

WASTE

RESOLUTION #93-11

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, FINDING THE DOWNTOWN AREA TO BE A SLUM AND BLIGHTED AREA, FINDING THAT REHABILITATION, CONSERVATION OR REDEVELOPMENT OF THE AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE CITY RESIDENTS, DECLARING THE CITY TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE AREA, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dunnellon is aware of a general decline in appearance and commercial viability in the downtown area of Dunnellon, and wishes to utilize all available prudent measures to reverse the decline, and

WHEREAS, whether there is a necessity for redevelopment, conservation or rehabilitation in the area, according to the requirements of Section 163.355, Florida Statutes, and

WHEREAS, the City Council of Dunnellon accepts the report of the study, attached hereto as Exhibit A, finding the downtown area to be a slum and blighted area in need of redevelopment, rehabilitation and/or conservation, and

WHEREAS, the downtown area is defined to include Williams Street and all adjacent properties, beginning at the southern city limits at the Withlacoochee River including the CSX railroad right-of-way and extending north to the rear of the southern property fronting Pennsylvania Avenue, east to San Jose Blvd, to the southernmost boundary of Lots #1527 and #1533, then south 1280 ft. along the western boundary of San Jose, then west 644 ft., then north 205 ft., then east 402 ft., then north 860 ft. to the southern boundary of Lot #1533, west to

Palmetto Way, north to the rear of the northern property fronting Pennsylvania Avenue, extending west to the eastern property adjacent to Williams Street, extending north to McKinney Avenue, west to the rear of the property fronting Williams Street, extending south to the rear of the property fronting Pennsylvania Avenue, extending west to Cedar Street, south to the rear of the property on the south side of Pennsylvania Avenue, extending to the rear of the property fronting Williams Street and Pennsylvania Avenue, south along the rear of the southwestern property adjacent to Williams Street, extending to the southern city limits at the Withlacoochee River.

WHEREAS, the City Council of Dunnellon desires to exercise all authority conferred upon it by the 1969 Community Redevelopment Act, as currently amended and contained in Chapter 163, Part III Florida Statutes,

NOW, THEREFORE, be it resolved by the City Council of Dunnellon, Florida:

Section 1. The report attached hereto as Exhibit A is hereby accepted as evidence of the presence of slum and blight and the redevelopment, rehabilitation, and/or conservation in the defined area, is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of Dunnellon.

Section 2. The City Council of Dunnellon is the Community Redevelopment Agency holding all powers, duties, privileges immunities and responsibilities conferred by Chapter 163, Part III, Florida Statutes,

Section 3. This resolution shall take effect immediately.

RESOLVED this 24th day of May 1993.

City of Dunnellon
Fred Diakos
Mayor, Fred Diakos

Attest:
Austin Porter
Clerk, Austin Porter

CITY OF DUNNELLON - BLIGHT SURVEY

BLDG#		NAME	ADDRESS	CONDITIONS				
				1	2	3	4	5
100		Blanal Music Company	20037 Pennsylvania Ave.		x			x
101		Mackies	20077 Pennsylvania Ave.	x				x
102		Ball Chiropractic	20079 Pennsylvania Ave.		x			
103		Dunnellon Professional Center	20093 Pennsylvania Ave.		x			
104		Bobby Clark (Used Cars)	20107 Pennsylvania Ave.	x				
105		Highlander Laundry	20155 Pennsylvania Ave.		x			
106		Contoured Body	20177 Pennsylvania Ave.		x			
107		Executive Square	20199 Pennsylvania Ave.		x			
108		Law Office & Real Estate	20217 Pennsylvania Ave.		x			
109		Vacant Lot	????? Pennsylvania Ave.	x				x
110		Rainbow River Animal House	????? Pennsylvania Ave.	x				
111		Dr. Shaw	????? Pennsylvania Ave.	x				
112		Badcock Furniture	20319 Pennsylvania Ave.	x				
113		Red Fox Fantasy	20359 Pennsylvania Ave.		x			x
114		Mid State Bank	20381 Pennsylvania Ave.	x				
115		Hinson	20419 Pennsylvania Ave.		x			x
116		Vacant	????? Pennsylvania Ave.			x		x
117		Spirit Gas	N/E corner Penn & Bridge		x			
118		Public Works	????? Bridge St.	x				x
119		Building Supply (abandoned)	????? Bridge St.			x		x
120		Car Wash	????? Pennsylvania Ave.		x			x
200		Fancy Pantry	11949 North Williams St.			x		
201		Vacant	11943 North Williams St.		x			
202		Buickhorn	11933 North Williams St.		x			
203		Dinkins	11907 North Williams St.		x			
204		Roof Motors	11899 North Williams St.				x	x
205		Texaco	11867 North Williams St.	x				
206		Vacant Lot	????? North Williams St.	x				x
207	R	Home	11807 North Williams St.	x				x
208	R	Home	11799 North Williams St.	x				x
209	R	Home	11791 North Williams St.	x				x
210		Vacant Lot	????? North Williams St.	x				x
211		Big "A"	11767 North Williams St.	x				x
212		S & S TV	11759 North Williams St.		x			x
213	R	House	11751 North Williams St.		x			x
214	R	House	314 North Williams St.	x				x
215	R	House	316 North Williams St.	x				x
216	R	House	20371 East McKinny	x				x
217	R	House	402 North Williams St.	x				x
218		Drum Med Center	11707 North Williams St.		x			x
219		Progressive Realty	11693 North Williams St.		x			x
220		Ziggy	11673 North Williams St.			x		x
221		Bud's Bargain	11653 North Williams St.			x		x
222		Vacant Lot	????? North Williams St.	x				
223		Kentucky Fried Chicken	11583 North Williams St.	x				
224		Vacant Land	????? North Williams St.	x				

