

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 103

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 103, 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 103 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 103, 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 103 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 20th day of February, 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

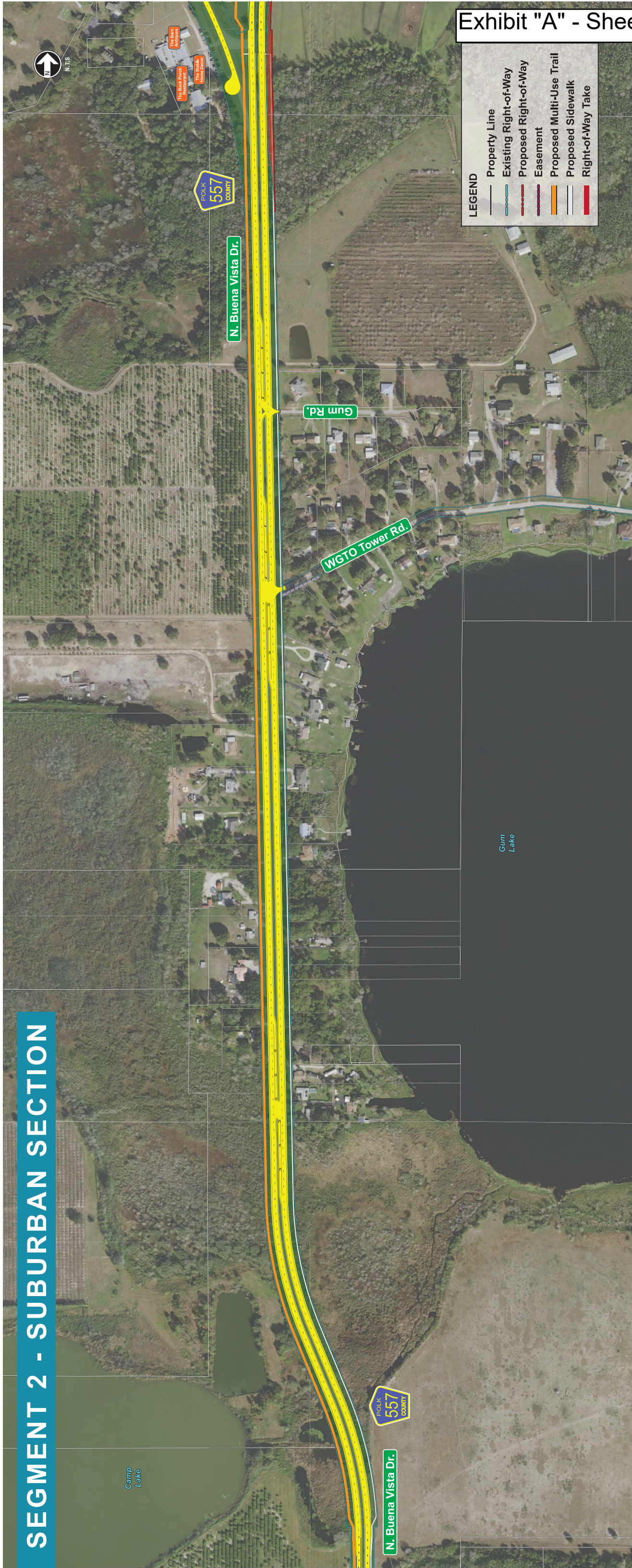




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

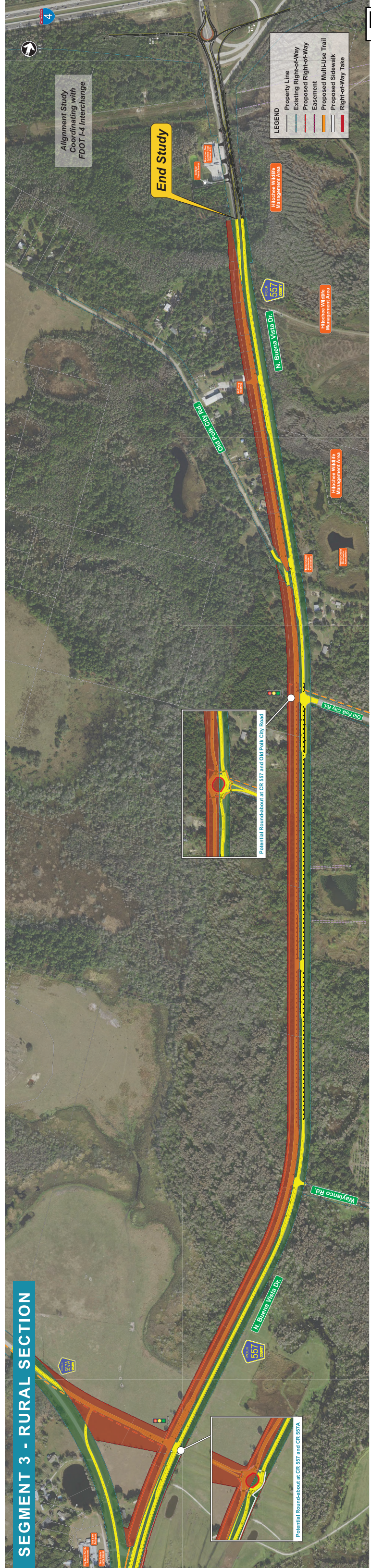




CR 557 (Buena Vista Drive) Widening

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: 103

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 103
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000042060

