

RESOLUTION NO. 90-M-23

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA; FINDING THE EXISTENCE OF ONE OR MORE SLUM AND BLIGHTED AREAS IN THE CITY OF ORLANDO AND ORANGE COUNTY, FLORIDA; FINDING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, administrative officials of Orange County, Florida (the "County") have undertaken and completed a review of an area located within the City of Orlando (the "City") and the county known as the South Orange Blossom Trail (U.S. Highway 441) for purposes of determining if slum or blighted conditions, or both, exist within all or part of such area; and

WHEREAS, the Board of County Commissioners of the County (the "Commission") has received a recommendation from the Orange Blossom Trail Development Board that a finding of the existence of one or more slum or blighted areas within such area of the City and the County be adopted by the Commission and that a Community Redevelopment Agency be created; and

WHEREAS, the Commission has received the Orange Blossom Trail Development Board recommendation and has received a presentation by administrative officials of the County of the conditions in such area;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. The Commission does hereby find, based upon information presented to the Commission in a public meeting, that one or more slum and blighted areas, as defined in Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"), exist within the area located within the City and the County as described and depicted on Exhibit "A" attached hereto and incorporated herein (the "Redevelopment Area").

Section 2. The Commission further finds and determines that the rehabilitation, conservation, or redevelopment, or combination thereof, of the Redevelopment Area is necessary in the interest of public health, safety, morals, or welfare of the residents of the County.

Section 3. As a result of the finding of the existence of one or more slum or blighted areas in Section 1 hereof and the necessity for rehabilitation, conservation, or redevelopment, or combination thereof, in Section 2 hereof, the Commission does hereby find a need exists for the creation of a community redevelopment agency as provided in the Redevelopment Act for purposes of rehabilitating the Redevelopment Area and eradicating conditions of slum or blight, or both, therein.

Section 4. The Clerk to the Commission is hereby authorized and directed to notify all "taxing authorities," as that term is defined in the Redevelopment Act, of the adoption of this Resolution.

Section 5. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of County Commissioners of Orange County, Florida, this 9th day of April, 1990.

(SEAL)

ATTEST:

Deputy

  
Clerk to Board of  
County Commissioners

VICE

  
Chairman, Board of  
County Commissioners

RESOLUTION NO. 90-M-24

A RESOLUTION OF ORANGE COUNTY, FLORIDA, DECLARING ITSELF TO BE A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.357(1), FLORIDA STATUTES; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Orange County, Florida (the "Commission"), adopted a resolution on April 9, 1990, finding one or more blighted areas, as described in said resolution (the "Community Redevelopment Area") exists in the City of Orlando, Florida (the "City") and Orange County, Florida, a charter county, (the "County"), and that a need exists for a community redevelopment agency to rehabilitate, conserve, or redevelop, or any combination thereof, the Redevelopment Area; and

WHEREAS, the Commission has determined that it is in the best interests of the County that the Commission declare itself to be such an agency;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

SECTION 1. Pursuant to Section 163.357(1), Florida Statutes (1989), the Commission does hereby declare itself to be the community redevelopment agency for the Redevelopment Area, and all rights, power, duties, privileges and immunities vested by Part III, Chapter 163, Florida Statutes, in such an agency are hereby vested in the Commission, as the governing body of Orange County, Florida, to be exercised by it within the Redevelopment Area.

SECTION 2. The Commission does hereby find that in accordance with Section 163.346, Florida Statutes (1989) at least ten (10) days prior to the date hereof a notice was published in a newspaper of general circulation in the City and at least fifteen (15) days prior to the date hereof a notice was mailed by registered mail to each "taxing authority," as that term is defined in Section 163.340(2), Florida Statutes (1989), giving notice of the consideration and possible adoption of this Resolution by the Commission.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the Board of County Commissioners of Orange County, Florida, this 9<sup>th</sup> day of April, 1990.

