

ORDINANCE 17-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA AMENDING AND RESTATING IN TOTAL ARTICLE VI. COMMUNITY REDEVELOPMENT AGENCY OF THE CODE OF ORDINANCES; APPOINTING THE CITY COMMISSION OF THE CITY OF ALACHUA TO CONSTITUTE THE COMMUNITY REDEVELOPMENT AGENCY; INCORPORATING THE BOUNDARIES AS SET FORTH IN THE AMENDED COMMUNITY REDEVELOPMENT PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CITY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, pursuant to the Community Redevelopment Act of 1969, §163.357 Florida Statutes (the “Act”) on April 5, 1982 the City Commission adopted Ordinance No. 82-5, which was amended by Ordinance 0-98-14 and 0-98-24, establishing the membership and terms of the agency to function in the City and carry out the community redevelopment purposes of the Act; and

WHEREAS, on November 16, 1998, the City Commission adopted Ordinance 0-99-03 re-establishing the creation of the Community Redevelopment Agency; and

WHEREAS, §163.357, Florida Statutes, states the governing body may declare itself to be the community redevelopment agency, in which case all of the rights, powers, duties, privileges and immunities vested by §163.357 in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred; and

WHEREAS, the City Commission also being the Community Redevelopment Agency will streamline the functioning of the Agency;

WHEREAS, on August 13, 2013, the City Commission approved and adopted the City of Alachua Amended Redevelopment Plan in Ordinance 13 07 (“Amended Plan”); and

WHEREAS, the boundaries of the Community Redevelopment Area (the “Area”) contained in the Amended and Restated ARTICLE VI of the Code of Ordinances shall be as set forth in **APPENDIX A** to the Amended Plan, a copy of which is attached hereto as APPENDIX A.

NOW THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings of Fact

The above recitals are true and correct and are incorporated into this ordinance by reference.

Section 2. Amendment to Code of Ordinances

Part II, Chapter 2, Article VI of the Code of Ordinances of the City of Alachua is hereby amended and restated in total as follows:

ARTICLE VI. COMMUNITY REDEVELOPMENT AGENCY

Sec. 2-851. Community Redevelopment Agency

The City Commission of the City of Alachua shall constitute the Community Redevelopment Agency, which shall also be known and referred to as the “CRA” or “Agency”.

Sec. 2-852. Membership, Terms and Meetings

- a. Each member of the City Commission shall be a member of the CRA during his or her term of office as a member of the City Commission.
- b. The CRA shall meet quarterly and more often if deemed appropriate, including by special meeting(s).
- c. Public notice shall be provided prior to all meetings of the CRA and all meetings shall be open to the public.

Sec. 2-853. Agency Bylaws and Internal Governance

The CRA shall formulate and may amend its own rules of procedure and written bylaws. A majority of the CRA membership shall constitute a quorum, and all action shall be taken by a vote of at least a majority of the quorum present, unless in any case the bylaws shall require a larger number. The Mayor shall be the chair and the registered agent of the CRA. The Vice-Mayor shall be the Vice-Chair of the CRA.

Sec. 2-854. Bylaws and Governance

- a. The City Manager of the City of Alachua shall serve as the executive director of the CRA and may request the services of such other technical experts, agents and employees of the city as it may require; or the CRA may employ such technical experts, agents and employees as it may require and determine their qualifications, duties and compensation. For such legal service as it may require, the CRA may employ or retain its own counsel and legal staff or utilize the services of the city attorney.
- b. The CRA shall create an advisory board to represent the Community Redevelopment Area (the "Area"). The members of this advisory board shall reside or work at a business located within the Area. This board will serve in an informal advisory capacity. Spending authority will reside with the CRA. Staff support for the advisory board will be under the direction of the executive director of the CRA.
- c. The CRA shall file with the City Commission and with the auditor general on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of the calendar year. At the time of filing the report, the CRA shall publish in a newspaper of general circulation in the community a

notice to the effect that the report has been filed with the city and the report is available for inspection during business hours in the office of the clerk of the City Commission.

