

RESOLUTION 99-02

A RESOLUTION OF THE CITY OF LAKE WALES, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; FINDING ONE OR MORE BLIGHTED AREAS EXIST IN THE CITY; FINDING THE REHABILITATION, CONSERVATION OR REDEVELOPMENT OF SUCH AREA OR AREAS IS NECESSARY IN THE PUBLIC INTEREST; FINDING A SPECIFIED AREA TO BE A BLIGHTED AREA AND A COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR CONFLICT WITH OTHER RESOLUTIONS AND SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission has received and considered a presentation by City staff and consultant which identified conditions within the boundaries of the City of Lake Wales in the area identified described and depicted on Exhibit "A" attached hereto and made a part of this resolution (the "Area"); and

WHEREAS, after having considered the determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Commission desires to proceed in accordance with the authorization and powers granted by Part III, Chapter 163, Florida Statutes, to establish the necessary means by which redevelopment can be accomplished in the Area and that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Area;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA AS FOLLOWS:

Section 1 . Findings. The City Commission does hereby find:

(a) Based upon the facts and evidence presented to and considered by the City Commission , the following conditions in the Area:

1. Conditions are present in the Area that are detrimental to the sound growth of the municipality and which substantially impair or arrest the growth within the Area, and present conditions and uses in the Area are detrimental to the public health, safety, morals and public; and

2. There is a predominance of inadequate or defective street layout; and

3. There is faulty and inadequate lot layout in relation to size, adequacy, accessibility, or usefulness; and

4. There are unsanitary conditions as such relates to the conditions of the municipal sanitary system and there are unpaved and deteriorating roadways resulting in unsafe public conditions; and

5. There has been a deterioration of site and other improvements; and

6. There is a diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land.

(b) The notices required by Section 163.346, Florida Statutes (1997), have been timely published or mailed in accordance with said statute.

(c) Action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made in the Area.

Section 2. Finding of Necessity. The City Commission, based upon evidence presented to it and in the public record, does hereby find that one or more "blighted areas" (as defined in Section 163.340 (8), Florida Statutes), exist within the City of Lake Wales, Florida, and, further finds that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas described is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Lake Wales.

Section 3. Community Redevelopment Area. Based upon the facts presented to it and contained in the public record, the City Commission does hereby find the Area (as hereinbefore defined) is a "blighted area" (as that term is defined in Section 163.340 (8), Florida Statutes (1997), and that such area constitutes a "community redevelopment area" as defined in Section 163.340 (10), Florida Statutes (1997).

Section 4. Conflicts. All resolutions and parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed, provided however, nothing herein is intended nor should be applied to affect, repeal, alter, amend or supercede any previous resolutions adopted by the City finding any other area or areas within the City of Lake Wales to be a "blighted area" for purposes of the Community Redevelopment Act.

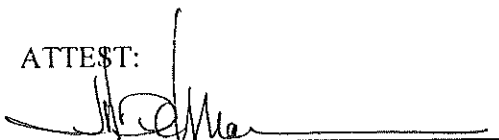
Section 5. Severability. If any section or portion of a section of this resolution proves to be invalid, unlawful, unconstitutional, it shall not be held to invalidate to impair the validity, force, or effect of any other section or part of this resolution.

Section 6. Effective Date. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 4th DAY OF MAY, 1999.

