

ORDINANCE NO.

1 **An ordinance of the City of Gainesville, Florida, amending Section 2-406**
2 ***Gainesville Community Reinvestment Area; city department; powers; definitions***
3 **of the Code of Ordinances to expand the real property included within the**
4 **Gainesville Community Reinvestment Area to include certain real property**
5 **located to the northwest of the intersection of NE 8th Avenue and NE Waldo**
6 **Road, as further described by this ordinance; providing directions to the codifier;**
7 **providing a severability clause; providing a repealing clause; and providing an**
8 **immediate effective date.**

9
10
11 **WHEREAS**, per Section 2-406 of the City of Gainesville Code of Ordinances, there was established
12 a defined Gainesville Community Reinvestment Area ("GCRA") within which the City shall
13 undertake community redevelopment; and

14 **WHEREAS**, the City Commission desires to expand the GCRA to include certain real property
15 located to the northwest of the intersection of NE 8th Avenue and NE Waldo Road, as further
16 described by this ordinance; and

17 **WHEREAS**, at least 10 days' notice has been given by publication in a newspaper of general
18 circulation notifying the public of this proposed ordinance and of public hearings to be held by
19 the City Commission of the City of Gainesville; and

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

22 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
23 **FLORIDA:**

24 **SECTION 1.** Section 2-406 of the Code of Ordinances of the City of Gainesville is amended to read
25 as follows:

26 **Sec. 2-406. Gainesville Community Reinvestment Area; city department; powers; definitions.**

1 (a) There is hereby created the Gainesville Community Reinvestment Area (the "GCRA") within which the
2 City shall undertake community redevelopment for the elimination and prevention of the
3 development and spread of slums and blight in accordance with this division. The ~~complete metes~~
4 ~~and bounds legal description of the GCRA is set forth below~~ and the physical boundary of the GCRA is
5 set forth below. A GIS map of the GCRA is available in the GCRA office.

