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3 **RESOLUTION NO. 02-R-43**

4 A RESOLUTION OF THE CITY OF TALLAHASSEE,
5 FLORIDA, RELATING TO COMMUNITY
6 REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT
7 CONDITIONS IN AN AREA OF THE CITY; FINDING
8 SHORTAGE OF HOUSING AFFORDABLE TO
9 RESIDENTS OF LOW OR MODERATE INCOME;
10 MAKING CERTAIN FINDINGS AND DETERMINATIONS;
11 FINDING A COMMUNITY REDEVELOPMENT AREA
12 EXISTS; FINDING THE EXISTING COMMUNITY
13 REDEVELOPMENT AGENCY WILL BE THE AGENCY FOR
THE AREA; PROVIDING AN EFFECTIVE DATE.

14 WHEREAS, a study has been done of the conditions in the City of Tallahassee, Florida,
15 finding conditions of blight in that part of the City known as the downtown area as more
16 particularly described on Exhibit "A" hereof (such area being referred to herein as the "Area");
17 and

18 WHEREAS, the results of that study have been presented to the City Commission for its
19 consideration and included in the public record; and

20 WHEREAS, after having considered the study's determinations and the facts and
21 evidence of conditions in the Area and has received and considered such other evidence of the
22 conditions in the Area as have been presented to it, the City Commission has determined that
23 certain actions are appropriate and necessary and should be taken to address the conditions now
24 present and expected to be present in the Area;

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

27 Section 1. Findings of Conditions. Based upon the evidence, data and facts presented to
28 it, the City Commission does hereby find:

29 (a) In that area of the City described in Exhibit "A" attached hereto (such area being
30 referred to herein as either the "Area" or the "Redevelopment Area") there are a substantial
31 number of deteriorated, or deteriorating structures, in which conditions, as indicated by
32 government-maintained statistics or other studies, are leading to economic distress or endanger
33 life or property, and in which two or more of the following factors are present:: and

34 (1) Predominance of defective or inadequate street layout, parking facilities, bridges,
35 or public transportation facilities exists within the Area; and

1 (2) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness exists
2 within the Area; and

3 (3) Unsafe and unsanitary conditions exist within the Area; and

4 (4) Deterioration of site and other improvements within the Area.

5 (b) In addition to the conditions set forth in (a) there is a shortage of housing
6 affordable to residents of low or moderate income, including the elderly, within the Area

7 Section 2. Finding of Necessity. The City Commission does hereby expressly find that
8 the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area,
9 including, if appropriate, the development of housing which residents of low or moderate
10 income, including the elderly, can afford, are necessary and in the interest of the public health,
11 safety, morals or welfare of the residents of the City of Tallahassee.


12 Section 3. Community Redevelopment Area. Based upon facts presented to it and
13 contained in the public record, the City Commission does hereby find the Area contains
14 conditions of blight as defined in Section 163.340, Florida Statutes (2001), as amended by
15 Chapter 2002-294, Laws of Florida, and that such area constitutes a community redevelopment
16 area as defined in Section 163.340(10), Florida Statutes (2001), as amended by Chapter 2002-
17 294, Laws of Florida.

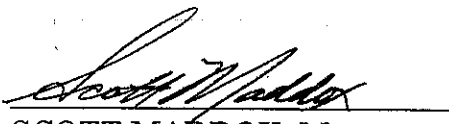
18 Section 4. Community Redevelopment Agency. The City Commission does hereby
19 find and declare that the Community Redevelopment Agency created on September 23, 1998, by
20 the enactment of Ordinance 98-O-0046, is the community redevelopment agency for the Area.

21 Section 5. Effective Date. This resolution shall take effect immediately upon its
22 approval.

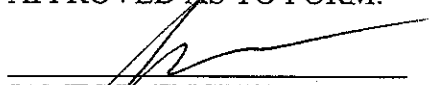
23 PASSED AND APPROVED THIS 11th DAY OF SEPTEMBER, 2002.

