

RESOLUTION 06-254

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Harold Bazzel, Clerk
Bay County, Florida
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Trans # 789519

A RESOLUTION OF THE CITY OF PARKER, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT IN AN AREA OF THE CITY OF PARKER, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR CREATING A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 06-251 adopted by the City Council of the City of Parker ("City Council") on May 22, 2006, the City Council expressed its intention to consider the creation of a community redevelopment area, authorized a study to consider whether a finding of necessity resolution should be adopted, and defined a proposed redevelopment study area within the City of Parker ("City"); and

WHEREAS, a study has been done, supported by data and analysis, of the conditions in that part of the City, known and referred to as the Parker Redevelopment Area described in Exhibit "A" hereof (such area being referred to herein as the "Area" or the "Redevelopment Area"); and

WHEREAS, the results of that study have been presented to the City Council for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council of the City has determined that conditions in the Area meet the criteria described in Part III, Chapter 163, Florida Statutes (2006).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, FLORIDA, AS FOLLOWS:

Section 1. Findings of Conditions

Based upon the evidence, data, analysis and facts presented to it, the City Council does hereby find:

(a) Conditions are present in the Area of the City which are detrimental to the sound growth of the City and which substantially impair or arrest the growth within the

Area and adjacent territory, and present conditions and uses in the Area are detrimental to the public safety, morals and public welfare; and

(b) There are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property; and

(c) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area; and

(d) Within the Area, there is faulty layout in relation to size, adequacy, accessibility, or usefulness; and

(e) There exist unsanitary and unsafe conditions within the Area; and

(f) There is deterioration of site and other improvements within the Area; and

(g) Inadequate and outdated building density patterns exist within the Area; and

(h) The incidence of crime in the Area is higher than in the remainder of the City; and

(i) The incidence of fire and emergency medical services calls to the Area is proportionally higher than in the remainder of the City; and

(j) A greater number of violations of the Florida Building Code exist in the Area than the number of violations recorded in the remainder of the City; and

(l) There is governmentally owned property with adverse environmental conditions caused by a public or private entity located within the Area.

Section 2. Finding of Necessity

The City Council does hereby make a legislative finding that the conditions in the Area meet the criteria described in Section 163.340(8), Florida Statutes (2006) and the following:

(a) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City; and

(b) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is

necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

Section 3. Community Redevelopment Area

Based upon facts presented and contained in the public record, the City does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2006), and that such Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2006).

Section 4. Community Redevelopment Agency

The City Council 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 contemplated by Part III, Chapter 163, Florida Statutes (2006), to further cause promote and encourage rehabilitation, conservation and redevelopment within the Area.

Section 5. Effective Date

This Resolution shall take effect immediately upon its passage.

Passed, Approved and Adopted by the City Council of the City of Parker, Florida, at a meeting on this 18th day of December, 2006.

CITY OF PARKER



Brenda G. Hendricks, as Mayor

ATTEST:



~~Ernest Browning, City Clerk~~

Lou Bradford, Deputy City Clerk

**LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION
PREPARED FOR
CITY of PARKER
COMMUNITY REDEVELOPMENT AGENCY
BAY COUNTY, FLORIDA**

