

RESOLUTION NO: 2025-
RESOLUTION OF NECESSITY
VAUGHN ROAD IMPROVEMENTS
PROJECT # 5400245
PARCEL: 100

WHEREAS, Polk County has been granted the power of eminent domain to appropriate property for any County purpose pursuant to § 127.01, Fla. Stat.; and

WHEREAS, before exercising the power of eminent domain the Board of County Commissioners is required to adopt a resolution authorizing the acquisition of property for any county use or purpose subject to limitations set forth in §§ 73.013 and 73.014, Fla. Stat.; and

WHEREAS, Polk County has located and surveyed such land as is necessary to make transportation facility improvements to a collector road designated as the Vaughn Road Improvement Project (Project # 5400245); and

WHEREAS, the construction of the proposed transportation facility improvements constitutes a valid county use or purpose in carrying out Polk County's general superintendence and control over county roads and structure including the powers of establishing, changing and maintaining such roads in good repair; and

WHEREAS, absent a relinquishment of the property, land to be acquired will not be conveyed to natural persons or to private entities and the land is not being acquired to abate or eliminate a public nuisance or to prevent or eliminate slum or blight; and

WHEREAS, Polk County intends in good faith to construct the planned transportation facilities on, under or over the described property; and

WHEREAS, this Board, after being fully informed on the matter and upon proper consideration, has previously authorized improvements for the Vaughn Road Improvement Project as part of the Capital Improvement Program (CIP), and has approved the proposed alignment which is depicted in the attached "Exhibit A" for such improvements; and

WHEREAS, the approved alignment makes it necessary to acquire additional rights-of-way for the construction of those improvements; and

WHEREAS, prior to this Board approving the alignment depicted in “Exhibit A” this Board considered several factors including, without limitation, alternative routes, environmental impact, costs, long range planning, and safety; and

WHEREAS, this Board, after proper consideration, makes the following findings for the alignment depicted in “Exhibit A”:

A. ALTERNATIVE ROUTES: Due to the fact that this project is to improve Vaughn Road to accommodate large emergency vehicles accessing the entrance to a County training facility, no alternative alignments were considered.

B. ENVIRONMENTAL FACTORS: Necessary permits are being reviewed or have been approved by permitting agencies. The project has been designed to minimize adverse impacts to the environment and it is anticipated that no adverse environmental impacts will result from this project.

C. COSTS: The project is cost effective within the required designed criteria.

D. LONG RANGE PLANNING: This project is consistent with the long range plan for Polk County and is part of the Capital Improvement Programs previously adopted by the BoCC, and it complements prior improvements made by Polk County;

E. Safety Considerations: One purpose of this project is to improve the traffic safety by constructing wider travel lanes and improving the connection to the entrance drive. The identified parcels are necessary to provide sufficient right of way to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the Vaughn Road Improvement Project that property be acquired by Polk County; to wit, fee simple title in the property designated as Parcel 100, which property is more fully described in the attached Composite “Exhibit B”; and

WHEREAS, a copy of this proposed Resolution, along with parcel sketches and surveys of the project and the parcels to be acquired, including Parcel 100 are available

for public inspection at the office of the Real Estate Services Director, 515 E. Boulevard Street, Bartow, Florida 33830 during regular business hours.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Polk County, Florida, in regular session duly assembled, find that the above stated recitals are true and correct and are incorporated herein. The Board of County Commissioners of Polk County, Florida further find that it is necessary that fee simple title in Parcel 100, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: right-of-way needed to allow the construction of transportation facility improvements to the Vaughn Road Improvement Project (Project #5400245). The Board of County Commissioners of Polk County hereby authorize the acquisition of property described in the attached Composite "Exhibit B" by eminent domain for the purpose stated herein and that the attorneys for this Board shall, as necessary, institute proceedings to acquire the interest in said land and property as indicated herein and described in attached "Exhibit B", by eminent domain proceedings, and that said interest in Parcel 100 be acquired, prior to trial, by the filing of a Declaration of Taking and by deposit, into the Registry of the Court, of the good faith estimate of value as ordered by the Court upon entry of an Order of Taking.

