

PART II - CODE OF ORDINANCES  
 Chapter 2 - ADMINISTRATION  
 ARTICLE V. - BOARDS, COMMISSIONS AND COMMITTEES  
 DIVISION 9. GAINESVILLE COMMUNITY REINVESTMENT AREA

***DIVISION 9. GAINESVILLE COMMUNITY REINVESTMENT AREA<sup>1</sup>***

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

- (a) There is hereby created the Gainesville Community Reinvestment Area (the "GCRA") within which the City shall undertake community redevelopment for the elimination and prevention of the development and spread of slums and blight in accordance with this division. The complete metes and bounds legal description of the GCRA is set forth below and the physical boundary of the GCRA is set forth below. A GIS map of the GCRA is available in the GCRA office.
- (b) GCRA legal description: A Part Of Sections 26, 27, 31, 32, 33, 34, And 35, Township 9 South, Range 20 East, And Sections 2 Through 10, And A Part Of The D.L. Clinch Grant, Township 10 South, Range 20 East, Alachua County, Florida, And Being More Particularly Described As Follows: Begin At The Intersection Of The Easterly Right Of Way Line Of NE 15th Street And The Southerly Right Of Way Line Of NE 16th Avenue (County Road Number 172); Thence Easterly Along Said Southerly Right Of Way Line To An Intersection With The Southwesterly Extension Of The Westerly Right Of Way Line Of NE 16th Way; Thence Northeasterly Along Said Southwesterly Extension And Said Westerly Right Of Way Line To The Southwesterly Right Of Way Line Of NE 21st Place; Thence Northwesterly Along Said Southwesterly Right Of Way Line To An Intersection With The Westerly Line Of A Drainage Right Of Way, As Per Plat Of Carol Estates East, Plat Book "F", Page 10, Public Records of Said Alachua County; Thence Northerly Along Said Westerly Line of Said Drainage Right Of Way And Its Northerly Extension To An Intersection With The Northerly Right Of Way Line Of NE 23rd Avenue (State Road Number 232A); Thence Easterly Along Said Northerly Right Of Way Line To The Southeast Corner Of Lot 148 Of Hugh Edwards Industrial Center, Plat Book "E", Page 41, Said Public Records; Thence Northeasterly Along The Easterly Lines Of Lots 148, 147, 146, 145, 143, 142, 139, 138, 135 And 134 Of Said Hugh Edwards Industrial Center To The Northeast Corner Of Said Lot 134; Thence Northwesterly To The Southeast Corner Of Lot 119 Of Said Hugh Edwards Industrial Center, Said Southeast Corner Being At The Intersection Of The Northerly Right Of Way Line Of NE 27th Avenue And The Northwesterly Right Of Way Line Of NE 21st Way; Thence Northeasterly Along Said Northwesterly Right Of Way Line And Its Northerly Extension To An Intersection With The Northerly Right Of Way Line Of NE 31st Avenue; Thence Easterly Along Said Northerly Right Of Way Line To The Southwest Corner Of Lot 17 Of Seaboard Industrial Park, Plat Book "G", Page 74, Said Public Records; Thence Northeasterly Along The Westerly Lines Of Lot 17 And Lot 16 Of Said Seaboard Industrial Park To The Southeast Corner Of Those Lands Described And Recorded In Official Records Book 4016 Page 791 (Denoted As TAX PARCEL 8198-7-8 In Said Official Record Book); Thence Northwest Along the South Line Of Said Lands, A Distance Of 23 Feet To The Southeast Corner Of Lot 12 Of Said Seaboard Industrial Park; Thence Northeasterly Along The Easterly Line Of Said Lot 12 To The Northeast Corner Of Said Lot 12; Thence Northeasterly To The Southeast Corner Of Lot 13 Of Said Seaboard Industrial Park; Thence Northeasterly Along The Easterly Line Of Said Lot 13 To An Intersection With The Southwesterly Right Of Way Line Of NE 39th Avenue (State Road Number 222); Thence Northwesterly Along Said Southwesterly Right Of Way Line To The Northwest Corner Of Said Seaboard Industrial Park; Thence Northeasterly To The Southwest Corner Of Those Lands Described And Recorded In ORB 1681 Page 1322

<sup>1</sup>Editor's note(s)—Ord. No. 181001 , § 1, adopted September 5, 2019, repealed the former Div. 9, §§ 2-406—2-415, and enacted a new Div. 9 as set out herein. The former Div. 9 pertained to community redevelopment agency. See Code Comparative Table for complete derivation.

