

Legislative #

181001A

ORDINANCE NO. 181001

An ordinance of the City of Gainesville, Florida, deleting in its entirety existing Chapter 2, Article V, Division 9 titled Community Redevelopment Agency, and replacing it with a new Chapter 2, Article V, Division 9 titled Gainesville Community Reinvestment Area in the City of Gainesville Code of Ordinances; providing directions to the codifier; providing a severability clause; providing a repealing clause; providing an effective date; and providing for dissolution of the Gainesville Community Redevelopment Agency and transfer to and acceptance of its assets and liabilities by the City.

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, the Chapter 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969”, empowers “local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities;” and

WHEREAS, historically, the City has carried out Community Redevelopment work through a Community Redevelopment Agency that it first created in 1979 and has maintained since under the authority of Part III of Chapter 163, Florida Statutes, known as the “Community Redevelopment Act of 1969;” however, the City and County are authorized by Section 163.400 of that Act to “enter into agreements, which may extend over any period, notwithstanding any provision or rule of law to the contrary . . . respecting action to be taken pursuant to any of the

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 an area
7 comprised of the four City CRA areas and by the County within the Gainesville Metropolitan Area;
8 and

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

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

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

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

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

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~~DIVISION 9. COMMUNITY REDEVELOPMENT AGENCY~~

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

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

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

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

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

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

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

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

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

1 The agency shall file with the city commission and with the auditor general on or
2 before March 31 of each year, a report of its activities for the preceding calendar year,
3 which report shall include a complete financial statement setting forth its assets,
4 liabilities, income and operating expense as of the end of the calendar year. At the time
5 of filing the report, the agency shall publish in a newspaper of general circulation in the
6 community a notice to the effect that the report has been filed with the city and the
7 report is available for inspection during business hours in the office of the clerk of the city
8 commission and in the office of the agency.

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

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

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

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

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

- 36 ~~1. — Lot #9 and the west 170 feet of Lot #4 of Brush's Addition, as per Deed Book "O", page~~
37 ~~218, a replat of Block 28 as per Plat Book "A", page 71, of the Public Records of Alachua~~

1 County, Florida, also known as tax parcel #14536 and #14544 and the south 104 feet of
2 tax parcel #14537;

3 ~~2. Commence 138 feet east and 43 feet south of the northwest corner of the Southeast~~
4 ~~one quarter (SE ¼) of Section 5, Township 10 South, Range 20 East, for the point of~~
5 ~~beginning; thence run South along the east right-of-way line of SW 5th Terrace 581 feet~~
6 ~~more or less to its intersection with the north right-of-way line of SW 2nd Avenue;~~
7 ~~thence run East along the said north line of SW 2nd Avenue, 160.95 feet; thence run~~
8 ~~North 285.5 feet; thence run West 25.9 feet; thence run North 296 feet more or less, to~~
9 ~~the south right-of-way line of West University Avenue; thence run West 118.9 feet along~~
10 ~~said south right-of-way line to the point of beginning, and close. Said area also known~~
11 ~~as tax parcel #12939, 12940, 12942 and 12942-1; and~~

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

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

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

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

13 **TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:**

14 Beginning at the intersection of the centerlines of NW 6th Street and NW 2nd
15 Avenue proceed East along the centerline of NW 2nd Avenue to the east property
16 line of tax parcel 14536; thence south along the east property line of tax parcel
17 14536 to the north property line of tax parcel 14544; thence East to the west line
18 of tax parcel 14543; thence run South along said west line to the north line of NW
19 1st Avenue; thence west along the north line of NW 1st Avenue to the centerline
20 of NW 6th Street; thence North along the centerline of NW 6th Street to the Point-
21 of Beginning.

22 **AND:**

23 Beginning at the intersection of the centerlines of NW 1st Street and NW 8th
24 Avenue proceed east along the centerline of NW 8th Avenue to the centerline of
25 NE 1st Street; thence south along the centerline of NW 1st Street to the centerline
26 of NE 6th Avenue; thence west along the centerline of NE 6th Avenue to the
27 centerline of NW 1st Street; thence north along the centerline of NW 1st Street to
28 the Point of Beginning.

29 **Sec. 2-410.1. Boundaries of the N.W. Fifth Avenue Neighborhood/Pleasant Street area.**

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

1 ~~3rd Avenue to N.W. 13th Street; thence run north along N.W. 13th Street to N.W. 8th~~
2 ~~Avenue; thence run east along N.W. 8th Avenue to its intersection with N.W. 1st Street~~
3 ~~being the point of beginning, and close. All lying and being in the City of Gainesville,~~
4 ~~Florida.~~

5 ~~Sec. 2-410.2. Boundaries of the College Park/University Heights community redevelopment~~
6 ~~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. R-94-63 passed~~
9 ~~September 26, 1994 and Resolution 050067 passed June 13, 2005. The area described in~~
10 ~~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 ~~Commence at the point of intersection with a southerly extension of the east~~
15 ~~right of way line of S.W. 6th Street and the south line of the abandoned Seaboard~~
16 ~~Coastline Railroad right of way (a/k/a the Department of Transportation Depot~~
17 ~~Avenue Rail Trail) as the point of beginning; thence run south and southwesterly~~
18 ~~along said south line to the west right of way line of S.W. 13th Street, thence run~~
19 ~~north along said west right of way line to the south right of way line of West~~
20 ~~University Avenue; thence run west along said south right of way line to the west~~
21 ~~right of way line of N.W. 20th Terrace; thence run north along said west right of~~
22 ~~way line to the north right of way line of N.W. 3rd Avenue; thence run east along~~
23 ~~said north right of way line to the west right of way line of N.W. 20th Street;~~
24 ~~thence run north along said west right of way to the north right of way line of~~
25 ~~N.W. 5th Avenue; thence run east along said north right of way line to the west~~
26 ~~right of way line of N.W. 15th Street; thence run north along said west right of~~
27 ~~way line to the north right of way line of N.W. 7th Avenue; thence run east along~~
28 ~~said north right of way line to the west right of way line of N.W. 13th Street;~~
29 ~~thence run south along said west right of way line to the north right of way line~~
30 ~~of N.W. 3rd Avenue; thence run east along said north right of way line to the east~~
31 ~~right of way line of N.W. 6th Street; thence run south along said east right of way~~
32 ~~line to the intersection of a southerly extension of the east right of way line of~~
33 ~~S.W. 6th Street and the south line of the abandoned Seaboard Coastline Railroad~~
34 ~~right of way (a/k/a the Department of Transportation Depot Avenue Rail Trail)~~
35 ~~being the point of beginning, and close. All lying and being in the city.~~

