

RESOLUTION NO. 92 - 04

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A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; DEFINING THE COMMUNITY REDEVELOPMENT AREA AND COMMUNITY REDEVELOPMENT RESERVE AREA; FINDING THE EXISTENCE OF SLUM AND BLIGHTED CONDITIONS IN THE AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commissioner of the City of Winter Garden, Florida finds the existence of certain slum or blighted areas within the boundary of the Winter Garden Community Redevelopment Area (the "Area") and Community Redevelopment Reserve Area (the "Reserve Area"), and determines that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Area and Reserve Area by a redevelopment agency is necessary in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Winter Garden; and

WHEREAS, the City of Commission and the Community Redevelopment Committee commissioned a study which as confirmed the findings of slum and blight; and

WHEREAS, conditions are present in the Area and Reserve Area which are detrimental to the sound growth of the municipality and which substantially impair or arrest the growth within the Area and adjacent territory, and present conditions and uses in the Area and Reserve Area are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, there is a predominance of inadequate or defective street layout; and

WHEREAS, there is faulty and inadequate lot layout in relation to size, adequacy, accessibility, or usefulness; and

WHEREAS, there is unsanitary conditions as it relates to the age and conditions of the municipal water and sanitary systems; and

WHEREAS, there has been a deterioration of site or other improvements; and

WHEREAS, there is a diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land; and

WHEREAS, a feasible method exists for the relocation of those displaced due to redevelopment activities; and

WHEREAS, action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made in the Area and Reserve Area; and

WHEREAS, the City desires to proceed under Part III, Chapter 163, Florida Statutes, to establish the necessary means by which redevelopment can be accomplished in the Area. NOW THEREFORE,

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

1. The City Commission, based upon evidence presented to it and in the public record does hereby expressly find that slum or blighted areas as defined in Section 163.340(8), Florida Statutes, exist within the Community Redevelopment Area and adjacent Reserve Area as defined in Section 163.340(10), Florida Statutes, as described in Exhibit "A", attached hereto.

2. For the purpose of this Resolution and any community redevelopment project undertaken pursuant hereto, the Community

Redevelopment Area and Reserve Area shall be that area more particularly described in Exhibit "A", attached hereto.

3. The City Commission does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the area described in Section Two is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Winter Garden.

4. The City Commission does hereby expressly find that it is necessary, appropriate, proper and timely that a Community Redevelopment Agency be created to carry out the community redevelopment purposes of the provisions of Part III, Chapter 163, Florida Statutes and other resolutions, ordinances and laws that may be utilized to further redevelopment within the area described in Exhibit "A".

5. THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY UPON ITS ADOPTION

PASSED AND CERTIFIED AS TO PASSAGE THIS 11<sup>th</sup> day of June, 1992.

Jack Quesinberry  
Jack Quesinberry - Mayor/  
Commissioner

ATTEST:

Helen Duckwiler  
Helen Duckwiler, City Clerk