6
7 ~~(b) GCRA legal description: A Part Of Sections 26, 27, 31, 32, 33, 34, And 35, Township 9 South, Range 20~~
8 ~~East, And Sections 2 Through 10, And A Part Of The D.L. Clinch Grant, Township 10 South, Range 20~~
9 ~~East, Alachua County, Florida, And Being More Particularly Described As Follows: Begin At The~~
10 ~~Intersection Of The Easterly Right Of Way Line Of NE 15th Street And The Southerly Right Of Way Line~~
11 ~~Of NE 16th Avenue (County Road Number 172); Thence Easterly Along Said Southerly Right Of Way~~
12 ~~Line To An Intersection With The Southwesterly Extension Of The Westerly Right Of Way Line Of NE~~
13 ~~16th Way; Thence Northeasterly Along Said Southwesterly Extension And Said Westerly Right Of Way~~
14 ~~Line To The Southwesterly Right Of Way Line Of NE 21st Place; Thence Northwesternly Along Said~~
15 ~~Southwesterly Right Of Way Line To An Intersection With The Westerly Line Of A Drainage Right Of~~
16 ~~Way, As Per Plat Of Carol Estates East, Plat Book "F", Page 10, Public Records of Said Alachua County;~~
17 ~~Thence Northerly Along Said Westerly Line of Said Drainage Right Of Way And Its Northerly Extension~~
18 ~~To An Intersection With The Northerly Right Of Way Line Of NE 23rd Avenue (State Road Number~~
19 ~~232A); Thence Easterly Along Said Northerly Right Of Way Line To The Southeast Corner Of Lot 148 Of~~
20 ~~Hugh Edwards Industrial Center, Plat Book "E", Page 41, Said Public Records; Thence Northeasterly~~
21 ~~Along The Easterly Lines Of Lots 148, 147, 146, 145, 143, 142, 139, 138, 135 And 134 Of Said Hugh~~
22 ~~Edwards Industrial Center To The Northeast Corner Of Said Lot 134; Thence Northwesternly To The~~
23 ~~Southeast Corner Of Lot 119 Of Said Hugh Edwards Industrial Center, Said Southeast Corner Being At~~
24 ~~The Intersection Of The Northerly Right Of Way Line Of NE 27th Avenue And The Northwesternly Right~~
25 ~~Of Way Line Of NE 21st Way; Thence Northeasterly Along Said Northwesternly Right Of Way Line And~~
26 ~~Its Northerly Extension To An Intersection With The Northerly Right Of Way Line Of NE 31st Avenue;~~
27 ~~Thence Easterly Along Said Northerly Right Of Way Line To The Southwest Corner Of Lot 17 Of~~
28 ~~Seaboard Industrial Park, Plat Book "G", Page 74, Said Public Records; Thence Northeasterly Along The~~
29 ~~Westerly Lines Of Lot 17 And Lot 16 Of Said Seaboard Industrial Park To The Southeast Corner Of~~
30 ~~Those Lands Described And Recorded In Official Records Book 4016 Page 791 (Denoted As TAX PARCEL~~
31 ~~8198-7-8 In Said Official Record Book); Thence Northwest Along the South Line Of Said Lands, A~~
32 ~~Distance Of 23 Feet To The Southeast Corner Of Lot 12 Of Said Seaboard Industrial Park; Thence~~
33 ~~Northeasterly Along The Easterly Line Of Said Lot 12 To The Northeast Corner Of Said Lot 12; Thence~~
34 ~~Northeasterly To The Southeast Corner Of Lot 13 Of Said Seaboard Industrial Park; Thence~~
35 ~~Northeasterly Along The Easterly Line Of Said Lot 13 To An Intersection With The Southwesterly Right~~
36 ~~Of Way Line Of NE 39th Avenue (State Road Number 222); Thence Northwesternly Along Said~~
37 ~~Southwesterly Right Of Way Line To The Northwest Corner Of Said Seaboard Industrial Park; Thence~~
38 ~~Northeasterly To The Southwest Corner Of Those Lands Described And Recorded In ORB 1681 Page~~
39 ~~1322 (Alachua County Property Appraiser Parcel 08198-007-001 All Such Parcels Hereafter Described~~
40 ~~As Tax Parcels); Thence Northeast Along The Westerly Line Of Said Lands To The Southwest Corner Of~~
41 ~~Those Lands Described And Recorded In ORB 526, Page 88 (Tax Parcel 08189-000-000); Thence~~
42 ~~Southeasterly Along The Southwesterly Line Of Said Lands To An Intersection With The Northwesternly~~
43 ~~Right Of Way Line Of Waldo Road (State Road Number 24); Thence Southeasterly, Crossing Waldo~~
44 ~~Road And The Former Seaboard Coastline Railroad, To The Northwest Corner Of Those Lands~~
45 ~~Described And Recorded In ORB 796, Page 238 (Tax Parcels 08192-009-000 And 08192-010-000), Said~~
46 ~~Northwest Corner Lying On The Southeasterly Right Of Way Line Of Said Former Seaboard Coastline~~
47 ~~Railroad; Thence Easterly, Southerly, Easterly, And Southerly Along Said Lands To An Intersection With~~
48 ~~The Northeasterly Right Of Way Line Of NE 39th Avenue; Thence Southerly Along The Southerly~~

