

# MASTER

## RESOLUTION NO. 2009-12

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, FINDING THAT THE IDENTIFIED PROJECTS WITHIN THE C.R.A. PLAN NEEDS TO BE EXPANDED TO BETTER ACHIEVE THE STATED GOALS OF ESTABLISHING THE AREA AS A FOCAL POINT FOR THE COMMUNITY, AND TO ENCOURAGE ADDITIONAL CIVIC ACTIVITIES WITHIN THE COMMUNITY REDEVELOPMENT AREA ADOPTING A MODIFICATION OF THE DUNNELLON COMMUNITY REDEVELOPMENT PLAN FROM THAT PREVIOUSLY APPROVED AND ACCEPTED BY THE CITY; FINDING THAT REHABILITATION, CONVERSION OR EXPANSION OF THE FORMER LIBRARY BUILDING, AND GROUNDS AREA TO PROVIDE A COMMUNITY CENTER IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE CITY RESIDENTS; FINDING THAT THE PREVIOUSLY ADOPTED DUNNELLON COMMUNITY REDEVELOPMENT PLAN NECESSITATES MODIFICATION THEREOF IN ORDER TO PROVIDE FOR THE REHABILITATION, CONVERSION OR EXPANSION OF THE FORMER LIBRARY BUILDING AND GROUNDS AREAS; APPROVING THE RECOMMENDATION OF THE DUNNELLON COMMUNITY REDEVELOPMENT AGENCY AS IT RELATES TO THE MODIFICATION OF THE PLAN ; PROVIDING FOR THE COORDINATION WITH THE CITY'S COMMUNITY DEVELOPMENT DEPARTMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dunnellon adopted Resolution 93-11 on May 24, 1993 declaring certain areas of the City in need of redevelopment consistent with Chapter 163, Part III, Laws of Florida; and

WHEREAS, the City of Dunnellon adopted Ordinance 00-3 establishing the Dunnellon Community Redevelopment Agency to

implement a redevelopment plan within the area that was adopted pursuant to Resolution 93-11 and established thereby the Redevelopment Trust Fund; and

WHEREAS, the CRA Board of the City of Dunnellon is aware of the general decline in appearance and commercial viability in the downtown area of Dunnellon and the decline in appearance to the residential area surrounding the downtown area and wishes to utilize all available prudent measures to reverse such decline; and

WHEREAS, there is a necessity for redevelopment, conservation or rehabilitation within the redevelopment area of the City and that the previous plan needs to be expanded in order to achieve the goals of the redevelopment plan ; and

WHEREAS, the CRA Board of the City of Dunnellon accepts the report of FINDINGS that is attached hereto as Exhibit A prepared by the FACT FINDING COMMITTEE which finds not only THAT THE FORMER LIBRARY IS IN NEED OF EXTENSIVE REMODELING AND REPAIR, AND THAT THE SITE IS WITHIN THE COMMUNITY REDEVELOPMENT AREA, AND THAT A STATED GOAL OF THE COMMUNITY REDEVELOPMENT PLAN IS TO ENCOURAGE ADDITIONAL CIVIC ACTIVITIES WHILE INCREASING THE ATTRACTIVENESS OF THE REDEVELOPMENT AREA in need of redevelopment and rehabilitation and/or conservation; and

WHEREAS, the City Council of the City of Dunnellon will advertise a Public Hearing on April 27, 2009, consistent with 163.360(6), Florida Statutes, as it relates to its intent to modify the Dunnellon Community Redevelopment Plan; and

WHEREAS, the project to be included is consistent with Chapter 163, Part III, Laws of Florida, shall now be defined as:

**SEE ATTACHED COMPOSITE EXHIBIT B**

WHEREAS, the CRA Board of the City of Dunnellon desires to exercise all authority conferred by the "1969 Redevelopment Act" in defining the areas set forth in Section 163.355, Florida Statutes and in providing by way of a Community Redevelopment Plan, its modification to address the need for a community center; and

