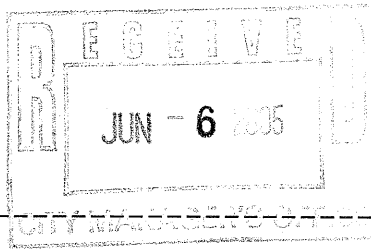


050067a



City of
Gainesville

Division of Community Redevelopment
PHONE: 334-2205 FAX: 334-2132 MAIL: Station 48

To: Barbara Lipscomb, Executive Director
From: Kate Parmelee, College Park/University Heights Projects Coordinator *KJP*
Date: June 3, 2005
Subject: College Park/University Heights Advisory Board's Recommendation for District Expansion

At the June 1, 2005 College Park/University Heights Advisory Board meeting the Board enthusiastically supported the expansion of the College Park/University Heights district to include the study area. Prior to approval, the Board reviewed the Blight Findings prepared by consultants HHI (Herbert-Halback, Inc.) and Real Estate Research Consultants (RERC). Given the substantial blight in the study area and the impact of this blight on the current district, the Advisory Board approached this area as an opportunity to further accomplish their vision for the College Park/University Heights district.

If approved, the expansion area will be included in the updated College Park/University Heights Redevelopment Plan update, which is currently underway. The timing of this potential expansion with the needed update of the Plan (last updated in 1995) will allow for a comprehensive plan to be developed to attain the character and quality in College Park and University Heights desired by the Advisory Board.

1 structures and in which are conditions leading to economic distress or endanger life or
2 property, and in which the following factors are present:

- 3 (a) Predominance of defective or inadequate street layout, parking facilities,
4 roadways, bridges, or public transportation facilities;
- 5 (b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- 6 (c) Deterioration of site or other improvements;
- 7 (d) Inadequate and outdated building density patterns.

8 **Section 3.** That the rehabilitation, conservation, or redevelopment, or a
9 combination thereof, of the Study Area is necessary in the interest of the public health,
10 safety, morals, or welfare of the residents of the City of Gainesville.

11 **Section 4.** This resolution shall take effect immediately upon adoption.

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13 **PASSED AND ADOPTED** this ____ day of June, 2005.

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PEGEEN HANRAHAN
MAYOR

ATTEST:

