

**MASTER**

**Dunnellon Community  
Redevelopment Plan**

**Prepared on Behalf of:**

**The City of Dunnellon**

**And**

**Dunnellon Community**

**Redevelopment Agency**

**By: Dunnellon Main Street, Inc.**

**CITY OF DUNNELLON**  
**COMMUNITY REDEVELOPMENT PLAN**

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## SECTION 1.

### INTRODUCTION

As the city, the citizens of Dunnellon, and the merchants of downtown Dunnellon consider initiating further redevelopment of the downtown, the first question that comes to mind is why. Why spend money redeveloping or improving downtown? There are certainly other areas of the city that deserve public attention. So, why should the city focus specific interest, attention and public dollars on providing improvements to downtown?

#### **What Is It That Makes Downtown Different...and Special?**

First, we need to make it clear: Downtowns are not going to go away. There are really only two outcomes for a community in dealing with its historical and downtown commercial district: Either local leaders will get themselves organized to respond to the marketplace and the values of the community so that their downtown can thrive and develop, or they will ignore the realities of the situation and let the district flounder, decline and decay. But, whatever they do, downtown won't go away. Even that's been tried before, with the Urban Clearance/Urban Renewal initiative of the 1960s and '70s and they didn't make downtown go away. Urban renewal simply replaced downtowns with gaping, depressing eyesore that symbolized the community's failure to take charge of its own destiny.

So, what is it about downtown that makes it special?

- First, downtowns predate the automobile. Most were built for other forms of transportation – buses, trolleys, even horse and buggy. And even in towns developed during the auto age, the street widths, turning bays, speed limits and a host of other criteria developed “way back then” are not suitable for today's automobiles or drivers. A different planning approach must be taken to preserve and enhance Dunnellon's downtown, a planning approach unique to the problems that face that area.
- Second, downtowns should be compact. Downtowns should make efficient use of land, utilities and other forms of infrastructure. They should also be efficient for pedestrians—generally more efficient than the typical strip shopping center or regional mall. Eventually, no matter where we go, we have to get out of our cars and walk. Dunnellon lost most of its “traditional” downtown with the widening to four lanes of U.S. 41. Originally, downtown was platted and built for walking; suburbia was not. This is important to recognize in planning redevelopment so as not to become obsolete.
- Third, downtowns should be visual. Most downtowns have a variety of architectural styles, which give the place visual vitality. Buildings from different eras were constructed of different materials, giving the district texture and interest.

- Fourth, downtowns should encourage interaction and community. They should provide places to gather, to linger, and even to loiter. Downtowns are “people-watching” places. They allow you to interact with your past and to connect with other members of your town. This sense of community was considered an antiquated American value during the 1970s and ‘80s. But in the ‘90s and still today, that sense of connection is becoming increasingly important again.

There are several other reasons that redevelopment improvement in the downtown should be undertaken. Among these are:

- Downtown is the heart of the Community;
- The community needs to protect and preserve past public and private investments in downtown.
- The image presented by the downtown is a reflection on the Community itself.
- Downtown will always be a high maintenance area, regardless of economic viability.
- Improvements increase property values.
- Preservation of historic resources.
- Economic development & tourism
- Health, safety and welfare of citizens

**Downtown is the Heart of the Community:**

Downtown Dunnellon is the historic and symbolic center of the community. As the community’s heart, it is the downtown that maintains the city’s pulse. On an area-wide basis, probably more influential decisions and business transactions take place downtown than any other area of the community. Dunnellon’s heritage is preserved in its downtown.

**The Community Needs to Protect and Preserve Investments in Downtown Dunnellon:**

Over the years, both public and private interests have invested in the downtown. Private individuals have established buildings and businesses downtown and the city has provided services for these buildings and businesses as well as parks for the community at large. The city (and county and state) has provided streets, sewer, water, parking and sidewalks and parks to the downtown. Even with the demise of the downtown, the streets, sewer lines, water lines and drainage system would still need maintenance. For businesses to continue operation, efficient services must be available. Even if business operations in downtown falter, the city will still have to provide the same services.

**The Image of Downtown Reflects the Community:**

One of the first places a new resident, or would-be resident, visits is the community’s downtown. Is the downtown area clean and neat? Is it cluttered? Are buildings and lots occupied or vacant? Are there people downtown? Is signage appealing and helpful? If the downtown looks well maintained and active, the image of the community will be viewed the same. The image of the downtown reflects upon the community as a whole. A vital downtown indicates a vital community; a community that is a good place to live

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and work. Such a community has better odds of attracting new businesses and maintaining a strong tax base.

### **The Downtown Will Always be a High Maintenance Area:**

With the many roads, public utilities and public properties in downtown, it will always be a high maintenance area. Regardless of whether business in downtown is thriving or not, the infrastructure system must be maintained and replaced when needed.

With an economically viable downtown, the tax dollars generated by its businesses will more than pay for the provisions of public services. Without a viable downtown, there becomes a tax drain, taking general fund monies from other areas to support ailing infrastructure. Because of past investments made in the downtown, it is imperative that the community ensures that the downtown remains vital so that it is a contributor to the economy, not a drain upon public revenues.

Dunnellon's aging infrastructure increases the need and opportunity for redevelopment activities. Under each section of sidewalk, lay a water line in need of upgrading or replacement. Under each section of road, lay a sewer line in need of rehabilitation or replacement. There is no better time than the present to plan and coordinate these projects and achieve maximum results. Millions of dollars have been invested to create the water, sewer roadway and sidewalk systems we have enjoyed for over 80 years. A sound maintenance, repair and replacement program must be implemented to protect our investment and encourage private investment.

### **Increased Property Values:**

Improvements to the downtown benefit both property owners and the community. As property values increase, so do tax revenues and resale values of property. Increasing property values creates a good investment and reinvestment atmosphere.

In any market like Dunnellon, businesses are never equal to their competition; they are either ahead or behind. To keep ahead of the competition, the downtown businesses must anticipate its completion. As the area grows, new commercial attractions will develop. These new developments will compete for existing and future dollars. It is much easier for downtown Dunnellon to keep its existing clientele and win new clientele as new people move into the area, than to win back clientele lost to other shopping markets. Investing now in downtown Dunnellon's future will be much more productive than waiting and investing later.

### **The Community Redevelopment Act of 1969:**

The legislature of the State of Florida, in recognizing that certain areas exist in communities of this State which constitute an economic and social liability by decreasing the tax base, impairing sound growth, or creating other burdens upon the larger community, has provided through the Community Redevelopment Act of 1969 a means for the local community to conserve, rehabilitate, or redevelop the area, to serve the interests of the public health, safety, morals or welfare of its citizens. Chapter 163, Part III, of the Florida Statutes, titled "Community Redevelopment", lays out the requirements

for establishing a community redevelopment area, a community redevelopment agency, preparing and adopting a community redevelopment plan, and establishing the tax increment finance district to pay for improvements in the area.

In an area such as the Dunnellon downtown which exhibits evidence of deterioration and a decrease in the relative share of the tax base, it is important to the community that the downtown area once again provide its proportionate share of revenues, and that the area be strengthened as a vital focal point for the city and region. The Community Redevelopment Plan, and the use of the tax increment financing method, allows the preservation and enhancement of the tax base so that the downtown area pays a higher share of city services than it presently does. Further, it encourages private development through the provision of incentives, stimulates improved use of under utilized land, and prevents further deterioration, which has previously resulted in a lower proportionate tax base.

The legislation lays out specifically the requirements for a community redevelopment plan. It is necessary that a redevelopment area be designated by resolution of the governing body and that the plan conform to certain statutory requirements. The redevelopment plan must conform to the community's comprehensive plan, must be sufficiently complete to indicate acquisition, demolition and removal activities, as well as redevelopment or rehabilitation, as proposed in the area. The plan shall recommend planning and zoning changes, land uses, maximum densities and building requirements. It is required that the plan provide for relocation should any families be displaced by activities recommended in the plan. There shall be due consideration to adequate park and recreation facilities, especially considering the health, safety and welfare of the children in the planning area. It is important that the plan affords maximum opportunity for rehabilitation or redevelopment by private enterprise. Any recommended non-residential uses shall be necessary and appropriate for the proper growth and development of the community.

The legislature has determined that the preservation or enhancement of the tax base providing tax revenues to the community redevelopment in the community redevelopment area will enhance the tax base, providing increased tax revenues to all affected taxing authorities, thereby, increasing their ability to accomplish their appropriate purposes.

**Purpose of the Dunnellon Community Redevelopment Plan:**

It has been recognized for a number of years that downtown Dunnellon plays an important role in the viability of the city's economy. Over recent years, a number of actions have been initiated to recognize the special role of the downtown and to strengthen its economic position.

Because downtown Dunnellon is a unique and economically significant section of the city, it deserves special effort for preservation, redevelopment, rehabilitation and enhancement. While the earliest efforts in downtown Dunnellon were to resolve parking problems, more recent efforts have been centered on marketing, business retention, public

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improvements, as well as parking control and traffic management. It is now time that program emphasis be expanded to more general economic development activities, focusing on improving and upgrading the infrastructure, more aggressive recruitment of business activities, and identifying and pursuing new development opportunities.

The expansion of the original CRA/TIF includes much of the historic downtown residential business office-zoning district. This area, rich in history and culture, has been neglected, both publicly and privately through the years, leaving many of the historic structures to decay, which ultimately affects the overall development of the downtown and economy. However, with appropriate planning and redevelopment of the ailing infrastructure, this area can add much to the economic stability, interest and quality of life for area residents and businesses, while preserving the colorful history of Dunnellon as a Boomtown of the 1800s.

This can best be accomplished through the adoption of a community redevelopment plan for the entire downtown community. It is, therefore, the purpose of this plan document to set forth the Community Redevelopment Plan, which may be amended from time to time, for downtown Dunnellon.

### **Contents of this Report:**

This document sets forth the Community Redevelopment Plan for the city of Dunnellon. It incorporates the CRA Plan passed in the year 2000 with the expanded plan presented herein. The sections of this document include an introduction which describes the general setting of Dunnellon and, specifically, the downtown community; an identification of needs, deficiencies, and strengths; major goals, objectives and policies; financial plan; overview of intergovernmental coordination; a statement of the relationship of the Community Redevelopment Plan to the existing Dunnellon Comprehensive Plan and other local policies, plans and ordinances; commercial rehabilitation; code of ethics; caveats and supplemental materials provided in the appendix.

## **SECTION 2.**

### **IDENTIFICATION OF NEEDS, DEFICIENCIES AND STRENGTHS**

#### **History of the Development of Dunnellon:**

Dunnellon was a sleepy little farming community at the confluence of the Withlacoochee and Rainbow River until the great phosphate boom of the 1890's. The Republic newspaper of New York quoted on April 9, 1890 that "Within a year Dunnellon has become famous on the two continents, owing to the discovery in her midst of what are probably the richest phosphate deposits in the world. This discovery, which ranks with that of California's gold and Pennsylvania's oil was, like them, brought about by accident."

In 1887, land was purchased from area farmers for a new community. The community founded by this land company was called "Dunnellon". The Land Company was called

the "Withlacoochee and Wekiwa Land Company" of which John F. Dunn was a member. The new community of Dunnellon was named for its financier-founder, John F. Dunn. The suffix added to Dunn's name to create the name of the new community might have been the name of another of Dunn's relatives, or the name of a wife or relative of one of the officers of the Land Company. Dunn was President of the Bank of Ocala and an important financier and statesman. Dunnellon was chartered as a city in 1891 and, therefore, has just celebrated its centennial year.

Following World War I and until 1950, the economy of Marion County was centered on agriculture. Change occurred slowly in both Marion County and Dunnellon during these years. During the 1950's, major roads were constructed in and around Dunnellon and the resulting improvements to the transportation system affected the city's growth pattern. This highway construction activity continued into the 1960's with the completion of Interstate 75, which linked Marion County to the vast federal and state highway network. Tourism became a major economic force for Marion County. At the same time, post World War II suburban development began to affect the growth patterns in Marion County.

Downtown Dunnellon continued as the center of government activity with city government occupying a significant place in downtown. However, suburban development, which increased more rapidly in the '70's and into the '80's reduced the retail activity, which had been found in early downtown. While the City of Dunnellon was growing due to annexation and in-migrations of new residents, suburban areas were growing due to continued population shifts within the County. Today, Marion County is one of the fastest growing counties in the country. Major retail and tourist-based activities occur near SR200 and I-75 as well as around the Silver Springs area east of Ocala.

Just as Marion County serves as the focal point for this region, Dunnellon serves as the focal point for western Marion County. Just as they have in the past, newcomers in the future will have a dramatic impact on the social, economic, and cultural conditions of downtown Dunnellon and the surrounding County. A strong plan to guide the development and redevelopment of the downtown area into the 21<sup>st</sup> century will insure that the heart of the community remains vital.

#### **The Physical Environment:**

The predominant land uses within the community redevelopment area are business office and retail and residential. Other business uses include restaurants and service businesses in the Central Business District. Government offices and institutional uses also comprise a significant portion of the land use activity. Only a small portion of the land is devoted to recreation uses. The Railroad Depot in the heart of downtown Dunnellon provides an important focal point for the community. Residential uses are scattered throughout the study area. It is important to note that the traffic circulation system, including right-of-way for streets and sidewalks, as well as separate parking lots, is a major use of downtown land.

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### **Structural Condition Survey:**

The condition of the buildings in the CRA study area varies considerably. While most of the buildings are structurally sound, there are significant numbers of deteriorated and dilapidated buildings throughout the area. The survey of structural condition conducted by the City of Dunnellon was based upon the following definitions:

**Standard:** A standard structure has no visible defects or, possibly, some slight defects correctable in the course of routine maintenance.

**Slightly Deteriorated:** A slightly deteriorated structure is structurally sound but is off a routine maintenance program such that deteriorating characteristics become a visible menace. Continuation of this deterioration would eventually result in the structures becoming more seriously deteriorated. Repairs, more than regular maintenance, are required to bring the structure up to standard.

**Deteriorated:** A deteriorated structure requires structural repairs not provided in the course of routine maintenance. Such a structure has one or more defects that must be correct if the unit is to continue providing safe and adequate shelter.

**Dilapidated:** A dilapidated structure no longer provides adequate shelter. Such a unit endangers the health, safety or well being of the inhabitants. This structure has one or more critical defects or a combination of intermediate defects in sufficient number that rehabilitation is not feasible.

The presence of dilapidated structures, which are infeasible for rehabilitation, can present a negative image of the area. Dilapidated structures can be an eyesore, a hazard if occupied, and an attractive opportunity for vandalism. Structures, which are deteriorated, may exhibit many of these same opportunities, but are feasible for rehabilitation. This represents an opportunity to save a useful building and reuse it productively. Routine inspections and code enforcement are the primary means to remove dilapidated structures at the current time.

When the deteriorated or dilapidated buildings are providing housing to individuals, the problem is especially difficult. If the structures are suitable for rehabilitation, temporary living quarters must often be found while rehabilitation takes place. If the structures are dilapidated and infeasible for rehabilitation, it is then necessary to find other housing for individuals living there.

Table 1  
1999 CRA Structural Survey

Type	Total	Standard	Slightly Deteriorated	Deteriorated	Dilapidated
Residential	22	19	3	0	0
Commercial	133	93	32	7	1

2001 Expanded CRA Structural Survey

Type	Total	Standard	Slightly Deteriorated	Deteriorated	Dilapidated
Residential	205	64	76	50	15
Commercial	31	19	7	5	0

The survey of the CRA provides an indicator of the actual need. Based on the data collected for the original CRA Area, twenty-nine percent of the structures have deficiencies. In addition, seventy-two, (46%) of both the residential and commercial parcels have site conditions (i.e. parking, drainage, sidewalks, etc.) that need improvement to be considered consistent with current requirements.

The data collected in the 2001-1 & 2001-2 blight and slum survey indicates 68% substandard structures with 61% of the lots/parcels surveyed, requiring additional site improvements.

**Sidewalks:**

While detailed data is not available, a visual observation of the pedestrian system in the CRA study area indicated that sidewalks are often discontinuous, in many cases in poor repair, and with few ramps. Sidewalks throughout the CRA are also narrow and do not conform to today's standards for safe pedestrian use. While the need for sidewalks may not be viewed by some as a top priority item, a successful downtown does require safe and convenient pedestrian movement. Based upon observation by Henigar and Ray planners and engineers during several visits in March and April, 1988, and Dunnellon Main Street survey teams in April 2001, it is apparent that pedestrians and handicapped individuals are now using the streets, grass or dirt areas adjacent to the streets, in addition to the sidewalks.

It is important to provide paved walkways and property designated ramps to make public facilities in the general downtown area more accessible to all individuals including handicapped persons. Therefore, additional field investigations were conducted to identify means to provide safe and traversable areas between both public and private parking facilities and essential public services in the original and expanded CRA study areas. Essential services were defined as those provided by the post office, city hall, the

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city utilities and Southern Bell Telephone Company. There exists a significant access deficiency to these essential services to safe, handicap accessible sidewalks throughout the CRA.

The Project Area Map (see appendix) identifies those areas needing new sidewalk construction and curb ramps. The need for construction or re-construction would require approximately 71,400 linear feet of concrete sidewalk with handicapped ramps. A cost assessment for sidewalks is provided in Table 2.

Table 2

**\*Sidewalk Needs Assessment**

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<b>Activity</b>	<b>Quantity</b>	<b>Per Unit Cost</b>	<b>Total</b>
Sidewalks	71,400 LF	\$21	1,499,400
Curb Cuts	116	(cost included above)	

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\* It is presumed sidewalk replace will coincide with water line upgrade and rehabilitation (See Table 4).