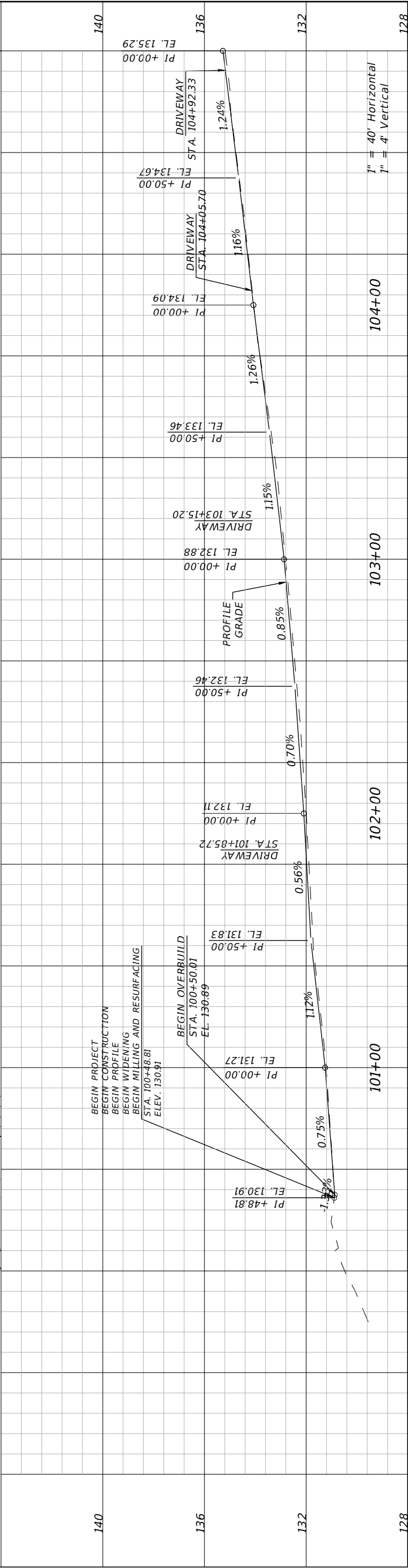
This Resolution shall be effective upon adoption.

PASSED AND CERTIFIED AS TO PASSAGE this 7th day of October, 2025.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
T.R. Wilson, Chairman

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



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| Brown, Richard | 7/31/2025 9:25:33 AM | C:\Users\USRB67920\WSP 0365\Polk County Vaughn Road Improvements - |
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