Sec. 2-855. Community Redevelopment Plan

- a. Pursuant to §163.330 through 163-450, Florida Statutes, an area of the City has been found to be a slum or blighted area by Resolutions 82-4 and 98-46, as amended by Resolution 99 02. The area is designated as the community redevelopment area, and is legally described in the Amended Community Redevelopment Plan, incorporated by reference into Ordinance 13 07. This area was initially designated as the Community Redevelopment District by the City Commission in 1987, and its boundaries were amended by Ordinances 0-01-11 and 13 07. The base year valuations were determined for the parcels within the area in 1987. The community redevelopment area shall comprise the geographic area in which the CRA shall undertake activities for the prevention and elimination of the spread of slum and blight in accordance with § 163.330 through 163.450, Florida Statutes.
- b. The City of Alachua Amended Community Redevelopment Plan, which was approved and adopted by the City Commission on August 13, 2013 by Ordinance 13 07 (the “Amended Plan”), contains the adopted redevelopment boundaries which comprise the Community Redevelopment Area in Appendix “A” to the Amended Plan. The Amended Plan is incorporated herein by reference and Appendix “A” to the Amended Plan is attached to this Ordinance as Appendix “A”.

Sec. 2-856. Powers

The CRA shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of F.S. Ch. 163, Part III, including all powers listed in F.S. § 163.370 within the Area.

Sec. 2-857. – Redevelopment Trust Fund

- a. There is hereby established a trust fund, to be separately administered and accounted for, to be known as the Community Redevelopment Account (the “Account”).
- b. The Account shall be used for the deposit of all tax increment funds obtained by the CRA to finance or refinance community redevelopment projects within the Community Redevelopment Area and all such funds shall be used to carry out redevelopment activities included in the Amended Plan.
- c. Until all redevelopment projects included in the Plan are completed and paid for, the Account fund shall receive the annual tax increment, as hereinafter defined, from all taxing authorities except school districts and those taxing authorities listed in F.S. §163.387(2) exclusive of any debt service millage on taxable real property contained within the geographic boundaries of the Area described in attached Appendix “A”.
- d. Pursuant to F.S. §163.387, the tax increment to be allocated annually to the Account shall be 95 percent of the difference between:
 - (1) The amount of ad valorem taxes levied each year by the taxing authority, except those taxing authorities listed in F.S. §163.387(2)(e) exclusive of any debt service millage on taxable real property contained within the geographic boundaries of the Area.
 - (2) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, except those taxing authorities listed in F.S. §163.387(2)(e) exclusive of any debt service millage on taxable real property contained within the geographic boundaries of the Area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the approval of the Community Redevelopment District in 1987 and providing for the funding of the Account.

- e. The total of the assessed value of the taxable property, prior to the adoption of the Community Redevelopment Plan in 1987, was \$6,295,700.00.
- f. Until such time as the Amended Plan expires and its activities are paid for, the City shall, and all other taxing authorities except school districts are called upon to, annually appropriate to the trust fund, the tax increment described in this section for the area described in Sec. 2-855.

Secs. 2-858-2-880 Reserved

Section 3. Inclusion of the Code and Correction of Scrivener's Error

It is the intention of the City Commission of the City of Alachua, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Alachua, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention; that the City Manager or designee, without public hearing, may authorize the correction of any scrivener's errors which do not affect the intent of this ordinance. A corrected copy shall be placed in the public record.

Section 4. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase or provision of this ordinance is for any reason held or declared to be unconstitutional, void or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall continue to be valid.

Section 5. **Repealing Clause**

All other ordinances or parts of ordinances in conflict herewith, are to the extent of such conflict, including but not limited to ordinances O-99-03, O-94-14 and O-98-24, are hereby repealed.