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(Alachua County Property Appraiser Parcel 08198-007-001 - All Such Parcels Hereafter Described As Tax Parcels); Thence Northeast Along The Westerly Line Of Said Lands To The Southwest Corner Of Those Lands Described And Recorded In ORB 526, Page 88 (Tax Parcel 08189-000-000); Thence Southeasterly Along The Southwesterly Line Of Said Lands To An Intersection With The Northwesterly Right Of Way Line Of Waldo Road (State Road Number 24); Thence Southeasterly, Crossing Waldo Road And The Former Seaboard Coastline Railroad, To The Northwest Corner Of Those Lands Described And Recorded In ORB 796, Page 238 (Tax Parcels 08192-009-000 And 08192-010-000), Said Northwest Corner Lying On The Southeasterly Right Of Way Line Of Said Former Seaboard Coastline Railroad; Thence Easterly, Southerly, Easterly, And Southerly Along Said Lands To An Intersection With The Northeasterly Right Of Way Line Of NE 39th Avenue; Thence Southerly Along The Southerly Extension Of Last Said Line To An Intersection With The Southwesterly Right Of Way Line Of Said NE 39th Avenue; Thence Northwesterly Along Said Southwesterly Right Of Way Line To An Intersection With The Southeasterly Right Of Way Line Of The Aforementioned Former Seaboard Coastline Railroad; Thence Southwesterly Along Said Southeasterly Right Of Way Line 8,350 Feet, More Or Less, To An Intersection With The South Line Of A City Of Gainesville Drainage Easement As Described And Recorded In ORB 573, Page 33; Thence East Along Said South Line To The East Line Of Section 34, Township 9 South, Range 20 East; Thence South Along Said East Line Of Section 34 To An Intersection With The South Right Of Way Line Of NE 8th Avenue; Thence West Along Said South Right Of Way Line To An Intersection With The East Right Of Way Line Of NE 25th Street; Thence South Along Said East Right Of Way Line To An Intersection With The North Right Of Way Line Of East University Avenue (State Road Number 26); Thence East Along Said Northerly Right Of Way Line To A Point On The Centerline Of A Drainage Easement, Lying 1481.74 Feet East Of The West Line Of Section 2, Township 10 South, Range 20 East And Being On The Existing Gainesville City Limit Line, As Per Ordinance #3865; Thence Southerly Along The Centerline Of Said Drainage Easement And Said City Limit Line To The South Line Of Said Section 2; Thence West Along Said South Line Of Section 2 To The Southwest Corner Of Said Section 2, Said Corner Also Being The Northeast Corner Of Section 10, Township 10 South, Range 20 East; Thence South Along The East Line Of Said Section 10 And Said Gainesville City Limit Line To An Intersection With The Southerly Right Of Way Line Of Hawthorne Road (State Road Number 20); Thence Northwesterly Along Said Southerly Right Of Way Line To The Northeast Corner Of Those Lands Described And Recorded As Parcel 1 Of ORB 4389, Page 78 (Tax Parcel 11344-000-000); Thence Southerly Along The East Line Of Said Lands And The Southerly Extension Thereof To The South Line Of Lot 107 Of New Gainesville, A Subdivision Of Section 3, Township 10 South, Range 20, Plat Book "A", Page 68, And Also Being On The Easterly Extension Of The North Right Of Way Line Of SE 8th Avenue; Thence West Along The South Line Of Lots 107 Thru 101 Of Said New Gainesville, The Easterly Extension Of The North Right Of Way Line Of SE 8th Avenue, And The North Right Of Way Line Of Said SE 8<sup>th</sup> Avenue To An Intersection With The Northerly Extension Of The West Line Of Lincoln Estates 2<sup>nd</sup> Addition, Plat Book "G", Page 36; Thence South Along Said Northerly Extension And Said West Line Of Lincoln Estates 2<sup>nd</sup> Addition To The Southwest Corner Of Said Lincoln Estates 2<sup>nd</sup> Addition, Said Point Being On The North Line Of Lincoln Estates 1<sup>st</sup> Addition, Plat Book "F", Page 38; Thence West Along The North Line Of Said Lincoln Estates 1<sup>st</sup> Addition To The Northwest Corner Thereof, Said Point Being On The East Line Of Lincoln Estates, Plat Book "F", Page 19; Thence North Along The East Line Of Said Lincoln Estates To The Northeast Corner Thereof; Thence West Along The North Line Of Said Lincoln Estates To The Northwest Corner Thereof, Said Point Also Being On The East Right Of Way Line Of SE 15th Street (County Road Number 2043); Thence North Along Said East Right Of Way Line To An Intersection With The Easterly Extension Of The North Right Of Way Line Of SE 11th Avenue; Thence West Along Said Easterly Extension And Said North Right Of Way Line To The West Right Of Way Line Of SE 12th Street; Thence South Along Said West Right Of Way Line To The North Right Of Way Line Of SE 12th Avenue; Thence West Along Said North Right Of Way Line To The Easterly Right Of Way Line Of Williston Road (State Road Number 331); Thence Southwesterly Along Said Easterly Right Of Way Line To The South Right Of Way Line Of SE 13th Avenue; Thence East Along Said South Right Of Way Line To The West Right Of Way Line Of Said SE 15th Street; Thence South Along Said West Right Of Way Line To An Intersection With The Westerly Extension Of The South Line Of Those Lands Described and Recorded as Parcel 1 Of ORB 4355 Page 1038 (Tax Parcel Number 16107-504-000); Thence East Along