1 - Standard

2 - Minor Deterioration, Minor Repair Needed

3 - Moderate to Substantial Deterioration, Rehabilitation Needed

4 - Dilapidated, Rehabilitation Not Likely to be Feasible

5 - Site Conditions Need Improvement, Such as Parking

CITY OF DUNNELLON - BLIGHT SURVEY

BLDG#		NAME	ADDRESS	CONDITIONS				
				1	2	3	4	5
225		NAPA	700 North Williams St.	x				
226		Slagle	702 North Williams St.	x				
227		Florida Mining	11423 North Williams St.	x				x
228		1st Realty	11383 North Williams St.	x				x
229		Vacant Lot	????? North Williams St.	x				
230		Food Lion	????? North Williams St.	x				
300		Pizza Hut	11192 North Williams St.	x				
301		Phillips "76"	11212 North Williams St.		x			x
302		McDonalds	????? North Williams St.	x				
303		Rainbow Plaza	????? North Williams St.	x				
304		Cal Fed	????? North Williams St.	x				
305		Post Office	????? North Williams St.	x				
306		Dunnellon State	11472 North Williams St.	x				
307		Vacant Land	????? North Williams St.	x				
308		Winn Dixie	????? North Williams St.	x				x
309		ABC Liquor	11642 North Williams St.	x				x
310		Barnett Bank	11682 North Williams St.	x				
311		Coastal (Gas Station)	11716 North Williams St.	x				x
312	R	House	311 North Williams St.		x			x
313	R	House	11760 North Williams St.		x			x
314		Vacant Lot	????? North Williams St.	x				
315	R	House	11792 North Williams St.	x				x
316		Annie Johnson	(301N) North Williams St.			x		x
317	R	House	11824 North Williams St.	x				
318		First Bethel Church	11840 North Williams St.	x				
319	R	House	11848 North Williams St.	x				
320		Thrift Shop	11868 North Williams St.		x			
321		JR Auto Sales	11868-4 North Williams St.			x		
322		Dunnellon Decorating	11884 North Williams St.	x				x
323		Bread Store	11928 North Williams St.		x			
900		Laundry	????? Illinois St.	x				x
901		Vacant Building	????? Illinois St.	x				x
902		Vacant Restarant	????? Illinois St.		x			x
903		Family Dentist	11902 Illinois St.	x				
904		Vacant Store	20561 Illinois St.	x				
324		Circle K	11946 North Williams St.	x				x
400		Dinken	20553 West Pennsylvania Ave.	x				
401		Consignment	20565 West Pennsylvania Ave.	x				
402		Masonic	20583 West Pennsylvania Ave.	x				x
403		Apartment	20601 West Pennsylvania Ave.	x				x
404		Apartment	20607 West Pennsylvania Ave.	x				x
405		Paulk	20613 West Pennsylvania Ave.		x			x
406	R	House	20625 West Pennsylvania Ave.	x				
407		Furniture Store	20643-1 West Pennsylvania Ave.		x			x
408		Antique Store	20643-2 West Pennsylvania Ave.		x			x
409	R	House	20669 West Pennsylvania Ave.	x				

