

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 107

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 107, 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 107 are available for public inspection at the office of the Real Estate Services Administrator, 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 107, 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 County Road 557 Road Project (Project #5400135). 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 107 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

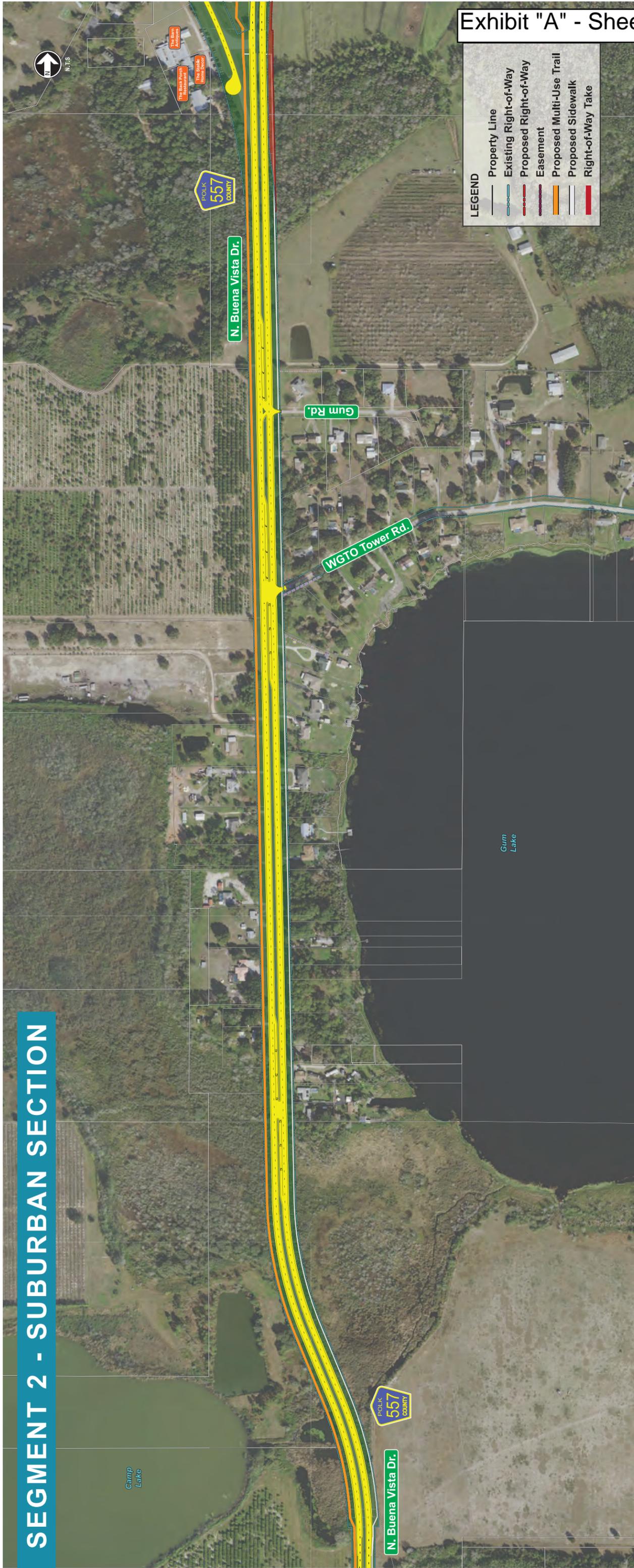
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

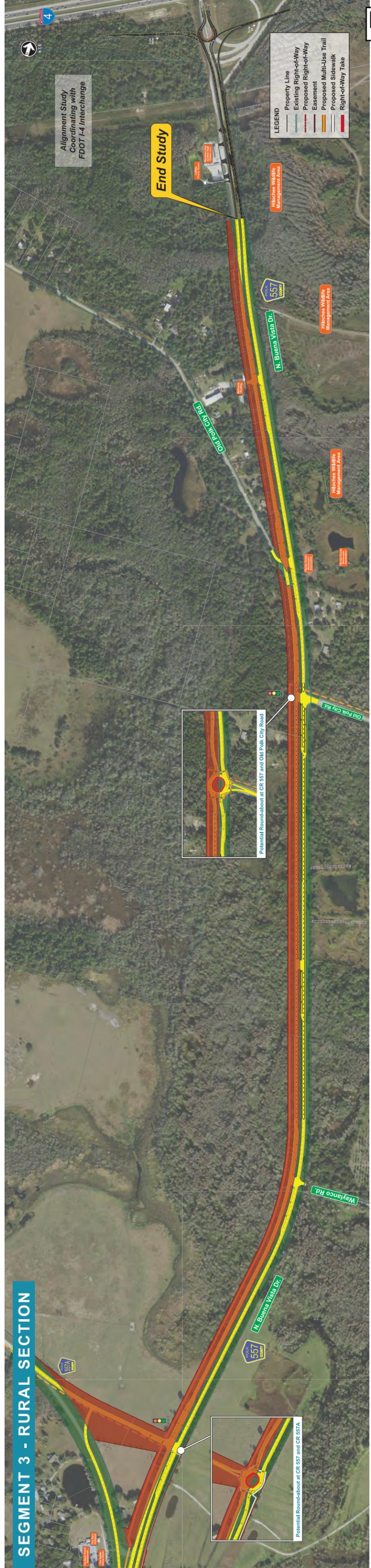




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 107

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 107
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000042030

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

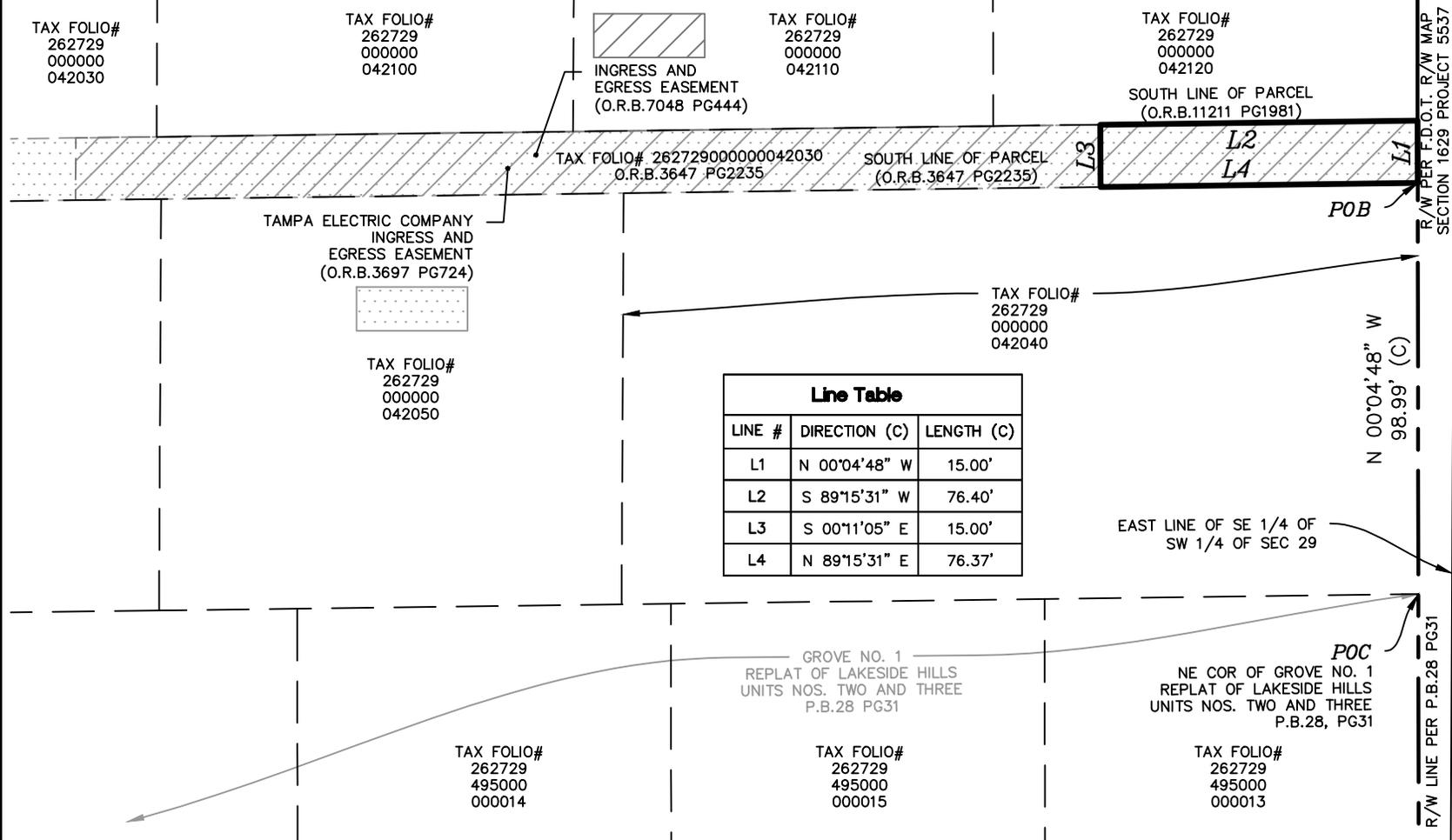
A parcel of land being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), said point being the Northeast corner of Grove No. 1, Replat of Lakeside Hills Units Nos. Two and Three, a subdivision as recorded in Plat Book 28, Page 31, Public Records of Polk County, Florida; thence North 00°04'48" West, along said West right-of-way line, 98.99 feet to the South line of a parcel as described in Official Records Book 3647, Page 2235, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue North 00°04'48" West, along said West right-of-way line, 15.00 feet to the South line of a parcel as described in Official Records Book 11211, Page 1981, Public Records of Polk County, Florida; thence South 89°15'31" West, along said South line, 76.40 feet; thence South 00°11'05" East, 15.00 feet to aforementioned South line of parcel; thence North 89°15'31" East, along said South line of parcel, 76.37 feet to the **Point of Beginning**.

Containing 1,146 square feet, more or less.

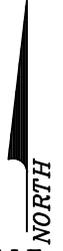
REVISION	DATE	BY

THIS IS NOT A SURVEY



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 00°04'48" W	15.00'
L2	S 89°15'31" W	76.40'
L3	S 00°11'05" E	15.00'
L4	N 89°15'31" E	76.37'

BUENA VISTA DRIVE
(COUNTY ROAD 57)



SCALE
1" = 40 feet

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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
06/13/23

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



DESCRIPTION SKETCH
LOCATED IN SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.

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: BCZ	Check Date: 06/15/23
Parcel Number: 107	PREPARED FOR: REAL ESTATE SERVICES		Job Number: CR55720-2

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

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 114

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 114, 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 114 are available for public inspection at the office of the Real Estate Services Administrator, 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 114, 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 County Road 557 Road Project (Project #5400135). 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 114 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

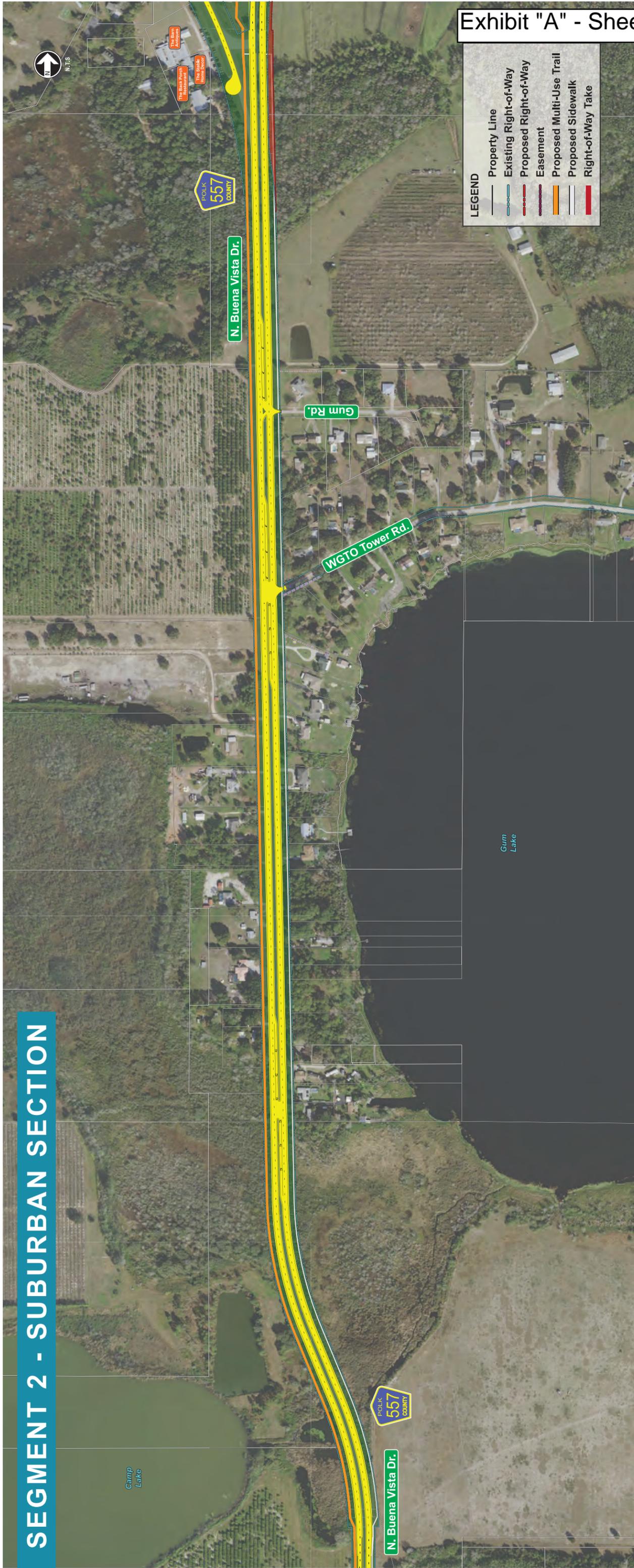
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

