

RESOLUTION No. 95-011

A RESOLUTION OF THE CITY OF FRUITLAND PARK, FLORIDA PERTAINING TO COMMUNITY REDEVELOPMENT; FINDING THE COMMERCIAL AREA TO BE A SLUM AND BLIGHTED AREA; FINDING THAT REHABILITATION, CONSERVATION OR REDEVELOPMENT OF THE AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF THE CITY RESIDENTS; DECLARING THE CITY COMMISSION TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE AREA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Fruitland Park is aware of a general decline in appearance and commercial viability in the commercial area of Fruitland Park, and wishes to utilize all available prudent measures to reverse the decline, and

WHEREAS, there is a necessity for redevelopment, conservation or rehabilitation in the area, according to the requirements of Section 163.355, Florida Statutes, and

WHEREAS, the City Commission of Fruitland Park accepts the study, attached hereto as Exhibit A, finding the commercial area to be a slum and blighted area in need of redevelopment, rehabilitation or conservation, and

WHEREAS, the commercial area is defined as:

For a point-of-beginning, commence at the intersection of the northern right-of-way line of Cook Street and the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad, also being a boundary of the City limits of the City of Fruitland Park; thence run north, more or less, along the boundary of the City limits of the City of Fruitland Park to the southerly right-of-way line of Lake Ella Road; thence run East to the easterly right-of-way line of U. S. Highway 441 thence run south, more or less along the eastern boundary of the City of Fruitland Park as that boundary existed on March 2, 1995 to the southernmost point on the City limit boundary; thence run northwesterly, more or less along the boundary of the City of Fruitland Park to a point of intersection with the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run northwesterly more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the southern right-of-way line of Berckman Street; thence run west along the southern right-of-way line of Berckman Street to the western right-of-way line of Rose Avenue; thence run north along the western right-of-way line of Rose Avenue to the northern right-of-way line of Fountain Street; thence run east along the northern right-of-way line of Fountain Street to the western right-of-way



line of College Avenue; thence run north along the western right-of-way line of College Avenue to the northern right-of-way line of Miller Street; thence run east on the norther right-of-way line of Miller Street to the western right-of-way of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad; thence run north more or less along the western right-of-way line of that certain abandoned railroad right-of-way known as The Atlantic Coastline Railroad to the northern right-of-way line of Cook Street, also being the point-of-beginning of this description.

Less:

For a point-of-beginning, commence at the intersection of the southerly right-of-way line of Griffin Street and the westerly right-of-way line of Villa Avenue; thence run east along the southerly right-of-way line of Griffin Street to the southwesterly right-of-way line of Fox Hill Road; thence run southeasterly, more or less, along the southwesterly right-of-way of Fox Hill Road to the western right-of-way line of Pennsylvania Avenue; thence run south along the western right-of-way line of Pennsylvania Avenue to a point which is due west of the southwest corner of Lot 45, according to the Plat of Casa Loma, as recorded in Plat Book 11, Page 74, Public Records of Lake County, Florida; thence run east to the southwest corner of said Lot 45; thence continue east along the southern boundary of Lots 45 and 44 of the Plat of Casa Loma to the southeast corner of Lot 44; thence run south along the western boundary of Lot 37 to the southwest corner of Lot 37; thence run east along the southern boundary of Lot 37 to the southeast corner of Lot 37; thence run south along the western boundary of Lot 31 to the southwest corner of Lot 31; thence run east along the southern boundaries of Lots 31 and 30 to the southeast corner of Lot 30; thence run south to the southerly right-of-way line of Forest Street a/k/a Myrtle Avenue; thence run east along the southerly right-of-way line of Forest Street to the northeast corner of Lot 13; thence run south along the eastern boundary lines of Lots 13 and 7 to the southerly right-of-way line of Palm Street a/k/a Palm Avenue; thence run east along the southerly line of Palm Street to the northeast corner of Lot 51 of the Plat of Park Heights, 1st Addition, as recorded in Plat Book 16, Page 15, Public Records of Lake County, Florida; thence run south along the eastern boundary line of Lots 51 through 62, inclusive, to the northerly boundary line of the Plat of Vagabond Villas, as recorded in Plat Book 17, Page 29, Public Records of Lake County, Florida; thence run east along the northerly boundary line of Vagabond Villas to the northwest corner of Lot 1 of Vagabond Villas; thence run southeasterly along the southwesterly boundary lines of Lot 1 to the northern right-of-way line of Grizzard Street a/k/a Vagabond Road; thence run south, more or less, to the northeast corner of Lot 42, Vagabond Villas; thence run south along the east line of Lot 42 to the northeast corner of the plat of Oaktree Terrace, as