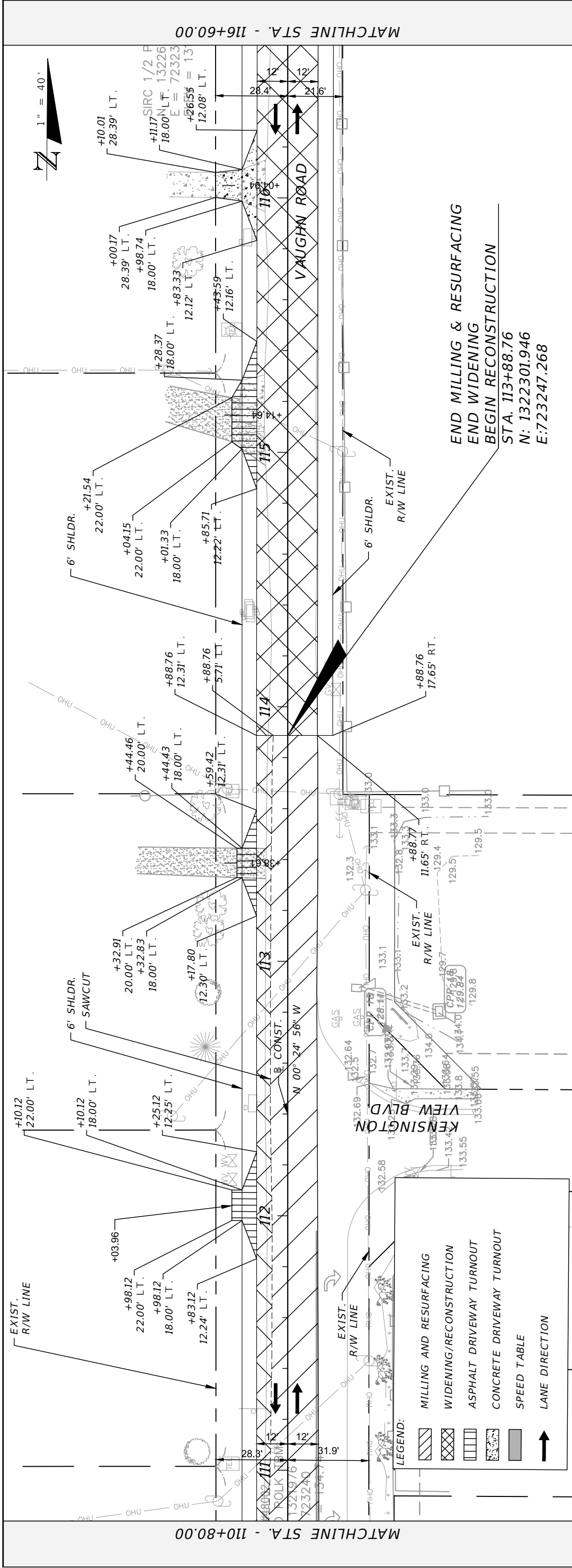


Exhibit "A" - Sheet 4 of 4

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

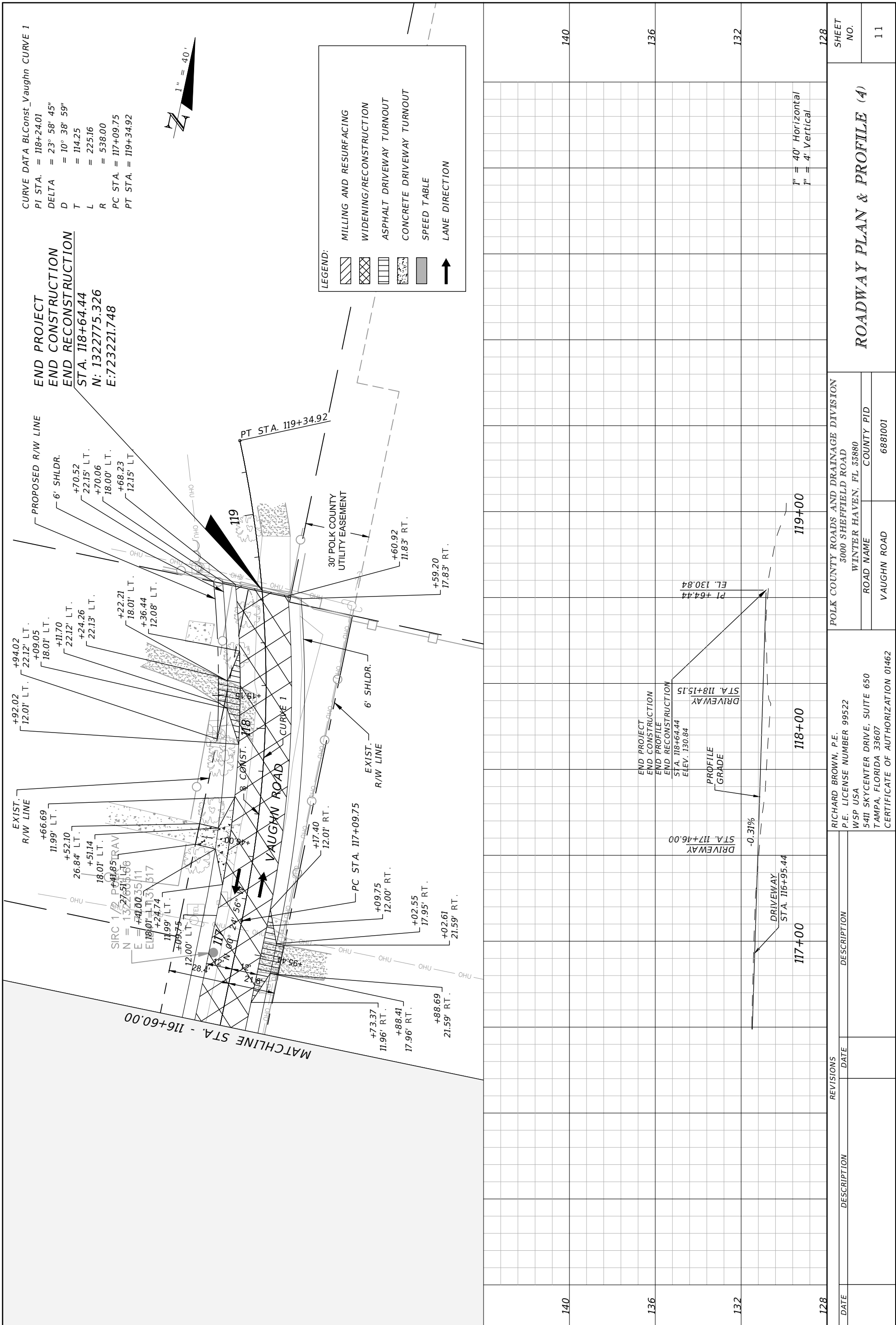


EXHIBIT "B"

