

RESOLUTION NO. 932

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA; FINDING THAT THE AREAS IDENTIFIED IN THE LPG URBAN AND REGIONAL PLANNERS, INC. REPORT ARE BLIGHTED; FINDING REHABILITATION, CONSERVATION OR REDEVELOPMENT OR A COMBINATION THEREOF OF THE AREAS IDENTIFIED IN THE LPG URBAN AND REGIONAL PLANNERS, INC. REPORT IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY; FINDING THERE IS A NEED FOR MODIFICATION OF THE CITY'S EXISTING COMMUNITY REDEVELOPMENT PLAN; FINDING A NEED TO EXTEND THE BOUNDARY OF THE CITY'S EXISTING COMMUNITY REDEVELOPMENT AREA; FINDING A NEED FOR EXTENSION OF THE TIME FOR COMPLETION OF THE COMMUNITY REDEVELOPMENT AGENCY GOALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City enacted resolution 378 which recognized needs within the City for revitalization and adopted a development plan which was followed until the plan was subsequently amended; and,

WHEREAS, on October 10, 1988, the City of Wildwood adopted resolution number 388 finding that there were many unmet needs in the City which constituted blight and adopted a community redevelopment plan to encourage and guide future community and economic development; the original plan included the necessity of updating inadequate water lines to various locations throughout the City, paving unpaved streets and extending sanitary sewer to various areas of the City along with development of housing rehabilitation and replacement for low to moderate income persons; and,

WHEREAS, pursuant to Section 163.357, Florida Statutes, a community redevelopment agency was created in Resolution 389 which designated the Wildwood City Commission as the Wildwood Community Redevelopment Agency; and,

WHEREAS, the plan was amended to include the need for possible acquisition, clearance and disposition subject to use restrictions because of a prevailing condition of decay in certain parts of the City; and,

WHEREAS, in 1992, the plan was revised in Resolution 492 to include:

Those areas within the City limits of Wildwood, Florida that are, as of February 10, 1992, on the future land use map of the City of Wildwood local comprehensive plan shown as commercial; and, 2) all municipal facilities including, but not limited to City Hall and the City Hall annexed; and, 3) in areas zoned residential-institutional-office, west of North of Sumter Intermediate School and north and east of the CSX railroad;

and,

WHEREAS, on January 27, 1997, the City enacted Ordinance 298 which created and established a community redevelopment trust fund ;and,

WHEREAS, in 2006, the City Commission and Wildwood Community Redevelopment Agency determined that there was a need for a study to determine if there was any need to modify the existing community redevelopment plan including the Community Redevelopment Area and engaged LPG Urban and Regional Planners, Inc., to produce a study; a copy of the finding of necessity report prepared by LPG Urban and Regional Planners, Inc. is attached hereto and made a part of this resolution; and,

WHEREAS, the City and the Wildwood Community Redevelopment Agency provided the notice required by Sections 163.346 and 163.361(3), Florida Statutes, to each taxing authority which levies ad valorem taxes on taxable real property contained within the boundaries of the proposed modified and expanded redevelopment area by sending a copy of the findings of necessity report and notice of the public hearing on the proposed finding of necessity of modification to said taxing authorities; and,

WHEREAS, the City Commission of the City of Wildwood finds that the finding of necessity report prepared by LPG Urban and Regional Planners, Inc., and further evidence presented at the public hearing held on July 24, 2006 demonstrates that: there is blight in the areas identified by LPG Urban and Regional Planners, Inc. in the report; there is a need to modify the boundaries of the Community Redevelopment Area to create an expanded Community Redevelopment Area as indicated in the LPG Urban and Regional Planners, Inc. report because of the existence of blight; there is a need to extend the time for compliance of the goals of the Community Redevelopment Agency; and there is a need to establish the Community Redevelopment Agency as the agency to carry out the Community Redevelopment Plan for the modified and expanded Community Redevelopment Area.

NOW, THEREFORE, be it resolved:

SECTION 1. The findings of necessity report prepared by LPG Urban and Regional Planners, Inc., attached hereto and made a part hereof, demonstrates that one or more areas exist within the City, both inside and outside of the current Community Redevelopment Area, which are blighted as defined by Section 163.340(8), Florida Statutes, and have an overall need for physical redevelopment and revitalization. The blighted area of the City identified in LPG Urban and Regional Planners, Inc. Report as the Community Redevelopment Area and the expanded Community Redevelopment Area contain a predominance of defective or inadequate street layout; inadequate parking facilities, roadways, bridges and public transportation facilities; a faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; inadequate and outdated building density patterns and an excess of vacant structures and low income levels.

SECTION 2. The rehabilitation, conservation and redevelopment or a combination thereof of such area or areas identified in the report prepared by LPG Urban and Regional Planners, Inc. is necessary in the interest of the public health, safety, morals and welfare of the residents of the City.

SECTION 3. Based upon the findings of necessity report prepared by LPG Urban and Regional Planners, Inc., the conditions in the area identified in the report prepared by LPG Urban and Regional Planners, Inc. meets the criteria described in Section 163.340(8), Florida Statutes.

SECTION 4. Based upon the report prepared by LPG Urban and Regional Planners, Inc., there is a need to modify the current Community Redevelopment Agency Plan to expand the boundaries of the Community Redevelopment Area to include all of the areas identified in the report prepared by LPG Urban and Regional Planners, Inc., in the Community Redevelopment Area; accordingly, there is a need for the City of Wildwood Community Redevelopment Area to be expanded to include the expansion area identified in figure 1 of the LPG Urban and Regional Planners, Inc. report.

SECTION 5. Based upon the report prepared by LPG Urban and Regional Planners, Inc., there is a need to extend the time for completion of the redevelopment to 30 years from the date of modification of the plan.

SECTION 6. Based upon the report prepared by LPG Urban and Regional Planners, Inc., there is a need to expand the area subject to the authority of the Community Redevelopment Agency already created in Resolution 389 to include the areas identified in the LPG Urban and Regional Planners, Inc. report.

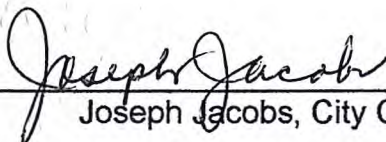
SECTION 7. This resolution shall become effective from the date it is passed by the City Commission of the City of Wildwood, Florida.

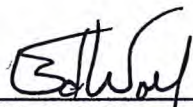
PASSED AND RESOLVED this _____ day of _____, 2006, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST:


Joseph Jacobs, City Clerk


Ed Wolf, Mayor