ORANGE COUNTY, FLORIDA

Bill Dorega  
Chairman, Board of County Commissioners

(SEAL)

ATTEST:

Mary J. Harrison  
Deputy Clerk to Board of County Commissioners

ORDINANCE NO. 90-13

Approved: 2  
06/11/90 3  
Effective 4  
06/11/90 5

6 AN ORDINANCE OF ORANGE COUNTY, FLORIDA,  
7 ESTABLISHING A REDEVELOPMENT TRUST FUND;  
8 TRUST FUND FOR COMMUNITY REDEVELOPMENT AREA;  
9 PROVIDING FOR ADMINISTRATION OF THE  
REDEVELOPMENT TRUST FUND; ESTABLISHING THE  
BASE YEAR FOR DETERMINING ASSESSED VALUES OF  
PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA  
FOR TAX INCREMENT PURPOSES; PROVIDING FOR  
THE ANNUAL APPROPRIATION OF THE TAX  
INCREMENT BY ALL TAXING AUTHORITIES IN THE  
COMMUNITY REDEVELOPMENT AREA; APPOINTING THE  
GOVERNING BODY OF THE COMMUNITY  
REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE  
REDEVELOPMENT TRUST FUND; PROVIDING AN  
EFFECTIVE DATE.

10 WHEREAS, by Resolution No. 90-M23 adopted by the Board of  
11 County Commissioners of Orange County, Florida (the "County  
12 Commission") on April 9, 1990, it was determined that one or  
13 more slum or blighted areas existed within the City of  
14 Orlando, Florida (the "City") or Orange County, Florida (the  
15 "County"), or both, and that the rehabilitation, conservation  
16 or redevelopment, or a combination thereof, of such area or  
17 areas is necessary in the interest of the public health,  
18 safety, morals or welfare of the residents of the City and  
19 the County; and

20 WHEREAS, by Resolution No. 90-M24 adopted by the County  
21 Commission on April 8, 1990, the County Commission created  
22 the Community Redevelopment Agency of Orange County, Florida  
23 (the "Agency") and appointed the members of the governing  
24 body of the Agency pursuant to Section 163.356, Florida  
25 Statutes; and

26 WHEREAS, by Resolution No. 90-M33 adopted by the County  
27 Commission on June 11, 1990, the County adopted a community  
28 redevelopment plan (the "Plan") for the community  
29 redevelopment area as fully described in that Resolution and  
30 in Exhibit "A" attached hereto and made a part hereof (the  
31 "community Redevelopment Area:); and

32 WHEREAS, in order to plan and implement community  
33 redevelopment within the Community Redevelopment Area it is  
34 necessary that a redevelopment trust fund be established and  
35 created for said area as provided in Section 163.387, Florida  
36 Statutes (the "Act"); and



1 the Act, based on the base tax year established in Section 4  
2 of this Ordinance (such annual sum being hereinafter referred  
3 to as the "tax increment").

4 SECTION 4. The most recently approved tax roll prior to  
5 the effective date of this Ordinance used in connection with  
6 the taxation of real property in the Community Redevelopment  
7 Area shall be the real property assessment roll of Orange  
8 County, Florida, reflecting valuation of real property for  
9 purposes of ad valorem taxation as of January 1, 1989 (the  
10 "base year value") and submitted to the Department of Revenue  
11 pursuant to Section 193.1142, Florida Statutes, and all  
12 deposits into the Fund shall be in the amount of tax  
13 increment calculated as provided in Section 5 hereof based  
14 upon increases in valuation of taxable real property from the  
15 base year value.

16 SECTION 5. The tax increment shall be determined and  
17 appropriated annually by each taxing authority and shall be  
18 an amount equal to ninety-five percent (95%) of the  
19 difference between:

20 (a) The amount of ad valorem taxes levied each  
21 year by all taxing authorities on taxable real  
22 property located within the geographic boundaries of  
23 the Community Redevelopment Area; and

24 (b) That amount of ad valorem taxes which  
25 would have been produced by the rate upon which the  
26 tax is levied each year by or for all taxing  
27 authorities, upon the total of the assessed value of  
28 the taxable real property in the community  
29 Redevelopment Area as shown upon the assessment roll  
30 used in connection with the taxation of such  
31 property by all taxing authorities, prior to the  
32 effective date of this Ordinance.