LEGAL DESCRIPTION:**NORTH PARCEL, CITY of PARKER, C.R.A.**

FOR A POINT OF BEGINNING: BEGIN AT A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY OF CHERRY STREET AND THE WESTERLY RIGHT-OF-WAY OF SOUTH TYNDALL PARKWAY INTERSECT; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH TYNDALL PARKWAY TO THE RIGHT-OF-WAY INTERSECTION OF SOUTH TYNDALL PARKWAY AND THE NORTHERLY RIGHT-OF-WAY OF US BUSINESS HIGHWAY 98; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF BUSINESS HIGHWAY 98, TO A POINT INTERSECTING TO THE WESTERLY RIGHT-OF-WAY OF ARROW STREET; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY OF ARROW STREET TO THE NORTHERLY RIGHT-OF-WAY OF THIRD STREET; THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY OF THIRD STREET TO THE EASTERLY RIGHT-OF-WAY OF WEST STREET; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY OF WEST STREET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY OF ASTER STREET; THENCE IN A WESTERLY DIRECTION ACROSS SAID WEST STREET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ASTOR STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF ASTOR STREET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PITTS AVENUE AND THE SOUTH EASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED OFFICIAL RECORDS BOOK 2081, PAGE 589; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LAST SAID LANDS TO THE INTERSECTION WITH THE MEAN HIGH WATER LINE OF EAST BAY; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE OF EAST BAY TO A POINT PERPENDICULAR TO THE NORTHWEST CORNER AS THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1102, PAGE 1029; THENCE NORTHEASTERLY ACROSS SAID BUSINESS HIGHWAY 98 TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1102, PAGE 1029, OFFICIAL RECORDS BOOK 2571, PAGE 589, OFFICIAL RECORDS BOOK 1965, PAGE 1275, TO THE ORDINARY HIGH WATERLINE OF MARTIN LAKE; THENCE IN A EASTERLY DIRECTION ALONG SAID ORDINARY LINE OF MARTIN LAKE TO THE NORTH EAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2257, PAGE 444; THENCE SOUTH ALONG THE EAST LINE OF LAST SAID LANDS TO A POINT PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY OF LAKE DRIVE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF LAKE DRIVE TO A POINT PERPENDICULAR TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 140, PAGE 27; THENCE ALONG THE WESTERLY LINE OF LAST SAID LANDS AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOKS, 2016, PAGE 315, OFFICIAL RECORDS BOOKS 1442, PAGE 1243, OFFICIAL RECORDS BOOKS 1394, PAGE 1010, OFFICIAL RECORDS BOOKS 1243, PAGE 69, OFFICIAL RECORDS BOOKS 1757, PAGE 692, TO THE SOUTHERLY RIGHT-OF-WAY OF TERI LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF TERI LANE TO A POINT PERPENDICULAR TO THE SOUTHEAST CORNER OF GILBERT LAKE ESTATES UNIT 1 AS RECORDED IN PLAT BOOK 12, PAGE 5; THENCE ALONG SAID PERPENDICULAR LINE AND THE EAST LINE OF SAID GILBERT LAKE ESTATES UNIT 1, LOTS 12, 11, 10, 9, 8, TO THE NORTHEAST CORNER OF SAID GILBERT LAKE ESTATES UNIT 1; THENCE ALONG THE NORTH LINE OF SAID GILBERT LAKE ESTATES UNIT 1, LOTS 7, 6, 5, 4, 3, 2, 1, TO THE EASTERLY RIGHT-OF-WAY OF SOUTH SENECA AVENUE; THENCE NORTH ALONG SAID SOUTH SENECA AVENUE TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY OF KENDRICKS STREET; THENCE ALONG SAID PERPENDICULAR LINE AND SAID NORTHERLY RIGHT-OF-WAY OF KENDRICKS STREET TO A POINT INTERSECTING TO SAID NORTHERLY RIGHT-OF-WAY KENDRICKS STREET ON THE WESTERLY RIGHT-OF-WAY OF BOB LITTLE ROAD; THENCE SOUTH ALONG SAID RIGHT-OF-WAY OF BOB LITTLE ROAD TO THE NORTHERLY RIGHT-OF-WAY OF MEADOW STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF MEADOW STREET TO THE EASTERLY RIGHT-OF-WAY OF NORTH LAKEWOOD DRIVE; THENCE NORTH ALONG SAID EASTERLY RIGHT-OF-WAY OF NORTH LAKEWOOD DRIVE TO THE NORTHWEST CORNER OF BLOCK 2, LAKEVIEW HEIGHTS SUBDIVISION, AS DESCRIBED AND RECORDED IN PLAT BOOK 8, PAGE 32; THENCE ALONG THE NORTH LINE OF SAID BLOCK 2, AND BLOCK 1, OF SAID LAKEVIEW HEIGHTS SUBDIVISION TO THE SOUTHWEST CORNER OF BLOCK 1, LAKEWOOD SUBDIVISION AS DESCRIBED AND RECORDED IN PLAT BOOK 8, PAGE 91; THENCE ALONG THE WEST LINE OF SAID BLOCK 1, LAKEWOOD SUBDIVISION TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CHERRY STREET; THENCE EAST ALONG SAID RIGHT-OF-WAY OF CHERRY STREET TO THE POINT OF BEGINNING.

CONTAINING 383 ACRES, MORE OR LESS.

SOUTH PARCEL, CITY of PARKER, C.R.A.

