

1 Sec. 2-410.3. Boundaries of the Eastside ~~District~~-Community Redevelopment Area.

2 (a) The following described area has been designated as a slum or blighted area and
3 found to be appropriate for a community redevelopment project by Resolution No.
4 000728, passed November 27, 2000, and Resolution 060217, passed July 10, 2006. The
5 area described in subsections (b) and (c) shall be the Community Redevelopment Area in
6 which the agency shall undertake activities for the elimination and prevention of the
7 development and spread of slums and blight in accordance with this division.

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

9 An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10
10 South, Range 20 East of Alachua County, Florida, being more particularly
11 described as follows:
12 Commence at the southeast corner of the intersection of NE 15th Street
13 and NE 16th Avenue, as the Point-of-Beginning; from said Point-of-
14 Beginning run East along the south right-of-way line of said NE 16th
15 Avenue (and an easterly extension thereof) to a point lying on the
16 northeasterly right-of-way line of the abandoned Seaboard Coastline
17 Railroad property (parcel number 10812-300-000) also known as the Rail-
18 to-Trail property; thence run in a Southwesterly direction to a point on the
19 south line of a City of Gainesville drainage ditch as per Official Record
20 Book 573, page 33, of the Public Records of Alachua County, Florida;
21 thence run along said south line to the east line of Section 34, Township 9
22 South, Range 20 East; thence run South along said east line to a point
23 lying on the south right-of-way line of NE 8th Avenue; thence run West
24 along said south right-of-way line to the east right-of-way line of NE 25th
25 Street; thence run South along the east right-of-way line of said NE 25th
26 Street to the south right-of-way line of East University Avenue; thence run
27 West along said south right-of-way line of East University Avenue to the
28 east right-of-way line of SE 21st Street; thence run South along said east
29 right-of-way line of SE 21st Street to a point on an easterly extension of
30 the south right-of-way line of SE 6th Avenue; thence run West along said
31 south right-of-way line extension and along the south right-of-way line of
32 SE 6th Avenue to the west right-of-way line of SE 17th Terrace; thence
33 run North along said west right-of-way line of SE 17th Terrace to the
34 south right-of-way line of SE 4th Avenue, thence run West along said
35 south right-of-way line of SE 4th Avenue to the east right-of-way line of
36 SE 15th Street; thence run South along said east right-of-way line of SE
37 15th Street to its intersection with the south line of Section 4, Township 10
38 South, Range 20 East; thence run West along said south right-of-way line
39 of Section 4, Township 10 South, Range 20 East to its intersection with

1 the west right-of-wayline of SE 12th Street; thence run South 10 feet;
2 thence run West to the east right-of-way line of SE 11th Street; thence run
3 South along said east right-of-way line of SE 11th Street to an easterly
4 extension of the south right-of-way line of SE 9th Avenue; thence run
5 West along said southerly extension and along the south right-of-way line
6 of SE 9th Avenue to a point lying 119 feet east of the east right-of-way of
7 SE 7th Street (being also the east line of tax parcel number 16044-000-
8 000); thence run South to the south right-of-way line of SE 9th Place and a
9 westerly extension thereof to the west right-of-way line of SE 4th Street;
10 thence run Northwesterly along said westerly right-of-way line of SE 4th
11 Street to the south right-of-way line of the abandoned Seaboard Coastline
12 Railroad property, tax parcel number 12745-300-000 (also known as the
13 Rail-to-Trail property); thence run Easterly and Northeasterly along said
14 right-of-way line of the abandoned Seaboard Coastline Railroad property
15 to the north right-of-way line of NE 3rd Avenue; thence run West along
16 said north right-of-way line of NE 3rd Avenue to the east right-of-way line
17 of NE 12th Court; thence run North along said east right-of-way line of
18 NE 12th Court to a creek branch; thence run Northwesterly along aid
19 creek branch (being also the south line of tax parcel 12560-000-000) to the
20 East line of Lot 1, Block 1, Range 5 of Doig and Robertson edition as per
21 Deed Book "W", page 437, of the Public Records of Alachua County,
22 Florida; thence run North to the south right-of-way line of NE 5th Avenue;
23 thence run East along said south right-of-way line to a southerly extension
24 of the east line of Sperry Heights, a subdivision as per Plat Book "E", page
25 1, of the Public Records of Alachua County, Florida; thence run
26 Northeasterly along said east line of Sperry Heights Subdivision to the
27 south right-of-way line of NE 6th Place; thence run West along said south
28 line of NE 6th Place to the west right-of-way line of NE 12th Street;
29 thence run North along said west right-of-way line of NE 12th Street to
30 the south right-of-way line of NE 8th Avenue; thence run East along said
31 south right-of-way line of NE 8th Avenue to a southerly extension of the
32 easterly right-of-way line of NE 14th Street; thence run Northerly and
33 Northeasterly along said southerly extension and along said easterly right-
34 of-way line of NE 14th Street and along the easterly right-of-way line of
35 NE 15th Street to the southeast corner of the intersection of NE 15th Street
36 and NE 16th Avenue, being the Point-of-Beginning, and close. All lying
37 and being in the City of Gainesville, Florida; containing 952 acres more-
38 or-less.