33 SECTION 6. All taxing authorities shall annually  
34 appropriate to and cause to be deposited in the Fund the tax  
35 increment determined pursuant to the Act and Section 5 of

1 this Ordinance at the beginning of each fiscal year thereof  
2 as provided in the Act. The obligation of each taxing  
3 authority to annually appropriate the tax increment for  
4 deposit in the Fund shall commence immediately upon the  
5 effective date of this Ordinance and continue to the extent  
6 permitted by the Act until all loans, advances and  
7 indebtedness, if any, and interest thereon, incurred by the  
8 Agency as a result of community redevelopment in the  
9 Community Redevelopment Area have been paid.

10 SECTION 7. The Fund shall be established and maintained  
11 as a separate trust fund by the County pursuant to the Act  
12 and this Ordinance, and other directives of the governing  
13 body of the Agency as may from time to time be adopted, whereby  
14 the Fund may be promptly and effectively administered and  
15 utilized by the Agency expeditiously and without undue delay  
16 for its statutory purpose pursuant to the Plan.

17 SECTION 8. The County Comptroller (the "Trustee"), on  
18 behalf of the County and the Agency, shall be the trustee of  
19 the Fund and shall be responsible for the receipt, custody,  
20 disbursement, accountability, management, investment, and  
21 proper application of all moneys paid into the Fund in  
22 accordance with state and local laws. Disbursement of moneys  
23 shall be made upon presentation of adequate supporting  
24 documentation in the reasonable opinion of the Trustee.

25 SECTION 9. Any and all ordinances or resolutions or  
26 parts of ordinances or resolutions in conflict herewith are  
27 hereby repealed.

28 SECTION 10. If any part of this Ordinance is held to be  
29 invalid or unenforceable for any reason, such holding shall  
30 not affect the validity or enforceability of the remainder of  
31 this Ordinance, which shall remain in full force and effect.

32 SECTION 11. The Clerk to the County Commission is hereby  
33 authorized and directed to send a certified copy of this  
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1 Ordinance to each of the taxing authorities and to the  
2 Property Appraiser of Orange County, Florida.

3 SECTION 12. This Ordinance shall take effect immediately  
4 upon its passage and approval by the County Commission.

5 PASSED AND ORDAINED by the County Commission of Orange  
6 County, Florida, on June 11, 1990.

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EXHIBIT "A"

