

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 30th 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 25TH 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.

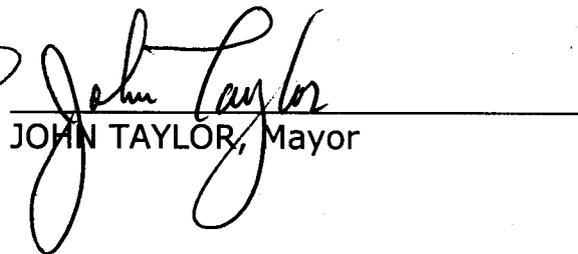
Section 5. The City Clerk shall send a copy of this Resolution to the Property Appraiser of Marion County for implementation.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon on this 25th day of June, 2001.

ATTEST:

CITY OF DUNNELTON, FLORIDA

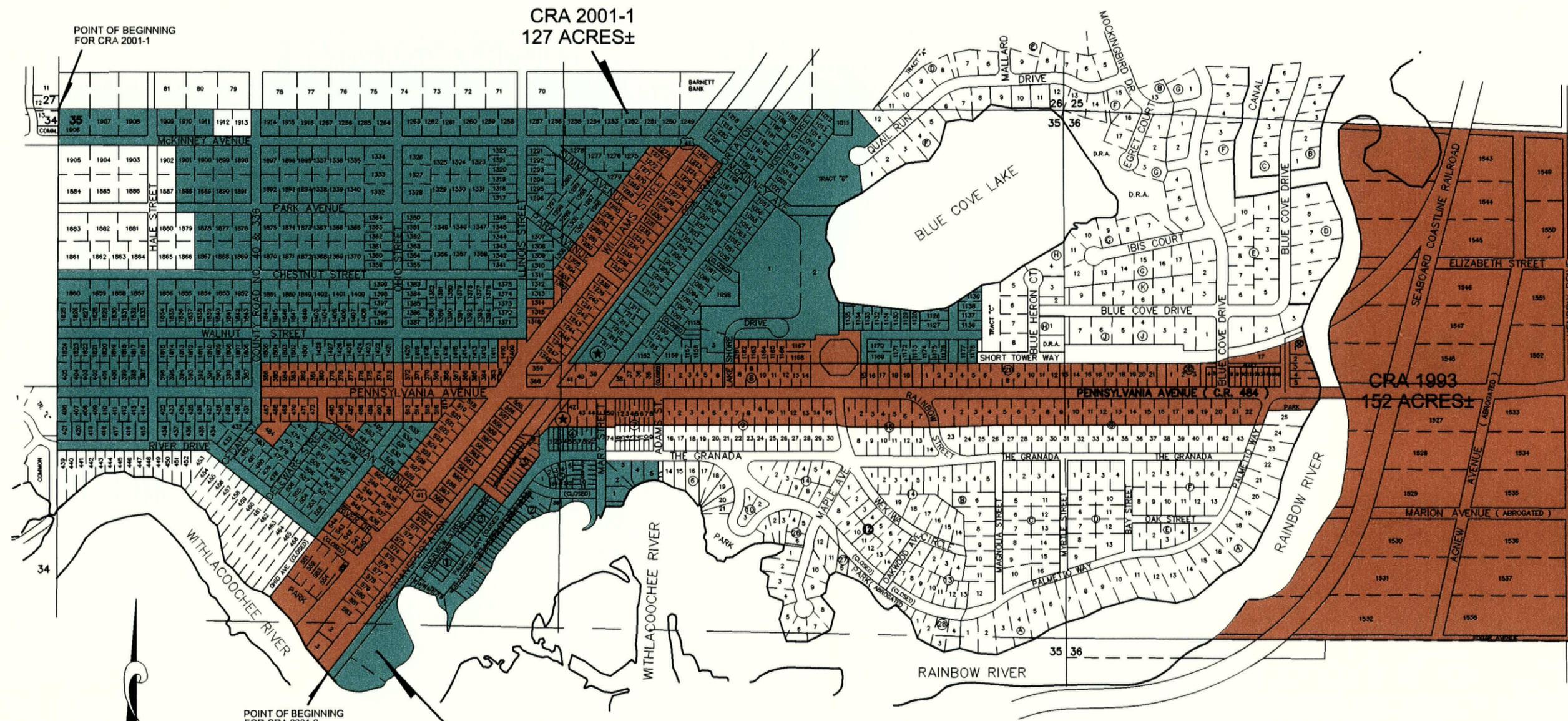

DAWN M. BOWNE, C.M.C


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

DUNNELLON COMMUNITY REDEVELOPMENT AREA 2001



PREPARED BY:

TRI COUNTY
Engineering
&
Land Surveying, Inc.

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

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P.O. Box 2031
Dunnellon , Fl. 34430

PHONE : (352) 489-0455
FAX: (352) 489-3704
DATE: 04-09-2001

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