural cross-section (no curbs or gutters) streets. The stormwater management system consists of open ditches along the majority of the roadways. Within the Study Area, there is approximately 3,700 linear feet of roadway with only approximately 270 linear feet (7%) of sidewalk. This

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condition could create a potentially dangerous pedestrian environment with little space to maneuver out of the way of oncoming cars.

Additionally, a review of ridership data from the City's Regional Transit System shows that Route 24, which serves the area along Waldo Road, had an approximately 16% decline in ridership from FY2007 to FY2009. The remainder of the City's transit routes showed an increase of 3.2% during the same time period. This decline can at least in part be equated with an increase in fares which occurred during 2008.

While the findings show some evidence of a defective or inadequate street layout and roadways within the Study Area, sufficient evidence is not available to identify this as a condition of blight.

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the five years prior to finding of such conditions.

An analysis of the assessed values from the Alachua County Property Appraiser for the last five years (2005-2009) determined that the aggregate values have increased for the Study Area. This is not considered a condition of blight.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

For this criterion, it should be noted that "faulty lot layout" does not pertain to existing block size or street grid. Rather, "faulty lot layout" pertains to how proper accessibility and/or adequate parking are not being provided by the existing uses. The redevelopment potential of an area can depend greatly on the configuration of parcels. Different building types and uses have varying size and access needs.

The Study Area consists primarily of small lots for single-family homes. Faulty lot layout does not appear to be a major limiting factor in the development of this Study Area. Therefore, it doesn't appear to be a condition of blight.

(d) Unsanitary or Unsafe conditions.

Data Sources

In order to investigate the existence of potentially unsanitary/unsafe conditions, three data sources were utilized: site visits by WilsonMiller staff, and the City of Gainesville Code Violation Data (2006-2008).

Field Observations

WilsonMiller staff visited the proposed expansion area in February and March 2010. During those visits photographs which document the existence of unsanitary/unsafe conditions were collected.

One factor observed within the Study Area and related to unsanitary and unsafe conditions was dumping. The dumping was primarily found in drainage ditches and the canal associated with Rosewood Branch. Rosewood Branch is a tributary of Sweetwater Branch which ultimately flows to Paynes Prairie.

Public dumping not only reduces the aesthetic appeal, it often leads to the perception that a given neighborhood or area is in decline. Public dumping also can attract rodents and other pests, which can have the potential to cause safety/health issues. The Study Area is small in size, but there were several locations (See Figures 4.6 & 4.7 below) where illegal dumping was found.

Figures 4.6 and 4.7: Examples of Public Dumping



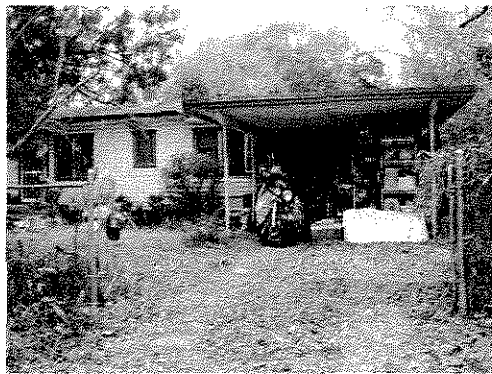
Ditch along NE 5th Avenue



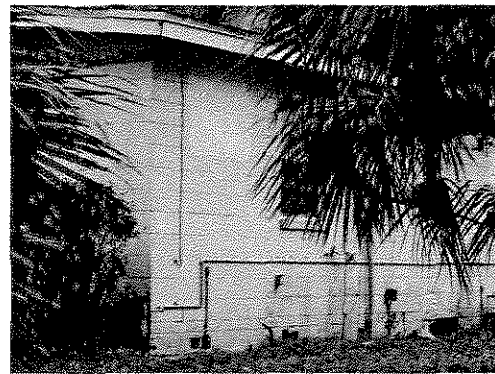
Rosewood Branch

In addition, a lack of general property upkeep within the Study Area was also observed. Several properties were poorly maintained, as demonstrated by deteriorating paint and cluttered areas outside. These conditions, particularly as they relate to unsanitary/unsafe conditions, are documented below in the discussion of Code Enforcement data.