Section 6. **Effective Date**

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 28th day of November, 2016.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading on the 12th day of December, 2016.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor

ATTEST:

APPROVED AS TO FORM



Traci L. Gresham, City Manager/Clerk



Marian B. Rush, City Attorney

ORDINANCE 17-05
APPENDIX A

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY; THENCE PROCEED NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF US HWY NO. 441 TO THE NORTHWEST CORNER OF TAX PARCEL 03869-011-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3263, PAGE 1211 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST BOUNDARY LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-005-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2849 PAGE 366 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF TAX PARCEL 03869-012-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3022, PAGE 96, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTH RIGHT OF WAY LINE NW 151 BOULEVARD; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE I, PER PLAT BOOK 23, PAGE 55, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE NORTHWEST CORNER OF SANTA FE STATION SUBDIVISION, PHASE II, PER PLAT BOOK 24, PAGE 91, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID LANDS TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE SOUTHEAST CORNER OF LOT 29 OF SAID SANTA FE STATION SUBDIVISION, PHASE II, SAID CORNER LYING ON THE WEST LINE OF A DRAINAGE RIGHT OF WAY, AS PER PLAT OF AFOREMENTIONED SANTA FE STATION SUBDIVISION, PHASE I; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DRAINAGE RIGHT OF WAY, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LANDS TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE NORTHWEST 145 TERRACE TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 150 AVENUE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ITS PROJECTION THEREOF TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 1 OF C.A. WILLIAMS ADDITION, PER PLAT BOOK "C", PAGE 79B, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 1 AND 4 OF SAID BLOCK 1, TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 148 PLACE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 4 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 4 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 147 AVENUE; THENCE CONTINUE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 1 AND 4 OF SAID BLOCK 5 TO THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 146 AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE NW CORNER OF THE EAST ½ OF LOT 5, BLOCK 8 OF SAID C.A. WILLIAMS ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID EAST ½ OF LOT 5, TO THE NORTH LINE OF LOT 10, BLOCK 8 OF SAID C.A. WILLIAMS ADDITION; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 10 AND 8 OF SAID C.A. WILLIAMS

ADDITION TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 145 TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION ON THE NORTH RIGHT OF WAY LINE OF NORTHWEST 143RD PLACE; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE SOUTHWEST CORNER OF LOT 25, LYNWOOD PARK, AS RECORDED IN PLAT BOOK "B", PAGE 73 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTHWEST 143RD PLACE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 145TH TERRACE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE, TO THE SOUTHEASTERLY RIGHT OF WAY LINE COUNTY ROAD NO. 2054 (A.K.A. PEGGY ROAD); THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHWEST CORNER OF TAX PARCEL 03535-003-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2923, PAGE 259 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LANDS TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF NW 142ND AVENUE; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF NW 142 AVENUE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 138 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHERLY RIGHT OF WAY LINE NW 143 PLACE; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF BLOCK 45 OF TOMPSETT'S SURVEY OF THE CITY OF ALACHUA, PER PLAT BOOK "C", PAGE 79-B & 79-C OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST 1/2 OF BLOCK 45, AND ITS NORTHERLY PROJECTION, TO THE NORTHERLY RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 140 STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOT 3, BLOCK 30 OF CLARK'S ADDITION TO ALACHUA, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 145TH AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 30; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, BLOCK 30, TO THE SOUTHERLY LINE OF SAID BLOCK 30; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 30 TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 138 TERRACE; THENCE CONTINUE SOUTHEASTERLY TO THE SOUTHWEST CORNER OF BLOCK 44 OF TOMPSETT'S SURVEY OF THE CITY OF ALACHUA, PER PLAT BOOK "C", PAGE 79-B OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 44 TO THE WEST LINE OF THE EAST 100 FEET OF SAID BLOCK 44; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF NW 145 AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF THE WEST ONE-HALF OF BLOCK 43 OF SAID TOMPSETT'S SURVEY; THENCE NORTHERLY ALONG SAID EAST LINE, AND ITS PROJECTION THEREOF TO THE SOUTH RIGHT OF WAY LINE OF NW 146 AVENUE; THENCE CONTINUE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 13 OF BLOCK 42 OF