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

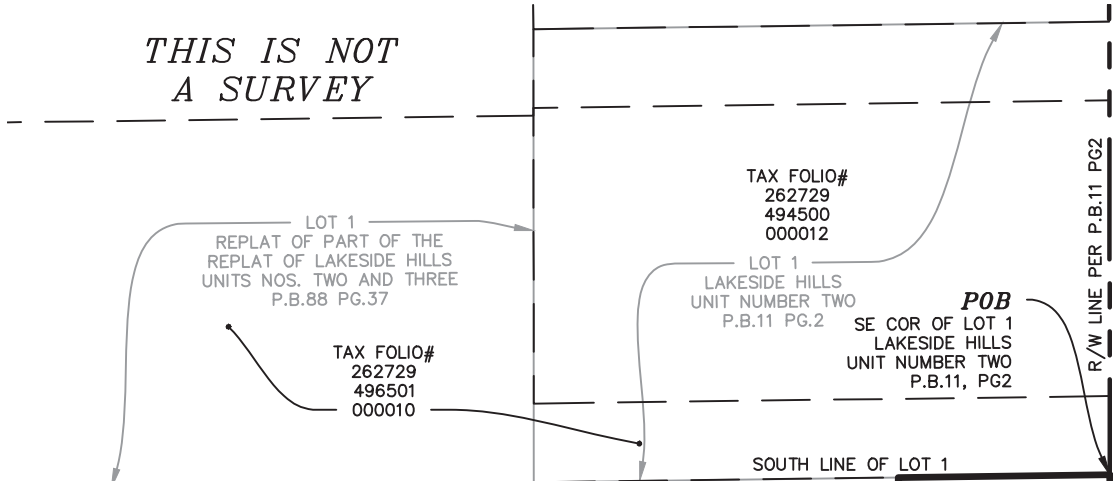
A parcel of land being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), point being the Southeast corner of Lot 1, Lakeside Hills Unit Number Two, a subdivision as recorded in Plat Book 11, Page 2, Public Records of Polk County, Florida for a **Point of Beginning**; thence South 89°15'47" West, along the South line of said Lot 1, a distance of 55.12 feet; thence South 00°11'05" East, 171.96 feet to the North line of a parcel as described in Official Records Book 11306, Page 317, Public Records of Polk County, Florida; thence North 89°15'47" East, along said North line, 55.28 feet to the said West right-of-way line; thence North 00°14'20" West, along said West right-of-way line, 171.96 feet to the **Point of Beginning**.

Containing 9,492 square feet, more or less.

REVISION	DATE	BY

**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

TAX FOLIO#
262729
000000
042060
O.R.B.4303, PG.364

S 89°15'47" W
55.12' (C)

S 00°11'05" E 171.96' (C)

N 00°14'20" W 171.96' (C)

N 89°15'47" E
55.28' (C)

NORTH LINE OF PARCEL
O.R.B.11306 PG.317

TAX FOLIO#
262729
000000
042070
O.R.B.11306 PG.317

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

BUENA VISTA DRIVE
(COUNTY ROAD 57)



SCALE
1" = 50 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.


DATE
06/13/23



Digitally signed by
Bryan Zelenenki
Date: 2023.06.27
15:48:59 -04'00'

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			POLK COUNTY ROADS AND DRAINAGE				 POLK COUNTY
	LOCATED IN SECTIONS 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.			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: 103	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2		

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 105

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 105, 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 105 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 105, 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 105 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 20th day of February, 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