FOR A POINT OF BEGINNING: BEGIN AT THE INTERSECTION OF THE MEAN HIGH WATER LINE FOR EAST BAY AND THE WESTERLY RIGHT-OF-WAY OF US HIGHWAY 98; THENCE SOUTH ALONG SAID WESTERLY RIGHT-OF-WAY OF US HIGHWAY 98 TO A POINT PERPENDICULAR TO THE SOUTHERLY RIGHT-OF-WAY NY RD; THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID IVEY ROAD TO THE WESTERLY RIGHT-OF-WAY DONNA AVENUE; THENCE NORTH ALONG SAID SOUTHERLY RIGHT-OF-WAY OF DONNA AVENUE TO THE NORTH CORNER OF LOT 20, BAY FRONT UNIT 4 SUBDIVISION, AS DESCRIBED AND RECORDED IN PLAT BOOK 13, PAGE 75; THENCE CONTINUE ALONG A PROJECTED LINE THROUGH SAID LOT 20, SOUTHWEST CORNER LOT 19, LOT 17, LOT 16, OF SAID BAY FRONT UNIT 4 SUBDIVISION, TO THE SAID MEAN HIGH WATER LINE OF EAST BAY; THENCE SOUTHWESTERLY ALONG THE MEAN HIGH WATER LINE; THENCE NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE; THENCE NORTHERLY AND EASTERLY ALONG SAID MEAN HIGH WATER LINE TO THE POINT OF BEGINNING.

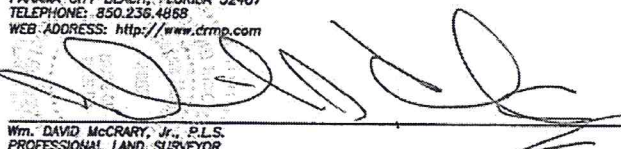
CONTAINING 208 ACRES, MORE OR LESS.

REPORT:

- 1.) THIS MAP REFLECTS A LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH. NO FIELD WORK WAS PERFORMED FOR THE PREPARATION OF THIS MAP. NO FIELD WORK WAS PERFORMED FOR THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION. ALL LINEWORK SHOWN HEREON BASED UPON BAY COUNTY GIS DATA.
- 2.) SOURCES OF INFORMATION RELIED UPON FOR THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION INCLUDES THE FOLLOWING:
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- 4.) NORTH DEPICTED HEREON IS ASSUMED.

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DYER, RIDDLE, MILLS, AND PRECOURT, INC.
CERTIFICATE OF AUTHORIZATION, LICENSED BUSINESS #2648
100 BECKRICH ROAD ~ SUITE #120
PANAMA CITY BEACH, FLORIDA 32407
TELEPHONE: 850.236.4868
WEB ADDRESS: <http://www.drmp.com>



NOVEMBER 29, 2006

DATE

Wm. DAVID McCRARY, Jr., P.L.S.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA ~ LICENSE #4853

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MAP OF DESCRIPTION**THIS IS NOT A SURVEY**

PREPARED FOR:
CITY OF PARKER, C.R.A.
DATE: 11/29/06 SCALE: N/A
PROJECT #: 06-0973.000
DESIGN: J.A.P. CHECKED: W.D.M.

NOTES:

SHEET 1 OF 3

DESCRIPTION ON SHEET 1 OF 3

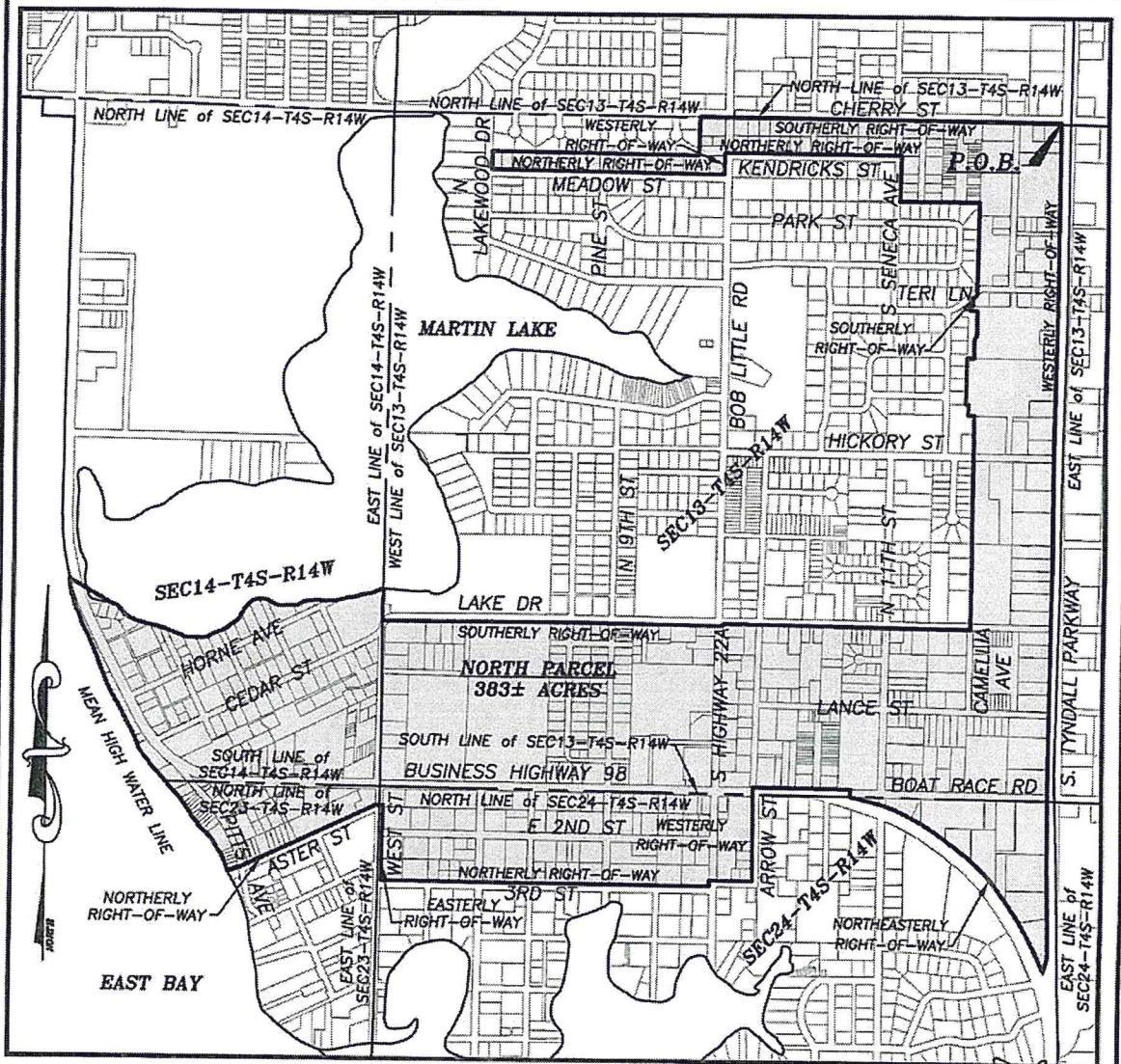
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**SKETCH AND LEGAL DESCRIPTION
PREPARED FOR
CITY of PARKER
COMMUNITY REDEVELOPMENT AGENCY
BAY COUNTY, FLORIDA**



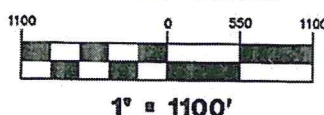
LEGEND AND ABBREVIATIONS

AVE AVENUE
C.R.A. COMMUNITY REDEVELOPMENT AGENCY
DR DRIVE
E EAST
LN LANE
N NORTH
P.O.B. POINT OF BEGINNING
R RANGE
RD ROAD
S SOUTH
SEC SECTION
ST STREET
T TOWNSHIP
US UNITED STATES
W WEST
± PLUS OR MINUS

**MAP OF DESCRIPTION
THIS IS NOT A SURVEY**

PREPARED FOR:
CITY OF PARKER, C.R.A.
DATE: 11/29/06 SCALE: 1"=1100'
PROJECT #: 06-0973.000
DESIGN: J.A.P. CHECKED: W.D.M.