OVERALL BOUNDARIES - OBT CRA

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3 Begin at the intersection of the south right-of-way line of  
4 West Colonial Drive (S.R. #50) and the west right-of-way line  
5 of Spring Dale Drive; thence east along the said south  
6 right-of-way of West Colonial Drive (S.R. #50) to the  
7 intersection of the centerline of Westmoreland Avenue; thence  
8 south along the said center of Westmoreland Avenue to the  
9 intersection of the easterly right-of-way line of Interstate  
10 4 (S.R. #400); thence southwesterly along said easterly  
11 right-of-way line of Interstate 4 (S.R. #400) to the  
12 intersection of the north right-of-way line of 34th Street;  
13 thence west along said north right-of-way line of 34th Street  
14 to the intersection of the westerly right-of-way line of  
15 Interstate 4 (S.R. #400); thence north along the said  
16 westerly right-of-way line of Interstate 4 (S.R. #400) to the  
17 intersection of the north right-of-way line of 33rd Street;  
18 thence west along the said north right-of-way line of 33rd  
19 Street to the intersection of the west right-of-way line of  
20 Rio Grande Avenue; thence north along the said west  
21 right-of-way line of Rio Grande Avenue to the intersection of  
22 the shoreline of Lake Lorna Doone; thence northerly along the  
23 said shoreline of Lorna Doone to the intersection of the west  
24 right-of-way line of Jamil Avenue; thence north along said  
25 west right-of-way line of Jamil Avenue to the intersection of  
26 the south shoreline of Rock Lake; thence northeasterly along  
27 said east shoreline of Rock Lake to the intersection of the  
28 east property line of Block 'D' of Arlington Terrace; thence  
29 southwest, west, and north along said property line of Block  
30 'D' of Arlington Terrace to the intersection of the south  
31 right-of-way line of West Amelia Street; thence north and  
32 then west along said south right-of-way line of West Amelia  
33 Street to the intersection of the west right-of-way line of  
34 North Madison Avenue; thence north along said west  
35 right-of-way line of North Madison Avenue to a point, said  
36 point being the intersection of the west right-of-way line of  
North Madison Avenue with the projected north right-of-way  
line of West Concord Street; thence east to the intersection  
of the east right-of-way line of North Madison Avenue and the  
north right-of-way line of West Concord Street; thence east  
along said north right-of-way line of West Concord Street to  
the intersection of the west right-of-way line of Spring Dale  
Drive; thence north along said west right-of-way line of  
Spring Dale Drive to the intersection of the south  
right-of-way of West Colonial Drive (S.R. #50) said to be the  
point of beginning.

RESOLUTION NO. #90-M-33

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.360, FLORIDA STATUTES; AFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE SLUM OR BLIGHTED AREAS IN THE COUNTY; DEFINING THE COMMUNITY REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Orange County, Florida (the "County Commission"), as the governing body of Orange County, a charter county, in its Resolution No. 90-M23 adopted on April 9, 1990, expressly found the existence of one or more slum or blighted areas within the corporate limits of the City of Orlando, Florida (the "City") and the unincorporated area of Orange County (the "County") as such area was described therein and as described in Exhibit "A" hereof (the "Community Redevelopment Area"), and determined that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Community Redevelopment Area is necessary and is in the best interests of the public health, safety, morals, or welfare of the residents of the County; and

WHEREAS, the County Commission adopted Resolution No. 90-M24 on April 9, 1990, which established and created the Community Redevelopment Agency of Orange County, Florida (the "Community Redevelopment Agency"), appointed the members of the governing body of the Community Redevelopment Agency, authorized the Community Redevelopment Agency to exercise powers under Part III, Chapter 163, Florida Statutes, as amended (the "Redevelopment Act"), within the Community Redevelopment Area pursuant to Section 163.410, Florida Statutes, and established and designated the Community Redevelopment Area as the area of operation of the Community Redevelopment Agency; and

1           WHEREAS, a study of the Community Redevelopment Area and  
2 a plan for the redevelopment of the Community Redevelopment  
3 Area in accordance with the Redevelopment Act have been  
4 undertaken and completed; and

5           WHEREAS, the Community Redevelopment Agency received the  
6 proposed community redevelopment plan and referred it to the  
7 Planning Board of Orange County, the local planning agency of  
8 the County under the Local Government Comprehensive Planning  
9 and Land Development Regulation Act, in accordance with  
10 Section 163.360(3), Florida Statutes, and the Planning Board,  
11 after reviewing the proposed plan, has determined the plan is  
12 consistent with the County's comprehensive plan and returned  
13 the proposed community redevelopment plan to the Community  
14 Redevelopment Agency with its recommendations; and

15           WHEREAS, the Community Redevelopment Agency approved the  
16 proposed community redevelopment plan on June 4, 1990, and  
17 recommended its adoption to the County Commission; and

18           WHEREAS, notice of the County Commission's intention to  
19 adopt a resolution adopting the proposed community  
20 redevelopment plan has been given to all "taxing  
21 authorities," as that term is defined in the Redevelopment  
22 Act, as provided in Section 163.346, Florida Statutes; and

23           WHEREAS, public notice regarding the proposed community  
24 redevelopment plan was duly provided in accordance with  
25 Section 163.346, Florida Statutes; and

26           WHEREAS, all prerequisites under the Redevelopment Act  
27 having been accomplished, it is now appropriate and necessary  
28 in order to proceed further with the redevelopment of the  
29 Community Redevelopment Area in accordance with the  
30 Redevelopment Act that a community redevelopment plan for the  
31 Community Redevelopment Area be approved.