Figures 4.8 and 4.9: Examples of Poor Property Upkeep



512 NE 12th Street



1210 NE 5th Avenue

Code Violation Data

Another method to document unsanitary/unsafe conditions is through code violation history. The data received from the City of Gainesville Code Enforcement Division

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included active and closed code violation cases, from January 2006 to July 2008. The violation types included major housing, dangerous buildings, vacant land, vehicle, zoning, animal, and sign violations. These all relate to potentially unsafe/unsanitary conditions.

A summary of Code violations from is provided in Table 4.2.c. The incidence of violations Citywide was 0.18 per property. In comparison, the violation incidence rate in the Study Area was 1.16 per property.

Table 4.2.c: Summary of Code Violations 2006-2008

Area	Code Violations	Total Number of Parcels	Number of Violations per Property
Study Area	51	44	1.16
Total City-wide	6,728	36,403*	0.18

*Parcel totals from 2008.

The findings in this section demonstrate that there is evidence of unsanitary and unsafe conditions within the Study Area. Code Enforcement violations occur at a higher rate than in the remainder of the City (see Table 4.2.c). Some evidence of public dumping was also documented (see Figures 4.6-4.7), which represent an unsafe and potentially unsanitary condition.

(e) Deterioration of site or other improvements.

Florida Statute is somewhat vague regarding what constitutes site deterioration. For the purpose of this study the focus is "observed" site deteriorations, documented environmental contamination and public infrastructure. With the incidence of unsafe/unsanitary conditions within the proposed expansion area, it is evident that some properties are deteriorating and in need of improvements. The code violations within the study area are related to deterioration of site, whether it is structures needing repair or lots needing to be cleaned.

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In addition to site improvements, the existing condition of the public infrastructure was reviewed utilizing atlas and other data as provided by the City of Gainesville. The findings are documented below. A cursory engineering review was conducted by WilsonMiller which analyzed available maps from the City's Department of Public Works, field photography, and data obtained from the Florida Department of Transportation (FDOT).

Generally, the conditions of existing infrastructure is acceptable, though the age of many of the pipes (particularly water and sanitary sewer) could mean that significant investment may be necessary in order to replace and upgrade those pipes in the near future. However, since the Comprehensive Plan and zoning designations within the area do not dictate significant increases in density to occur within the area, it is unlikely that there will be any capacity issues within the area.

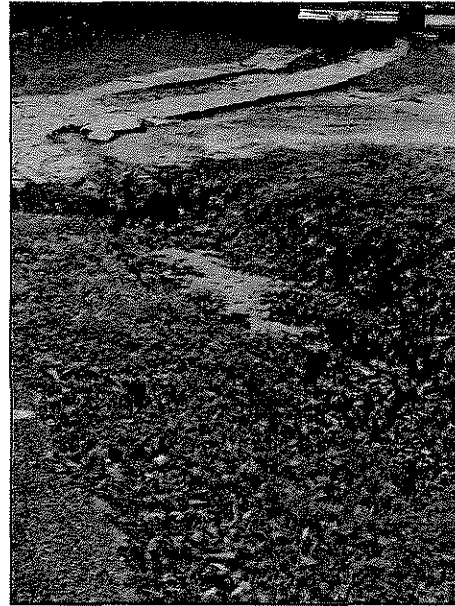
In addition to the water/sanitary sewer systems, the stormwater drainage system was also reviewed. Within the area, streets consist of predominantly a two-lane rural cross-section, which lacks curbing and has open ditches for drainage. The area is in need of some roadway and drainage swale maintenance, but no appreciable problems were observed aside from minor ponding and broken concrete driveways (See Figures 4.10-4.12). There is anecdotal testimonial evidence from residents that some flooding occurs during certain rainfall events and that there historically have been some flooding issues from some of the larger drainage ditches. However WilsonMiller was not able to substantiate these issues in discussion with city staff.

Although there is evidence of site deterioration on some properties within in the Study Area, additional data and research would be required to determine if there is sufficient deterioration to determine it a condition of blight, and therefore, the finding is inconclusive.

Figures 4.10, 4.11 and 4.12: Examples of Drainage System



NE 12th Court



NE 12th Street



NE 4th Place

(f) Inadequate and outdated building density patterns.

Due to blighting factors, distressed areas often do not develop or redevelop at appropriate, modern urban densities. In order to determine if the development patterns within the Study Area are outdated, the following data were analyzed to

City of Gainesville
Eastside CRA Expansion Area

determine if the existing development pattern is consistent with the potential, as documented in local plans.