39
40 (c) The area shall consist of all the territory lying within the following boundaries:

41 AN AREA OF LAND SITUATED IN SECTIONS 3, 9 AND 10 OF
42 TOWNSHIP 10 SOUTH, RANGE 20 EAST OF ALACHUA COUNTY,
43 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
44 FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WEST
45 RIGHT-OF-WAY LINE OF S.E. 21ST STREET AND THE NORTH
46 LINE OF LOT 104 OF NEW GAINESVILLE AS RECORDED IN PLAT

1 BOOK "A", PAGE 66 OF THE PUBLIC RECORDS OF ALACHUA
2 COUNTY, FLORIDA (HENCEFORTH ABBREVIATED PRACF),
3 SAID POINT ALSO BEING THE SOUTHEASTERLY MOST CORNER
4 OF THE EXISTING EASTSIDE COMMUNITY REDEVELOPMENT
5 ASSOCIATION EAST BOUNDARY LINE, AND THE POINT OF
6 BEGINNING; THENCE RUN NORTH ALONG SAID EAST LINE
7 AND THE WEST RIGHT-OF-WAY LINE OF S.E. 21ST STREET TO
8 THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 20 (ALSO
9 KNOWN AS S.E. HAWTHORNE ROAD); THENCE LEAVING SAID
10 EAST LINE RUN SOUTHEAST ALONG THE SOUTH RIGHT-OF-
11 WAY LINE OF STATE ROAD 20 TO THE NORTHWEST CORNER
12 OF TAX PARCEL NUMBER 11344 ALSO BEING THAT PARCEL
13 DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 2189, PAGE
14 2886; THENCE RUN SOUTHWEST AND SOUTH ALONG THE
15 WEST LINE OF SAID TAX PARCEL TO THE SOUTHWEST
16 CORNER OF SAID TAX PARCEL, SAID POINT BEING ON THE
17 SOUTH LINE OF LOT 107 OF THE AFOREMENTIONED NEW
18 GAINESVILLE AND ON THE EASTERLY EXTENSION OF THE
19 NORTH RIGHT-OF-WAY LINE OF S.E. 8TH AVENUE; THENCE
20 RUN WEST ALONG THE SOUTH LINE OF LOTS 107 THRU 101 OF
21 SAID NEW GAINESVILLE ALSO BEING THE EASTERLY
22 EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF S.E. 8TH
23 AVENUE AND THE NORTH RIGHT-OF-WAY LINE THEREOF TO A
24 POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF
25 LINCOLN ESTATES 2ND ADDITION AS PER PLAT BOOK "G",
26 PAGE 36 OF THE PRACF; THENCE RUN SOUTH ALONG THE
27 NORTHERLY EXTENSION OF THE WEST LINE OF LINCOLN
28 ESTATES 2ND ADDITION AND THE WEST LINE THEREOF TO
29 THE SOUTHWEST CORNER OF LINCOLN ESTATES 2ND
30 ADDITION, SAID POINT BEING ON THE NORTH LINE OF
31 LINCOLN ESTATES 1ST ADDITION AS PER PLAT BOOK "F",
32 PAGE 38 OF THE PRACF; THENCE RUN WEST ALONG THE
33 NORTH LINE OF LINCOLN ESTATES 1ST ADDITION TO THE
34 NORTHWEST CORNER OF LINCOLN ESTATES 1ST ADDITION,
35 SAID POINT BEING ON THE EAST LINE OF LINCOLN ESTATES
36 AS PER PLAT BOOK "F", PAGE 19 PRACF; THENCE RUN NORTH
37 ALONG THE EAST LINE OF SAID LINCOLN ESTATES TO THE
38 NORTHEAST CORNER THEREOF; THENCE RUN WEST ALONG
39 THE NORTH LINE OF SAID LINCOLN ESTATES TO THE
40 NORTHWEST CORNER THEREOF ALSO BEING A POINT ON THE
41 EAST RIGHT-OF-WAY LINE OF S.E. 15TH STREET; THENCE RUN
42 NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF S.E. 15TH
43 STREET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-
44 OF-WAY LINE OF S.E. 11TH AVENUE; THENCE RUN WEST
45 ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-
46 WAY LINE OF S.E. 11TH AVENUE AND THE NORTH RIGHT-OF-
47 WAY LINE THEREOF AND THE WESTERLY EXTENSION OF THE