Clifford L. Long

Mayor

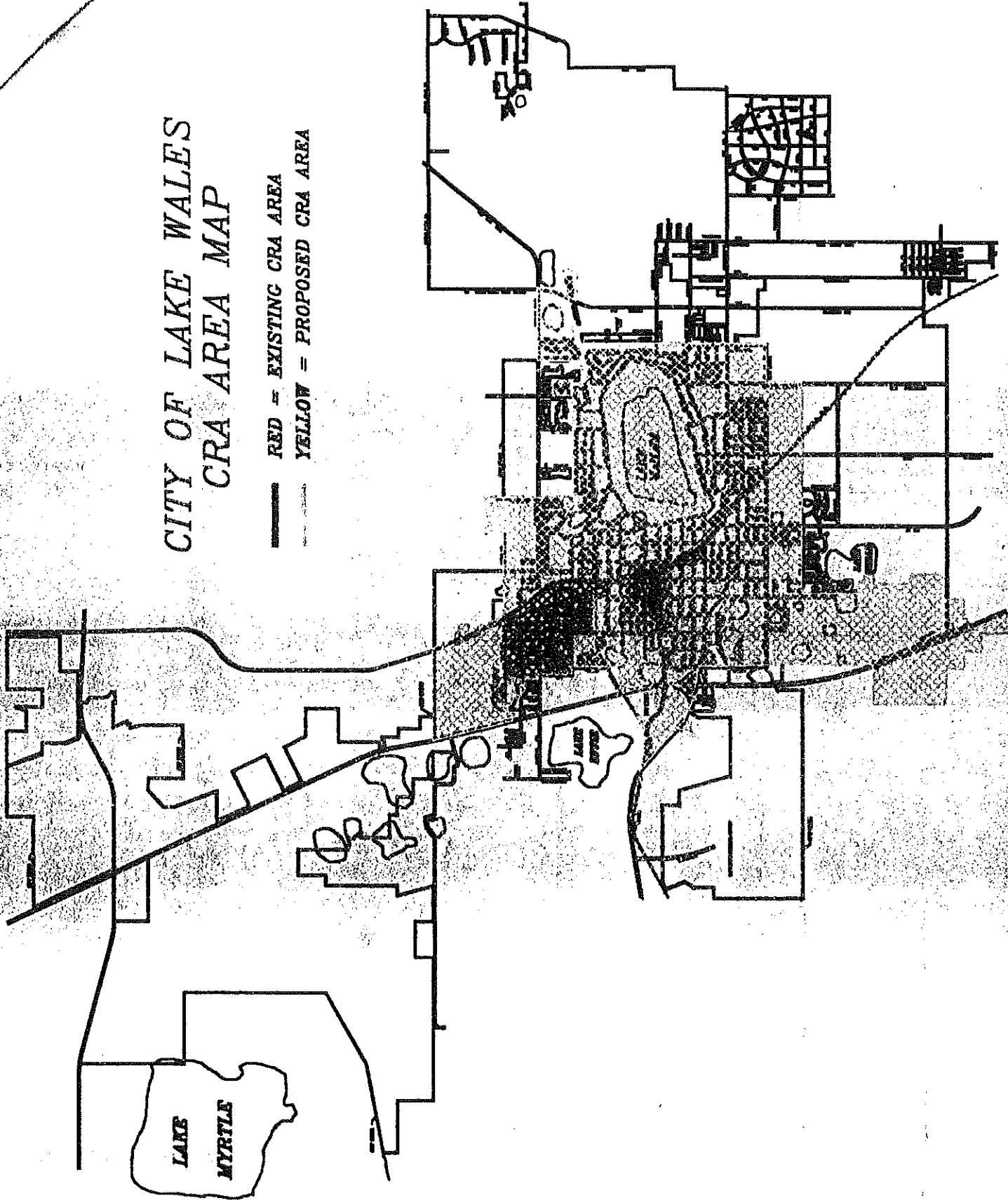
ATTEST:


City Clerk

CITY OF LAKE WALES CRA AREA MAP

— RED = EXISTING CRA AREA
— YELLOW = PROPOSED CRA AREA

ATTACHMENT



LEGAL DESCRIPTION**CITY OF LAKE WALES
EXPANDED CRA AREA**

Commence at the southwest corner of the northeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence east a distance of 7920 feet more or less to the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 12 Township 30 South, Range 27 East; thence north a distance of 1320 feet more or less to the northeast corner of southeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 12 Township 30 South, Range 27 East; thence east a distance of 1320 feet more or less to the southeast corner of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 7, Township 30 South, Range 28 East; thence north a distance of 6850 feet more or less to the south of the abandoned Seaboard Coastal Line Railroad Right of Way; thence easterly on said abandoned south railroad right of way a distance of 1680.00 feet more or less to the East Right of Way of State Road No. 17-B, (Buck Moore Road), and the northwest corner of Lot 23 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 26E33'50" west a distance of 383.03 feet more or less along the East Right of Way of said state road to a point of curvature of curve concave to the southeast, said curve being at the East Right of Way of State Road 17-B; thence southwesterly along said curve of radius 914.93 feet for a distance of 85.68 feet more or less through a central angle of 05E21'56" to the southwest corner of Lot 1 of said subdivision; thence north 69E48'52" east a distance of 490.49 feet more or less; thence north 88E35'29" east a distance of 508.00 feet more or less; thence north 49E44'36" east a distance of 373.00 feet more or less to the east line of northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 6, Township 30 South, Range 28 East; thence north 00E 41'08" west along said east $\frac{1}{4}$, $\frac{1}{4}$ line a distance of 45.53 feet more or less to the northeast corner of the northwest $\frac{1}{4}$ to the northeast $\frac{1}{4}$ of Section 6, Township 30 South, Range 28 East; thence north 00E41'08" west a distance of 182.01 feet more or less along an extension of the east line of said northwest $\frac{1}{4}$ to the south abandoned right of way line of the Seaboard Coast Line Railroad and the northeast corner of Lot 14 of Bel-Ombre Subdivision as recorded in Plat Book 67, Page 29 of the Public Records of Polk County, Florida; thence south 77E36'55" west on said abandoned south railroad right of way a distance of 605.00 feet more or less to the west line of Lot 29, in the southeast $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East, in Mammoth Grove Subdivision as recorded in Plat Book 4, Pages 78 and 79 of the Public Records of Polk County, Florida; thence north on said east $\frac{1}{4}$ line a distance of 1280 feet more or less to the northeast corner of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East; thence west on the south line of the south $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East a distance of 2642.96 feet more or less to the north corner of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 31, Township 29 South, Range 28 East; thence south a distance of 1710.00 feet more or less along an extension of the east line of said southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ to the north of the abandoned right of way line of Seaboard Coast Line Railroad and the southeast corner of the storm water retention area of the Crown Pointe Phase 2 Subdivision as recorded in Plat Book 88, Page 44 of the Public Records of Polk County, Florida; thence southwesterly on said abandoned railroad right of way a distance of 902.48 feet more or less to the southwest corner of Lot 85 of said subdivision; thence north a distance of 568.89 feet more or less to the northwest corner of Section 6, Township 30 South, Range 28 East; thence west a

distance of 4600 feet more or less to the southwest corner of Section 36, Township 29 South, Range 27 East; thence north a distance of 3300 feet more or less to the southwest corner of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 36, Township 29 South, Range 27 East; thence west a distance of 1320 feet more or less to the northwest corner of the southwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 35, Township 29 South, Range 27 East; thence south a distance of 660 feet more or less to the southwest corner of the southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 35, Township 29 South, Range 27 East; thence west a distance of 3050 feet more or less to the east side of State Road No. 17 Right Of Way; thence running northwesterly on said right of way a distance of 1440 feet more or less; thence east a distance of 300 feet more or less; thence north a distance of 550 feet more or less; thence west a distance of 375.4 feet more or less; thence north a distance of 59.29 feet more or less; thence west a distance of 57.07 feet more or less; thence south westerly a distance of 89.32 feet more or less to a point on the East Right of Way of State Road No. 17; thence on said right of way northwesterly a distance of 820 feet more or less to a point intersecting the north line of Section 34, Township 29 South, Range 27 East; thence west on said section line a distance of 3700 feet more or less to the West Right of Way line of US Highway No. 27; thence southerly along said west right of way line a distance of 3045.00 feet more or less; thence east a distance of 205 feet more or less to the East Right of Way line of United States Highway No. 27 and intersecting the south line of Lot 6, Block 6 of Everett Subdivision as recorded in Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence east on said south lot line a distance of 131.90 feet more or less to the southeast corner of lot 6, block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner Lot 6, Block 6 of said subdivision; thence west a distance of 30.00 feet more or less to the southeast corner of Lot 7, Block 6 of said subdivision; thence north a distance of 80.00 feet more or less to the northeast corner of Lot 7, Block 6 of said subdivision; thence east a distance of 190.00 feet more or less to the East Right of Way line of the closed Second Street and the platted edge of Grassy Lake; thence northwesterly on said closed east right of way line and the platted lake edge a distance of 180.00 feet more or less to the north line of the south $\frac{1}{2}$ of Section 34, Township 29 South, Range 27 East; thence east on said north line of the south $\frac{1}{2}$ a distance of 325.00 feet more or less; thence south a distance of 400.00 feet more or less to a point on the platted edge of Grassy Lake as recorded in Everett's Subdivision's Plat Book 30, Page 45 of the Public Records of Polk County, Florida; thence southeasterly on said lake edge a distance of 90.00 feet more or less to the northeast corner of Lot 1, Block 7 of said subdivision; thence west a distance of 22.00 feet more or less to the northwest corner of said Lot 1, Block 7; thence south a distance of 160.00 feet more or less to the southwest corner of said Lot 1, Block 7; thence east a distance of 180.00 feet more or less to the southeast of said Lot 1, Block 7 and intersecting line of the platted edge of Grassy Lake; thence southeasterly a distance of 240 feet more or less to the east line of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 34, Township 29 South, Range 27 East; thence southeasterly a distance of 500.00 feet more or less on the North Right of Way line of Grass Parkway as recorded in Grassy Lake Development, Plat Book 17, Page 43 of the Public Records of Polk County, Florida, to the East Right of Way line at Booker Street, ("H" Street); thence south on said east right of way line a distance of 500.00 feet more or less to the southeast corner of the northwest $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 34, Township 29 South, Range 27 East; thence east on said $\frac{1}{4}$, $\frac{1}{4}$, line a distance of 215.00 feet more or less to the southwest corner of the northwest $\frac{1}{4}$ of Section 34, Township 29 South, Range 27 East; thence south a distance of 1205.00 feet more or less to the