Survey Teams also identified poor road conditions through out the CRA area with the exception of the recently resurfaced U.S. 41 (Williams Street). Poor road conditions include potholes, worn surfaces, poor drainage, lack of curb and gutter and poor striping and parking conditions. Table 3 provides lineal footage and cost estimates to resurface the roads outlined.

Table 3

**\*Street Resurfacing Projects**

<b>Intersection</b>	<b>Lineal Feet</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>
Williams Street	3400	\$30	\$102,000
Pennsylvania Avenue	8300	\$30	\$249,000
McKinney Avenue	3700	\$30	\$111,000
Park Avenue	2800	\$30	\$ 84,000
Chestnut Street	2400	\$30	\$ 72,000
Walnut Street	2400	\$30	\$ 72,000
Ohio Street	2300	\$30	\$ 69,000
Illinois Avenue	1200	\$30	\$ 36,000
Hale Street	1800	\$30	\$ 54,000
Cedar Street	1900	\$30	\$ 57,000
River Drive	2200	\$30	\$ 66,000
Delaware Avenue	600	\$30	\$ 18,000
Summit Avenue	600	\$30	\$ 18,000
Datesman Avenue	500	\$30	\$ 15,000
Bostick Street	1800	\$30	\$ 54,000
Sandy Road	400	\$30	\$ 12,000
Mary Street	400	\$30	\$ 12,000
Palmetto Way	1500	\$30	\$ 45,000
The Granada	300	\$30	\$ 9,000
Short Tower Way	600	\$30	\$ 18,000
<b>Total</b>	<b>39,100</b>	<b>\$30</b>	<b>\$1,173,000</b>

\*It is presumed roadway resurfacing will coincide with sewer line upgrade and rehabilitation (See Table 5).

- Cost data for resurfacing per LF obtained from City of Ocala, North Magnolia Redevelopment Corridor Community Redevelopment Plan, July 1999: ECOMATRIX Community Planners, Land Planners, Land Architects.
- Costs associated for engineering and installation of curb and gutters with drainage system not included in this preliminary study. However, it has been determined that there is a need for approximately 51,000 linear feet of curb and gutter within the developed area of the CRA. With installation of curb and gutter, a drainage system

**Drainage:**

The drainage system in the downtown area is primarily controlled by the inlets and outflows created by the Florida Department of Transportation during the widening of U.S. 41. Recent fresh water lake fish kills have been attributed to excessive rainfall collected by the FDOT system and deposited directly into the Blue Cove Pit Lake. As a result serious consideration needs to be made by both the City of Dunnellon and the Florida Department of Transportation in rectifying the "grand-fathered" drainage system. Due to the lack of "as-built" plans for the drainage system, it is difficult as part of this review to determine the exact current and long-range needs. The widening of U.S. 41 north of Powel Road will address this specific concern in 2004. However, many of the streets have been paved repeatedly over the years without consideration to the impact of the curb drainage system. As a result some roadways do not properly drain into the closest inlets. This often creates an increased load on distant inlets. Every effort should be made to establish a master drainage plan for the CRA and the City as a whole that can be referenced during phased improvements to specific location in the downtown. (See note at bottom of Table 3)

**Water Facilities:**

The water facilities face the same demands and problems, as the drainage system in that the system has been developed over the last 100 years, and the technology and equipment used to install the lines has become, in many places, inadequate. The City of Dunnellon, like most cities of its size and maturity, relies on the Public Services Department to make necessary repair to the system cost effectively without creating an increased burden on the current users. As a result, water lines in the CRA needs replacement due to the extreme age of the system and in some areas, the lines are asbestos and need replacement. These lines continue to be used due to the lack of funds to replace the lines and will be subject to failure in the coming years. There currently exists asbestos lines on the south side of Williams Street (1000 LF) that needs to be replaced and a two-inch cast iron line on the north side of Williams Street (18000 LF) that currently provides adequate service to the current businesses connected. However, any increased demand to these lines could result in a lack of water pressure in the downtown area. As a result, the water facilities system currently impacts the ability of the CRA to promote growth of certain services in the downtown due to these limitations.

In addition to the lines, the lack of valves hinders the level of service provided for both new and existing connections to the system. Currently, a large section of the town has to be shut-off from the water service when a leak occurs or improvements need to be made to a section of the water line. This inadequacy adversely impacts businesses that rely on a steady flow of potable water for their business activities. An additional twenty-seven valves are needed to the current system in order to provided the level of service expected of a modern water system.

The City is also searching for a new potable water supply. They have recently abandoned the city's backup well due to incompatible design of the above ground storage and the cone of influence surrounding the well. In order to support continued development and

redevelopment activities in the Community Redevelopment Area, the city must locate an additional potable well site.

Table 4 provides a summary of the improvements required for the downtown area specific to the water facilities.

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Table 4

**\*Water Facilities Needs Assessment**

<b>Activity</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total Cost</b>
Service Connections	30 (New)	\$500	\$15,000
Potable Water Supply	1	\$150,000	\$150,000
Property Acquisition	5 acres	\$30,000	\$150,000
Surface Water Storage	1	\$400,000	\$400,000
Water Lines 8"	39,100 LF	\$20	\$782,000
Valves	27	\$350	\$9,450
Hydrants	5	\$2,500	\$12,500
Bore & Jack	133	\$100	\$13,300
As-built & Testing	4	\$3,000	\$12,000
Maintenance of Traffic	4	\$2,500	\$10,000
Construction Survey	4	\$1,500	\$6,000
<b>Total</b>			<b>\$1,560,250</b>

- It is presumed that water system rehabilitation will coincide with sidewalk repair and replacement and therefore sidewalk data is shown in Table 2.
- Table 4 indicates rehabilitation construction in four phases.
- Cost estimates derived from CRA Engineering, & ECOMATRIX.
- Water service does not include undeveloped area within the CRA.
- It is premature to address undeveloped area at this time except for fire protection.

**Sewer Facilities:**

Table 5

Sewer Facilities Needs Assessment

Activity	Quantity	Unit Cost	Total
Service Connection	30	\$1,000	\$30,000
Sewer Lines 12"	3,000 LF	\$40	\$120,000
Sewer Lines 8"	37,500 LF	\$30	\$1,125,000
Manholes	135	\$4,000	\$540,000
WWTP Expansion	1	\$750,000	\$750,000
Lift Station	1	\$125,000	\$125,000
River Bridge Cross-Over	1	\$80,000	\$80,000
As-built & Testing	4	\$15,000	\$60,000
Maintenance of Traffic	4	\$2,500	\$10,000
<b>Total</b>			<b>\$2,840,000</b>

- It is presumed that sewer system rehabilitation will coincide with roadway replacement (See Table 3)
- The City is currently planning improvements to the wastewater treatment plant and downtown sewer system. The wastewater treatment plant currently has capacity to address the in-fill of vacant parcels located in the CRA. However, continued maintenance on the lines and expansion of the system is necessary to meet the demands of redevelopment activities in the CRA.
- Sewer connections do not include undeveloped areas of the CRA.
- Cost estimates derived from CRA Engineering, & ECOMATRIX.

**Fire Protection:**

The improvements identified under water facilities will have impact on the current fire protection system. The improved lines will improve the availability of adequate "fire-flow" and reduce the possibility of collapsed lines during an emergency. During the installation of the new water lines, five fire hydrants need to be installed to insure adequate coverage in the downtown and future development of the CRA.

**Parks:**

The City of Dunnellon blessed with excellent natural recreational resources, being located between the Withlacoochee River and the Rainbow River. These two recreational resources provide a certain amount of tourist/recreational traffic into the CRA. The City of Dunnellon has taken a conservationist role in the adjacent

development of these rivers in cooperation with preservation efforts by the State. While the City has not promoted the commercialization of these two natural resources, it has promoted the recreational attraction of these rivers both locally and regionally.

There are five City maintained parks within the CRA boundaries – Centennial Park, the Ernie Mills Community Park, the Datesman Avenue Park, City Boat Ramp and an undeveloped DuPree Park located along the banks of the Rainbow River. The first park mentioned, the Centennial Park, provides a gazebo and a monument commemorating Dunnellon as a Boomtown of the 1890's. Beneath the monument is buried a time capsule filled with artifacts from 1990, and is planned to be exhumed in the year 2090. The City Boat Ramp was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking. The Ernie Mills Community Park, purchased through a Florida Communities Trust Grant and developed through a combined effort from the Florida Recreational Assistance Program, the City of Dunnellon and community organizations, is currently under construction and will include a basketball court, restrooms/concession stand, picnic/performance pavilion, benches and a small children's playground. Future development of the Datesman Avenue Park will provide additional downtown parking and a community gathering place special events such as Boomtown Days.

Across from City Hall is "The Historic Depot", the cargo and passenger train station, which served during the boom days as the central focus of the downtown. The Greater Dunnellon Historic Society purchased the property from CSX in an effort to preserve the historic structure, making final payment in 1999. This structure and the surrounding property can serve as an active park, public gathering place and additional parking in the downtown. Coordination between the CRA Agency, City Council, and the Greater Dunnellon Historical Society is essential to ensure that adequate infrastructure and landscaping improvements are made to the Depot as an asset to the CRA and to the historic preservation effort that has already been started within Dunnellon. It is impossible at this point to adequately assess the need for landscaping, parking, drainage, lights and other infrastructure until a defined relationship is established between the CRA Agency and the Historic Society.

**Open Space:**

The City is reviewing possibilities of acquiring two areas for park development within the CRA District. The property abutting the east side of the Rainbow River and the property between the Withlacoochee River and U.S. 41 (S. Williams Street), are the primary considerations. If acquired, the property would be preserved as open space with passive recreation as a riverwalk. In the event this property is not acquired as public open space, the city of Dunnellon Comprehensive Plan allows for a mixture of residential, commercial and conservation land use.

**Residential Housing Impact:**

A Structural Needs Analysis indicated that a medium percentage of the structures in the CRA are residential. However, a high percentage of the residential units are deteriorated or dilapidated. The CRA shall address residential impact through the following manner:

1. Promote the rehabilitation of residential units through both private and public resources (i.e. CDBG and SHIP funds). Financial institutions participant in the loan pool shall actively promote financing of residential rehabilitation in and adjacent to the CRA.
2. Active code enforcement will be utilized to ensure safe, sanitary housing conditions in the CRA. The CRA agency should review the LDR and the building code requirement to ensure a consistent policy with CRA Agency objective for existing and future residential structures in the CRA.
3. The CRA Agency shall monitor the conversion of residential units to commercial use to insure that involuntary displacement does not occur and that the conversion construction is consistent with the goals for the CRA and the aesthetic goals of the CRA Agency.

**Traffic Intersections and Signalization:**

Another purpose of the field investigation was make preliminary identification of possible intersection improvements with the purpose of correcting visibility problems or turning radius problems. However, preliminary investigations are insufficient to identify the specific improvements needed; it appears that many areas, which exhibit the need for geometric improvements, have limited right-of-way or building or other structures immediately abutting the right-of-way. Therefore, it may be necessary to conduct a more extensive engineering investigation of intersections, especially high hazard locations, in order to identify additional improvement as part of Dunnellon's ongoing roadway maintenance and improvement program.

One specific intersection was identified during the preliminary investigation as being of greatest need for aesthetic improvements, pedestrian access and safety. Though the Department of Transportation resurfaced U.S. 41 (Williams Street) in 1999 and provided mast arm signalization together with landscaped medians, U.S. 41 is still a major concern for aesthetic and pedestrian improvements. Pedestrians do not feel safe crossing either road because of the number of lanes being crossed and the lack of adequate pedestrian traffic signalization. This intersection needs to minimize the impact of the major roadways hindrance on pedestrians and downtown dwellers by improving the landscaping through increased greenbelting in and round the intersection. In addition, the CRA Agency, City Council and Public Services Department should mount an aggressive effort to persuade FDOT to utilize more aesthetically pleasing facades, landscaping and sidewalks.

**Parking:**

The current need for parking is not based strictly on the number of on and off-site spaces currently available. It is tied to the need to improve the downtown landscaping which would promote greater use of pedestrian traffic, and safety of available parking on existing major roadways and the grand fathering of existing land use which may adversely impact the availability of downtown parking. The City of Dunnellon utilizes a traditional parking strategy in which parking requirement are tied to zoning, specific structural use and the size of the structure being used. While this is a simple method of

enforcement, it actually hinders the responsible development and redevelopment of the downtown.

The current planning system requires the utilization of prime commercial property for parking, hindering the expansion or development of many of the vacant parcels in the downtown. A reverse strategy has been utilized in other communities that were facing decline in which the parking space requirements were minimized allowing for greater in-fill. The result is the creation of greater pedestrian traffic due to the increased distance of vehicle parking from the destination. However, this strategy does not work unless aesthetic improvements are made to make the experience pleasing for the vehicle driver/pedestrian. With the increased growth and tax revenues, parking concerns and planning can be dealt with, as an infrastructure need. Centralized parking lots, which minimize the use of prime commercial property, can be purchased when the need is created through funds generated by the Tax Increment District and through special assessments on the business district that created the need.

It has been determined that at least two additional, double lot, parking sites will be required in the downtown area. These parking improvements and associated costs are noted in following section.

**Aesthetics:**

An important part of redeveloping any area is its appearance. While many aspects of appearance will improve as the structural conditions are improved, as redevelopment takes place for economic reasons, as streets are repaired and infrastructure is upgraded, some aspects of the appearance of a downtown must be given special attention. Public improvements in a downtown are often concerned with the appearance of the streetscape. The streetscape is the combination of all elements in a pedestrian or vehicular area, usually the public right-of-way, and includes street furniture, landscaping, sidewalks, lights, signs, and the relationship of each of these elements both to each other and to adjacent buildings. Standards need to be adopted for the CRA with regard to these elements of the streetscape. Sidewalks, an essential part of the pedestrian circulation system, were discussed earlier in this chapter. For the purposes of this discussion the streetscape includes the street furniture (items such as benches, planter, trash receptacles, kiosks, etc), landscaping (trees, tree grates, guards and irrigation), and buried electric lines and attractive lighting.

Table 6

## Aesthetic Needs Assessment

Activity	Quantity	Unit Price	Total Cost
Decorative Lights	710 (1) light per 100'	\$1,800	\$1,278,000
Benches	100 (1) bench per 700'	\$400	\$40,000
Trash Receptacles	100 (1) container 700'	\$200	\$20,000
Pedestrian Crossing	4	\$25,000	\$100,000
Park Improvements	5 Existing	\$30,000	\$150,000
Signage	44	\$100	\$4,400
Parking Acquisition	4 Lots		\$100,000
Parking Lot Construct	2 Lots		\$80,000
ROW Parking Impr.	710 Spaces	\$42	\$29,820
Overhead Electrical Wires			
Pennsylvania Ave	8300 LF	\$50	\$415,000
Facades/Landscape Grant	30 grts	\$2,500	\$75,000
Riverwalk Riverview	3600 LF	\$25	\$690,000
Public Landscaping	710 Sites	\$450	\$319,500
<b>Total</b>			<b>\$3,337,220</b>

In order to make an area attractive for pedestrians, improvement to the appearance, or the streetscape, are necessary. Such improvements are now evidenced in Dunnellon with very limited utilization in the downtown. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape Table 5 provides a preliminary analysis of the aesthetic needs.

#### **Current and Future Capital Improvements in the CRA**

The City is anticipating an \$8,000,000 grant through the Economic Development Agency that may address much of the public right-of-way (ROW) improvements along U.S. 41 and Pennsylvania Avenue. This grant, if awarded, will provide funds to replace and increase the size of the sewer lines in the downtown area, including repaving, sidewalk and other ROW improvements. During construction, the CRA will consider additional improvements such as bulb-outs, landscaping and irrigation, off street parking design, water line upgrades, bike lanes and burial of overhead electric and telephone lines.

Future Capital Improvement in the CRA shall be in conformance with the current Capital Improvements Element of the Comprehensive Plan and as amended from time to time. The exception for emergency or disaster related improvement stands. However, this will not include any capital improvements already approved and budgeted by the City Council as a part of its general budget. All the above capital improvements in the City's Comprehensive Plan, as it relates to the CRA District are unfunded, and insufficient revenues exist within the City's general revenues to pursue the specific redevelopment projects in this plan.

COMMUNITY REDEVELOPMENT PLAN

Community Redevelopment Area Boundary Descriptions

**CRA Boundary Description (Based on Original CRA Plan Adoption Year 1999):  
See Appendix**

**CRA Boundary Description (Based on Original CRA Plan Adoption Year 2001):  
See Appendix**

### SECTION 3.

#### MAJOR GOALS, OBJECTIVES AND POLICIES

Each section begins with a goal statement, which outlines actions used to obtain specific outcomes. Measurable outcomes are identified where possible and completion dates are proposed. The objectives identify activities for achieving the desire goals of the downtown redevelopment.

##### A. Proposed Goals and Objectives;

Goal 1 Overall Redevelopment: Establish downtown Dunnellon and historic district as a focal point for the community and attract visitors from the entire region.

Objective 1.1 Increase the visual attractiveness and unity of downtown Dunnellon by attractive façade policy, signage, banners and landscaping by 2003.

Objective 1.2 Encourage additional civic activities and community events in the downtown area by 2001.

Objective 1.3 Promote the downtown area as a historic district which provides a unique shopping experience unavailable in suburban malls by 2002.

Objective 1.4 Maintain and enhance existing development and encourage an additional 15% investment in the CRA by 2005.

Objective 1.5 Reduce the amount of undeveloped or underdeveloped property in the CRA by 10% by 2005.

Goal 2 Overall Image Goal: Increase the visibility, identity and unity of the downtown through physical design, promotion, uniform store hours and improved signage by 2005.

Objective 2.1 Develop a unified advertisement campaign for downtown retailers by 2003.