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				1	2	3	4	5
410		Larson Realty	20691 West Pennsylvania Ave.		x			
411	R	House	20709 West Pennsylvania Ave.	x				x
412	R	House	20721 West Pennsylvania Ave.	x				x
413	R	House	????? West Pennsylvania Ave.	x				x
414		Vacant Lot	????? West Pennsylvania Ave.	x				
415		Paints Store	20757 West Pennsylvania Ave.	x				
416		Cable TV	20775 West Pennsylvania Ave.	x				
417	R	House	20799 West Pennsylvania Ave.	x				x
418		Sammons	20815 West Pennsylvania Ave.	x				x
500		Davis Court	20814 West Pennsylvania Ave.	x				
501		Library	20804 West Pennsylvania Ave.	x				x
502		Rush	20774 West Pennsylvania Ave.	x				
503		Country Charm	20744 West Pennsylvania Ave.	x				x
504	R	House	20777 West Pennsylvania Ave.	x				
505		Rainbow Title	20702 West Pennsylvania Ave.	x				
506		Dunnellon Dec.	Corner Ohio & Pennsylvania	x				x
507		Argyle Attic	20630 West Pennsylvania Ave.	x				
508		Fire Department	????? West Pennsylvania Ave.	x				
509		Armstrong	20600-2 West Pennsylvania Ave.	x				
510		Gleiner Post	20600-3 West Pennsylvania Ave.	x				
511		Cutlery	20600-1 West Pennsylvania Ave.	x				
600		Rodgers	11990 South Williams St.	x				
601		Tangles	11990 South Williams St.	x				
602		Gary Carpet	11990-5 South Williams St.	x				
603		City Hall	12014 South Williams St.	x				
604		SM Stat	12038 South Williams St.		x			
605		Tile Company	12060 South Williams St.	x				
606		Dinner Bell	12084 South Williams St.	x				x
607		Medical Building	20861 Datesman St.	x				
700		Dunn Real Estate	20540 East Pennsylvania Ave.	x				
701		Rainbow Market	????? East Pennsylvania Ave.	x				
702		Chamber of Commerce	Rines View	x				
703		Water Tower	Rines View	x				
704		Vacant Land	????? East Pennsylvania Ave.	x				
705		Ogle Building	20491 Granada	x				x
706		Blue Run	20460 East Pennsylvania Ave.	x				
707		Allstate	20450 East Pennsylvania Ave.	x				
708		Sandwich Shop	20430 East Pennsylvania Ave.		x			x
709		Penn Plaza	20372 East Pennsylvania Ave.	x				x
710		Allens	20336 East Pennsylvania Ave.	x				x
711		Sheffield Inn	20324 East Pennsylvania Ave.	x				
712		TV Shop	20312 East Pennsylvania Ave.	x				
713		Sun Bank	20270 East Pennsylvania Ave.	x				
714	R	House	11987 Maple Street	x				
715		Vacant Lot	????? East Pennsylvania Ave.	x				
716	R	House	20184 East Pennsylvania Ave.	x				

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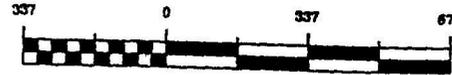
CITY OF DUNNELLON - BLIGHT SURVEY

BLDG#	NAME	ADDRESS	CONDITIONS					
			1	2	3	4	5	
717	Century 21	20170 East Pennsylvania Ave.	x					x
718	Baxlery	20156 East Pennsylvania Ave.	x					x
800	Anglers Resort	????? South Williams St.		x				x
801	Golden Nugget	????? South Williams St.		x				x
802	Juniors	12149 South Williams St.	x					x
803	Angelo's Plaza	12139 South Williams St.	x					x
804	CJ Transmission	12115 South Williams St.		x				x
805	A to Z	12091 South Williams St.	x					x
806	Babee's Drugs	203 South Williams St.	x					x
807	Depot	??? South Williams St.		x				x
808	Chevron Gas Station	12029 South Williams St.	x					x
809	H & R Block	113 South Williams St.		x				x
810	A & J Electric	12009 South Williams St.	x					
811	Vacant Land	????? South Williams St.	x					
812	Dunn Florist	11987 South Williams St.	x					
813	Vacant Land	????? South Williams St.	x					
814	Blue Run Plumbing	11915 South Williams St.	x					
	Total Number of Units		155					
	# of Residential Structures		22					
	# of Commercial and Vacant		133					
	# of Units with Special Condition Needs		112	35	7	1	72	
	% of Units with Special Condition Needs		72%	23%	5%	1%	46%	

