

1 **WHEREAS**, at least 10 days notice has been given once by publication in a newspaper
2 of general circulation notifying the public of this proposed ordinance and of a public hearing to
3 be held in the City Commission Auditorium, City Hall, City of Gainesville; and

4 **WHEREAS**, the public hearings were held pursuant to the published notice described
5 above, at which hearings the parties in interest and all others had an opportunity to be and were,
6 in fact, heard.

7 **NOW, THEREFORE**, BE IT ORDAINED BY THE CITY COMMISSION OF THE
8 CITY OF GAINESVILLE, FLORIDA:

9 **Section 1.** Section 2-410.3 of the Code of Ordinances of the City of
10 Gainesville is hereby amended to read as follows:

11 **Sec. 2-410.3. Boundaries of the Eastside Community Redevelopment Area.**

12 (a) The following described area has been designated as a slum or blighted area and
13 found to be appropriate for a community redevelopment project by: Resolution No.
14 000728, passed November 27, 2000;~~;~~ and Resolution 060217, passed July 10, 2006;~~;~~
15 Resolution 080712 and Resolution 080713, passed on January 15, 2009. The area
16 described in subsections (b), ~~and (c),~~ (d) and (e) shall be the Community
17 Redevelopment Area in which the agency shall undertake activities for the
18 elimination and prevention of the development and spread of slums and blight in
19 accordance with this division.

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

21 An area of land located in Sections 3, 4, 9, 33 and 34 of Township 10 South, Range
22 20 East of Alachua County, Florida, being more particularly described as follows:

23 Commence at the southeast corner of the intersection of NE 15th Street and NE 16th

1 Avenue, as the point-of-beginning; from said point-of-beginning run east along the
2 south right-of-way line of said NE 16th Avenue (and an easterly extension thereof) to
3 a point lying on the northeasterly right-of-way line of the abandoned Seaboard
4 Coastline Railroad property (parcel number 10812-300-000) also known as the Rail-
5 to-Trail property; thence run in a Southwesterly direction to a point on the south line
6 of a City of Gainesville drainage ditch as per Official Record Book 573, page 33, of
7 the Public Records of Alachua County, Florida; thence run along said south line to
8 the east line of Section 34, Township 9 South, Range 20 East; thence run south along
9 said east line to a point lying on the south right-of-way line of NE 8th Avenue; thence
10 run west along said south right-of-way line to the east right-of-way line of NE 25th
11 Street; thence run south along the east right-of-way line of said NE 25th Street to the
12 south right-of-way line of East University Avenue; thence run west along said south
13 right-of-way line of East University Avenue to the east right-of-way line of SE 21st
14 Street; thence run south along said east right-of-way line of SE 21st Street to a point
15 on an easterly extension of the south right-of-way line of SE 6th Avenue; thence run
16 west along said south right-of-way line extension and along the south right-of-way
17 line of SE 6th Avenue to the west right-of-way line of SE 17th Terrace; thence run
18 north along said west right-of-way line of SE 17th Terrace to the south right-of-way
19 line of SE 4th Avenue, thence run West along said south right-of-way line of SE 4th
20 Avenue to the east right-of-way line of SE 15th Street; thence run south along said
21 east right-of-way line of SE 15th Street to its intersection with the south line of
22 Section 4, Township 10 South, Range 20 East; thence run west along said south right-
23 of-way line of Section 4, Township 10 South, Range 20 East to its intersection with