Objective 2.2 Adopt standards for the redevelopment of historic structures by 2002.

Objective 2.3 Publish a list of under-represented specialty retail shops by 2002.

Goal 3 Overall Land Use Goal: Foster a diversified economic base and the efficient use of land downtown.

Objective 3.1 Adopt a new sign ordinance for downtown Dunnellon by 2002.

## COMMUNITY REDEVELOPMENT PLAN

- Objective 3.2 Encourage the preservation and restoration of buildings of historic and/or architectural significance through the review, re-adoption, and enforcement of a Historic Preservation Ordinance by 2002. Develop and implement design standards and a design review Board as a part of the Historic Preservation Ordinance.
- Policy 3.2.1 The CRA Agency shall encourage the renovation of historic buildings to promote commercial office and limited residential facilities within and around the designated CRA by working with owners in the approval process and assisting them in obtaining possible funding from local, State and Federal sources.
- Policy 3.2.2 The City shall promote and encourage redevelopment of substandard or deteriorating housing through code enforcement.
- Policy 3.2.3 The City shall continue to participate in the Small Cities Community Development Block Grant program in order to address declining housing structures and to address historic preservation and restoration issues located within the CRA.
- Objective 3.3 Develop building codes that address the special problems associated with the redevelopment of older structures by 2004.
- Policy 3.3.1 The City shall encourage the redevelopment of existing under-utilized commercial parcels and in-fill development of commercial area through revisions to the existing historic preservation ordinance, which permits discretion on the part of the City regarding enforcement of building standards for historic structures.
- Objective 3.4 The CRA Agency shall analyze the need for façade improvements to commercial structures in the CRA by 2002. Commercial facilities that must comply with the Americans with Disabilities Act shall be included in the analysis.
- Policy 3.4.1 The need for façade improvements will be considered by the CRA Agency and the City Council during the budget allocation of the community redevelopment trust funds and during at least one public hearing related to the CDBG application process if sufficient grant scoring permits.
- Objective 3.5 The CRA Agency shall annually review the need and feasibility of annexation.
- Policy 3.5.1 Upon the determination by the CRA Agency that annexation is necessary, the Agency shall submit a report to the City Council within six months.

## COMMUNITY REDEVELOPMENT PLAN

- Goal 4 Environmental Goal: Create an attractive, safe and comfortable environment that is conducive to activities during the day and evenings.
- Objective 4.1 Maintain City services for sidewalk maintenance and landscaping. Continue to encourage building improvements by property owners.
- Objective 4.2 Consider policies to encourage shade tree and other canopy features in the pedestrian areas by 2004.
- Objective 4.3 Develop handbook to assist civic groups with community events to be held in the CRA. Continue to hold/host special community activities and events in the downtown to draw visitors, tourists and community members to the CRA by 2001.
- Objective 4.4 Emphasize pedestrian orientation in the CRA through landscape features, pedestrian-scale lighting and street furniture. Begin a phased program by 2002.
- Objective 4.5 Enhance the visual environment through the elimination of visual pollution and by screening surface parking areas with landscaping or other means by 2001.
- Objective 4.6 Eliminate blighted and dilapidated structures to improve appearance of vacant lots/parcels by 2004.
- Objective 4.7 Study the use of non-traditional walkways in the CRA by 2002.
- Objective 4.8 Encourage the improvement of back lots and alleyways as a non-traditional open space for customers and downtown employees by 2002.
- Goal 5 Transportation Goal: Provide an integrated transportation system within and to the downtown by 2005.
- Objective 5.1 Develop an effective marketing and management system for the current parking system by 2004. This should include a unified signage and parking lot improvements/maintenance program.
- Objective 5.2 Study traffic circulation of the downtown and surrounding area to determine best circulation pattern by 2003.
- Objective 5.3 Provide appropriate traffic control devices which are integrated with the design of the downtown and which will improve traffic accessibility and internal circulation by 2003.

## COMMUNITY REDEVELOPMENT PLAN

- Objective 5.4 Coordinate traffic control and infrastructure improvement in the CRA that are maintained by FDOT and Marion County. Include communication and planning efforts in the management system to be developed in 2004.
- Objective 5.5 Develop a master plan for accessibility improvements by the handicapped to and within the redevelopment area by 2002. Plan should include current analysis conducted on City owned properties located within the CRA by 2002.
- Objective 5.6 Encourage bike lanes to be provided in redevelopment efforts.
- Objective 5.7 Analyze feasibility of providing a roundabout or traffic circle at the intersection of W. Pennsylvania Avenue and Cedar Street.
- Goal 6 Public Services Goal: Ensure the provision of adequate and efficient public services to support additional development in the CRA.
- Objective 6.1 A comprehensive analysis of existing utility facilities within the CRA should be done to determine each system's capacity as it relates to existing land uses and possible increases in land use intensity by 2002.
- Policy 6.1.1 Provide adequate City services and amenities in the CRA (such as parking and streetscaping) to encourage private investment in the CRA.
- Policy 6.1.2 Encourage shared parking facilities within the CRA District
- Objective 6.2 Repair old and replace undersized water lines in the CRA as needed and in conjunction with other construction projects by 2010.
- Objective 6.3 Analyze the feasibility of underground installation of all aerial utility facilities in the CRA and certain other area within the redevelopment area by 2003.
- Objective 6.4 Analyze feasibility of bike paths and pedestrian walks throughout downtown Dunnellon as reconstruction and redevelopment occurs.
- Goal 7 Community Redevelop Area Agency Goal: The CRA Agency shall aggressively develop, plan, finance and construct improvements to the CRA in an effort to further the redevelopment effort.
- Objective 7.1 By 2004, the City Council shall consider appointing two additional members to the CRA Agency board for the purposes of adding input from interested community members. This shall make the total number of Agency Board members seven.

- Objective 7.2 By January 2002, the CRA Agency shall adopt a strong policy of utilizing redevelopment funds for those projects that can show justifiable gain in the property value or redevelopment impact in the CRA.
- Policy 7.2.1 Create incentives for development in the CRA in order to achieve the desired mix of uses.
- Objective 7.3 The CRA Agency shall allocate certain funds generated by tax increment financing, sufficient for the appointment or sponsorship of a staff position that is responsible for development and redevelopment activities in the downtown by 2002.
- Objective 7.4 Development of a quarterly meeting schedule for the CRA Agency for the purposes of conducting and overseeing CRA business.
- Objective 7.5 The CRA shall promote participation by local financial institutions in the CRA loan pool, which could be utilized in conjunction with funds maintained in the Redevelopment Trust Fund.
- Objective 7.6 Analyze feasibility and coordinate effort with State Official to extend The Withlacoochee State Trail to the Downtown CRA area.
- Objective 7.7 Continue coordination and research to develop public transportation to and from the CRA area.

## SECTION 4.

### FINANCIAL PLAN

Tables 2 through 6 estimate \$10,409,870 in redevelopment expense. The following sources are based on identification of need and should not be considered an exhaustive list of financial sources:

**Community Development Block Grant (CDBG):**

The Florida Department of Community Affairs administers the CDBG program as a "pass through" grant program from the U.S. Department of Housing and Urban Development. The program provides financial assistance to eligible local governments in the area of housing rehabilitation, neighborhood revitalization, commercial revitalization and economic development. The City of Dunnellon has already successfully completed a housing project, rehabilitating 27 homes and a neighborhood infrastructure grant providing rehabilitated sewer lines on Cedar Street and River Drive. However, the city's community wide need score dropped with each grant leaving the city ineligible for further CDBG grants until after the 2000 census is complete. This grant shall be a primary focus for the city in first decade of 2000.

**Economic Development Administration:**

This Federal agency provides grants to fund public works projects. This grant/loan program assists distressed communities to attract new industries, encourages business expansions and primarily focuses on generating long-term, private sector employment opportunities. As funding sources and project phases solidify, this program should be review as a funding source to be matched with private funds. The city anticipates an award of \$8,000,000.00 for expansion and upgrade of sewer lines, lift stations, and wastewater treatment facility.

**Adopt-A-Highway Program:**

Adopt-A-Highway Program is a public/private partnership program where citizen groups can adopt a section of state highway with a two-year commitment of keeping their section free and clean of litter.

**Florida Highway Beautification Council Grant:**

This program provides highway-landscaping grants for state roads. Funding is contingent upon having construction ready road plans and the signing of a maintenance agreement with the Florida Department of Transportation.

**Advertising Matching Grants Program:**

Administered by Visit Florida, the Advertising Matching Grants Program serves to publicize the tourism advantages of the State of Florida. The program is administered on behalf of the Florida Commission on Tourism in cooperation with the Governor's Office of Tourism, Trade, and Economic Development.

**Economic Development Transportation Fund:**

This program provides funding to local government for transportation projects that serve as an inducement for business retention, location or expansion in the State of Florida.

**Florida Recreational Development Assistance Program:**

This is a competitive grant program that funds local outdoor recreation projects.

**Florida Communities Trust:**

The FCT provides grant and loan assistance to local governments for the acquisition of conservation and outdoor recreation lands that are needed to implement local government comprehensive plans.

**Intermodal Surface Transportation Enhancement Program:**

The Transportation Enhancement Program provides funding and technical assistance for eligible activities, as specified in the federal act, including bicycle/pedestrian facilities, renovation of historical transportation facilities and other transportation enhancement activities.

**Small Business Administration:**

Most SBA financing is done under the 7-A program, which focuses on working capital needs. Under this program, banks loan capital to small businesses and the federal government guarantees 90% of the loan amount. The loan usually extends for 5 to 7 years.

The other SBA program is known as "SBA 502". This program provides existing, viable small businesses with long-term below market rate financing for the acquisition of land and building, machinery and equipment and construction and renovation which results in job creation. The CRA Agency, the City Council and other local interest groups should promote educational understanding of the opportunity that is available under these programs. The programs are administered through the Florida Department of Commerce which is willing to provide on-site technical training and education presentations.

**Main Street Program:**

This program is designed to foster economic revitalization of the Central cores of small cities in Florida. The City of Dunnellon was awarded designation as a Florida Main Street in 1999. The four elements of this program are

1. Organization of downtown leaders.
2. Promotion of downtown as an exciting and attractive place in which to shop, work and live.
3. Address visual image of the downtown through quality design and preservation.
4. Analyze strengths and weaknesses of the downtown to bring about economic restructuring.

## COMMUNITY REDEVELOPMENT PLAN

This comprehensive approach emphasizes close cooperation between the public and private sectors and gradual implementation with periodic assessments.

One key to the success of the Dunnellon Main Street Program is the coordination provided by the local Main Street Manager. Each participating program must hire and pay salary and benefits for a full-time manager who, in turn, is the catalyst for the downtown activities. The Manager works on the four Main Street elements, and devotes all of his or her energies to returning the downtown to an environment, which is vital and stimulating for all.

### **Tax Increment Financing:**

The ability to use tax increment revenues for community redevelopment is authorized by Chapter 163, Part III, Florida Statutes. Once the City designates an area as the Redevelopment Area, the assessed valuation of the area is "frozen" commencing with the certified tax rolls as of a specified date, as the base year, in order to derive tax increment revenues. The City of Dunnellon approved the Community Redevelopment Area and Tax Increment Financing District as of the 1999 tax rolls. The expansion of the CRA/TIF outlined in this revised plan will be based off 2000 tax rolls. Such revenues must be used by the agency to pay for approved projects within the Redevelopment Area, either on a pay-as-you go basis or as security for bonds, the proceeds of which must be used for such lawful purposes as described in Chapter 163, Florida Statutes.

Upon the adoption of this plan, a Tax Increment Financing Plan will be implemented with the creation of a Redevelopment Trust Fund, as specified in Section 163.387, Florida Statutes. Once the tax increment funds are deposited into the Redevelopment Trust Fund as a result of Tax Increment Financing, an assessment of long-term revenue stability needs to be conducted and the use of bonds based upon the tax increment revenues needs to be reviewed as a long term capital improvement source. Upon the completion of this analysis, the CRA Agency shall establish a time certain for completing all redevelopment financed by increment revenues, which shall occur not later than 30 years after the fiscal year in which the plan is adopted, as required by Section 163.362(10), Florida Statutes.

The financial assessment shall determine whether revenue bonds will be necessary to maximize the efforts to complete infrastructure projects within the 30-year completion period as required by Florida Statute. Revenue bonds issued by the CRA Agency shall comply with the requirement of Section 163.387(4) & (5), Florida Statutes.

### **Special Assessment District:**

The area intended for improvements can be established as a special assessment district where the individuals receiving benefit from the improvements will be assessed for their share of the improvements. This is usually done on a "front-foot" basis but can be done on an area-wide basis. Bonds can be issued using the revenues to be generated by the assessment district as security. The revenues raised are dependent upon size of the assessment and project. Further analysis of this financing option will need to be included in future updates to this plan.

**Local Contributions:**

Local organizations and non-profits can raise funds for specific projects identified in this plan. Every effort should be made to coordinate with the agencies identified under Intergovernmental Coordination. Funds raised specifically for needs identified in this plan by local organizations or non-profits may be deposited into the Redevelopment Trust Fund.

**Private Finance Pool:**

The availability of public funds for private improvements in the Community Redevelopment Area is limited, making it impossible to address the immediate private needs of the area solely on government funding sources. As a result of this need and the development of this policy a cooperative effort by local lending institutions is needed and shall be promoted through the development and implementation of this policy. Local institutions are encouraged to review this Community Redevelopment Plan and determine the level of involvement that their institution can offer to the needs identified herein. At this time, local bankers are developing a low interest loan package for business renovations and capital improvements.

The City of Dunnellon does not currently have an eligible Community Reinvestment Act district within its boundaries. However, local bankers are encouraged to work to the benefit of the community and develop a voluntary low interest loan program to meet the needs of potential redevelopment investors.

**Budgetary Review:**

At the first quarterly meeting after the Tax Increment Funds have been deposited into the Trust Fund, the CRA shall develop a budget for the proceeding year. The budget shall specifically establish spending categories and budgetary amounts. Any remaining unencumbered funds from the preceding budget year shall be deposited into an escrow account on the last day of the fiscal year of the CRA Agency for the purpose of later reducing any indebtedness to which increment revenues are pledged.

The CRA shall evaluate the programs and revenue sources listed above during the budgetary review process in ensure maximum utilization of available resources.

Revisions to the budget during the fiscal year shall be preceded by public notice (Chapter 120, Florida Statutes), public hearing, and shall be approved by the majority of the CRA members.

Moneys in the redevelopment trust fund may be expended for the following purposes, in accordance with Section 163.387(6), Florida Statutes:

1. Administration and overhead expenses necessary or incidental to the implementation of the Community Redevelopment Plan.

## COMMUNITY REDEVELOPMENT PLAN

2. Expenses or redevelopment planning, surveys and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
3. Acquisition of real property in the CRA.
4. Clearance of real property for redevelopment.
5. Repayment of principal and interest for loans, advances, bonds, bond anticipation note and any other form of indebtedness.

## SECTION 5.

### INTERGOVERNMENTAL COORDINATION

While all of the community redevelopment area is within the City limits and, thus, is within the jurisdiction of the City Council, there are other agencies and organizations that have an interest in or responsibility for the CRA. Those groups include the following:

- Dunnellon Main Street, Inc.
- Dunnellon Chamber of Commerce
- Marion County Economic Development Council
- Dunnellon Historic Preservation Board
- Greater Dunnellon Historical Society
- Community Development Block Grant Citizen Advisory Task Force
- Dunnellon Planning and Zoning Commission
- Community Redevelopment Agency
- Dunnellon Public Services Department
- Dunnellon Code Enforcement Board

The success of this plan for the downtown of Dunnellon depends upon the coordination of all responsible agencies and organizations for the CRA. Specific site plans for new construction or redevelopment in the downtown will be reviewed by the Dunnellon Planning Commission. The Dunnellon Area Chamber of Commerce has a major responsibility for promotional activities and business recruitment to the general area. Their role can be strengthened to focus specifically on the recruitment of new business activity in the CRA. The Dunnellon Main Street organization will assist the Chamber with recruitment of new business, assisting the City of Dunnellon with beautification projects and design standards. The Dunnellon City Council, serving as the Community Redevelopment Agency, will have primary responsibility for carrying out the projects identified in this plan and ensuring the future integrity of the CRA. Coordination with the Historic Preservation Society is important as activities within the CRA may complement, be complemented by, or otherwise have an impact upon activities in the historic district. Decisions by the Dunnellon City Council should be carefully coordinated with the contents of this plan and the activities of other agencies as it regards lands and building owned and occupied by Council government.

The CRA will comply with requirements for environmental assessment on federally funded projects and shall comply with the Governor's Intergovernmental Review Process, which ensures compliance with State and Federal environmental protection regulations, on all construction related activities.

## SECTION 6

### COORDINATION WITH EXISTING CITY PLANS, POLICIES AND ORDINANCES

**Comprehensive Plan: (Available for review at City Hall)**

Section 163.362(2)(b), Florida Statutes requires that the Community Redevelopment Plan include limitations on the type, size, height, number and proposed use of buildings. However, this provision has not been revised since the passage of the Growth Management Act of 1985 and the subsequent requirements for Local Comprehensive Plans and Land Development Regulations. Therefore, the CRA Agency shall be bound to the adopted Comprehensive Plan and the Land Development Regulations. However, the CRA Agency shall make recommended revisions that would enhance the Community Redevelopment effort.

**Anti-displacement Plan: (Available at City Hall)**

The City of Dunnellon adopted an Anti-displacement Plan as part of the CDBG program. This plan shall serve as the Anti-displacement Plan of the CRA Agency. This plan provides a guideline for addressing both residential and commercial displacement by providing fair compensation for both voluntary and involuntary displacement.

