RESOLUTION 2012-

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 1-2.1 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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WHEREAS, under Part III, Chapter 163, Florida Statutes, the County has the authority
to establish a community redevelopment area to facilitate the elimination of slum and blighted
conditions; and

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

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

Section 1. Recitals. The foregoing recitals are true and correct and incorporated
herein.

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

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

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

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

ATTEST:

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 Southwesterly 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 Northwestwesterly 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
to 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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of 25.00 feet, thence run Westerly to the Northeast corner of Lot 1, Block B of said Plat, also
being a point on the South right of way line of Dufferin Ave according to said Plat, thence run
Westerly along said South right of way line and the Westerly extension thereof to the West right
of way line of Ridgeview Ave as shown on said Plat, thence run Southerly along said West right
of way line to a point on the South line of said Section 29, thence run Westerly along the South
line of said Section 29 to the Northeast corner of Section 31, Township 19 South, Range 28 East,
thence run Westerly along the North line of said Section 31, to the Northwest Corner of the NE
¼ of NE ¼ of NE ¼ of said Section 31, thence run Southerly to the Southwest corner of the NE
¼ of NE ¼ of NE ¼ of said Section 31, thence run Westerly to the Northwest corner of the SW
¼ of NE ¼ of NE ¼ of said Section 31, thence run Southerly to the Southwest corner of the NE
¼ of NE ¼ of said Section 31, thence run Westerly to the Southeast Corner of the NE ¼ of NW
¼ of said Section 31, thence run Northerly to the Southeast Corner of the NE ¼ of NE ¼ of NW
¼ of said Section 31, thence run Westerly to a point on the South line of the NW ¼ of NE ¼ of
NW ¼ of said Section 31 that is a distance of 290.56 feet East of the Southwest Corner of the
NW ¼ of NE ¼ of NW ¼ of said Section 31, thence run Northerly to a point on the North line of
the NW ¼ of NE ¼ of NW ¼ of said Section 31 that is a distance of 298.23 feet from the
Northwest Corner of the NW ¼ of NE ¼ of NW ¼ of said Section 31, thence run Westerly
along the North line of said Section 31 to the Southeast corner of Section 25, Township 19
South, Range 27 East, thence run Westerly along the South line of said Section 25 to the West
right of way line of CR437 #3986, thence run Northerly along said West right of way line to a
point 30.00 feet North of the North line of the SE ¼ of SE ¼, thence run Westerly a distance of
580.00 feet more or less to the intersection of the Southerly extension of the East right of way
line of Vine St #4386B as shown on the Plat of the Map of Sorrento, recorded in Plat Book 1
Page 32, Public Records, Lake County, FL and the center of Franklin Ave #4285 as shown on
said Plat, thence run South to the South right of way line of Franklin Ave, thence run Westerly
along said South right of way line to the West right of way line of Orange St #4385, thence run
Northerly along said West right of way line to the North line of said Section 25, thence run
Easterly along the North line of said Section 25 to the Northwest corner of Section 30, Township
19 South, Range 28 East, thence run Easterly along the North line of said Section 30 to the
Northwest corner of Section 29, Township 19 South, Range 28 East, and the Point of Beginning.