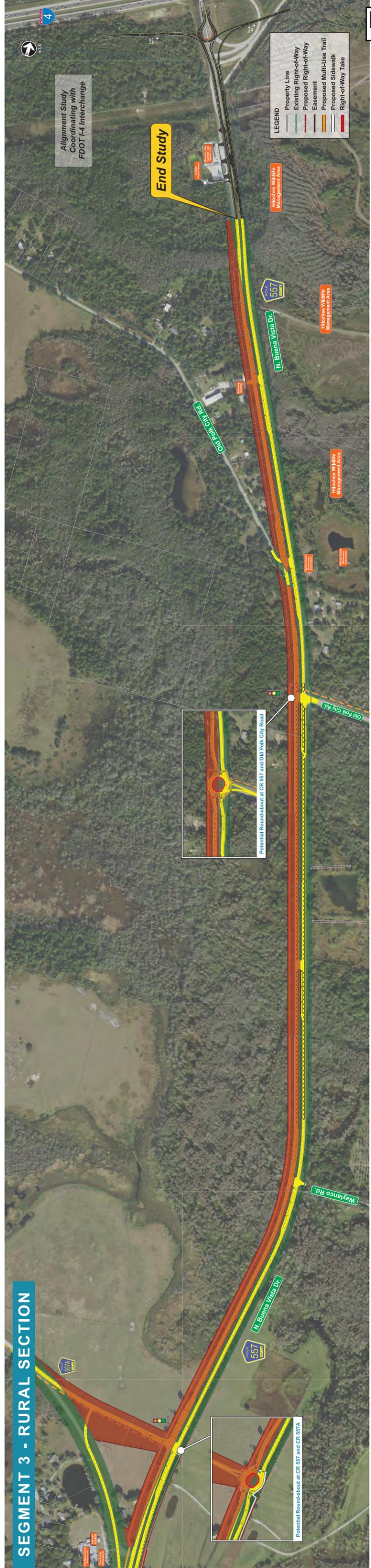




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



Alignment Study
Coordinating with
FDOT I-4 Interchange

End Study

- LEGEND**
- Property Line
 - Existing Right-of-Way
 - Proposed Right-of-Way
 - Easement
 - Proposed Multi-Use Trail
 - Proposed Sidewalk
 - Right-of-Way Take

Potential Roundabout at CR 557 and Old Polk City Road

Potential Roundabout at CR 557 and CR 557A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 114

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 114
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000031030

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Northwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

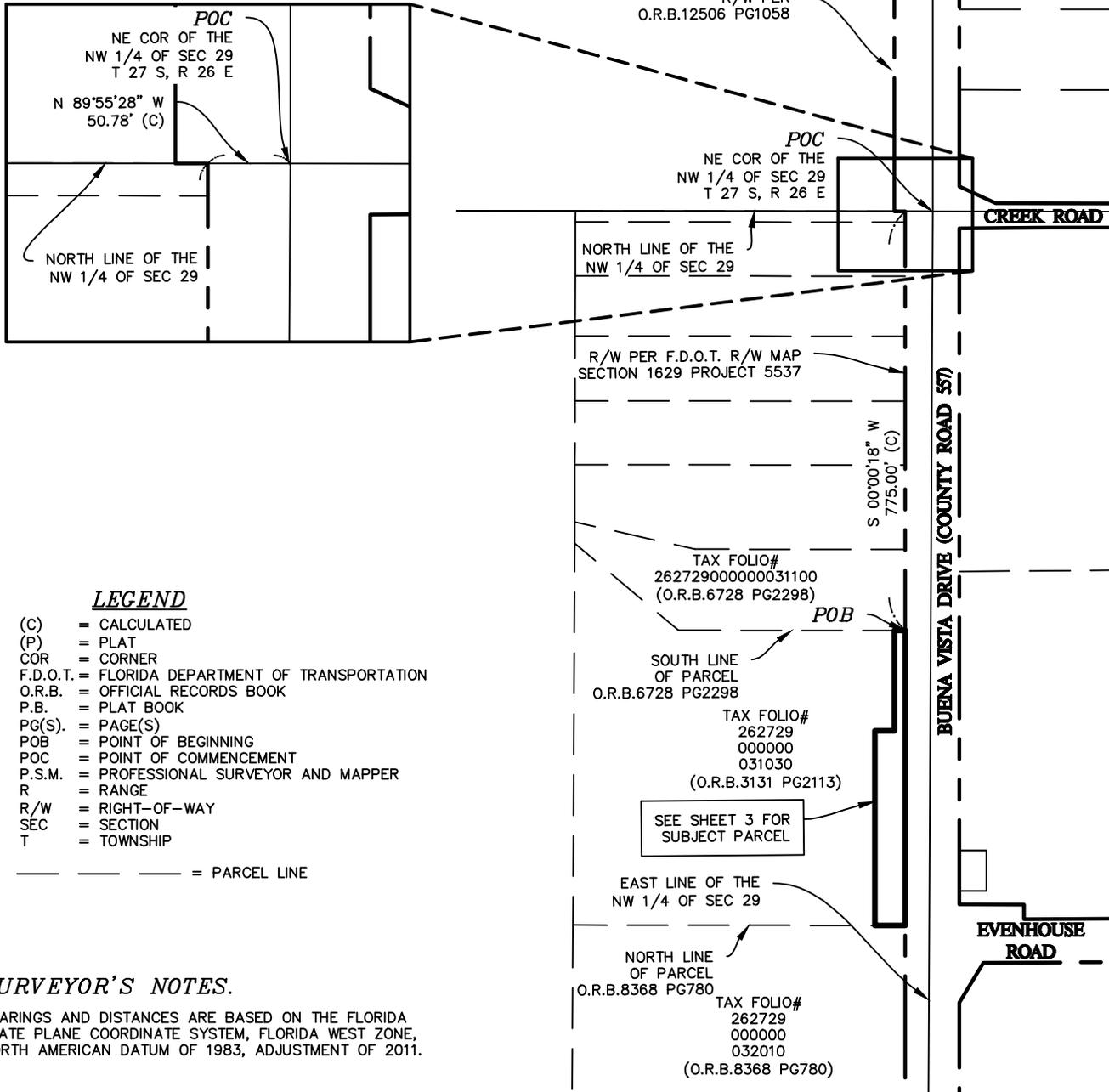
Commence at the Northeast corner of the Northwest 1/4 of said Section 29; thence North 89°55'28" West, along the North line of said Northwest 1/4, a distance of 50.78 feet to the West right-of-way line of Buena Vista Drive (County Road 557), as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence South 00°00'18" West, along said West right-of-way line, 775.00 feet to the South line of a parcel as described in Official Records Book 6728, Page 2298, Public Records of Polk County, Florida and the **Point of Beginning**; thence North 89°55'28" West, along said South line, 20.00 feet; thence South 00°00'18" West, 185.11 feet; thence North 89°59'42" West, 36.00 feet; thence South 00°00'11" West, 360.11 feet to the North line of a parcel as described in Official Records Book 8368, Page 780, Public Records of Polk County, Florida; thence South 89°55'28" East, along said North line, 55.99 feet to said West right-of-way line; thence North 00°00'18" East, along said West right-of-way line, 545.25 feet to the **Point of Beginning**.

Containing 0.55 acres, more or less.

REVISION	DATE	BY

*THIS IS NOT
A SURVEY*

*DETAIL
1" = 100'*



SCALE
1" = 300 feet

LEGEND

- (C) = CALCULATED
 - (P) = PLAT
 - COR = CORNER
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT 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
- — — — = PARCEL LINE

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.

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

DATE
04/12/23

SEE SHEET 1 OF 3 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 26
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 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 114	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



THIS IS NOT
A SURVEY



SCALE
1" = 100 feet

TAX FOLIO#
262729
000000
031100
(O.R.B.6728 PG2298)

SOUTH LINE
OF PARCEL
O.R.B.6728 PG2298

TAMPA ELECTRIC
COMPANY EASEMENT
(O.R.B.3258 PG1695)

POB

S 00°00'18" W
775.00' (C)

S 00°00'18" W
185.11' (C)

R/W PER F.D.O.T. R/W MAP
SECTION 1629 PROJECT 5537

BUENA VISTA DRIVE (COUNTY ROAD 557)

R/W PER F.D.O.T. R/W MAP
SECTION 1629 PROJECT 5537

EAST LINE OF THE
NW 1/4 OF SEC 29

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°55'28" W	20.00'
L2	N 89°59'42" W	36.00'
L3	S 89°55'28" E	55.99'

TAX FOLIO#
262729
000000
031030
(O.R.B.3131 PG2113)

SUBJECT TO: COVENANTS,
CONDITIONS, AND RESTRICTIONS
PER O.R.B.2724, PG373

SUBJECT TO: COVENANTS,
CONDITIONS, AND RESTRICTIONS
PER O.R.B.2739, PG15

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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

----- = PARCEL LINE

NORTH LINE
OF PARCEL
O.R.B.8368 PG780

TAX FOLIO#
262729
000000
032010
(O.R.B.8368 PG780)

S 00°00'11" W 360.11' (C)
N 00°00'18" E 545.25' (C)

L3

EVENHOUSE
ROAD

SEE SHEET 1 OF 3 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 26
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. 3 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 114	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 130 A

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 130 A, 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 130 A are available for public inspection at the office of the Real Estate Services Administrator, 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 130 A, 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 County Road 557 Road Project (Project #5400135). 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 130 A 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION

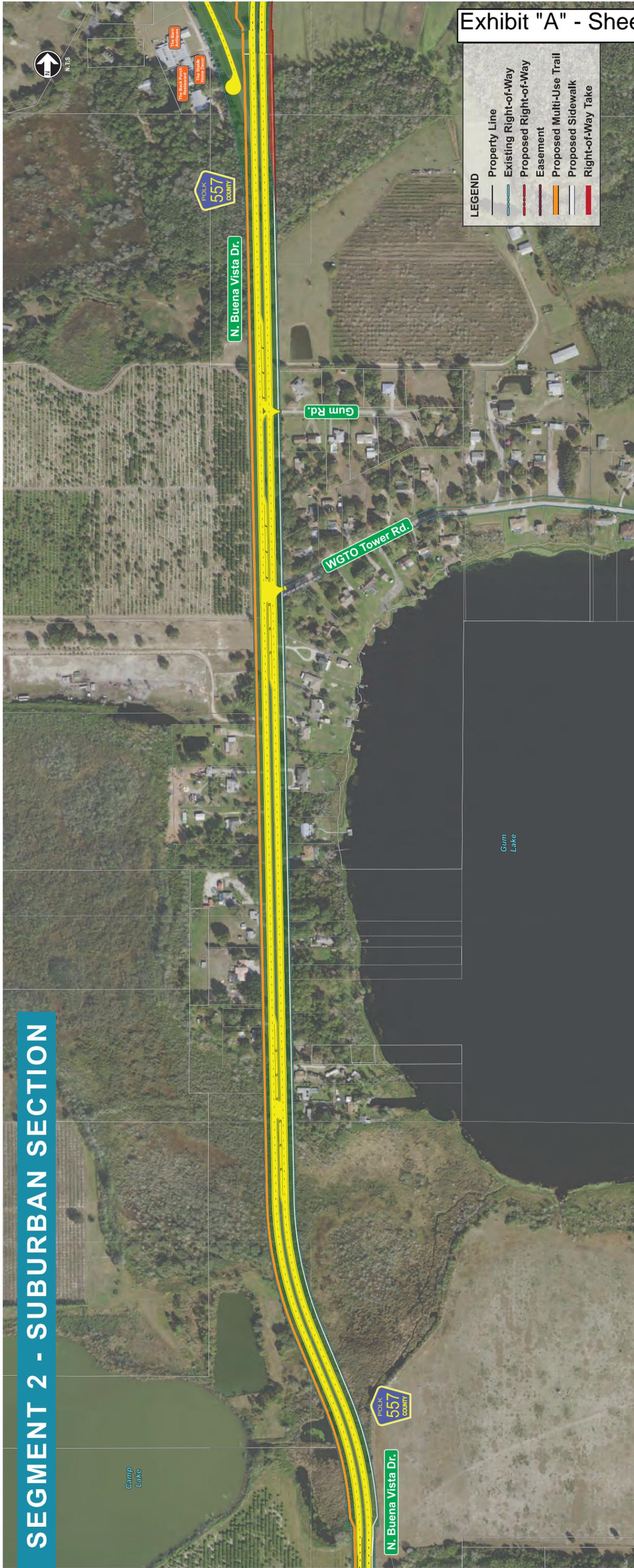




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION



LEGEND	
	Property Line
	Existing Right-of-Way
	Proposed Right-of-Way
	Easement
	Proposed Multi-Use Trail
	Proposed Sidewalk
	Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 130 A

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 130-A
Project Name: CR557 WIDENING
Tax Folio Number: 26270500000014010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land lying in the Southwest 1/4 of Section 5, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 5; thence North 89°15'10" East, along the South line of said Southwest 1/4, a distance of 1,925.81 feet to the East right-of-way line of County Road 557, per Florida Department of Transportation Right-of-Way Map Section 16834-2601; thence North 14°46'48" West, along said East right-of-way line, 687.44 feet to the **Point of Beginning**; thence continue North 14°46'48" West, along said East right-of-way line, 430.00 feet; thence North 75°13'12" East, 290.00 feet; thence North 14°46'48" West, 7.48 feet; thence North 75°13'12" East, 141.73 feet; thence North 30°13'12" East, 8.28 feet; thence North 14°46'48" West, 363.24 feet; thence North 59°32'36" East, 45.48 feet; thence South 46°07'59" East, 326.57 feet, thence South 19°58'30" East, 570.02 feet; thence South 24°11'38" West, 119.37 feet; thence South 89°58'36" West, 370.20 feet; thence North 14°46'48" West, 26.19 feet; thence South 75°13'12" West, 64.51 feet; thence South 14°46'48" East, 33.25 feet; thence South 75°13'12" West, 94.00 feet; thence North 14°46'48" West, 33.25 feet; thence South 75°13'12" West, 111.33 feet to the **Point of Beginning**.