**Acquisition Plan:**

If the CRA determines that the acquisition of property is required by the Community Redevelopment Plan and complies with the requirements of the Section 163.360(7), Florida Statutes, the CRA shall establish deed restriction or covenants on all property acquired by the CRA for specific redevelopment purposes. The acquisition process shall be governed by the Dunnellon Acquisition Plan that identifies procedure for both voluntary and no-voluntary acquisition. Acquisition of property, including easements and right-of-way, using federal funds shall occur in accordance with the Uniform Relocation Act of 1970, as amended, and with all State and Federal regulations which may apply.

The CRA Agency has the right to acquire property through eminent domain pursuant Section 163.375, Florida Statutes. However, every effort should be made to utilize voluntary acquisition or alternative sites when possible.

**Fair Housing Ordinance: (Available at City Hall)**

This ordinance promotes equal housing opportunity and prohibits discriminator practices by timely processing of complaints, by conciliation and mediation, and by public hearing. The CRA Agency shall further promote fair housing within the CRA.

**Procurement Policy: (Available at City Hall)**

The City of Dunnellon Procurement Policies and procedures for Community Development Block Grant Programs and Project shall be deemed the official

procurement policy of the CRA. The policy addresses methodology for all levels of procurement (i.e. simple intermediate and formal).

**Section 504 Policy: (Available at City Hall)**

The City of Dunnellon progressing toward compliance with Section 504 of the Rehabilitation Act of 1973, as amended, and is taking positive, affirmative steps to ensure satisfactory and timely compliance. The City is committed to ensure that it does not discriminate on the basis of handicap, nor any other factor which may set one group, or individual, apart from another. Actions being taken to promote handicapped non-discrimination include:

- Adoption of a Compliance Policy
- Self Evaluation of Public Facilities
- Preparation and adoption of a Transition Plan
- Installation of a Telephonic Devise for the Deaf
- Appointment of a Program Coordinator

Since the majority of the public facilities affected by this policy and the Americans with Disability Act are located within the CRA, it shall be a priority of the CRA Agency to address non-complying facilities identified in the transition plan. The CRA Agency shall analyze the requirements of the Americans with Disability Act prior to the design or capital improvements with the CRA.

SECTION 7.

COMMERCIAL REHABILITATION

This section is established to provide procedures and guidelines for providing rehabilitation assistance to private or public for profit businesses through the use of Community Development Block Grant (CDBG) funds or through other funds generated for this purpose. The underlying purpose of these funds is to improve the external visual appearance of the storefronts in the commercial area of the city.

**Restrictions:**

CDBG funds may be used to finance the rehabilitation of publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such businesses is limited to improvements to the exterior of the building (see 24 CFR 570 202(a)(3)). The recipient businesses must be located within the boundaries of the adopted CRA. All contracts for rehabilitation will comply with applicable state and federal regulations, including the Davis-Bacon Act (except when the aggregate of those contracts at any one specific location does not exceed \$2,000). Participation by private businesses must be voluntary.

**Terms and Conditions:**

All businesses, which satisfy the conditions of the restrictions, are eligible. Funds will be dispersed in the form of a grant with no repayment required. However, with acceptance of the funds, the owner/operator agrees not to sell the structure or change/modify the type of business within twenty-four (24) months of receipt of funds without the express permission of the City Council. The funds will be utilized on improvements consistent with the restrictions listed herein with the city furnishing 80% of the cost from the grant funds. Should grant funds remain or if additional funds are required after all improvements are complete, pro rata adjustments will be made to expend all funds or to satisfy all obligations incurred.

“Improvements” to be accomplished will be consistent with the general theme approved by the City Council. This theme consists primarily of external awnings and secondary consideration of painting, pressure cleaning, windows and door replacement, threshold rehabilitation for handicap accessibility, hanging baskets, shutters, window boxes and so forth. Business owners/operators must accept the plan and/or concept to be eligible to participate.

Any business contribution require for completion of the business rehabilitation must be secured prior to commencement of work, i.e., materials obtained, cash or check provided to the city, or check (which will be refunded if improvements proceed normally) for the value of the labor pledged. These requirements are necessary to enable the city to proceed with contracting for the improvements without fear of potential default and because federal funds cannot be dispersed until the contract requirements are complete or in such a stage of completion that a partial payment may be issued. For this reason,

should a contract require a deposit, the owner/operator's share of the improvements will be utilized for the deposit.

The owner/operator is responsible to ensure that the building is not listed on the Registry of Historic Properties or, if so, that improvements are consistent with those authorized by the Florida Department of State in accordance with the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings". A Florida Department of State representative can be reached at 850-487-2333 to discuss specific issues/questions; however, the external improvement theme of awnings, window boxes, etc. does not impact the historic significance of the building according to page 31-32 of the documents. Before and after photographs will be taken to document proceedings if rehabilitation of a building which is not on the list is undertaken and the local government feels the potential for the building to be included in the future exists. If in doubt, do not proceed without verification with the Department of State.

**Application/Interest:**

A business owner/operator may demonstrate interest in participating in the program through written notification to the CRA Manager or approved representative of the CRA. Completion of a participation form will be required before their interest can be considered genuine.

An annual application deadline will be established for the use of funds in procuring façade improvements. The CRA Manager will accept applications and note the date and time of the receipt of each. After the deadline date, any remaining funds will be committed to other façade rehabilitation cost, based on first come, first serve basis. The CRA Manager will act as the coordinating party for the completion of the improvements.

**Construction/Contracting/Methodology:**

If funds permit and the need exists, an architect or structural consultant will be retained to provide advice and/or proposal on what exterior improvements or code violations can and should be undertaken. If a professional is retained, this expense will not be included as a portion of each business's improvements value but will be charged against the entire grant or project budget.

If the business owners wish to conduct work other than the activities specified in the project scope, then the contractor awarded the primary contract by the city will be responsible for obtaining the necessary sub-contractor. This relieves the individual business owner from complying with Federal Labor Standards.

SECTION 8.

CODE OF ETHICS

The officers, board members and employees of a Community Redevelopment Area Agency created by Section 163.357, Florida Statutes shall be subject to the provisions and requirements of Part III of Chapter 112, Florida Statutes.

If any such official, board member or employee presently owns or controls, or owned or controlled, within the preceding two years, any interest, direct or indirect, in any property which he or she knows is included or planned to be included in a Community Redevelopment Area, he shall immediately disclose this fact in the manner provided in Part III of Chapter 112. Any disclosure required by this section shall be made prior to taking any official action pursuant to this section.

SECTION 9.

CAVEATS

Areas not covered in detail in this policy which arise during the application, implementation or construction phase will be handled as the situation may dictate so as not to impede progress. In every case, the City Clerk will document the problems or situation and immediately communicate it to the City Council. If the item is unique, it will be resolved at the appropriate decision level—ultimately by survey of elected officials if necessary. If the item has the potential for reoccurrence, it shall be resolved and then included as an addendum to this policy.

***Reference Material & Data Collection:***

*City of Dunnellon Community Redevelopment Plan*  
*Parking for Small Communities*  
*Making Streets That Work*  
*Financing & Technical Assistance for Florida Municipalities*  
*Dunnellon Public Services*  
*Tri-County Engineering and Land Surveying*  
*City of Ocala, North Magnolia Redevelopment Corridor CRA*  
*Dunnellon Comprehensive Plan*  
*Dunnellon Land Use and Zoning Regulations*  
*Clark, Roumelis & Associates, Engineer & Planning Consultant*

**Appendix: I**

**Sketch: 1999 CRA**

**Sketch: 2001-(1) CRA**

**Sketch: 2001 (2) CRA**



**COMMUNITY REDEVELOPMENT AREA C.R.A. 2001-1:**

THAT PORTION OF LANDS LYING IN THE CITY OF DUNNELLON, FLORIDA, SAID LANDS ALSO LYING IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND BEING PORTIONS OF THE PLAT OF THE TOWNSITE OF DUNNELLON (HEREINAFTER REFERRED TO AS TOWN OF DUNNELLON), AS RECORDED IN PLAT BOOK A, PAGE 174-A, AND THE PLAT OF BLUE COVE UNIT NO 2 (HEREINAFTER REFERRED TO AS BLUE COVE), AS RECORDED IN PLAT BOOK X, PAGES 50 THROUGH 52 INCLUSIVE, AND THE PLAT OF MINNETRISTA (HEREINAFTER REFERRED TO AS MINNETRISTA), AS RECORDED IN PLAT BOOK D, PAGES 37 THROUGH 39 INCLUSIVE, AND THE PLAT OF RAINBOW GARDENS AS RECORDED IN PLAT BOOK 2, PAGES 123 AND 124, ALL BEING OF THE PUBLIC RECORDS OF SAID MARION COUNTY FLORIDA, ALL THE ABOVE AND OTHER LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1906, TOWN OF DUNNELLON; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SECTION 35 AND ALONG THE NORTH BOUNDARY OF THE TOWN OF DUNNELLON TO THE MOST WESTERLY CORNER OF LOT 12, BLOCK D, OF BLUE COVE, THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 12 TO THE NORTHERLY RIGHT-OF-WAY LINE OF QUAIL RUN DRIVE; THENCE RUN IN SOUTHERLY AND EASTERLY DIRECTIONS ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK F, OF BLUE COVE; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT TO THE WATERS OF BLUE COVE LAKE; THENCE RUN ALONG SAID WATERS IN SOUTHERLY AND EASTERLY DIRECTIONS TO A POINT ON THE EASTERLY BOUNDARY OF LOT 1125, OF DUNNELLON, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MYRTLE AVENUE (NOW CLOSED) AS SHOWN UPON SAID PLAT OF DUNNELLON; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY BOUNDARY OF BLOCK 21, OF MINNETRISTA; THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF BLOCK 21 AND ALONG A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 21 AND ALONG THE NORTHERLY BOUNDARY OF BLOCK 8, OF MINNETRISTA, TO THE NORTHEASTERLY CORNER OF LOT 35, OF DUNNELLON; THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOTS 35 THROUGH 38, ACROSS BRIDGE STREET AND ALONG THE NORTHERLY BOUNDARY OF LOTS 39 THROUGH 41 AND ALONG A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID LOT 41 TO THE CENTERLINE OF THE CSX TRANSPORTATION RAILROAD (FORMERLY KNOWN AS ATLANTIC COAST LINE RAILROAD) RIGHT-OF-WAY; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 1222, THENCE RUN NORTHWESTERLY ALONG SAID EASTERLY EXTENSION AND NORTHERLY BOUNDARY TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE RUN WESTERLY, CROSSING SAID U.S. HIGHWAY NO. 41, TO THE MOST EASTERLY CORNER OF LOT 1274, THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 1274 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MCKINNEY AVENUE TO THE WESTERLY BOUNDARY OF LOT 1273; THENCE RUN SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF LOTS 1274 THROUGH 1268, ACROSS SUMMIT AVENUE, ALONG THE WESTERLY BOUNDARY OF LOTS 1285 THROUGH 1280, ACROSS PARK AVENUE AND ALONG THE WESTERLY BOUNDARY OF LOT 1305 THROUGH 1303 TO A POINT ON A NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF LOT 1302; THENCE RUN SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY TO THE NORTHEAST CORNER OF LOT 1314, THENCE RUN WESTERLY ALONG THE NORTHERLY BOUNDARY OF LOT 1314 TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS STREET (FORMERLY KNOWN AS ILLINOIS AVENUE); THENCE RUN SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON AN EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 1409; THENCE RUN WESTERLY ALONG SAID EASTERLY EXTENSION, ACROSS ILLINOIS STREET AND ALONG THE NORTHERLY BOUNDARY OF LOT 1409 AND 1410 TO THE NORTHWESTERLY CORNER OF LOT 1410; THENCE RUN WESTERLY ALONG THE SOUTH WESTERLY BOUNDARY OF LOT 1410 TO THE SOUTHWESTERLY CORNER OF LOT 1410; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF LOTS 1411 THROUGH 1420, ACROSS OHIO AVENUE, ALONG THE SOUTH BOUNDARY OF LOTS 1421 THROUGH 1428 AND ALONG THE SOUTH BOUNDARY OF LOTS 1801 THROUGH 1805 TO THE EAST RIGHT-OF-WAY LINE OF CEDAR STREET; THENCE RUN SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 467; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOTS 467 THROUGH 472 TO THE WEST RIGHT-OF-WAY LINE OF DATESMAN AVENUE (FORMERLY KNOWN AS BATESMAN AVENUE); THENCE CONTINUE EASTERLY TO THE MOST SOUTHERLY CORNER OF LOT 485; THENCE RUN NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 485 TO THE SOUTHWESTERLY CORNER OF LOT 486; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY OF LOTS 486 THROUGH 491 TO THE WEST RIGHT-OF-WAY LINE OF OHIO STREET (FORMERLY KNOWN AS OHIO AVENUE); THENCE CONTINUE EASTERLY ACROSS SAID OHIO STREET TO THE SOUTHWEST CORNER OF LOT 513; THENCE RUN EASTERLY ALONG THE SOUTH BOUNDARY OF LOTS 513 THROUGH 516 TO A POINT ON THE NORTHWESTERLY BOUNDARY OF LOT 522; THENCE RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF LOTS 522 THROUGH 528 TO THE NORTHERLY RIGHT-OF-WAY LINE OF DATESMAN AVENUE; THENCE CONTINUE SOUTHWESTERLY ACROSS DATESMAN AVENUE TO THE MOST NORTHERLY CORNER OF LOT 534, SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DATESMAN AVENUE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF OHIO STREET; THENCE RUN SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER DRIVE (FORMERLY KNOWN AS GOTWALD AVENUE); THENCE RUN WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER DRIVE TO A POINT ON THE WEST LINE OF SECTION 35, SAID POINT ALSO BEING ON THE WEST BOUNDARY OF THE TOWN OF DUNNELLON; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SECTION 35 AND ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 138 ACRES, MORE OR LESS.

NOTE: LOT NUMBERS REFERRED TO IN THE ABOVE DESCRIPTION ARE PER THE PLAT OF THE TOWNSITE OF DUNNELLON UNLESS OTHERWISE STATED.

**COMMUNITY REDEVELOPMENT AREA C.R.A. 2001-2:**

THAT PORTION OF LANDS LYING IN THE CITY OF DUNNELLON, FLORIDA, SAID LANDS ALSO LYING IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTER LINE OF THE CSX TRANSPORTATION RAILROAD (FORMERLY KNOWN AS ATLANTIC COAST LINE RAILROAD) RIGHT-OF-WAY WITH THE NORTHERLY WATERS EDGE OF THE WITHLACOOCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE TO A POINT ON A WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF LOT 26, OF BLOCK 3, AS SHOWN ON THE PLAT OF MINNETRISTA, AS RECORDED IN PLAT BOOK D, PAGES 37 THROUGH 39 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTHERLY BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVER VIEW STREET (FORMERLY KNOWN AS PALMETTO WAY); THENCE RUN EASTERLY ACROSS RIVER VIEW STREET TO THE NORTHWESTERLY CORNER OF LOT 1, OF BLOCK 4, OF SAID MINNETRISTA; THENCE RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 4 AND ACROSS MARY STREET TO THE NORTHWESTERLY CORNER OF LOT 74 AS SHOWN ON THE PLAT OF THE TOWNSITE OF DUNNELLON, AS RECORDED IN PLAT BOOK A, PAGE 174-A, OF SAID PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE WESTERLY BOUNDARY OF LOT 74 AND ACROSS THE GRANADA AS SHOWN UPON SAID PLAT TO THE NORTHWEST CORNER OF LOT 3, OF MACKENZIES RE-PLAT OF A PORTION OF BLOCK 6 OF MINNETRISTA, AS RECORDED IN PLAT BOOK D, PAGE 96, OF SAID PUBLIC RECORDS; THENCE RUN EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PLAT TO THE NORTHEASTERLY CORNER OF LOT 5 AS SHOWN UPON SAID PLAT; THENCE RUN SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID ;LOT 5 TO THE WATERS OF THE WITHLACOOCHEE RIVER; THENCE RUN ALONG AND WITH SAID WATERS IN A GENERALLY SOUTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED LANDS CONTAIN 15 ACRES, MORE OR LESS.

**CERTIFICATON:**

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTIONS SHOWN HEREON WERE PREPARED UNDER MY DIRECTION AND THE SAID LEGAL DESCRIPTIONS AND THE ATTACHED SKETCH MEETS THE APPLICABLE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED: 4-12-01



STEPHEN B. WILSON, P.S.M.  
FLORIDA CERTIFICATE NO. 4819  
LICENSED BUSINESS NO. 3991

**CRA Boundary Description** (Original 1999 Legal Description)

The CRA boundary description 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.

**Appendix: II**

**Blight Survey**

**1999 and 2001**

**RESOLUTION NO. 01-10**

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, FINDING THAT CERTAIN AREAS OF SLUM AND BLIGHT IN THE CITY NEEDS TO BE EXPANDED TO INCLUDE THOSE AREAS AS SET FORTH IN A MODIFICATION OF THE DUNNELLON COMMUNITY REDEVELOPMENT PLAN FROM THAT PREVIOUSLY APPROVED AND ACCEPTED BY THE CITY; FINDING THAT REHABILITATION, CONSERVATION OR REDEVELOPMENT OF THE EXISTING AREA AND NEW EXPANDED AREA 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, CONSERVATION OR REDEVELOPMENT OF ADDITIONAL AREAS; APPROVING THE RECOMMENDATION OF THE DUNNELLON COMMUNITY REDEVELOPMENT AGENCY AS IT RELATES TO THE MODIFICATION OF THE PLAN AND EXPANSION OF THE DUNNELLON COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR THE COORDINATION WITH THE CITY'S PLANNING AND ZONING DEPARTMENTS 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 City Council 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 in additional areas of the City and that the previous plan needs to be expanded and the area enlarged in order to provide for the necessity of redevelopment as provided and identified in Section 163.355(1) and (2), Florida Statutes; and

WHEREAS, the City Council of the City of Dunnellon accepts the report of study and the modified Dunnellon Community Redevelopment Plan which includes new blighted and slum areas that is attached hereto as Exhibit A prepared by the Dunnellon Community Redevelopment Agency which finds not only the previous downtown area but that all additionally described new areas are slum and blighted and in need of redevelopment and rehabilitation and/or conservation; and

WHEREAS, pursuant to 163.346 Florida Statutes, the City of Dunnellon provided notice to all taxing authorities by registered mail on May 30<sup>th</sup> as it relates to the proposed modification of plan and area; and

WHEREAS, the City Council of the City of Dunnellon caused to be advertised a Public Hearing consistent with 163.360(6), Florida Statutes, as it relates to its intent to modify the Dunnellon Community Redevelopment Plan and expand the redevelopment district boundaries.