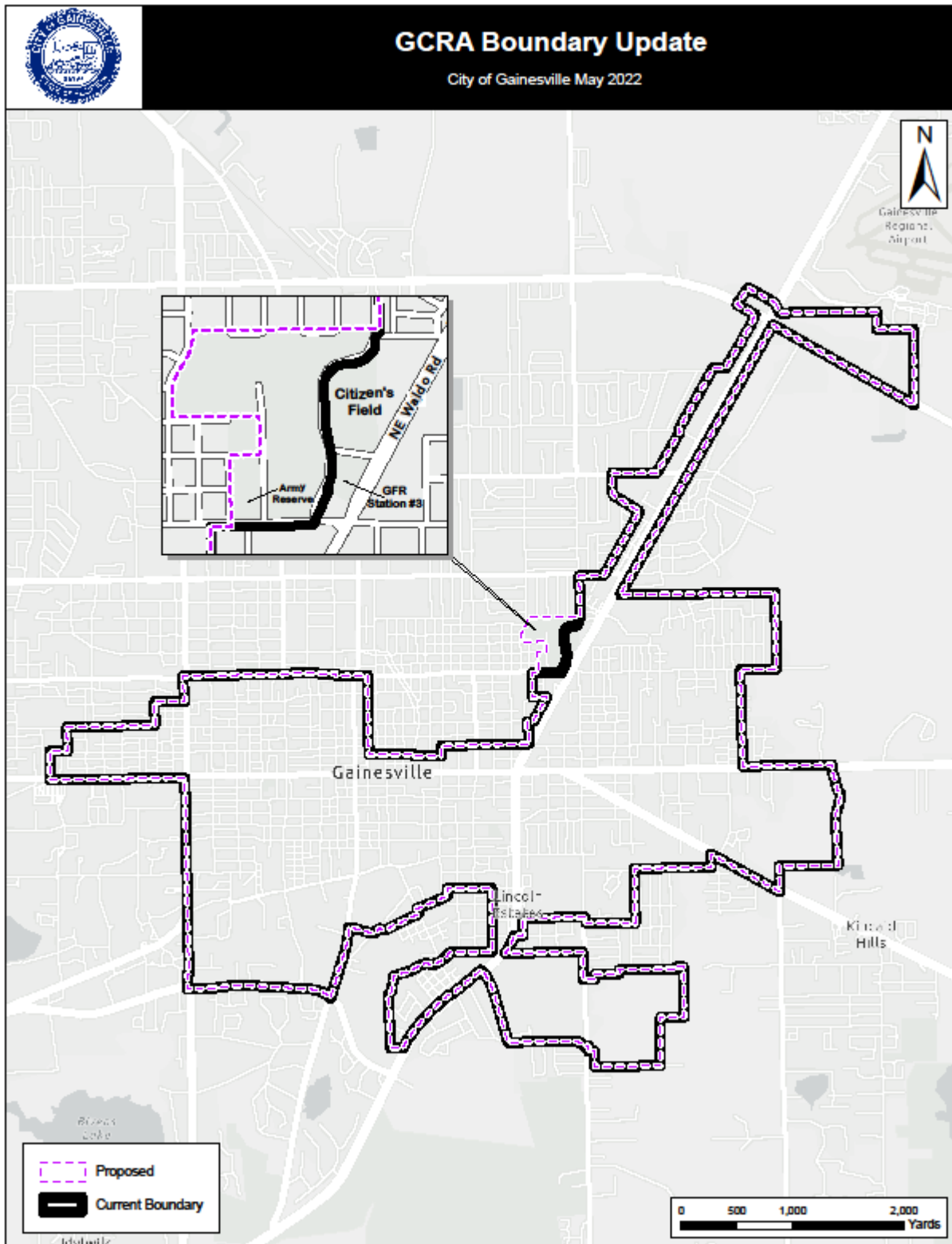
1 Extension Of Last Said Line To An Intersection With The Southwesterly Right Of Way Line Of Said NE
2 39th Avenue; Thence Northwesterly Along Said Southwesterly Right Of Way Line To An Intersection
3 With The Southeasterly Right Of Way Line Of The Aforementioned Former Seaboard Coastline
4 Railroad; Thence Southwesterly Along Said Southeasterly Right Of Way Line 8,350 Feet, More Or Less,
5 To An Intersection With The South Line Of A City Of Gainesville Drainage Easement As Described And
6 Recorded In ORB 573, Page 33; Thence East Along Said South Line To The East Line Of Section 34,
7 Township 9 South, Range 20 East; Thence South Along Said East Line Of Section 34 To An Intersection
8 With The South Right Of Way Line Of NE 8th Avenue; Thence West Along Said South Right Of Way
9 Line To An Intersection With The East Right Of Way Line Of NE 25th Street; Thence South Along Said
10 East Right Of Way Line To An Intersection With The North Right Of Way Line Of East University Avenue
11 (State Road Number 26); Thence East Along Said Northerly Right Of Way Line To A Point On The
12 Centerline Of A Drainage Easement, Lying 1481.74 Feet East Of The West Line Of Section 2, Township
13 10 South, Range 20 East And Being On The Existing Gainesville City Limit Line, As Per Ordinance #3865;
14 Thence Southerly Along The Centerline Of Said Drainage Easement And Said City Limit Line To The
15 South Line Of Said Section 2; Thence West Along Said South Line Of Section 2 To The Southwest Corner
16 Of Said Section 2, Said Corner Also Being The Northeast Corner Of Section 10, Township 10 South,
17 Range 20 East; Thence South Along The East Line Of Said Section 10 And Said Gainesville City Limit
18 Line To An Intersection With The Southerly Right Of Way Line Of Hawthorne Road (State Road Number
19 20); Thence Northwesterly Along Said Southerly Right Of Way Line To The Northeast Corner Of Those
20 Lands Described And Recorded As Parcel 1 Of ORB 4389, Page 78 (Tax Parcel 11344-000-000); Thence
21 Southerly Along The East Line Of Said Lands And The Southerly Extension Thereof To The South Line
22 Of Lot 107 Of New Gainesville, A Subdivision Of Section 3, Township 10 South, Range 20, Plat Book
23 "A", Page 68, And Also Being On The Easterly Extension Of The North Right Of Way Line Of SE 8th
24 Avenue; Thence West Along The South Line Of Lots 107 Thru 101 Of Said New Gainesville, The Easterly