southwest corner of the southeast $\frac{1}{4}$ of the southeast $\frac{1}{4}$ of Section 34, Township 29 South, Range 27 East and the north township line of Township 30 South; thence east on said north township line a distance of 290.00 feet more or less to the northeast corner of Section 3, Township 30 South, Range 27 East; thence south on said east section line to a distance of 1885.10 feet more or less to the southwest corner of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 3, Township 30 South, Range 27 East; thence west a distance of 840.55 feet more or less to the South Right of Way line of Seaboard Coastline Railroad; thence westerly on said south railroad right of way line a distance of 240.55 feet more or less to the West Right of Way line of U.S. Highway No.27; thence southerly on said west right of way a distance of 1000.00 feet more or less; thence west a distance of 200.00 feet more or less; thence southerly a distance of 200.00 feet more or less to the north $\frac{1}{4}$ line of the southeast $\frac{1}{4}$ of Section 3, Township 30 South, Range 27 East; thence westerly on said $\frac{1}{4}$ line a distance of 800.00 feet more or less to the North Right of Way line of Central Avenue; thence northwesterly on said west right of way line a distance of 300.00 feet more or less to the east line of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 3, Township 30 South, Range 27 East; thence north on said west $\frac{1}{4}$, $\frac{1}{4}$, $\frac{1}{4}$ line a distance of 450.00 feet more or less to the centerline of Seaboard Coastline Railroad; thence westerly on said railroad center line a distance of 2200.00 feet more or less to the South Right of Way of State Road No. 60; thence easterly on said south right of way a distance of 2200.00 feet more or less; thence south 45E20'26" west a distance of 150.00 feet more or less; thence south 00E52'03" east a distance of 368.33 feet more or less; thence north 89E39'00" east a distance of 431.00 feet more or less; thence north 02E49'19" east a distance of 174.75 feet more or less to the South Right of Way of State Road No. 60; thence easterly on south right of way a distance of 730.00 feet more or less to the west lot line of Lot 6, Block 3 of the West Side Subdivision as recorded in Plat Book 15, Page 2 of the Public Records of Polk County, Florida; thence south a distance of 151.00 feet more or less to the southwest lot corner of Lot 7, Block 3 of said subdivision; thence east a distance of 195.00 feet more or less to the southeast lot corner of Lot 7, Block 3 of said subdivision; thence north a distance of 58.50 feet more or less to the center line of the closed alley; thence west a distance of 60.00 feet more or less on the center line of the closed alley; thence north a distance of 69.50 feet more or less on the east side of Lot 3, Block 5 of west side subdivision as recorded in Plat Book 15, Page 2, of the Public Records of Polk County, Florida, to the South Right of Way of State Road No. 60; thence easterly on said south right of way line a distance of 1125 feet more or less to the east section line of Section 3, Township 30 South, Range 27 East; thence south along said section line a distance of 5327.95 feet more or less to an intersecting point on the East Right of Way line of US Highway No. 27; thence to said east right of way line south 27E55'07" east a distance of 126.09 feet more or less; thence to a point on a curb with a radius of 8454.41 feet, length 104.44 feet, with chord bearing south 22E01'19" east, tangent 52.22 feet and delta 00E42'28" to a point east on right of way of U.S. Highway 27; thence south 22E22'33" east a distance of 390 feet more or less along said east right of way; thence northeast a distance of 250 feet more or less to Section 15, Range 30 South, Range 27 East; thence south 89E32'17" west a distance of 1330 feet more or less to the northwest corner of east $\frac{1}{2}$ of northeast $\frac{1}{4}$ of Section 15, Township 30 South, Range 27 East; thence south 00E15' 45" east a distance of 2670.89 feet more or less to the southwest corner of the east $\frac{1}{2}$ of northeast $\frac{1}{4}$ of Section 15, Township 30 South, Range 27 East; thence north 89E36'38" east a distance of 1330.44 feet more or less to the southeast corner of the east $\frac{1}{2}$ of northeast $\frac{1}{4}$ of Section 15, Township 30 South, Range 27 East; Thence south 00E12'36" east a distance of 664.40 feet more or less to