1 the west right-of-way line of SE 12th Street; thence run south 10 feet; thence run west
2 to the east right-of-way line of SE 11th Street; thence run south along said east right-
3 of-way line of SE 11th Street to an easterly extension of the south right-of-way line of
4 SE 9th Avenue; thence run west along said southerly extension and along the south
5 right-of-way line of SE 9th Avenue to a point lying 119 feet east of the east right-of-
6 way of SE 7th Street (being also the east line of tax parcel number 16044-000-000);
7 thence run south to the south right-of-way line of SE 9th Place and a westerly
8 extension thereof to the west right-of-way line of SE 4th Street; thence run
9 northwesterly along said westerly right-of-way line of SE 4th Street to the south
10 right-of-way line of the abandoned Seaboard Coastline Railroad property, tax parcel
11 number 12745-300-000 (also known as the Rail-to-Trail property); thence run
12 easterly and northeasterly along said right-of-way line of the abandoned Seaboard
13 Coastline Railroad property to the north right-of-way line of NE 3rd Avenue; thence
14 run west along said north right-of-way line of NE 3rd Avenue to the east right-of-way
15 line of NE 12th Court; thence run north along said east right-of-way line of NE 12th
16 Court to a creek branch; thence run northwesterly along aid creek branch (being also
17 the south line of tax parcel 12560-000-000) to the east line of 1, Block 1, Range 5 of
18 Doig and Robertson edition as per Deed Book "W", page 437, of the Public Records
19 of Alachua County, Florida; thence run north to the south right-of-way line of NE 5th
20 Avenue; thence run east along said south right-of-way line to a southerly extension of
21 the east line of Sperry Heights, a subdivision as per Plat Book "E", page 1, of the
22 Public Records of Alachua County, Florida; thence run northeasterly along said east
23 line of Sperry Heights Subdivision to the south right-of-way line of NE 6th Place;

1 thence run west along said south line of NE 6th Place to the west right-of-way line of
2 NE 12th Street; thence run north along said west right-of-way line of NE 12th Street
3 to the south right-of-way line of NE 8th Avenue; thence run east along said south
4 right-of-way line of NE 8th Avenue to a southerly extension of the easterly right-of-
5 way line of NE 14th Street; thence run northerly and northeasterly along said
6 southerly extension and along said easterly right-of-way line of NE 14th Street and
7 along the easterly right-of-way line of NE 15th Street to the southeast corner of the
8 intersection of NE 15th Street and NE 16th Avenue, being the point-of-beginning,
9 and close. All lying and being in the City of Gainesville, Florida; containing 952
10 acres more-or-less.

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

12 An area of land situated in sections 3, 9 and 10 of Township 10 South, Range 20 East
13 of Alachua County, Florida, being more particularly described as follows: Commence
14 at the intersection of the west right-of-way line of S.E. 21st Street and the north line
15 of 104 of New Gainesville as recorded in plat book "A", page 66 of the public
16 records of Alachua County, Florida (henceforth abbreviated PRACF), said point also
17 being the southeasterly most corner of the existing Eastside Community
18 Redevelopment Association East boundary line, and the point-of-beginning; thence
19 run north along said east line and the west right-of-way line of S.E. 21st Street to the
20 south right-of-way line of State Road 20 (also known as S.E. Hawthorne Road);
21 thence leaving said east line run southeast along the south right-of-way line of State
22 Road 20 to the northwest corner of tax parcel number 11344 also being that parcel
23 described in Official Records Book (ORB) 2189, page 2886; thence run southwest

1 and south along the west line of said tax parcel to the southwest corner of said tax
2 parcel, said point being on the south line of 107 of the aforementioned New
3 Gainesville and on the easterly extension of the north right-of-way line of S.E. 8th
4 Avenue; thence run west along the south line of s 107 thru 101 of said New
5 Gainesville also being the easterly extension of the north right-of-way line of S.E. 8th
6 Avenue and the north right-of-way line thereof to a point on the northerly extension
7 of the west line of Lincoln Estates 2nd Addition as per plat book "G", page 36 of the
8 PRACF; thence run south along the northerly extension of the west line of Lincoln
9 Estates 2nd Addition and the west line thereof to the southwest corner of Lincoln
10 Estates 2nd Addition, said point being on the north line of Lincoln Estates 1st
11 Addition as per plat book "F", page 38 of the PRACF; thence run west along the
12 north line of Lincoln Estates 1st Addition to the northwest corner of Lincoln Estates
13 1st Addition, said point being on the east line of Lincoln Estates as per plat book "F",
14 page 19 PRACF; thence run north along the east line of said Lincoln Estates to the
15 northeast corner thereof; thence run west along the north line of said Lincoln Estates
16 to the northwest corner thereof also being a point on the east right-of-way line of S.E.
17 15th Street; thence run north along the east right-of-way line of S.E. 15th Street to the
18 easterly extension of the north right-of-way line of S.E. 11th Avenue; thence run west
19 along the easterly extension of the north right-of-way line of S.E. 11th Avenue and
20 the north right-of-way line thereof and the westerly extension of the north right-of-
21 way line thereof to the west right-of-way line of S.E. 12th Street; thence run south
22 along the west right-of-way line of S.E. 12th Street to the north right-of-way line of
23 S.E. 11th Avenue; thence run west along the north right-of-way line of S.E. 11th

