



# **Alachua County Eastside Community Redevelopment Area**

**Alachua County  
Department of Growth Management  
May 24, 2011**

## Purpose:

Provide an update to the Board of County Commissioners about the current status of the Alachua County Eastside CRA project and request direction.

## Action Requested:

- Authorize staff to proceed with data collection and analysis, field work, and documentation of community conditions necessary to prepare a Finding of Necessity for the conceptual CRA study area; and
- Provide the resolutions pertaining to the establishment of an Alachua County Community Redevelopment Area to the Board of County Commissioners and request authorization to advertise the Public Hearing to consider adoption of the resolutions.

# Workplan progress

May 24, 2011

2011												2012	
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
CRA memo to Board					Initiate data collection, study and document community conditions and prepare draft Finding of Necessity								
	Community meetings and Analysis				Draft Board of County Commissioners resolutions to adopt Finding of Necessity and Draft Board of County Commissioners resolution to establish CRA Board and appoint CRA Commissioners								
Plan East Gainesville Final Report (outlined 2003)			Report on CRA to Board		Review Finding of Necessity and Resolutions establishing CRA and request authorization to advertise a public hearing to adopt the Resolutions								
Comprehensive Plan Future Land use Element (amended 2006)													
Eastside Activity Center Master Plan (updated 2009)			Public Inputs from Community Workshops		Collaborate with community to prepare Draft Redevelopment Plan								
			Alachua County Unified Land Development Code										
					LPA hearing to review consistency of Draft Redevelopment plan with adopted Comprehensive Plan								
							Board of County Commissioners resolution to adopt CRA Redevelopment Plan						
												3	

## Purpose of a CRA:

- Strategic plan for revitalizing the community
- Attract additional development
- Foster business expansion and employment opportunities

## The existence of a CRA can:

- Signal to the community that redevelopment is an important priority for the County
- Serve as a critical tool in leveraging additional funding or investment within the redevelopment area.

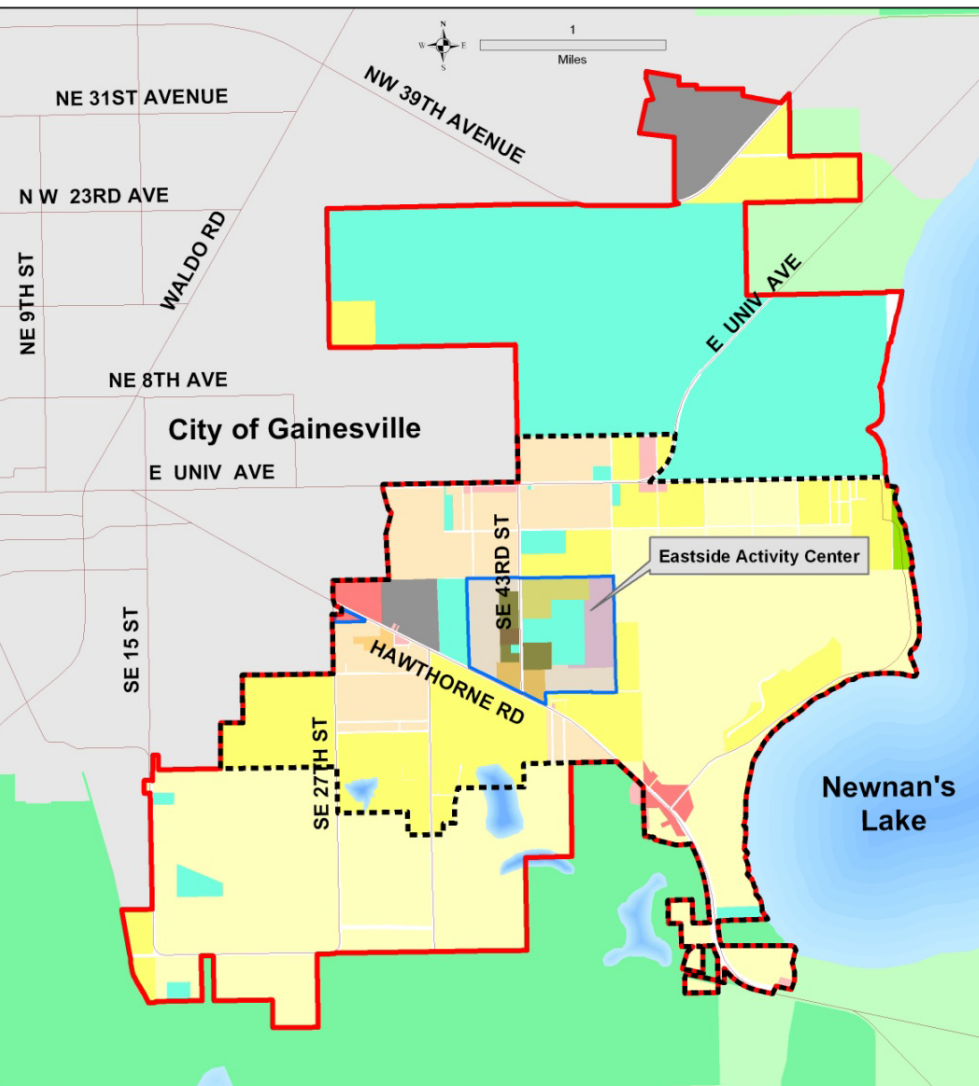
## Establishing a CRA implements:

- 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

# Conceptual Redevelopment Area

May 24, 2011

MAP 1 EASTSIDE CRA Conceptual Study Area



Date of Production 1/7/10

**Prepared by:**  
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Department of  
Growth Management  
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## Legend

- Eastside CRA Conceptual Study Area
- Urban Cluster Line
- Eastside Activity Center
- Lakes
- Municipalities
- Commercial

- Commercial Enclaves
- Institutional
- Heavy Industrial
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Recreation
- Rural/Agriculture
- Preservation
- Mixed Use Neighborhood Conv Center
- Mixed Use Med High Density Res
- Mixed Use Low Density Res
- Mixed Use Employment
- Mixed Use
- Mixed Use Medium Density Residential

**Plan East Gainesville Final Report  
(adopted 2003)**

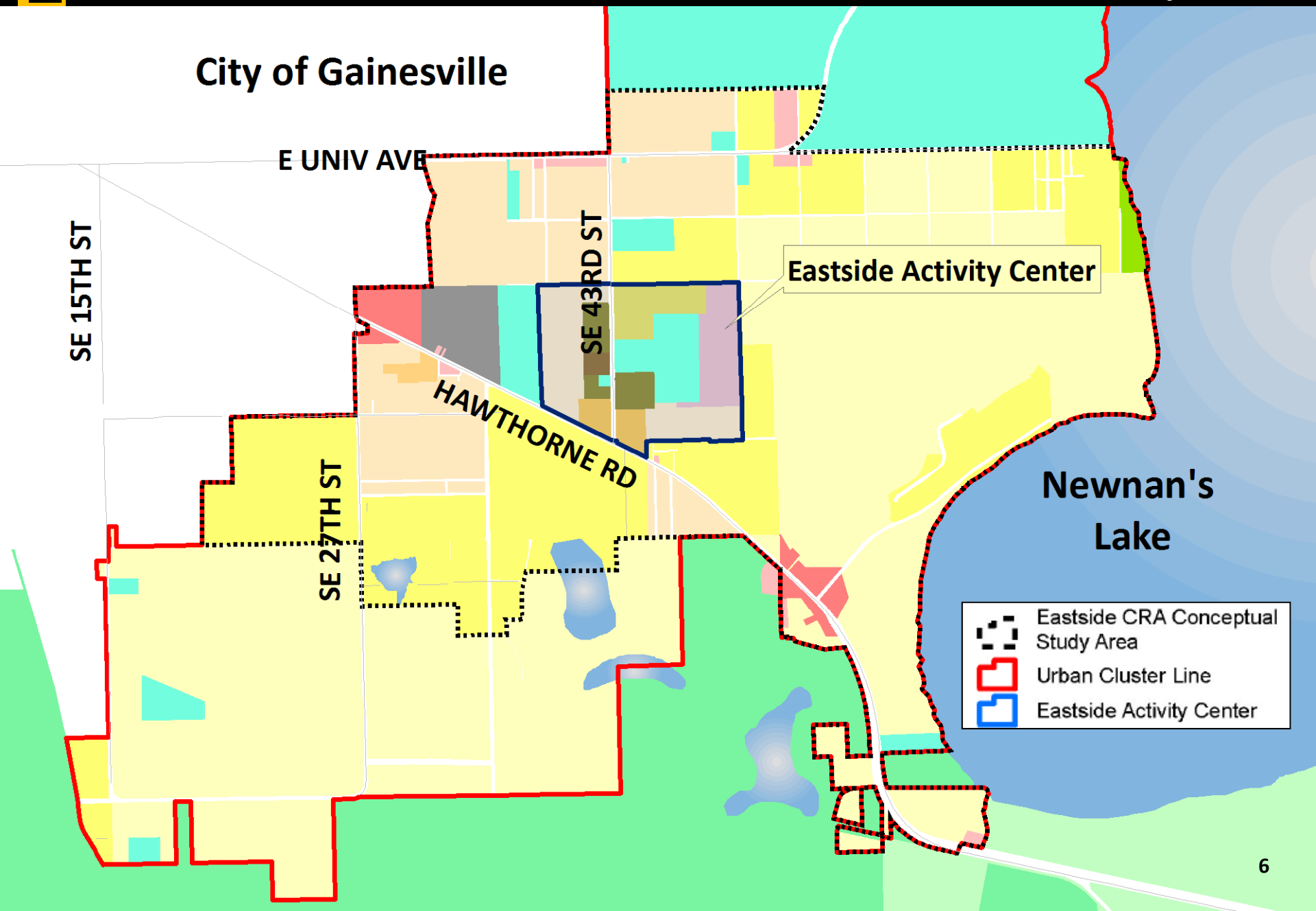
**Comprehensive Plan  
Future Land use Element  
(amended 2006)**

