

RESOLUTION NO. 2026- 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLEMAN, FLORIDA, MAKING A FINDING OF NECESSITY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; CONFIRMING THAT BLIGHTED CONDITIONS CONTINUE TO EXIST WITHIN A REDUCED PORTION OF THE ORIGINAL COMMUNITY REDEVELOPMENT AREA; ESTABLISHING A NEW LEGAL BOUNDARY; AFFIRMING THE NEED FOR CONTINUED REDEVELOPMENT EFFORTS; RETAINING THE CITY COUNCIL AS THE COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE PREPARATION OF A COMMUNITY REDEVELOPMENT PLAN UPDATE; AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, in 2003, the City of Coleman adopted Ordinance No. 2003-1 creating the Coleman Community Redevelopment Agency (CCRA), establishing a Community Redevelopment Area (CRA) to address a range of blight-related conditions affecting the health, safety, and welfare of the community; and

WHEREAS, since that time, targeted improvements have occurred in parts of the CRA; however, several areas within the community still face longstanding challenges such as deteriorating infrastructure, aging buildings, and underperforming properties; and

WHEREAS, this composition of a 2025 Finding of Necessity Study showed that blighted conditions continue to exist within a refined and more focused portion of the original CRA. These conditions meet the criteria for blight outlined in Section 163.340(8), Florida Statutes; and

WHEREAS, these persistent conditions include:

- Inadequate or substandard street and drainage infrastructure;
- Unsafe or unsanitary building and site conditions;
- Deterioration of existing improvements; and
- A lack of sufficient private investment to stimulate growth; and

WHEREAS, the City Council believes that reducing the CRA boundary allows for more focused investment, strategic use of public resources, and stronger community outcomes within the areas most in need; and

WHEREAS, the City Council finds that these conditions cannot be remedied by private investment alone and that public support through a CRA remains essential to eliminating blight and improving quality of life; and

WHEREAS, the City Council wishes to continue its role as the governing body of the CRA, maintaining leadership and oversight of redevelopment activities within the updated area.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Coleman, Florida, as follows:

SECTION 1: The City Council finds that blight, as defined by section 163.340(8) (a,d,e, and f) Florida Statutes, continues to exist in the reduced CRA area described in Exhibit A, and that action is needed to prevent further decline.

SECTION 2. The CRA boundary is hereby amended to reflect the legal description set forth in Exhibit A. This boundary replaces the previous CRA limits established in 2003.


SECTION 3. The City Council confirms that redevelopment within the revised area is necessary and in the best interest of the community.

SECTION 4. The City Council reaffirms its designation as the Community Redevelopment Agency for the City of Coleman and will continue to carry out all redevelopment activities under Chapter 163, Florida Statutes.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

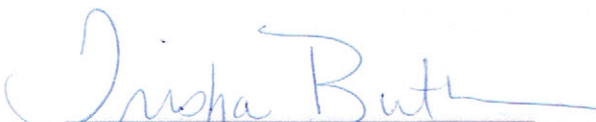
PASSED AND ENACTED this 9th day of March, 2026.

**CITY COUNCIL OF THE CITY OF
COLEMAN, FLORIDA**

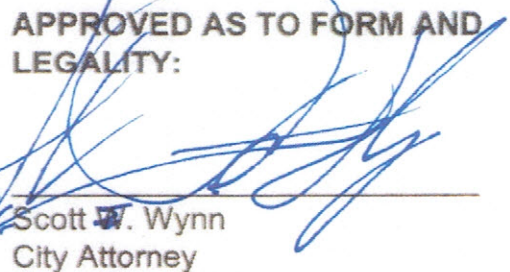


Charles Felton, Mayor Pro Tem

ATTEST:



Trisha Butler
Public Service Director

**APPROVED AS TO FORM AND
LEGALITY:**


Scott W. Wynn
City Attorney

EXHIBIT "A"

The Coleman Coleman Redevelopment Area, being described as follows:

From the center line of County Road 521, run thence South 0°00'0.4" East, a distance of 23.46 feet to the POINT OF BEGINNING.