recorded in Plat Book 26, Page 65, Public Records of Lake County, Florida; thence run south along the east line of Oaktree Terrace and the east line of Lot 11 of the Plat of Springtree Subdivision, Unit 1, as recorded in Plat Book 23, Page 36, Public Records of Lake County, Florida, to the northerly right-of-way line of Dixie Avenue; thence run northwesterly along the northerly right-of-way line of Dixie Avenue to the eastern right-of-way line of Pennsylvania Avenue; thence run north along the eastern right-of-way line of Pennsylvania Avenue to the northern right-of-way line of that certain vacated street formerly known as Golden Glow Circle; thence run westerly along the northerly right-of-way line of said vacated Golden Glow Circle to the northeasterly right-of-way line of Magnolia Avenue; thence run northwesterly along Magnolia Avenue to the southern right-of-way of Palm Avenue; thence run north to the southeasterly corner of Lot 4 of the Plat, Dream Lake, First Addition, as recorded in Plat Book 3, Page 13, Public Records of Lake County, Florida; thence run north along the eastern boundaries of Lots 4 and 3 to the northern right-of-way line of Forest Street; thence run westerly along the northern right-of-way line of Forest Street to the southeast corner of Lot 6, Dream Lake, First Addition; thence run north along the eastern boundary line of Lot 6 to the northeasterly right-of-way line of Sunset Way; thence run northwesterly along the northeastern right-of-way line of Sunset Way to the southeast corner of Lot 22 of the Plat of Dream Lake, as recorded in Plat Book 2, Page 39, Public Records of Lake County, Florida; thence run northeasterly along the southeast boundary line of Lot 22 to the shores of Dream Lake; thence run northwesterly along the shores of Dream Lake to the southernmost corner of Lot 14, Dream Lake; thence run northwesterly along the southwest boundary line of Lot 14 to the eastern right-of-way line of Dixie Avenue; thence run north along the eastern right-of-way line of Dixie Avenue to the southern right-of-way line of Fruitland Street; thence run northeasterly along the southern right-of-way line of Fruitland Street to the eastern boundary line of Lot 49, Dream Lake, if the boundary line was extended south to the southerly right-of-way line of Fruitland Street; thence run north along the eastern boundary line of Lots 49 through 65, inclusive, to the southern right-of-way line of Griffin Street; thence run east along the southern right-of-way line of Griffin Street to the point of beginning of this description.

and

WHEREAS, the City Commission of Fruitland Park desires to exercise all authority conferred upon it by the 1969 Community Redevelopment Act, as currently amended and contained in Chapter 163, Part III, Florida Statutes;

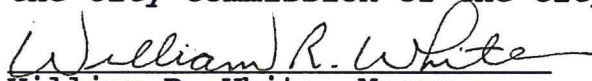
NOW, THEREFORE, be it resolved by the City Commission of Fruitland Park, Florida:

SECTION 1. The report attached hereto as Exhibit A is hereby accepted as evidence of the presence of slum and blight and the need for redevelopment, rehabilitation or conservation in the defined area.


SECTION 2. The City Commission of Fruitland Park is hereby designated as the Community Redevelopment Agency holding all powers, duties, privileges, immunities and responsibilities conferred by Chapter 163, Part III, Florida Statutes.

SECTION 3. This resolution shall take effect immediately upon its final adoption by the City Commission of the City of Fruitland Park, Florida.

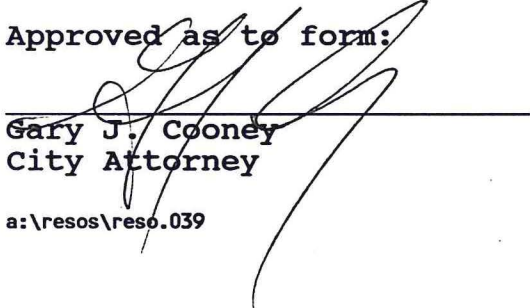
PASSED AND RESOLVED this 16th day of March, 1995, by the City Commission of the City of Fruitland Park, Florida.