WHEREAS, the CRA Board of the City of Dunnellon desires that all development permitting and planning within the area be coordinated through the Community Development Department of the City in that the Codes of the City of Dunnellon are to be implemented and reviewed within the Community Redevelopment District no differently than those areas not within the Community Redevelopment Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY (CRA BOARD) OF THE CITY OF DUNNELLON THIS 13th DAY OF APRIL 2009, AS FOLLOWS:**

Section 1. That the modified Dunnellon Community Redevelopment Plan, which includes the Remodeling/conversion and or expansion of the former library and grounds to establish a community center is included within said Plan that is attached hereto as Exhibit B, incorporated herein by reference is hereby accepted as an identified project within the community redevelopment plan, for which tax increment funds may be expended .

Section 2. That the CRA Board hereby accepts the modified community redevelopment plan in the interest of the public health, safety, morals and welfare of the residents of the City of Dunnellon that said project as identified in the modified Plan be a part of a Redevelopment Plan as referenced in Exhibit B and finds the plan consistent with 163.360(7), Florida Statutes.

Section 3. This Resolution shall take effect immediately and that the new project that has been designated by this Resolution shall be included within the Dunnellon Community Redevelopment plan and shall be eligible to receive funds from the Redevelopment Trust Fund previously established in Ordinance 2000-3.

ATTEST:

CITY OF DUNNELLON, FLORIDA  
CRA BOARD

  
DAWN M. BOWNE, C.M.C  
City Clerk

  
FRED R. WARD, Mayor

  
F.C. STARK, VICE-MAYOR  
4-13-2009

Approved as to Form and Legality  
for use and reliance by the City  
of Dunnellon, Florida:

A handwritten signature in black ink, reading "James A. Fowler, City Attorney". The signature is written in a cursive style and is positioned above a horizontal line.

City Attorney  
James A. Fowler  
Fowler & O'Quinn, P.A.  
28 W. Central Blvd. 4<sup>th</sup> Floor  
Orlando, FL. 32801

## EXHIBIT A

The Community Center Fact Finding Committee has inspected the City-owned building at 20804 West Pennsylvania Avenue and the surrounding areas and made the following preliminary findings:

1. That the approximately 3,500 sq.ft. structure is in fair to good condition.
2. That the maximum capacity of the building is 371 persons.
3. That the structure is of sufficient size to be converted to a Community Center.
4. That there is sufficient area to place a kitchen within the structure.
5. That the size and location of the property would not accommodate a relocation of the Boys & Girls Club.
6. That the on-site parking can accommodate 10 cars, which is insufficient for the capacity.
7. That there are adjacent properties which could be acquired to provide recreational opportunities, additional parking, and connectivity with Datesman Park.
8. That the site is within the Community Redevelopment Area.
9. That the conversion of the structure and possibly the adjacent properties to a Community Center, which could host community events and activities together with additional parking and enhanced landscaping, would further the goals & objectives of the Community Redevelopment Plan.

EXHIBIT B

Amendment to the Community Redevelopment Plan

Pg. 17 – Insert language:

**Community Center**

The City Council appointed a Fact Finding Committee to evaluate the former library located at 20804 West Pennsylvania Avenue. The Committee found that this City-owned vacant 3,500 sq.ft. structure is located within the Community Redevelopment Area. The Committee also found that a stated goal of the Community Redevelopment Plan is to establish downtown Dunnellon and the Historic District as a focal point for the community that attracts visitors from the entire region by encouraging civic activities and community events in the area.

As a library, the structure at 20804 West Pennsylvania Avenue contributed to the achievement of this CRA goal. The structure is in fair to good condition and has sufficient space to serve as a Community Center. However, additional parking for events would be needed. The need for additional off-site parking has already been identified within the CRA Plan. The conversion of the former library to a Community Center and the acquisition of additional adjacent lots to provide parking, outdoor recreation, and to enhance aesthetics would further the goals and objectives of the Community Redevelopment Plan.