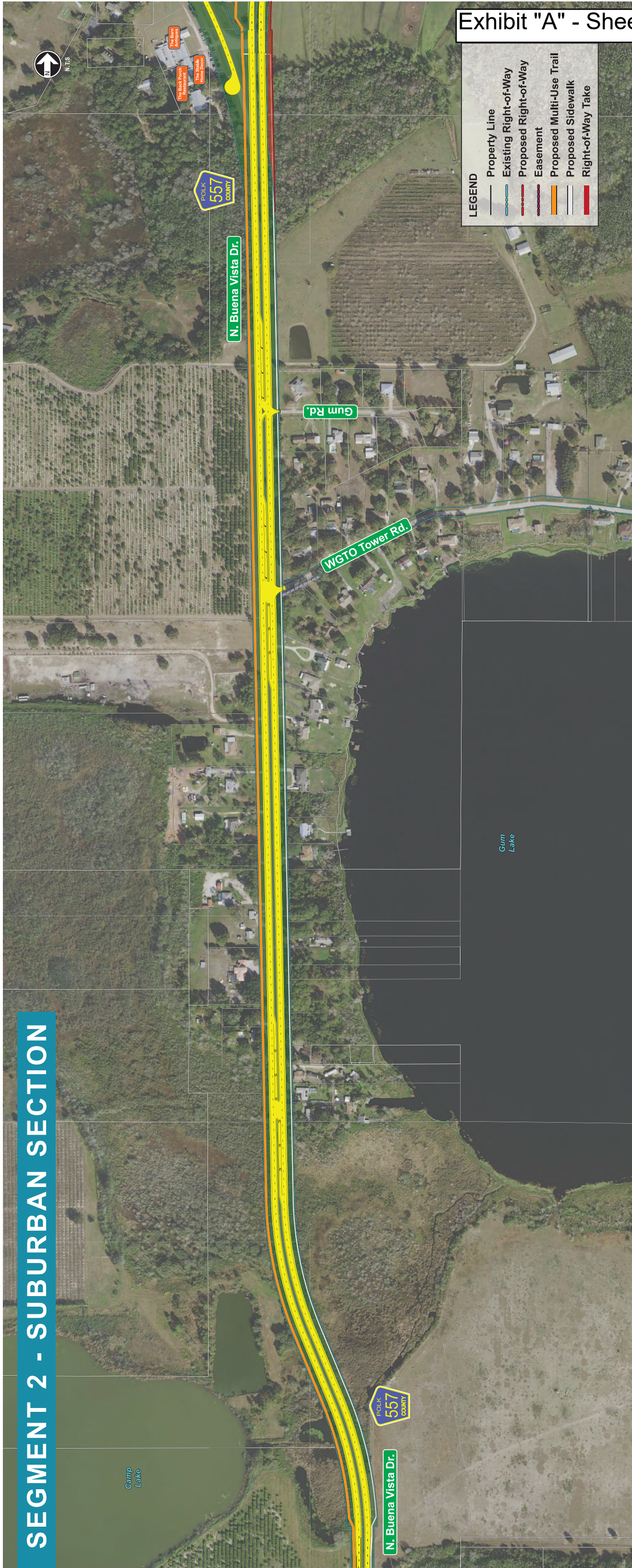




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

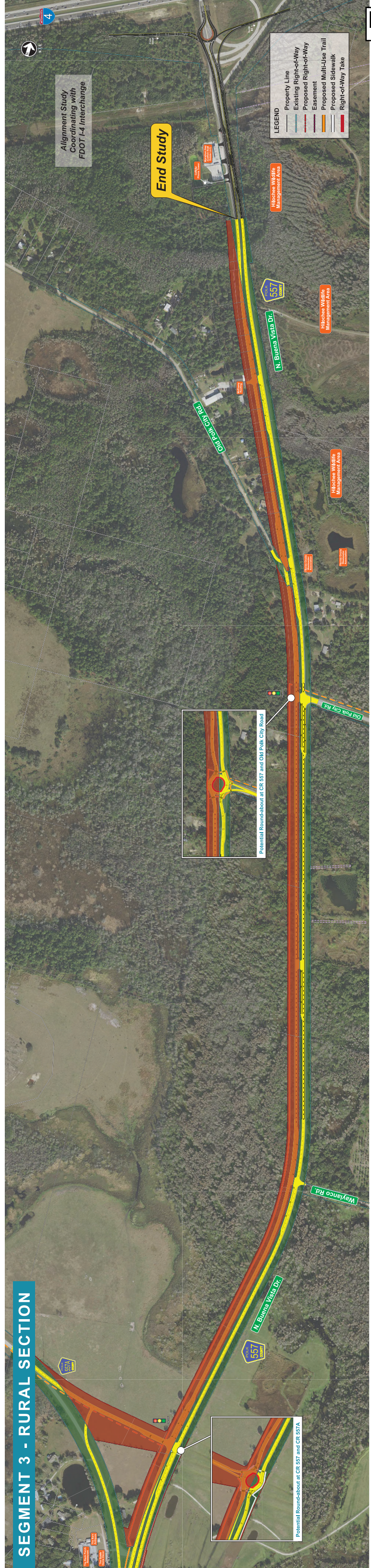




CR 557 (Buena Vista Drive) Widening

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 Old Polk City Road

Potential Roundabout at CR 557 and CR 557A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 105

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 105
Project Name: CR557 WIDENING
Tax Folio Number: 262729494500000013

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

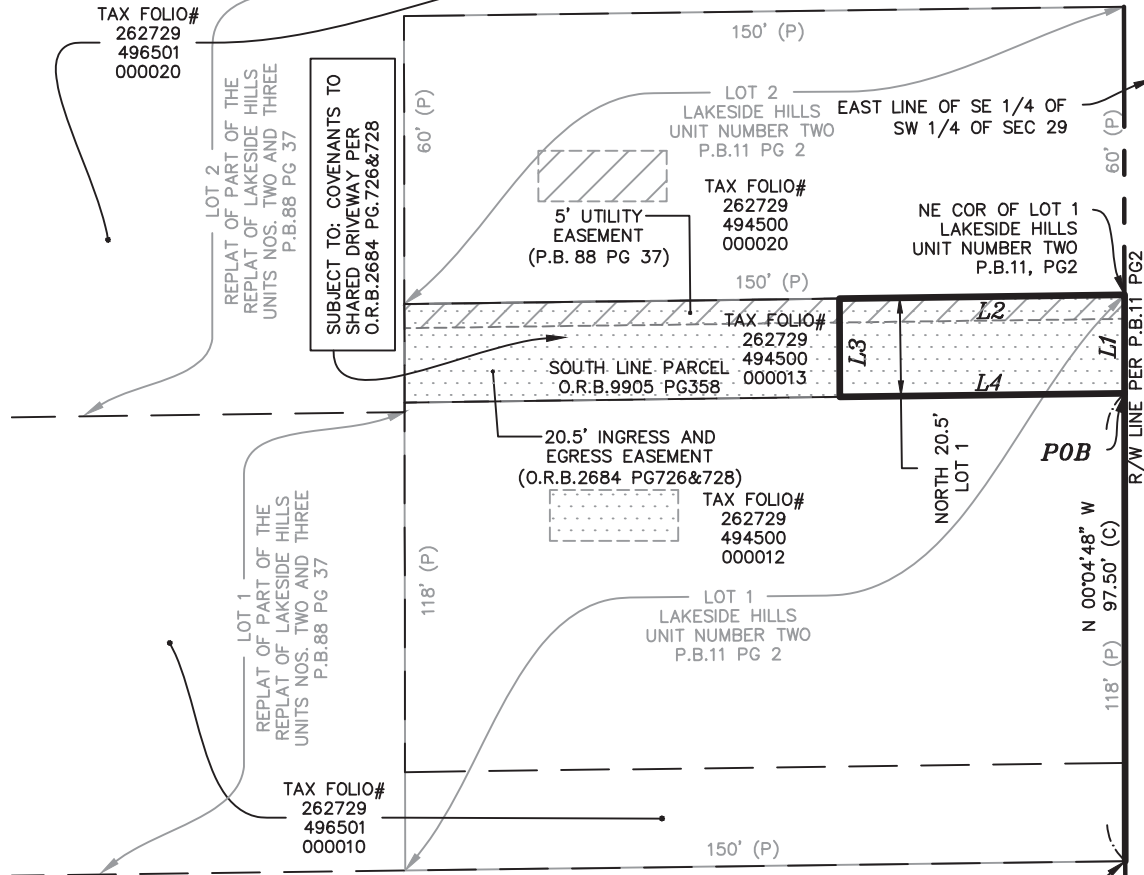
A parcel of land being a portion of Lot 1, Lakeside Hills Unit Number Two, a subdivision as recorded in Plat Book 11, Page 2, Public Records of Polk County, Florida, being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), said point being the Southeast corner of said Lot 1; thence North 00°04'48" West, along said West right-of-way line, 97.50 feet to the South line of the North 20.50 feet of said Lot 1, being the South line of a parcel as described in Official Records Book 9905, Page 358, 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, 20.50 feet to the Northeast corner of said Lot 1; thence South 89°15'31" West, along the North line of said Lot 1, a distance of 59.34 feet; thence South 00°11'05" East, 20.50 feet to said South line of parcel; thence North 89°15'31" East, along said South line of parcel, 59.30 feet to the **Point of Beginning**.

Containing 1,216 square feet, more or less.