- Existing land use (Department of Revenue Code)
- Future Land Use designation (Comprehensive Plan)
- Zoning district (Land Development Regulations)

In addition, a field survey was conducted where density patterns were observed and documented.

Existing Land Use – Department of Revenue Codes

As discussed at length in Section 4.1, the existing conditions of the Study Area largely reflect the single family nature of the neighborhood. As shown in Table 4.2.d below, the Florida Department of Revenue (DOR) codes are consistent with observations made by WilsonMiller during field visits.

Table 4.2.d Existing Land Use

DOR Code	Acres
Single Family	9.95
Multi-Family	0.92
Churches	0.69
Total*	±11.55

*Total acreage is exclusive of Rights-of-way.

As is described below, this density pattern is generally consistent with the zoning designations and Future Land Use categories in the area.

Comprehensive Plan – Future Land Use Designation

There are several different Future Land Use categories that can be found within the Study Area. Map 4.5 and Table 4.2.e below illustrate the breakdown of land use type.

Table 4.2.e Future Land Use Categories in Study Area

Future Land Use	Maximum Density	Acres
Residential Medium	8-30 units per acre	2.29
Single Family	up to 8 units per acre	9.26
*Total		±11.55

*Total acreage excludes Rights-of-way.

Land Development Regulations – Zoning District

The existing zoning districts reflect the development patterns that existing throughout the Study Area. See Map 4.6 and Table 4.2.f below to see the breakdown of zoning within the area.

Table 4.2.f Zoning Categories in the Study Area

Zoning	Maximum Density	Acres
RMF7	14 units per acre*	2.29
RSF2	4.6 units per acre	9.26
**Total		±11.55

*Up to 21 units per acre with density bonuses.

**Total acreage excludes Rights-of-way.

Field Observations

The Study Area is currently developed with a mix of single family, multi-family, and institutional properties. The Sperry Heights portion of the Study Area consists of 31 single family homes on lots ranging from 0.16 to 0.35 acres with a net density of 5 units per acre which corresponds to the Future Land Use and Zoning categories of Single Family and RSF2. The southern portion of the Study Area consists of single family lots ranging from 0.23 to 0.8 acres with a net density of 2.7 units per acre (not including the multi-family complex and parcels associated with the church/institution). Although there is potential for additional density to be developed within this area, the area is built out, and the lack of vacant parcels indicates that at this time, there is limited opportunity for increasing densities. Therefore, this condition of blight does not apply.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

The area contains primarily single-family residences with one multi-family complex and one church, therefore this condition of blight does not apply.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

According to the Alachua County Tax Collector online database, several properties within the Study Area have delinquent property taxes, but none exceed the fair value of the land, therefore this condition of blight does not apply.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

Sufficient information to analyze residential vacancy rates was not available and no commercial properties exist within the area, therefore this condition of blight does not apply.

(j) Incidence of crime higher than in the remainder of the county or municipality.

In order to determine if there is incidence of crime in the Study Area higher than in the remainder of the City, data from January of 2005 through December of 2009 was analyzed to determine the per capita rate of crime for the study area and the City as a whole. Consistent with privacy and public records laws, locational data related Child Molestation, Domestic Battery, Lewd or Lascivious Conduct, Sexual Assault and Sexual Battery is not available; therefore, this data was not considered for this comparison. Table 4.2.g shows the results of the analysis and verifies that the crime rate per capita and per parcel is higher in the Study Area than in the City as a whole. The only exceptions are for Arson/Fire and Homicide which do not occur in the Study Area, and Theft which was slightly higher for the City. Compared to City-Wide overall crime rate percentages the Study Area is 58% higher per capita. Therefore this is considered a condition of blight.