24 Attest:

25 
26 GARY HERNDON
27 City Treasurer-Clerk


SCOTT MADDOX, Mayor

28 APPROVED AS TO FORM:

29 
30 JAMES R. ENGLISH
31 City Attorney
32

Downtown Community Redevelopment Area

A portion of Section 36, Township 1 North, Range 1 West, Leon County, Florida, being more particularly described as follows:

COMMENCE at the Tallahassee Meridian Marker at the northwest corner of Section 6, Township 1 South, Range 1 East; thence North 89 degrees 54 minutes 29 seconds East, along the north boundary of said Section 6, a distance of 545 feet to an intersection with the westerly curvilinear right-of-way boundary of the CSX Railroad for the **POINT OF BEGINNING** of the herein described area. From said **POINT OF BEGINNING** thence, along the curvilinear right-of-way boundary of said CSX Railroad, Southwesterly and Westerly for a distance of approximate 2150 feet to an intersection with the easterly right-of-way boundary of Adams Street; thence North 00 degrees 06 minutes 32 seconds West, along the easterly right-of-way boundary of said Adams Street, a distance of 575 feet, more or less, to an intersection with the easterly prolongation of the northerly right-of-way boundary of Bloxham Street; thence, along said easterly extension and the northerly boundary of said Bloxham Street, North 89 degrees 22 minutes 17 seconds West, a distance of 420 feet, more or less, to an intersection with the northerly extension of the westerly right-of-way boundary of Duval Street; thence, along said northerly extension and the westerly right-of-way boundary of said Duval Street, South 00 degrees 03 minutes 31 seconds East, a distance of 294 feet, more or less, to an intersection with the northerly right-of-way boundary of Blount Street; thence, along the northerly right-of-way boundary of said Blount Street as follows: South 89 degrees 27 minutes 38 seconds West, a distance of 585.20 feet; thence North, a distance of 33.20 feet; thence West, a distance of 165.00 feet to an intersection with the easterly right-of-way boundary of Martin Luther King Boulevard, (hereinafter referred to as MLK Boulevard); thence North 01 degrees 17 minutes 06 seconds East, along the easterly right-of-way boundary of said MLK Boulevard, a distance of 550 feet, more or less, to an intersection with the southerly right-of-way boundary of Gaines Street; thence West, along the southerly right-of-way boundary of said Gaines Street, a distance of 200 feet to an intersection with the westerly right-of-way boundary of said MLK Boulevard; thence North, along the westerly right-of-way boundary of said MLK Boulevard, a distance of 461 feet, more or less, to an intersection with the northerly right-of-way boundary of Madison Street; thence, along the northerly right-of-way boundary of said Madison Street as follows: South 89 degrees 56 minutes 33 seconds West, a distance of 687.59 feet; thence North 73 degrees 53 minutes 01 seconds West, a distance of 294.35 feet; thence North 54 degrees 16 minutes 06 seconds West, a distance of 53.58 feet; thence North 37 degrees 21 minutes 05 seconds West, a distance of 88.56 feet; thence, leaving said northerly right-of-way last referenced and crossing railroad Avenue, South 54 degrees 37 minutes 03 seconds West, a distance of 106 feet, more or less, to an intersection with the westerly right-of-way boundary of said railroad Avenue; thence, along the westerly right-of-way boundary of said Railroad Avenue as follows: South 03 degrees 38 minutes 34 seconds West, a distance of 111.28 feet; thence South 02 degrees 48 minutes 57 seconds West, a distance of 150.83 feet; thence South 00 degrees 13 minutes 42 seconds East, a distance of 247.00 feet; thence South 47 degrees 54 minutes 27 seconds West, a distance of 22.39 feet to an intersection with the northerly right-of-way boundary of Gaines Street; thence, along the northerly right-of-way boundary of said Gaines Street as follows: South 89 degrees 57 minutes 04 seconds West, a distance of 1,266 feet; thence South 88 degrees 15 minutes 15 seconds West, a distance of 653.51 feet; thence North 87 degrees 20 minutes 57 seconds West, a distance of 620.10 feet to an intersection with the easterly right-of-way boundary of Woodward