REVISION	DATE	BY

**THIS IS NOT
A SURVEY**



LEGEND

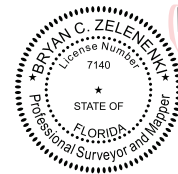
- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
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- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 00°04'48" W	20.50'
L2	S 89°15'31" W	59.34'
L3	S 00°11'05" E	20.50'
L4	N 89°15'31" E	59.30'

TAX FOLIO#
262729
000000
042060



SCALE
1" = 40 feet



Digitally signed
by Bryan
Zelenenki
Date: 2023.06.27
15:50:26 -04'00'


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
04/03/23

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			POLK COUNTY ROADS AND DRAINAGE				 POLK COUNTY
	LOCATED IN SECTIONS 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.			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: 105	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2		

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 106

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 106, 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 106 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 106, 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 106 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 20th day of February, 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

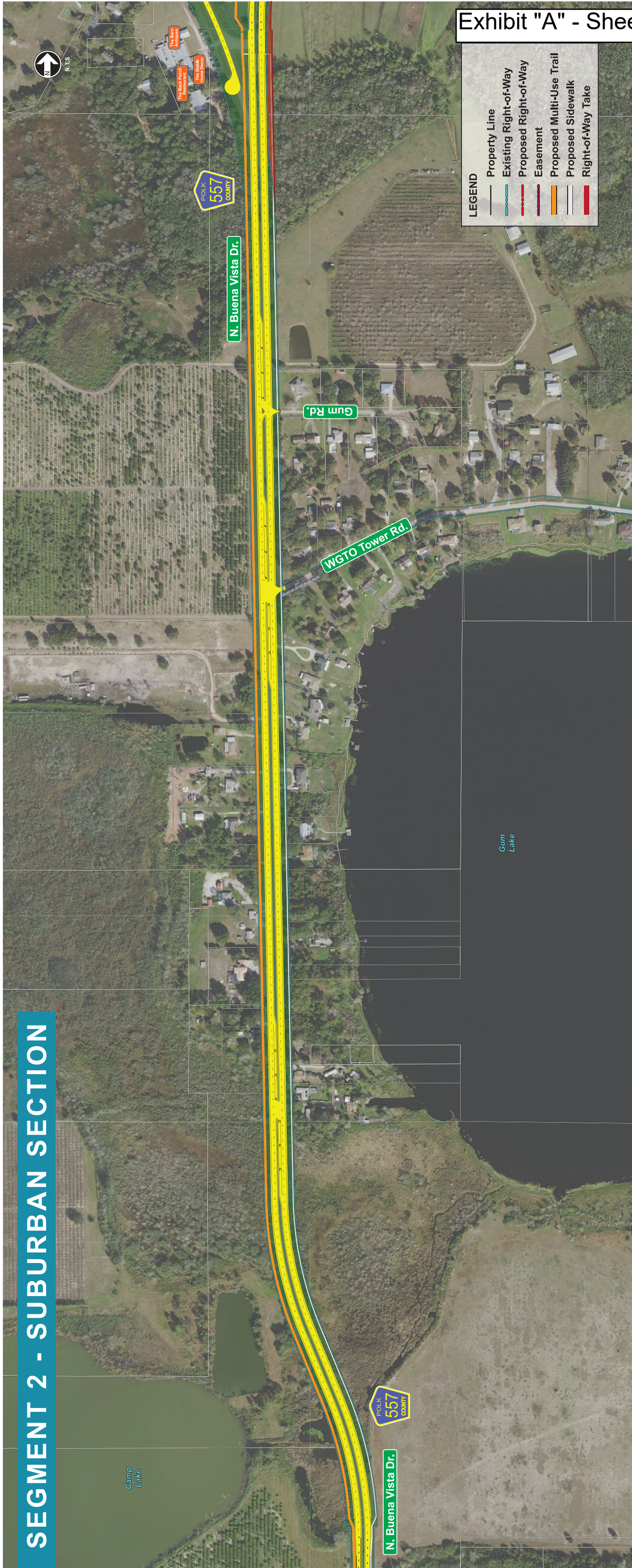




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

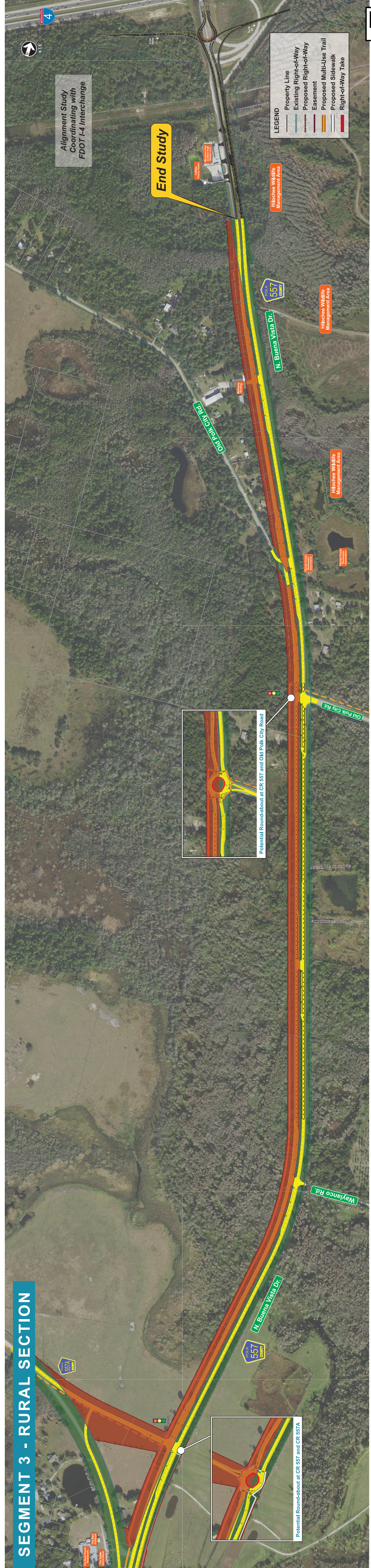




CR 557 (Buena Vista Drive) Widening

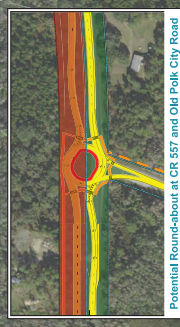
North of the Railroad Crossing near US 92 in Lake Alfred to South of the I-4 Interchange
Recommended Alignment

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 Old Polk City Road



Potential Roundabout at CR 557 and CR 557A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 106

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 106
Project Name: CR557 WIDENING
Tax Folio Number: 262729496501000020

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being a portion of Lot 2, Replat of Part of the Replat of Lakeside Hills Units Nos Two and Three, a subdivision as recorded in Plat Book 88, Page 37, Public Records of Polk County, Florida, 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 said Lot 2 for a **Point of Beginning**; thence South 89°15'31" West, along the North line of said Lot 2, a distance of 59.47 feet; thence South 00°11'05" East, 13.00 feet to the South line of said Lot 2; thence North 89°15'31" East, along the South line of said Lot 2, a distance of 59.45 feet to the Southeast corner of said Lot 2 and said West right-of-way line; thence North 00°04'48" West, along said West right-of-way line, 13.00 feet to the **Point of Beginning**.

