

RESOLUTION NO. 98-R-0039

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA, PURSUANT TO §163.355, FLORIDA STATUTES, DECLARING A BLIGHTED AREA AND FINDING A NECESSITY TO IMPLEMENT THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969.

WHEREAS, the provisions of Chapter 163, Part III, Florida Statutes, establish a process and procedures for municipalities to exercise the authority conferred by said Act in order to promote sound growth, encourage improved housing accommodations and address circumstances of blight; and,

WHEREAS, prior to the City Commission exercising authority pursuant to said Act, it is required that notice of the City Commission's intent to exercise the authority granted under said Act be given to taxing authorities pursuant to §163.346, Florida Statutes; and,

WHEREAS, the City of Tallahassee gave the required notice and met the requirements of §163.346, Florida Statutes, regarding notice to taxing authorities both by publication and by registered mail; and,

WHEREAS, administrative officials of the City of Tallahassee undertook and completed a review of an area located within the City Tallahassee and identified in Exhibit "A" hereto for the purpose of determining whether blighted conditions exist as defined by §163.340(8), Florida Statutes; and,

WHEREAS, the City Commission received a presentation by administrative officials of the City concerning the conditions in such area and a recommendation by such officials that in order to conserve and rehabilitate the area, it is necessary and advisable for the City to implement the provisions of Chapter 163, Part III, Florida Statutes; and,

WHEREAS, the City Commission determined that in order to address community redevelopment for the protection of the public health, safety, morals and welfare, it is in the best interests of the citizens of the City of Tallahassee that the City Commission establish by resolution a declaration of a blighted area and a finding of necessity that the provisions of Chapter 163, Part III, Florida Statutes, be immediately implemented.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF TALLAHASSEE, FLORIDA:

1. The City Commission determines and declares that there are one or more blighted areas existing within the City limits of the City of Tallahassee and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals and welfare of the residents of the City and that immediate action is necessary on the part of the City to address those matters.

2. The City Commission declares that the area or areas identified in Exhibit "A" hereto and incorporated by reference into this Resolution are blighted in keeping with the requirements of §163.340(8), Florida Statutes. The

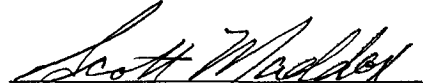
declaration of such blighted areas may be expanded or reduced by Resolution at the determination of the City Commission as facts and evidence may warrant during the progress of the Community Redevelopment Program.

3. In order to protect the public health, safety morals and welfare of the residents of the City, the provisions of Chapter 163, Part III, Florida Statutes, are hereby elected and determined by the City Commission to be exercised on behalf of the City of Tallahassee.


4. The City Commission further determines that there is an immediate need for the establishment of a Community Redevelopment Agency ("Agency") to carry out the powers authorized to such Agency by Chapter 163, Part III, Florida Statutes, and hereby declares that such necessity exists for the creation of an Agency pursuant to §163.356, Florida Statutes, and further declares its intent to move forward with the adoption of the appropriate ordinance establishing such Agency under the procedures required by Florida law.

5. This Resolution shall take effect immediately upon its passage by the City Commission of the City of Tallahassee.


PASSED AND ADOPTED by the City Commission of the City of  
Tallahassee, this 26<sup>th</sup> day of August, 1998.

  
SCOTT MADDOX, MAYOR

ATTEST:

  
ROBERT B. INZER  
City Treasurer-Clerk

APPROVED AS TO FORM:

  
JAMES R. ENGLISH  
City Attorney

**BOUNDARIES OF THE TALLAHASSEE REDEVELOPMENT AREA ARE AS FOLLOWS:**

**THE FIRST BEING TO WIT:**

**BEGIN** at the centerline intersection of Colorado Street and West Tharpe Street; thence Easterly along the centerline of West Tharpe Street to the intersection with the northerly extension of the westerly boundary line of Green Acres, a subdivision recorded in Plat Book 3, Page 189 of the Public Records of Leon County, Florida; thence Southerly along said westerly boundary and its extension to the northeast corner of that property described in Official Record Book 294, Page 339 (Tax I.D. 21-26-20-003-0000) of said Public Records; thence Westerly along the northerly boundary line of said described property to the northwest corner of said described property; thence Southerly along the westerly boundary line of said described property to an intersection with the northerly boundary line of Greenwood Cemetery, a map or plat recorded in Plat Book 2, Page 113 of said Public Records; thence Westerly along said northerly boundary line and its extension thereof to an intersection with the centerline of Old Bainbridge Road; thence Southerly along said centerline to an intersection with the easterly extension of the southerly boundary line of that property described in Official Record Book 1512, Page 1428 (Tax I.D. 21-26-20-019-0000) of said Public Records; thence Westerly along said southerly boundary line and its extension thereof and along the southerly boundary line of that parcel described in Official Record Book 1645, Page 572 (Tax I.D. 21-26-20-089-0000) of said Public Records, and along the southerly boundary line and a westerly extension thereof of that parcel described in Official Record Book 2054, Page 1099 (Tax I.D. 21-26-20-224-0000), of said Public Records, to an intersection with the centerline of Colorado Street; thence Northerly along said centerline to the **POINT OF BEGINNING**.