ROAD: VAUGHN ROAD

POLK COUNTY

DESCRIPTION

PARCEL: 100

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Project Name: VAUGHN ROAD WIDENING
Tax Folio Number: 252910-000000-021020

Road Number: 951005
Project Number: 9510E25-1

DESCRIPTION

A parcel of land being a portion of the South 3/8 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said South 3/8 of the Northeast 1/4 of the Southeast 1/4; thence South 89°34'11" West along the North line of said South 3/8 of the Northeast 1/4 of the Southeast 1/4, a distance of 20.00 feet to a point on the West right-of-way line of Vaughn Road as described in Official Records Book 8247, Page 1733, Public Records of Polk County, Florida, for the **Point of Beginning**; thence continue South 89°34'11" West, along said North line, 16.56 feet to a point of a non-tangent curve concave Westerly having a radius of 514.00 feet, a central angle of 8°10'34", a chord bearing South 13°29'17" East, and a chord distance of 73.29 feet; thence along the arc of said curve, 73.35 feet to said West right-of-way line; thence North 00°25'49" West, along said West right-of-way line, 71.39 feet to said **Point of Beginning**.

Containing 527 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

| REVISION | DATE | BY |
|----------|------|----|
| | | |
| | | |

THIS IS NOT
A SURVEY



SCALE

1" = 20 feet

TAX FOLIO#
252910
000000
021010

POC
NE COR. OF S 3/8
OF NE 1/4 OF SE 1/4

POB

S 89°34'11" W
16.56' (C)

S 89°34'11" W
20.00' (C)

SEC. 10, T 29 S, R25 E
SEC. 11, T 29 S, R25 E

30' UTILITY AND
ACCESS EASEMENT
O.R.B.2043 PG.1289

TAX FOLIO#
252910
000000
041010

NORTH LINE OF S 3/8
OF NE 1/4 OF SE 1/4

R/W LINE PER
O.R.B.8247 PG.1733

R/W LINE PER
O.R.B.4005 PG.1433

TAX FOLIO#
252910
000000
021020
O.R.B.12285 PG.264

RADIUS = 514.00' (C)
CENTRAL ANGLE = 8°10'34" (C)
CHORD DISTANCE = 73.29' (C)
CHORD BEARING = S 13°29'17" E (C)
CHORD LENGTH = 73.35' (C)

N 00°25'49" W 71.39' (C)

R/W LINE PER
O.R.B.8247 PG.1733

EAST LINE OF
NE 1/4 OF SE 1/4

VAUGHN ROAD (F)

R/W LINE PER
O.R.B.4005 PG.1433

TAX FOLIO#
252911
000000
043020

LEGEND

- (C) = CALCULATED
(F) = FIELD
COR. = CORNER
O.R.B. = OFFICIAL RECORDS BOOK
PG(S). = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
05/05/25



Digitally signed
by Bryan
Zelenenki
Date: 2025.05.06
08:18:33 -04'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

THIS SKETCH IS
NOT VALID
WITHOUT THE
SIGNATURE AND
THE ORIGINAL
SEAL OF A
LICENSED
SURVEYOR AND
MAPPER.

DESCRIPTION SKETCH
LOCATED IN SECTION 10,
TOWNSHIP 29 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

| REVISION | DATE | BY |
|----------|------|----|
| | | |
| | | |
| | | |

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

| | | | |
|-----------------------|---------------------------------------|--------------------|-------------------------|
| Sheet No. 2 of 2 | Drawn by: BCZ | Checked by: JRN | Check Date: 05/06/25 |
| Parcel Number: N/A | PREPARED FOR: REAL ESTATE SERVICES | | File Name: 9510E25-1 |



POLK
COUNTY