Containing 773 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

LEGEND

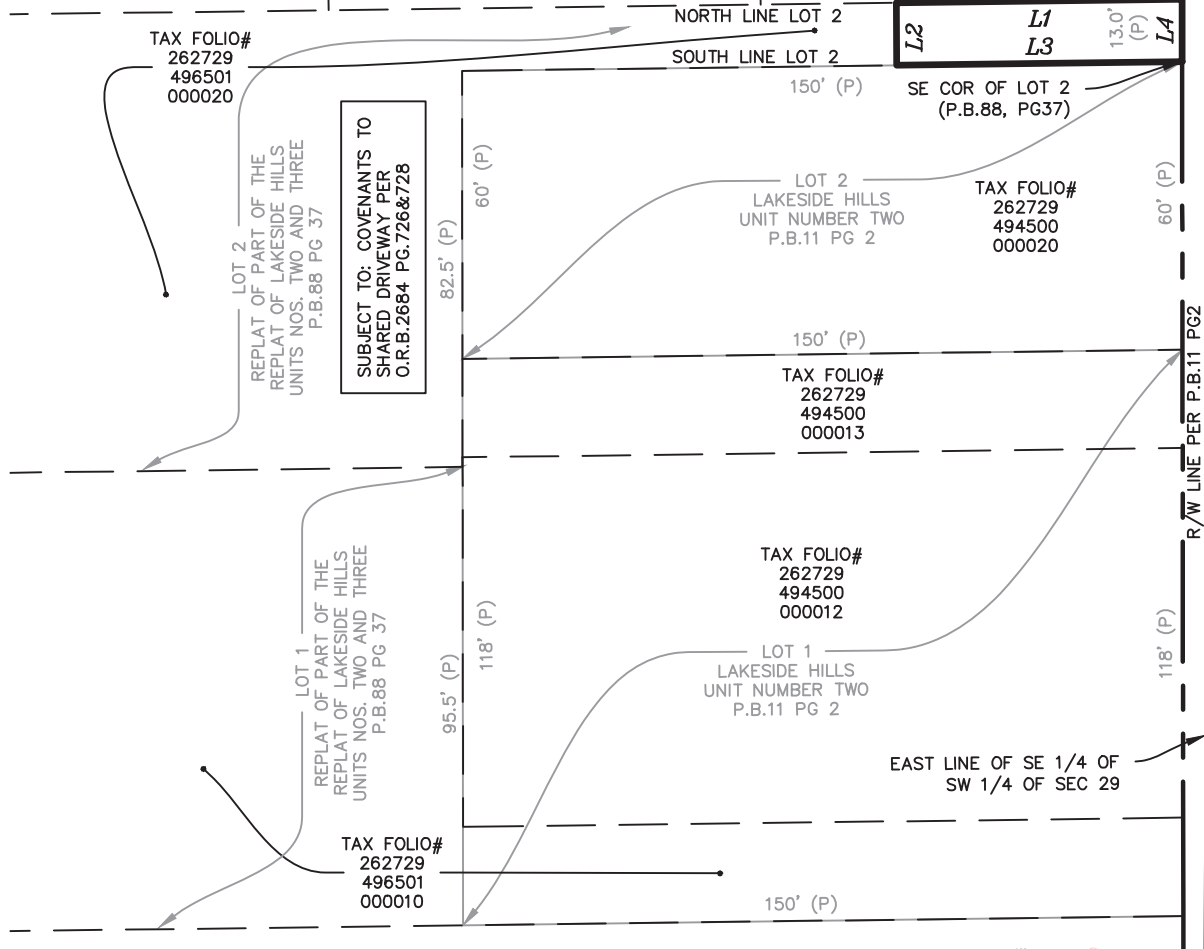
- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
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- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP
- = PARCEL LINE

**THIS IS NOT
A SURVEY**

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	S 89°15'31" W	59.47'
L2	S 00°11'05" E	13.00'
L3	N 89°15'31" E	59.45'
L4	N 00°04'48" W	13.00'

TAX FOLIO#
262729
495000
000025

POB
NE COR OF LOT 2
REPLAT OF THE PART
OF THE REPLAT OF
LAKESIDE HILLS UNITS
NOS. TWO AND THREE
P.B.88, PG37



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
04/03/23



Digitally signed by
Bryan Zelenenki
Date: 2023.06.27
15:50:54 -04'00'

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	POLK COUNTY ROADS AND DRAINAGE		 POLK COUNTY	
	LOCATED IN SECTIONS 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.		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		
REVISION DATE BY		PARCEL NUMBER: 106 PREPARED FOR: REAL ESTATE SERVICES FILE NAME: CR55720-2			

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 124

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

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

WHEREAS, Polk County has located and surveyed such land as is necessary to make transportation facility improvements to a new 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 124, 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 124 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 124, 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 124 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 20th day of February, 2024.