**Eastside Activity Center Master Plan  
(updated 2009)**

**Alachua County Unified Land  
Development Code  
(amended 2010)**

# Conceptual Redevelopment Area

May 24, 2011







## Transportation

- Better and more frequent transit services and headways
- Repair existing sidewalks in/around Hawthorne Road
- Improve local roads

## Public Facilities

- Improve/Increase water and sewer facilities
- Sanitary sewer lift station
- Street lights in Chestnut Park
- Drainage improvements

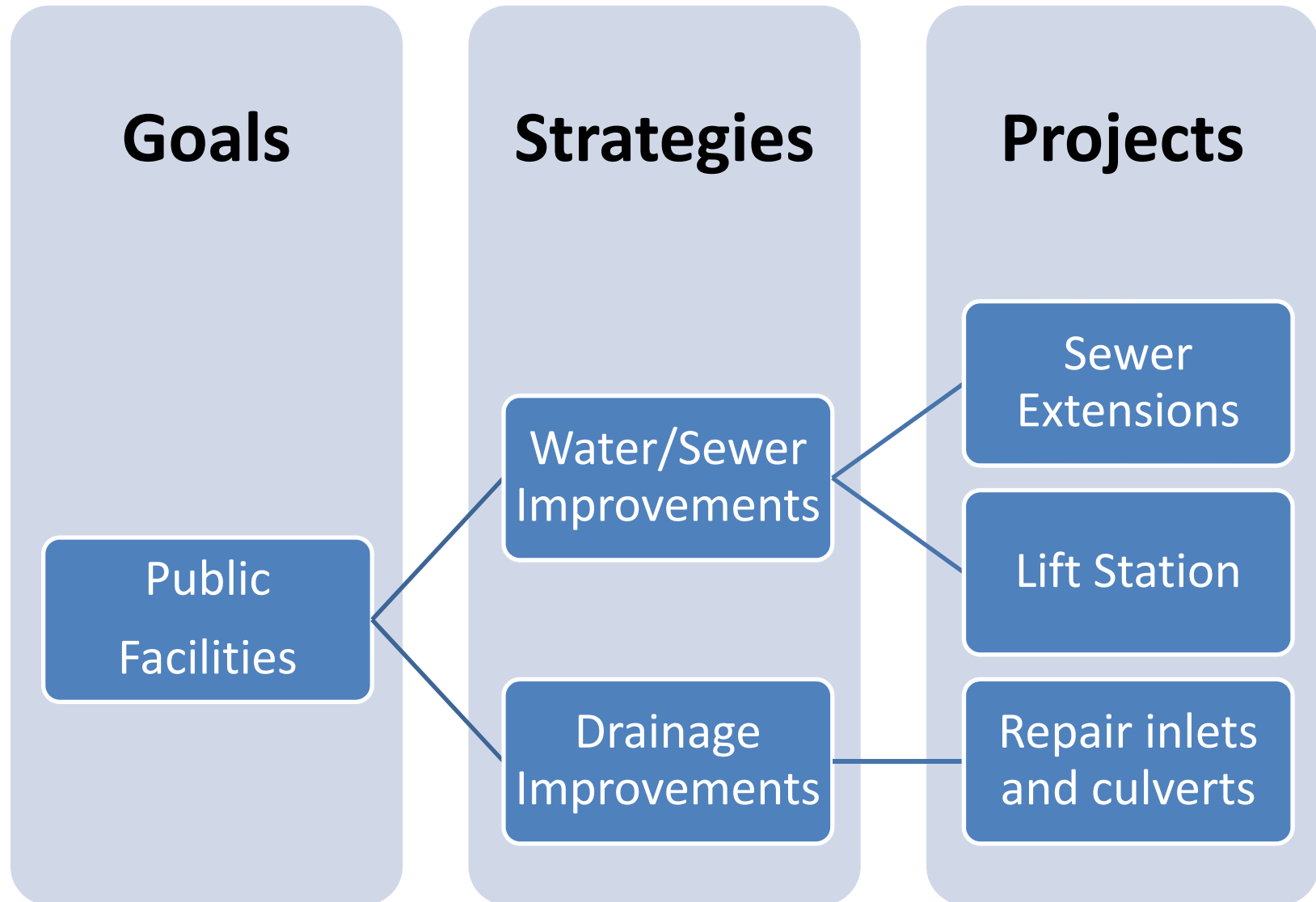
## Local Economy

- Mixed use developments
- Resident access to shopping and services
- Local businesses
- Farmer's Market in Activity Center
- Light Industrial /small scale manufacturing

## Environment

- Trash trap in Creek near Lofton High School
- More landscaping on Hawthorne Road
- Maintain natural assets in and near Payne's Prairie





## Blight Definition:

“Blighted Area means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

## Examples of Blight Conditions:

**Deterioration of site or other improvements**

**Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

Higher proportion of residential or commercial vacancy rates

Inadequate and outdated building density patterns

Higher proportion of Building Code Violations

A determination of demolition by neglect

**Defective or inadequate street layout, parking, roadways, public transportation**

Decrease in property values over last 5 years

Unsanitary or unsafe conditions

Falling office, commercial, industrial lease rates

Abandoned vacant lots

Higher proportion of Fire and EMS calls

## Finding of Necessity:

- Defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities;
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the past five years;
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the County;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Residential and commercial vacancy rates higher in the area than in the remainder of the County;
- Incidence of crime in the area higher than in the remainder of the County;
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the County;
- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the County;
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.

## Requirements for Establishing a CRA per Chapter 163, F.S.:

### **The Board of County Commissioners must appoint a CRA Board**

The CRA Board may be composed of the County Commission, or it may be composed of members of the community that are appointed by the Board of County Commissioners.

### **Adopt the Redevelopment Plan recommended by the CRA Board**

The Redevelopment Plan must include the projects recommended by the CRA Board, and the CRA cannot fund projects that are not included in the Redevelopment Plan.



## Where does a CRA get its funding?

General fund allocation

Tax Increment Financing (TIF)