Containing 8.92 acres, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE	BY
REVISED TO INCLUDE ADDITIONAL AREA	03/25/24	BCZ

Line Table			Line Table		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 14°46'48" W	7.48'	L6	S 75°13'12" W	64.51'
L2	N 75°13'12" E	141.73'	L7	S 14°46'48" E	33.25'
L3	N 30°13'12" E	8.28'	L8	S 75°13'12" W	94.00'
L4	N 59°32'36" W	45.48'	L9	N 14°46'48" W	33.25'
L5	N 14°46'48" W	26.19'	L10	S 75°13'12" W	111.33'

**THIS IS NOT
A SURVEY**

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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

— — — — — = PARCEL LINE

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.

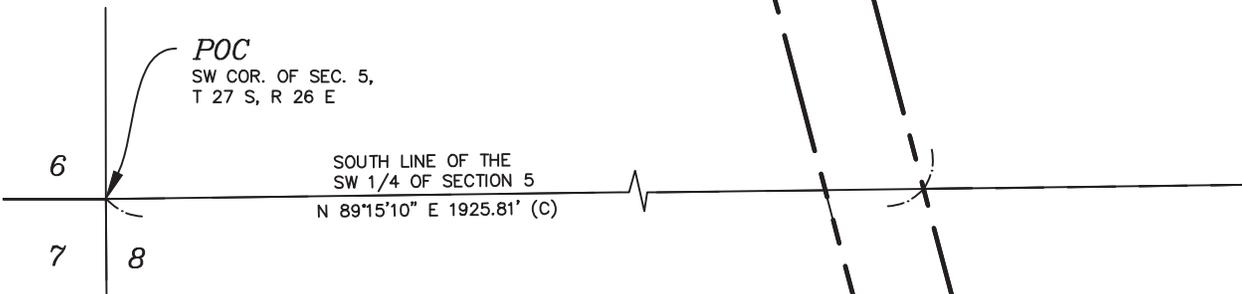


Digitally signed by
Bryan Zelenenki
Date: 2024.03.25
09:58:49 -04'00'

R/W PER
F.D.O.T. R/W MAP
SECTION 16834-2601

DATE
05/08/23

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



SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 5,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
REVISED TO INCLUDE ADDITIONAL AREA	03/25/24	BCZ

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: BCZ	Check Date: 05/24/23
Parcel Number: 130-A	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 130 B

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 130 B, 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 130 B are available for public inspection at the office of the Real Estate Services Administrator, 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 130 B, 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 County Road 557 Road Project (Project #5400135). 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 130 B 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

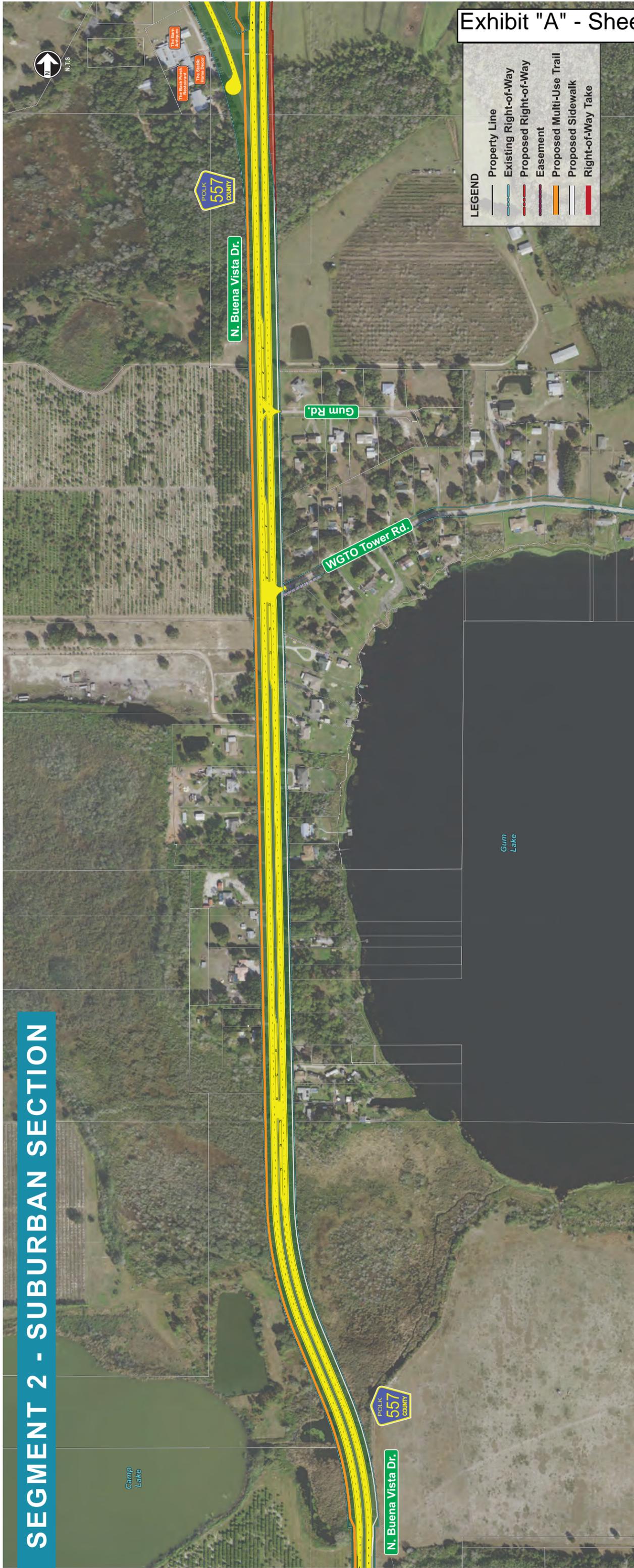
Begin Study



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION





CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 130 B

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 130-B
Project Name: CR557 WIDENING
Tax Folio Number: 26270500000014010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land lying in the Northwest 1/4 of Section 5, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the intersection of the East right-of-way line of County Road 557, per Florida Department of Transportation Right-of-way Map Section 16834-2601 and the South right-of-way line of State Road S-17 (Polk City Road), per Florida Department of Transportation Right-of-way Map Section 16620-2151 for the **Point of Beginning**; thence North 40°01'47" East, along said South right-of-way line, 17.29 feet; thence South 85°09'38" East, along said South right-of-way line, 79.87 feet; thence South 56°06'59" West, 94.57 feet to said East right-of-way line; thence North 14°46'48" West, along said East right-of-way line, 47.81 feet to the **Point of Beginning**.

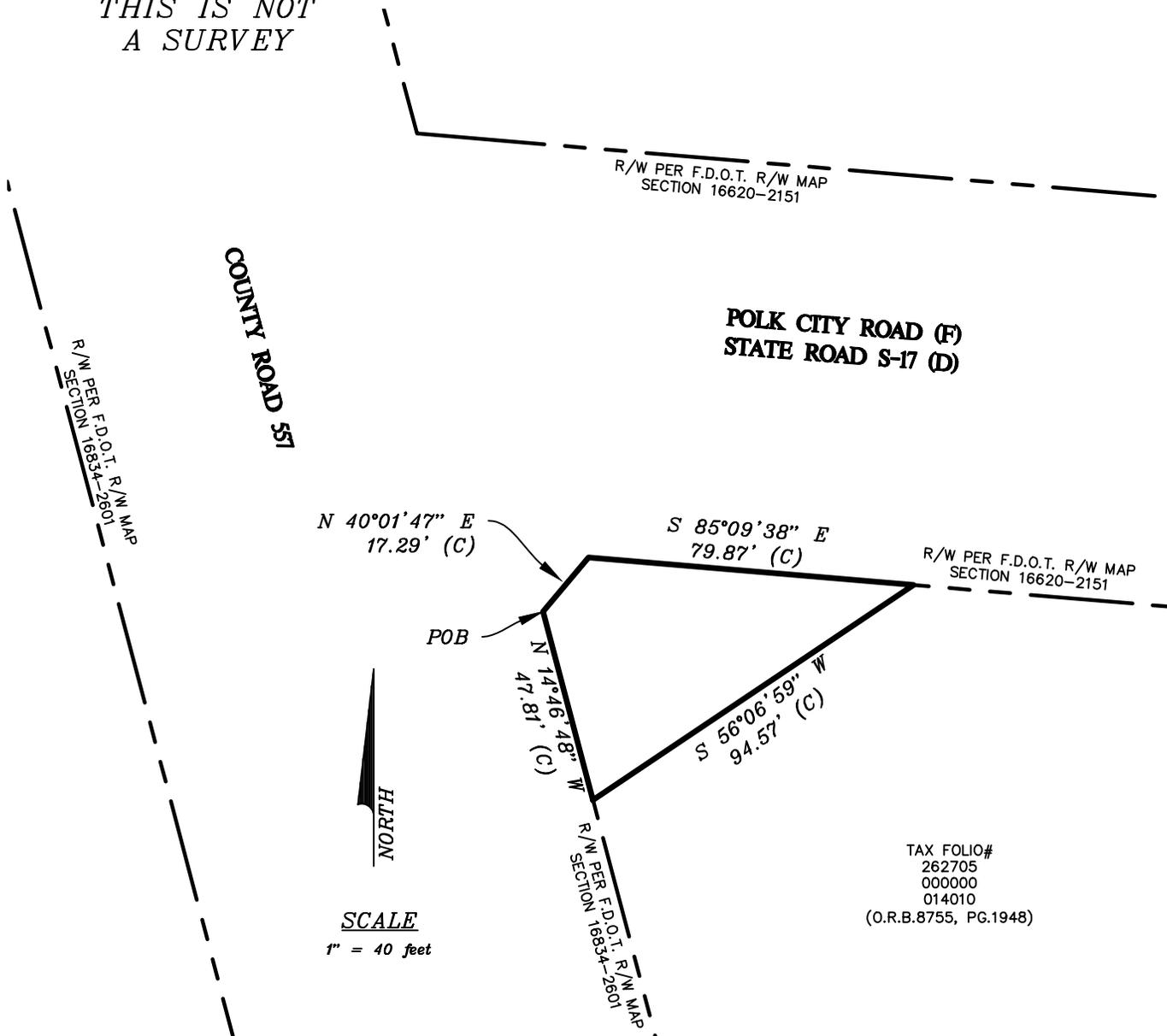
Containing 2,700 square feet, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION		DATE	BY

THIS IS NOT
A SURVEY



SCALE
1" = 40 feet

TAX FOLIO#
262705
000000
014010
(O.R.B.8755, PG.1948)

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.

DATE
05/08/23

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

LEGEND

- (C) = CALCULATED
- (D) = DEED OR DESCRIBED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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
- _____ = PARCEL LINE

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 5,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

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: BCZ	Check Date: 05/24/23
Parcel Number: 130-B	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 137

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 137, 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 137 are available for public inspection at the office of the Real Estate Services Administrator, 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 137, 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 County Road 557 Road Project (Project #5400135). 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 137 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION

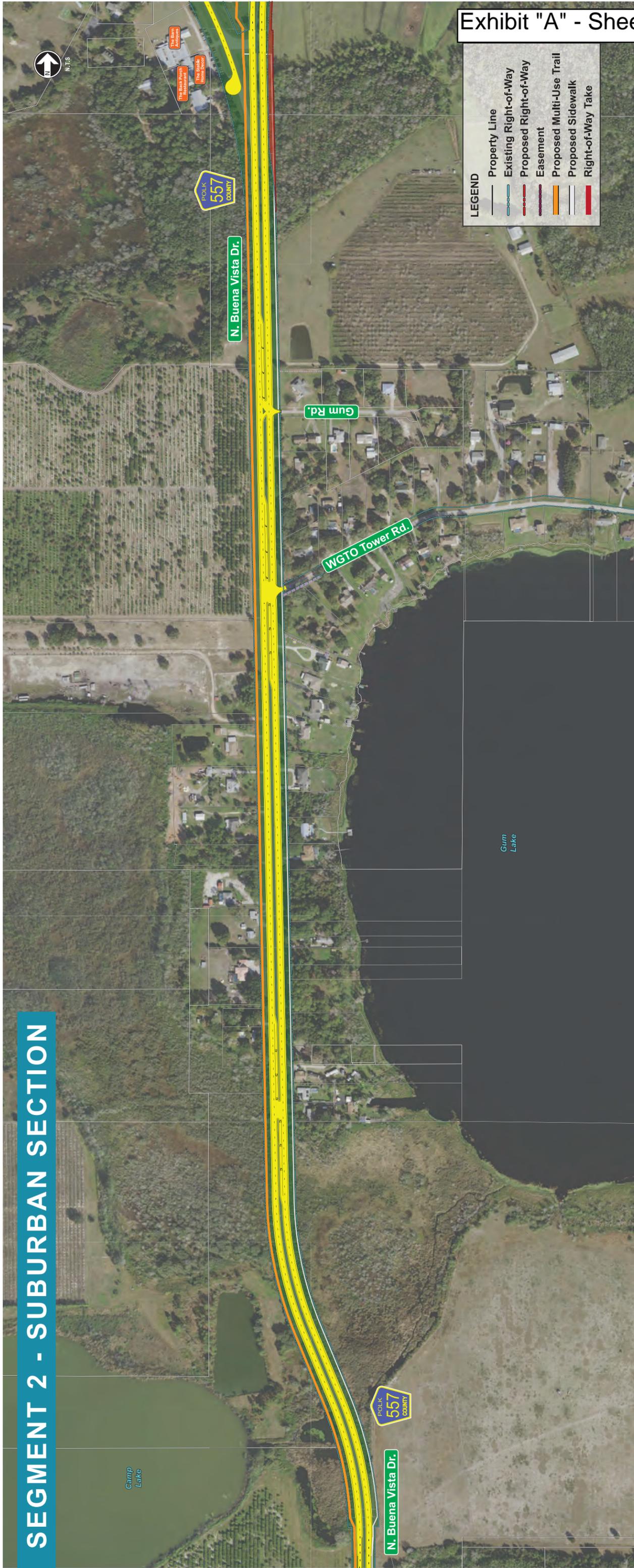




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

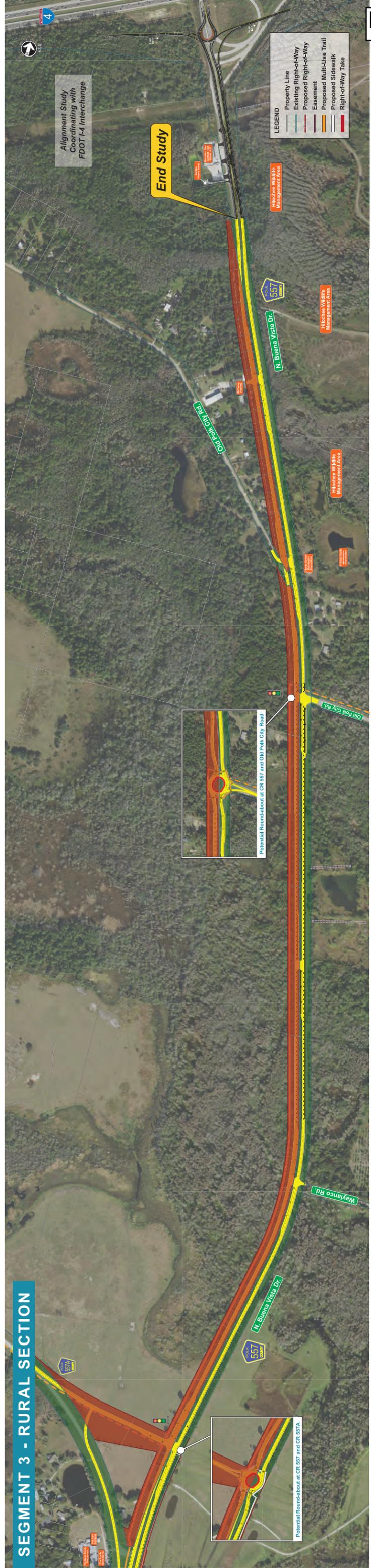




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 137

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 137
Project Name: CR557 WIDENING
Tax Folio Number: 262631488580000100