**City of Gainesville
Eastside CRA Expansion Area**

Table 4.2.g: Summary of Crimes from 2005-2009

Area Type of Crime	City-wide			Study Area		
	Crimes	Per Capita	Per Parcel	Crimes	Per Capita	Per Parcel
Arson/Fire	55	0.001	0.001	0	0.000	0.000
Assault	2,952	0.027	0.078	8	0.063	0.182
Battery	4,391	0.041	0.115	17	0.134	0.386
Burglary	19,615	0.183	0.516	42	0.331	0.955
Homicide	77	0.001	0.002	0	0.000	0.000
Lost/Stolen Vehicle Tag	996	0.009	0.026	2	0.016	0.045
Robbery	1,563	0.015	0.041	6	0.047	0.136
Shooting/Throwing a Deadly Missile	354	0.003	0.009	2	0.016	0.045
Stalking	354	0.003	0.009	0	0.000	0.000
Stolen Vehicle	2,020	0.019	0.053	6	0.047	0.136
Theft	14,541	0.135	0.382	12	0.094	0.273
Totals	46,863	0.43	1.23	95	0.75	2.16

(k) Fire and emergency medical service calls to the area proportionately higher than the remainder of the county or municipality.

In order to determine if there has been a proportionally higher number of Fire/EMS calls in the Study Area, data from 2004 to 2009 was compared at a per parcel rate in each area to City-wide rates. The per parcel rate for Fire/EMS response calls for the Study Area was 2.61 per parcel and in comparison, the citywide per parcel rate in 2004-2009 was 1.32. Therefore this is considered a condition of blight.

Table 4.2.h: Summary of Fire and EMS Calls 2004-2009

Study Area	Number of Parcels	EMS/Fire Calls	EMS/Fire Calls per Parcel
Study Area	44	115	2.61
City-wide	38,020	50,100	1.32

- (l) **A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.**

The City of Gainesville Code Enforcement Division provided the Code violation data used throughout this analysis. This data did not indicate which violations were of the Florida Building Code specifically. Therefore, this finding is inconclusive.

- (m) **Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**

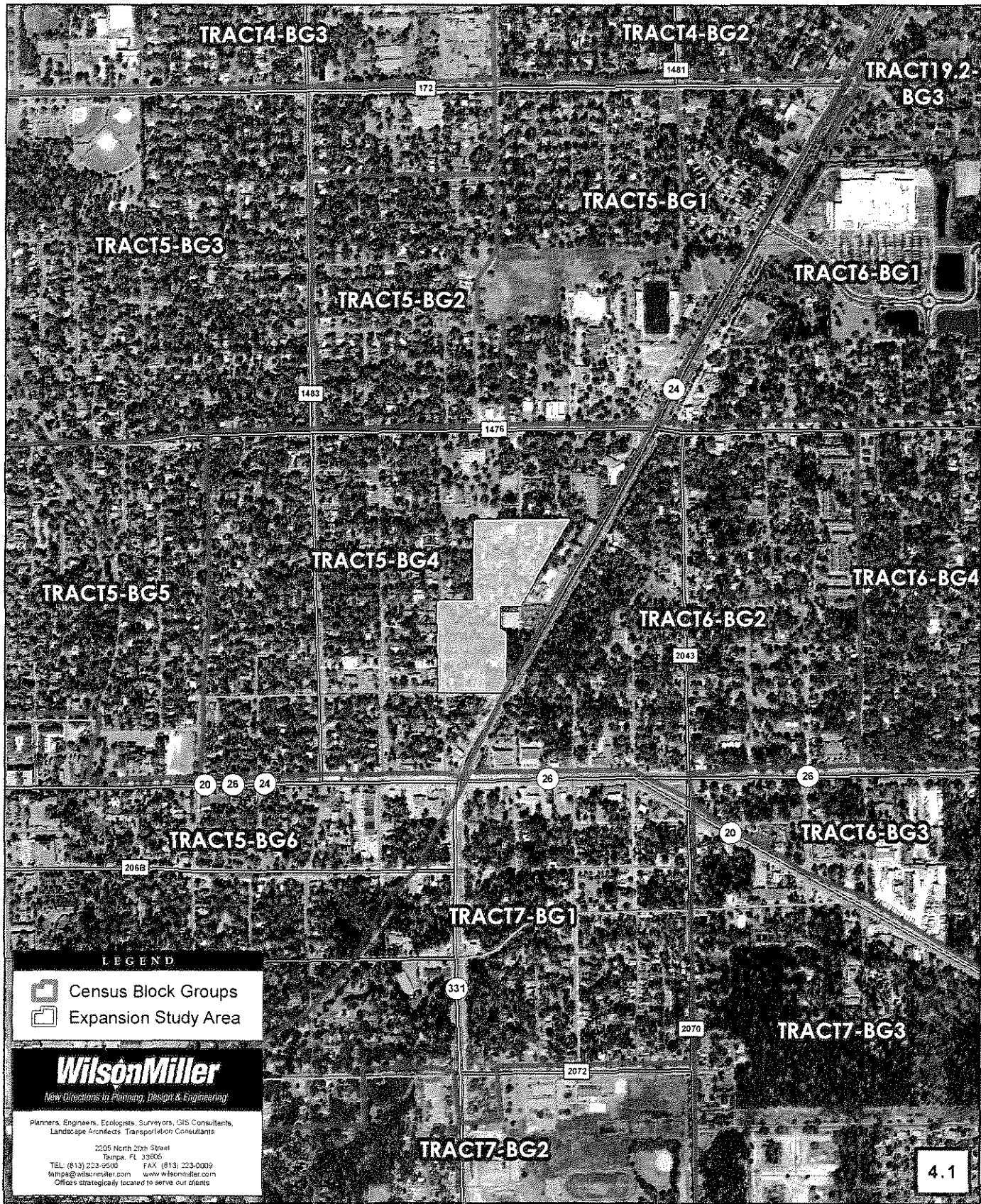
Redevelopment within an urban neighborhood often requires the assemblage of multiple parcels in order to create sites large enough to accommodate parking and open space requirements. The assemblage of properties can be greatly inhibited by a diversity of property ownership that forces a developer to make several transactions in order to create a parcel of usable size.