Public/Private Partnerships

Grants

Leveraging

## What is Tax Increment Financing (TIF) ?

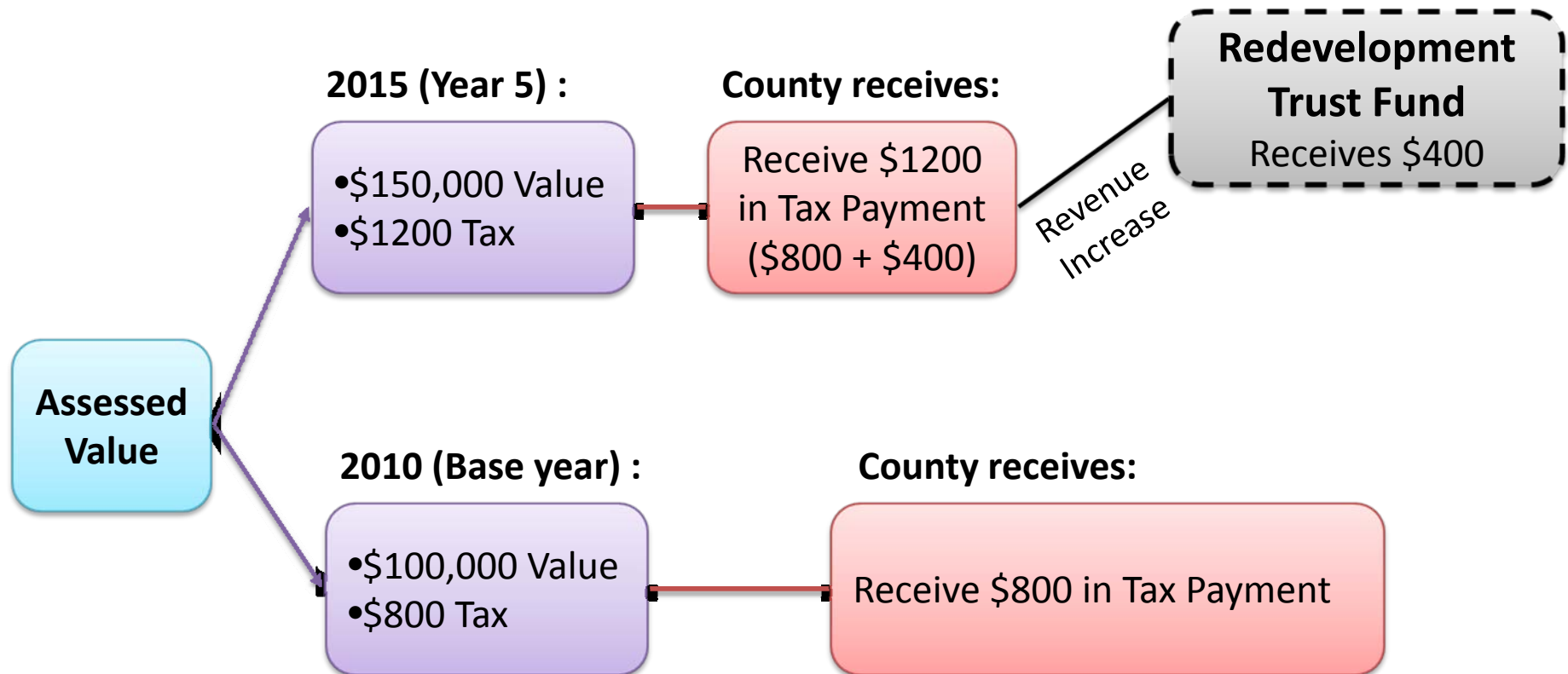
A revenue source unique to CRAs that can help fund initiatives designed to stimulate economic development, based on the increase in property values due to redevelopment (without an increase in tax rates)

Having a TIF tool can provide the opportunity for leveraging additional funding sources such as grants, micro-loan programs, public-private partnerships and related activities to enhance the quality of life and economic opportunity in the CRA

The Board of County Commissioners can determine the percentage of the increment amount that goes back to the CRA

If the TIF tool is used, a Trust Fund must be established to escrow the tax increment revenue from the increase in property values which is retained to fund expenses for implementing the Redevelopment Plan

Revenue Increase from County received → Redevelopment Trust Fund: Receives \$400  
(Millage rate is constant)



# Timeline

May 24, 2011

2011							2012	
JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Initiate data collection, study and document community conditions and prepare draft Finding of Necessity								
<div>Plan East Gainesville Final Report (outlined 2003)</div>		Draft Board of County Commissioners resolutions to adopt Finding of Necessity and Draft Board of County Commissioners resolution to establish CRA Board and appoint CRA Commissioners						
<div>Comprehensive Plan Future Land use Element (amended 2006)</div>								
<div>Eastside Activity Center Master Plan (updated 2009)</div>			Review Finding of Necessity and Resolutions establishing CRA and request authorization to advertise a public hearing to adopt the Resolutions					
<div>Alachua County Unified Land Development Code</div>		Collaborate with community to prepare Draft Redevelopment Plan						
<div>Public Inputs from Community Workshops</div>								
						LPA review of Redevelopment Plan	CRA Board recommends Redevelopment Plan	
						Board of County Commissioners resolution to adopt CRA Redevelopment Plan		

## Recommendation: Authorize staff to

1. Proceed with data collection and analysis, field work, and documentation of community conditions necessary to prepare a Finding of Necessity for the conceptual CRA study area
2. Prepare the Finding of Necessity and Resolution to establish an Alachua County Community Redevelopment Agency and bring to the Board of County Commissioners with request to advertise the Public Hearing on adoption of the resolutions





# Questions?



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**[www.growth-management.alachuacounty.us/comprehensive\\_planning/CRA](http://www.growth-management.alachuacounty.us/comprehensive_planning/CRA)**