Avenue; thence North 00 degrees 01 minutes 20 seconds East, along the easterly right-of-way boundary of said Woodward Avenue, a distance of 359 feet, more or less, to an intersection with the southerly right-of-way boundary of Madison Street; thence, along the southerly right-of-way boundary of said Madison Street as follows: South 88 degrees 16 minutes 00 seconds East, a distance of 555.74 feet; thence South, a distance of 10.00 feet; thence South 89 degrees 59 minutes 03 seconds East, a distance of 1,676.96 feet to an intersection with the westerly right-of-way boundary of Copeland Street; thence North 00 degrees 17 minutes 28 seconds West, along the westerly right-of-way boundary of said Copeland Street, a distance of 784 feet, more or less, to an intersection with the southerly right-of-way boundary of Pensacola Street; thence North 89 degrees 57 minutes 20 seconds East, along the southerly right-of-way boundary of said Pensacola Street, a distance of 388.85 feet; thence, leaving said southerly right-of-way boundary last referenced and crossing said Pensacola Street, North 59 degrees 17 minutes 57 seconds East, a distance of 117.28 feet to an intersection with the westerly right-of-way boundary of Macomb Street; thence, along said westerly right-of-way boundary as follows: North 48 degrees 19 minutes 01 seconds East, a distance of 28.23 feet; thence North 50 degrees 17 minutes 32 seconds East, a distance of 104.46 feet; thence North 48 degrees 59 minutes 05 seconds East, a distance of 16.29 feet; thence North 42 degrees 19 minutes 12 seconds West, a distance of 5.00 feet; thence North 47 degrees 14 minutes 30 seconds East, a distance of 5.30 feet; thence North 00 degrees 32 minutes 50 seconds West, a distance of 7.54 feet; thence South 89 degrees 56 minutes 30 seconds East, a distance of 7.85 feet; thence North 31 degrees 55 minutes 49 seconds East, a distance of 159.84 feet; thence North 14 degrees 47 minutes 17 seconds West, a distance of 14.64 feet; thence North 23 degrees 42 minutes 29 seconds East, a distance of 65.58 feet; thence North 03 degrees 02 minutes 32 seconds East, a distance of 40.66 feet; thence North 00 degrees 12 minutes 49 seconds West, a distance of 271.98 feet; thence North 00 degrees 02 minutes 29 seconds East, a distance of 18.02 feet; thence North 45 degrees 41 minutes 36 seconds West, a distance of 14.03 feet; thence North 07 degrees 26 minutes 01 seconds West, a distance of 60.49 feet; thence North 37 degrees 28 minutes 50 seconds East, a distance of 32.63 feet; thence North 01 degrees 26 minutes 06 seconds East, a distance of 90.69 feet; thence North 00 degrees 12 minutes 27 seconds East, a distance of 165.70 feet to an intersection with the southerly right-of-way boundary of Park Avenue; thence, along the southerly right-of-way boundary of Park Avenue, North 89 degrees 22 minutes 14 seconds East, a distance of 902.05 feet to an intersection with the westerly right-of-way boundary of said MLK Boulevard; thence, along the westerly right-of-way boundary of said MLK Boulevard, North 00 degrees 03 minutes 29 seconds West, a distance of 750.87 feet to an intersection with the northerly right-of-way boundary of Call Street; thence, along the northerly right-of-way boundary of Call Street, South 89 degrees 56 minutes 46 seconds West, a distance of 806.63 feet to an intersection with the easterly right-of-way boundary of Macomb Street; thence, along the easterly right-of-way boundary of Macomb Street as follows: North 51 degrees 39 minutes 09 seconds West, a distance of 17.23 feet; thence North 00 degrees 05 minutes 27 seconds West, a distance of 29.64 feet; thence North 02 degrees 22 minutes 03 seconds West, a distance of 48.51 feet; thence North 04 degrees 38 minutes 26 seconds West, a distance of 58.25 feet; thence North 00 degrees 06 minutes 24 seconds West, a distance of 162.27 feet to an intersection with the southerly right-of-way boundary of West Tennessee Street (US 90 West); thence, along said southerly right-of-way boundary last referenced as follows: North 44 degrees 53 minutes 22 seconds East, a distance of 19.80 feet; thence North 44 degrees 53 minutes 42 seconds East, a distance of 8.49 feet; thence North 89 degrees 23 minutes 54 seconds East, a distance of 1,208.21 feet to an intersection with the southerly prolongation of the easterly right-of-way boundary of Bronough Street; thence, along said southerly prolongation and