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being Lot 10, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, lying in Section 5 and Section 6, Township 27 South, Range 26 East and Section 31 and Section 32, Township 26 South, Range 26 East, Polk County, Florida.

Containing 0.99 acres, more or less

SHEET 1 OF 2

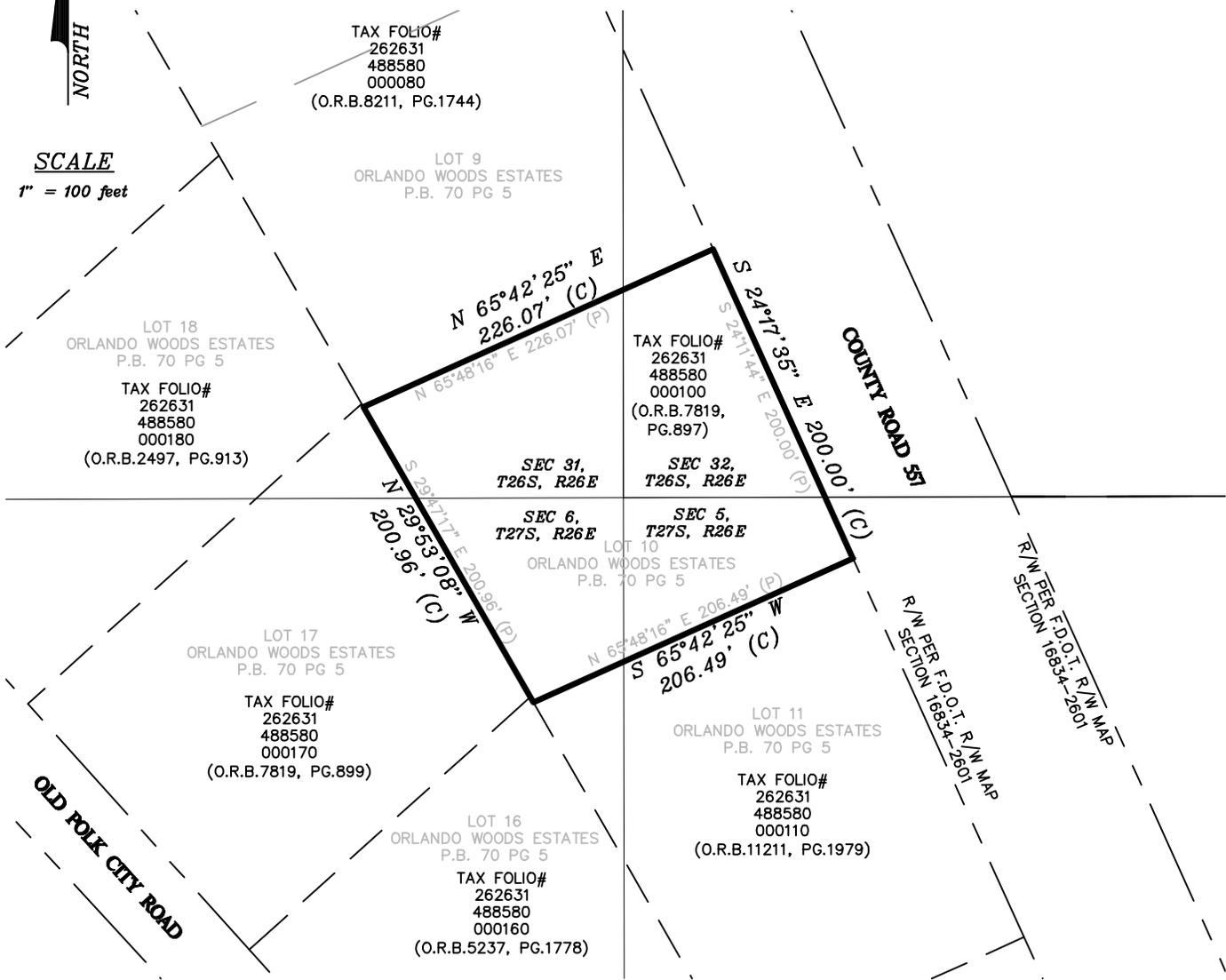
FOR SKETCH SEE SHEET 2

REVISION	DATE	BY
REVISED BOUNDARY	03/04/24	BCZ

**THIS IS NOT
A SURVEY**



SCALE
1" = 100 feet



LEGEND

- (C) = CALCULATED
 - (P) = PLAT
 - COR = CORNER
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
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 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - R = RANGE
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION
 - T = TOWNSHIP
- — — — — = PARCEL LINE

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.

DATE
06/13/23

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

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 5 & 6,
TOWNSHIP 27 SOUTH, RANGE 26 EAST
AND SECTION 31 & 32,
TOWNSHIP 26 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA.

REVISION	DATE	BY
REVISED BOUNDARY	03/04/24	BCZ

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: EAA	Checked by: BCZ	Check Date: 06/15/23
Parcel Number: 137	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 138

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. 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 County Road 557 Road Project that property be acquired by Polk County; to wit, a fee simple title in the property designated as Parcel 138, 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 138 are available for public inspection at the office of the Real Estate Services Administrator, 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 138, 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 County Road 557 Road Project (Project #5400135). 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 138 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

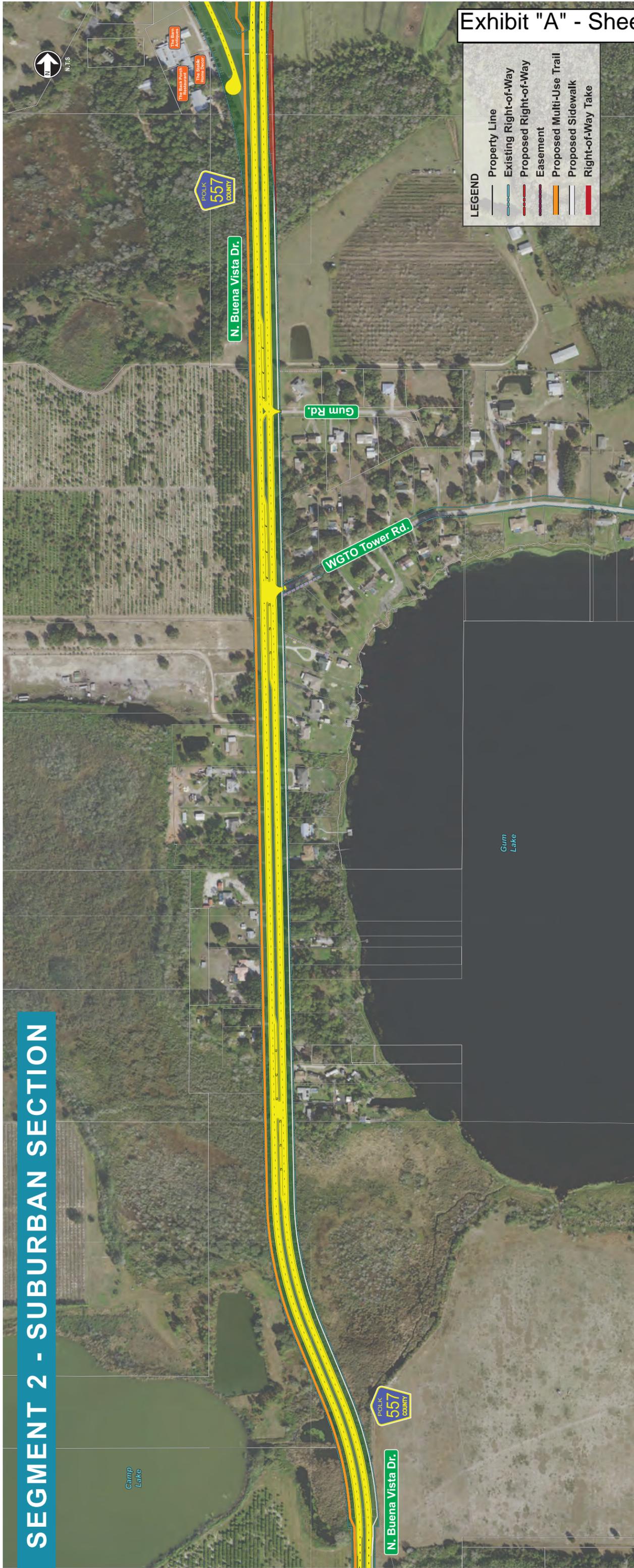
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

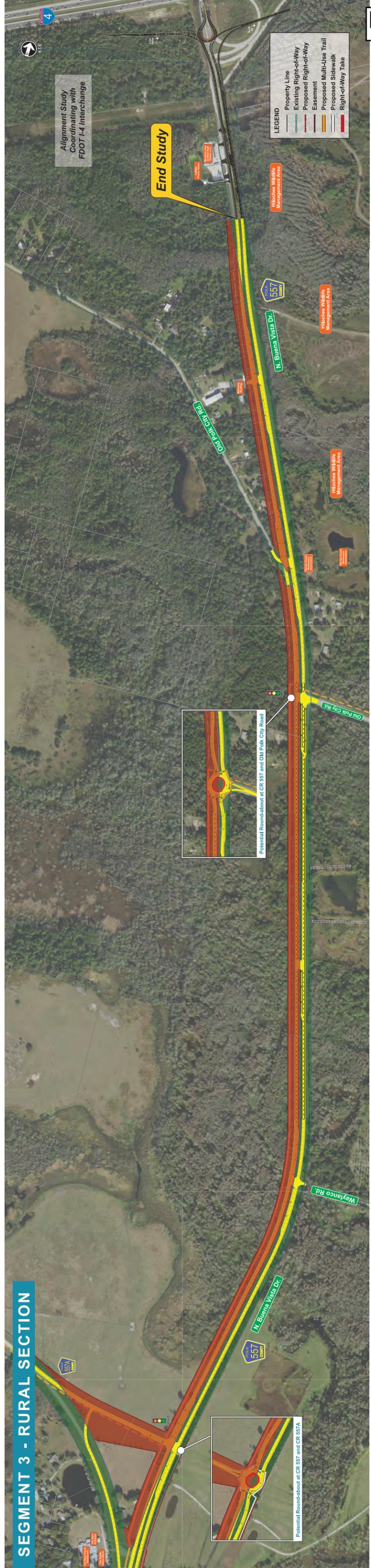




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



Potential Roundabout at CR 557 and CR 557A

Potential Roundabout at CR 557 and Old Polk City Road

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 138

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 138
Project Name: CR557 WIDENING
Tax Folio Number: 262631488580000080

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being a portion of Lots 8 and 9, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in Section 31 and Section 32, Township 26 South, Range 26 East, being described as follows:

Commence at the Northeast corner of said Lot 8 for the **Point of Beginning**; thence South 65°42'25" West, along the North line of said Lot 8, a distance of 86.00 feet; thence South 24°17'35" East, 170.65 feet; thence South 65°42'25" West, 24.00 feet; thence South 24°17'35" East, 199.35 feet to the South line of said Lot 9; thence North 65°42'25" East, along said South line, 110.00 feet to the East line of said Lot 9; thence North 24°17'35" West, along the East line of said Lots 8 and 9, a distance of 370.00 feet to the **Point of Beginning**.