POLK COUNTY
BOARD OF COUNTY COMMISSIONERS

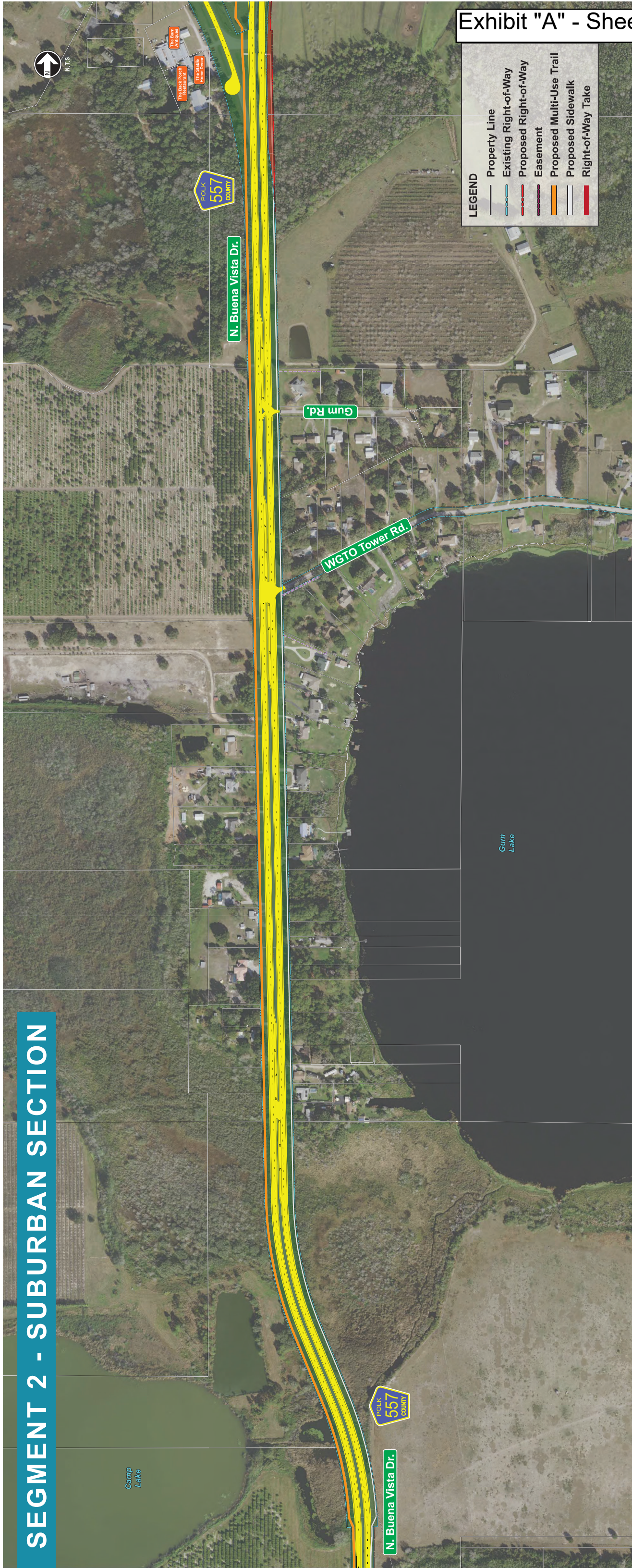
BY: _____
W.C. Braswell, Chairman



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

SEGMENT 2 - SUBURBAN SECTION



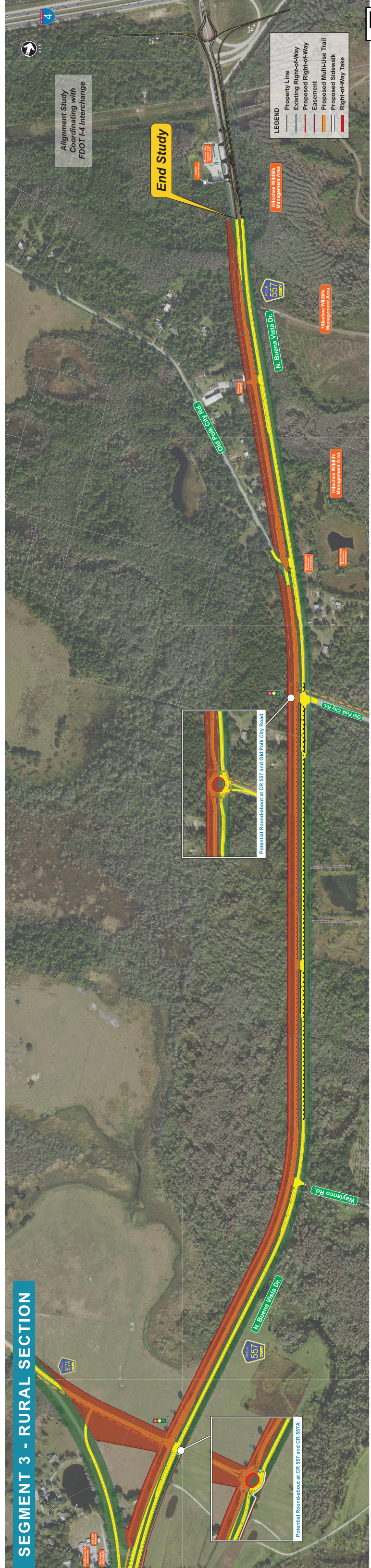
LEGEND	
	Property Line
	Existing Right-of-Way
	Proposed Right-of-Way
	Easement
	Proposed Multi-Use Trail
	Proposed Sidewalk
	Right-of-Way Take



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: 124

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 124
Project Name: CR557 WIDENING
Tax Folio Number: 26271700000044010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/ 4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said West right-of-way line, 910.92 feet to the South line of a parcel as described in Official Records Book 9473, Page 1121, Public Records of Polk County; thence South 89°50'50" West, along said South line, 262.80 feet to the West line of a parcel as described in said Official Records Book 9473, Page 1121 and the **Point of Beginning**; thence North 00°08'20" East, along said West line, 208.00 feet to the South line of a parcel as described in Official Records Book 10948, Page 1113, Public Records of Polk County, Florida; thence South 89°50'50" West, along said South line, 100.00 feet to the East line of a parcel as described in Official Records Book 6073, Page 1572, Public Records of Polk County, Florida; thence South 00°08'20" West, along said East line, 208.00 to the Westerly projection of said South line of a parcel as described in Official Records Book 9473, Page 1121; thence North 89°50'50" East, along said Westerly projection, 100.00 feet to the **Point of Beginning**.

Containing 20,800 square feet, more or less.

