



Alachua County Eastside Community Redevelopment Area

Project Update

and

Authorization to Advertise

September 27, 2011



Purpose of a CRA:

- ☐ Revitalize the community
- ☐ Attract additional development
- ☐ Business expansion and employment opportunities



CRA can:

- ☐ Demonstrate the importance of redevelopment to the community
- ☐ Leverage funding or investment within the redevelopment area



CRA Implements:

- ☐ Comprehensive Plan policies and direction from the Board of County Commissioners
- ☐ Revitalization of the area in the vicinity of the Eastside Activity Center as a component of the Plan East Gainesville vision



Recommendation

Authorize staff to advertise public hearings on:

- ☐ Resolution making the Finding of Necessity for the Eastside Community Redevelopment Area;
- ☐ Ordinance establishing the Alachua County Community Redevelopment Agency;
- ☐ Resolution declaring the BoCC as the CRA; and,

Provide Notice to Taxing Authorities as required by Florida Statutes.



CRA Process

Make the Finding of Necessity

This formally identifies the conditions within the community and documents the need for redevelopment programs and activities

Create the CRA

The Board of County Commissioners must take official action to establish the Community Redevelopment Agency and appoint a CRA Board

Develop and adopt the Community Redevelopment Plan

The plan addresses the unique needs of the targeted area and includes the overall goals for redevelopment in the area, as well as identifying specific projects.

Create the Redevelopment Trust Fund

The Trust Fund enables the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.



CRA Workplan Timeline

Jan-Feb 2011

Community meetings to Discuss CRA

Mar-May 2011

Workshop/Update to County Commission

Jun-Jul 2011

Draft Finding of Necessity

Sep-Oct 2011

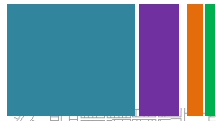
Make Finding of Necessity & Establish CRA