Approved as to form and legality

KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

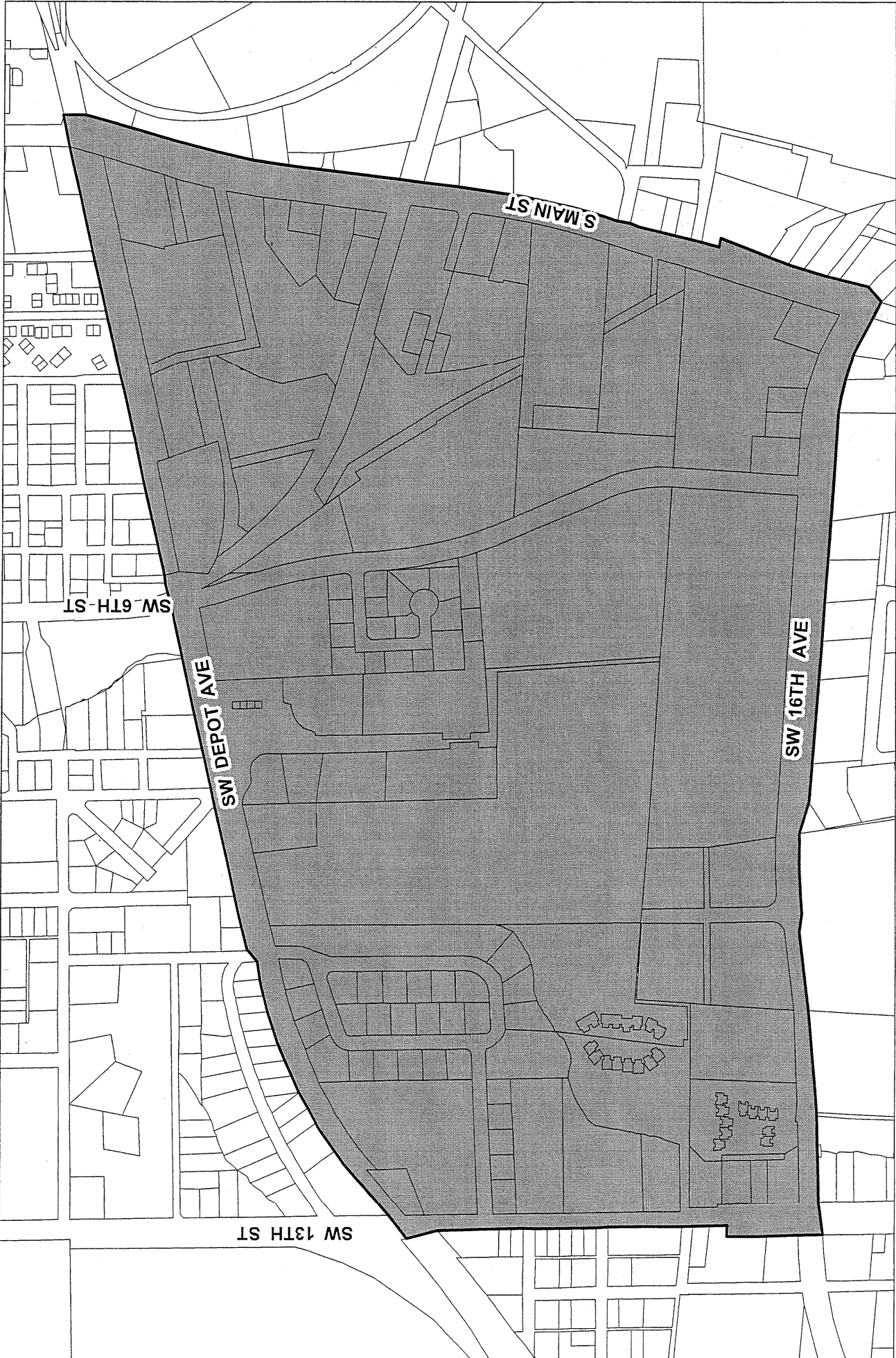
Legal Description:

College Park/University Heights

The CRA District Expansion Area Boundary
City of Gainesville

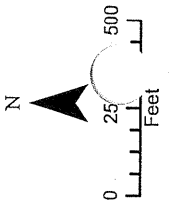
All of the platted and unplatted lands and rights of way lying within Section 8, Township 10 South, Range 20 East, Alachua County, Florida, lying South of the Northerly right of way line of the Southwest Depot Avenue (on its West end intersecting the Northerly extension of the West right of way line of Southwest 13th Street, and lying South of the Northerly line of Parcel #15539-200-000 and an Easterly extension thereof intersecting the Northerly extension of the Easterly right of way line of Main Street); and lying West of said Easterly right of way line of South Main Street (on its North end intersecting the Easterly extension of said Northerly line of Parcel #15539-200-000, and on its South end intersecting the Easterly extension of Southerly right of way line of Southwest 16th Avenue); and lying North of said Southerly right of way line of Southwest 16th Avenue (or its East end intersecting the Southerly extension of said Easterly right of way line of South Main Street, and on its West end intersecting the Southerly extension of the aforesaid West right of way line of Southwest 13th Street); and lying East of said West right of way line of Southwest 13th Street (on its South end intersecting the Westerly extension of said Southerly right of way line of Southwest 16th Avenue, and on its North end intersecting the Westerly extension of the aforesaid right of way line of Southwest Depot Avenue).

The above lands are subject to any easements and encumbrances, if any, of record.



Proposed CP/UH Expansion Area

Proposed Expansion Area



Prepared by the Dept of
Community Development 6-01-05

This map is for informational purposes only. Do not rely on this map for accuracy, dimensions, size or location. The City of Gaines does not assume responsibility to update this map or for any errors or omissions on this map. For more information...