WHEREAS, the area to be rehabilitated is consistent with Chapter 163, Part III, Laws of Florida, shall now be defined as and include the following area:

SEE ATTACHED COMPOSITE

EXHIBIT A

WHEREAS, the City Council 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 redevelopment within the previous area and the expanded area included in said modified plan; and

WHEREAS, the City Council of the City of Dunnellon desires that all development permitting and planning within the area be coordinated through the Planning and Zoning Departments 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 CITY COUNCIL OF THE CITY OF DUNNELLON AFTER PUBLIC HEARING THIS 25<sup>TH</sup> DAY OF JUNE, 2001, AS FOLLOWS:

Section 1. That the modified Dunnellon Community Redevelopment Plan, which includes the expansion of the existing area which is included within said Plan that is attached hereto as Exhibit A, incorporated herein by reference is hereby accepted as evidence of the presence of slum and blight within the new area to be included within the Dunnellon Community Redevelopment Area.

Section 2. That the City Council herein accepts the modified Plan wherein the entire area now to be encompassed within the Dunnellon Community Redevelopment Area is in need of redevelopment, rehabilitation and/or conservation and it is necessary

and in the interest of the public health, safety, morals and welfare of the residents of the City of Dunnellon that said area as identified in the modified Plan be a part of a Redevelopment Plan as referenced in Exhibit A and finds the plan consistent with 163.360(7), Florida Statutes.

Section 3. That the area within the Redevelopment Agency shall be subject to all Planning and Zoning Regulations of the City of Dunnellon and that the Codes of Ordinances as it relates to the City of Dunnellon are applicable within the boundaries of the Downtown Redevelopment Agency. That nothing herein is intended to supplant the previously adopted Comprehensive Plan and Zoning Codes of the City and that all development that is proposed within the area shall submit itself to the normal Building and Zoning Codes and Permit Processes of the City.

Section 4. This Resolution shall take effect immediately and that the new area that has been designated by this Resolution shall be included within the Dunnellon Community Redevelopment Area and shall be subject to the Redevelopment Trust Fund previously established in Ordinance 00-3 and be effective within said new area as

well as the original area based upon the 2001 assessment roll of the county as it relates to the total area included within Dunnellon's Community Redevelopment Area.

Section 5. The City Clerk shall send a copy of this Resolution to the Property Appraiser of Marion County for implementation.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon on this \_\_\_\_ day of \_\_\_\_\_, 2001.

ATTEST:

CITY OF DUNNELLO, FLORIDA

\_\_\_\_\_  
DAWN M. BOWNE, C.M.C

\_\_\_\_\_  
JOHN TAYLOR, Mayor

Approved as to Form  
and Content:

\_\_\_\_\_  
JEANNETTE M. HAAG  
HAAG, FRIEDRICH & WILCOX, P.A.  
452 Pleasant Grove Road  
Inverness, Florida 34452  
(352) 726-0901

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site Cond	Comments
11786 Cedar Street	1891	x			x				x	Broken Sidewalks
20866 Park Avenue	1889	x			x				x	Broken Sidewalks
XXXX Park Avenue	1878			x					x	Broken Sidewalks
XXXX Park Avenue	1877	x					x		x	Broken Sidewalks
11806 Cedar Street	1876			x					x	Broken Sidewalks
20782 Park Avenue	1875		x			x			x	Parking Dirt
20770 Park Avenue	1874	x			x					
20745 Park Avenue	1873	x			x					
20734 Park Avenue	1367	x				x			x	Dirt Driveway
20718 Park Avenue	1366	x					x		x	Dirt Driveway
20706 Park Avenue	1365	x				x			x	Dirt Driveway
20695 Park Avenue	1362-64		x		x				x	ROW Poor
20683 Park Avenue	1332	x				x			x	ROW Poor
11756 Ohio Street	1333	x				x			x	ROW Poor
11757 Ohio Street	1327	x				x				ROW Poor
11777 Ohio Street	1328	x			x					ROW Poor
20641 Park Avenue	1349-52		x			x				Broken Sidewalks
20695 Park Avenue	1340	x						x	x	ROW Poor
20707 Park Avenue	1339	x				x				
20745 Park Avenue	1894	x				x			x	Dirt Driveway
20719 Park Avenue	1338	x				x			x	ROW Poor
20754 Park Avenue	1894	x				x			x	ROW Poor
20781 Park Avenue	1892	x				x				
20611 Park Avenue	1348	x				x			x	ROW Poor
11812 Park Avenue	1347	x			x				x	Broken Sidewalks
20575 Park Avenue	1346	x					x			Dirt Parking
11812 Park Avenue	1345	x						x		
11827 Park Avenue	1307	x				x			x	ROW Poor
20499 Park Avenue	1301	x			x					
XXXX Park Avenue	1299			x					x	Broken Sidewalks
20521 Park Avenue	1297	x			x				x	ROW & Sidewalks
XXXX Park Avenue	1296			x					x	Parking
11762 Illinois Avenue	1319	x					x		x	ROW Parking
20575 Park Avenue	1317-18	x			x				x	Sidewalks/Debris
20599 Park Avenue	1331	x					x		x	Sidewalks
20611 Park Avenue	1330	x						x	x	Parking Dirt

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site	Cond	Comments
20625 Park Avenue	1329	x			x						
20468 McKinney	1277	x				x				x	Junk in Rear
20432 McKinney	1276	x				x				x	Junk Car
11907 McKinney	1245	x					x				
11711 McKinney	1257-56	x				x					
XXXX McKinney	1255			x							
20509 McKinney	1254	x					x				
20485 McKinney	1254-55	x				x					
20473 McKinney	1255	x					x				
20449 McKinney	1254	x				x				x	Junk
20473 McKinney	1253	x				x					
20425 McKinney	1252-53	x					x			x	Public Health Concern
20420 McKinney	1251	x						x		x	Public Health Concern
20401 McKinney	1250	x				x				x	Broken Sidewalks
20659 McKinney	1263	x				x				x	Junk
20641 McKinney	1262	x					x			x	
XXXX McKinney	1261			x						x	
20605 McKinney	1260	x				x				x	
20579 McKinney	1259	x					x			x	
11712 Illinois Street	1258	x						x		x	Public Health Concern
11739 N Ohio Street	1326	x						x		x	
XXXX McKinney	1323-25			x						x	
20785 McKinney	1914		x		x						
20773 McKinney	1915	x				x					
20749 McKinney	1916	x				x				x	
20737 McKinney	1267	x					x			x	
20677 McKinney	1264	x						x		x	
20701 McKinney	1265-67	x						x		x	
20736 McKinney	1337	x						x		x	Broken Sidewalks
20708 McKinney		x				x				x	
20690 McKinney	1334	x				x				x	Broken Sidewalks
11756 Cedar Street	1898-99		x		x						
XXXX McKinney	1902		x			x					
20880 McKinney	1901	x					x				
20856 McKinney	1900	x					x			x	Parking
20561 Walnut		x				x				x	Parking/Traffic Flow

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site	Cond	Comments
20575 Walnut	1394		x			x				x	Parking/Traffic Flow
20611 Walnut	1292	x				x				x	No Driveway
20623 Walnut	1391	x				x					
20627 Walnut	1390	x				x				x	No Driveway
11897 N Ohio Street	1385-87	x			x						
11898 Walnut	1833	x				x					
20901 Walnut Street	1834	x					x			x	Public Health Concern
20941 Walnut	1832	x					x			x	Parking
XXXX Walnut	1827			x						x	Debris, Overgrown
20867 Walnut	1839	x				x				x	Parking
20837 Walnut	1841	x						x		x	Public Health Concern
20837 Walnut	1842	x			x					x	Parking/Traffic Flow
20799 Walnut	1844		x		x					x	Parking
20789 Walnut	1845		x		x					x	Parking/Traffic Flow
20765 Walnut	1846	x				x					
20747 Walnut	1848	x				x				x	Parking
20729 Walnut	1403	x				x				x	Traffic Flow
20717 Walnut	1404	x					x			x	Parking
20707 Walnut	1405	x				x					
20693 Walnut	1406	x					x				
11898 Walnut	1407	x				x				x	Parking
11892 Illinois	1372		x		x						
11902 Illinois	1271		x		x						
XXXX McKinney	1905-03			x							Public School
20989 McKinney	1906	x				x					
20929 McKinney	1907-08	x					x				
20905 McKinney	1909	x				x				x	Parking Not Adequate
XXXX McKinney	1910			x							
20857 McKinney	1911	x				x					
XXXX Cedar	1912-13		x		x						Christian School
20966 Walnut	1821	x				x					No Sidewalks
20956 Walnut	1820	x					x			x	Parking/No Sidewalks
20946 Walnut Street	1818-19	x					x			x	No Sidewalks
11988 Hale Street	1816-17	x			x					x	No Sidewalks
11937 Hale Street	1815	x				x					
20886 Walnut	1813-14	x			x						

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site Cond	Comments
20856 Walnut	1810	x					x			
20846 Walnut	1808	x				x				
20826 Walnut	1807-06		x		x					
20800 Walnut	1805-04		x			x				
20782 Walnut	1803	x					x			
20758 Walnut	1801	x				x			x	No Driveway
20740 Walnut	1428-27	x				x				
20716 Walnut	1426-25	x					x		x	No Driveway
20698 Walnut	1424-23	x			x					
20686 Walnut	1422	x				x				
20668 Walnut	1421	x					x		x	No parking/Porch Unsafe
20644 Walnut	1420-1418	x					x			
20632 Walnut	1417	x				x				
20620 Walnut	1416-15	x			x					
20602 Walnut	1414-13	x			x					
20584 Walnut	1412	x				x			x	No Driveway
20566 Walnut	1411	x				x			x	Parking Inadequate
XXXX Walnut	1410			x					x	Overgrown
XXXX Walnut	1409			x					x	Broken Sidewalks
11884 Williams	1313		x		x				x	Alleyway
11871 Illinois	1312		x				x		x	Parking/Sidewalks
11861 Illinois	1311	x				x			x	Broken Sidewalks
11851 Illinois	1310	x			x					
11841 Illinois	1309	x			x					
XXXX Illinois	1308			x						
20553 Chestnut	1341-43	x						x	x	Public Health Concern
20559 Chestnut	1358	x					x			
20597 Chestnut	1357	x			x				x	Broken Sidewalks
20617 Chestnut	1356	x			x					
20641 Chestnut	1356-53		x		x				x	Broken Sidewalks
20699 Chestnut	1359-61		x		x					
20705 Chestnut	1370	x				x				
20727 Chestnut	1369	x				x				
20733 Chestnut	1368		x		x				x	Remodeling Parking
20745 Chestnut	1872	x			x					
20761 Chestnut	1871		x		x					

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site	Cond	Comments
20781 Chestnut	1870		x		x					x	Broken Sidewalks
20775 Chestnut	1871	x			x						
20805 Chestnut	1869	x				x					
20829 Chestnut	1868	x			x						
20853 Chestnut	1869	x			x					x	Yard Trash
20988 Chestnut	1860-66		x		x					x	Broken Sidewalks
20988 Chestnut	1859	x					x			x	No Sidewalks
XXXX Chestnut	1858			x						x	No Sidewalks
11878 Hale	1857	x					x			x	Debris/Junk
XXXX Chestnut	1856	x						x		x	Parking/Sidewalk/Junk
20876 Chestnut	1855	x					x			x	Broken Sidewalks
20840 Chestnut	1854-53	x			x						
20816 Chestnut	1853	x				x					
11876 Chestnut	1852	x			x						
11875 Cedar	1851-50		x		x					x	Broken Sidewalks
20744 Chestnut	1849	x					x			x	Public Health Concern
20738 Chestnut	1849	x			x						
20726 Chestnut	1401-02	x			x						
20714 Chestnut	1401	x			x						
20702 Chestnut	1400	x			x					x	Broken Sidewalks
20698 Chestnut	1399-98	x					x			x	Debris/Junk
11868 Ohio Street	1399	x				x				x	Broken Sidewalks
11853 Ohio Street	1383	x			x					x	Tree Debris
11873 Ohio Street	1384	x			x					x	Tree Debris
20646 Chestnut	1382-81	x				x					
20634 Chestnut	1381-1380	x				x					
20622 Chestnut	1379	x				x				x	Debris/Junk
20610 Chestnut	1378	x						x		x	Public Health Concern
XXXX Chestnut	1377-76			x						x	Junk Car
11882 Illinois	1375-74		x				x			x	ink Car/Broken Sidewall
11995 Ohio	533		x		x						
12011 Ohio	532-31	x			x						
20661 DATESMAN	530-29		x			x					
12030 Ohio Street	492-94	x			x						
12086 S Ohio Street	510-498		x		x						
20775 River Drive	505	x			x						

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site	Cond	Comments
12059 River Drive	506	x					x		x		Public Health Concern
12008 Delaware	474	x			x						
20795 River Drive	478-79	x			x						
20814 Pennsylvania	428-432		x				x				
XXXX River Drive	435	x			x						
20885 River Drive	436	x			x						
20911 River Drive	415	x			x						
XXXX River Drive	416	x			x						
20947 River Drive	418	x			x						
20965 River Drive	419	x			x						
20997 River Drive	421	x				x					
20994 River Drive	405	x				x					
20946 River Drive	404	x			x						
20955 River Drive	403	x				x					
XXXX Pennsylvania	399	x			x						
XXXX Pennsylvania	414	x			x						
20990 Pennsylvania Ave	423	x				x					
XXXX Pennsylvania	396	x			x						
11947 Hale Street	395	x			x						
20880 Pennsylvania Ave	424	x				x					
20875 Pennsylvania Ave	393	x			x						
20865 Pennsylvania Ave	392	x			x						
XXXX Pennsylvania	425	x			x						
20814 Pennsylvania	428-432		x				x				
20845 Pennsylvania	390	x				x					
20835 Pennsylvania Ave	389	x				x					
20815 Pennsylvania Ave	387-88		x				x				
20410 The Granada	5	x					x		x		Parking/Sidewalks
20420 The Granada	4	x					x		x		Parking/Sidewalks
20430 The Granada	3	x					x		x		Parking/Sidewalks
20430 The Granada	2	x					x		x		Parking/Sidewalks
XXXX The Granada	6,-11			x					x		Sidewalks
20491 The Granada	1, - 10	x					x		x		Sidewalks/Obsolence
20510 The Granada	1, -5, 12, - 15	x			x				x		Sidewalks
20520 The Granada	14 - 26	x				x			x		Sidewalks
12051 Riverview	10	x				x			x		Sidewalks

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site	Cond	Comments
12061 Riverview	11	x				x				x	Sidewalks
12031 Riverview	30-31	x				x				x	Sidewalks
XXXX Riverview	9			x						x	Sidewalks
12081b Riverview	7, 8	x				x				x	Sidewalks/Street 12'
12101 Riverview	5, 6	x				x				x	Sidewalks/Street 12'
12081 a Riverview	7, 8	x				x				x	Sidewalks/Street 12'
12121 Riverview	(1-5) (1-8)	x					x			x	Sidewalks/Street 12'
11779 Bostick	1020-21	x				x					
20371 McKinney	1221	x				x				x	Sidewalks
20352 Sandy Rd	1098-02	x					x			x	Parking/Street
20342 Sandy Rd	1098-01	x			x					x	No Sidewalk
20362 Sandy Rd	1097	x					x			x	Junk
XXXX Bostick	1205-06			x						x	No sidewalk
11587 Bostick	1096	x				x					
11563 Bostick	1095	x				x					
11866 Bostick	1207	x			x					x	No Sidewalk
11869 Bostick	1094	x					x				
11875 Bostick	1093	x			x						
11878 Bostick	1209	x			x					x	No Sidewalk
11805 Bridge Street	1118	x					x			x	Dirt Driveway
XXXX Bostick	1091-92			x							
XXXX Bostick	1158-52			x							
XXXX Bostick	Lot 3			x						x	Parking
XXXX Bostick	1210-12			x						x	No Sidewalk
11924 Bostick	1213-17		x			x				x	Parking/Obsolescence
20332 Mckinney Ave	1196	x						x		x	Public Health Concern
11791 Bostick	1055-56	x				x					
XXXX Bostick	1054			x							
XXXX Bostick	1199			x						x	No Sidewalk
11803 Bostick	1053	x				x					
11804 Bostick	1200	x				x				x	No Sidewalk
11821 Bostick	1052-53	x			x						
XXXX Bostick	1202-01			x						x	No Sidewalk
11827 Bostick	1051	x				x					
11830 Bostick	1203	x			x					x	No Sidewalk
11833 Bostick	1050	x					x				