**Containing 65 acres more or less.**

**THE SECOND BEING TO WIT:**

**BEGIN** at the centerline intersection of West Tharpe Street and North Monroe Street; thence Southerly along the centerline of North Monroe Street to an intersection with the centerline of East Fourth Avenue; thence Westerly along said centerline to an intersection with the centerline of North Adams Street; thence Southerly along said centerline to an intersection with the centerline of West Third Avenue; thence Westerly along said centerline to an intersection with the centerline of North Duval Street; thence Southerly along said centerline to an intersection with the centerline of West Brevard Street; thence Westerly along said centerline to an intersection with the centerline of North Bronough Street; thence Southerly along said centerline to an intersection with the centerline of West Tennessee Street; thence Westerly along said centerline to an intersection with the centerline of Dewey Street; thence Northerly along said centerline to an intersection with the centerline of West Virginia Street; thence Westerly along said centerline to an intersection with the centerline of North Woodward Avenue; thence Northerly along said centerline to an intersection with the centerline of Alabama Street; thence Easterly along said centerline to an intersection with the centerline of Old Bainbridge Road; thence Northwesterly along said centerline to an intersection with a southwesterly extension of the northerly boundary line of that property described in Official Record Book 1756,

Page 502 (Tax I.D. 21-26-20-083-0000) of said Public Records; thence Northeasterly along said northerly boundary line and said extension to an intersection with the westerly boundary line of Gibbs Terrace, a subdivision recorded in Plat Book 4, Page 95 of said Public Records; thence Northerly along said westerly boundary line and the westerly boundary line of Gore Subdivision, a subdivision recorded in Plat Book 3, Page 141 of said Public Records, to an intersection with the westerly extension of the centerline of Efferson Street; thence Easterly along said centerline extension and said centerline to an intersection with the centerline of Gibbs Drive; thence Southerly along said centerline to an intersection with the centerline of West Seventh Avenue; thence Easterly along said centerline to an intersection with the centerline of North Martin Luther King Boulevard.; thence Northerly along said centerline to an intersection with the centerline of West Tharpe Street; thence Easterly along said centerline to the **POINT OF BEGINNING**; Less and Except Oakland Cemetery and it's Additions 1, 2, and 3 as shown on the plats recorded in Plat Books 1, Page 7; Plat Book 2, Page 99; Plat Book 2, Page 123 and Plat Book 12, Page 7, all of said Public Records and those properties described in the following: Deed Book 198, Page 223 Tax I.D. 21-25-20-851-0000); Official Record Book 580, Page 810 (Tax I.D. 21-25-20-804-0000) and Official Record Book 2135, Page 1735 (Tax I.D. 21-25-20-601-0000), all of the Public Records of Leon County, Florida.  
**Containing 540 acres more or less.**

**THE THIRD BEING TO WIT:**

**BEGIN** at the intersection of the southerly extension of the westerly boundary line of that parcel described in Official Record Book 1811, Page 105 (Tax ID 21-35-20-000-1110) of the Public Records of Leon County, Florida, with the centerline of Jackson Bluff Road; thence Northerly along the west boundary line of said parcel to an intersection with centerline of relocated Stadium Drive; thence Easterly along said centerline and along the centerline of West Gaines Street to an intersection with the centerline of Railroad Avenue; thence North along the centerline of Railroad Avenue to an intersection with the centerline transition of St. Augustine Road into Madison Street; thence Southeasterly along said centerline transition and along the centerline of Madison Street to an intersection with the westerly right-of-way boundary of Boulevard Street; thence South along said westerly right-of-way to an intersection with the centerline of West Gaines Street; thence east along said centerline to an intersection with the centerline of the easternmost north/south roadway of Boulevard Street; thence South along said centerline to an intersection with the centerline of All Saints Street; thence East along said centerline to an intersection with the centerline of Duval Street; thence North along said centerline to an intersection with the centerline of West Bloxham Street; thence Easterly along said centerline to an intersection with the centerline of South Adams Street; thence South along the centerline of South Adams Street to an intersection with the centerline of West Van Buren Street; thence East along said centerline to an intersection with the centerline of South Monroe Street; thence South along said centerline to an intersection with the centerline of Perkins Street; thence east along said centerline to an intersection with the centerline of South Meridian Street; thence South along said centerline to an intersection with the centerline of Orange Avenue; thence West along said centerline to an intersection with the centerline of South Adams Street;