the westerly right-of-way boundary of Bronough Street, North 00 degrees 03 minutes 57 seconds West, a distance of 1,605 feet, more or less, to an intersection with the southerly right-of-way boundary of Brevard Street; thence, along the southerly right-of-way boundary of Brevard Street, South 89 degrees 54 minutes 33 seconds East, a distance of 2,301 feet, more or less, to an intersection with the westerly right-of-way boundary of Meridian Street; thence, along the westerly right-of-way boundary of Meridian Street, South 00 degrees 15 minutes 47 seconds West, a distance of 1,598 feet, more or less, to an intersection with the southerly right-of-way boundary of East Tennessee Street (US 90 East); thence, along the southerly right-of-way boundary of said East Tennessee Street, North 89 degrees 47 minutes 00 seconds East, a distance of 1,7477 feet, more or less, to an intersection with the easterly boundary of Lot 1, Block B, Franklin Park, a subdivision as per plat thereof, recorded in Plat Book 2, Page 69 of said Public Records; thence Southwesterly, along the easterly boundary line of said Lot 1 and the easterly boundary of Lot 2, Block B of said Franklin Park subdivision, a distance of 378 feet, more or less, to an intersection with the northerly right-of-way boundary of Cal Street; thence South, a distance of 60 feet to the southerly right-of-way boundary of said Call Street; thence Southeasterly, along said southerly right-of-way last referenced, approximately 330 feet to an intersection with the curvilinear westerly right-of-way boundary of the CSX Railroad; thence Southwesterly, along the westerly right-of-way boundary of said CSX Railroad, a distance of 1900 feet, more or less, to an intersection with the northerly boundary of Lot 2, Block "B", Cherokee Heights, a subdivision as per plat thereof, recorded in Plat Book 2, Page 106 of said Public Records; thence, along the southerly boundary of said Lot 2, to the southwest corner of said Lot 2 on the easterly right-of-way boundary of Crest Street; thence, crossing Crest Street to an intersection of the westerly right-of-way boundary of said Crest Street with the northerly right-of-way boundary of Jefferson Street; thence Westerly, along the northerly right-of-way boundary of said Jefferson Street, a distance of 700 feet, more or less, to an intersection with the easterly right-of-way boundary of Franklin Boulevard; (FRANKLIN BOULEVARD thence Southeasterly, along the easterly right-of-way boundary of said Franklin Boulevard, to an intersection with the easterly prolongation of the northerly right-of-way boundary of Pensacola Street; thence West, along said northerly right-of-way boundary last referenced, a distance of FRANKLIN BLVD) thence, crossing said Franklin Boulevard, North 42 degrees 11 minutes 51 seconds West, a distance of 60.74 feet to an intersection with the northerly right-of-way boundary of Jefferson Street; thence, along said northerly right-of-way boundary last referenced, West, a distance of 336 feet, more or less to an intersection with the easterly right-of-way boundary of Meridian Road; thence, along the easterly right-of-way boundary of said Meridian Road, South 00 degrees 27 minutes 26 seconds East, a distance of 320 feet, more or less, to an intersection with the northerly right-of-way boundary of Pensacola Street; thence, along the northerly right-of-way boundary of Pensacola Street, South 89 degrees 50 minutes 42 seconds West, a distance of 380 feet, more or less, to an intersection with the easterly right-of-way boundary of Gadsden Street; thence, along the easterly right-of-way boundary of Gadsden Street, North 00 degrees 06 minutes 07 seconds West, a distance of 321 feet, more or less, to an intersection with the northerly right-of-way boundary of Jefferson Street; thence, along the northerly right-of-way boundary of Jefferson Street and a westerly extension thereof, South 89 degrees 55 minutes 45 seconds West, a distance of 461 feet, more or less, to an intersection with the westerly right-of-way boundary of Calhoun Street; thence, along the westerly right-of-way boundary of said Calhoun Street, North, a distance of 125 feet, more or less, to an intersection with the northerly right-of-way boundary of said Jefferson Street; thence, along the northerly right-of-way boundary of said Jefferson Street, West, a distance of 260 feet, more or less, to an intersection with the easterly right-of-way boundary of