Address	Map No.	Res	Com	Vac	Std	Minor	Mod	Dilap	Site Cond	Comments
XXXX Short Tower	1134			x					x	Sidewaks/Street
20191 Short Tower	1131-33, 1169	x			x				x	Sidewalks/Street
20101 Short Tower	1126-28	x			x				x	Sidewalks/Street
XXXX Short Tower	1136-39			x					x	Sidewalks/Street
XXXX Short Tower	1125-40			x					x	Sidewaks/Street
XXXX Lake Shore	Parc 2			x					x	Sidewalks
20181 Short Tower	1130-35	x			x				x	Sidewalks/Street
11774 Bostick	1193	x					x			
XXXX Bostick	1194			x						
XXXX McKinney	1195			x					x	Sidewalks
11734 Bostick	1189-88	x						x	x	Sidewalks/debris
11701 Bostick	1011	x					x			
11707 Bostick	1011-01	x					x			
11729 Bostick	1012	x				x				
11713 Bostick	1013	x					x			
XXXX Bostick	1014			x						
XXXX Lake Shore	Parc 1			x					x	Sidewalks/Traffic Flow
XXXX Bostick	1202-01			x					x	Sidewalks
<b>Sub Totals</b>	<b>270 Lots/Parcels</b>	<b>205</b>	<b>31</b>	<b>34</b>	<b>81</b>	<b>87</b>	<b>53</b>	<b>15</b>	<b>145</b>	
<b>Total</b>	<b>236 Structures</b>									
<b>Totals by Percent</b>		<b>76%</b>	<b>12%</b>	<b>13%</b>	<b>35%</b>	<b>37%</b>	<b>22%</b>	<b>6%</b>		

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

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

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

- 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
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	77777 West Pennsylvania Ave.	X				
414		Vacant Lot	77777 West Pennsylvania Ave.	X				
415		Paints Store	20757 West Pennsylvania Ave.	X				
416		Cable TV	20775 West Pennsylvania Ave.	X				X
417	R	House	20799 West Pennsylvania Ave.	X				X
418		Sammons	20815 West Pennsylvania Ave.	X				
500		Davis Court	20814 West Pennsylvania Ave.	X				X
501		Library	20804 West Pennsylvania Ave.	X				
502		Rush	20774 West Pennsylvania Ave.	X				X
503		Country Charm	20744 West Pennsylvania Ave.	X				
504	R	House	20777 West Pennsylvania Ave.	X				
505		Rainbow Title	20702 West Pennsylvania Ave.	X				X
506		Dunnellon Dec.	Corner Ohio & Pennsylvania	X				
507		Argyle Attic	20630 West Pennsylvania Ave.	X				
508		Fire Department	77777 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	77777 East Pennsylvania Ave.	X				
702		Chamber of Commerce	Rines View	X				
703		Water Tower	Rines View	X				
704		Vacant Land	77777 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				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				
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	77777 East Pennsylvania Ave.	X				
716	R	House	20184 East Pennsylvania Ave.	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

LDG#	NAME	ADDRESS	CONDITIONS					
			1	2	3	4	5	
			x					x
717	Century 21	20170 East Pennsylvania Ave.	x					x
718	Baxlery	20156 East Pennsylvania Ave.	x					x
800	Anglers Resort	77777 South Williams St.		x				x
801	Golden Nugget	77777 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	Bebbee's Drugs	203 South Williams St.	x					x
807	Depot	777 South Williams St.		x				x
808	Chevron Gas Station	12029 South Williams St.	x					x
809	H & R Block	113 South Williams St.		x				
810	A & J Electric	12009 South Williams St.	x					
811	Vacant Land	77777 South Williams St.	x					
812	Dunn Florist	11987 South Williams St.	x					
813	Vacant Land	77777 South Williams St.	x					
814	Blue Run Plumbing	11915 South Williams St.	x					
	Blue Run Plumbing		155					
	Total Number of Units		22					
	# of Residential Structures		133					
	# of Commercial and Vacant							
	# of Units with Special Condition Needs		112	35	7	1	72	
	% of Units with Special Condition Needs		72%	23%	5%	1%	46%	

- 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

**Appendix: III**

**Land Use**

# CITY OF DUNNELLON, FLORIDA

THE NORTH 1/2 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST

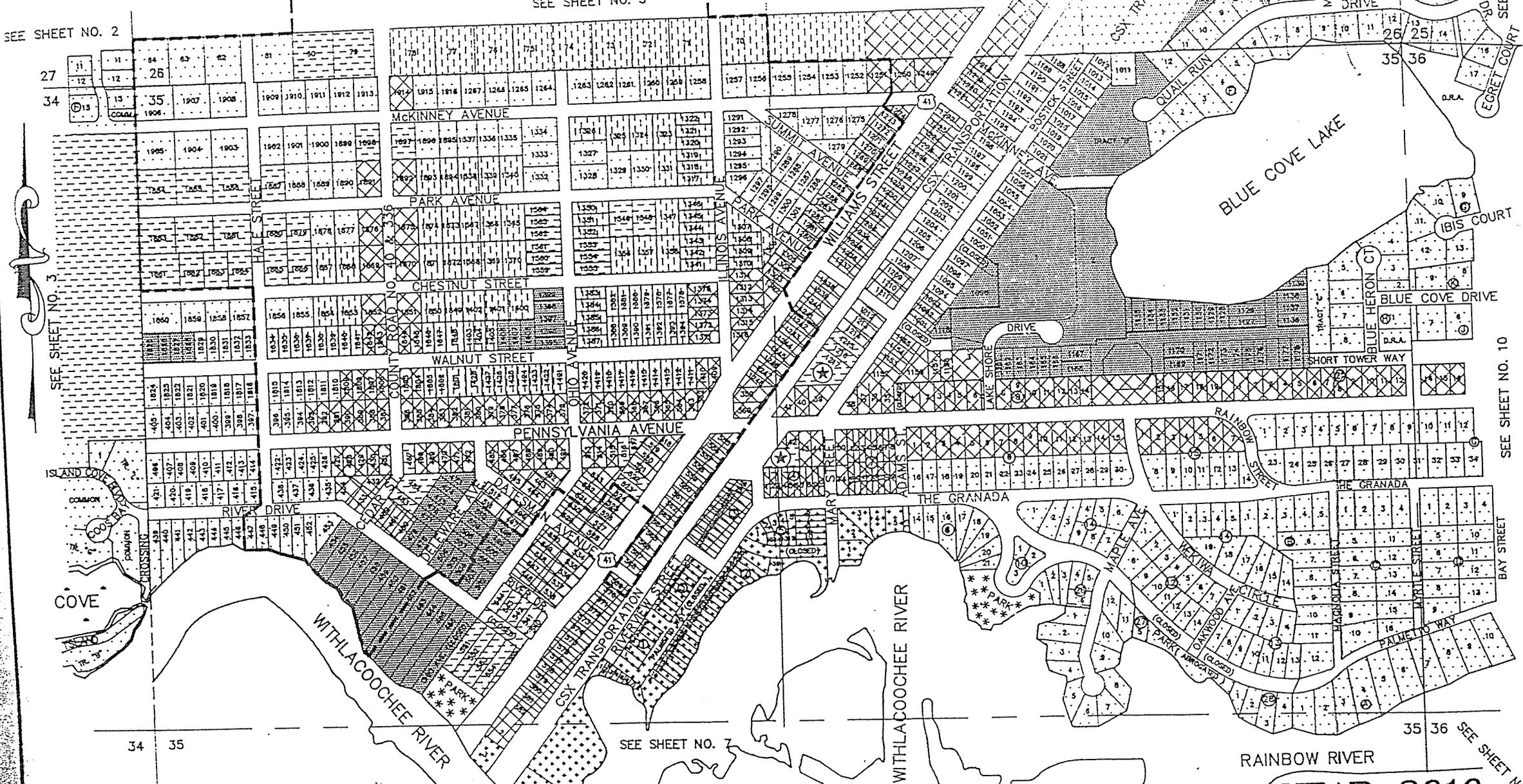
SEE SHEET NO. 2

SEE SHEET NO. 5

SEE SHEET NO. 9

SEE SHEET NO. 10

SEE SHEET NO. 11



AREAS SHOWN AS CONSERVATION ON THIS MAP THAT ARE DETERMINED TO BE NONJURISDICTIONAL UPLANDS BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, U.S. ARMY CORPS OF ENGINEERS, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHALL BE ALLOWED TO DEVELOP ACCORDING WITH THE ADJACENT LAND USE DESIGNATION, SO LONG AS POLICIES CONCERNING BUFFERS ARE COMPLIED WITH.

THE EXACT BOUNDARIES OF THE CONSERVATION AREA FOR A SPECIFIC PARCEL SHALL BE DEFINED AS THOSE AREAS WHICH ARE JURISDICTIONAL WETLANDS ACCORDING TO SWFWMD, DEP AND/OR USACE.

YEAR 2010  
FUTURE LAND USE MAP



**Appendix: IV**

**Zoning**

# CITY OF DUNNELLON, FLORIDA ZONING MAP

SHEET 6 OF 18 SHEETS

THE NORTH 1/2 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 18 EAST

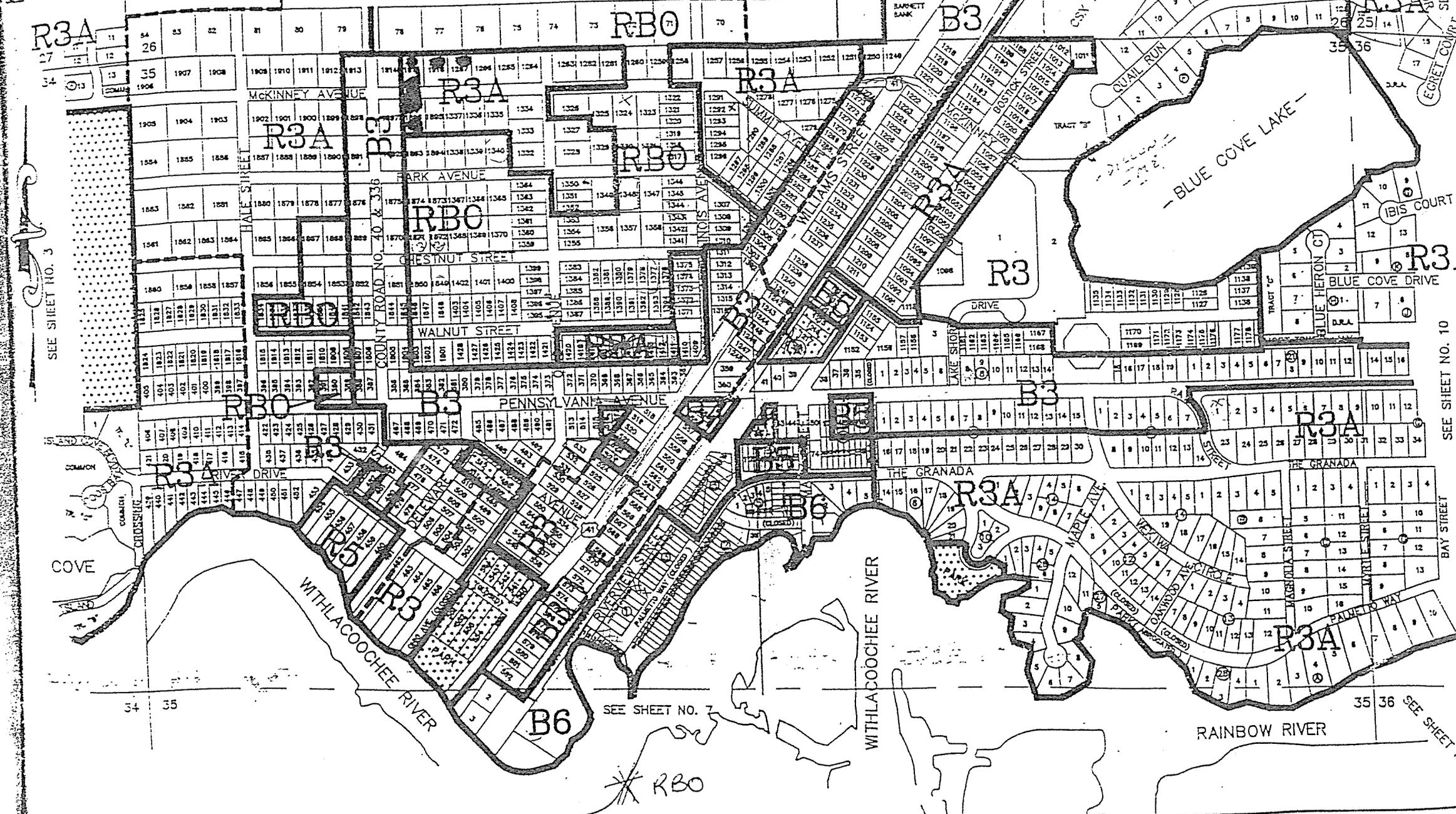
SEE SHEET NO. 2

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SEE SHEET NO. 11



SEE SHEET NO. 3

SEE SHEET NO.

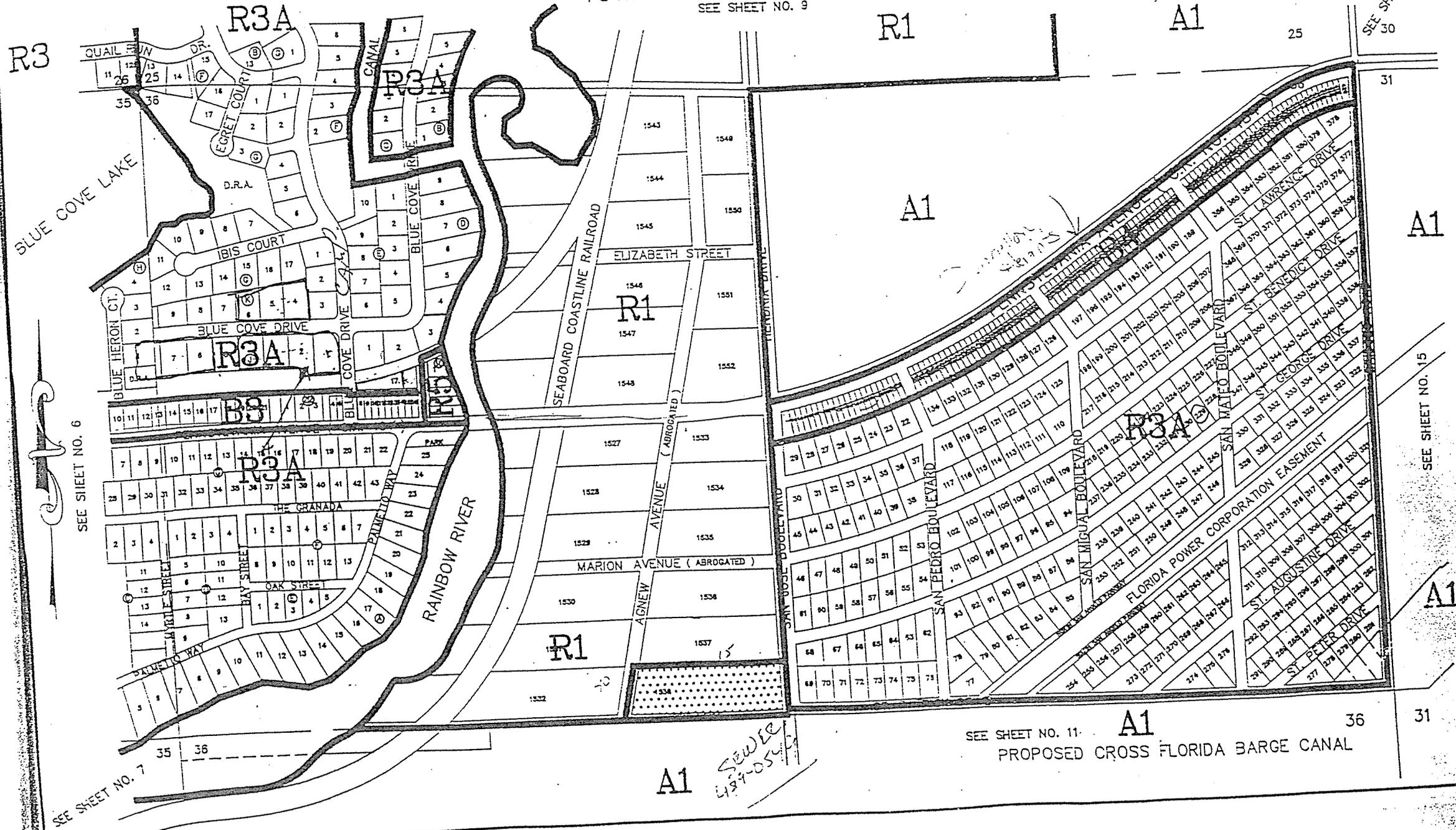
RBO

# CITY OF DUNNELLON, FLORIDA ZONING MAP

THE NORTH 1/2 OF SECTION 36,  
TOWNSHIP 16 SOUTH, RANGE 18 EAST  
SEE SHEET NO. 9

SEE SHEET NO. 5

SEE SHEET NO. 14



SEE SHEET NO. 6



SEE SHEET NO. 7

SEE SHEET NO. 11  
A1  
PROPOSED CROSS FLORIDA BARGE CANAL

A1  
SEWER  
497-0549

**Appendix: V**

**Statues**

**163.345 Encouragement of private enterprise.--**

(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality); the development and implementation of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired; and the provision of necessary public improvements.

(2) In giving consideration to the objectives outlined in subsection (1), the county or municipality shall consider making available the incentives provided under the <sup>1</sup>Florida Enterprise Zone Act and chapter 420.

**History.**--s. 4, ch. 69-305; s. 4, ch. 83-231; s. 2, ch. 94-236; s. 2, ch. 98-314.

<sup>1</sup>**Note.**--Redesignated the Florida Enterprise Zone Act of 1994 by s. 16, ch. 94-136.