Run thence South 0°00'00" East, 316.43 feet to a point of non-tangency;

THENCE North 90°00'00" East, 218.18 feet to a point of non-tangency;

THENCE North 0°00'00" East, 9.18 feet to a point of non-tangency;

THENCE North 89°59'59" East, 143.66 feet to a point of non-tangency;

THENCE South 0°00'00" East, 281.02 feet to a point of non-tangency;

THENCE South 0°15'00" East, 106.50 feet to a point of non-tangency;

THENCE South 82°41'16" West, 44.98 feet to a point of non-tangency;

THENCE North 89°45'58" West, 103.94 feet to a point of non-tangency;

THENCE South 0°00'00" East, 0.07 feet to a point of non-tangency;

THENCE North 89°49'34" West, 0.54 feet to a point of non-tangency;

THENCE South 0°05'40" East, 328.59 feet to a point of non-tangency;

THENCE South 0°00'00" East, 292.34 feet to a point of non-tangency;

THENCE South 89°59'59" West, 659.96 feet to a point;

THENCE South 89°59'59" West, 331.68 feet to a point of non-tangency;

THENCE South 89°48'32" West, 97.95 feet to a point of non-tangency;

THENCE North 0°01'58" West, 198.00 feet to a point of non-tangency;

THENCE South 89°48'33" West, 222.50 feet to a point;

THENCE South 89°45'58" West, 22.26 feet to a point of non-tangency;

THENCE South 0°08'28" West, 195.49 feet to a point;

THENCE South 0°08'28" West, 332.29 feet to a point of non-tangency;

THENCE North 89°44'01" West, 214.76 feet to a point;

THENCE North 89°44'01" West, 442.84 feet to a point;

THENCE North 89°44'01" West, 666.19 feet to a point;

THENCE North 89°44'00" West, 389.07 feet to a point of non-tangency;

THENCE North 0°20'21" East, 2.33 feet to a point of non-tangency;

THENCE North 89°58'07" West, 272.26 feet to a point of non-tangency;

THENCE South 0°04'36" West, 333.77 feet to a point of non-tangency;

THENCE South 89°57'46" West, 671.08 feet to a point of non-tangency;

THENCE North 89°48'35" West, 331.60 feet to a point of non-tangency;
THENCE North 0°17'30" East, 665.59 feet to a point of non-tangency;
THENCE North 89°49'11" West, 665.36 feet to a point of non-tangency;
THENCE North 0°14'40" East, 360.00 feet to a point of non-tangency;
THENCE North 89°49'11" West, 150.27 feet to a point of non-tangency;
THENCE North 89°56'04" West, 179.85 feet to a point of non-tangency;
THENCE South 0°13'34" West, 249.95 feet to a point;
THENCE South 0°14'28" West, 579.35 feet to a point;
THENCE South 0°14'40" West, 195.76 feet to a point of non-tangency;
THENCE North 89°48'35" West, 352.30 feet to a point;
THENCE North 89°48'35" West, 512.11 feet to a point of non-tangency;
THENCE South 0°10'53" West, 665.26 feet to a point of non-tangency;
THENCE North 89°47'59" West, 379.16 feet to a point of non-tangency;
THENCE South 3°48'11" East, 33.89 feet to a point of non-tangency;
THENCE South 4°07'11" East, 106.82 feet to a point of non-tangency;
THENCE South 16°51'21" East, 2.99 feet to a point of non-tangency;
THENCE South 25°25'43" East, 2.99 feet to a point of non-tangency;
THENCE South 34°00'08" East, 2.99 feet to a point of non-tangency;
THENCE South 42°34'17" East, 2.99 feet to a point of non-tangency;
THENCE South 51°08'23" East, 2.99 feet to a point of non-tangency;
THENCE South 59°42'53" East, 2.99 feet to a point of non-tangency;
THENCE South 4°00'00" East, 116.83 feet to a point of non-tangency;
THENCE South 7°00'00" East, 259.19 feet to a point of non-tangency;
THENCE South 82°00'00" West, 30.00 feet to a point of non-tangency;
THENCE South 69°27'43" West, 4.42 feet to a point of non-tangency;
THENCE South 7°05'09" East, 131.19 feet to a point of non-tangency;
THENCE North 89°42'10" West, 100.23 feet to a point of non-tangency;
THENCE North 89°48'27" West, 144.19 feet to a point;
THENCE North 89°50'00" West, 111.15 feet to a point;
THENCE North 89°49'59" West, 71.90 feet to a point;
THENCE North 89°50'00" West, 175.00 feet to a point;
THENCE North 89°48'25" West, 90.47 feet to a point;
THENCE North 89°50'19" West, 321.84 feet to a point;
THENCE North 89°50'11" West, 213.20 feet to a point;