32           NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
33 COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

34           SECTION 1. The County Commission does hereby affirm the  
35 finding in its Resolution No. 90-M23 adopted on April 9,

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1 1990, that one or more slum or blighted areas (as those terms  
2 are defined in Section 163.340, Florida Statutes) exist  
3 within the Community Redevelopment Area.

4 SECTION 2. The area designated in Resolution No. 90-M24  
5 finding one or more slum or blighted areas to exist in the  
6 County and as described in Resolution No. 90-M24 creating the  
7 Community Redevelopment Agency, which area is more  
8 particularly described in Exhibit "A" attached hereto, is the  
9 Community Redevelopment Area for the purpose of this  
10 Resolution and the community redevelopment plan approved  
11 hereby.

12 SECTION 3. The County Commission does hereby find that:

13 1. There has been prepared a community redevelopment  
14 plan entitled Orange Blossom Trail Redevelopment Plan  
15 providing for redevelopment of the Community Redevelopment  
16 Area in accordance with the Redevelopment Act (such plan  
17 being hereinafter defined and referred to herein as the  
18 "Plan"); and

19 2. the Planning Board of the County, as the local  
20 planning agency of the County under the Local Government  
21 Comprehensive Planning and Land Development Regulation Act,  
22 has reviewed the Plan in accordance with the Redevelopment  
23 Act and has found it to be consistent with the comprehensive  
24 plan of the County; and

25 3. the Community Redevelopment Agency reviewed and  
26 approved the Plan on June 4, 1990 and recommended its  
27 approval to the County Commission; and

28 4. a notice of public hearing was timely published in a  
29 newspaper of general circulation and notice to taxing  
30 authorities was timely mailed as provided in Section 163.346,  
31 Florida Statutes, and a public hearing has been held as  
32 required by Section 163.360(5), Florida Statutes.

33 SECTION 4. The County Commission finds that the Plan  
34 satisfies the requirements of Section 163.360(6), Florida  
35 Statutes, and further finds that:

1           1. a feasible method exists for the location of any  
2 families anticipated to be displaced as a result of community  
3 redevelopment as proposed in the Plan in decent, safe, and  
4 sanitary dwelling accommodations within their means and  
5 without undue hardship to such families;

6           2. the Plan conforms to the general plan or the County  
7 as a whole;

8           3. the Plan gives due consideration to providing  
9 adequate park and recreation areas and facilities that may be  
10 desirable for neighborhood improvements; and

11           4. the Plan affords the maximum opportunity, consistent  
12 with the sound needs of the County as a whole, for the  
13 rehabilitation or redevelopment of the Community  
14 Redevelopment Area by private enterprise.

15           SECTION 5. The County Commission does hereby expressly  
16 find that the Plan is consistent with and conforms to the  
17 provisions of the County's comprehensive plan in effect on  
18 the date hereof.

19           SECTION 6. The County Commission does hereby expressly  
20 determine that it is appropriate, proper, and timely that a  
21 community redevelopment plan be approved at this time so that  
22 the provisions of the Redevelopment Act, and other  
23 resolutions, ordinances, and laws may be utilized to further  
24 redevelopment within the Community Redevelopment Area.  
25 Therefore, the County Commission does hereby approve for the  
26 Community Redevelopment Area pursuant to Section 163.360(6),  
27 Florida Statutes, the document entitled *Orange Blossom Trail*  
28 *Redevelopment Plan*, prepared by Herbert/Halback, Inc., and  
29 approved by the Community Redevelopment Agency on June 4,  
30 1990, a copy of which is attached hereto as Exhibit "B" and  
31 made a part hereof (the "Plan"), subject to the concurrence  
32 therein by the City Council of the City (the "City Council").