1 Avenue to the east right-of-way line of State Road 331 (also known as S.E. Williston
2 Road); thence run southwesterly along the east right-of-way line of State Road 331 to
3 the south right-of-way line of S.E. 13th Avenue; thence run east along the south right-
4 of-way line of S.E. 13th Avenue to the west right-of-way line of S.E. 15th Street;
5 thence run south along the west right-of-way line of S.E. 15th Street to the westerly
6 extension of the south line of tax parcel number 16107-504 as described in ORB 495,
7 page 247; thence run east along the westerly extension of the south line of said tax
8 parcel and the south line thereof and north along the east line of said tax parcel to the
9 northeast corner of said tax parcel, said point being on the south line of Wedgewood
10 1st Addition as per plat book "H", page 5 of the PRACF; thence run East along the
11 south line and north along the east line of Wedgewood 1st Addition to the northeast
12 corner thereof also being a point on the south right-of-way line of S.E. 15th Avenue;
13 thence run east along the south right-of-way line of said S.E. 15th Avenue also being
14 the north line of tax parcel number 16107-200 to the northeast corner of said tax
15 parcel as described in ORB 1994, page 279 of the PRACF; thence run along the
16 boundary of said tax parcel the following 6 courses: South to the northeast corner of
17 the east one-half (") of the southeast one-quarter (L) of the southwest one quarter (L)
18 of section 10, Township 10 South, Range 20 East (E " of the S.E. L of the SW L of
19 S10-T10S-R20E); thence west along the north line of said E " of the S.E. L of the
20 S.W. L of S10-T10S-R20E to the northwest corner thereof; thence South along the
21 west line of said E " of the S.E. L of the SW L of S10-T10S-R20E to the southwest
22 corner thereof; thence West along the south line of said section 10-T10S-R20E to the
23 southeast corner of Chas Baltimore Subdivision, an unrecorded subdivision (with 2

1 current parcels described in ORB 2138, page 2076 and 1902, page 2536, respectively)
2 also described as the south 420 feet of the west 210 feet of the SW 1/4 of said S10-
3 T10S-R20E and being a point on the north right-of-way line of S.E. 23RD Place;
4 thence north along the west line of Chas Baltimore Subdivision and the south 420 feet
5 of the west 210 feet of said S 10-T10S-R19E to the northeast corner thereof; thence
6 west along the north line of said Chas Baltimore Subdivision and the S 420 feet of the
7 west 210 feet to a point on the east right-of-way line of S.E. 15th Street; thence North
8 along the east right-of-way, line of said S.E. 15th Street to a point opposite of and
9 perpendicular to the southeast corner of tax parcel number 15995-54 as described in
10 ORB 229, page 31 of the PRACF, said corner also being on the northerly right-of-
11 way line of S.E. 22nd Avenue; thence leaving said boundary of tax parcel number
12 16107-200 run west to the southeast corner of said tax parcel number 15995-54;
13 thence run along the southwesterly line of said tax parcel and along the said northerly
14 right-of-way line of S.E. 22nd Avenue northwesterly and west to a point on the east
15 line of the former railroad right-of-way as described in ORB 2259, page 1142 of the
16 PRACF; thence run northwesterly along the east line of the said former railroad right-
17 of-way to an intersection with the northwest right-of-way line of State Road 331 (also
18 known as S.E. Williston Road); thence run southwest along the northwest right-of-
19 way line of State Road 331 to the south line of the Lester Robinson Property, an
20 unrecorded subdivision as described in ORB 3256, page 447 of the PRACF; thence
21 run west along said south line to the west line of said unrecorded subdivision, said
22 west line also being the west line of section 9, Township 10 South, Range 20 East;
23 thence run north along the west line of said section 9 to an intersection with the