the southwest corner of northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $89^{\circ}32'02''$ east a distance of 663.81 feet more or less to the southeast corner of the northwest $\frac{1}{4}$ of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence south $00^{\circ}12'26''$ east a distance of 664.63 feet more or less to the southwest corner of the southeast $\frac{1}{4}$ of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $89^{\circ}33'15''$ east a distance of 663.78 feet more or less of southeast corner of southeast $\frac{1}{4}$ of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence south $00^{\circ}12'16''$ east a distance of 1329.73 feet more or less to the southwest corner of west $\frac{1}{2}$ of southeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $89^{\circ}35'40''$ east a distance 663.71 feet more or less to southeast corner of west $\frac{1}{2}$ of southeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $00^{\circ}12'07''$ west a distance of 472.95 feet more or less intersecting the West Right of Way line of US Highway No. 27; thence along said right of way north $22^{\circ}22'33''$ west a distance of 1360 feet more or less; thence northeasterly a distance of 200 feet more or less to the East Right of Way line of US Highway No. 27; thence north $59^{\circ}34'08''$ east a distance 363.15 feet more or less to the southwest corner of northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $89^{\circ}32'02''$ east a distance of 663.81 feet more or less to the southeast corner northeast $\frac{1}{4}$ of northeast $\frac{1}{4}$ of southwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $00^{\circ}11'57''$ west a distance of 720.54 feet more or less to the North Right of Way of County Road 17B; thence on said right of way north $89^{\circ}31'12''$ east a distance of 660 feet more or less to an intersecting point on the east line of southwest $\frac{1}{4}$, of southwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $00^{\circ}11'49''$ west 1280.06 feet more or less to the northeast corner of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence south $89^{\circ}35'41''$ west 331.84 feet more or less to the southeast corner of west $\frac{1}{4}$ of northwest $\frac{1}{4}$ of northeast $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $00^{\circ}11'53''$ west a distance of 1330.67 feet more or less to the northeast corner west $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 14, Township 30 South, Range 27 East; thence north $89^{\circ}40'33''$ east a distance of 331.86 feet more or less to the southeast corner of southwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence north $00^{\circ}18'50''$ west a distance of 666.5 feet more or less to the northeast corner, southwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence south $89^{\circ}41'20''$ west a distance of 225 feet more or less to the south westerly shore line of Lake Belle then meandering a distance of 514 feet more or less to the intersecting line of south $\frac{1}{2}$ of northwest $\frac{1}{4}$ of southwest $\frac{1}{4}$ of southeast $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence north $00^{\circ}20'30''$ west a distance of 842 feet more or less to South Right of Way line of Carver Drive; thence south $89^{\circ}39'56''$ west a distance of 15 feet more or less to a point on the West Right of Way line of First Street; thence on said right of way line north $00^{\circ}20'30''$ west a distance of 1015 feet more or less to a point on south line of south $\frac{1}{4}$ of northwest $\frac{1}{4}$ of Section 11, Township 30 South, Range 27 East; thence on said south $\frac{1}{4}$, northwest $\frac{1}{4}$ line south $89^{\circ}39'56''$ west a distance of 15 feet more or less to a point on the West Right of Way line of First Street; thence north $00^{\circ}20'30''$ west on said west right of way a distance of 635.49 feet more or less; thence east a distance of 15 feet more or less to POINT OF BEGINNING. This describes the City of Lake Wales Extended CRA Area less and except CRA 1 and CRA 3.