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

37 ~~All of the platted and unplatted lands and rights of way lying within Section 8,~~
38 ~~Township 10 South, Range 20 East, Alachua County, Florida, lying south of the~~

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

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

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

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

27 ~~An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10 South, Range~~
28 ~~20 East of Alachua County, Florida, being more particularly described as follows:~~

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

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

1 of way line of NE 8th Avenue to a southerly extension of the easterly right of way
2 line of NE 14th Street; thence run northerly and northeasterly along said southerly
3 extension and along said easterly right of way line of NE 14th Street and along the
4 easterly right of way line of NE 15th Street to the southeast corner of the
5 intersection of NE 15th Street and NE 16th Avenue, being the point of beginning,
6 and close. All lying and being in the City of Gainesville, Florida; containing 952
7 acres more or less.

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

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

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

1 ~~tax parcel and along the said northerly right-of-way line of S.E. 22nd Avenue~~
2 ~~northwesterly and west to a point on the east line of the former railroad right-of-~~
3 ~~way as described in ORB 2259, page 1142 of the PRACF; thence run northwesterly~~
4 ~~along the east line of the said former railroad right-of-way to an intersection with~~
5 ~~the northwest right-of-way line of State Road 331 (also known as S.E. Williston~~
6 ~~Road); thence run southwest along the northwest right-of-way line of State Road~~
7 ~~331 to the south line of the Lester Robinson Property, an unrecorded subdivision~~
8 ~~as described in ORB 3256, page 447 of the PRACF; thence run west along said~~
9 ~~south line to the west line of said unrecorded subdivision, said west line also being~~
10 ~~the west line of section 9, Township 10 South, Range 20 East; thence run north~~
11 ~~along the west line of said section 9 to an intersection with the centerline of~~
12 ~~Sweetwater Branch; thence run northeast along the centerline of Sweetwater~~
13 ~~Branch to the north right-of-way line of S.E. 13th Avenue; thence run east along~~
14 ~~the north right-of-way line of S.E. 13th Avenue and the easterly extension thereof~~
15 ~~to the southerly extension of the east right-of-way line of S.E. 10th Street; thence~~
16 ~~run north along said southerly extension and the east right-of-way line of S.E. 10th~~
17 ~~Street to the north right-of-way line of S.E. 9th Avenue and a point on the~~
18 ~~southerly line of the existing Eastside Community Redevelopment Association~~
19 ~~Boundary; thence continue along said southerly line of the existing Eastside~~
20 ~~Community Redevelopment Association boundary the following seven courses:~~
21 ~~East along the north right-of-way line of S.E. 9th Avenue to the west right-of-way~~
22 ~~line of State Road 331 (also known as S.E. 11th Street); thence north along the~~
23 ~~west right-of-way line of state road 331 to the north right-of-way line of S.E. 8th~~
24 ~~Avenue; thence East along the north right-of-way line of S.E. 8th Avenue to the~~
25 ~~west right-of-way line of S.E. 15th Street; thence north along the west right-of-~~
26 ~~way line of S.E. 15th Street to the westerly extension of the north right-of-way line~~
27 ~~of S.E. 4th Avenue; thence east along the westerly extension of the north right-of-~~
28 ~~way line of S.E. 4th Avenue and the north right-of-way line thereof to the northerly~~
29 ~~extension of the east right-of-way line of S.E. 17th Terrace; thence south along the~~
30 ~~northerly extension of the east right-of-way line of S.E. 17th Terrace, the east~~
31 ~~right-of-way line and a southerly extension thereof to the south right-of-way line~~
32 ~~of S.E. 6th Avenue, also being a point on the north line of lot 100 of the~~
33 ~~forementioned New Gainesville; thence east along the south line of lots 100 thru~~
34 ~~104 of said New Gainesville also being the south right-of-way line of S.E. 6th~~
35 ~~Avenue and the easterly extension thereof to the west right-of-way line of S.E.~~
36 ~~21st Street and the point of beginning.~~

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

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

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

1 ~~135, 138, 139, 142, 143, 145, 146, 147, and 148 to the North right of way line of~~
2 ~~Northeast 23rd Avenue; thence run West along said North right of way line to the~~
3 ~~northerly projection of the West right of way line of a drainage right of way as~~
4 ~~shown in Carol Estates East, a plat as recorded in Plat Book "F", Page 10, PRACF;~~
5 ~~thence run South along said northerly projection and said West right of way line~~
6 ~~to the South right of way line of Northeast 21st Place; thence run Southeast along~~
7 ~~said South right of way line to the West right of way line of Northeast 16th Way;~~
8 ~~thence run Southwest along said West right of way line and the southerly~~
9 ~~extension thereof to a point on the South right of way line of Northeast 16th~~
10 ~~Avenue, said point being on the existing Eastside CRA boundary line; thence run~~
11 ~~East along said existing Eastside CRA boundary line and said South right of way~~
12 ~~line and the easterly extension thereof to its intersection with the northeasterly~~
13 ~~right of way line of the abandoned Seaboard Coastline Railroad property (now~~
14 ~~being the easterly right of way line of Waldo Road (State Road 24)) and the point~~
15 ~~of beginning.~~

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

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

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

1 **Sec. 2-411. Powers.**

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

5 **Sec. 2-412. Downtown expansion redevelopment trust fund.**

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

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

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

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

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

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

32 ~~(e) It is hereby determined that the total of the assessed value of the taxable property in the~~
33 ~~area redescrbed in section 2-410(b), as shown by the most recent assessment roll prior to~~
34 ~~the effective date of the ordinance adopting the downtown redevelopment plan was~~
35 ~~\$18,779,230.00. It is hereby determined that the total of the assessed value of the taxable~~
36 ~~property in the area described in section 2-410(c), as shown by the most recent assessment~~
37 ~~roll prior to the effective date of Ordinance No. 002142 (December 10, 2001) was~~
38 ~~\$29,813,210.~~

1 ~~(f) — Until such time as the redevelopment plan is completed and paid for, the city shall, and all~~
2 ~~other taxing authorities except school districts and those taxing authorities listed in F.S. §~~
3 ~~163.387(2)(c) are called upon to, annually appropriate to the trust fund the tax increment~~
4 ~~described above for the area described in section 2-410(b) and (c).~~