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Said Westerly Extension And Said South Line To The Southeast Corner Thereof; Thence North To The Northeast Corner Of Said Parcel, Also Being At An Intersection With The South Line Of Wedgewood 1<sup>st</sup> Addition, Plat Book "H", Page 5; Thence East Along Said South Line Of Wedgewood 1st Addition To The Southeast Corner Thereof; Thence North Along The East Line Of Said Wedgewood 1st Addition To An Intersection With The South Right Of Way Line Of SE 15th Avenue; Thence East Along Said South Right Of Way Line, Also Being The North Line Of Those Lands Described And Recorded In ORB 1994, Page 279 (Tax Parcel 16107-200-000), To The Northeast Corner Thereof; Thence Along Said Lands The Following 6 Courses: (1) South To The Northeast Corner Of The East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) Of Section 10, Township 10 South, Range 20 East; (2) Thence West Along The North Line Of Said East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Northwest Corner Thereof; (3) Thence South Along The West Line Of Said East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Southwest Corner Thereof; (4) Thence West Along The South Line Of Said Section 10, Township 10 South, Range 20 East To The East Line Of The West 210 Feet Of The South 420 Feet Of Said Section 10, Also Being The Southeast Corner Of Chas Baltimore Subdivision, An Unrecorded Subdivision, And Being A Point On The North Right Of Way Line Of SE 23rd Place; (5) Thence North Along The East Line Of Said Chas Baltimore Subdivision And The East Line Of Said West 210 Feet Of South 420 Feet To The Northeast Corner Thereof, Also Being The Northeast Corner Of Said Chas Baltimore Subdivision; (6) Thence West Along Said North Line Of Chas Baltimore Subdivision And Said West 210 Feet Of The South 420 Feet To A Point On The East Right Of Way Line Of SE 15th Street; Thence North Along Said East Right Of Way Line Of SE 15th Street To A Point Opposite Of And Perpendicular To The Southeast Corner Of Those Lands Described And Recorded In ORB 4018 Page 2245 (Tax Parcel Number 15995-054-000), Said Corner Also Being On The Northerly Right Of Way Line Of SE 22nd Avenue; Thence West To The Southeast Corner Of Said Lands; Thence Westerly Along The Southerly Line Of Said Lands And The Northerly Right Of Way Line Of SE 22<sup>nd</sup> Avenue To An Intersection With The Easterly Line Of The Former Railroad Right-Of-Way Described And Recorded In ORB 2259, Page 1142; Thence Northwesterly Along Said Easterly Line Of Said Former Railroad Right Of Way To An Intersection With The Northwesterly Right Of Way Line Of SE Williston Road (State Road Number 331); Thence Southwesterly Along Said Northwesterly Right Of Way Line Of SE Williston Road To The Southeast Corner Of Lot 18 Of The Lester Robinson Property, An Unrecorded Subdivision As Described And Recorded In ORB 3586, Page 459; Thence West Along Said South Line Of Said Lots 18, 19 And 20 Of Said Lester Robinson Property To An Intersection With The West Line Of Section 9, Township 10 South, Range 20 East; Thence North Along The West Line Of Said Section 9 To An Intersection With The Centerline Of Sweetwater Branch; Thence Northeasterly Along Said Centerline Of Sweetwater Branch To An Intersection With The North Right Of Way Line Of SE 13th Avenue; Thence East Along Said North Right Of Way Line And The Easterly Extension Thereof To An Intersection With The East Right Of Way Line Of SE 10th Street; Thence North Along Said East Right Of Way Line To The South Right Of Way Line Of SE 9th Avenue; Thence West Along Said South Right Of Way Line To An Intersection With The West Line Of Goss Addition To Gainesville, Plat Book "A", Page 34; Thence South Along Said West Line of Goss Addition To Gainesville To An Intersection With The Southerly Right Of Way Line Of SE 9th Place; Thence Southwesterly Along Said Southerly Right Of Way Line And Its Westerly Extension To The Centerline Of SE 4th Street; Thence Southeasterly Along Said Centerline Of SE 4th Street To The Centerline Of SE 10th Avenue; Thence Southwest Along Said Centerline Of SE 10th Avenue To The Centerline Of SE 1st Street; Thence Southwest To The Northeast Corner Of Tax Parcel 15706-000-000 (ORB 2409, Page 1797); Thence Westerly and Southwesterly Along The Northerly and Westerly Boundary Of Said Tax Parcel 15706-000-000 And Its Southerly Extension To An Intersection With The Centerline Of said SE 10th Avenue; Thence West Along Said Centerline To The Easterly Right Of Way Line Of South Main Street (State Road Number 329); Thence Southwesterly Along Said Easterly Right Of Way Line Of South Main Street To The Southerly Right Of Way Line Of SW 16th Avenue (State Road Number 226); Thence Northwesterly And Westerly Along Said Southerly Right Of Way Line To An Intersection With The Westerly Right Of Way Line Of SW 13th Street (US Highway Number 441); Thence North Along Said West Right Of Way Line To The South Right Of Way Line Of West University Avenue (State Road Number 26); Thence West Along Said South Right Of Way Line To An Intersection With The Southerly Extension Of The