1 NORTH RIGHT-OF-WAY LINE THEREOF TO THE WEST RIGHT-
2 OF-WAY LINE OF S.E. 12TH STREET; THENCE RUN SOUTH
3 ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 12TH STREET
4 TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 11TH AVENUE;
5 THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE
6 OF S.E. 11TH AVENUE TO THE EAST RIGHT-OF-WAY LINE OF
7 STATE ROAD 331 (ALSO KNOWN AS S.E. WILLISTON ROAD);
8 THENCE RUN SOUTHWESTERLY ALONG THE EAST RIGHT-OF-
9 WAY LINE OF STATE ROAD 331 TO THE SOUTH RIGHT-OF-WAY
10 LINE OF S.E. 13TH AVENUE; THENCE RUN EAST ALONG THE
11 SOUTH RIGHT-OF-WAY LINE OF S.E. 13TH AVENUE TO THE
12 WEST RIGHT-OF-WAY LINE OF S.E. 15TH STREET; THENCE RUN
13 SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 15TH
14 STREET TO THE WESTERLY EXTENSION OF THE SOUTH LINE
15 OF TAX PARCEL NUMBER 16107-504 AS DESCRIBED IN ORB 495,
16 PAGE 247; THENCE RUN EAST ALONG THE WESTERLY
17 EXTENSION OF THE SOUTH LINE OF SAID TAX PARCEL AND
18 THE SOUTH LINE THEREOF AND NORTH ALONG THE EAST
19 LINE OF SAID TAX PARCEL TO THE NORTHEAST CORNER OF
20 SAID TAX PARCEL, SAID POINT BEING ON THE SOUTH LINE OF
21 WEDGEWOOD 1ST ADDITION AS PER PLAT BOOK "H", PAGE 5
22 OF THE PRACF; THENCE RUN EAST ALONG THE SOUTH LINE
23 AND NORTH ALONG THE EAST LINE OF WEDGEWOOD 1ST
24 ADDITION TO THE NORTHEAST CORNER THEREOF ALSO
25 BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E.
26 15TH AVENUE; THENCE RUN EAST ALONG THE SOUTH RIGHT-
27 OF-WAY LINE OF SAID S.E. 15TH AVENUE ALSO BEING THE
28 NORTH LINE OF TAX PARCEL NUMBER 16107-200 TO THE
29 NORTHEAST CORNER OF SAID TAX PARCEL AS DESCRIBED IN
30 ORB 1994, PAGE 279 OF THE PRACF; THENCE RUN ALONG THE
31 BOUNDARY OF SAID TAX PARCEL THE FOLLOWING 6
32 COURSES: SOUTH TO THE NORTHEAST CORNER OF THE EAST
33 ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF
34 THE SOUTHWEST ONE QUARTER (1/4) OF SECTION 10,
35 TOWNSHIP 10 SOUTH, RANGE 20 EAST (E 1/2 OF THE S.E. 1/4 OF
36 THE SW 1/4 OF S10-T10S-R20E); THENCE WEST ALONG THE
37 NORTH LINE OF SAID E 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF S10-
38 T10S-R20E TO THE NORTHWEST CORNER THEREOF; THENCE
39 SOUTH ALONG THE WEST LINE OF SAID E 1/2 OF THE S.E. 1/4 OF
40 THE SW 1/4 OF S10-T10S-R20E TO THE SOUTHWEST CORNER
41 THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID
42 SECTION 10-T10S-R20E TO THE SOUTHEAST CORNER OF CHAS
43 BALTIMORE SUBDIVISION, AN UNRECORDED SUBDIVISION
44 (WITH 2 CURRENT PARCELS DESCRIBED IN ORB 2138, PAGE
45 2076 AND 1902, PAGE 2536, RESPECTIVELY) ALSO DESCRIBED
46 AS THE SOUTH 420 FEET OF THE WEST 210 FEET OF THE SW 1/4
47 OF SAID S10-T10S-R20E AND BEING A POINT ON THE NORTH