5 **Sec. 2-413. — College Park/University Heights CRA; trust fund.**

6 ~~(a) — There is hereby established a trust fund, to be separately administered and accounted for,~~
7 ~~to be known as the College Park/University Heights redevelopment trust fund.~~

8 ~~(b) — The trust fund shall be used for the deposit of all tax increment funds obtained by the~~
9 ~~community redevelopment agency to finance or refinance community redevelopment~~
10 ~~projects within the College Park/University Heights community redevelopment area and all~~
11 ~~such funds shall be used to carry out redevelopment activities included in the community~~
12 ~~redevelopment plan for the College Park/University Heights community redevelopment~~
13 ~~area.~~

14 ~~(c) — Until all redevelopment projects included in the College Park/University Heights Community~~
15 ~~Redevelopment Plan are completed and paid for, the trust fund shall receive the annual tax~~
16 ~~increment, as hereinafter defined, from all taxing authorities except school districts and~~
17 ~~those taxing authorities listed in F.S. § 163.387(2)(c) for the area described in section 2-~~
18 ~~410.2(b) and (c).~~

19 ~~(d) — Except for Alachua County and except for Alachua County school district(s) and those taxing~~
20 ~~authorities listed as exempt in F.S. § 163.387(2)(c), pursuant to F.S. § 163.387, the tax~~
21 ~~increment to be contributed annually to the trust fund shall be that amount equal to 95~~
22 ~~percent of the difference between:~~

23 ~~(1) — The amount of the ad valorem taxes levied each year by each taxing authority exclusive~~
24 ~~of any debt service millage on taxable real property contained within the geographic~~
25 ~~boundaries of the College Park/University Heights Community Redevelopment Area~~
26 ~~described in Section 410.2(b) and (c); and~~

27 ~~(2) — The amount of ad valorem taxes which would have been produced by the rate upon~~
28 ~~which tax is levied each year by each taxing authority exclusive of any debt service~~
29 ~~millage, upon the total of the assessed value of the taxable property in the College~~
30 ~~Park/University Heights Community Redevelopment Area described in section 2-~~
31 ~~410.2(b) and (c) as shown upon the most recent assessment roll used in connection with~~
32 ~~the taxation of such property by each taxing authority prior to the effective date of the~~
33 ~~ordinances providing for the funding of the trust fund for the areas described in section~~
34 ~~2-410.2(b) and section 2-410.2(c) respectively.~~

35 ~~(e) — As to Alachua County, the tax increment to be contributed annually to the trust fund shall~~
36 ~~be that amount equal to 95 percent of the difference between:~~

37 ~~(1) — The amount of the ad valorem taxes levied each year by the City of Gainesville exclusive~~
38 ~~of any Alachua County debt service millage on taxable real property contained within~~
39 ~~the geographic boundaries of the College Park/University Heights Community~~
40 ~~Redevelopment Area described in Section 410.2(b) and (c); and~~

1 ~~(2) The amount of ad valorem taxes which would have been produced by the rate upon~~
2 ~~which tax is levied each year by the City of Gainesville exclusive of any Alachua County~~
3 ~~debt service millage, upon the total of the assessed value of the taxable property in the~~
4 ~~College Park/University Heights Community Redevelopment Area described in section~~
5 ~~2-410.2(b) and (c) as shown upon the most recent assessment roll used in connection~~
6 ~~with the taxation of such property by each taxing authority prior to the effective date of~~
7 ~~the ordinances providing for the funding of the trust fund for the areas described in~~
8 ~~section 2-410.2(b) and section 2-410.2(c) respectively.~~

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

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

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

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

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

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

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

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

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

1 in connection with the taxation of such property by each taxing authority prior to the
2 adoption of the redevelopment plans.

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

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

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

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

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

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

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

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

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

1 is ~~\$10,167,610.00~~. It is hereby determined that the total of the assessed value of the taxable
2 property in the Eastside community redevelopment area described in subsection 2-410.3(d),
3 as shown on the most recent assessment roll prior to the adoption of Ordinance No. 090966,
4 is ~~\$17,668,780.00~~. It is hereby determined that the total of the assessed value of the taxable
5 property in the Eastside community redevelopment area described in subsection 2-410.3(e),
6 as shown on the most recent assessment roll prior to the adoption of Ordinance No. 090966
7 is ~~\$7,384,460.00~~.

8 ~~Secs. 2-416—2-420. —Reserved.~~

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

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

12 (a) There is hereby created the Gainesville Community Reinvestment Area (the “GCRA”) within
13 which the City shall undertake community redevelopment for the elimination and
14 prevention of the development and spread of slums and blight in accordance with this
15 division. The complete metes and bounds legal description of the GCRA is set forth below
16 and the physical boundary of the GCRA is set forth below. A GIS map of the GCRA is
17 available in the GCRA office.

18
19 (b) GCRA legal description: A Part Of Sections 26, 27, 31, 32, 33, 34, And 35, Township 9 South,
20 Range 20 East, And Sections 2 Through 10, And A Part Of The D.L. Clinch Grant, Township 10
21 South, Range 20 East, Alachua County, Florida, And Being More Particularly Described As
22 Follows: Begin At The Intersection Of The Easterly Right Of Way Line Of NE 15th Street And
23 The Southerly Right Of Way Line Of NE 16th Avenue (County Road Number 172); Thence
24 Easterly Along Said Southerly Right Of Way Line To An Intersection With The Southwesterly
25 Extension Of The Westerly Right Of Way Line Of NE 16th Way; Thence Northeasterly Along
26 Said Southwesterly Extension And Said Westerly Right Of Way Line To The Southwesterly
27 Right Of Way Line Of NE 21st Place; Thence Northwesterly Along Said Southwesterly Right
28 Of Way Line To An Intersection With The Westerly Line Of A Drainage Right Of Way, As Per
29 Plat Of Carol Estates East, Plat Book “F”, Page 10, Public Records of Said Alachua County;
30 Thence Northerly Along Said Westerly Line of Said Drainage Right Of Way And Its Northerly
31 Extension To An Intersection With The Northerly Right Of Way Line Of NE 23rd Avenue
32 (State Road Number 232A); Thence Easterly Along Said Northerly Right Of Way Line To The
33 Southeast Corner Of Lot 148 Of Hugh Edwards Industrial Center, Plat Book “E”, Page 41,
34 Said Public Records; Thence Northeasterly Along The Easterly Lines Of Lots 148, 147, 146,
35 145, 143, 142, 139, 138, 135 And 134 Of Said Hugh Edwards Industrial Center To The
36 Northeast Corner Of Said Lot 134; Thence Northwesterly To The Southeast Corner Of Lot
37 119 Of Said Hugh Edwards Industrial Center, Said Southeast Corner Being At The