THENCE North 89°49'59" West, 186.50 feet to a point;
THENCE North 89°49'26" West, 2.03 feet to a point of non-tangency;
THENCE North 89°12'53" West, 158.87 feet to a point of non-tangency;
THENCE North 22°16'36" East, 1,344.82 feet to a point of non-tangency;
THENCE North 22°27'56" East, 65.14 feet to a point of non-tangency;
THENCE North 89°55'11" West, 25.49 feet to a point;
THENCE North 89°55'11" West, 71.94 feet to a point;
THENCE North 89°55'11" West, 302.42 feet to a point of non-tangency;
THENCE South 89°57'29" West, 106.36 feet to a point;
THENCE South 89°57'29" West, 452.97 feet to a point;
THENCE South 89°58'02" West, 801.35 feet to a point of non-tangency;
THENCE North 0°01'23" East, 1,384.61 feet to a point of non-tangency;
THENCE South 89°46'28" East, 2,003.72 feet to a point of non-tangency;
THENCE North 89°59'24" East, 329.05 feet to a point of non-tangency;
THENCE North 22°35'28" East, 702.56 feet to a point of non-tangency;
THENCE North 69°27'14" West, 461.01 feet to a point of non-tangency;
THENCE North 19°25'20" East, 226.58 feet to a point of non-tangency;
THENCE South 89°05'47" East, 206.90 feet to a point of non-tangency;
THENCE North 1°41'00" East, 194.72 feet to a point of non-tangency;
THENCE North 89°59'27" East, 227.68 feet to a point of non-tangency;
THENCE North 0°09'20" East, 95.42 feet to a point of non-tangency;
THENCE North 89°32'26" East, 383.29 feet to a point of non-tangency;
THENCE North 22°36'57" East, 131.74 feet;
THENCE North 89°59'38" East, 163.10 feet to a point of non-tangency;
THENCE South 0°07'02" West, 121.76 feet to a point of non-tangency;
THENCE South 89°55'34" East, 173.63 feet to a point of non-tangency;
THENCE North 0°00'00" East, 171.06 feet to a point of non-tangency;
THENCE South 89°50'00" East, 150.00 feet to a point of non-tangency;
THENCE South 0°00'00" East, 170.85 feet to a point of non-tangency;
THENCE South 89°54'56" East, 393.08 feet to a point of non-tangency;
THENCE North 0°06'08" East, 583.04 feet to a point;
THENCE North 0°06'08" East, 516.05 feet to a point of non-tangency;
THENCE North 89°54'18" West, 195.28 feet to a point of non-tangency;
THENCE North 0°00'00" East, 210.00 feet to a point of non-tangency;