REVISION	DATE	BY

THIS IS NOT
A SURVEY

EAST LINE PARCEL
(O.R.B.6073 PG1572)

TAX FOLIO#
262717
000000
042190
(O.R.B.10948 PG1113)

S 89°50'50" W
100.00' (C)

SOUTH LINE PARCEL
(O.R.B.10948 PG1113)

TAX FOLIO#
262717
000000
044060
(O.R.B.6073 PG1572)

S 00°08'20" W 208.00' (C)

TAX FOLIO#
262717
000000
044010
(O.R.B.12342 PG621)

N 00°08'20" E 208.00' (C)

WEST LINE PARCEL
(O.R.B.9473 PG1121)

TAX FOLIO#
262717
000000
042020
(O.R.B.9473 PG1121)

WESTERLY PROJECTION
SOUTH LINE OF PARCEL

SOUTH LINE PARCEL
(O.R.B.9473 PG1121)

N 89°50'50" E
100.00' (C)

POB

S 89°50'50" W 262.80' (C)

TAX FOLIO#
262717
000000
042150
(O.R.B.12342 PG621)

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

COUNTY ROAD 57

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



SCALE

1" = 100 feet

18

POC
SW COR. OF SW 1/4 OF
SEC 17, T 27 S, R 26 E

19

20

SOUTH LINE OF SW 1/4
N 89°53'26" E 1611.08' (C)

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.

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 17,
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: 124	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 127

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

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

WHEREAS, Polk County has located and surveyed such land as is necessary to make transportation facility improvements to a new 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 127, 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 127 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 127, 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 127 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 20th day of February, 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

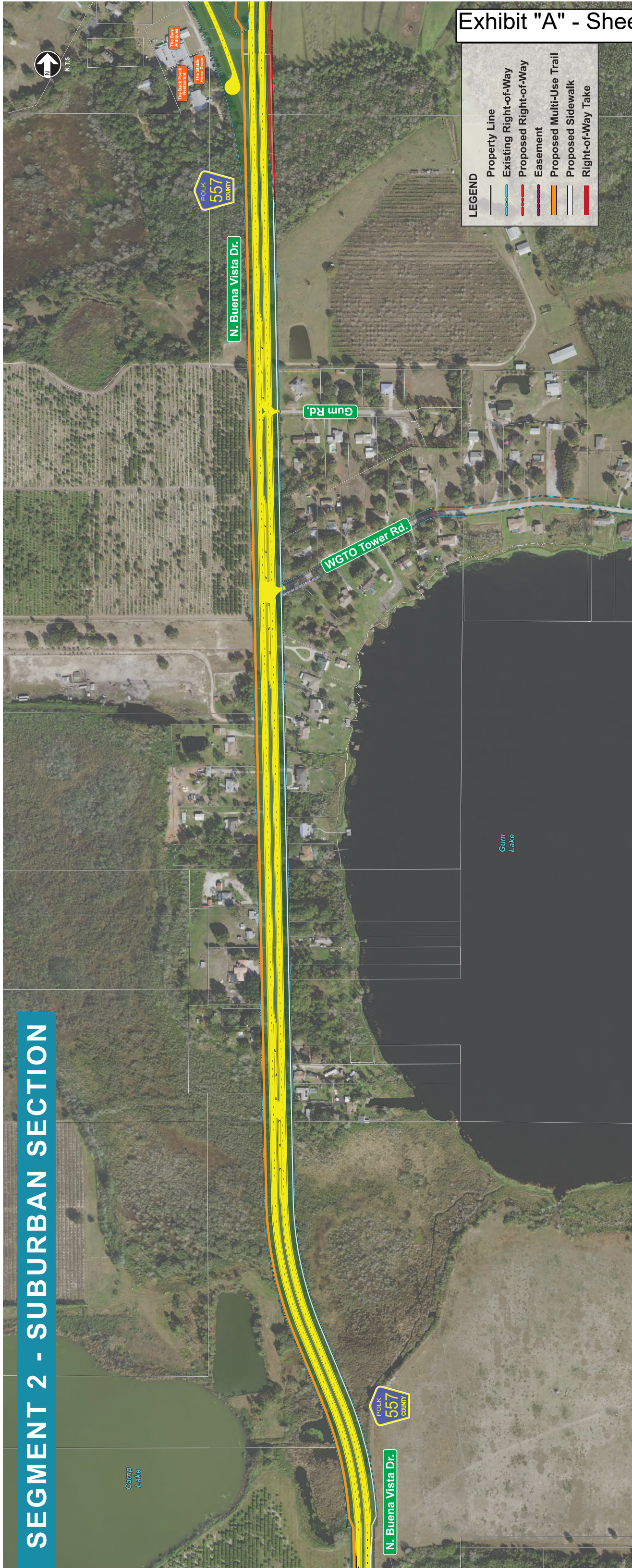




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

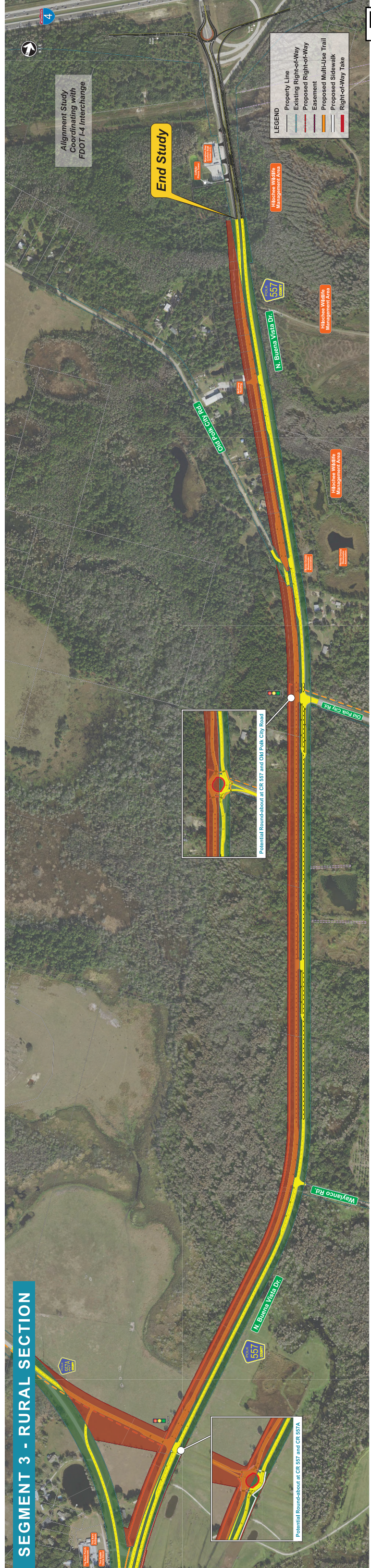




CR 557 (Buena Vista Drive) Widening

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: 127

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 127
Project Name: CR557 WIDENING
Tax Folio Number: 26270800000031010