1 Intersection Of The Northerly Right Of Way Line Of NE 27th Avenue And The Northwesternly
2 Right Of Way Line Of NE 21st Way; Thence Northeasterly Along Said Northwesternly Right Of
3 Way Line And Its Northerly Extension To An Intersection With The Northerly Right Of Way
4 Line Of NE 31st Avenue; Thence Easterly Along Said Northerly Right Of Way Line To The
5 Southwest Corner Of Lot 17 Of Seaboard Industrial Park, Plat Book "G", Page 74, Said Public
6 Records; Thence Northeasterly Along The Westerly Lines Of Lot 17 And Lot 16 Of Said
7 Seaboard Industrial Park To The Southeast Corner Of Those Lands Described And Recorded
8 In Official Records Book 4016 Page 791 (Denoted As TAX PARCEL 8198-7-8 In Said Official
9 Record Book); Thence Northwest Along the South Line Of Said Lands, A Distance Of 23 Feet
10 To The Southeast Corner Of Lot 12 Of Said Seaboard Industrial Park; Thence Northeasterly
11 Along The Easterly Line Of Said Lot 12 To The Northeast Corner Of Said Lot 12; Thence
12 Northeasterly To The Southeast Corner Of Lot 13 Of Said Seaboard Industrial Park; Thence
13 Northeasterly Along The Easterly Line Of Said Lot 13 To An Intersection With The
14 Southwesterly Right Of Way Line Of NE 39th Avenue (State Road Number 222); Thence
15 Northwesterly Along Said Southwesterly Right Of Way Line To The Northwest Corner Of
16 Said Seaboard Industrial Park; Thence Northeasterly To The Southwest Corner Of Those
17 Lands Described And Recorded In ORB 1681 Page 1322 (Alachua County Property Appraiser
18 Parcel 08198-007-001 - All Such Parcels Hereafter Described As Tax Parcels); Thence
19 Northeast Along The Westerly Line Of Said Lands To The Southwest Corner Of Those Lands
20 Described And Recorded In ORB 526, Page 88 (Tax Parcel 08189-000-000); Thence
21 Southeasterly Along The Southwesterly Line Of Said Lands To An Intersection With The
22 Northwesterly Right Of Way Line Of Waldo Road (State Road Number 24); Thence
23 Southeasterly, Crossing Waldo Road And The Former Seaboard Coastline Railroad, To The
24 Northwest Corner Of Those Lands Described And Recorded In ORB 796, Page 238 (Tax
25 Parcels 08192-009-000 And 08192-010-000), Said Northwest Corner Lying On The
26 Southeasterly Right Of Way Line Of Said Former Seaboard Coastline Railroad; Thence
27 Easterly, Southerly, Easterly, And Southerly Along Said Lands To An Intersection With The
28 Northeasterly Right Of Way Line Of NE 39th Avenue; Thence Southerly Along The Southerly
29 Extension Of Last Said Line To An Intersection With The Southwesterly Right Of Way Line Of
30 Said NE 39th Avenue; Thence Northwesterly Along Said Southwesterly Right Of Way Line To
31 An Intersection With The Southeasterly Right Of Way Line Of The Aforementioned Former
32 Seaboard Coastline Railroad; Thence Southwesterly Along Said Southeasterly Right Of Way
33 Line 8,350 Feet, More Or Less, To An Intersection With The South Line Of A City Of
34 Gainesville Drainage Easement As Described And Recorded In ORB 573, Page 33; Thence
35 East Along Said South Line To The East Line Of Section 34, Township 9 South, Range 20 East;
36 Thence South Along Said East Line Of Section 34 To An Intersection With The South Right Of
37 Way Line Of NE 8th Avenue; Thence West Along Said South Right Of Way Line To An
38 Intersection With The East Right Of Way Line Of NE 25th Street; Thence South Along Said

1 East Right Of Way Line To An Intersection With The North Right Of Way Line Of East
2 University Avenue (State Road Number 26); Thence East Along Said Northerly Right Of Way
3 Line To A Point On The Centerline Of A Drainage Easement, Lying 1481.74 Feet East Of The
4 West Line Of Section 2, Township 10 South, Range 20 East And Being On The Existing
5 Gainesville City Limit Line, As Per Ordinance #3865; Thence Southerly Along The Centerline
6 Of Said Drainage Easement And Said City Limit Line To The South Line Of Said Section 2;
7 Thence West Along Said South Line Of Section 2 To The Southwest Corner Of Said Section 2,
8 Said Corner Also Being The Northeast Corner Of Section 10, Township 10 South, Range 20
9 East; Thence South Along The East Line Of Said Section 10 And Said Gainesville City Limit
10 Line To An Intersection With The Southerly Right Of Way Line Of Hawthorne Road (State
11 Road Number 20); Thence Northwesterly Along Said Southerly Right Of Way Line To The
12 Northeast Corner Of Those Lands Described And Recorded As Parcel 1 Of ORB 4389, Page
13 78 (Tax Parcel 11344-000-000); Thence Southerly Along The East Line Of Said Lands And The
14 Southerly Extension Thereof To The South Line Of Lot 107 Of New Gainesville, A Subdivision
15 Of Section 3, Township 10 South, Range 20, Plat Book "A", Page 68, And Also Being On The
16 Easterly Extension Of The North Right Of Way Line Of SE 8th Avenue; Thence West Along
17 The South Line Of Lots 107 Thru 101 Of Said New Gainesville, The Easterly Extension Of The
18 North Right Of Way Line Of SE 8th Avenue, And The North Right Of Way Line Of Said SE 8th
19 Avenue To An Intersection With The Northerly Extension Of The West Line Of Lincoln
20 Estates 2nd Addition, Plat Book "G", Page 36; Thence South Along Said Northerly Extension
21 And Said West Line Of Lincoln Estates 2nd Addition To The Southwest Corner Of Said Lincoln
22 Estates 2nd Addition, Said Point Being On The North Line Of Lincoln Estates 1st Addition,
23 Plat Book "F", Page 38; Thence West Along The North Line Of Said Lincoln Estates 1st
24 Addition To The Northwest Corner Thereof, Said Point Being On The East Line Of Lincoln
25 Estates, Plat Book "F", Page 19; Thence North Along The East Line Of Said Lincoln Estates To
26 The Northeast Corner Thereof; Thence West Along The North Line Of Said Lincoln Estates To
27 The Northwest Corner Thereof, Said Point Also Being On The East Right Of Way Line Of SE
28 15th Street (County Road Number 2043); Thence North Along Said East Right Of Way Line
29 To An Intersection With The Easterly Extension Of The North Right Of Way Line Of SE 11th
30 Avenue; Thence West Along Said Easterly Extension And Said North Right Of Way Line To
31 The West Right Of Way Line Of SE 12th Street; Thence South Along Said West Right Of Way
32 Line To The North Right Of Way Line Of SE 12th Avenue; Thence West Along Said North
33 Right Of Way Line To The Easterly Right Of Way Line Of Williston Road (State Road Number
34 331); Thence Southwesterly Along Said Easterly Right Of Way Line To The South Right Of
35 Way Line Of SE 13th Avenue; Thence East Along Said South Right Of Way Line To The West
36 Right Of Way Line Of Said SE 15th Street; Thence South Along Said West Right Of Way Line
37 To An Intersection With The Westerly Extension Of The South Line Of Those Lands
38 Described and Recorded as Parcel 1 Of ORB 4355 Page 1038 (Tax Parcel Number 16107-504-