1 RIGHT-OF-WAY LINE OF S.E. 23RD PLACE; THENCE NORTH
2 ALONG THE WEST LINE OF CHAS BALTIMORE SUBDIVISION
3 AND THE SOUTH 420 FEET OF THE WEST 210 FEET OF SAID S 10-
4 T10S-R19E TO THE NORTHEAST CORNER THEREOF; THENCE
5 WEST ALONG THE NORTH LINE OF SAID CHAS BALTIMORE
6 SUBDIVISION AND THE S 420 FEET OF THE WEST 210 FEET TO A
7 POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 15TH STREET;
8 THENCE NORTH ALONG THE EAST RIGHT- OF-WAY LINE OF
9 SAID S.E. 15TH STREET TO A POINT OPPOSITE OF AND
10 PERPENDICULAR TO THE SOUTHEAST CORNER OF TAX
11 PARCEL NUMBER 15995-54 AS DESCRIBED IN ORB 229, PAGE 31
12 OF THE PRACF, SAID CORNER ALSO BEING ON THE
13 NORTHERLY RIGHT-OF-WAY LINE OF S.E. 22ND AVENUE;
14 THENCE LEAVING SAID BOUNDARY OF TAX PARCEL NUMBER
15 16107-200 RUN WEST TO THE SOUTHEAST CORNER OF SAID
16 TAX PARCEL NUMBER 15995-54; THENCE RUN ALONG THE
17 SOUTHWESTERLY LINE OF SAID TAX PARCEL AND ALONG
18 THE SAID NORTHERLY RIGHT-OF -AY LINE OF S.E. 22ND
19 AVENUE NORTHWESTERLY AND WEST TO A POINT ON THE
20 EAST LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS
21 DESCRIBED IN ORB 2259, PAGE 1142 OF THE PRACF; THENCE
22 RUN NORTHWESTERLY ALONG THE EAST LINE OF THE SAID
23 FORMER RAILROAD RIGHT-OF-WAY TO AN INTERSECTION
24 WITH THE NORTHWEST RIGHT-OF-WAY LINE OF STATE ROAD
25 331 (ALSO KNOWN AS S.E. WILLISTON ROAD); THENCE RUN
26 SOUTHWEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE
27 OF STATE ROAD 331 TO THE SOUTH LINE OF THE LESTER
28 ROBINSON PROPERTY, AN UNRECORDED SUBDIVISION AS
29 DESCRIBED IN ORB 3256, PAGE 447 OF THE PRACF; THENCE
30 RUN WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF
31 SAID UNRECORDED SUBDIVISION, SAID WEST LINE ALSO
32 BEING THE WEST LINE OF SECTION 9, TOWNSHIP 10 SOUTH,
33 RANGE 20 EAST; THENCE RUN NORTH ALONG THE WEST LINE
34 OF SAID SECTION 9 TO AN INTERSECTION WITH THE
35 CENTERLINE OF SWEETWATER BRANCH; THENCE RUN
36 NORTHEAST ALONG THE CENTERLINE OF SWEETWATER
37 BRANCH TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 13TH
38 AVENUE; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-
39 WAY LINE OF S.E. 13TH AVENUE AND THE EASTERLY
40 EXTENSION THEREOF TO THE SOUTHERLY EXTENSION OF THE
41 EAST RIGHT-OF-WAY LINE OF S.E. 10TH STREET; THENCE RUN
42 NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST
43 RIGHT-OF-WAY LINE OF S.E. 10TH STREET TO THE NORTH
44 RIGHT-OF-WAY LINE OF S.E. 9TH AVENUE AND A POINT ON
45 THE SOUTHERLY LINE OF THE EXISTING EASTSIDE
46 COMMUNITY REDEVELOPMENT ASSOCIATION BOUNDARY;
47 THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF THE