CLARK'S FIRST ADDITION, PER PLAT BOOK "A", PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 AND 4, OF SAID BLOCK 42, TO THE CENTERLINE OF A VACATED STREET (PER ORDER OF TAKING CASE #80-1028) LYING NORTH OF SAID LOT 4; THENCE EASTERLY ALONG SAID CENTERLINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 39 OF SAID CLARK'S FIRST ADDITION AND THE SOUTHWESTERLY LINE OF TAX PARCEL 03376-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1715, PAGE 41, OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, TO THE SOUTH CORNER OF SAID LANDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE NORTHERNMOST CORNER OF SAID LANDS; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LANDS, TO THE WESTERN MOST CORNER OF SAID LANDS, LYING ON THE NORTHEASTERLY LINE OF LOT 2, BLOCK 39 OF AFOREMENTIONED CLARK'S FIRST ADDITION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2, TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 137 TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF TAX PARCEL 03367-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 360 OF SAID PUBLIC RECORDS; THENCE WESTERLY TO THE EAST BOUNDARY OF SAID LANDS, AND THE WESTERLY RIGHT OF WAY LINE OF SAID NORTHWEST 137TH TERRACE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTHEAST CORNER OF TAX PARCEL 03376-002-000; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TAX PARCEL 03376-002-000 TO THE SOUTHEAST CORNER OF SAID LANDS, LYING ON THE NORTHERLY LINE OF BLOCK 37 OF CLARK'S FIRST ADDITION, PER PLAT BOOK "C", PAGE 79-C OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF BLOCK 37, TO THE EASTERLY RIGHT OF WAY LINE OF NORTHWEST 140TH STREET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID NORTHWEST 140TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 441; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF TAX PARCEL 03226-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3555, PAGE 1474 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID TAX PARCEL 03226-001-000 TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LANDS TO THE WEST LINE OF LOT 8, BLOCK 3 OF DOWNING SUBDIVISION, PER PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 8 AND LOT 5 OF SAID BLOCK 3 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 152 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140 STREET); THENCE NORTHERLY ALONG SAID EAST

RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 AVENUE; THENCE WESTERLY ALONG NORTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 9 OF BLOCK 7 OF GUINN WILLIAMS AND REEVES SUBDIVISION, PLAT BOOK "C", PAGE 79 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 9 AND LOT 4 OF SAID BLOCK 7 TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 154 PLACE; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 144 STREET; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE U.S. HIGHWAY NO. 441; THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORTHWEST 144TH WAY AND THE POINT OF BEGINNING.