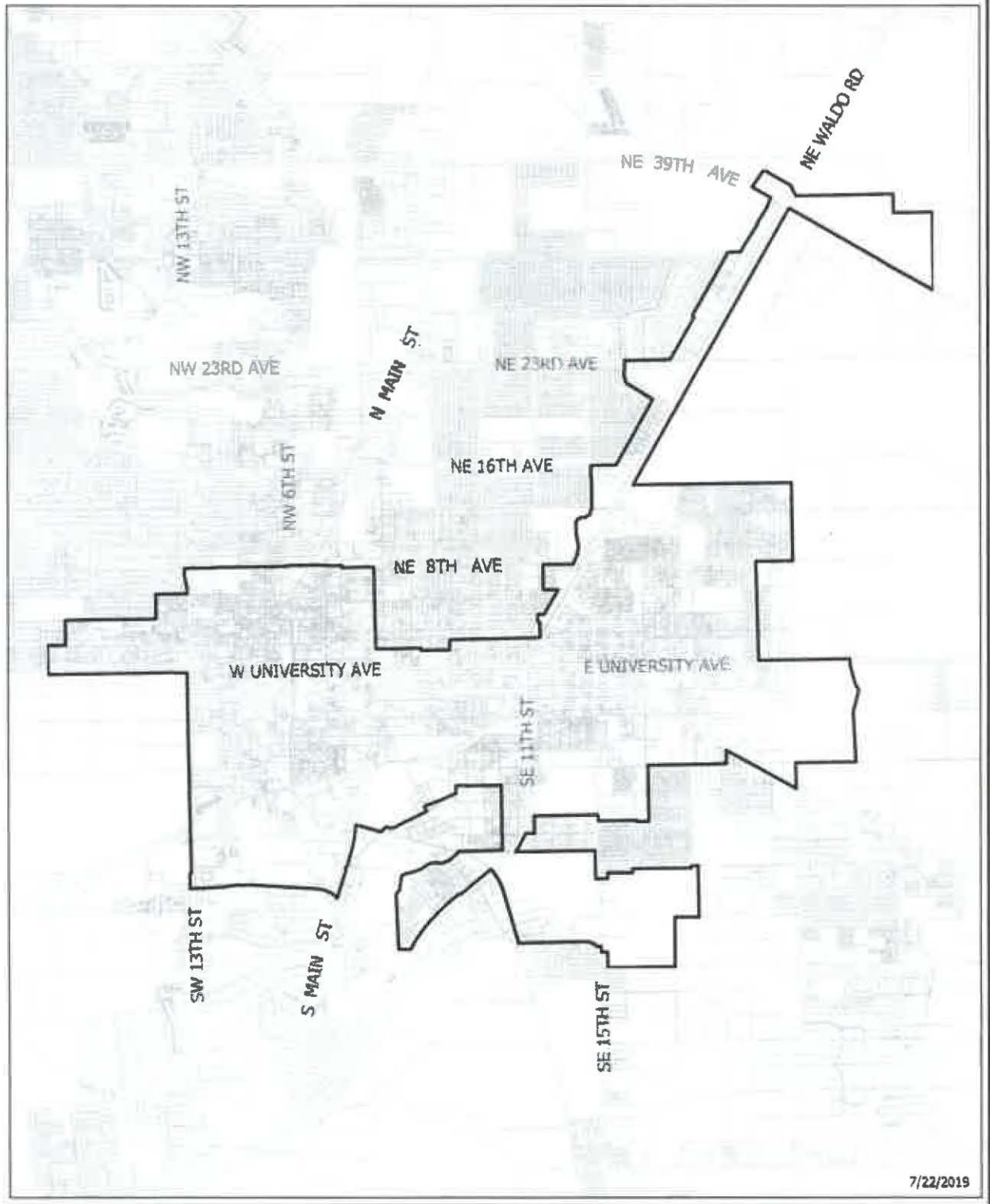
1 000); Thence East Along Said Westerly Extension And Said South Line To The Southeast
2 Corner Thereof; Thence North To The Northeast Corner Of Said Parcel, Also Being At An
3 Intersection With The South Line Of Wedgewood 1st Addition, Plat Book "H", Page 5; Thence
4 East Along Said South Line Of Wedgewood 1st Addition To The Southeast Corner Thereof;
5 Thence North Along The East Line Of Said Wedgewood 1st Addition To An Intersection With
6 The South Right Of Way Line Of SE 15th Avenue; Thence East Along Said South Right Of Way
7 Line, Also Being The North Line Of Those Lands Described And Recorded In ORB 1994, Page
8 279 (Tax Parcel 16107-200-000), To The Northeast Corner Thereof; Thence Along Said Lands
9 The Following 6 Courses: (1) South To The Northeast Corner Of The East Half (1/2) Of The
10 Southeast Quarter (1/4) Of The Southwest Quarter (1/4) Of Section 10, Township 10 South,
11 Range 20 East; (2) Thence West Along The North Line Of Said East Half (1/2) Of The
12 Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Northwest Corner Thereof;
13 (3) Thence South Along The West Line Of Said East Half (1/2) Of The Southeast Quarter (1/4)
14 Of The Southwest Quarter (1/4) To The Southwest Corner Thereof; (4) Thence West Along
15 The South Line Of Said Section 10, Township 10 South, Range 20 East To The East Line Of
16 The West 210 Feet Of The South 420 Feet Of Said Section 10, Also Being The Southeast
17 Corner Of Chas Baltimore Subdivision, An Unrecorded Subdivision, And Being A Point On
18 The North Right Of Way Line Of SE 23rd Place; (5) Thence North Along The East Line Of Said
19 Chas Baltimore Subdivision And The East Line Of Said West 210 Feet Of South 420 Feet To
20 The Northeast Corner Thereof, Also Being The Northeast Corner Of Said Chas Baltimore
21 Subdivision; (6) Thence West Along Said North Line Of Chas Baltimore Subdivision And Said
22 West 210 Feet Of The South 420 Feet To A Point On The East Right Of Way Line Of SE 15th
23 Street; Thence North Along Said East Right Of Way Line Of SE 15th Street To A Point
24 Opposite Of And Perpendicular To The Southeast Corner Of Those Lands Described And
25 Recorded In ORB 4018 Page 2245 (Tax Parcel Number 15995-054-000); Said Corner Also
26 Being On The Northerly Right Of Way Line Of SE 22nd Avenue; Thence West To The
27 Southeast Corner Of Said Lands; Thence Westerly Along The Southerly Line Of Said Lands
28 And The Northerly Right Of Way Line Of SE 22nd Avenue To An Intersection With The
29 Easterly Line Of The Former Railroad Right-Of-Way Described And Recorded In ORB 2259,
30 Page 1142; Thence Northwesterly Along Said Easterly Line Of Said Former Railroad Right Of
31 Way To An Intersection With The Northwesterly Right Of Way Line Of SE Williston Road
32 (State Road Number 331); Thence Southwesterly Along Said Northwesterly Right Of Way
33 Line Of SE Williston Road To The Southeast Corner Of Lot 18 Of The Lester Robinson
34 Property, An Unrecorded Subdivision As Described And Recorded In ORB 3586, Page 459;
35 Thence West Along Said South Line Of Said Lots 18, 19 And 20 Of Said Lester Robinson
36 Property To An Intersection With The West Line Of Section 9, Township 10 South, Range 20
37 East; Thence North Along The West Line Of Said Section 9 To An Intersection With The
38 Centerline Of Sweetwater Branch; Thence Northeasterly Along Said Centerline Of

