



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 rights-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 13<sup>th</sup> 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 16<sup>th</sup> Avenue); and  
9 lying north of said southerly right-of-way line of Southwest 16<sup>th</sup> 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 13<sup>th</sup> Street); and lying east of said  
13 west right-of-way line of Southwest 13<sup>th</sup> Street (on its south end intersecting the  
14 westerly extension of said southerly right-of-way line of Southwest 16<sup>th</sup> 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 15<sup>th</sup> Street and NE  
30 16<sup>th</sup> Avenue, as the point of beginning; from said point of beginning run east  
31 along the south right-of-way line of said NE 16<sup>th</sup> 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 8<sup>th</sup> 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 aid 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 <sup>RD</sup> 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 15<sup>th</sup> Street; thence North along the east right-of-way, line of said S.E. 15<sup>th</sup> 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. 22<sup>nd</sup> 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. 22<sup>nd</sup> 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. 11<sup>th</sup> 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 aforementioned 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 8<sup>th</sup>  
19 Avenue To An Intersection With The Northerly Extension Of The West Line Of Lincoln  
20 Estates 2<sup>nd</sup> 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 1<sup>st</sup> 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 22<sup>nd</sup> 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

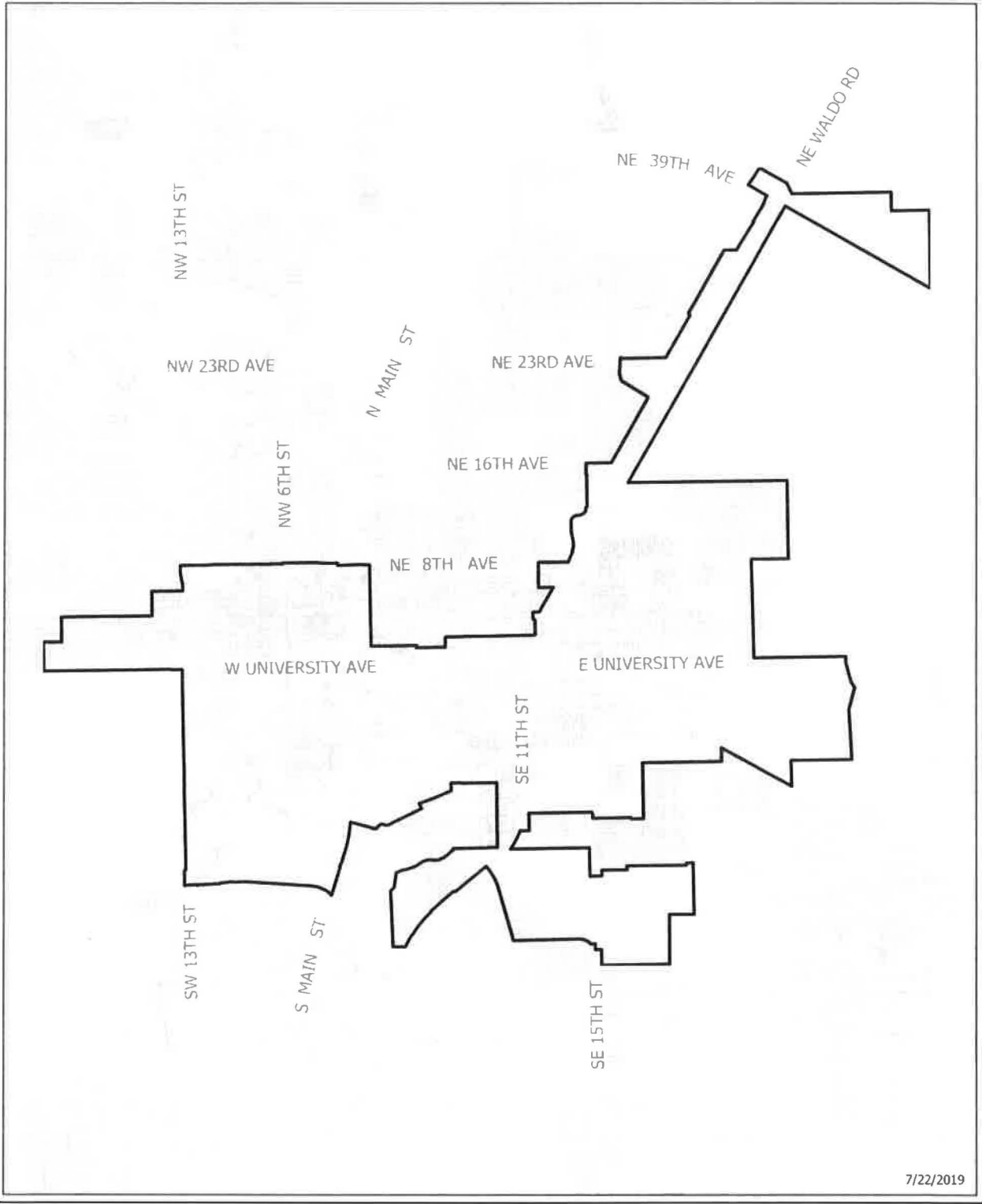
1 Sweetwater Branch To An Intersection With The North Right Of Way Line Of SE 13th  
2 Avenue; Thence East Along Said North Right Of Way Line And The Easterly Extension  
3 Thereof To An Intersection With The East Right Of Way Line Of SE 10th Street; Thence North  
4 Along Said East Right Of Way Line 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.

- 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.

**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.

**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

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

5  
6

7 **Sec. 2-410. – Reinvestment plan.**

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

10  
11 (1) A map of the boundary of the GCRA.

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

13 (a) Existing conditions, including street layout.

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

15 (c) The approximate number of dwelling units.

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

18 (3) A description of the anticipated impact of redevelopment activities upon the residents of the  
 19 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 5th day of September, 2019.



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13  
14 LAUREN POE  
15 MAYOR

16  
17 Attest:

Approved as to form and legality:

18  
19  
20  for

21 OMICHELE D. GAINNEY  
22 CLERK OF THE COMMISSION



23  
24 NICOLLE M. SHALLEY  
25 CITY ATTORNEY

24 This ordinance passed on first reading this 15th day of August, 2019.

25 This ordinance passed on second reading this 5th day of September, 2019.