**163.346 Notice to taxing authorities.**--Before the governing body adopts any resolution or enacts any ordinance required under s. 163.355, s. 163.356, s. 163.357, or s. 163.387; creates a community redevelopment agency; approves, adopts, or amends a community redevelopment plan; or issues redevelopment revenue bonds under s. 163.385, the governing body must provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3)(a) and, at least 15 days before such proposed action, mail by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area.

**History.**--s. 8, ch. 84-356; s. 2, ch. 93-286; s. 13, ch. 95-310.

**163.350 Workable program.**--Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.

**History.**--s. 5, ch. 69-305; s. 3, ch. 84-356; s. 3, ch. 94-236; s. 3, ch. 98-314.

**163.353 Power of taxing authority to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.--**

Notwithstanding any other provision of general or special law, the purposes for which a taxing authority may levy taxes or appropriate funds to a redevelopment trust fund include the preservation and enhancement of the tax base of such taxing authority and the furthering of the purposes of such taxing authority as provided by law.

**History.**--s. 21, ch. 84-356.

**163.355 Finding of necessity by county or municipality.**--No county or municipality shall exercise the authority conferred by this part until after the governing body has adopted a resolution finding that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and,
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

**History.**--s. 6, ch. 69-305; s. 4, ch. 84-356; s. 4, ch. 94-236.

**163.356 Creation of community redevelopment agency.**--

(1) Upon a finding of necessity as set forth in s. 163.355, and upon a further finding that there is a need for a community redevelopment agency to function in the county or municipality to carry out the community redevelopment purposes of this part, any county or municipality may create a public body corporate and politic to be known as a "community redevelopment agency." Each such agency shall be constituted as a public instrumentality, and the exercise by a community redevelopment agency of the powers conferred by this part shall be deemed and held to be the performance of an essential public function. The community redevelopment agency of a county has the power to function within the corporate limits of a municipality only as, if, and when the governing body of the municipality has by resolution concurred in the community redevelopment plan proposed by the governing body of the county.

(2) When the governing body adopts a resolution declaring the need for a community redevelopment agency, that body shall, by ordinance, appoint a board of commissioners of the community redevelopment agency, which shall consist of not fewer than five or more than seven commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term.

(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.

(c) The governing body of the county or municipality shall designate a chair and vice chair from

such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.

(d) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.

(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.

**History.**--s. 2, ch. 77-391; s. 1, ch. 83-231; s. 6, ch. 84-356; s. 903, ch. 95-147; s. 4, ch. 98-314.

#### **163.357 Governing body as the community redevelopment agency.--**

(1)(a) As an alternative to the appointment of not fewer than five or more than seven members of the agency, the governing body may, at the time of the adoption of a resolution under s. 163.355, or at any time thereafter by adoption of a resolution, declare itself to be an agency, in which case all the rights, powers, duties, privileges, and immunities vested by this part in an agency will be vested in the governing body of the county or municipality, subject to all responsibilities and liabilities imposed or incurred.

(b) The members of the governing body shall be the members of the agency, but such members constitute the head of a legal entity, separate, distinct, and independent from the governing body of the county or municipality. If the governing body declares itself to be an agency which already exists, the new agency is subject to all of the responsibilities and liabilities imposed or incurred by the existing agency.

(c) A governing body which consists of five members may appoint two additional persons to act as members of the community redevelopment agency. The terms of office of the additional members shall be for 4 years, except that the first person appointed shall initially serve a term of 2 years. Persons appointed under this section are subject to all provisions of this part relating to appointed members of a community redevelopment agency.

(2) Nothing in this part prevents the governing body from conferring the rights, powers, privileges, duties, and immunities of a community redevelopment agency upon any entity in existence on July 1, 1977, which has been authorized by law to function as a downtown development board or authority or as any other body the purpose of which is to prevent and eliminate slums and blight through community redevelopment plans. Any entity in existence on July 1, 1977, which has been vested with the rights, powers, privileges, duties, and immunities of a community redevelopment agency is subject to all provisions and responsibilities imposed by this part, notwithstanding any provisions to the contrary in any law or amendment thereto which established the entity. Nothing in this act shall be construed to impair or diminish any powers of any redevelopment agency or other entity as referred to herein in existence on the effective date of this act or to repeal, modify, or amend any law establishing such entity, except as specifically set forth herein.

**History.**--s. 2, ch. 77-391; s. 75, ch. 79-400; s. 2, ch. 83-231; s. 5, ch. 84-356.

**163.358 Exercise of powers in carrying out community redevelopment and related activities.**--The community redevelopment powers assigned to a community redevelopment agency created under s. 163.356 include all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, except the following, which continue to vest in the governing body of the county or municipality:

- (1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.
- (2) The power to grant final approval to community redevelopment plans and modifications thereof.
- (3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.
- (4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(3) and the power to assume the responsibility to bear loss as provided in s. 163.370(3).
- (5) The power to approve the development of community policing innovations.

**History.**--s. 2, ch. 77-391; s. 70, ch. 81-259; s. 7, ch. 84-356; s. 34, ch. 91-45; s. 5, ch. 98-314.

**163.360 Community redevelopment plans.**--

(1) Community redevelopment in a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, a blighted area, or an area in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, or a combination thereof, and designated such area as appropriate for community redevelopment.

(2) The community redevelopment plan shall:

(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Local Government Comprehensive Planning and Land Development Regulation Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area. The county, municipality, or community redevelopment agency shall coordinate with each housing authority or other affordable housing entities functioning within the geographic boundaries of the redevelopment area, concerning the development of affordable housing in the area.

(3) The community redevelopment plan may provide for the development and implementation of community policing innovations.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a

the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

(5) The community redevelopment agency shall submit any community redevelopment plan it recommends for approval, together with its written recommendations, to the governing body and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area. The governing body shall then proceed with the hearing on the proposed community redevelopment plan as prescribed by subsection (6).

(6) The governing body shall hold a public hearing on a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the community redevelopment area covered by the plan, and outline the general scope of the community redevelopment plan under consideration.

(7) Following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;

(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality;

2. That the need for housing accommodations has increased in the area;

3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

2. Acquisition may require the exercise of governmental action, as provided in this part, because of:

a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;

b. Tax delinquency;

c. Improper subdivisions;

d. Outmoded street patterns;

e. Deterioration of site;

f. Economic disuse;

g. Unsuitable topography or faulty lot layouts;

h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or

i. Any combination of such factors or other conditions which retard development of the area.

3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

(10) Notwithstanding any other provisions of this part, when the governing body certifies that an area is in need of redevelopment or rehabilitation as a result of an emergency under s. 252.34 (3), with respect to which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a "blighted area," and the governing body may approve a community redevelopment plan and community redevelopment with respect to such area without regard to the provisions of this section requiring a general plan for the county or municipality and a public hearing on the community redevelopment.

**History.**--s. 7, ch. 69-305; s. 3, ch. 77-391; s. 5, ch. 83-231; s. 6, ch. 83-334; s. 9, ch. 84-356; s. 26, ch. 85-55; s. 3, ch. 93-286; s. 5, ch. 94-236; s. 3, ch. 98-201; s. 6, ch. 98-314; s. 63, ch. 99-2.

**163.361 Modification of community redevelopment plans.--**

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

(2) The governing body shall hold a public hearing on a proposed modification of a community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

(3) If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

**History.**--s. 4, ch. 77-391; s. 6, ch. 83-231; s. 904, ch. 95-147; s. 7, ch. 98-314.

**163.362 Contents of community redevelopment plan.--**Every community redevelopment plan shall:

(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

(c) The approximate number of dwelling units.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

(7) Provide assurances that there will be replacement housing for the relocation of persons

temporarily or permanently displaced from housing facilities within the community redevelopment area.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

(10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1).

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

**History.**--s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236.

#### **163.365 Neighborhood and communitywide plans.--**

(1) Any municipality or county or any public body authorized to perform planning work may prepare a general neighborhood redevelopment plan for a community redevelopment area or areas, together with any adjoining areas having specially related problems, which may be of such scope that redevelopment activities may have to be carried out in stages. Such plans may include, but not be limited to, a preliminary plan which:

- (a) Outlines the community redevelopment activities proposed for the area involved;
- (b) Provides a framework for the preparation of community redevelopment plans; and
- (c) Indicates generally the land uses, population density, building coverage, prospective requirements for rehabilitation and improvement of property and portions of the area contemplated for clearance and redevelopment.

A general neighborhood redevelopment plan shall, in the determination of the governing body, conform to the general plan of the locality as a whole and the workable program of the county or municipality.

(2) Any county or municipality or any public body authorized to perform planning work may prepare or complete a communitywide plan or program for community redevelopment which shall conform to the general plan for the development of the county or municipality as a whole and may include, but not be limited to, identification of slum or blighted areas, measurement of blight, determination of resources needed and available to renew such areas, identification of potential project areas and types of action contemplated, including the development of affordable housing if needed and appropriate for the area, and scheduling of community redevelopment activities.

(3) Authority is hereby vested in every county and municipality to prepare, adopt, and revise from time to time a general plan for the physical development of the county or municipality as a whole (giving due regard to the environs and metropolitan surroundings), to establish and maintain a planning commission for such purpose and related county or municipal planning activities, and to make available and to appropriate necessary funds therefor.

**History.**--s. 8, ch. 69-305; s. 7, ch. 94-236.

**Appendix: VI**

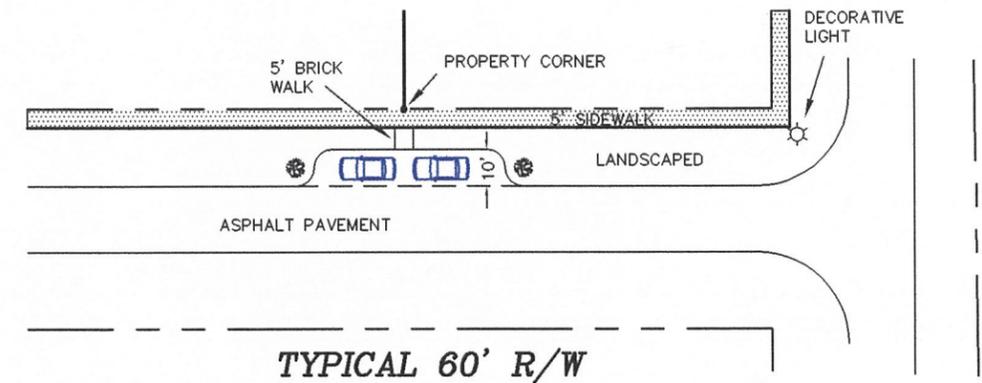
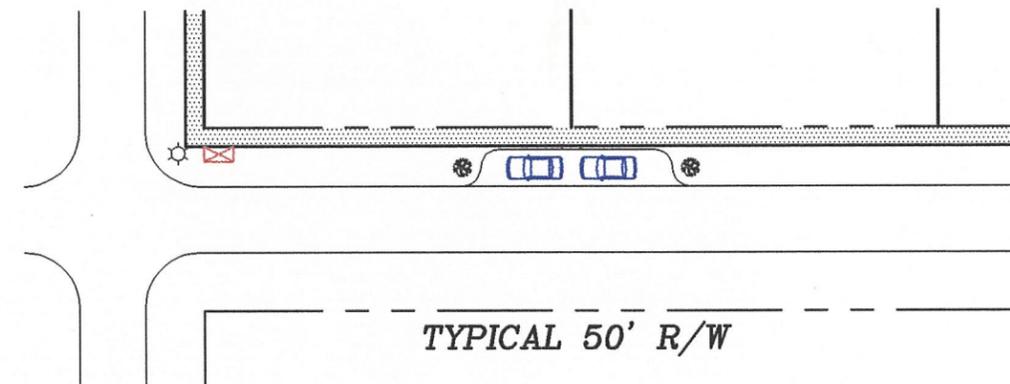
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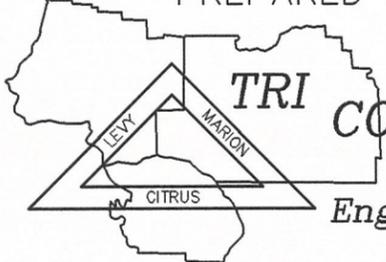
**of**

**Proposed Improvements**

# DUNNELON COMMUNITY REDEVELOPMENT AREA CONCEPTUAL IMPROVEMENTS MAP

-  C.R.A. BOUNDARY
-  PROPOSED RIVERFRONT BOARDWALK
-  ON-STREET PARKING AREA
-  BENCH AND TRASH RECEPTACLE AND/OR BULB OUT
-  LANDSCAPE & DECORATIVE STREET LIGHT



PREPARED BY:  
 **TRI COUNTY**  
 Engineering  
 &  
 Land Surveying, Inc.

PHYSICAL ADDRESS :  
 11995 South Ohio Street  
 Dunnellon , Fl. 34431

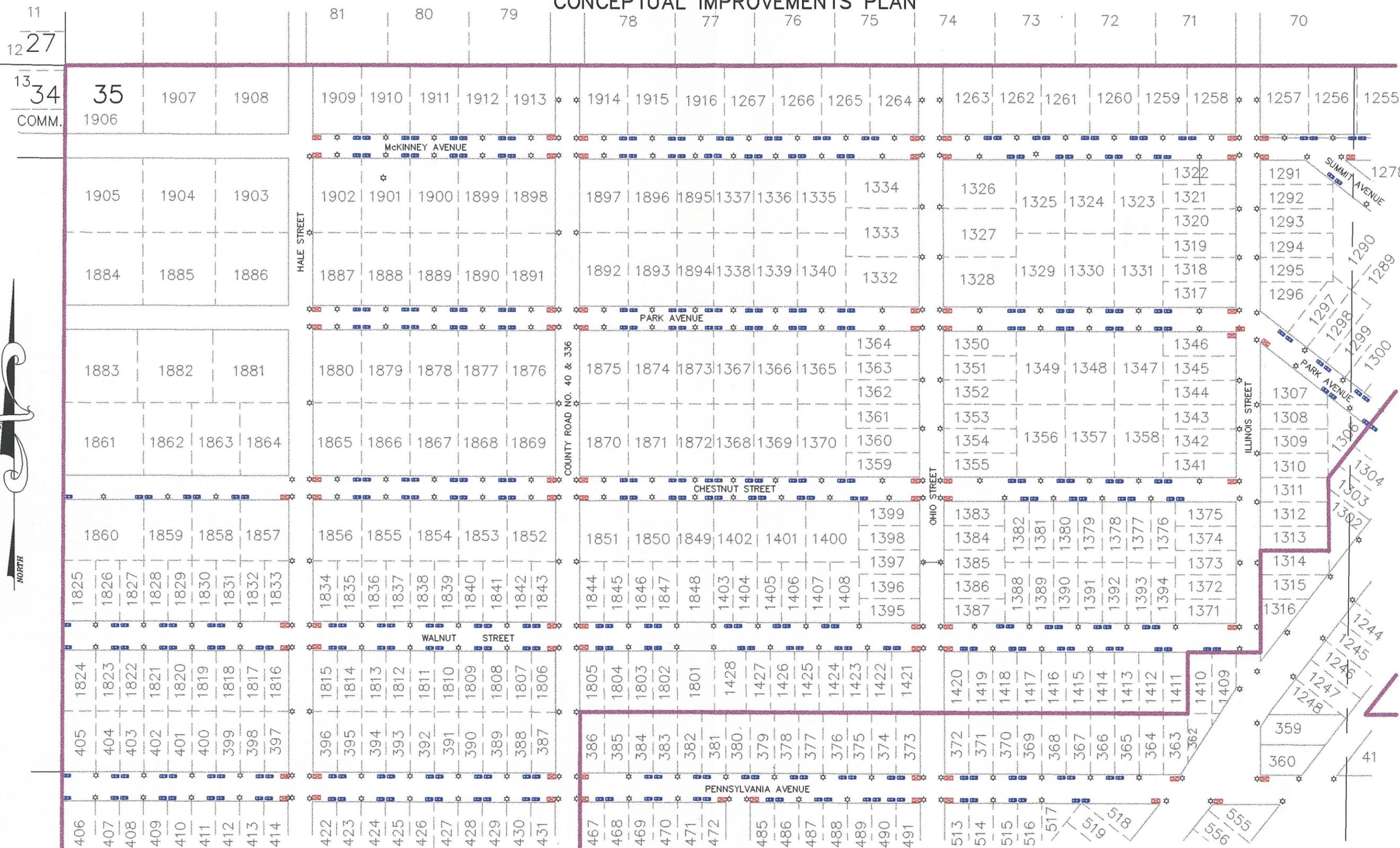
MAILING ADDRESS :  
 P.O. Box 2031  
 Dunnellon , Fl. 34430

PHONE : (352) 489-0455  
 FAX: (352) 489-3704

# DUNNELLON COMMUNITY REDEVELOPMENT AREA

## CONCEPTUAL IMPROVEMENTS PLAN

SHEET 1 OF 5 SHEETS  
SCALE: 1" = 200'