  
\_\_\_\_\_  
William R. White, Mayor  
City of Fruitland Park

Attest:

  
\_\_\_\_\_  
Linda S. Rodrick, City Clerk  
City of Fruitland Park

Approved as to form:

  
\_\_\_\_\_  
Gary J. Cooney  
City Attorney

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## CITY OF FRUITLAND PARK - BLIGHT SURVEY

BLDG#		NAME	ADDRESS	CONDITIONS				
				a	b	c	d	e
3	R	Residential	501 Berckman	1				
4	R	Residential	405 Berckman	1				
5	R	Residential	403 Berckman	1				
6		Vacant Undeveloped						
7	R	Residential	309 Berckman	1				
8	R	Residential	307 Berckman	1				
9		Vacant Undeveloped						
10	R	Residential	301 Berckman	1				
11	R	Residential	209 Berckman	1				
12	R	Residential	207 Berckman	1				
13		Warehouse	205 Berckman			1		
14	R	Residential	404 Berckman					
15	R	Residential	400 Berckman					
16		Vacant Undeveloped	310 Berckman					
17	R	Residential	308 Berckman					
18		Vacant Undeveloped						
19		Vacant Undeveloped						
20	R	Residential	302 Berckman					
21	R	Residential	210 Berckman		1			
22	R	Residential	208 Berckman					
23		Vacant Undeveloped						
24		Vacant Undeveloped						
25		Furniture Barn	112 Berckman					1
26		Furniture Barn	112 Berckman					1
27		Clinical Products	107 Berckman					1
28	R	Residential	105 Berckman			1		1
29		Creative Hair Design	102 Berckman	1				1
30		American Legion	102 Dixie Avenue	1				
31		Williams Hear & Air	100 Dixie Avenue	1				
32		Baxter Wood	101 Seminole Avenue					1
33		Xtra Discount Beverage	103 Berckman	1				
34		Disability Consultants	105 Berckman					
35	R	Residential	108 Berckman	1				
36	R	Residential	108 Berckman		1			
37	R	Residential	107 Berckman		1			
38	R	Residential	200 Berckman	1				
39		Apartments	203 Berckman		1			
40	R	Residential	207 Berckman		1			
41	R	Residential	202 Berckman	1				
42		Vacant undeveloped						
43		U.S. Sprint Telephone	302 Berckman	1				
44		Rusens Mower & Saw	US Hwy 27-441	1				
45		Buyers Resource	US Hwy 27-441	1				
46		Church- New Life	207 Villa Avenue	1				
47		Tails & Wiskers Hotel	300 US Hwy 27-441		1			

a - Standard

b - Minor Deterioration, Minor Repair Needed

c - Moderate to Substantial Deterioration, Rehabilitation Needed

d - Dilapidated, Rehabilitation Not Likely to be Feasible

e - Site Conditions Need Improvement, Such as Parking



## CITY OF FRUITLAND PARK - BLIGHT SURVEY

BLDG#		NAME	ADDRESS	CONDITIONS				
				a	b	c	d	e
48		Dinner Bell Restaurant	3170 US Hwy 27-441	1				
49		The Sub Shope	3180 US Hwy 27-441					1
50		Vacant Building	3188 US Hwy 27-441	1				
51		Holiday World RV	3264 US Hwy 27-441	1				
52		China Restaurant & Pub	3264 US Hwy 27-441	1				
53		First Federal	410 Palm Street	1				
54		Citizen's National Bank	US Hwy 27-441	1				
55		Phillips Buick	US Hwy 27-441	1				
56		Park Heights Animal Care	3350 Hwy 27-441	1				
57		Ethridge Chiropractic	3360-B Hwy 27-441	1				
58		Family Dental Care	3360-A Hwy 27-441	1				
59		Florida Crank en Machine	3376 Hwy 27-441	1				
60		Trailer Park	2-44 Griffin Street			1		
61		Wheel in Tire	3410 Hwy 27-441	1				
62		HCS Real Estate	3420 Hwy 27-441	1				
63		Leesburg Chamber	3430 Hwy 27-441	1				
64		AAmco Transmission	3487 Hwy 27-441	1				
65		Leesburg Homes	3475 Hwy 27-441	1				
66		Economy Auto	3461 Hwy 27-441	1				
67		Tu Amigos	3439 Hwy 27-441	1				
68		Ace Hardware	3431 Hwy 27-441	1				
69		Vacant						
70		Vacant						
71		Vacant						
72		Damons Restaurant	3295 US Hwy 27-441	1				
73		Texaco Food Mart	3277 US Hwy 27-441	1				
74		Wise's Garden Center	3247 US Hwy 27-441	1				
75		Walk-in Clinic	3235 US Hwy 27-441	1				
76		State Farm	3235-B US Hwy 27-441	1				
77		Century 21	3233 US Hwy 27-441	1				
78		Stavro's	3201 US Hwy 27-441	1				
79		Hutson Automotive	3195 US Hwy 27-441	1				
80		Doyle's Boat Covers & Lawn	3131 US Hwy 27-441			1		1
81		Florida Medical Industries	3131 US Hwy 27-441	1				
82	R	Residential	309 Rose Avenue	1				
83	R	Residential	509 Miller			1		
50	R	Residential	Miller 507		1			
85	R	Residential	505 Miller		1			
86	R	Residential	503 Miller		1			
87	R	Residential	501 Miller		1			
88	R	Residential	602 Miller	1				
89	R	Residential	600 Miller	1				
90	R	Residential	506 Miller	1				
91	R	Residential	504 Miller	1				
92	R	Residential	502 Miller	1				