1 centerline of Sweetwater Branch; thence run northeast along the centerline of
2 Sweetwater Branch to the north right-of-way line of S.E. 13th Avenue; thence run
3 east along the north right-of-way line of S.E. 13th Avenue and the easterly extension
4 thereof to the southerly extension of the east right-of-way line of S.E. 10th Street;
5 thence run north along said southerly extension and the east right-of-way line of S.E.
6 10th Street to the north right-of-way line of S.E. 9th Avenue and a point on the
7 southerly line of the existing Eastside Community Redevelopment Association
8 Boundary; thence continue along said southerly line of the existing Eastside
9 Community Redevelopment Association boundary the following seven courses: East
10 along the north right-of-way line of S.E. 9th Avenue to the west right-of-way line of
11 State Road 331 (also known as S.E. 11th Street); thence north along the west right-of-
12 way line of state road 331 to the north right-of-way line of S.E. 8th Avenue; thence
13 East along the north right-of-way line of S.E. 8th Avenue to the west right-of-way
14 line of S.E. 15th Street; thence north along the west right-of-way line of S.E. 15th
15 Street to the westerly extension of the north right-of-way line of S.E. 4th Avenue;
16 thence east along the westerly extension of the north right-of-way line of S.E. 4th
17 Avenue and the north right-of-way line thereof to the northerly extension of the east
18 right-of-way line of S.E. 17th Terrace; thence south along the northerly extension of
19 the east right-of-way line of S.E. 17th Terrace, the east right-of-way line and a
20 southerly extension thereof to the south right-of-way line of S.E. 6th Avenue, also
21 being a point on the north line of 100 of the aforementioned New Gainesville; thence
22 east along the south line of s 100 thru 104 of said New Gainesville also being the
23 south right-of-way line of S.E. 6th Avenue and the easterly extension thereof to the

1 west right-of-way line of S.E. 21st Street and the point-of-beginning.

2 (d) The area shall consist of all the territory lying within the following
3 boundaries:

4 A tract of land situated in Sections 26, 27 and 34, Township 9 South, Range 20 East,
5 Alachua County, Florida being more particularly described as follows:

6 Commence at the intersection of the easterly projection of the south right-of-way line
7 of Northeast 16th Avenue and the northeasterly right-of-way line of the abandoned
8 Seaboard Coastline Railroad property [now being the easterly right-of-way line of
9 Waldo Road (State Road 24)] and the point of beginning, said corner being on the
10 existing CRA boundary line; thence leaving said CRA boundary line, run northerly
11 along said easterly right-of-way line of Waldo Road to the southerly right-of-way line
12 of Northeast 39th Avenue (State Road 222); thence run southeasterly along said
13 southerly right-of-way line to the southerly projection of the East line of the lands as
14 described in ORB 796, Page 238, of the Public Records of Alachua County, Florida
15 (hereafter abbreviated ORB _____, Page _____ PRACF); thence run northerly along
16 said projection and the East line thereof to the Northeast corner of said lands; thence
17 run West, North, and West along the northerly lines of said lands to the Northwest
18 corner of said lands, said corner being on the easterly right-of-way line of Waldo
19 Road (State Road 24); thence run northwesterly to the Northeast corner of the lands
20 as described in ORB 1994, Page 1444, PRACF, said corner being on the westerly
21 right-of-way line of said Waldo Road; thence run Northwest along the North line of
22 said lands and the North lines of the lands as described in ORB 943, Page 108,
23 PRACF and the lands as described in ORB 1000, Page 707, PRACF to the Northwest