Each of the 44 parcels within the Study Area is individually owned and the largest parcel is the multi-family complex at 0.92 acres. This diversity of ownership could greatly inhibit land assemblage, but is not considered a condition of blight in this area, because the area is already the built out.



- (n) **Governmentally owned property with adverse environmental conditions caused by a public or private entity.**

No adverse environmental conditions were noted within the Study Area.

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LEGEND

-  Census Block Groups
-  Expansion Study Area

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EASTSIDE CRA EXPANSION

CENSUS BLOCK GROUP MAP

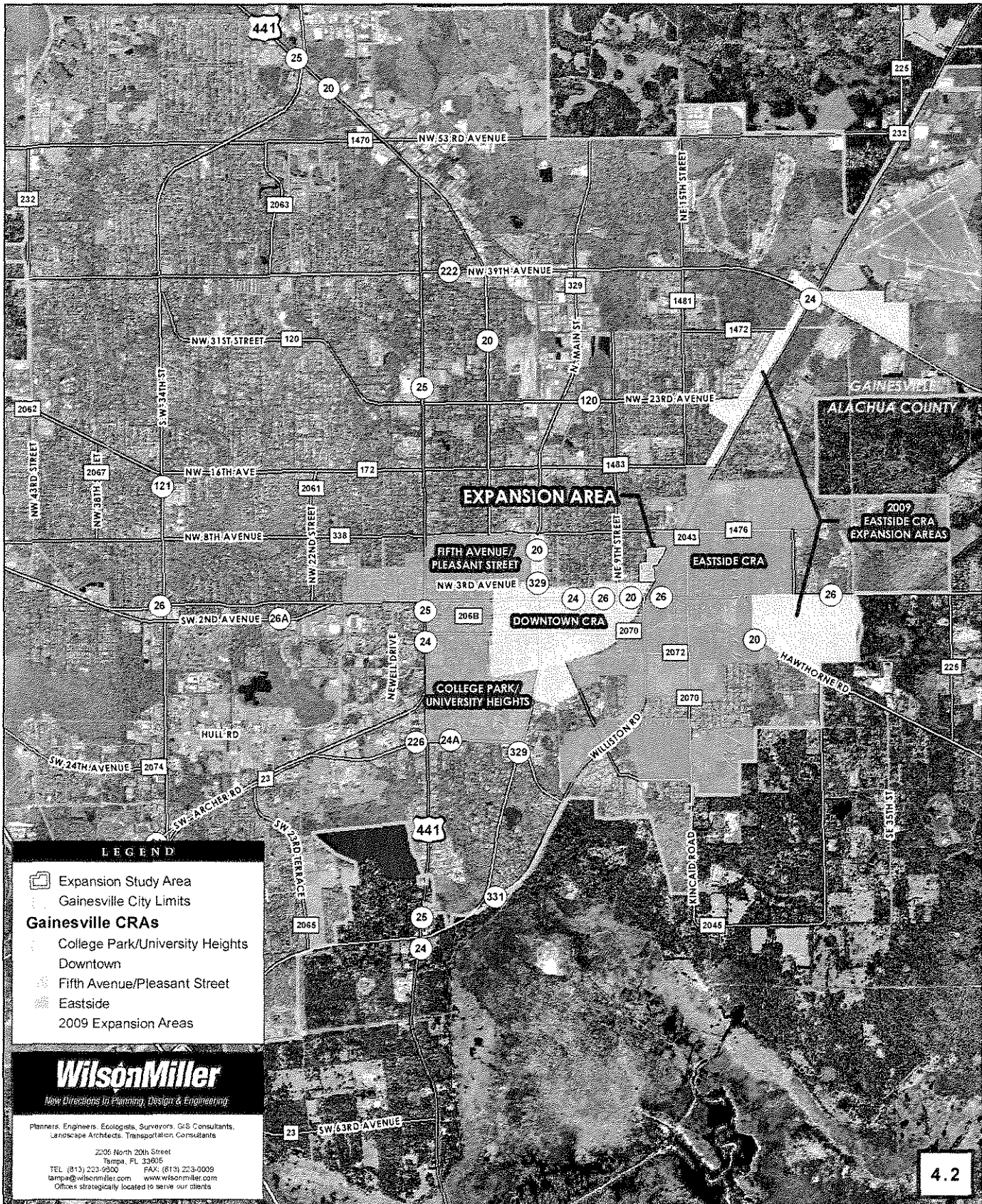
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4.2