THENCE South 89°51'24" East, 109.85 feet to a point;
THENCE South 89°51'04" East, 70.49 feet to a point of non-tangency;
THENCE South 18°00'15" West, 0.08 feet to a point of non-tangency;
THENCE South 89°41'48" East, 14.69 feet to a point of non-tangency;
THENCE North 0°04'36" West, 9.79 feet to a point;
THENCE North 0°04'21" West, 0.26 feet to a point of non-tangency;
THENCE South 89°51'43" East, 331.58 feet to a point of non-tangency;
THENCE North 0°09'59" East, 727.23 feet to a point;
THENCE North 0°09'59" East, 584.94 feet to a point of non-tangency;
THENCE North 89°57'23" East, 351.60 feet to a point;
THENCE North 89°54'40" East, 436.22 feet to a point of non-tangency;
THENCE South 89°20'52" East, 211.51 feet to a point of non-tangency;
THENCE South 0°10'56" West, 14.96 feet to a point;
THENCE South 0°08'56" West, 160.00 feet to a point of non-tangency;
THENCE South 0°10'24" East, 135.61 feet to a point of non-tangency;
THENCE South 0°52'58" West, 149.71 feet to a point;
THENCE South 0°52'57" West, 20.00 feet to a point;
THENCE South 0°52'58" West, 163.12 feet to a point;
THENCE South 0°53'23" West, 105.00 feet to a point of non-tangency;
THENCE South 0°23'47" West, 19.78 feet to a point of non-tangency;
THENCE South 0°05'15" East, 223.29 feet to a point;
THENCE South 0°02'54" East, 100.00 feet to a point;
THENCE South 0°02'53" East, 222.12 feet to a point of non-tangency;
THENCE South 11°13'41" West, 30.31 feet to a point of non-tangency;
THENCE South 0°17'19" West, 165.89 feet to a point;
THENCE South 0°17'18" West, 19.11 feet to a point of non-tangency;
THENCE South 67°56'56" West, 1.01 feet to a point of non-tangency;
THENCE South 0°22'10" West, 194.62 feet to a point;
THENCE South 0°21'47" West, 266.27 feet to a point of non-tangency;
THENCE South 89°50'52" East, 36.55 feet to a point;
THENCE South 89°53'21" East, 671.15 feet to a point;
THENCE South 89°53'21" East, 650.88 feet to a point of non-tangency;
THENCE South 89°47'28" East, 337.71 feet to a point of non-tangency;
THENCE South 0°00'00" East, 479.20 feet to a point;

THENCE South 0°00'00" East, 177.60 feet to a point of non-tangency;
THENCE South 89°48'16" East, 100.29 feet to a point;
THENCE South 89°48'16" East, 94.71 feet to a point;
THENCE South 89°48'16" East, 126.19 feet to a point;
THENCE South 89°48'16" East, 227.33 feet to a point of non-tangency;
THENCE North 89°21'37" East, 119.44 feet to a point of non-tangency;
THENCE South 89°29'34" East, 319.98 feet to a point of non-tangency;
THENCE North 0°21'12" East, 303.80 feet to a point;
THENCE North 0°21'12" East, 246.53 feet to a point;
THENCE North 0°21'13" East, 109.22 feet to a point of non-tangency;
THENCE North 90°00'00" East, 433.86 feet to a point of non-tangency;
THENCE South 0°09'01" East, 113.77 feet to a point of non-tangency;
THENCE South 0°00'58" East, 218.90 feet to a point;
THENCE South 0°00'51" West, 331.66 feet to a point;
THENCE South 0°02'51" West, 334.64 feet to a point;
THENCE South 0°00'00" East, 288.26 feet to a point;
THENCE South 0°02'57" East, 51.93 feet to a point of non-tangency;
THENCE North 90°00'00" East, 73.85 feet to a point;
THENCE North 90°00'00" East, 150.00 feet to a point;
THENCE North 90°00'00" East, 166.05 feet to a point;
THENCE North 90°00'00" East, 276.82 feet,
to THE POINT OF BEGINNING.

Containing 579.305 Acres, more or less.