1 corner of the lands as described in ORB 1000, Page 707, PRACF; thence run
2 Southwest along the West line of said lands to the Southwest corner of said lands,
3 said corner being on the North right-of-way line of Northeast 39th Avenue (State
4 Road 222); thence run Southwest to the Northwest corner of Seaboard Industrial
5 Park, a plat as recorded in Plat Book "G" Pages 73 and 74 PRACF, said corner being
6 on the southerly right-of-way line of said Northeast 39th Avenue (State Road 222);
7 thence run southeasterly along said southerly right-of-way line and North line of said
8 plat to the Northeast corner of Lot 13 of said plat; thence run southerly along the East
9 line of said Lot 13 to the Southeast corner of said Lot 13; thence run southerly to the
10 Northeast corner of Lot 12 of said plat; thence run southerly along the east line of said
11 Lot 12 and the West line of the lands as described in ORB 3323, Page 196, PRACF to
12 the Southwest corner of said lands; thence run East along the South line of said lands
13 to the Southeast corner of said lands, said corner being on the West line of Lot 16 of
14 said plat; thence run South along said West line and the West line of Lot 17 of said
15 plat to the Southwest corner of said Lot 17, said corner being on the North right-of-
16 way line of Northeast 31st Avenue; thence run West along said North right-of-way
17 line to the northerly projection of the West right-of-way line of Northeast 21st Way;
18 thence run Southwest along said projection and the West line thereof to the beginning
19 of a curve concave Northwest marking the Southeast corner of Lot 119 of Hugh
20 Edwards Industrial Center, a plat as recorded in Plat Book "E", Page 41, PRACF;
21 thence run Southeast to the Northeast corner of Lot 134 of said plat; thence run
22 Southwest along the East line of said Lot 134 and the East lines of Lots 135, 138,
23 139, 142, 143, 145, 146, 147, and 148 to the North right-of-way line of Northeast 23rd

1 Avenue; thence run West along said North right-of-way line to the northerly
2 projection of the West right-of-way line of a drainage right-of-way as shown in Carol
3 Estates East, a plat as recorded in Plat Book "F", Page 10, PRACF; thence run South
4 along said northerly projection and said West right-of-way line to the South right-of-
5 way line of Northeast 21st Place; thence run Southeast along said South right-of-way
6 line to the West right-of-way line of Northeast 16th Way; thence run Southwest along
7 said West right-of-way line and the southerly extension thereof to a point on the
8 South right-of-way line of Northeast 16th Avenue, said point being on the existing
9 Eastside CRA boundary line; thence run East along said existing Eastside CRA
10 boundary line and said South right-of-way line and the easterly extension thereof to
11 its intersection with the northeasterly right-of-way line of the abandoned Seaboard
12 Coastline Railroad property [now being the easterly right-of-way line of Waldo Road
13 (State Road 24)] and the point of beginning.

14 (e) The area shall consist of all the territory lying within the following
15 boundaries:

16 A tract of land situated in Sections 2, 3, and 10, Township 10 South, Range 20 East,
17 Alachua County, Florida being more particularly described as follows:
18 Commence at the Northeast corner of Section 10, Township 10 South, Range 20 East,
19 Alachua County, Florida, said corner being on the existing City of Gainesville limit
20 line per Ordinance #3865 and the point of beginning; thence run South along the East
21 line of said Section 10 and said City of Gainesville limit line to a point on the
22 southerly right-of-way line of Hawthorne Road (State Road No. 20), said point being
23 on the existing CRA boundary line; thence leaving said City of Gainesville limit line

1 run northwesterly along said southerly right-of-way line and existing CRA boundary
2 line to the southerly projection of the easterly right-of-way line of Southeast 21st
3 Street; thence run North along said projection and the easterly right-of-way line
4 thereof to the southerly right-of-way line of East University Avenue (State Road 26);
5 thence run East along said southerly right-of-way line to the southerly projection of
6 the easterly right-of-way line of Northeast 25th Street; thence run North along said
7 southerly projection to the northerly right-of-way line of said East University
8 Avenue; thence leaving said existing CRA boundary line, run East along said
9 northerly right-of-way line to a point lying 1481.74 feet East of the West line of
10 Section 2, Township 10 South, Range 20 East and being on the existing City of
11 Gainesville limit line as per Ordinance #3865; thence run southerly along the
12 centerline of a drainage easement according to said ordinance to the South line of said
13 Section 2; thence run West along said South line of Section 2 to the Southwest corner
14 of Section 2, said corner also being the Northeast corner of Section 10, Township 10
15 South, Range 20 East and the point of beginning.