25 Extension Of The North Right Of Way Line Of SE 8th Avenue, And The North Right Of Way Line Of Said
26 SE 8th Avenue To An Intersection With The Northerly Extension Of The West Line Of Lincoln Estates
27 2nd Addition, Plat Book "G", Page 36; Thence South Along Said Northerly Extension And Said West
28 Line Of Lincoln Estates 2nd Addition To The Southwest Corner Of Said Lincoln Estates 2nd Addition,
29 Said Point Being On The North Line Of Lincoln Estates 1st Addition, Plat Book "F", Page 38; Thence
30 West Along The North Line Of Said Lincoln Estates 1st Addition To The Northwest Corner Thereof, Said
31 Point Being On The East Line Of Lincoln Estates, Plat Book "F", Page 19; Thence North Along The East
32 Line Of Said Lincoln Estates To The Northeast Corner Thereof; Thence West Along The North Line Of
33 Said Lincoln Estates To The Northwest Corner Thereof, Said Point Also Being On The East Right Of Way
34 Line Of SE 15th Street (County Road Number 2043); Thence North Along Said East Right Of Way Line
35 To An Intersection With The Easterly Extension Of The North Right Of Way Line Of SE 11th Avenue;
36 Thence West Along Said Easterly Extension And Said North Right Of Way Line To The West Right Of
37 Way Line Of SE 12th Street; Thence South Along Said West Right Of Way Line To The North Right Of
38 Way Line Of SE 12th Avenue; Thence West Along Said North Right Of Way Line To The Easterly Right
39 Of Way Line Of Williston Road (State Road Number 331); Thence Southwesterly Along Said Easterly
40 Right Of Way Line To The South Right Of Way Line Of SE 13th Avenue; Thence East Along Said South
41 Right Of Way Line To The West Right Of Way Line Of Said SE 15th Street; Thence South Along Said
42 West Right Of Way Line To An Intersection With The Westerly Extension Of The South Line Of Those
43 Lands Described And Recorded As Parcel 1 Of ORB 4355 Page 1038 (Tax Parcel Number 16107-504-
44 000); Thence East Along Said Westerly Extension And Said South Line To The Southeast Corner
45 Thereof; Thence North To The Northeast Corner Of Said Parcel, Also Being At An Intersection With
46 The South Line Of Wedgewood 1st Addition, Plat Book "H", Page 5; Thence East Along Said South Line
47 Of Wedgewood 1st Addition To The Southeast Corner Thereof; Thence North Along The East Line Of
48 Said Wedgewood 1st Addition To An Intersection With The South Right Of Way Line Of SE 15th