Monroe Street; thence, along said easterly right-of-way boundary last referenced, South, a distance of 125 feet, more or less, to an intersection with easterly extension of the northerly right-of-way boundary of said Jefferson Street; thence, along said easterly extension and the northerly right-of-way boundary of said Jefferson Street, South 89 degrees 53 minutes 56 seconds West, a distance of 522 feet, more or less, to an intersection with the easterly right-of-way boundary of Adams Street; thence, along the easterly right-of-way boundary of said Adams Street, North, a distance of 160 feet, more or less, to an intersection with the easterly extension of the northerly right-of-way boundary of said Jefferson Street; thence West, along said easterly extension and the northerly right-of-way boundary of said Jefferson Street, a distance of 380 feet, more or less, to an intersection with the easterly right-of-way boundary of Duval Street; thence, along the easterly right-of-way boundary of Duval Street, South, a distance of 450 feet, more or less, to an intersection with the easterly extension of the northerly right-of-way boundary of Pensacola Street; thence, along said easterly extension and the northerly right-of-way boundary of said Pensacola Street, South 89 degrees 53 minutes 44 seconds West, a distance of 400 feet, more or less, to an intersection with the easterly right-of-way boundary of Bronough Street; thence North 00 degrees 03 minutes 41 seconds West, along the easterly right-of-way boundary of Bronough Street, a distance of 260 feet, more or less, to an intersection with the southerly right-of-way boundary of said Jefferson Street; thence, along said southerly right-of-way boundary last referenced, South 89 degrees 55 minutes 18 seconds West, a distance of 1,286 feet, more or less, to an intersection with the easterly right-of-way boundary of Macomb Street; thence, along the easterly right-of-way boundary of Macomb Street, South 00 degrees 10 minutes 00 seconds East, a distance of 260 feet, more or less, to an intersection with the northerly right-of-way boundary of Pensacola Street; thence North 89 degrees 56 minutes 40 seconds East, along the northerly right-of-way boundary of Pensacola Street, a distance of 884 feet, more or less, to an intersection with the easterly right-of-way boundary of said MLK Boulevard; thence, along the easterly right-of-way boundary of MLK Boulevard, South 00 degrees 17 minutes 17 seconds East, a distance of 1,182 feet, more or less, to an intersection with the southerly right-of-way boundary of Gaines Street; thence, along the southerly right-of-way boundary of Gaines Street, North 89 degrees 56 minutes 33 seconds East, a distance of 2,300 feet, more or less, to an intersection with the easterly right-of-way boundary of Gadsden Street; thence, along the easterly right-of-way boundary of Gadsden Street, North 00 degrees 06 minutes 52 seconds West, a distance of 341 feet, more or less, to an intersection with the southerly right-of-way boundary of Madison Street; thence, along the southerly right-of-way boundary of Madison Street, East, a distance of 386 feet, more or less, to an intersection with the easterly right-of-way boundary of Meridian Street; thence, along the easterly right-of-way boundary of Meridian Street and the curvilinear right-of-way boundary of Lafayette street as follows: North, a distance of 70.00 feet; thence North 11 degrees 18 minutes 36 seconds East, a distance of 101.98 feet; thence North 31 degrees 36 minutes 27 seconds East, a distance of 152.64 feet; thence North 65 degrees 33 minutes 22 seconds East, a distance of 120.83 feet; thence North, a distance of 30.00 feet; thence North 60 degrees 38 minutes 32 seconds East, a distance of 91.79 feet; thence North 86 degrees 49 minutes 13 seconds East, a distance of 270.42 feet; thence South 81 degrees 33 minutes 09 seconds East, a distance of 510.54 feet to an intersection with the curvilinear westerly right-of-way boundary of the CSX Railroad; thence Southwesterly, along the curvilinear westerly right-of-way boundary of said CSX Railroad, a distance of 1,240 feet, to the POINT OF BEGINNING; Containing 17,990,120.51 square feet or 413.00 acres, more or less.