1 Sweetwater Branch To An Intersection With The North Right Of Way Line Of SE 13th
2 Avenue; Thence East Along Said North Right Of Way Line And The Easterly Extension
3 Thereof To An Intersection With The East Right Of Way Line Of SE 10th Street; Thence North
4 Along Said East Right Of Way Line To The South Right Of Way Line Of SE 9th Avenue; Thence
5 West Along Said South Right Of Way Line To An Intersection With The West Line Of Goss
6 Addition To Gainesville, Plat Book "A", Page 34; Thence South Along Said West Line of Goss
7 Addition To Gainesville To An Intersection With The Southerly Right Of Way Line Of SE 9th
8 Place; Thence Southwesterly Along Said Southerly Right Of Way Line And Its Westerly
9 Extension To The Centerline Of SE 4th Street; Thence Southeasterly Along Said Centerline Of
10 SE 4th Street To The Centerline Of SE 10th Avenue; Thence Southwest Along Said Centerline
11 Of SE 10th Avenue To The Centerline Of SE 1st Street; Thence Southwest To The Northeast
12 Corner Of Tax Parcel 15706-000-000 (ORB 2409, Page 1797); Thence Westerly and
13 Southwesterly Along The Northerly and Westerly Boundary Of Said Tax Parcel 15706-000-
14 000 And Its Southerly Extension To An Intersection With The Centerline Of said SE 10th
15 Avenue; Thence West Along Said Centerline To The Easterly Right Of Way Line Of South
16 Main Street (State Road Number 329); Thence Southwesterly Along Said Easterly Right Of
17 Way Line Of South Main Street To The Southerly Right Of Way Line Of SW 16th Avenue
18 (State Road Number 226); Thence Northwesterly And Westerly Along Said Southerly Right
19 Of Way Line To An Intersection With The Westerly Right Of Way Line Of SW 13th Street (US
20 Highway Number 441); Thence North Along Said West Right Of Way Line To The South Right
21 Of Way Line Of West University Avenue (State Road Number 26); Thence West Along Said
22 South Right Of Way Line To An Intersection With The Southerly Extension Of The West Right
23 Of Way Line Of NW 20th Terrace; Thence North Along Said Southerly Extension And West
24 Right Of Way Line To The North Right Of Way Line Of NW 3rd Avenue; Thence East Along
25 Said North Right Of Way Line To The West Right Of Way Line Of NW 20th Street; Thence
26 North Along Said West Right Of Way Line To The North Right Of Way Line Of NW 5th
27 Avenue; Thence East Along Said North Right Of Way Line To The West Right-Of-Way Line Of
28 NW 15th Street; Thence North Along Said West Right Of Way Line To The North Right Of
29 Way Line Of NW 7th Avenue; Thence East Along Said North Right Of Way Line To The West
30 Right Of Way Line Of NW 13th Street (US Highway Number 441); Thence North Along Said
31 West Right Of Way Line To Northerly Right Of Way Line Of NW 8th Avenue; Thence East
32 Along Said Northerly Right Of Way Line To The Northerly Extension Of The Easterly Right Of
33 Way Line Of NE 1st Street; Thence South Along Said Northerly Extension and Easterly Right
34 Of Way Line To The Northerly Right Of Way Line Of NE 2nd Avenue; Thence East Along Said
35 Northerly Right Of Way Line To The Westerly Right Of Way Line Of NE 7th Street; Thence
36 Northerly Along Said Westerly Right Of Way Line To The Northerly Right Of Way Line Of NE
37 3rd Avenue; Thence East Along Said Northerly Right Of Way Line To The West Right Of Way
38 Line Of NE 12th Street; Thence Northeasterly To The Southwest Corner Of Those Lands