Oct-Dec 2011

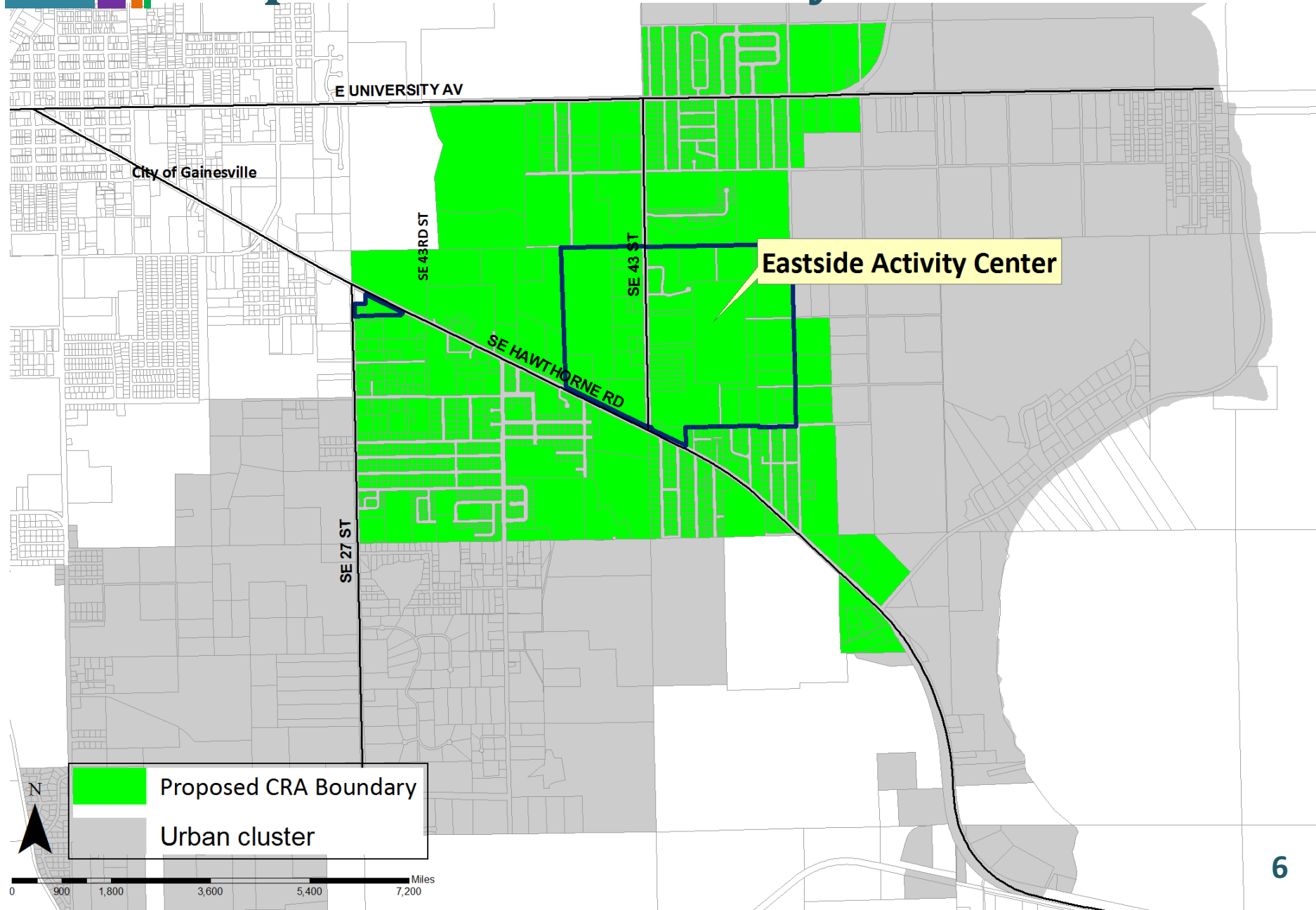
Draft Redevelopment Plan

Jan-Feb 2012

Adopt Redevelopment Plan



Proposed CRA Boundary



Inputs from Community Meetings

Feb 3 and 7, 2011



Aug 11, 2011





Proposed Eastside CRA

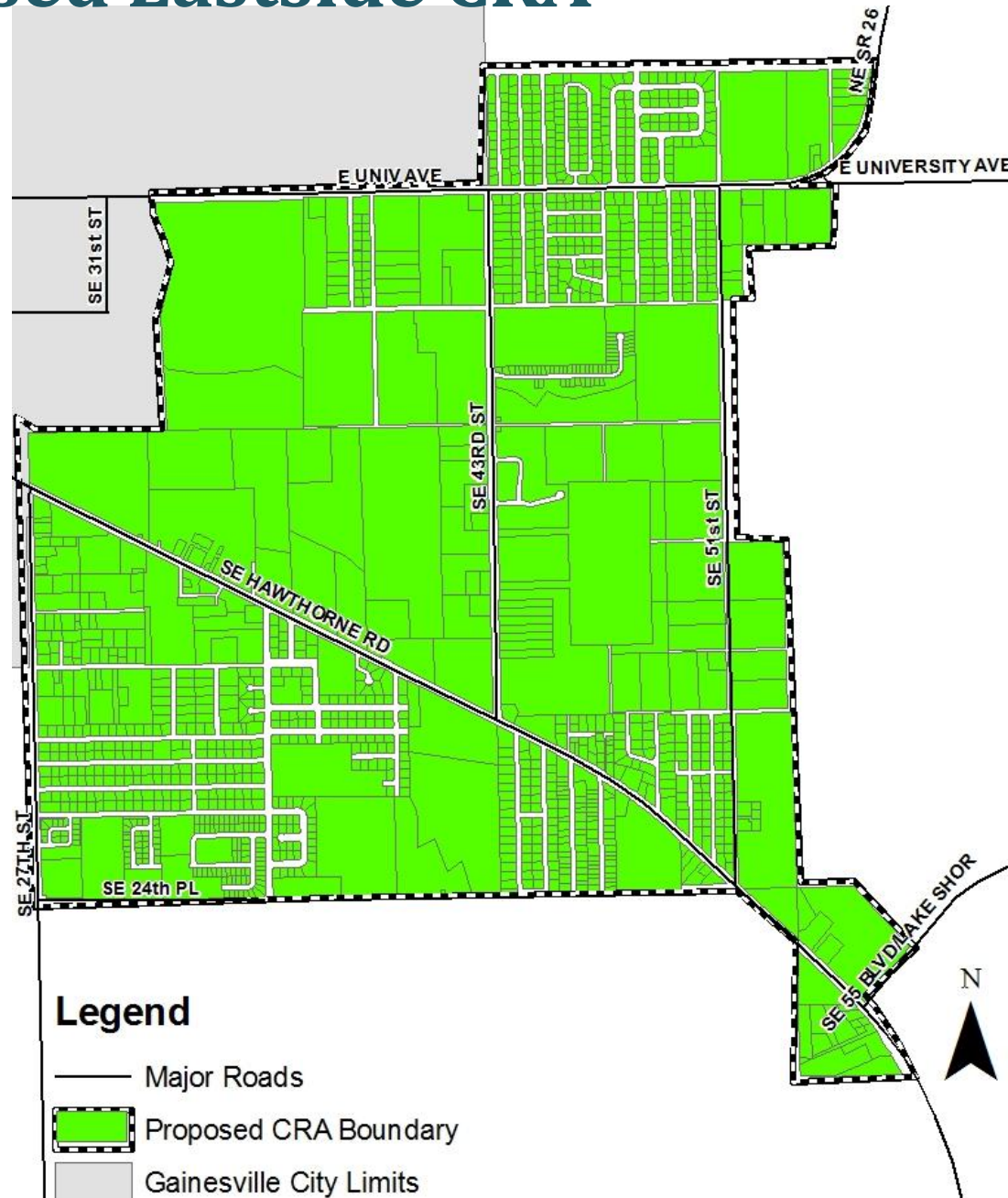
Population: 6,205
CRA area: 1,395 acres

Selected Resources

Transit Lines: Routes 7 & 11
Parks: 2
Schools: 3

Community Needs

Quality Food Options
Pharmacies
Credit Unions
Libraries
Community Centers
Improved infrastructure