1 Avenue; Thence East Along Said South Right Of Way Line, Also Being The North Line Of Those Lands
2 Described And Recorded In ORB 1994, Page 279 (Tax Parcel 16107 200 000), To The Northeast Corner
3 Thereof; Thence Along Said Lands The Following 6 Courses: (1) South To The Northeast Corner Of The
4 East Half (1/2) Of The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) Of Section 10,
5 Township 10 South, Range 20 East; (2) Thence West Along The North Line Of Said East Half (1/2) Of
6 The Southeast Quarter (1/4) Of The Southwest Quarter (1/4) To The Northwest Corner Thereof; (3)
7 Thence South Along The West Line Of Said East Half (1/2) Of The Southeast Quarter (1/4) Of The
8 Southwest Quarter (1/4) To The Southwest Corner Thereof; (4) Thence West Along The South Line Of
9 Said Section 10, Township 10 South, Range 20 East To The East Line Of The West 210 Feet Of The
10 South 420 Feet Of Said Section 10, Also Being The Southeast Corner Of Chas Baltimore Subdivision,
11 An Unrecorded Subdivision, And Being A Point On The North Right Of Way Line Of SE 23rd Place; (5)
12 Thence North Along The East Line Of Said Chas Baltimore Subdivision And The East Line Of Said West
13 210 Feet Of South 420 Feet To The Northeast Corner Thereof, Also Being The Northeast Corner Of
14 Said Chas Baltimore Subdivision; (6) Thence West Along Said North Line Of Chas Baltimore Subdivision
15 And Said West 210 Feet Of The South 420 Feet To A Point On The East Right Of Way Line Of SE 15th
16 Street; Thence North Along Said East Right Of Way Line Of SE 15th Street To A Point Opposite Of And
17 Perpendicular To The Southeast Corner Of Those Lands Described And Recorded In ORB 4018 Page
18 2245 (Tax Parcel Number 15995 054 000), Said Corner Also Being On The Northerly Right Of Way Line
19 Of SE 22nd Avenue; Thence West To The Southeast Corner Of Said Lands; Thence Westerly Along The
20 Southerly Line Of Said Lands And The Northerly Right Of Way Line Of SE 22 nd Avenue To An
21 Intersection With The Easterly Line Of The Former Railroad Right Of Way Described And Recorded In
22 ORB 2259, Page 1142; Thence Northwesterly Along Said Easterly Line Of Said Former Railroad Right
23 Of Way To An Intersection With The Northwesterly Right Of Way Line Of SE Williston Road (State Road
24 Number 331); Thence Southwesterly Along Said Northwesterly Right Of Way Line Of SE Williston Road
25 To The Southeast Corner Of Lot 18 Of The Lester Robinson Property, An Unrecorded Subdivision As
26 Described And Recorded In ORB 3586, Page 459; Thence West Along Said South Line Of Said Lots 18,
27 19 And 20 Of Said Lester Robinson Property To An Intersection With The West Line Of Section 9,
28 Township 10 South, Range 20 East; Thence North Along The West Line Of Said Section 9 To An
29 Intersection With The Centerline Of Sweetwater Branch; Thence Northeasterly Along Said Centerline
30 Of Sweetwater Branch To An Intersection With The North Right Of Way Line Of SE 13th Avenue;
31 Thence East Along Said North Right Of Way Line And The Easterly Extension Thereof To An Intersection
32 With The East Right Of Way Line Of SE 10th Street; Thence North Along Said East Right Of Way Line
33 To The South Right Of Way Line Of SE 9th Avenue; Thence West Along Said South Right Of Way Line
34 To An Intersection With The West Line Of Goss Addition To Gainesville, Plat Book "A", Page 34; Thence
35 South Along Said West Line of Goss Addition To Gainesville To An Intersection With The Southerly
36 Right Of Way Line Of SE 9th Place; Thence Southwesterly Along Said Southerly Right Of Way Line And
37 Its Westerly Extension To The Centerline Of SE 4th Street; Thence Southeasterly Along Said Centerline
38 Of SE 4th Street To The Centerline Of SE 10th Avenue; Thence Southwest Along Said Centerline Of SE
39 10th Avenue To The Centerline Of SE 1st Street; Thence Southwest To The Northeast Corner Of Tax
40 Parcel 15706 000 000 (ORB 2409, Page 1797); Thence Westerly and Southwesterly Along The
41 Northerly and Westerly Boundary Of Said Tax Parcel 15706 000 000 And Its Southerly Extension To
42 An Intersection With The Centerline Of said SE 10th Avenue; Thence West Along Said Centerline To
43 The Easterly Right Of Way Line Of South Main Street (State Road Number 329); Thence Southwesterly
44 Along Said Easterly Right Of Way Line Of South Main Street To The Southerly Right Of Way Line Of SW
45 16th Avenue (State Road Number 226); Thence Northwesterly And Westerly Along Said Southerly
46 Right Of Way Line To An Intersection With The Westerly Right Of Way Line Of SW 13th Street (US
47 Highway Number 441); Thence North Along Said West Right Of Way Line To The South Right Of Way
48 Line Of West University Avenue (State Road Number 26); Thence West Along Said South Right Of Way