1 Described And Recorded In ORB 3614 Page 410 (Tax Parcel 11917-000-000), Also Being On
2 The East Right Of Way Line Of Said NE 12th Street; Thence North Along Said East Right-Of-
3 Way Line To An Intersection With The Southerly Line Of Those Lands Described And
4 Recorded In ORB 2295 Page 129 (Tax Parcel Number 12560-000-000); Thence
5 Northwesterly Along Said South Line To An Intersection With The East Line Of Lot 1, Block 5,
6 Range 1, Doig And Robertson Addition To Gainesville, Deed Book "W", Page 437; Thence
7 North Along Said East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To
8 Gainesville To The South Right Of Way Line Of NE 5th Avenue; Thence East Along Said South
9 Right Of Way Line To An Intersection With The Southwesterly Extension Of The East Line Of
10 Sperry Heights Subdivision, Plat Book "E", Page 1; Thence Northeasterly Along Said
11 Southwesterly Extension And Said East Line Of Sperry Heights Subdivision To The South
12 Right Of Way Line Of NE 6th Place (Also Being Weimer Street According To Plat Book "A",
13 Page 127); Thence West Along Said South Right Of Way Line Of NE 6th Place To The West
14 Right Of Way Line Of NE 12th Street; Thence North Along Said West Right Of Way Line To
15 The South Right Of Way Line Of NE 8th Avenue; Thence East, Along Said South Right Of Way
16 Line To An Intersection With The Southerly Extension Of The Easterly Right Of Way Line Of
17 NE 14th Street; Thence Northerly Along Said Southerly Extension And Along Said Easterly
18 Right Of Way Line And The Easterly Right Of Way Line Of NE 15th Street, To The Point Of
19 Beginning.

20
21 (c) Physical boundary of the GCRA
22
23

GCRA Boundary



1

2

1
2 (d) The community redevelopment within the GCRA shall be managed and administered by a
3 city department known as the GCRA department. The city manager shall employ necessary
4 staff for the department. The department shall have all powers necessary and convenient
5 to carry out and effectuate community redevelopment, including without limitation, the
6 following powers, subject to all adopted city policies and procedures:

7
8 (1) To disseminate community redevelopment information.

9
10 (2) To acquire or dispose of personal or real property within the GCRA by purchase, lease,
11 option, gift, grant, bequest, devise, or other method of acquisition, including disposition of
12 property to private parties/persons for community redevelopment use.

13
14 (3) To demolish and remove buildings and improvements.

15
16 (4) To carry out plans for a program of voluntary or compulsory repair and rehabilitation of
17 buildings or other improvements in accordance with the reinvestment plan.

18
19 (5) To provide, or to arrange or contract for, the furnishing or repair by any person or
20 agency, public or private, of services, privileges, works, streets, roads, public utilities, or
21 other facilities for or in connection with community redevelopment; to install, construct,
22 and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to
23 include in any contract let in connection with such redevelopment and related activities
24 provisions to fulfill such of the conditions as it deems reasonable and appropriate.

25
26 (6) To develop, test, and report methods and techniques, and carry out demonstrations and
27 other activities, for the prevention and the elimination of slums and urban blight and
28 developing and demonstrating new or improved means of providing affordable housing.

29
30 (7) To prepare plans for and assist in the relocation of persons (including individuals,
31 families, business concerns, nonprofit organizations, and others) displaced from the GCRA
32 and to make relocation payments to or with respect to such persons for moving expenses
33 and losses of property for which reimbursement or compensation is not otherwise made.

34
35 (8) To appropriate such funds and make such expenditures as are necessary to carry out the
36 purposes of this division.

37
38 (9) To organize, coordinate, and direct the administration of the provisions of this division,
39 in order that the objective of remedying slum and blighted areas and preventing the causes
40 thereof within the GCRA may be most effectively promoted and achieved.

41
42 (10) To develop and implement community policing innovations.
43

1 (e) The following terms, wherever used or referred to in this division, have the following
2 meanings:

- 3 a. “Community redevelopment” means undertakings, activities, or projects for the
4 elimination and prevention of the development or spread of slum and blight (as
5 defined below), or for the reduction or prevention of crime, or for the provision of
6 affordable housing, whether for rent or for sale, to residents of low or moderate
7 income, including the elderly, and may include slum clearance or rehabilitation and
8 revitalization of tourist areas that are deteriorating and economically distressed, or
9 rehabilitation or conservation, or any combination or part thereof, including the
10 preparation of any plans for such community redevelopment.
- 11
- 12 b. “Slum” means an area having physical or economic conditions conducive to disease,
13 infant mortality, juvenile delinquency, poverty, or crime because there is a
14 predominance of buildings or improvements, whether residential or nonresidential,
15 which are impaired by reason of dilapidation, deterioration, age, or obsolescence,
16 and exhibiting one or more of the following factors:
- 17
- 18 i. Inadequate provision for ventilation, light, air, sanitation, or open spaces.
19 ii. High density of population, compared to the population density of adjacent
20 areas within the county or municipality; and overcrowding, as indicated by
21 government-maintained statistics or other studies and the requirements of
22 the Florida Building Code.
23 iii. The existence of conditions that endanger life or property by fire or other
24 causes.
- 25
- 26 c. “Blight” means an area in which there are a substantial number of deteriorated or
27 deteriorating structures; in which conditions, as indicated by government-
28 maintained statistics or other studies, endanger life or property or are leading to
29 economic distress; and in which two or more of the following factors are present:
- 30 i. Predominance of defective or inadequate street layout, parking facilities,
31 roadways, bridges, or public transportation facilities.
32 ii. Aggregate assessed values of real property in the area for ad valorem tax
33 purposes have failed to show any appreciable increase over the 5 years prior
34 to the finding of such conditions.
35 iii. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
36 iv. Unsanitary or unsafe conditions.
37 v. Deterioration of site or other improvements.
38 vi. Inadequate and outdated building density patterns.

- 1 vii. Falling lease rates per square foot of office, commercial, or industrial space
2 compared to the remainder of the county or municipality.
3 viii. Tax or special assessment delinquency exceeding the fair value of the land.
4 ix. Residential and commercial vacancy rates higher in the area than in the
5 remainder of the county or municipality.
6 x. Incidence of crime in the area higher than in the remainder of the county or
7 municipality.
8 xi. Fire and emergency medical service calls to the area proportionately higher
9 than in the remainder of the county or municipality.
10 xii. A greater number of violations of the Florida Building Code in the area than
11 the number of violations recorded in the remainder of the county or
12 municipality.
13 xiii. Diversity of ownership or defective or unusual conditions of title which
14 prevent the free alienability of land within the deteriorated or hazardous
15 area.
16 xiv. Governmentally owned property with adverse environmental conditions
17 caused by a public or private entity.
18 xv. A substantial number or percentage of properties damaged by sinkhole
19 activity which have not been adequately repaired or stabilized.

