## 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

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.

RESOLUTION NO. 2 3 PASSED 4 5 A resolution of the City Commission of the City of Gainesville, 6 7 Florida, finding that the conditions in a certain area of the of Gainesville constitute 8 blight, and that the rehabilitation, conservation, redevelopment, or combination 9 thereof of such area is necessary in the interest of the public 10 11 health, safety, morals or welfare of the residents of the City; 12 and providing an immediate effective date. 13 14 15 WHEREAS, the City of Gainesville has conducted a study to determine whether 16 a certain area (Study Area) of the City, as more particularly described and shown on Exhibits 1 and 2, is a "blighted" area in which conditions exist which are leading to 17 economic distress or endanger life or property, as indicated by the presence of certain 18 factors; 19 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION 20 21 OF THE CITY OF GAINESVILLE, FLORIDA: **Section 1.** That the results of the study contained in the "Finding of Necessity 22 23 Report for the Expansion of the College Park/University Heights Community 24 Redevelopment Area (CRA)" dated May 2005 (REPORT), a copy of which is on file in the office of the Clerk of the Commission, is adopted by reference and incorporated 25 herein. 26 27 Section 2. That based on the information and statistics contained in the aforesaid REPORT, and other information presented to the City Commission, the City Commission 28 finds that the Study Area, as more particularly shown and described in said REPORT, is a 29 blighted area in which there are a substantial number of deteriorated or deteriorating 30

structures and in which are conditions leading	ng to economic distress or endanger life or
property, and in which the following factors	s are present:
(a) Predominance of defective of	r inadequate street layout, parking facilities,
roadways, bridges, or public transpo	ortation facilities;
(b) Faulty lot layout in relation t	o size, adequacy, accessibility, or usefulness;
(c) Deterioration of site or other	improvements;
(d) Inadequate and outdated buil	lding density patterns.
Section 3. That the rehabilitation, c	onservation, or redevelopment, or a
combination thereof, of the Study Area is no	ecessary in the interest of the public health,
safety, morals, or welfare of the residents of	f the City of Gainesville.
Section 4. This resolution shall take	e effect immediately upon adoption.
PASSED AND ADOPTED this	day of June, 2005.
	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 13<sup>th</sup> 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 16<sup>th</sup> Avenue); and lying North of said Southerly 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 13<sup>th</sup> Street (on its South end intersecting the Westerly extension of said Southerly right of way line of Southwest 13<sup>th</sup> Street (on its South end intersecting the Westerly extension of said Southerly right of way line of Southwest 13<sup>th</sup> Avenue, and on its North end intersecting the Westerly extension of 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.