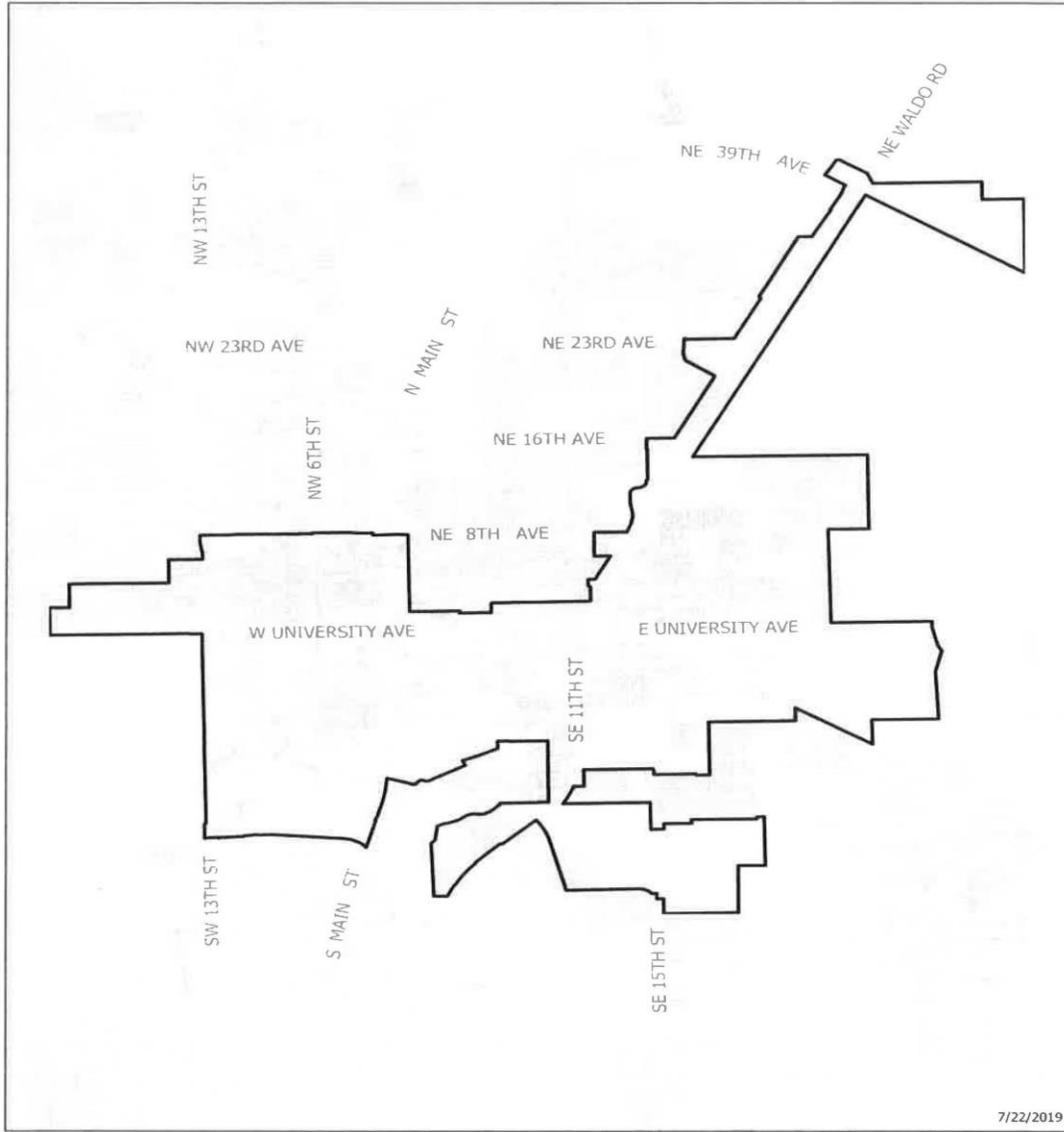
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West Right Of Way Line Of NW 20th Terrace; Thence North Along Said Southerly Extension And West Right Of Way Line To The North Right Of Way Line Of NW 3rd Avenue; Thence East Along Said North Right Of Way Line To The West Right Of Way Line Of NW 20th Street; Thence North Along Said West Right Of Way Line To The North Right Of Way Line Of NW 5th Avenue; Thence East Along Said North Right Of Way Line To The West Right-Of-Way Line Of NW 15th Street; Thence North Along Said West Right Of Way Line To The North Right Of Way Line Of NW 7th Avenue; Thence East Along Said North Right Of Way Line To The West Right Of Way Line Of NW 13th Street (US Highway Number 441); Thence North Along Said West Right Of Way Line To Northerly Right Of Way Line Of NW 8th Avenue; Thence East Along Said Northerly Right Of Way Line To The Northerly Extension Of The Easterly Right Of Way Line Of NE 1st Street; Thence South Along Said Northerly Extension and Easterly Right Of Way Line To The Northerly Right Of Way Line Of NE 2nd Avenue; Thence East Along Said Northerly Right Of Way Line To The Westerly Right Of Way Line Of NE 7th Street; Thence Northerly Along Said Westerly Right Of Way Line To The Northerly Right Of Way Line Of NE 3rd Avenue; Thence East Along Said Northerly Right Of Way Line To The West Right Of Way Line Of NE 12th Street; Thence Northeasterly To The Southwest Corner Of Those Lands Described And Recorded In ORB 