Finding of Necessity Factors

(Sec. 163.340 (8)(e) *Deterioration of site or other improvements;*



- **Visible indicator of blight**
- **Detrimental effect on future commercial investment**
- **Posing a safety risk for the community**

Finding of Necessity Factors

(Sec. 163.340 (8)(j)) *Higher incidence of crime in Study Area than remainder of County*

CRIME RATE DATA (2010)

Source: Alachua County Sheriff's Office

	Incidence of Crime in 2010	Population (2010 Census)	Ratio of Crime 2010 (crime/population)
Proposed CRA Area	324	4,796	6.7%
Alachua County	13,874	247,336	5.6%

(Sec. 163.340 (8)(l)) *A greater number of Florida Building Code violations in area than the number of violations recorded in remainder of county;*

CODE VIOLATION (2010)

Source: Alachua County Code Enforcement

	Code Violations	Population (2010 Census)	Percent of Violation (violations/population)
Proposed CRA Area	915	4796	19.1%
Alachua County	7,262	247,336	3%



Establishment of CRA

Finding of Necessity

- ☐ Presence of blight (Sec. 163.340 (8), F.S.)
- ☐ Two of fourteen factors must be present
- ☐ Seven factors identified in area
- ☐ Resolution making Finding of Necessity (Sec. 163.355, F.S.)

Organization of CRA

- ☐ Ordinance establishes and organizes CRA
- ☐ Sec. 81.4 (1) BoCC serves as CRA Agency (S.163.357, F.S.)
- ☐ Sec. 81.4 (6) Public Participation Plan
- ☐ Sec. 81.5 Staffing and Reporting Requirements (S. 163.356, F.S.)
- ☐ Sec. 81.6 Delegation of Powers to CRA (S.163.356, F.S.)
- ☐ Sec. 81.7 Retention of Powers by BoCC (S.163.358, F.S.)

Declaration

- ☐ Resolution declaring BoCC serves as CRA



What happens next?

Provide Notice to Taxing Authorities

Adopt Resolutions and Ordinance to establish CRA

Draft the Redevelopment Plan

LPA review for consistency with Comprehensive Plan

CRA adoption of Redevelopment Plan

County Commission adoption of Redevelopment Plan

Establish Trust Fund

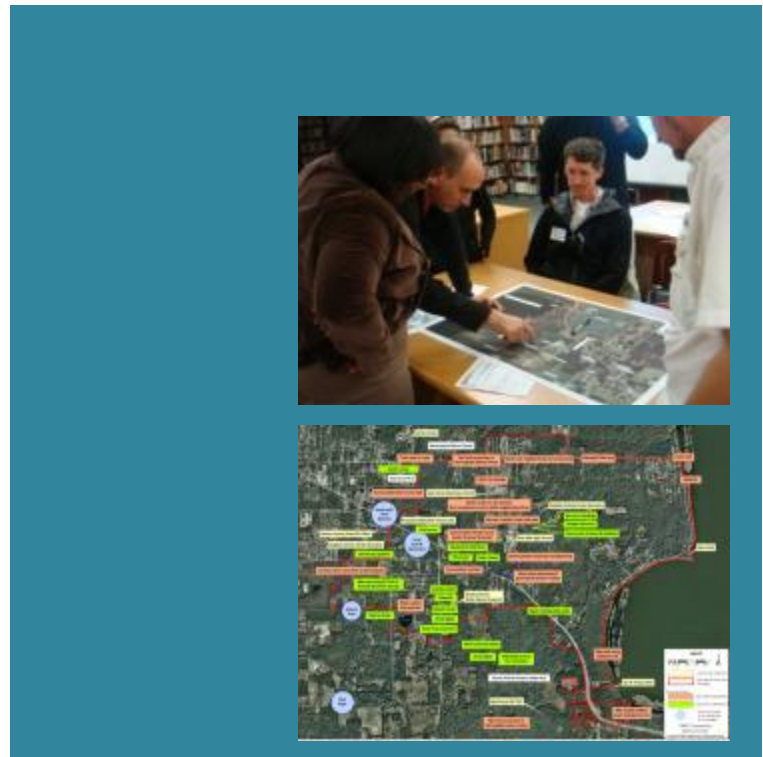


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Comments and Questions ?

Alachua County

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www.growth-management.alachuacounty.us/comprehensive_planning/CRA