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

- 21 (a) On or before April 1 of each year, the city commission will hold a joint meeting with the
22 county commission at which the city will present an annual (or longer duration) work
23 plan that describes the community redevelopment that is planned to be undertaken
24 within the GCRA.
25 (b) On or before April 1 of each year, the city shall provide to the county commission an
26 annual report of its community redevelopment activities within the GCRA for the
27 preceding calendar year and shall make such report available for inspection during
28 business hours in the office of the clerk of the city commission.
29 (c) An affirmative vote of both the city commission and county commission shall be
30 required to expand the boundary of the GCRA.

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

32 The city commission shall appoint a seven member GCRA advisory board to serve in an advisory
33 capacity to the city commission on matters of community redevelopment within the GCRA. To
34 the extent possible, members of the advisory board should reside or work within the GCRA. The
35 advisory board should meet monthly and may adopt rules of procedure, subject to approval by

1 the City Commission, to govern the conduct of its meetings. Staff support for the advisory board
2 will be under the direction of the city manager.

3 **Sec. 2-409. – GCRA fund.**

4 There is hereby established a restricted fund to be known as the GCRA fund. The GCRA fund shall
5 be administered and accounted for by the city budget and finance department as follows:

- 6
7 (1) The four former CRA redevelopment trust funds (meaning the funds collected and held
8 by the Gainesville Community Redevelopment Agency prior to its dissolution at
9 11:59pm on September 30, 2019 in the Downtown Expansion redevelopment trust fund,
10 College Park/University Heights redevelopment trust fund, NW Fifth Avenue
11 Neighborhood/Pleasant Street redevelopment trust fund, and the Eastside Community
12 redevelopment trust fund) will continue to be separately administered and accounted
13 for and expended only to finance, refinance or pay-off debt and to carry out community
14 redevelopment within the respective former CRA area (the Downtown Expansion area,
15 College Park/University Heights area, NW Fifth Avenue Neighborhood/Pleasant Street
16 area, and Eastside Community area) within which the trust funds were collected; and
17
18 (2) The funds received by the GCRA on or after 12am on October 1, 2019 will be separately
19 administered and accounted for and expended to finance, refinance or pay-off debt and
20 to carry out community redevelopment within the GCRA.

21
22 The following may not be paid for or financed by the GCRA fund:

- 23
24 (1) Construction or expansion of administrative buildings for public bodies or police and fire
25 buildings, unless the construction or expansion is contemplated as part of a community
26 policing innovation.
27
28 (2) Installation, construction, reconstruction, repair, or alteration of any publicly owned
29 capital improvements or projects if such projects or improvements were scheduled to be
30 installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of
31 the reinvestment plan by the city commission pursuant to a previously approved public
32 capital improvement or project schedule or plan of the city commission, unless and until
33 such projects or improvements have been removed from such schedule or plan of the city
34 commission and 3 years have elapsed since such removal or such projects or improvements
35 were identified in such schedule or plan to be funded, in whole or in part, with funds on
36 deposit within the GCRA fund.
37
38 (3) General government operating expenses unrelated to the planning and carrying out of
39 community redevelopment.
40

1 By Agreement dated April 9, 2019 and recorded in Official Record Book 4675, Page 2154, of the
 2 Public Records of Alachua County, Florida, the city and county agreed that each is obligated to
 3 annually remit, no later than the due date specified, the below listed contributions to the GCRA
 4 to be held in the GCRA fund, the expenditure of which is restricted as set forth above.

Due Date	County contribution	City Contribution
January 1, 2020	\$4,191,460.39	\$3,325,657.89
January 1, 2021	\$4,091,460.39	\$3,325,657.89
January 1, 2022	\$3,991,460.39	\$3,325,657.89
January 1, 2023	\$3,891,460.39	\$3,325,657.89
January 1, 2024	\$3,791,460.39	\$3,325,657.89
January 1, 2025	\$3,691,460.39	\$3,325,657.89
January 1, 2026	\$3,591,460.39	\$3,325,657.89
January 1, 2027	\$3,491,460.39	\$3,325,657.89
January 1, 2028	\$3,391,460.39	\$3,325,657.89
January 1, 2029	\$3,325,657.89	\$3,325,657.89

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Sec. 2-410. – Reinvestment plan.

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

- (1) A map of the boundary of the GCRA.
- (2) Visuals and description in general terms of:
 - (a) Existing conditions, including street layout.
 - (b) Limitations on the type, size, height, number, and proposed use of buildings.
 - (c) The approximate number of dwelling units.
 - (d) Property that is used or intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- (3) A description of the anticipated impact of redevelopment activities upon the residents of the GCRA in terms of relocation (including the provision of replacement housing for the

1 temporary or permanent relocation of persons displaced from housing as a result of
2 community redevelopment activities), traffic circulation, environmental quality, availability
3 of community facilities and services, effect on school population, and other matters affecting
4 the physical and social quality of the neighborhood.

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

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

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

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

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

16
17 **Secs. 2-411 to 2-420. - Reserved.**

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

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

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

1 **SECTION 5.** This ordinance will become effective at 12am on October 1, 2019 and the Gainesville
2 Community Redevelopment Agency, a dependent special district, first created by the City of
3 Gainesville in 1979 and existing under the Community Redevelopment Act of 1969, will thereby
4 be dissolved and all assets and liabilities of the Gainesville Community Redevelopment Agency
5 transferred to and accepted by the city. Until such time as the City Commission adopts a
6 reinvestment plan pursuant to Sec. 2-410, the existing redevelopment plans of the Gainesville
7 Community Redevelopment Agency shall continue in force and effect and shall guide community
8 redevelopment within the GCRA. In addition, all redevelopment incentive programs of the
9 Gainesville Community Redevelopment Agency shall continue in force and effect until such time
10 as the City Commission terminates the programs and/or adopts new programs within the GCRA.

11 **PASSED AND ADOPTED** this ____ day of _____, 2019.

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LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

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

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