1 Line To An Intersection With The Southerly Extension Of The West Right Of Way Line Of NW 20th
2 Terrace; Thence North Along Said Southerly Extension And West Right Of Way Line To The North Right
3 Of Way Line Of NW 3rd Avenue; Thence East Along Said North Right Of Way Line To The West Right
4 Of Way Line Of NW 20th Street; Thence North Along Said West Right Of Way Line To The North Right
5 Of Way Line Of NW 5th Avenue; Thence East Along Said North Right Of Way Line To The West Right-
6 Of Way Line Of NW 15th Street; Thence North Along Said West Right Of Way Line To The North Right
7 Of Way Line Of NW 7th Avenue; Thence East Along Said North Right Of Way Line To The West Right
8 Of Way Line Of NW 13th Street (US Highway Number 441); Thence North Along Said West Right Of
9 Way Line To Northerly Right Of Way Line Of NW 8th Avenue; Thence East Along Said Northerly Right
10 Of Way Line To The Northerly Extension Of The Easterly Right Of Way Line Of NE 1st Street; Thence
11 South Along Said Northerly Extension and Easterly Right Of Way Line To The Northerly Right Of Way
12 Line Of NE 2nd Avenue; Thence East Along Said Northerly Right Of Way Line To The Westerly Right Of
13 Way Line Of NE 7th Street; Thence Northerly Along Said Westerly Right Of Way Line To The Northerly
14 Right Of Way Line Of NE 3rd Avenue; Thence East Along Said Northerly Right Of Way Line To The West
15 Right Of Way Line Of NE 12th Street; Thence Northeasterly To The Southwest Corner Of Those Lands
16 Described And Recorded In ORB 3614 Page 410 (Tax Parcel 11917-000-000), Also Being On The East
17 Right Of Way Line Of Said NE 12th Street; Thence North Along Said East Right Of Way Line To An
18 Intersection With The Southerly Line Of Those Lands Described And Recorded In ORB 2295 Page 129
19 (Tax Parcel Number 12560-000-000); Thence Northwesterly Along Said South Line To An Intersection
20 With The East Line Of Lot 1, Block 5, Range 1, Doig And Robertson Addition To Gainesville, Deed Book
21 "W", Page 437; Thence North Along Said East Line Of Lot 1, Block 5, Range 1, Doig And Robertson
22 Addition To Gainesville To The South Right Of Way Line Of NE 5th Avenue; Thence East Along Said
23 South Right Of Way Line To An Intersection With The Southwesterly Extension Of The East Line Of
24 Sperry Heights Subdivision, Plat Book "E", Page 1; Thence Northeasterly Along Said Southwesterly
25 Extension And Said East Line Of Sperry Heights Subdivision To The South Right Of Way Line Of NE 6th
26 Place (Also Being Weimer Street According To Plat Book "A", Page 127); Thence West Along Said South
27 Right Of Way Line Of NE 6th Place To The West Right Of Way Line Of NE 12th Street; Thence North
28 Along Said West Right Of Way Line To The South Right Of Way Line Of NE 8th Avenue; Thence East,
29 Along Said South Right Of Way Line To An Intersection With The Southerly Extension Of The Easterly
30 Right Of Way Line Of NE 14th Street; Thence Northerly Along Said Southerly Extension And Along Said
31 Easterly Right Of Way Line And The Easterly Right Of Way Line Of NE 15th Street, To The Point Of
32 Beginning.

