

RESOLUTION NO. 14-R-27

A RESOLUTION OF THE CITY OF TALLAHASSEE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; CORRECTING LEGAL DESCRIPTION OF DOWNTOWN DISTRICT COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission established the boundaries of the Downtown District Community Redevelopment Area (the "Downtown District") in Resolution 02-R-43;

WHEREAS, the boundaries of the Downtown District were set out in accordance with the Finding of Necessity for Redevelopment of the Tallahassee Downtown Area (the "Finding of Necessity"), accepted and adopted by the City Commission;

WHEREAS, a map of the boundaries of the Downtown District was attached as an exhibit to Resolution 02-R-43;

WHEREAS, the legal description which was attached to Resolution 02-R-43 contained scrivener's errors so that the written legal description did not reflect the boundaries as shown on the map and as proposed in the Finding of Necessity; and

WHEREAS, the City desires to correct the legal description of the Downtown District;

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

Section 1. Legal Description for Downtown District. The corrected legal description for the Downtown District Community Redevelopment Area is that area of the City described in Exhibit A attached hereto.

Section 2. Effective Date. This resolution shall take effect immediately upon adoption.

ADOPTED by the City Commission of the City of Tallahassee this 10th day of December, 2014.

CITY OF TALLAHASSEE

By: Andrew D. Gillum
Andrew D. Gillum
Mayor

RECEIVED
CITY TREASURER-CLERK
2014 DEC 12 PM 2:01

ATTEST:

By: James O. Cooke IV
James O. Cooke, IV
City Treasurer-Clerk

APPROVED AS TO FORM:

By: Lewis E. Shelley
Lewis E. Shelley
City Attorney

Exhibit A

BOUNDARY OF THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA

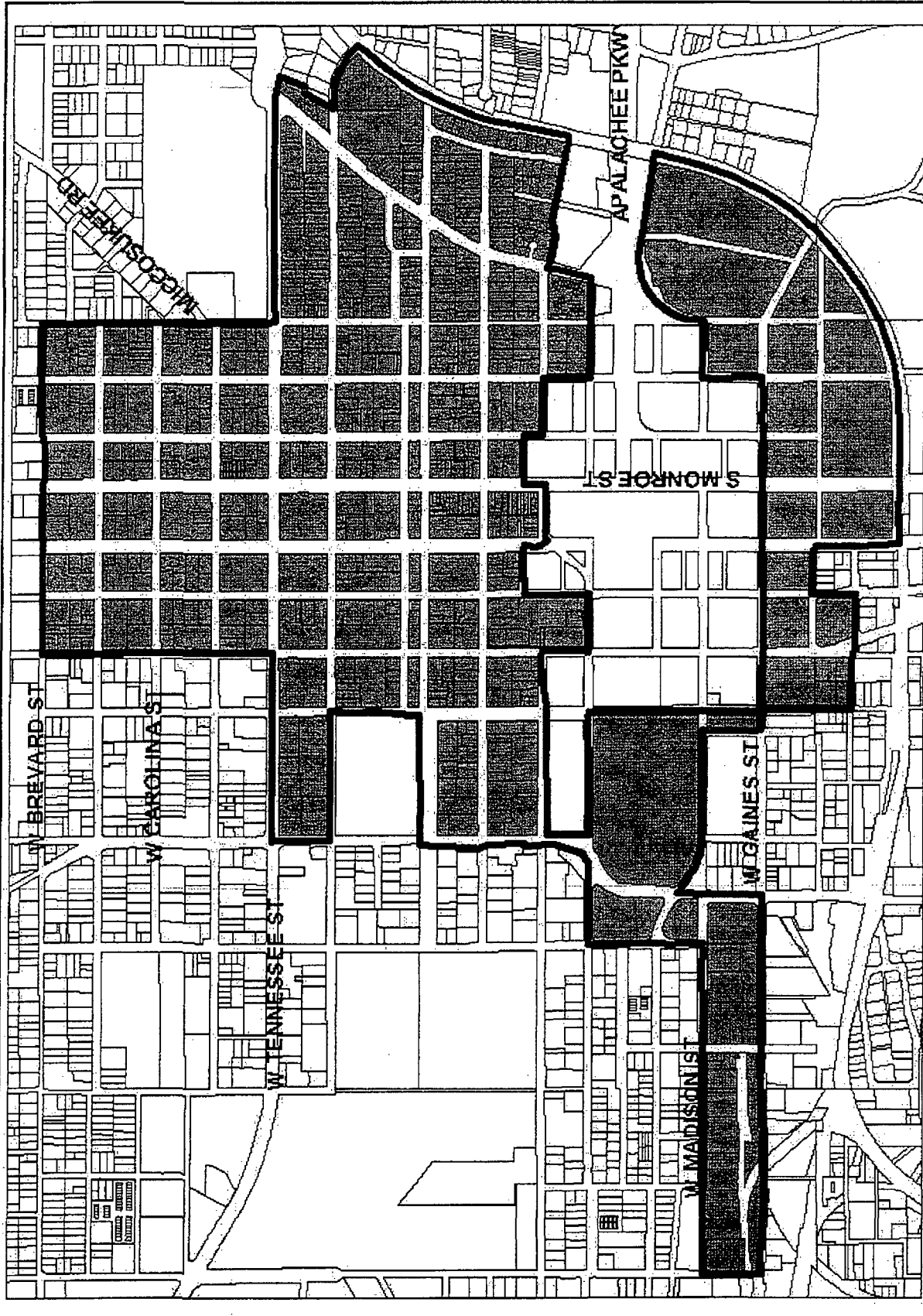
A portion of Section 36, Township 1 North, Range 1 West, Section 31, Township 1 North, Range 1 East, Section 6, Township 1 South, Range 1 East and Section 1, Township 1 South, Range 1 West,, Leon County, Florida, being more particularly described as follows:

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 2250 feet to an intersection with the westerly right-of-way boundary of Adams Street; thence North 00 degrees 07 minutes 10 seconds West, along the westerly right-of-way boundary of said Adams Street, a distance of 525 feet, more or less, to an intersection with the southerly right-of-way boundary of Bloxham Street; thence, along the southerly right-of-way boundary of said Bloxham Street, North 89 degrees 51 minutes 56 seconds West, a distance of 260 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 said Duval Street, Southerly, approximately 290 feet to an intersection with the southerly right-of-way boundary of Blount Street; thence, along the northerly right-of-way boundary of said Blount Street as follows: South 89 degrees 31 minutes 31 seconds West, a distance of 665 feet; thence South, a distance of 10 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 19 seconds East, along the easterly right-of-way boundary of said MLK Boulevard, a distance of 630 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 431 feet, more or less, to an intersection with the centerline of Madison Street; thence, along the centerline of said Madison Street, South 89 degrees 56 minutes 33 seconds West, a distance of 1108 feet, more or less, to an intersection with the centerline of Railroad Avenue; thence, along the centerline of said railroad Avenue, South 00 degrees 04 minutes 22 seconds East, a distance of 401 feet, more or less, to an intersection with the centerline of Gaines Street; thence, along the centerline of Gaines street as follows: South 89 degrees 56 minutes 11 seconds West, a distance of 1,343 feet; thence South 88 degrees 15 minutes 15 seconds West, a distance of 653.51 feet; thence South 89 degrees 52 minutes 40 seconds West, a distance of 620 feet, more or less, to an intersection with the southerly prolongation of the easterly right-of-way boundary of Woodward Avenue; thence North 00 degrees 01 minutes 20 seconds East, along said prolongation and said easterly right-of-way boundary of Woodward Avenue, a distance of 459 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 88 degrees 16 minutes 00 seconds East, a distance of 555.74 feet; thence North, 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