3614 Page 410 (Tax Parcel 11917-000-000), Also Being On The East Right Of Way Line Of Said NE 12th Street; Thence North Along Said East Right-Of-Way Line To An Intersection With The Southerly Line Of Those Lands Described And Recorded In ORB 2295 Page 129 (Tax Parcel Number 12560-000-000); Thence Northwesterly Along Said South Line To An Intersection With The East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To Gainesville, Deed Book "W", Page 437; Thence North Along Said East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To Gainesville To The South Right Of Way Line Of NE 5th Avenue; Thence East Along Said South Right Of Way Line To An Intersection With The Southwesterly Extension Of The East Line Of Sperry Heights Subdivision, Plat Book "E", Page 1; Thence Northeasterly Along Said Southwesterly Extension And Said East Line Of Sperry Heights Subdivision To The South Right Of Way Line Of NE 6th Place (Also Being Weimer Street According To Plat Book "A", Page 127); Thence West Along Said South Right Of Way Line Of NE 6th Place To The West Right Of Way Line Of NE 12th Street; Thence North Along Said West Right Of Way Line To The South Right Of Way Line Of NE 8th Avenue; Thence East, Along Said South Right Of Way Line To An Intersection With The Southerly Extension Of The Easterly Right Of Way Line Of NE 14th Street; Thence Northerly Along Said Southerly Extension And Along Said Easterly Right Of Way Line And The Easterly Right Of Way Line Of NE 15th Street, To The Point Of Beginning.