- a - Standard
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- e - Site Conditions Need Improvement, Such as Parking



## CITY OF FRUITLAND PARK - BLIGHT SURVEY

BLDG#		NAME	ADDRESS	CONDITIONS				
				a	b	c	d	e
93	R	Residential	500 Miller	1				
94	R	Residential	410 Miller			1		
95	R	Residential	408 Miller			1		
96	R	Residential	406 Miller			1		
97	R	Residential	404 Miller		1			
98	R	Residential	402 Miller		1			
99	R	Residential	401 Sunny Court	1				
100	R	Residential	306 Miller Street	1				
101	R	Residential	304 Miller Street	1				
102	R	Residential	402 Century	1				
103	R	Residential	401 Century	1				
104		Post Office	104 Miller	1				
105		AAA Beauty Salon	102-B Miller	1				
106		Handy Way	100 Miller	1				
107	R	Residential	401 Dixie			1		
108		Greenhouse	401 Dixie				1	1
109		Thomas L. Clark, Accountant	404 Miller	1				
110	R	Residential/Vacant	307 Iona			1		
111		McKinney Auto Repairs Shop	309 Iona			1		
112		Beverage Convenience	309 Iona			1		1
113		Bakery	103 Miller			1		1
114		Barber Shop	105 Miller			1		1
115		The Carpet Store	107 Miller			1		1
116	R	Residential	306 Villa		1			
117		Motor Armature Works	305 Villa			1		1
118		Lake News	2891 Hwy 27-441		1			
119		Auto Repair Specialist	2860 Hwy 27-441	1				
120		Harry's Auto &n Radiator	2780 Hwy 27-441		1			
121		Morgan's Car Sales	2766 Hwy 27-441		1			
122		Ramsey Fabrics	619 Dixie		1			
123		Larry Carson Refrigeration Svc	2700 Hwy 27-441			1		1
124	R	Residential	613 Dixie				1	1
125		Summers Furniture	611 Dixie		1			1
126	R	Residence	511 Dixie					
127		Car Repair Shop	507 Dixie			1		1
128		Tattoo Works	506 Dixie			1		1
129		Hilltop Tavern	503 Dixie			1		1
130	R	Residence	501 Dixie			1		
131	R	Residence	413 Dixie	1				
132		Golf Warehouse	413 Dixie			1		
133	R	Residence	411 Dixie			1		
134	R	Residence	409 Dixie			1		
135	R	Residence	407 Dixie			1		
136	R	Residence	405 Dixie			1		
137	R	Residence	403 Dixie			1		

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BLDG#	NAME	ADDRESS	CONDITIONS				
			a	b	c	d	e
138	North Lake Fruit & Vegetable	2557 US Hwy 27-441			1		1
139	Yes Auto Sales	2461 US Hwy 27-441			1		1
140	Vacant Store fronts	2467 US Hwy 27-441			1		1
141	Pickett Steel	2407US Hwy 27-441			1		1
142	Redding Lawn & Shrub	2403 US Hwy 27-441			1		1
143	Hayes Welding	2405 US Hwy 27-441			1		1
144	Vacant Building	2409 US Hwy 27-441			1		1
145	Brooks RV Sales	2381 US Hwy 27-441			1		1
146	American Auto Salvage	2361 US Hwy 27-441			1		1
147	Fruitland Park Florist	2313 US Hwy 27-441		1			1
148	Mini Storage	2394 US Hwy 27-441		1			1
149	Florida Highway Patrol	2440 US Hwy 27-441		1			1
150	Gustafson's Dairy	2480 US Hwy 27-441				1	1
151	The Oyster Bar	2520-A US Hwy 27-441			1		1
152	Steve's Place Seafood Rest.	2520-B US Hwy 27-441			1		1
153	Tread Masters	2520-C US Hwy 27-441			1		1
154	Mulch, Bark, Soil	2600 US Hwy 27-441			1		1
	55 residential units						
	76 commercial of institutional						
	<b>Total Number of Units</b>		<b>131</b>				
	<b>Number Standard</b>		<b>67</b>	<b>51%</b>			
	<b>Minor Deterioration</b>		<b>21</b>	<b>16%</b>			
	<b>Moderate Deterioration</b>		<b>40</b>	<b>31%</b>			
	<b>Dilapidated</b>		<b>3</b>	<b>2%</b>			

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- d - Dilapidated, Rehabilitation Not Likely to be Feasible
- e - Site Conditions Need Improvement, Such as Parking