northerly right-of-way boundary of Pensacola Street; thence North 89 degrees 58 minutes 45 seconds East, along the northerly right-of-way boundary of said Pensacola Street, a distance of 490 feet, more or less, 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 40 minutes 20 seconds East, a distance of 52.16 feet, thence North 00 degrees 56 minutes 56 seconds East, a distance of 230 feet, more or less, to an intersection with the northerly right-of-way boundary of Park Avenue; thence, along the northerly right-of-way boundary of Park Avenue, North 89 degrees 22 minutes 14 seconds East, a distance of 900 feet, more or less, 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 570 feet, more or less, to an intersection with the southerly right-of-way boundary of Call Street; thence, along the southerly 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 South 89 degrees 50 minutes 30 seconds West, crossing said Macomb Street, a distance of 75.5 feet, to an intersection with the westerly right-of-way boundary of said Macomb Street; thence following said westerly right-of-way boundary, Northerly, a distance of approximately 400 feet to an intersection with the southerly right-of-way boundary of West Tennessee Street; thence, North, a distance of 41 feet, more or less, to an intersection with the centerline of said West Tennessee Street; thence, along the centerline of said West Tennessee Street, a distance of 1,372 feet to an intersection with the centerline of Bronough Street; thence, along the centerline of said Bronough Street, North 00 degrees 03 minutes 57 seconds West, a distance of 1,594 feet, more or less, to an intersection with the centerline of Brevard Street; thence, along the centerline of Brevard Street, South 89 degrees 55 minutes 30 seconds East, a distance of 400 feet, more or less, to an intersection with the centerline of Duval Street; thence North, along the centerline of Duval Street, a distance of 20 feet, more or less, to an intersection with the northerly right-of-way boundary of Brevard Street; thence South 89 degrees 52 minutes 32 seconds East, along said northerly right-of-way boundary, a distance of 1921 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, South 00 degrees 05 minutes 47 seconds East, a distance of 1,578 feet, more or less, to an intersection with the northerly right-of-way boundary of East Tennessee Street (US 90 East); thence, along the northerly right-of-way boundary of said East Tennessee Street, North 89 degrees 55 minutes 18 seconds East, a distance of 1,709 feet, more or less, to an

intersection with the northeasterly prolongation of 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 said prolongation, a distance of 60 feet, more or less, to the northeast corner of said Lot 1 last referenced; thence, 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 192 feet, more or less, to the southeast corner of said Lot 2 last referenced; thence, along the southerly boundary of said Lot last referenced, a distance of 55 feet to the northwest corner of Lot 5, Block B, of said Franklin Park; thence Southwesterly, along the westerly boundary of said Lot 5, a distance of 200 feet, more or less, to an intersection with the northerly right-of-way boundary of Call Street; thence Easterly and Southeasterly, along said northerly right-of-way last referenced, approximately 460 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 1960 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 Southwesterly to an intersection with the southerly right-of-way boundary of Jefferson Street; thence Westerly, along the southerly right-of-way boundary of said Jefferson Street, a distance of 770 feet, more or less, to an intersection with the easterly right-of-way boundary of Franklin Boulevard; thence Southeasterly, along the easterly right-of-way boundary of said Franklin Boulevard, a distance of 295 feet, more or less, to an intersection with the easterly prolongation of the southerly right-of-way boundary of Pensacola Street; thence West, along said southerly right-of-way boundary last referenced, a distance of 742 feet, more or less, to an intersection with the westerly right-of-way boundary of Gadsden Street; thence, along the westerly 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 southerly right-of-way boundary of Jefferson Street; thence, along the southerly right-of-way boundary of Jefferson Street and a westerly extension thereof, South 89 degrees 55 minutes 45 seconds West, a distance of 400 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 154 feet, more or less, to an intersection with the southerly right-of-way boundary of said Jefferson Street; thence, along the southerly 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 155 feet, more or less, to an intersection with easterly extension of the southerly right-of-way boundary of said Jefferson Street; thence, along said easterly extension and the southerly 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 westerly right-of-way boundary of Adams Street; thence, along the westerly right-of-way boundary of said Adams Street, North, a distance of 160 feet, more or less, to an intersection with the southerly right-of-way boundary of said Jefferson Street; thence West, along the southerly right-of-way boundary of said Jefferson Street, a distance of 260 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 480 feet, more or less, to an intersection with the easterly extension of the southerly 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 460 feet, more or less, to an intersection with the westerly right-of-way

boundary of Bronough Street; thence North 00 degrees 03 minutes 00 seconds West, along the westerly right-of-way boundary of Bronough Street, a distance of 320 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 1,225 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 northerly right-of-way boundary of Gaines Street; thence, along the northerly right-of-way boundary of Gaines Street, North 89 degrees 56 minutes 33 seconds East, a distance of 2,240 feet, more or less, to an intersection with the westerly right-of-way boundary of Gadsden Street; thence, along the westerly right-of-way boundary of Gadsden Street, North 00 degrees 06 minutes 52 seconds West, a distance of 400 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 Madison Street, East, a distance of 446 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 10.00 feet; thence North 11 degrees 18 minutes 36 seconds East, a distance of 102 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 19,188,105 square feet or 441 acres, more or less.



**Proposed Downtown
Community Redevelopment District**

Legend

■ Proposed District Boundary