33           SECTION 7. The Commission does hereby expressly find  
34 that the Plan is a sufficient and adequate plan for carrying  
35 out community redevelopment in accordance with the

1 Redevelopment Act, and does approve same as the community  
2 redevelopment plan for the Community Redevelopment Area in  
3 accordance with Section 6 hereof.

4 SECTION 8. The County Commission, pursuant to Section  
5 163.356(1), Florida Statutes, does hereby propose the Plan to  
6 the City Council for its review thereof and concurrence  
7 therein in accordance with the Redevelopment Act.

8 SECTION 9. Immediately upon adoption of this  
9 Resolution, the Plan is deemed to be in full force and effect  
10 for the Community Redevelopment Area, and the Community  
11 Redevelopment Agency is authorized and directed to carry out  
12 such Plan and exercise those powers granted by the  
13 Redevelopment Act, or such other powers as may be granted by  
14 law or ordinance.

15 SECTION 10. EFFECTIVE DATE. This Resolution shall take  
16 effect immediately upon its adoption.

17 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE  
18 COUNTY, FLORIDA, THIS 11 th DAY OF June,  
19 1990.

20  
21 ORANGE COUNTY, FLORIDA

22 BY: Bill Donegan  
23 vice Chairman, Board  
24 of County Commissioners

25 DATE: JUN 11 1990

26 ATTEST: Martha O. Haynie, Comptroller  
27 as Clerk to the Board  
28 of County Commissioners

29 BY: Robt. M. Haynie  
30 Asst. Deputy Clerk

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EXHIBIT "A"

OVERALL BOUNDARIES - OBT CRA

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Begin at the intersection of the south right-of-way line of West Colonial Drive (S.R. #50) and the west right-of-way line of Spring Dale Drive; thence east along the said south right-of-way of West Colonial Drive (S.R. #50) to the intersection of the centerline of Westmoreland Avenue; thence south along the said center of Westmoreland Avenue to the intersection of the easterly right-of-way line of Interstate 4 (S.R. #400); thence southwesterly along said easterly right-of-way line of Interstate 4 (S.R. #400) to the intersection of the north right-of-way line of 34th Street; thence west along said north right-of-way line of 34th Street to the intersection of the westerly right-of-way line of Interstate 4 (S.R. #400); thence north along the said westerly right-of-way line of Interstate 4 (S.R. #400) to the intersection of the north right-of-way line of 33rd Street; thence west along the said north right-of-way line of 33rd Street to the intersection of the west right-of-way line of Rio Grande Avenue; thence north along the said west right-of-way line of Rio Grande Avenue to the intersection of the shoreline of Lake Lorna Doone; thence northerly along the said shoreline of Lorna Doone to the intersection of the west right-of-way line of Jamil Avenue; thence north along said west right-of-way line of Jamil Avenue to the intersection of the south shoreline of Rock Lake; thence northeasterly along said east shoreline of Rock Lake to the intersection of the east property line of Block 'D' of Arlington Terrace; thence southwest, west, and north along said property line of Block 'D' of Arlington Terrace to the intersection of the south right-of-way line of West Amelia Street; thence north and then west along said south right-of-way line of West Amelia Street to the intersection of the west right-of-way line of North Madison Avenue; thence north along said west right-of-way line of North Madison Avenue to a point, said point being the intersection of the west right-of-way line of North Madison Avenue with the projected north right-of-way line of West Concord Street; thence east to the intersection of the east right-of-way line of North Madison Avenue and the north right-of-way line of West Concord Street; thence east along said north right-of-way line of West Concord Street to the intersection of the west right-of-way line of Spring Dale Drive; thence north along said west right-of-way line of Spring Dale Drive to the intersection of the south right-of-way of West Colonial Drive (S.R. #50) said to be the point of beginning.