GRAPHIC SCALE



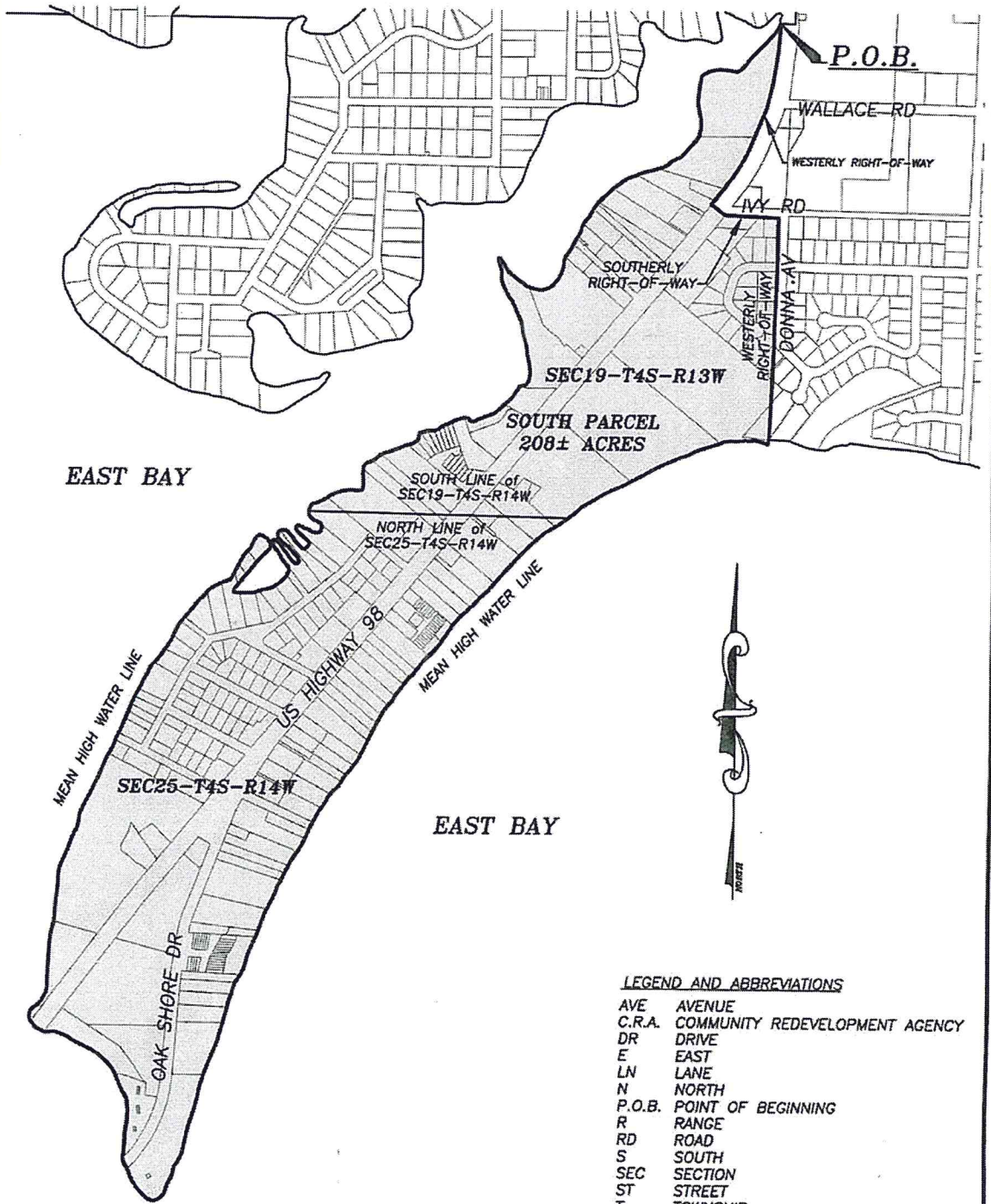
SHEET 2 OF 3

DESCRIPTION ON SHEET 1 OF 3



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SKETCH AND LEGAL DESCRIPTION
PREPARED FOR
CITY of PARKER
COMMUNITY REDEVELOPMENT AGENCY
BAY COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS

AVE	AVENUE
C.R.A.	COMMUNITY REDEVELOPMENT AGENCY
DR	DRIVE
E	EAST
LN	LANE
N	NORTH
P.O.B.	POINT OF BEGINNING
R	RANGE
RD	ROAD
S	SOUTH
SEC	SECTION
ST	STREET
T	TOWNSHIP
US	UNITED STATES
W	WEST
±	PLUS OR MINUS

MAP OF DESCRIPTION

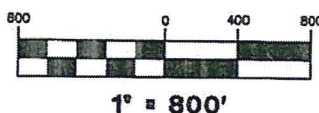
THIS IS NOT A SURVEY

SHEET 3 OF 3

DESCRIPTION ON SHEET 1 OF 3

PREPARED FOR:
CITY OF PARKER, C.R.A.
DATE: 11/29/06 SCALE: 1"=800'
PROJECT #: 06-0973.000
DESIGN: J.A.P. CHECKED: W.D.M.

GRAPHIC SCALE



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