LEGEND

- Expansion Study Area
- Gainesville City Limits
- Gainesville CRAs**
- College Park/University Heights
- Downtown
- Fifth Avenue/Pleasant Street
- Eastside
- 2009 Expansion Areas

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EASTSIDE CRA EXPANSION
LOCATION MAP
 MAY 2010

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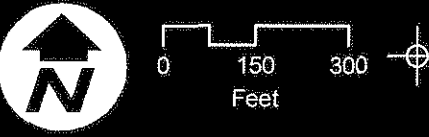
LEGEND

- Expansion Study Area
- CRA Boundaries
- Alachua County Parcels 02/10

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EASTSIDE CRA EXPANSION
AERIAL JANUARY 2008
 MAY 2010

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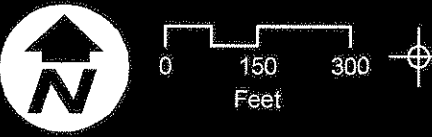
LEGEND

- Expansion Study Area
- CRA Boundaries
- Alachua County Parcels 02/10
- Existing Land Use (DOR)**
 - Vacant
 - Single Family
 - Multi-Family
 - Commercial
 - Industrial
 - Institutional
 - Public
 - ROW

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EASTSIDE CRA EXPANSION
EXISTING LAND USE
 MAY 2010

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LEGEND

- Expansion Study Area
- CRA Boundaries
- Alachua County Parcels 02/10

Gainesville FLU 02/10

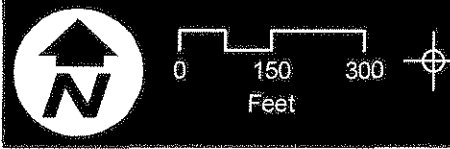
- Single Family (SF)
- Residential Low (RL)
- Residential Medium (RM)
- Office (O)
- Commercial (C)
- Mixed Use Low (MUL)
- Recreation (REC)
- Public Facilities (PF)

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4.5



EASTSIDE CRA EXPANSION
FUTURE LAND USE
 MAY 2010

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LEGEND

- Expansion Study Area
- CRA Boundaries
- Alachua County Parcels 02/10
- Gainesville Zoning 02/10
- BA
- BUS
- MU1
- OF
- OR
- PD
- PS
- RMF5
- RMF6
- RMF7
- RSF2
- RSF3
- RSF4

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EASTSIDE CRA EXPANSION

ZONING
 MAY 2010

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4.6

5.0 Summary and Conclusion

Based on data provided and conditions observed during site visits, there appears to be supporting information to prove that blighted conditions do exist within the Study Area. Below is a summary of the findings.