1 EXISTING EASTSIDE COMMUNITY REDEVELOPMENT
2 ASSOCIATION BOUNDARY THE FOLLOWING SEVEN COURSES:
3 EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF S.E. 9TH
4 AVENUE TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD
5 331 (ALSO KNOWN AS S.E. 11TH STREET); THENCE NORTH
6 ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 331
7 TO THE NORTH RIGHT-OF-WAY LINE OF S.E. 8TH AVENUE;
8 THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF S.E.
9 8TH AVENUE TO THE WEST RIGHT-OF-WAY LINE OF S.E. 15TH
10 STREET; THENCE NORTH ALONG THE WEST RIGHT-OF-WAY
11 LINE OF S.E. 15TH STREET TO THE WESTERLY EXTENSION OF
12 THE NORTH RIGHT-OF-WAY LINE OF S.E. 4TH AVENUE;
13 THENCE EAST ALONG THE WESTERLY EXTENSION OF THE
14 NORTH RIGHT-OF-WAY LINE OF S.E. 4TH AVENUE AND THE
15 NORTH RIGHT-OF-WAY LINE THEREOF TO THE NORTHERLY
16 EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF S.E. 17TH
17 TERRACE; THENCE SOUTH ALONG THE NORTHERLY
18 EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF S.E. 17TH
19 TERRACE, THE EAST RIGHT-OF-WAY LINE AND A SOUTHERLY
20 EXTENSION THEREOF TO THE SOUTH RIGHT-OF-WAY LINE OF
21 S.E. 6TH AVENUE, ALSO BEING A POINT ON THE NORTH LINE
22 OF LOT 100 OF THE AFOREMENTIONED NEW GAINESVILLE;
23 THENCE EAST ALONG THE SOUTH LINE OF LOTS 100 THRU 104
24 OF SAID NEW GAINESVILLE ALSO BEING THE SOUTH RIGHT-
25 OF-WAY LINE OF S.E. 6TH AVENUE AND THE EASTERLY
26 EXTENSION THEREOF TO THE WEST RIGHT-OF-WAY LINE OF
27 S.E. 21ST STREET AND THE POINT OF BEGINNING.
28

29 **Section 2.** Section 2-415 of the Code of Ordinances of the City of Gainesville is hereby
30 amended to read as follows:

31 Sec. 2-415. Eastside District Community Redevelopment Area; trust fund.

32 (a) There is hereby established a trust fund, to be separately administered and
33 accounted for, to be known as the Eastside District community redevelopment area trust
34 fund.

35 (b) The trust fund shall be used for the deposit of all tax increment funds obtained by
36 the city community redevelopment agency to finance or refinance community
37 redevelopment projects within the Eastside District community redevelopment area

1 described in section 2-410.3 and all such funds shall be used to carry out redevelopment
2 activities included in the community redevelopment plan for the Eastside ~~District~~
3 community redevelopment area.

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

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

8 (1) The amount of ad valorem taxes levied each year by all taxing authorities
9 except school districts and those taxing authorities listed in F.S. § 163.387(2)(c),
10 exclusive of any debt service millage on taxable real property contained within the
11 ~~geographic boundaries of the Eastside District~~ area described in section 2-410.3(b) and
12 (c).

13 (2) The amount of ad valorem taxes which would have been produced by the
14 rate upon which the tax is levied each year by or for all taxing authorities, except school
15 districts and those taxing authorities listed in F.S. § 163.387(2)(c), exclusive of any debt
16 service millage, upon the total of the assessed value of the taxable property in the
17 Eastside ~~District~~ community redevelopment area described in section 2-410.3 (b) and (c)
18 as shown upon the most recent assessment roll used in connection with the taxation of
19 such property by each taxing authority prior to the adoption of Ordinance No. 002143, as
20 to section 2-4103(b), and prior to the adoption of this Ordinance No. 060336, as to
21 section 2-410.3(c).

22 (e) It is hereby determined that the total of the assessed value of the taxable property
23 in the Eastside ~~District~~ community redevelopment area described in section 2-410.3(b),
24 as shown on the most recent assessment roll prior to the effective date of Ordinance No.

1 002143-~~(December 10, 2001)~~, is \$34,980.826. It is hereby determined that the total of the
2 assessed value of taxable property in the Eastside community redevelopment area
3 described in section 2-410.3(c), as shown on the most recent assessment roll prior to the
4 adoption of this Ordinance No. 060336 is \$10,167,610.

5 **Section 3.** It is the intention of the City Commission that the provisions of Sections 1
6 and 2 of this Ordinance shall become and be made a part of the Code of Ordinances of
7 the City of Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance
8 may be renumbered or relettered in order to accomplish such intentions.

9 **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be
10 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
11 in no way affect the validity of the remaining portions of this ordinance.

12 **Section 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of
13 such conflict hereby repealed.


14 **Section 6.** This ordinance shall become effective immediately upon final adoption.

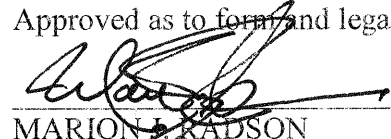
15 **PASSED AND ADOPTED** this 11th day of September, 2006.

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PEGEEN HANRAHAN, MAYOR

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ATTEST:

KURT M. LANNON
CLERK OF THE COMMISSION

Approved as to form and legality

MARION RADSON
CITY ATTORNEY

SEP 12 2006

25 This Ordinance passed on first reading this 28th day of August, 2006.

26 This Ordinance passed on second reading this 11th day of September, 2006.

27