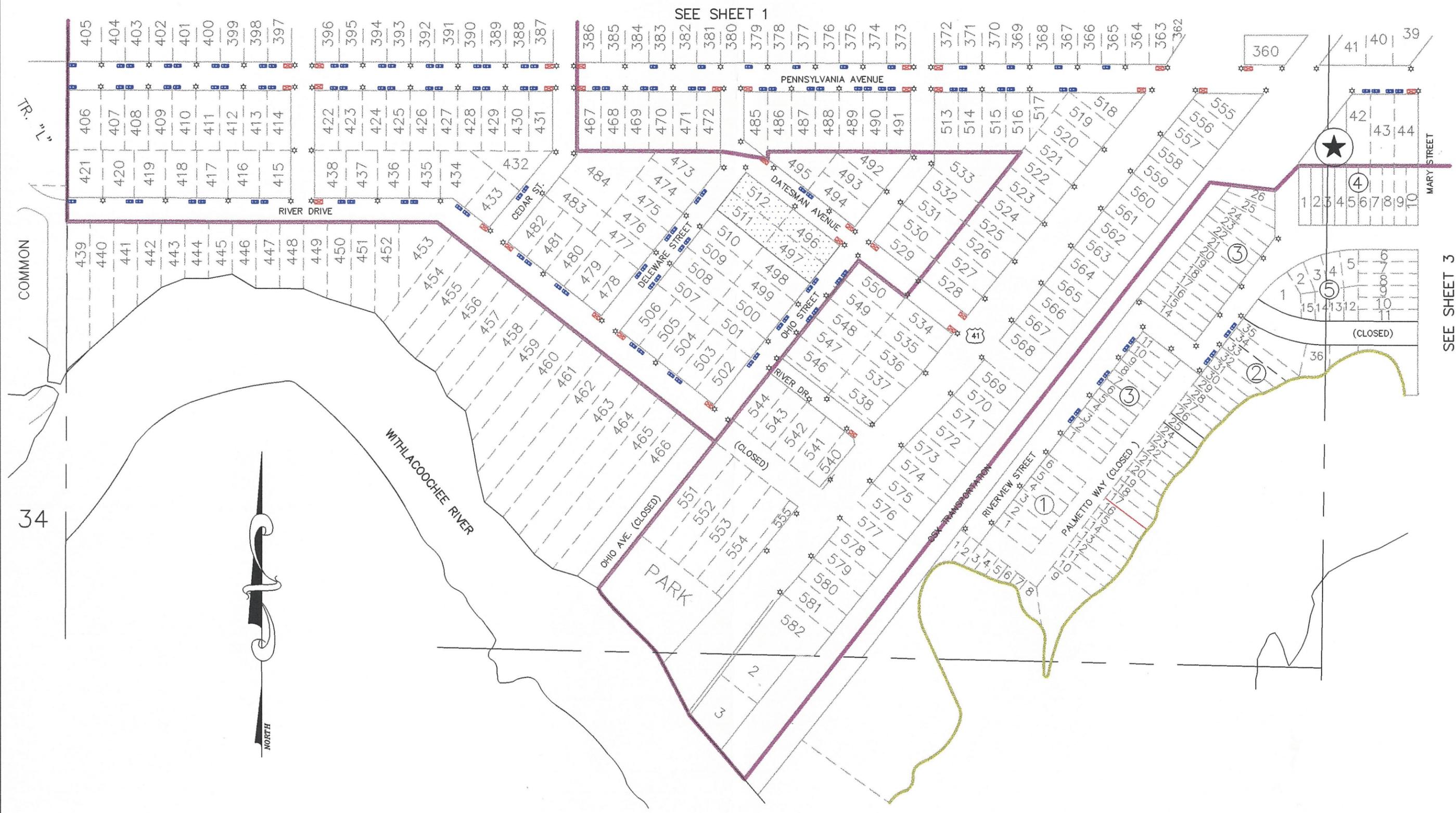
SEE SHEET 2

SEE SHEET 3

# DUNNELLON COMMUNITY REDEVELOPMENT AREA

## CONCEPTUAL IMPROVEMENTS PLAN

SHEET 2 OF 5 SHEETS  
SCALE: 1" = 200'



TR. "L"

COMMON

34



SEE SHEET 1

SEE SHEET 3

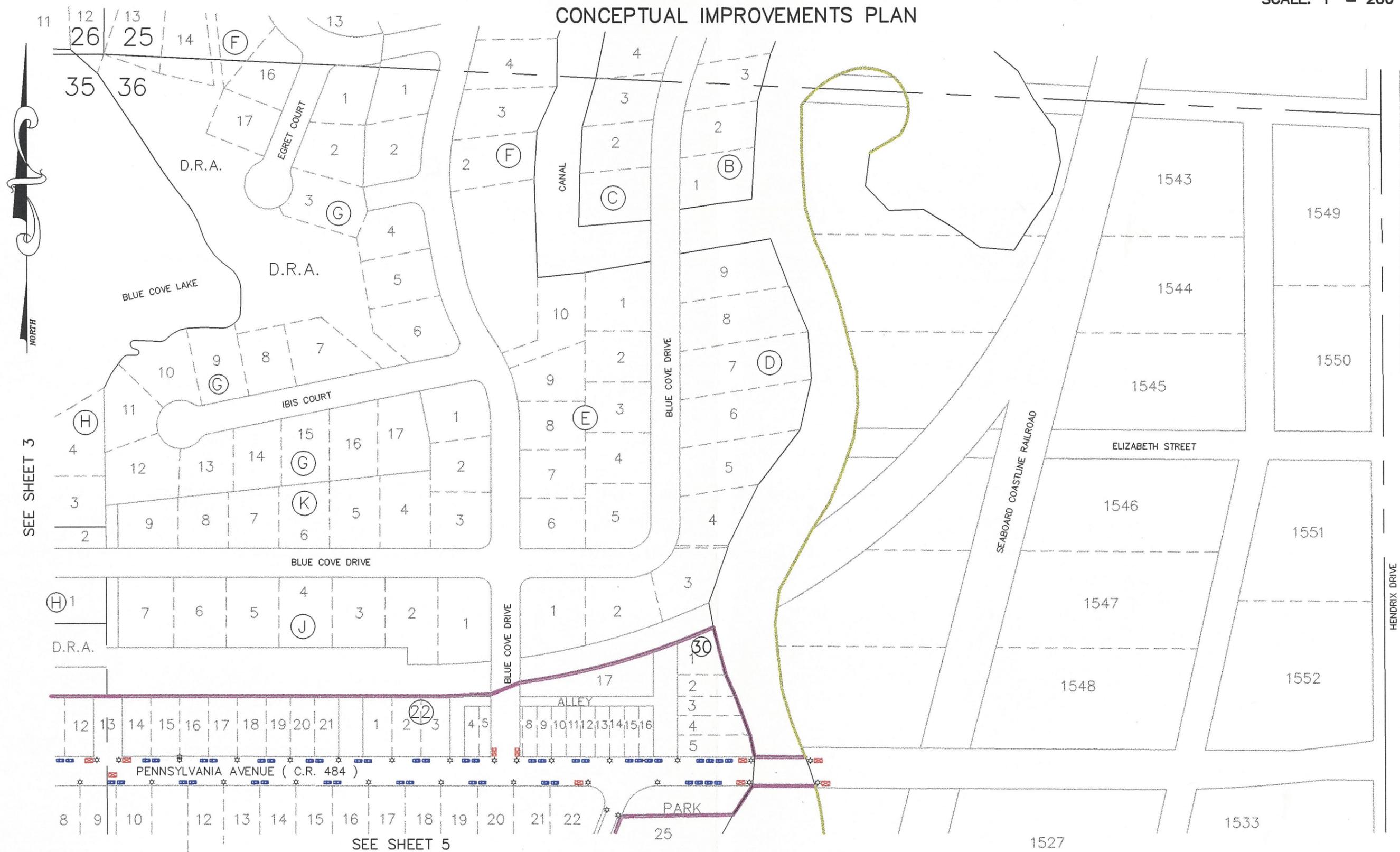


# DUNNELLON COMMUNITY REDEVELOPMENT AREA

## CONCEPTUAL IMPROVEMENTS PLAN

SHEET 4 OF 5 SHEETS

SCALE: 1" = 200'



SEE SHEET 3

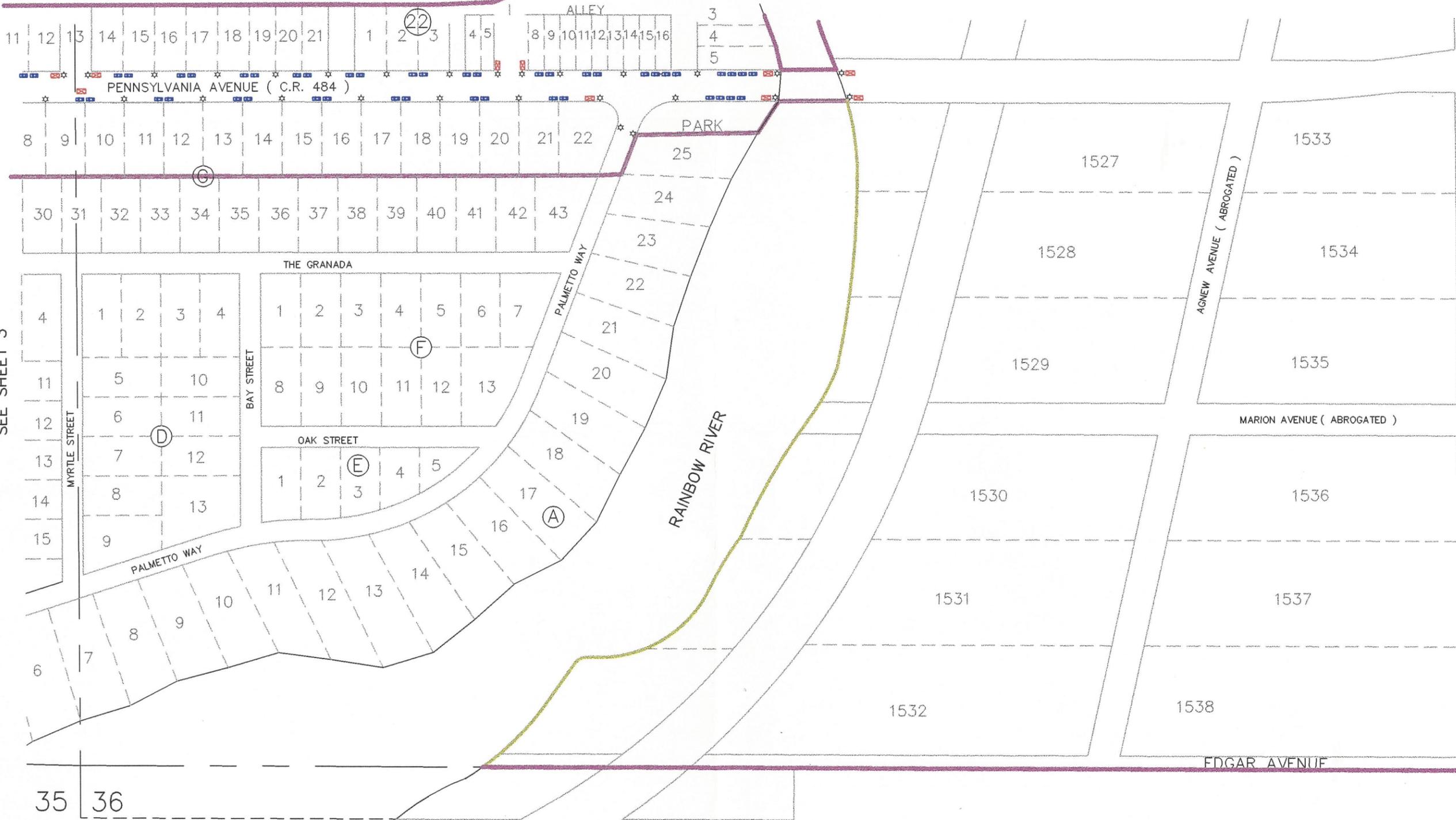
SEE SHEET 5

# DUNNELLON COMMUNITY REDEVELOPMENT AREA

## CONCEPTUAL IMPROVEMENTS PLAN

SHEET 5 OF 5 SHEETS  
SCALE: 1" = 200'

SEE SHEET 4



SEE SHEET 3



**Appendix: VII**

**Commercial**

**Rehabilitation**

**Application**

**COMMERCIAL REHABILITATION APPLICATION**

Date: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Owner/Operator: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ business \_\_\_\_\_ home

Type of Business: \_\_\_\_\_

(service provided)

If not majority owner, please list names of any other business partners and/or owner of building:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you are not the owner, have you obtained the owner's permission to make improvements?

YES NO

Are you willing to provide a 20% matching commitment for these improvements?

YES NO

If yes, will you provide cash, labor, materials or like improvements in satisfaction of your commitment (circle choice).

Are you willing to abide by the terms and conditions of the City's Commercial Rehabilitation Policy?

YES NO

Describe briefly the improvements you would like to make.

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I have read and understand the purpose, restrictions, and terms and conditions of the City's policy for commercial rehabilitation. I hereby apply for inclusion in the program and attest to the truth and accuracy contained herein.

\_\_\_\_\_  
Signature of Owner/Operator

**Appendix: VIII**

**Ordinance**

**Creating**

**Community Redevelopment Agency**

ORDINANCE NO. 00-3

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DUNNELLON, FLORIDA, ENTITLED DUNNELLON COMMUNITY REDEVELOPMENT AGENCY, CREATING SAID AGENCY, PROVIDING POLICY AND FUNDING, ESTABLISHING A REDEVELOPMENT TRUST FUND, PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA AS FOLLOWS:

Section 1: That the Code of Ordinances of the City of Dunnellon, is hereby amended by creating, Dunnellon Community Redevelopment Agency.

Section 2: Name.

There is hereby created pursuant to Chapter 163, Part III Community Redevelopment, Laws of Florida, the Dunnellon Community Redevelopment Agency previously established by resolution of the City whose membership shall be the governing body of the City pursuant to Section 163.357(1), Florida Statutes and such other members as the City shall determine.

Section 3: Powers.

That the Dunnellon Community Redevelopment Agency shall exercise all powers as is amended in Chapter 163, Part III, Laws of Florida and as otherwise authorized by law.

(1) At any time in the future, the City Council of the City of Dunnellon has the power, by Resolution, to appoint seven (7) commissioners to serve as the Community Redevelopment Agency. The terms of office of the commissioners shall be for four (4) years, except that three of the members first appointed shall be designated to serve terms of 1, 2 and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of four (4) years from the date of their appointments. A vacancy occurring during a term shall be filled for the unexpired term.

(2a) A commissioner shall receive no compensation for his services, but is entitled to the necessary expenses, including traveling expenses, incurred in the discharge of these duties. Each commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the Clerk of the municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

(b) The powers of a Community Development Agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Any action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the municipality, and is otherwise eligible for such appointment under this part.

(c) The City of Dunnellon shall designate a chairman and vice chairman from among the commissioners. Upon approval of the City Council of the City of Dunnellon, the agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their

qualifications, duties and compensation. For such legal service as it requires, the agency upon approval of the City Council of the City of Dunnellon may employ or retain its own counsel and legal staff. The agency which is authorized to transact business and exercise powers under this part shall file with the City of Dunnellon and with the Auditor General, on or before March 31 of each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the municipality and that the report is available for inspection during business hours in the Office of the Clerk of the City and in the office of the agency.

- (d) At any time after the creation of a Community Redevelopment Agency, the City of Dunnellon may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency.

(3) The City of Dunnellon may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he has been given a copy of the charges at least ten (10) days prior to such hearing and has had an opportunity to be heard in person or by counsel.

(4) The City of Dunnellon shall make available to the agency all staff personnel deemed necessary by the City needed to administer its duties including, but not limited to, the City's auditor, attorney, finance director, engineer, surveyor architect and clerk.

(5) The City Council shall approve an annual budget for the agency. The agency shall not expend any funds unless in accordance with such approved budget and as authorized by the City Council.

Section 4: Redevelopment Trust Fund.

(a) That there is hereby created and established a Redevelopment Trust Fund.

(b) Funds allocated to and deposited into this fund shall be used by the agency to finance or refinance any community redevelopment it undertakes pursuant to an approved community redevelopment plan.

(c) Said funding established herein shall be for the duration of any community redevelopment plan.

(d) The annual funding for the Redevelopment Trust Fund shall be as established and set forth in Section 163.387, Florida Statutes, currently enacted as subsequently amended and as otherwise authorized by law.

(e) That funding shall effect and shall be calculated based upon the 1999 assessment roll of the County.

Section 5: Severability.

The sections, paragraphs, sentences, clauses and phrases of this Code are severable, and if any phrase, clause, sentence, paragraph or section of this Code shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a Court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Code.

Section 6: Effective Date.

This Ordinance shall take effect immediately after it becomes law.

Upon motion duly made and carried, the foregoing Ordinance was adopted on the first reading on the 21<sup>st</sup> day of February 2000.

Upon motion duly made and carried, the foregoing Ordinance was adopted on the second reading on the 24<sup>th</sup> day of April, 2000.

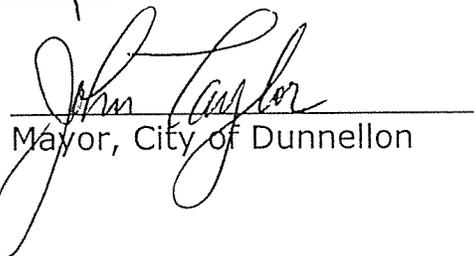
CITY OF DUNNELLON, FLORIDA

\_\_\_\_\_  
President, City Council

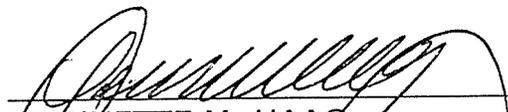
Attest:

  
\_\_\_\_\_  
City Manager/City Clerk

The foregoing Ordinance was approved by me as Mayor of the City of Dunnellon on the 24<sup>th</sup> day of April, 2000.

  
\_\_\_\_\_  
Mayor, City of Dunnellon

APPROVED AS TO FORM  
AND CORRECTNESS

  
\_\_\_\_\_  
JEANNETTE M. HAAG  
Florida Bar No. 0196529  
Haag, Friedrich & Wilcox, P.A.  
452 Pleasant Grove Road  
Inverness, Florida 34452  
(352) 726-0901