- **Criteria (d) - Unsanitary or unsafe conditions;**
 - The appearance of unsafe and unsanitary conditions including poor pedestrian safety and public dumping. In addition, Code violations, per parcel, are in excess of the City of Gainesville average (see Table 4.2.c):
 - City of Gainesville 0.18
 - Study Area 1.16

- **Criteria (j) - Incidence of crime in the area higher than in the remainder of the county or municipality;**
 - The crime rate in the area (0.75 per capita) is significantly higher than that in the city as a whole (0.43 per capita) (see Table 4.2.g).

- **Criteria (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;**
 - There is a higher rate of Fire/EMS calls within the Study Area than the City as a whole. The Study Area had an average of 2.61 calls per parcel, compared to the City-wide total of 1.32 (see Table 4.2.h).

5.1 Conclusion

The Study Area meets the criteria as documented in Florida Statutes to be designated as a blighted area and added to the Eastside CRA.

**APPENDIX:
LEGAL DESCRIPTION**

Legal Description

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF N.E. 3RD AVENUE AND THE WEST RIGHT-OF-WAY LINE OF N.E. WALDO ROAD ALSO KNOWN AS STATE ROAD NO. 24 FOR A POINT OF BEGINNING; THENCE RUN WEST ALONG THE CENTERLINE OF N.E. 3RD AVENUE TO THE WEST RIGHT-OF-WAY LINE OF N.E. 11TH STREET ALSO BEING A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK 4, RANGE 1 OF DOIG AND ROBERTSON SUBDIVISION AS PER DEED BOOK "W", PAGE 437 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (HEREAFTER ABBREVIATED PRACF); THENCE CONTINUE ALONG THE WEST RIGHT-OF-WAY LINE OF N.E. 11TH STREET THE FOLLOWING 4 COURSES: NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF BLOCK 4 TO THE N.E. CORNER OF LOT 1 OF SAID BLOCK 4, RANGE 1; NORTH TO THE S.E. CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3046, PAGE 573 (HEREAFTER ABBREVIATED AS ORB, __ PG __) OF THE PRACF; NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE N.E. CORNER OF SAID PARCEL; NORTHERLY TO THE NORTH RIGHT-OF-WAY-LINE OF N.E. 5TH AVENUE ALSO BEING THE S.E. CORNER OF LOT 20 OF SUNSET ACRES A SUBDIVISION AS RECORDED IN PLAT BOOK "E", PAGE 5 OF THE PRACF; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF N.E. 11TH STREET, RUN EAST ALONG AN EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID N.E. 5TH AVENUE TO A POINT ON THE WEST LINE OF WOODLAWN CIRCLE A SUBDIVISION AS RECORDED IN PLAT BOOK "E ", PAGE 27 OF THE PRACF; THENCE SOUTHERLY, SOUTHEASTERLY AND EAST ALONG THE PERIMETER OF SAID WOODLAWN CIRCLE TO THE S.E. CORNER OF WOODLAWN CIRCLE; THENCE NORTH ALONG THE EAST LINE OF SAID WOODLAWN CIRCLE ALSO BEING THE WEST LINE OF SPERRY HEIGHTS, A SUBDIVISION AS RECORDED IN PLAT BOOK "E ", PAGE 1 OF THE PRACF; THENCE CONTINUE NORTH ALONG SAID EAST LINE TO THE N.W. CORNER OF SAID SPERRY HEIGHTS; THENCE EAST ALONG THE NORTH LINE OF SAID SPERRY HEIGHTS TO THE N.E. CORNER OF SAID SPERRY HEIGHTS; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID SPERRY HEIGHTS AND EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 5TH AVENUE ALSO BEING A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN ORB.2295, PAGE 129 OF THE PRACF; THENCE WEST ALONG SAID RIGHT-OF-WAY AND SAID NORTH LINE TO THE N.W. CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE WEST LINE OF SAID PARCEL TO THE S.W. CORNER OF SAID PARCEL ALSO BEING THE N.W. CORNER OF N.E. 12TH STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL AND NORTH LINE OF N.E. 12 TH STREET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF N.E. 12TH STREET TO THE INTERSECTION OF THE WEST LINE OF N.E. WALDO ROAD ALSO KNOWN AS STATE ROAD NO. 24; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WALDO ROAD TO THE INTERSECTION OF THE CENTERLINE OF N.E. 3RD AVENUE AND THE POINT OF BEGINNING.