Containing 0.84 acres, more or less

SHEET 1 OF 2

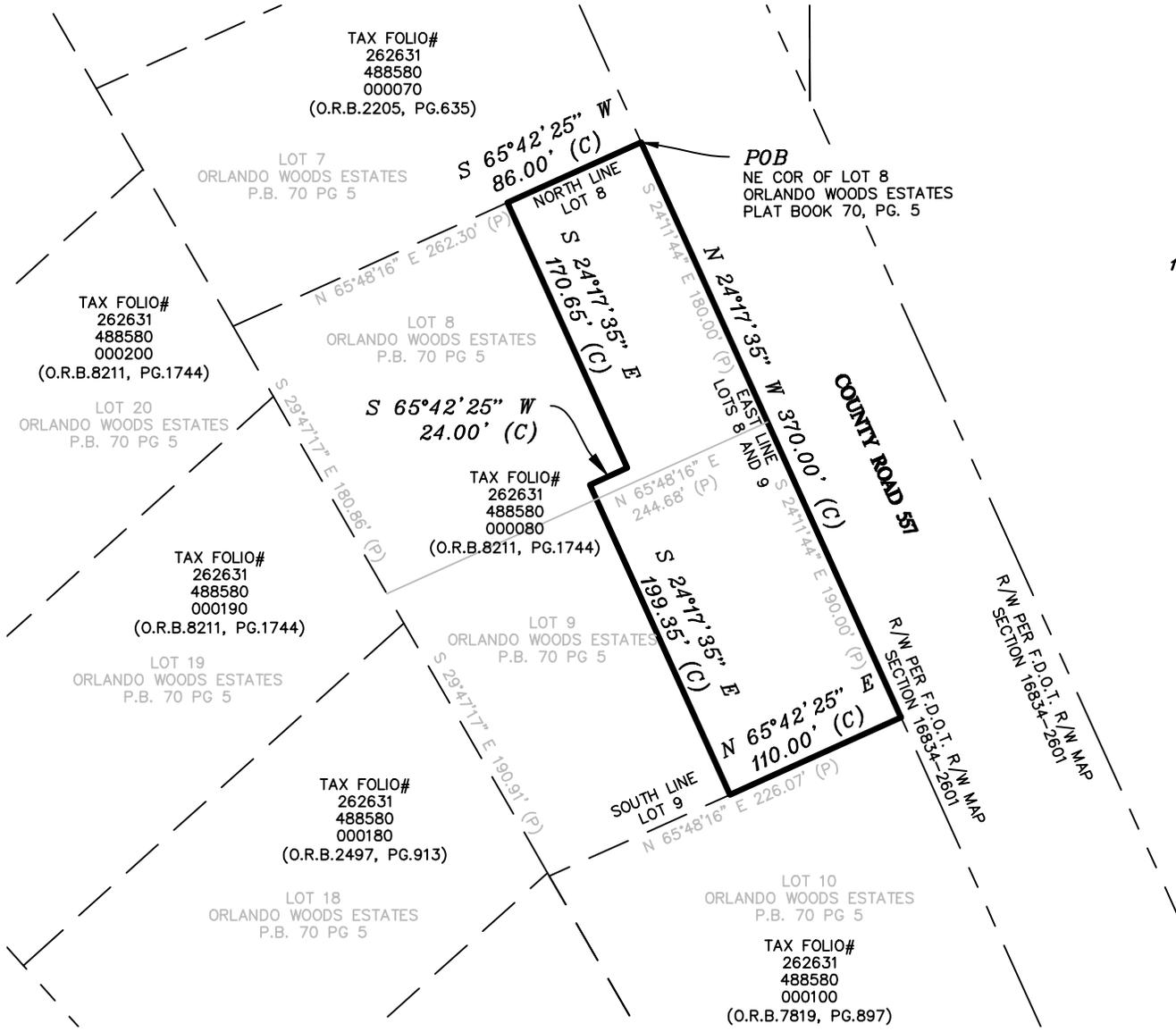
FOR SKETCH SEE SHEET 2

REVISION		DATE	BY

THIS IS NOT
A SURVEY



SCALE
1" = 100 feet



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.

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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

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

DATE
5/15/23

_____ = PARCEL LINE

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTIONS 31 AND 32,
TOWNSHIP 26 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

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: EAA	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 138	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 722

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. The identified parcels are necessary to provide sufficient right of way and/or easements to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the County Road 557 Road Project that property be acquired by Polk County; to wit, a temporary construction easement interest in the property designated as Parcel 722, 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 722 are available for public inspection at the office of the Real Estate Services Administrator, 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 a temporary construction easement interest in Parcel 722, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: driveway reconstruction and connection to the roadway and grade harmonization in conjunction with the construction of transportation facility improvements to the County Road 557 Road Project (Project #5400135). 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 722 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

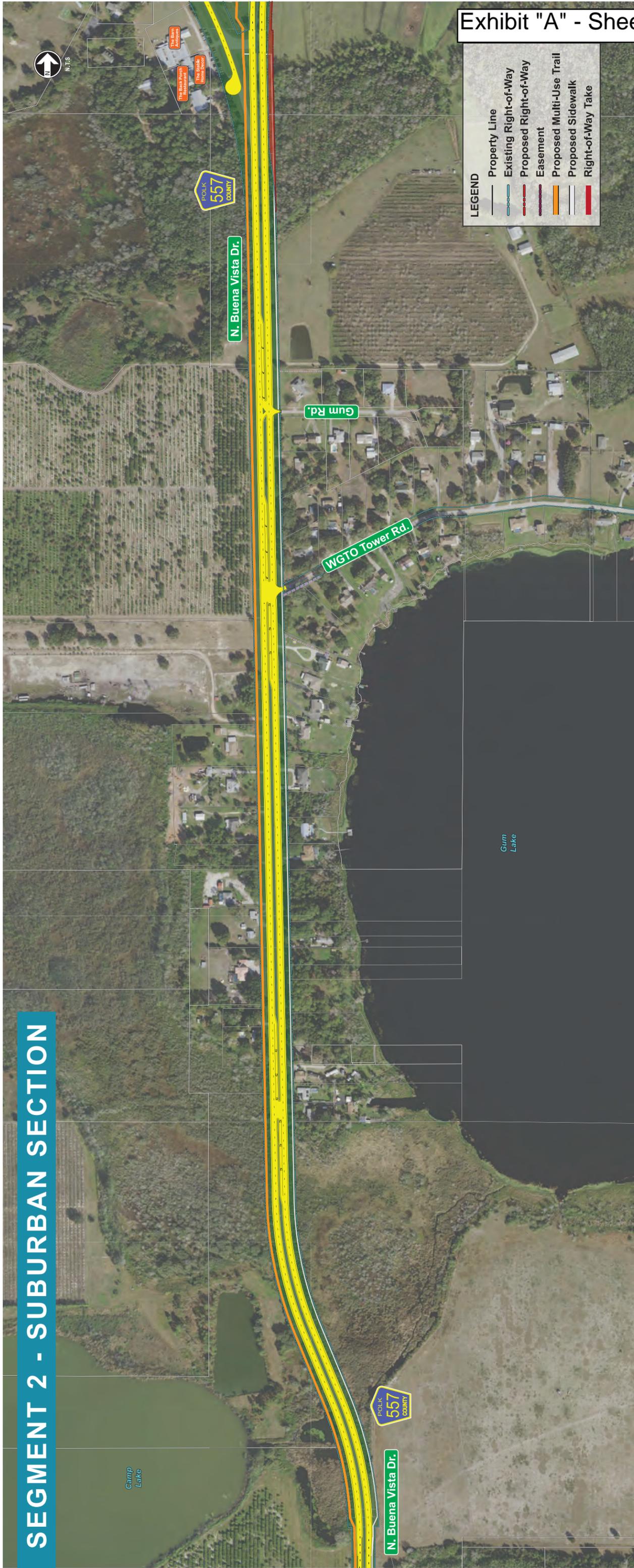
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION





CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

PARCEL: 722

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

PURPOSE: DRIVEWAY RECONSTRUCTION & CONNECTION TO COUNTY ROAD 557 AND ASSOCIATED GRADE HARMONIZATION

DURATION: 96 MONTHS

Parcel Number: 722

Road Number: 763201

Project Name: CR557 WIDENING

Project Number: CR55720-2

Tax Folio Number: 26270500000014010

DESCRIPTION

A parcel of land lying in the Southwest 1/4 of Section 5, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 5; thence North 89°15'10" East, along the South line of said Southwest 1/4, a distance of 1,925.81 feet to the East right-of-way line of County Road 557, per Florida Department of Transportation Right-of-way Map Section 16834-2601; thence North 14°46'48" West, along said East right-of-way line, 1,507.59 feet to the **Point of Beginning**; thence continue North 14°46'48" West, along said East right-of-way line, 22.00 feet; thence North 75°13'12" East, 19.66 feet; thence South 14°46'48" East, 22.00 feet; thence South 75°13'12" West, 19.66 feet to the **Point of Beginning**.

Containing 433 square feet, more or less

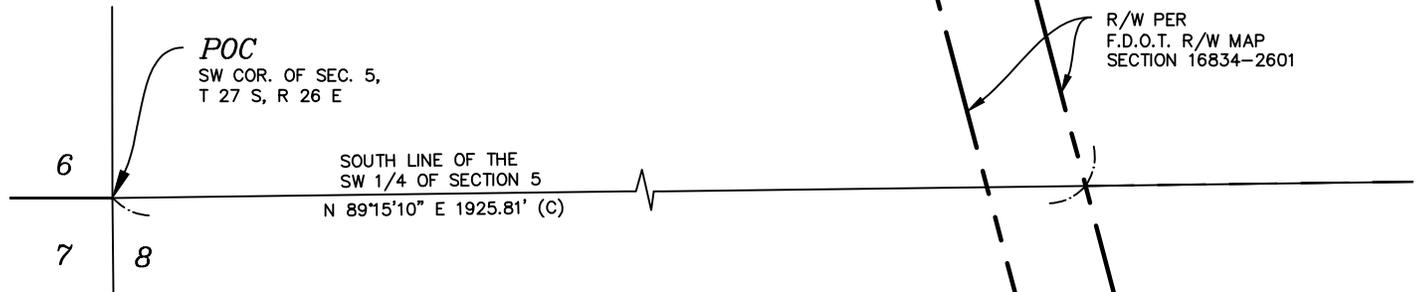
REVISION		DATE	BY

THIS IS NOT
A SURVEY



SCALE

1" = 200 feet



SEE DETAIL FOR
SUBJECT PARCEL

TAX FOLIO#
262705
000000
014010
(O.R.B.8755, PG.1948)

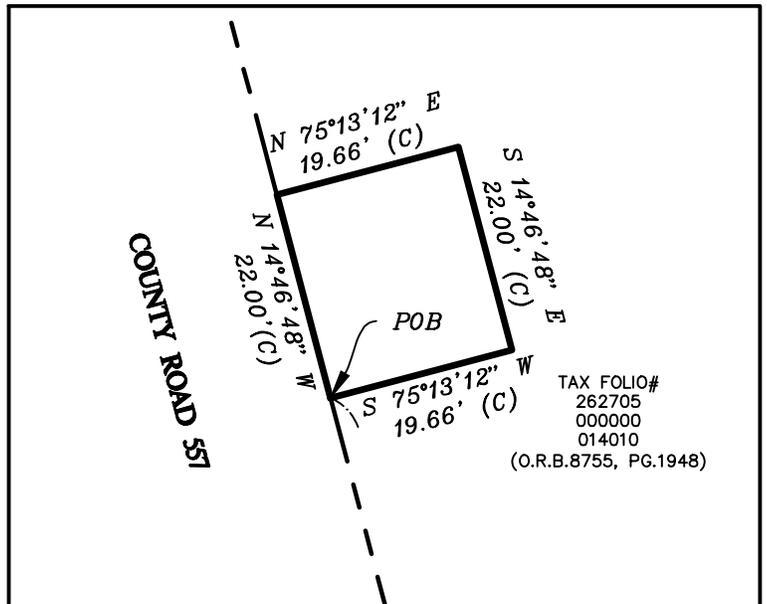
R/W PER
F.D.O.T. R/W MAP
SECTION 16834-2601

LEGEND

- (C) = CALCULATED
 - (P) = PLAT
 - COR = CORNER
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
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 - 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
- — — — — = PARCEL LINE

DETAIL

1" = 20'



TAX FOLIO#
262705
000000
014010
(O.R.B.8755, PG.1948)

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.

DATE
05/08/23

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

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 5,
TOWNSHIP 27 SOUTH, RANGE 26
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: BCZ	Check Date: 05/24/23
Parcel Number: 722	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 723 A

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a "best fit" alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. The identified parcels are necessary to provide sufficient right of way and/or easements to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the County Road 557 Road Project that property be acquired by Polk County; to wit, a temporary construction easement interest in the property designated as Parcel 723 A, 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 723 A are available for public inspection at the office of the Real Estate Services Administrator, 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 a temporary construction easement interest in Parcel 723 A, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: driveway reconstruction and connection to the roadway and grade harmonization in conjunction with the construction of transportation facility improvements to the County Road 557 Road Project (Project #5400135). 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 723 A 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

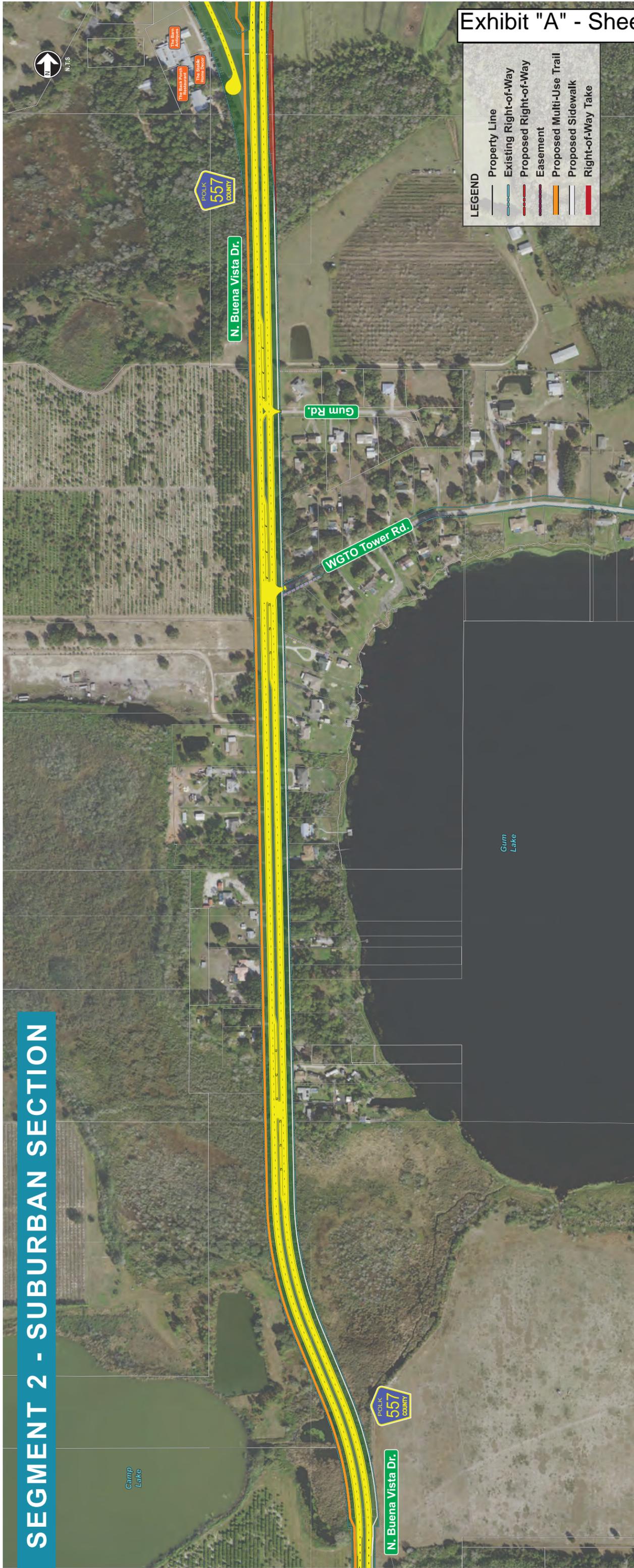
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION





CR 557 (Buena Vista Drive) Widening

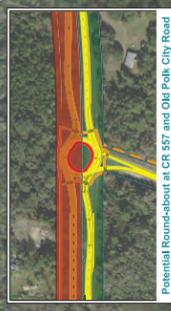
North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION

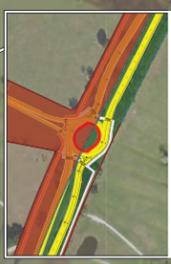


LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



Potential Roundabout at CR 557 and Old Polk City Road



Potential Roundabout at CR 557 and CR 57A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 723 A

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

PURPOSE: DRIVEWAY RECONSTRUCTION & CONNECTION TO COUNTY ROAD 557 AND ASSOCIATED GRADE HARMONIZATION

DURATION: 96 MONTHS

Parcel Number: 723-A

Road Number: 763201

Project Name: CR557 WIDENING

Project Number: CR55720-2

Tax Folio Number: 262631488580000080

DESCRIPTION

A parcel of land being a portion of Lot 8, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in Section 31, Township 26 South, Range 26 East, being described as follows:

Commence at the Northeast corner of said Lot 8; thence South 65°42'25" West, along the North line of said Lot 8, a distance of 86.00 feet; thence South 24°17'35" East, 95.65 feet to the **Point of Beginning**; thence continue South 24°17'35" East, 75.00 feet; thence South 65°42'25" West, 79.00 feet; thence North 24°17'35" West, 67.00 feet; thence North 65°42'25" East, 31.09 feet; thence North 24°17'35" West, 8.00 feet; thence North 65°42'25" East, 47.91 feet to the **Point of Beginning**.

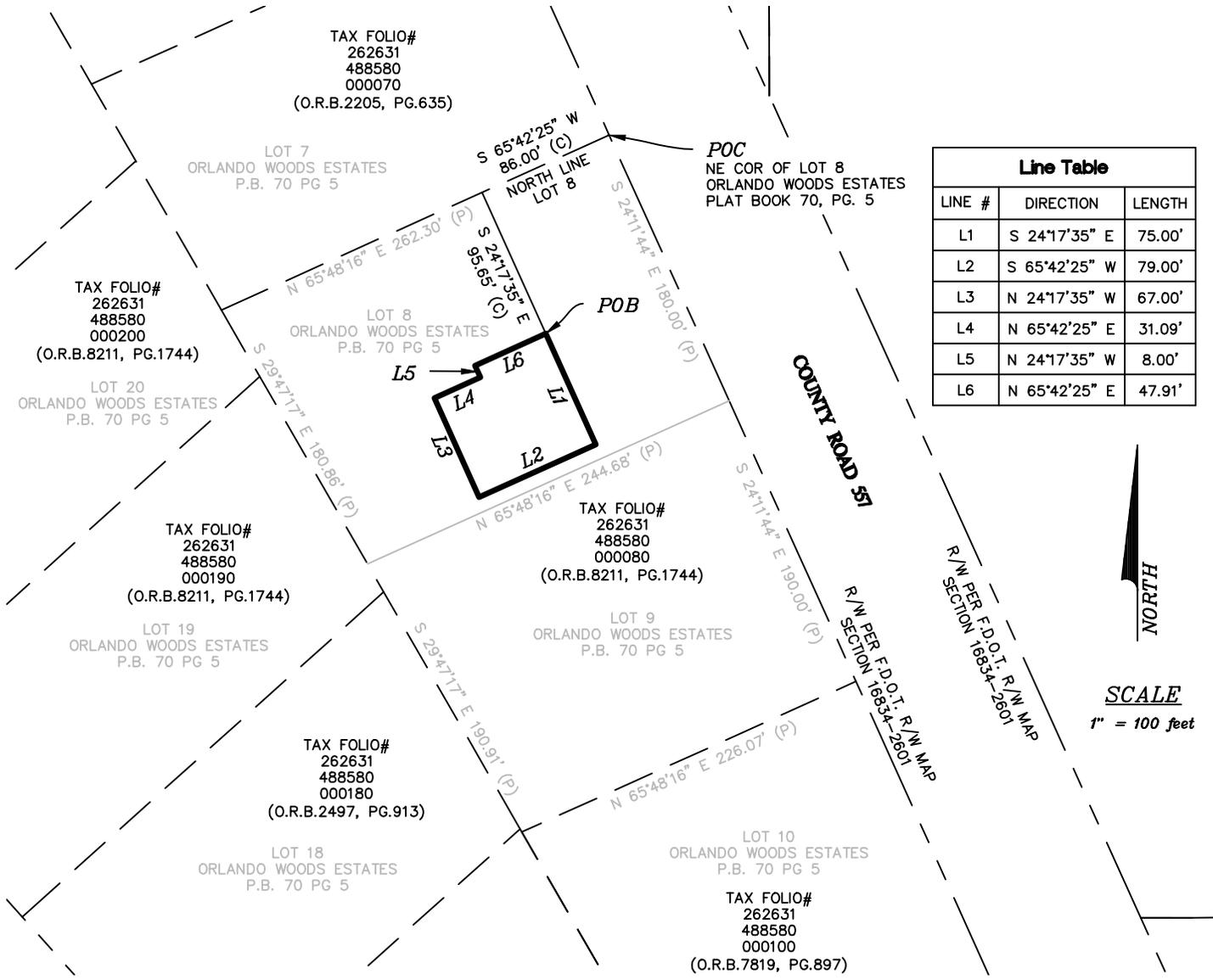
Containing 5,676 square feet, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE	BY
CHANGED PARCEL NUMBER	03/04/24	BCZ

**THIS IS NOT
A SURVEY**



Line Table		
LINE #	DIRECTION	LENGTH
L1	S 24°17'35" E	75.00'
L2	S 65°42'25" W	79.00'
L3	N 24°17'35" W	67.00'
L4	N 65°42'25" E	31.09'
L5	N 24°17'35" W	8.00'
L6	N 65°42'25" E	47.91'



SCALE
1" = 100 feet

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.

- LEGEND**
- (C) = CALCULATED
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 - P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 - R = RANGE
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION
 - T = TOWNSHIP
- — — — — = PARCEL LINE

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

DATE
06/13/23

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 31,
TOWNSHIP 26 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

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: EAA	Checked by: BCZ	Check Date: 06/15/23
Parcel Number: 723-A	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 723 B

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a "best fit" alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. The identified parcels are necessary to provide sufficient right of way and/or easements to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the County Road 557 Road Project that property be acquired by Polk County; to wit, a temporary construction easement interest in the property designated as Parcel 723 B, 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 723 B are available for public inspection at the office of the Real Estate Services Administrator, 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 a temporary construction easement interest in Parcel 723 B, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: construction, and grade harmonization, of drainage inlet and associated facilities in conjunction with the construction of transportation facility improvements to the County Road 557 Road Project (Project #5400135). 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 723 B 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



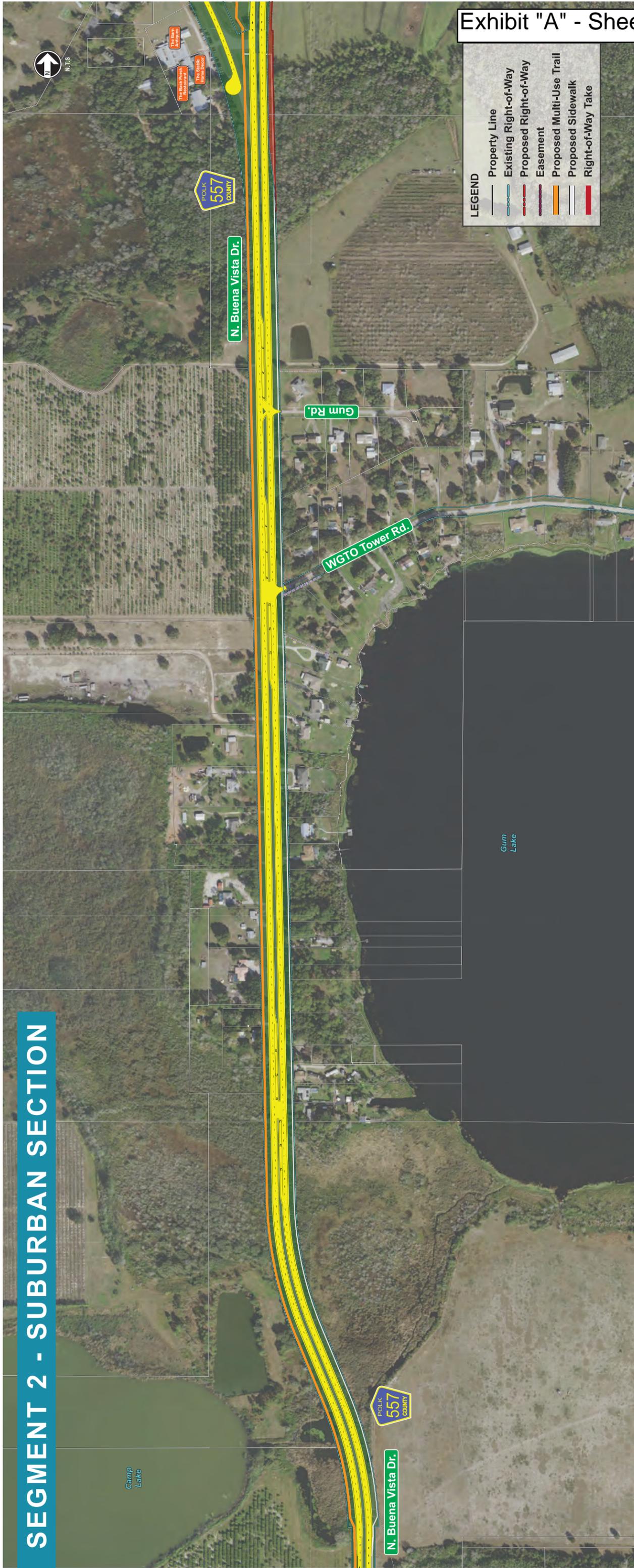
Begin Study



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

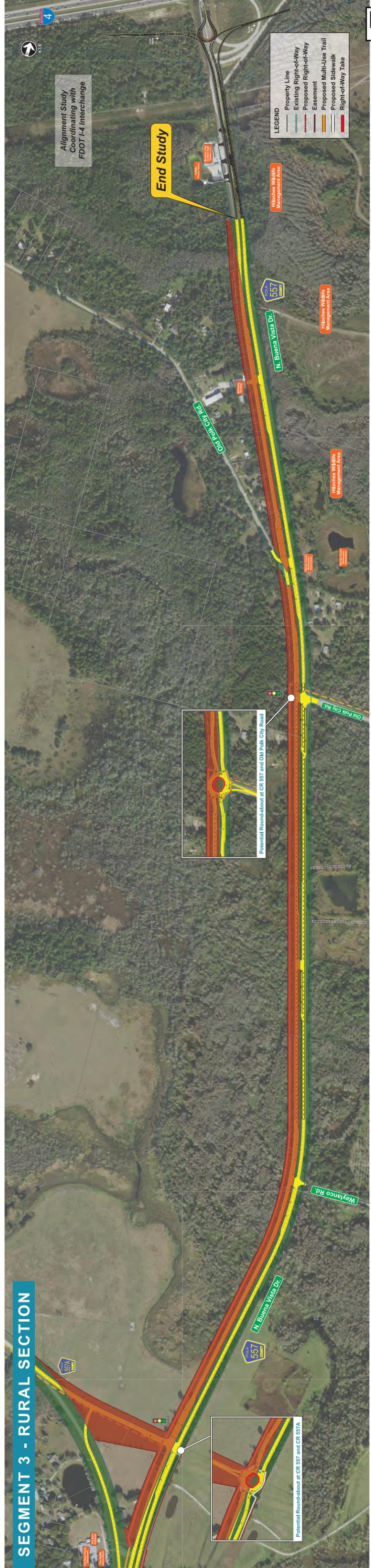




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 723 B

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

PURPOSE: CONSTRUCTION OF DRAINAGE INLET AND ASSOCIATED FACILITIES TO COUNTY ROAD 557 AND ASSOCIATED GRADE HARMONIZATION

DURATION: 96 MONTHS

Parcel Number: 723-B

Road Number: 763201

Project Name: CR557 WIDENING

Project Number: CR55720-2

Tax Folio Number: 262631488580000080

DESCRIPTION

A parcel of land being a portion of Lot 9, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in Section 31, Township 26 South, Range 26 East, being described as follows:

Commence at the Northeast corner of Lot 8 of said Orlando Woods Estates; thence South 65°42'25" West, along the North line of said Lot 8, a distance of 86.00 feet; thence South 24°17'35" East, 170.65 feet; thence South 65°42'25" West, 24.00 feet; thence South 24°17'35" East, 105.00 feet to the **Point of Beginning**; thence continue South 24°17'35" East, 20.00 feet; thence South 65°42'25" West, 10.00 feet; thence South 24°17'35" East, 20.00 feet; thence North 65°42'25" East, 10.00 feet; thence South 24°17'35" East, 10.00 feet; thence South 65°42'25" West, 20.00 feet; thence North 24°17'35" West, 50.00 feet; thence North 65°42'25" East, 20.00 feet to the **Point of Beginning**.