33
34 (b)(c) Physical boundary of the GCRA.

GCRA Boundary



1 [NOTE TO CODIFIER: Delete the map currently existing in this subsection and replace it with the map
2 provided above.]

3
4 ~~(c)~~(d) The community redevelopment within the GCRA shall be managed and administered by a city
5 department known as the GCRA department. The city manager shall employ necessary staff for the
6 department. The department shall have all powers necessary and convenient to carry out and
7 effectuate community redevelopment, including without limitation, the following powers, subject
8 to all adopted city policies and procedures:

- 9 (1) To disseminate community redevelopment information.
- 10 (2) To acquire or dispose of personal or real property within the GCRA by purchase, lease, option,
11 gift, grant, bequest, devise, or other method of acquisition, including disposition of property
12 to private parties/persons for community redevelopment use.
- 13 (3) To demolish and remove buildings and improvements.
- 14 (4) To carry out plans for a program of voluntary or compulsory repair and rehabilitation of
15 buildings or other improvements in accordance with the reinvestment plan.
- 16 (5) To provide, or to arrange or contract for, the furnishing or repair by any person or agency,
17 public or private, of services, privileges, works, streets, roads, public utilities, or other facilities
18 for or in connection with community redevelopment; to install, construct, and reconstruct
19 streets, utilities, parks, playgrounds, and other public improvements; and to include in any
20 contract let in connection with such redevelopment and related activities provisions to fulfill
21 such of the conditions as it deems reasonable and appropriate.
- 22 (6) To develop, test, and report methods and techniques, and carry out demonstrations and
23 other activities, for the prevention and the elimination of slums and urban blight and
24 developing and demonstrating new or improved means of providing affordable housing.
- 25 (7) To prepare plans for and assist in the relocation of persons (including individuals, families,
26 business concerns, nonprofit organizations, and others) displaced from the GCRA and to make
27 relocation payments to or with respect to such persons for moving expenses and losses of
28 property for which reimbursement or compensation is not otherwise made.
- 29 (8) To appropriate such funds and make such expenditures as are necessary to carry out the
30 purposes of this division.
- 31 (9) To organize, coordinate, and direct the administration of the provisions of this division, in
32 order that the objective of remedying slum and blighted areas and preventing the causes
33 thereof within the GCRA may be most effectively promoted and achieved.
- 34 (10) To develop and implement community policing innovations.

35
36 ~~(d)~~(e) The following terms, wherever used or referred to in this division, have the following meanings:

- 37 a. "*Community redevelopment*" means undertakings, activities, or projects for the elimination and
38 prevention of the development or spread of slum and blight (as defined below), or for the
39 reduction or prevention of crime, or for the provision of affordable housing, whether for rent
40 or for sale, to residents of low or moderate income, including the elderly, and may include slum
41 clearance or rehabilitation and revitalization of tourist areas that are deteriorating and

1 economically distressed, or rehabilitation or conservation, or any combination or part thereof,
2 including the preparation of any plans for such community redevelopment.

3 b. "*Slum*" means an area having physical or economic conditions conducive to disease, infant
4 mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings
5 or improvements, whether residential or nonresidential, which are impaired by reason of
6 dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following
7 factors:

8 i. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

9 ii. High density of population, compared to the population density of adjacent areas within the
10 county or municipality; and overcrowding, as indicated by government-maintained statistics
11 or other studies and the requirements of the Florida Building Code.

12 iii. The existence of conditions that endanger life or property by fire or other causes.

13 c. "*Blight*" means an area in which there are a substantial number of deteriorated or deteriorating
14 structures; in which conditions, as indicated by government-maintained statistics or other
15 studies, endanger life or property or are leading to economic distress; and in which two or more
16 of the following factors are present:

17 i. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges,
18 or public transportation facilities.

19 ii. Aggregate assessed values of real property in the area for ad valorem tax purposes have
20 failed to show any appreciable increase over the 5 years prior to the finding of such
21 conditions.

22 iii. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

23 iv. Unsanitary or unsafe conditions.

24 v. Deterioration of site or other improvements.

25 vi. Inadequate and outdated building density patterns.

26 vii. Falling lease rates per square foot of office, commercial, or industrial space compared to the
27 remainder of the county or municipality.

28 viii. Tax or special assessment delinquency exceeding the fair value of the land.

29 ix. Residential and commercial vacancy rates higher in the area than in the remainder of the
30 county or municipality.

31 x. Incidence of crime in the area higher than in the remainder of the county or municipality.

32 xi. Fire and emergency medical service calls to the area proportionately higher than in the
33 remainder of the county or municipality.

34 xii. A greater number of violations of the Florida Building Code in the area than the number of
35 violations recorded in the remainder of the county or municipality.

36 xiii. Diversity of ownership or defective or unusual conditions of title which prevent the free
37 alienability of land within the deteriorated or hazardous area.

38 xiv. Governmentally owned property with adverse environmental conditions caused by a public
39 or private entity.

xv. A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

SECTION 2. It is the intention of the City Commission that the provisions of Section 1 of this ordinance become and be made a part of the Code of Ordinances of the City of Gainesville, Florida, and that the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish such intentions.

SECTION 3. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2022.

LAUREN POE
MAYOR

Attest:

Approved as to form and legality:

OMICHELE D. GAINEY
CITY CLERK

DANIEL M. NEE
INTERIM CITY ATTORNEY

1 This ordinance passed on first reading this _____ day of _____, 2022.

2

3 This ordinance passed on second reading this _____ day of _____ 2022.

4