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RESOLUTION 2012- 76

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA; ADOPTING A STUDY THAT IDENTIFIES A PORTION OF THE MT. PLYMOUTH-SORRENTO AREA IN AND AROUND THE STATE ROAD 46 CORRIDOR AS BLIGHTED; MAKING A LEGISLATIVE FINDING OF NECESSITY THAT THE CONDITIONS OF THE AREA SATISFY SECTION 163.340(8), FLORIDA STATUTES; DECLARING THE IDENTIFIED AREA AS THE MT. PLYMOUTH-SORRENTO REDEVELOPMENT AREA; IDENTIFYING THAT THE REDEVELOPMENT OF THIS AREA IS ESSENTIAL TO THE INTERESTS OF THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969, as codified in Part III of Chapter 163, Florida Statutes, empowers governing bodies to undertake community redevelopment in order to eliminate slum and blighted conditions; and

WHEREAS, Objective I-2.1 of the Lake County Comprehensive Plan states that the County will implement and enforce policies and programs designed to preserve positive qualities enjoyed in the Mt. Plymouth-Sorrento Community; and

WHEREAS, the County staff has identified a portion of the Mt. Plymouth-Sorrento Community as having conditions of "blight" as defined in Section 163.340 (8), Florida Statutes; and

WHEREAS, this Finding of Necessity identifies the area as having inadequate street layout and parking facilities, deterioration of sites or other improvements, and incidence of crime in the area higher than in the remainder of the county; and

WHEREAS, the inclusion of this area for rehabilitation and development is necessary in the interest of the public health, safety, morals or welfare of the citizens of Lake County; and

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1 **WHEREAS**, under Part III, Chapter 163, Florida Statutes, the County has the authority
2 to establish a community redevelopment area to facilitate the elimination of slum and blighted
3 conditions; and

4 **WHEREAS**, after proper notice to the public and the affected taxing authorities and after
5 due consideration of public hearings the Board of County Commissioners hereby adopts this
6 Resolution.

7 **NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of
8 Lake County, Florida that:

9
10 **Section 1. Recitals.** The foregoing recitals are true and correct and incorporated
11 herein.

12 **Section 2. Finding of Necessity.** The Board of County Commissioners hereby
13 formally adopts the Lake County Mt. Plymouth-Sorrento Community Redevelopment Area
14 Finding of Necessity Report as such Report contains the necessary data and analysis required to
15 support a finding of necessity as required by Section 163.355, Florida Statutes, for the area
16 defined in **Exhibit A**, attached hereto and incorporated hereby by reference as a material part of
17 this Resolution.

18 **Section 3. Blighted Area.** The Board of County Commissioners hereby finds, based
19 upon the Report adopted herein, that one or more blighted areas exist within Lake County, more
20 specifically the area defined in **Exhibit A**. Such area defined in **Exhibit A** shall be designated
21 and declared as the Mt. Plymouth-Sorrento Redevelopment Area.

22 **Section 4. Redevelopment Necessary.** Further, the Board of County Commissioners
23 hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of
24 such areas, including, if appropriate, the development of housing which residents of low or
25 moderate income, including the elderly, can afford, is necessary in the interests of the public
26 health, safety, morals, or welfare of the residents of Lake County, Florida.

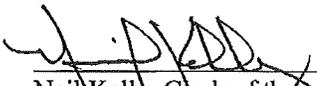
27 **Section 5. Effective Date.** This Resolution shall take effect upon adoption.
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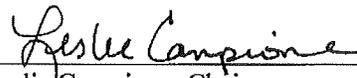
PASSED AND ADOPTED this 26 day of June, 2012.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA



Neil Kelly, Clerk of the
Board of County Commissioners
of Lake County, Florida



Leslie Campione, Chairman

This 28th day of June, 2012

Approved as to form and legality:



Sanford A. Minkoff
County Attorney

EXHIBIT A

Mt. Plymouth – Sorrento Proposed Community Redevelopment Area – Final Revision

BEGIN at the Northwest corner of Section 29, Township 19 South, Range 28 East, thence run Easterly along the North line of the Northwest ¼ of said Section 29 to the Northwest corner of the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Southerly to the Southwest corner of the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Easterly to the Southeast corner of the NE ¼ of NE ¼ of NW ¼ of said Section 29, thence run Southerly to a point that is 44.00 feet more or less South of the North line of the inactive former railroad, said point being on the North right of way line of county maintained Niles St #4488A, thence run Easterly and Southeasterly along said North right of way line of Niles St to the intersection with the South line of the inactive former railroad, thence run Easterly along said South line to the North line of Atlantic Ave as shown on the Plat of Mt. Plymouth, recorded in Plat Book 8, Page 85, Public Records, Lake County, FL, thence run Easterly along said North line to a point on the Northerly extension of the Northeasterly line of Lot 78, Block 8 of said Plat, thence run Southerly along said Northerly extension to a point on the Northeast corner of said Lot 78, thence run Southeasterly along the Northeasterly line of said Lot 78 and the Southerly extension thereof to a point on Lot 2, Block 7 of said Plat, also being the South right of way line of Main St according to said Plat, also now known as SR 46, thence run Southwesterly along the South right of way line of Main St (SR 46) to the intersection with the East right of way line of Adel St # 4388E according to said Plat, thence run Southerly along said East right of way line to the Southwest corner of Lot 29, Block 6 of said Plat, thence run South to a point on Lot 11, Block 13 of said Plat, also being the South right of way line of Fidra Ave #4388C according to said Plat, thence run Westerly along said South right of way line to the East right of way line of Ghent Ave according to said Plat, thence run Southerly along said East right of way line to the Southwest corner of Lot 8, Block 24 of said Plat, thence run Southeasterly to the Northwest corner of Lot 11, Block 25 of said Plat, also being a point on the South right of way line of Creston Ave according to said Plat, thence run Westerly along the South right of way line of Creston Ave #4388 to the Northwest corner of Lot 1, Block 22 of said Plat, thence run Northwesterly to the Southeast corner of Lot 17, Block 20 of said Plat, also being a point on the West right of way line of Deal Dr #4288 according to said Plat, thence run Northerly along said West right of way line to the South right of way line of Colmar Ave #4388B according to said Plat, thence run Westerly along said South right of way line and the extension thereof to the Southeast corner of Lot 6, Block 18 of said Plat, also being the West right of way line of Westward Ho Ave #4288A according to said Plat, thence run Northerly along the East line of said Lot 6 to the Northeast corner of said Lot 6, thence run Westerly to the Northwest corner of said Lot 6, thence run Northerly along the West line of Lots 1 through 5, inclusive, of Block 18 of said Plat, to the South right of way line of SR 46, as shown on Road Map Book 11, Pages 1 through 36 inclusive, Public Records, Lake County, FL, thence run Westerly along said South right of way line to the Northeast Corner of the NW ¼ of SW ¼ of Section 29, Township 19S, Range 28E, thence run Southerly along the East line of said NW ¼ of SW ¼ to the Northeast Corner of the SW ¼ of SW ¼ of said Section 29, thence run Southerly along the East line of said SW ¼ of SW ¼ to the Northeast Corner of Lot 6, Block A as shown on the Plat of Third Add'n to Section "A" Mt. Plymouth, recorded in Plat Book 10, Page 12, Public Records, Lake County, FL, thence run Westerly along the North line of said Lot 6 to the Northwest corner of said Lot 6, thence run Southerly along the West line of said Lot 6 a distance

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1 of 25.00 feet, thence run Westerly to the Northeast corner of Lot 1, Block B of said Plat, also
2 being a point on the South right of way line of Dufferin Ave according to said Plat, thence run
3 Westerly along said South right of way line and the Westerly extension thereof to the West right
4 of way line of Ridgeview Ave as shown on said Plat, thence run Southerly along said West right
5 of way line to a point on the South line of said Section 29, thence run Westerly along the South
6 line of said Section 29 to the Northeast corner of Section 31, Township 19 South, Range 28 East,
7 thence run Westerly along the North line of said Section 31, to the Northwest Corner of the NE
8 $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 31, thence run Southerly to the Southwest corner of the NE
9 $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 31, thence run Westerly to the Northwest corner of the SW
10 $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 31, thence run Southerly to the Southwest corner of the NE
11 $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 31, thence run Westerly to the Southeast Corner of the NE $\frac{1}{4}$ of NW
12 $\frac{1}{4}$ of said Section 31, thence run Northerly to the Southeast Corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW
13 $\frac{1}{4}$ of said Section 31, thence run Westerly to a point on the South line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of
14 NW $\frac{1}{4}$ of said Section 31 that is a distance of 290.56 feet East of the Southwest Corner of the
15 NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 31, thence run Northerly to a point on the North line of
16 the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 31 that is a distance of 298.23 feet from the
17 Northwest Corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 31, thence run Westerly
18 along the North line of said Section 31 to the Southeast corner of Section 25, Township 19
19 South, Range 27 East, thence run Westerly along the South line of said Section 25 to the West
20 right of way line of CR437 #3986, thence run Northerly along said West right of way line to a
21 point 30.00 feet North of the North line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, thence run Westerly a distance of
22 580.00 feet more or less to the intersection of the Southerly extension of the East right of way
23 line of Vine St # 4386B as shown on the Plat of the Map of Sorrento, recorded in Plat Book 1
24 Page 32, Public Records, Lake County, FL and the center of Franklin Ave #4285 as shown on
25 said Plat, thence run South to the South right of way line of Franklin Ave, thence run Westerly
26 along said South right of way line to the West right of way line of Orange St #4385, thence run
27 Northerly along said West right of way line to the North line of said Section 25, thence run
28 Easterly along the North line of said Section 25 to the Northwest corner of Section 30, Township
29 19 South, Range 28 East, thence run Easterly along the North line of said Section 30 to the
30 Northwest corner of Section 29, Township 19 South, Range 28 East, and the Point of Beginning.
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