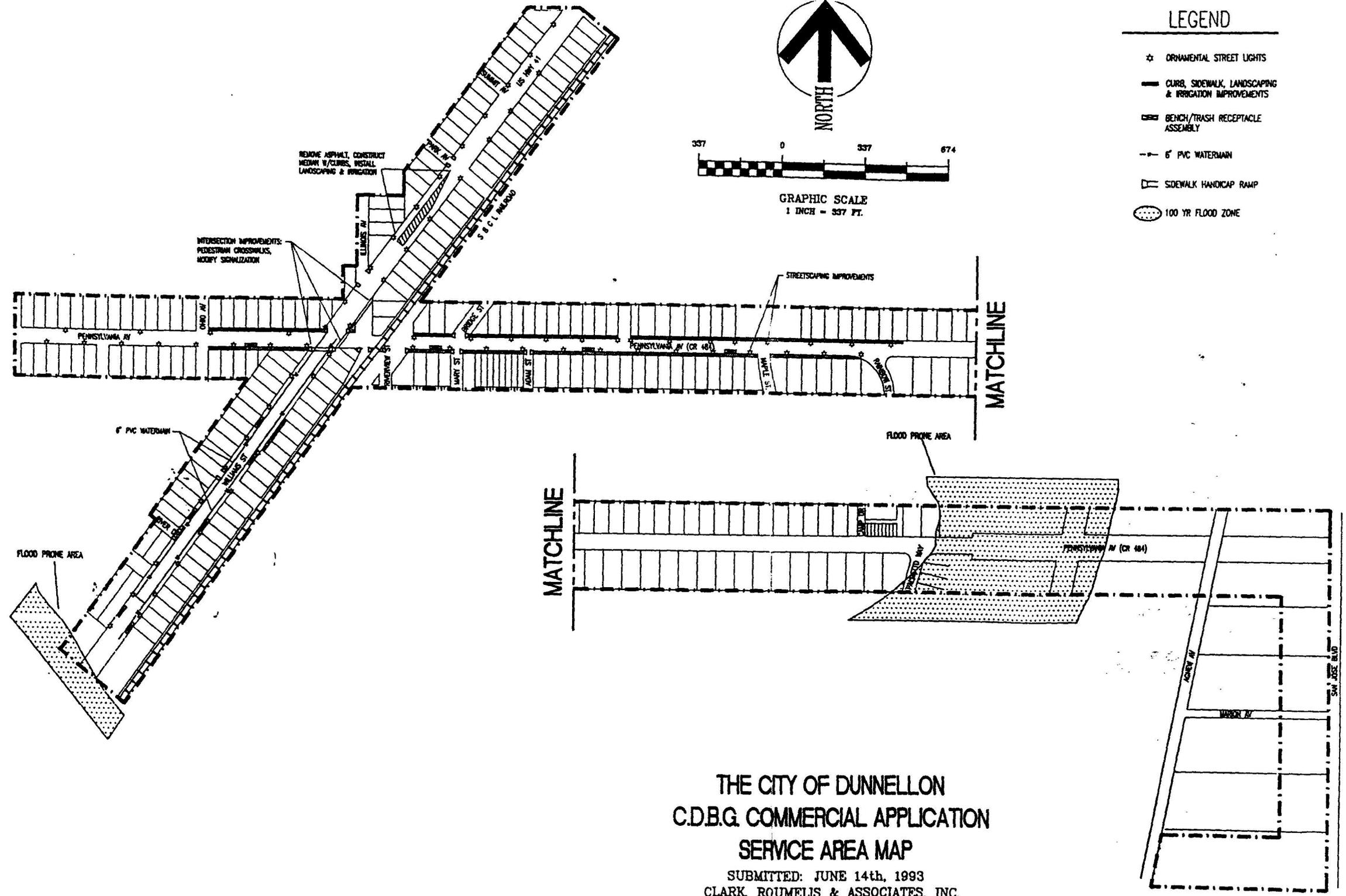
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LEGEND

- ☆ ORNAMENTAL STREET LIGHTS
- CURB, SIDEWALK, LANDSCAPING & IRRIGATION IMPROVEMENTS
- ▢ BENCH/TRASH RECEPTACLE ASSEMBLY
- 6" PVC WATERMAIN
- ▤ SIDEWALK HANDICAP RAMP
- ⊙ 100 YR FLOOD ZONE



GRAPHIC SCALE
1 INCH = 337 FT.



THE CITY OF DUNNELLON
 C.D.B.G. COMMERCIAL APPLICATION
 SERVICE AREA MAP
 SUBMITTED: JUNE 14th, 1993
 CLARK, ROUMELIS & ASSOCIATES, INC.