***** CLOSURE REPORT *****

Coordinate File: D:\JBLEGAL\CRA-2002.ASC

Sequence of Described Points to POB: 1 2

Length of Described Courses to POB: 545.00

Closing Line: South 89 degrees 54 minutes 28 seconds West 0.0000

Precision: 1 in 2,040,859,426

Sequence of Described Points: 2 3 4 5 6 7 8 9 10 11 12 13 14 132 131 130 15 16 17 18 19 20 21 22

23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 50 51 52 48 49 53 141

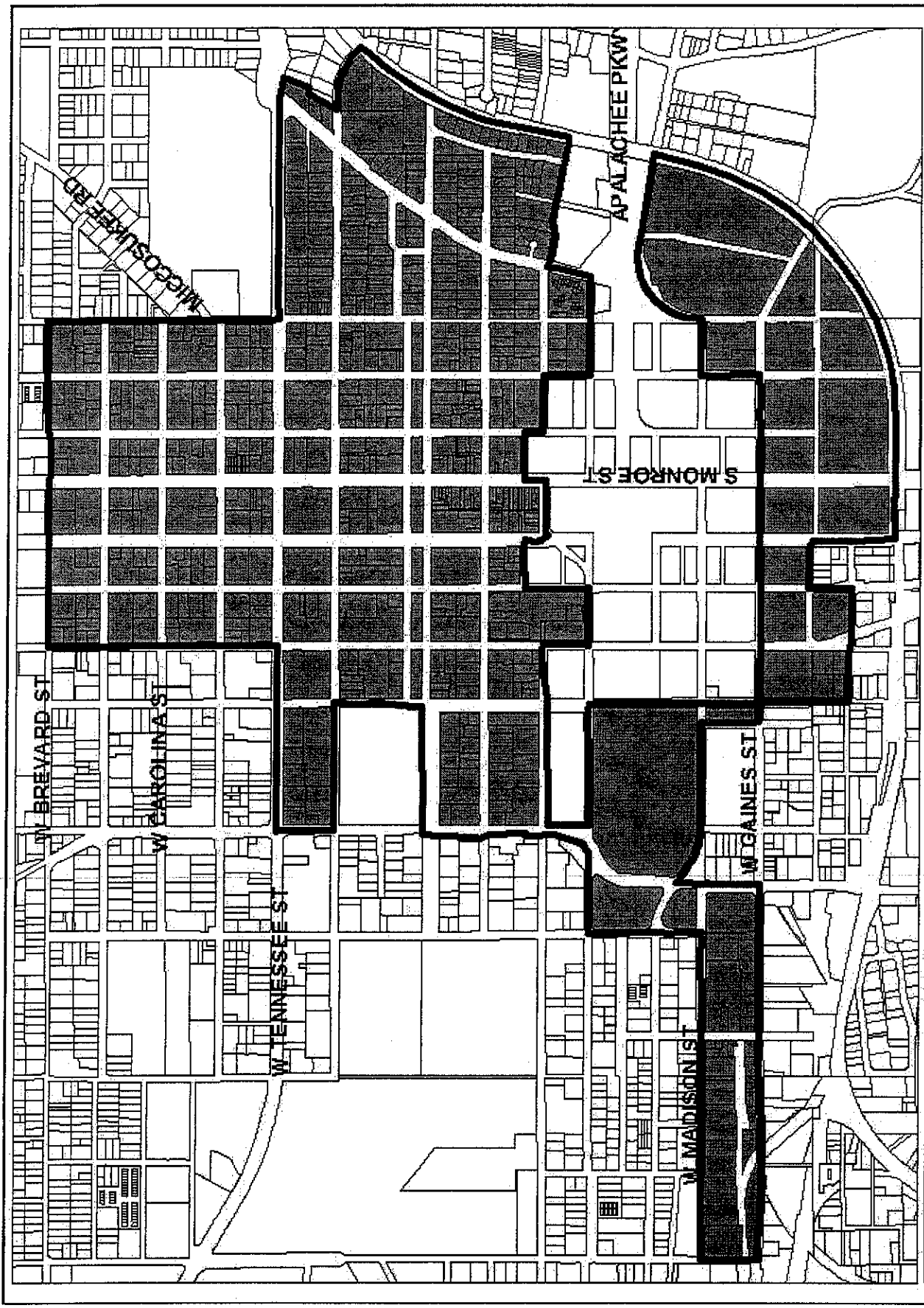
142 143 144 54 55 56 57 58 59 60 61 62 63 64 65 66 67 74 75 76 77 78 79 80 81 82 83 84 85 86 87

88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 2

Length of Described Courses: 42,986.64

Closing Line: South 62 degrees 58 minutes 39 seconds West 0.0084

Precision: 1 in 5,121,534



**Proposed Downtown
Community Redevelopment District**

Legend

- █ Proposed District Boundary