- (c) Physical boundary of the GCRA.

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**GCRA Boundary**



- (d) The community redevelopment within the GCRA shall be managed and administered by a city department known as the GCRA department. The city manager shall employ necessary staff for the department. The department shall have all powers necessary and convenient to carry out and effectuate community redevelopment, including without limitation, the following powers, subject to all adopted city policies and procedures:
- (1) To disseminate community redevelopment information.
  - (2) To acquire or dispose of personal or real property within the GCRA by purchase, lease, option, gift, grant, bequest, devise, or other method of acquisition, including disposition of property to private parties/persons for community redevelopment use.
  - (3) To demolish and remove buildings and improvements.

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- (4) To carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the reinvestment plan.
  - (5) To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.
  - (6) To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing affordable housing.
  - (7) To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the GCRA and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made.
  - (8) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this division.
  - (9) To organize, coordinate, and direct the administration of the provisions of this division, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the GCRA may be most effectively promoted and achieved.
  - (10) To develop and implement community policing innovations.
- (e) The following terms, wherever used or referred to in this division, have the following meanings:
- a. *"Community redevelopment"* means undertakings, activities, or projects for the elimination and prevention of the development or spread of slum and blight (as defined below), 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 or rehabilitation and revitalization of tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation, or any combination or part thereof, including the preparation of any plans for such community redevelopment.
  - b. *"Slum"* means 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:
    - i. Inadequate provision for ventilation, light, air, sanitation, or open spaces.
    - ii. 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.
    - iii. The existence of conditions that endanger life or property by fire or other causes.
  - c. *"Blight"* means 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, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:
    - i. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.

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- ii. 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.
  - iii. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
  - iv. Unsanitary or unsafe conditions.
  - v. Deterioration of site or other improvements.
  - vi. Inadequate and outdated building density patterns.
  - vii. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
  - viii. Tax or special assessment delinquency exceeding the fair value of the land.
  - ix. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
  - x. Incidence of crime in the area higher than in the remainder of the county or municipality.
  - xi. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
  - xii. 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.
  - xiii. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
  - xiv. Governmentally owned property with adverse environmental conditions caused by a public or private entity.
  - xv. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

(Ord. No. 181001 , § 1, 9-5-19)

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

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

(Ord. No. 181001 , § 1, 9-5-19)

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

The city commission shall appoint a fifteen member GCRA advisory board to serve in an advisory capacity to the city commission on matters of community redevelopment within the GCRA. To the extent possible, members of the advisory board should reside or work within the GCRA. The advisory board should meet monthly and may

adopt rules of procedure, subject to approval by the City Commission, to govern the conduct of its meetings. Staff support for the advisory board will be under the direction of the city manager.

(Ord. No. 181001 , § 1, 9-5-19)

**Sec. 2-409. GCRA fund.**

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

- (1) The four former CRA redevelopment trust funds (meaning the funds collected and held by the Gainesville Community Redevelopment Agency prior to its dissolution at 11:59 p.m. on September 30, 2019 in the Downtown Expansion redevelopment trust fund, College Park/University Heights redevelopment trust fund, NW Fifth Avenue Neighborhood/Pleasant Street redevelopment trust fund, and the Eastside Community redevelopment trust fund) will continue to be separately administered and accounted for and expended only to finance, refinance or pay-off debt and to carry out community redevelopment within the respective former CRA area (the Downtown Expansion area, College Park/University Heights area, NW Fifth Avenue Neighborhood/Pleasant Street area, and Eastside Community area) within which the trust funds were collected; and
- (2) The funds received by the GCRA on or after 12:00 a.m. on October 1, 2019 will be separately administered and accounted for and expended to finance, refinance or pay-off debt and to carry out community redevelopment within the GCRA.

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

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

By Agreement dated April 9, 2019 and recorded in Official Record Book 4675, Page 2154, of the Public Records of Alachua County, Florida, the city and county agreed that each is obligated to annually remit, no later than the due date specified, the below listed contributions to the GCRA 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

(Ord. No. 181001 , § 1, 9-5-19)

**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 temporary or permanent relocation of persons displaced from housing as a result of community redevelopment activities), traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.
- (4) Identify publicly funded capital projects to be undertaken within the GCRA.
- (5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- (6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the city commission deems necessary to effectuate the purposes of this part.
- (7) Provide a description of existing and planned residential use in the GCRA and include whether the plan is intended to remedy a shortage of affordable housing.
- (8) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on capital projects in the GCRA and any indebtedness, if such indebtedness is to be repaid with the GCRA fund.

(Ord. No. 181001 , § 1, 9-5-19)

**Secs. 2-411—2-420. Reserved.**