16 **Section 2.** Section 2-415 of the Code of Ordinance of the City of Gainesville is hereby
17 amended to read as follows:

- 18 (a) There is hereby established a trust fund, to be separately administered and accounted
19 for, to be known as the Eastside community redevelopment area trust fund.
- 20 (b) The trust fund shall be used for the deposit of all tax increment funds obtained by the
21 city community redevelopment agency to finance or refinance community
22 redevelopment projects within the Eastside community redevelopment area described
23 in section 2-410.3 and all such funds shall be used to carry out redevelopment

1 activities included in the community redevelopment plan for the Eastside community
2 redevelopment area.

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

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

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

12 (2) The amount of ad valorem taxes which would have been produced by the rate
13 upon which the tax is levied each year by or for all taxing authorities, except
14 school districts and those taxing authorities listed in F.S. § 163.387(2)(c),
15 exclusive of any debt service millage, upon the total of the assessed value of
16 the taxable property in the Eastside community redevelopment area described
17 in sections 2-410.3 (b), and (c), (d) and (e) as shown upon the most recent
18 assessment roll used in connection with the taxation of such property by each
19 taxing authority prior to the adoption of: Ordinance No. 002143, as to
20 subsection 2-410.3(b); and prior to the adoption of this Ordinance No. 060336,
21 as to subsection 2-410.3(c); and this Ordinance No. 090966, as to subsections
22 2-410.3 (d) and (e).

23 (e) It is hereby determined that the total of the assessed value of the taxable

1 property in the Eastside community redevelopment area described in subsection
2 2-410.3(b), as shown on the most recent assessment roll prior to the effective
3 date of Ordinance No. 002143, is \$34,980.826.00. It is hereby determined that
4 the total of the assessed value of taxable property in the Eastside community
5 redevelopment area described in subsection 2-410.3(c), as shown on the most
6 recent assessment roll prior to the adoption of ~~this~~ Ordinance No. 060336 is
7 \$10,167,610.00. It is hereby determined that the total of the assessed value of
8 the taxable property in the Eastside community redevelopment area described
9 in subsection 2-410.3(d), as shown on the most recent assessment roll prior to
10 the adoption of Ordinance No. 090966, is \$17,668,780.00. It is hereby
11 determined that the total of the assessed value of the taxable property in the
12 Eastside community redevelopment area described in subsection 2-410.3(e), as
13 shown on the most recent assessment roll prior to the adoption of Ordinance
14 No. 090966 is \$7,384,460.00.

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

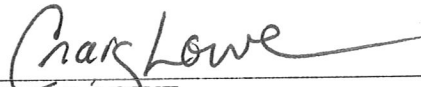
19 **Section 4.** If any word, phrase, clause, paragraph, section or provision of this ordinance
20 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
21 finding shall not affect the other provisions or applications of the ordinance which can be given
22 effect without the valid or unconstitutional provisions or application, and to this end the
23 provisions of this ordinance are declared severable.

1 **Section 5.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
2 such conflict hereby repealed.

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

4 **PASSED AND ADOPTED** this 18th day of November, 2010

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6

CRAIG LOWE
MAYOR

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10 ATTEST:

Approved as to form and legality


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KURT M. LANNON
CLERK OF THE COMMISSION
MARION J. RADSON
CITY ATTORNEY

NOV 18 2010

16

17 This Ordinance passed on first reading this 4th day of November, 2010.

18

19 This Ordinance passed on second reading this 18th day of November, 2010.