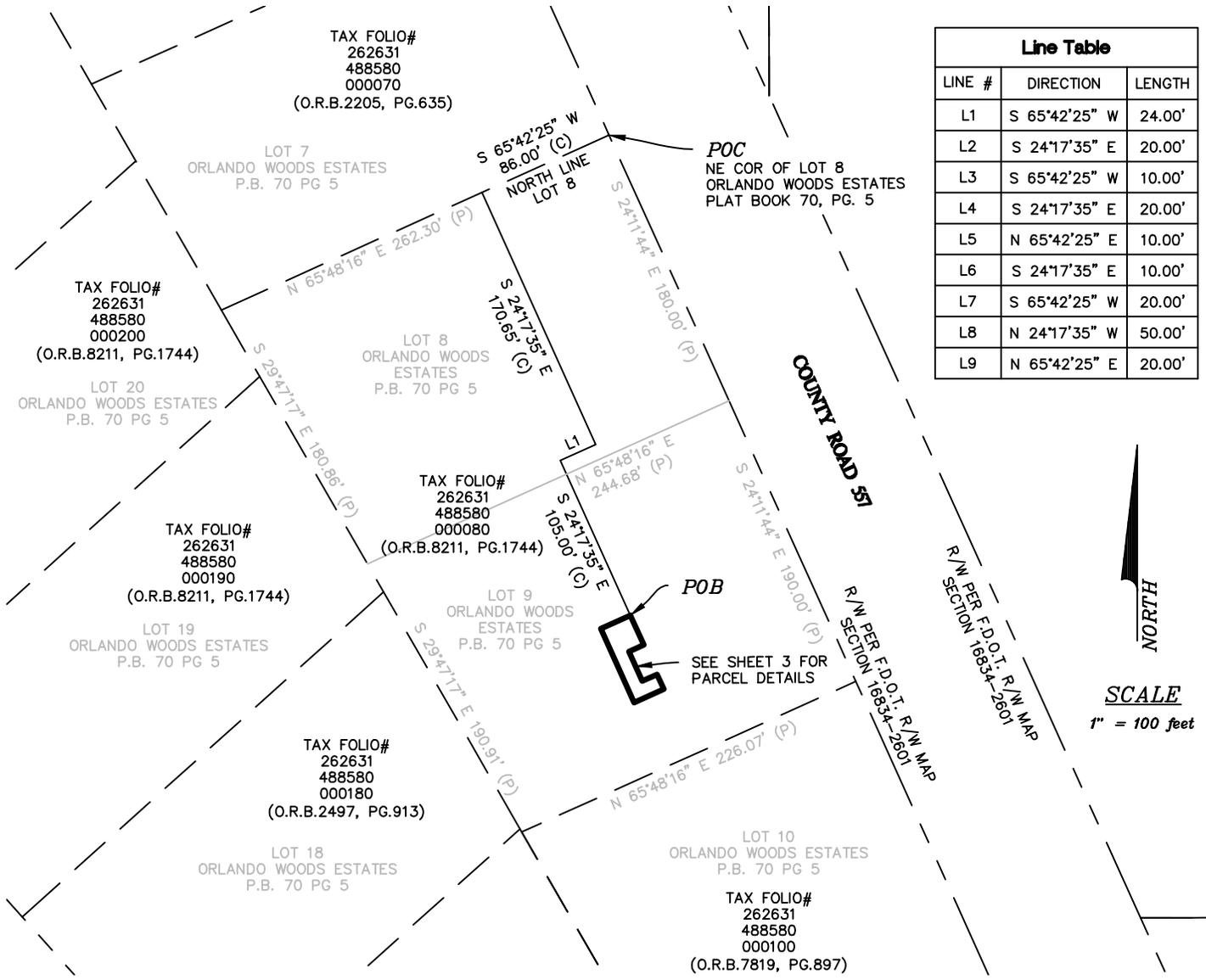
Containing 800 square feet, more or less

SHEET 1 OF 3

FOR SKETCH SEE SHEETS 2 & 3

REVISION	DATE	BY
ADJUSTED BOUNDARY – ADDED SHEET 3	03-07-23	BCZ

**THIS IS NOT
A SURVEY**



Line Table		
LINE #	DIRECTION	LENGTH
L1	S 65°42'25" W	24.00'
L2	S 24°17'35" E	20.00'
L3	S 65°42'25" W	10.00'
L4	S 24°17'35" E	20.00'
L5	N 65°42'25" E	10.00'
L6	S 24°17'35" E	10.00'
L7	S 65°42'25" W	20.00'
L8	N 24°17'35" W	50.00'
L9	N 65°42'25" E	20.00'



SCALE
1" = 100 feet

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.

- LEGEND**
- (C) = CALCULATED
 - (P) = PLAT
 - COR = CORNER
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT 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
- — — — — = PARCEL LINE

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

DATE
03/04/24

SEE SHEET 1 OF 3 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 31,
TOWNSHIP 26 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880
PHONE: (863) 535-2200 FAX: (863) 519-8117

REVISION	DATE	BY
ADJUSTED BOUNDARY - ADDED SHEET 3	03/07/24	BCZ

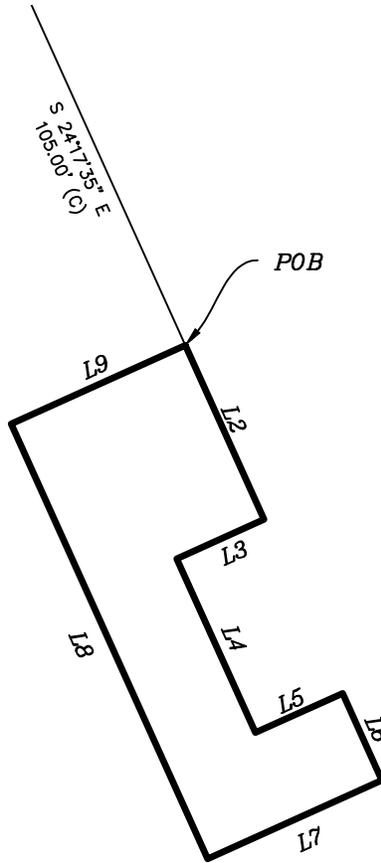
Sheet No. 2 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 03/04/24
Parcel Number: 723-B	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



THIS IS NOT
A SURVEY

TAX FOLIO#
262631
488580
000080
(O.R.B.8211, PG.1744)

LOT 9
ORLANDO WOODS
ESTATES
P.B. 70 PG 5



Line Table		
LINE #	DIRECTION	LENGTH
L1	S 65°42'25" W	24.00'
L2	S 24°17'35" E	20.00'
L3	S 65°42'25" W	10.00'
L4	S 24°17'35" E	20.00'
L5	N 65°42'25" E	10.00'
L6	S 24°17'35" E	10.00'
L7	S 65°42'25" W	20.00'
L8	N 24°17'35" W	50.00'
L9	N 65°42'25" E	20.00'



SCALE
1" = 20 feet

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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

— — — — = PARCEL LINE

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 3 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 31,
TOWNSHIP 26 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.

3 of 3

Drawn by:

BCZ

Checked by:

BCZ

Check Date:

03/04/24

Parcel Number:

723-B

PREPARED FOR:

REAL ESTATE SERVICES

File Name:

CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 724

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a "best fit" alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. The identified parcels are necessary to provide sufficient right of way and/or easements to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the County Road 557 Road Project that property be acquired by Polk County; to wit, a temporary construction easement interest in the property designated as Parcel 724, 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 724 are available for public inspection at the office of the Real Estate Services Administrator, 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 a temporary construction easement interest in Parcel 724, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: driveway reconstruction and connection to the roadway and grade harmonization in conjunction with the construction of transportation facility improvements to the County Road 557 Road Project (Project #5400135). 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 724 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take

Begin Study



N. Buena Vista Dr.

Old Lake Alfred Rd.

Lake Ewa

Creek Rd.

Evenhouse Rd.

Discovery Academy of Lake Alfred

Lake Alfred-Aldair Middle School

Stinn Rd.

E. Park Ln.

N. Buena Vista Dr.

E. Swoope St.

Alfred St.

Masser Ln.

W. Park Ln.

Tree O Groves, Inc.

CSX Railroad



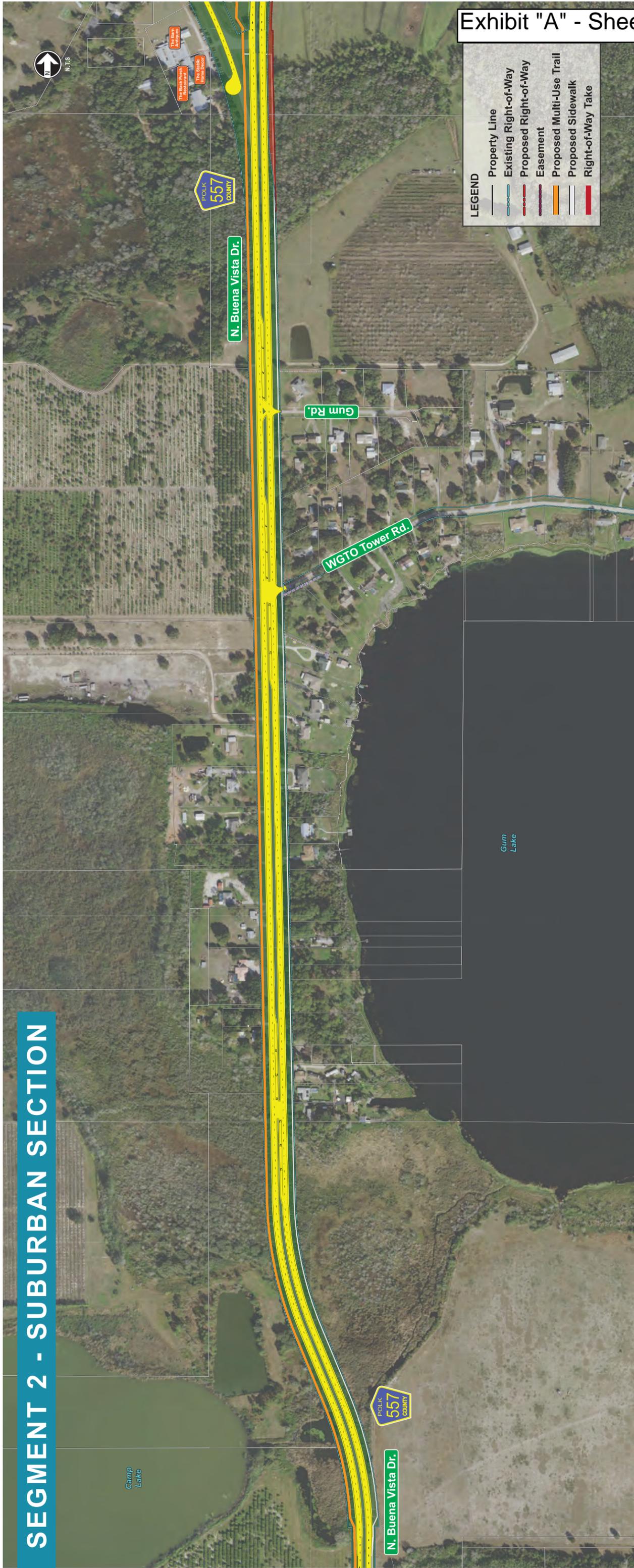
Lake Swoope



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION





CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 724 ESTATE: TEMPORARY CONSTRUCTION EASEMENT
PURPOSE: DRIVEWAY RECONSTRUCTION & CONNECTION TO COUNTY ROAD 557 AND
ASSOCIATED GRADE HARMONIZATION DURATION: 96 MONTHS

Parcel Number: 724
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000042030

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), said point being the Northeast corner of Grove No. 1, Replat of Lakeside Hills Units Nos. Two and Three, a subdivision as recorded in Plat Book 28, Page 31, Public Records of Polk County, Florida; thence North 00°04'48" West, along said West right-of-way line, 98.99 feet to the South line of a parcel as described in Official Records Book 3647, Page 2235, Public Records of Polk County, Florida; thence South 89°15'31" West, along said South line, 76.37 feet; thence North 00°11'05" West, 1.74 feet to the **Point of Beginning**; thence continue North 00°11'05" West, 13.00 feet; thence South 89°48'55" West, 15.31 feet; thence South 00°10'19" East, 13.00 feet; thence North 89°48'55" East, 15.31 feet to the **Point of Beginning**.

Containing 199 square feet, more or less.

