



Legislation Details (With Text)

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Sponsors:

Indexes:

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Attachments: 1. 070144_20070618_ FAPS Property Conveyance.pdf

Date	Ver.	Action By	Action	Result
6/18/2007	0	Community Redevelopment Agency	Approved as Recommended	Pass

Acknowledgement of Acceptance of Conveyance of Tax Parcel 14479-000-000 from City of Gainesville (B)

On May 6, 1977, the City acquired Tax Parcel 14479-000-000 consisting of Lots 10 and 11, the South half of Block 26, Brush's Addition to Gainesville from Leon H Robbins, Alex Robbins, Robert Robbins and Irvin Robbins by Warranty Deed, Official Records Book 1065, page 340. This parcel is currently zoned Mixed Use Low Intensity (MU-1) and vacant. On June 11, 2007 the City of Gainesville conveyed Tax Parcel 14479-000-000, 414 Northwest 5th Avenue, onto City of Gainesville Community Redevelopment Agency by Special Warranty Deed.

The City of Gainesville Community Redevelopment Agency (CRA) staff proposes to relocate two residential structures, available from Santa Fe Community College (SFCC) on Lots 10 and 11, and renovate and market them to home buyers. The CRA staff proposes to locate these structures onto the North portion of Lots 10 and 11. Additionally the CRA proposes to redevelop, not necessarily as the developer, the Southern portion of Lots 10 and 11 with construction of mixed-use commercial/residential structures complying with the historic nature of the historic district.

The CRA staff attended an initial "First Step" meeting with City Planning Staff on May 23, 2007. Below is the concept that resulted from that meeting.

Lot 11 (Eastern Lot - see Santa Fe Relocation parcel 14479 concept. jpg attached) is in the Pleasant Street Historic District. Lot 10 is not in the Pleasant Street Historic District. Both the renovation of the SFCC homes and the new construction would maintain the character of the historic district.

The development concept would require a minor subdivision of the two lots establishing Lots 10 and 11 as approximately 5,000 square foot lots on the Northern portion of the property. An additional single lot would be created of approximately 7,700 square feet, encompassing the entire Southern portion of the property.

Prior to any development activity, CRA staff will obtain and review surveys, title and environmental reports for the lots. Once it is determined that the lots are suitable for the redevelopment project, CRA staff will develop a project plan that identifies the issues and costs associated with the relocation, stabilization, renovation and sale of the

residential structures, including securing necessary development plan approvals and negotiating agreements with project partners (such as SFCC contribution and cost sharing in relocation and stabilization). The plan may include recommendations for the proposed mixed-use commercial component on the southern half of the lots, although that will likely be developed as a separate project.

There is currently \$22,569 budgeted from FY 2006 in the Model Block - Santa Fe Houses account #613-790-W509-5520-6010.

Executive Director to the CRA: 1) Approve the development concept; and 2) accept the conveyance of the lots from the City.