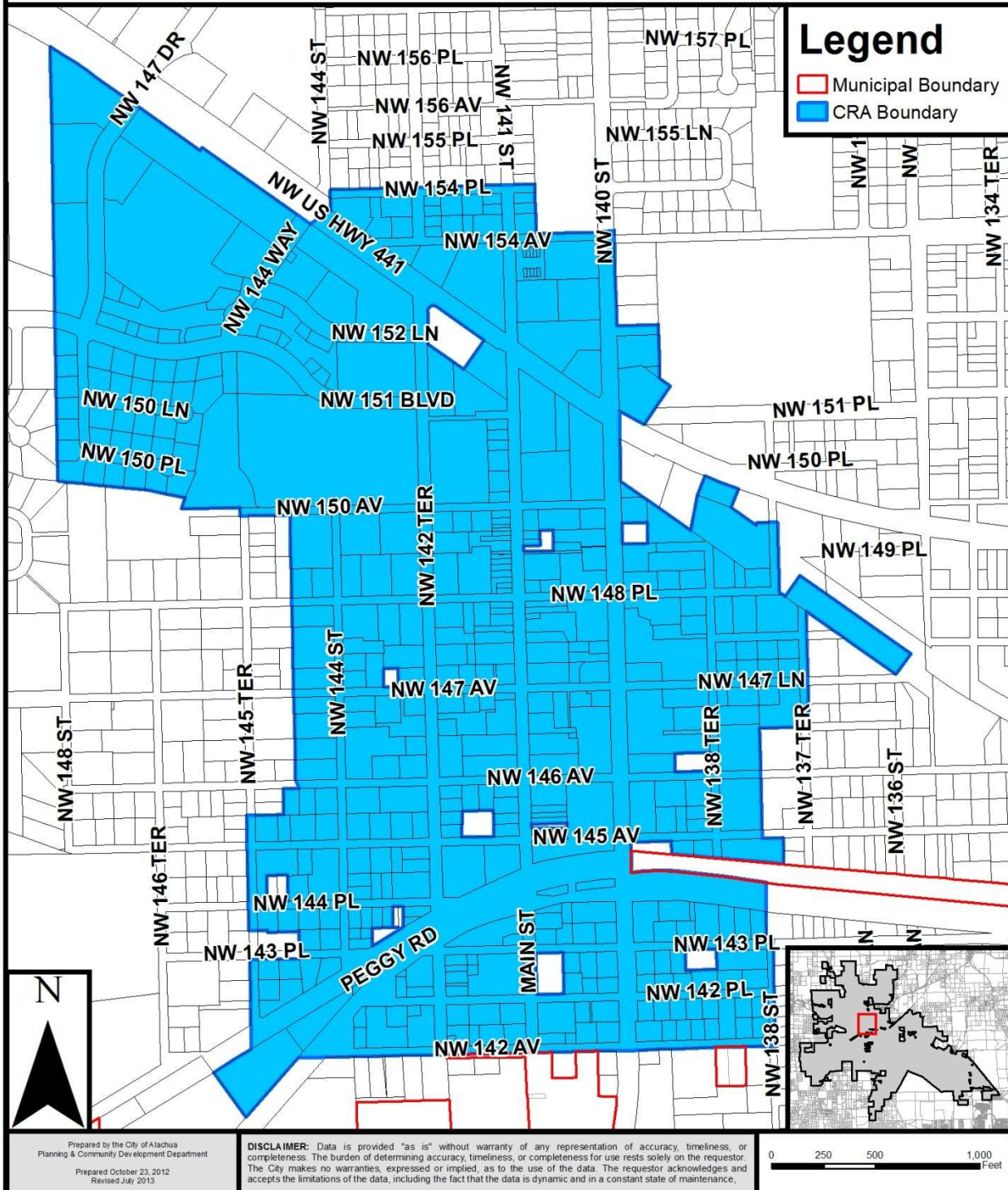
LESS & EXCEPT

- 1) TAX PARCEL 03643-004-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 2) TAX PARCEL 03825-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3288, PAGE 367 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 3) TAX PARCEL 03826-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3821, PAGE 1137 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 4) TAX PARCEL 03846-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2372, PAGE 2959 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 5) TAX PARCEL 03725-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4102, PAGE 1670 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 6) TAX PARCEL 03721-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 1138 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 7) TAX PARCEL 03692-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4114, PAGE 205 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 8) TAX PARCEL 03695-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2127, PAGE 2860 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 9) TAX PARCEL 03643-004-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3930, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 10) TAX PARCEL 03742-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1973, PAGE 2887 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 11) TAX PARCEL 03428-000-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1653, PAGE 762 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

- 12) TAX PARCEL 03392-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3512, PAGE 537 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 13) TAX PARCEL 03367-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2333, PAGE 360 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 14) TAX PARCEL 03434-003-000, DESCRIBED AS "PARCEL II" IN OFFICIAL RECORDS BOOK 2111, PAGE 342 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 15) TAX PARCEL 03610-001-000, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1734, PAGES 1850 & 1851 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 16) TAX PARCEL 03595-200-001, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2252, PAGE 2357 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



City of Alachua Community Redevelopment Area



Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance.

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