REVISION	DATE	BY

THIS IS NOT A SURVEY

TAX FOLIO#
262729
000000
042030

TAX FOLIO#
262729
000000
042100

TAX FOLIO#
262729
000000
042110

TAX FOLIO#
262729
000000
042120



INGRESS AND
EGRESS EASEMENT
(O.R.B. 7048 PG444)

TAX FOLIO# 26272900000042030
O.R.B. 3647 PG2235

SOUTH LINE OF PARCEL
(O.R.B. 3647 PG2235)

POB
S 89°15'31" W 76.37' (C)

TAMPA ELECTRIC COMPANY
INGRESS AND
EGRESS EASEMENT
(O.R.B. 3697 PG724)



TAX FOLIO#
262729
000000
042050

SEE DETAIL FOR
SUBJECT PARCEL

TAX FOLIO#
262729
000000
042040

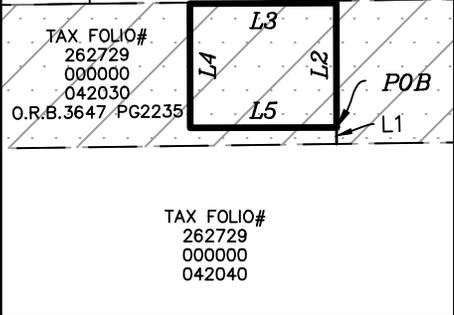
Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 00°11'05" W	1.74'
L2	N 00°11'05" W	13.00'
L3	S 89°48'55" W	15.31'
L4	S 00°10'19" E	13.00'
L4	N 89°48'55" E	15.31'

N 00°04'48" W
98.99' (C)

DETAIL
1" = 20'

TAX FOLIO#
262729
000000
042120

EAST LINE OF SE 1/4 OF
SW 1/4 OF SEC 29



GROVE NO. 1
REPLAT OF LAKESIDE HILLS
UNITS NOS. TWO AND THREE
P.B. 28 PG31

POC
NE COR OF GROVE NO. 1
REPLAT OF LAKESIDE HILLS
UNITS NOS. TWO AND THREE
P.B. 28, PG31

TAX FOLIO#
262729
495000
000014

TAX FOLIO#
262729
495000
000015

TAX FOLIO#
262729
495000
000013

R/W LINE PER P.B. 28 PG31

BUENA VISTA DRIVE
(COUNTY ROAD 57)



SCALE
1" = 40 feet

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT 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

DATE
06/13/23

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.

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



DESCRIPTION SKETCH
LOCATED IN SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.

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: BCZ	Check Date: 06/15/23
Parcel Number: 724	PREPARED FOR: REAL ESTATE SERVICES		Job Number: CR55720-2

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

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 800

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 the collector road designated as the County Road 557 Road Project (Project # 5400135); 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 pursuant to § 73.013(4), Fla. Stat. 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 County Road 557 Road 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 and easements 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: The Board of County Commissioners considered various alignments, the costs thereof, and projected improvements to the levels of service before approving an alignment for the County Road 557 Road Project which provides a “best fit” alignment for the existing roadway.

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 adding travel lanes, drainage, curbs and gutters, and shared use path to the existing corridor. The identified parcels are necessary to provide sufficient right of way and/or easements to construct the recommended improvements; and

WHEREAS, it is necessary, in order to make transportation facility improvements to the County Road 557 Road Project that property be acquired by Polk County; to wit, a perpetual easement interest in the property designated as Parcel 800, 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 800 are available for public inspection at the office of the Real Estate Services Administrator, 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 a perpetual easement interest in Parcel 800, as more fully described in the attached Composite "Exhibit B", be acquired for a county use or purpose, to-wit: installation and future maintenance of drainage facilities in conjunction with the construction of transportation facility improvements to the County Road 557 Road Project (Project #5400135). 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 800 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 16th day of April, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
W.C. Braswell, Chairman



CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

Alignment Study
Coordinating with
FDOT U.S. 17/92 Study

SEGMENT 1 - URBAN SECTION

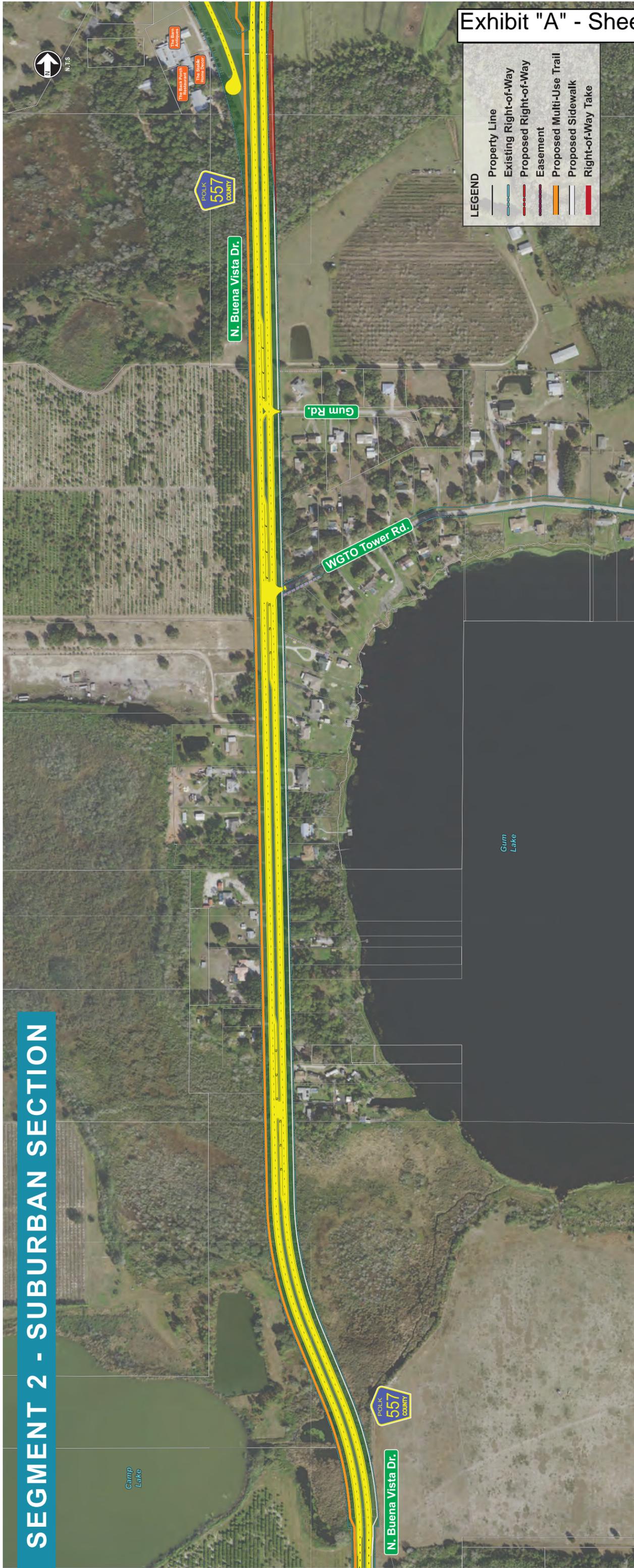




CR 557 (Buena Vista Drive) Widening

North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 2 - SUBURBAN SECTION

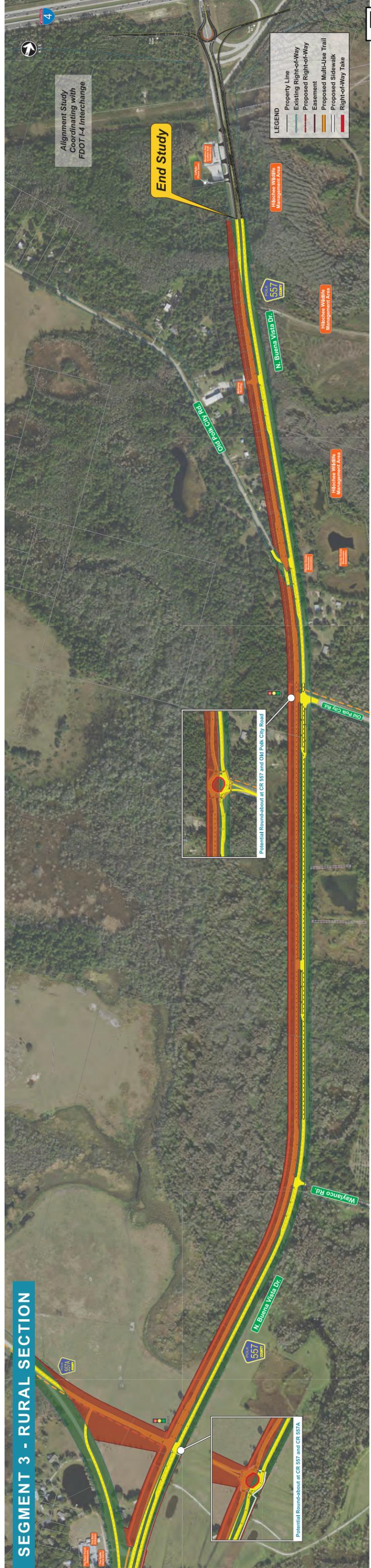




CR 557 (Buena Vista Drive) Widening

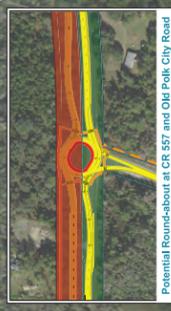
North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

SEGMENT 3 - RURAL SECTION



LEGEND

- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



Potential Roundabout at CR 557 and CR 557A

Potential Roundabout at CR 557 and Old Polk City Road

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 800

ESTATE: PERPETUAL EASEMENT

PURPOSE: INSTALLATION AND FUTURE MAINTENANCE OF DRAINAGE FACILITIES

Parcel Number: 800
Project Name: CR557 WIDENING
Tax Folio Number: 262631488580000080

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being a portion of Lot 9, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in Section 31, Township 26 South, Range 26 East, being described as follows:

Commence at the Northeast corner of Lot 8 of said Orlando Woods Estates; thence South 65°42'25" West, along the North line of said Lot 8, a distance of 86.00 feet; thence South 24°17'35" East, 170.65 feet; thence South 65°42'25" West, 24.00 feet; thence South 24°17'35" East, 125.00 feet to the **Point of Beginning**; thence continue South 24°17'35" East, 20.00 feet; thence South 65°42'25" West, 10.00 feet; thence North 24°17'35" West, 20.00 feet; thence North 65°42'25" East, 10.00 feet to the **Point of Beginning**.

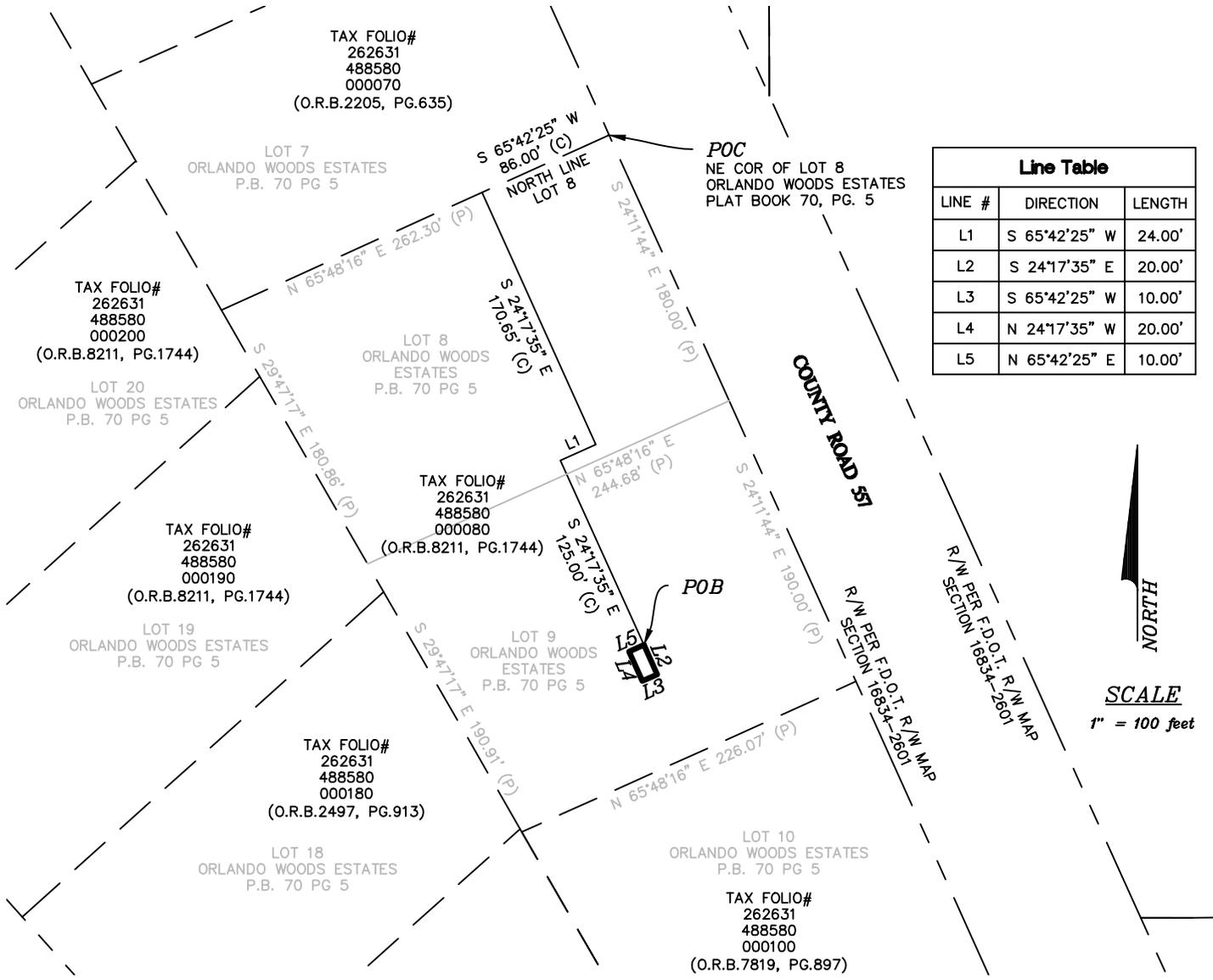
Containing 200 square feet, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION		DATE	BY

**THIS IS NOT
A SURVEY**



Line Table		
LINE #	DIRECTION	LENGTH
L1	S 65°42'25" W	24.00'
L2	S 24°17'35" E	20.00'
L3	S 65°42'25" W	10.00'
L4	N 24°17'35" W	20.00'
L5	N 65°42'25" E	10.00'



SCALE
1" = 100 feet

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.

- LEGEND**
- (C) = CALCULATED
 - (P) = PLAT
 - COR = CORNER
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT 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
- — — — — = PARCEL LINE

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

DATE
06/13/23

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTION 31,
TOWNSHIP 26 SOUTH, RANGE 26
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: EAA	Checked by: BCZ	Check Date: 06/15/23
Parcel Number: 800	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2