thence Northerly along said centerline to an intersection with the centerline of Palmetto Street; thence West along said centerline to an intersection with the centerline of South Martin Luther King Jr. Boulevard; thence North along said centerline to an intersection with the centerline of Young Street; thence east along said centerline to an intersection with the centerline of South Adams Street; thence North along said centerline to an intersection with the centerline of Palmer Avenue West; thence West along said centerline to an intersection with the centerline of South Martin Luther King Jr. Boulevard; thence Northerly along said centerline to an intersection with the centerline of Famu Way; thence Westerly and Northwesterly along said centerline to an intersection with the centerline of Wahnish Way; thence South along said centerline to an intersection with the centerline of Eugenia Street; thence Westerly along said centerline to an intersection with the centerline of Perry Street; thence South along said centerline to an intersection with the centerline of Nassau Street; thence West along said centerline to an intersection with the centerline of Pasco Street; thence South along said centerline to an intersection with the centerline of Kissimmee Street; thence east along said centerline to an intersection with the centerline of Wahnish Way; thence South along said centerline to an intersection with the centerline of Osceola Street; thence West along said centerline to an intersection with the centerline of Main Street; thence South along said centerline to an intersection with the centerline of Campbell Street; thence West along said centerline to an intersection with the centerline of Saxon Street; thence South along said centerline to an intersection with the centerline of Tucker Street; thence East along said centerline to an intersection with the centerline of Pasco Street; thence South along said centerline to an intersection with the centerline of Wies Street; thence West along said centerline to an intersection with the centerline of Holton Street; thence Southerly and Southeasterly along said centerline to an intersection with the easterly extension of the southerly boundary of Oliver Heights, a subdivision as per plat thereof, recorded in Plat Book 2, Page 98 of said Public Records; thence West along the south boundary of said Oliver Heights and along the south boundary of West Oliver Heights, a subdivision as per plat thereof recorded in Plat Book 2, page 124 of said Public Records and along the south boundary of Addition To West Oliver Heights, a subdivision as per plat thereof, recorded in Plat Book 3, Page 12 of said Public Records to an intersection with the easterly boundary of the abandoned Seaboard Air Line Railroad, now known as the St. Marks Bike Trail; thence Northerly and Northeasterly along said easterly boundary to an intersection with the centerline of Kissimmee Street; thence East along said centerline to an intersection with the centerline of Lake Bradford Road; thence South along said centerline to an intersection with the centerline of Hutchinson Avenue; thence East along said centerline to an intersection with the centerline of Hillsborough Street; thence North along said centerline to an intersection with Levy Avenue; thence West along said centerline to an intersection with the centerline of Iamonia Street; thence North along said centerline to an intersection with the southerly right-of-way boundary of the Seaboard Air line Railroad (now known as CSX Railroad); thence Easterly along said southerly right-of-way boundary to an intersection with the westerly right-of-way boundary of Lake Bradford Road; thence North along said right-of-way boundary to an intersection with the southerly boundary of Lot 90, Block A of Elberta Empire, a subdivision as per plat thereof, recorded in Plat Book 2, Page 110 of the Public Records

of Leon County, Florida; thence Westerly along the southerly boundary of said Lot 90 to the southwest corner of said Lot 90; thence Northerly along the westerly boundary of said Lot 90 and Lots 89, 88, and 87, Block A of said Elberta Empire to the southerly right-of-way boundary of Elberta Drive; thence, crossing said Elberta Drive to the northerly right-of-way boundary of said Elberta Drive at the southwest corner of Lot 1, Block C of said Elberta Empire subdivision; thence Northerly along the westerly boundary of Lots 1 thru 8, of said Block C to the southerly right-of-way boundary of Hernando Drive; thence. Crossing Hernando Drive to the northerly right-of-way boundary of said Hernando Drive at the southwest corner of Lot 1, Block A of said Elberta Empire subdivision; thence Northerly along the westerly boundary of Lots 1 thru 4 , Block A of said Elberta Empire subdivision to the northwest corner of Lot 4, Block A of said Elberta Empire subdivision; thence Easterly along the north boundary of said Lot 4, Block A to an intersection with the westerly boundary of Lot 3, Block F, Elberta Empire Addition Unit 1, a subdivision as per plat thereof, recorded in Plat Book 3, Page 67 of said Public Records; thence North along the westerly boundary of Lots 3, 2, 1 of said Block F, crossing Pepper Drive to the southwest corner of Lot 3, Block E of said Elberta Empire Addition Unit 1 to an intersection with the north boundary of said subdivision last referenced; thence East along the north boundary of said subdivision last referenced to an intersection with the westerly right-of-way boundary of Lake Bradford Road; thence North along said westerly right-of-way boundary to an intersection with the westerly boundary of Lake Bradford Road, a subdivision as per plat thereof, recorded in Plat Book 3, Page 57 of said Public Record; thence Northwesterly, Northerly and Northeasterly along the westerly boundary of said Lake Bradford Road subdivision to an intersection with the southerly right-of-way boundary of Jackson Bluff Road; thence east along said southerly right-of-way boundary to an intersection with the southerly extension of the westerly boundary line of that parcel described in Official Record Book 1811, Page 105 (Tax ID 21-35-20-000-1110) of the Public Records of Leon County, Florida, thence North along said southerly extension to the POINT OF BEGINNING.

**Containing 850 acres, more or less.**

The above areas contain in the aggregate **1455 acres**, more or less.