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

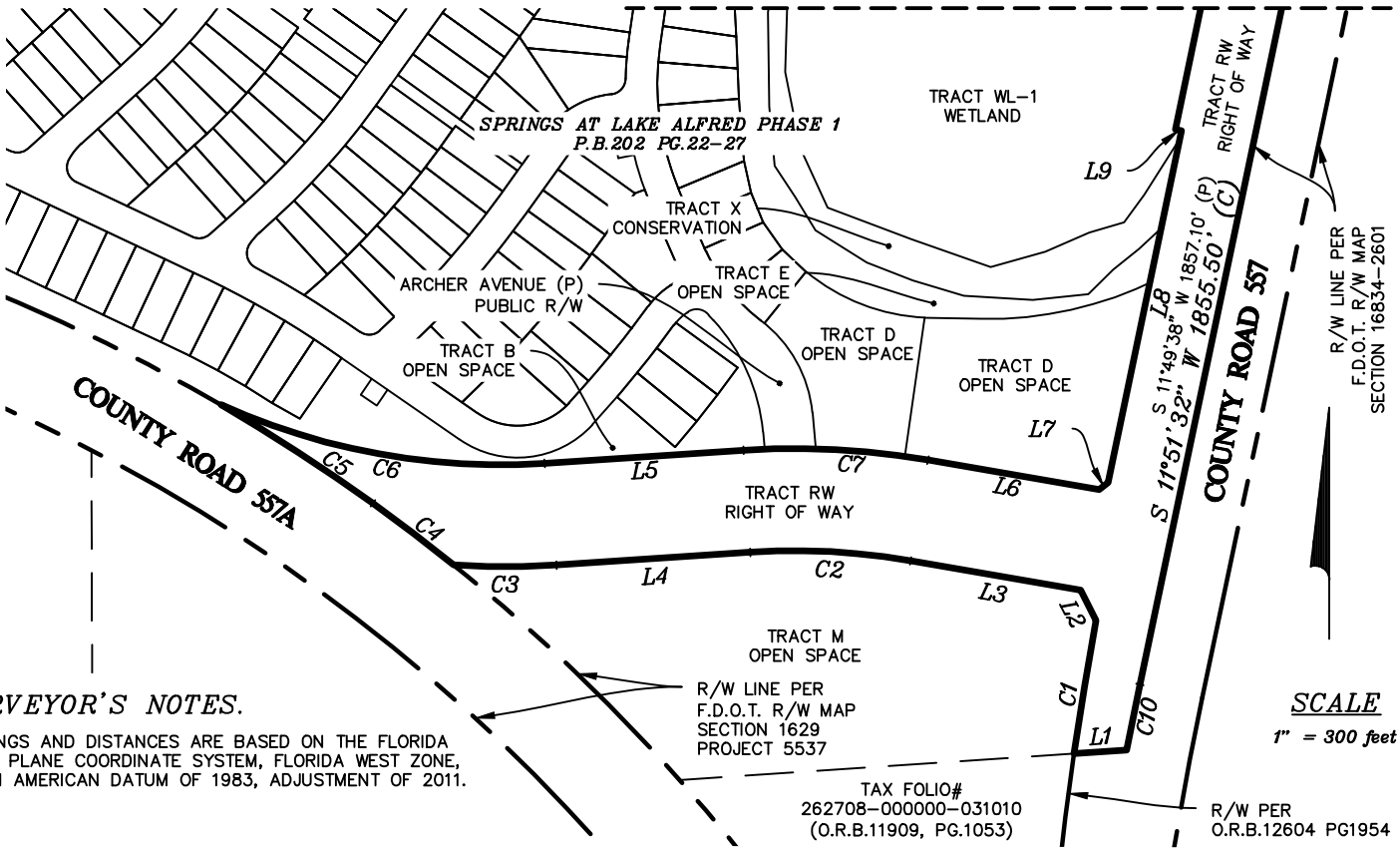
A parcel of land being TRACT RW, Springs at Lake Alfred Phase 1, a subdivision as recorded in Plat Book 202, Pages 22-27, Public Records of Polk County, Florida, lying in Section 8, Township 27 South, Range 26 East, Polk County, Florida.

Containing 15.37 acres, more or less.

REVISION	DATE	BY
ADJUST TO SPRINGS AT LAKE ALFRED PHASE 1	12/13/23	BCZ

THIS IS NOT A SURVEY

CONTINUE ON SHEET 3



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.

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

TAX FOLIO#
262708-000000-031010
(O.R.B.11909, PG.1053)

R/W PER
O.R.B.12604 PG1954

SCALE
1" = 300 feet

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 86°11'05" W (C)	82.79' (C)
	S 86°12'09" W (P)	83.13' (P)
L2	N 26°25'52" W (C&P)	53.26' (C&P)
L3	N 80°12'31" W (C&P)	270.67' (C&P)
L4	S 86°14'34" W (C&P)	304.16' (C&P)
L5	N 86°14'34" E (C&P)	312.48' (C&P)
L6	S 80°12'31" E (C&P)	272.60' (C&P)
L7	N 50°46'57" E (C&P)	17.61' (C&P)
L8	N 11°49'38" E (C&P)	562.69' (C&P)
L9	N 78°08'28" W (C&P)	10.00' (C&P)

Curve Table					
CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C1	5819.58' (C&P)	02°04'48" (C)	N 09°18'55" E (C)	211.26' (C)	211.27' (C)
		02°05'11" (P)	N 09°19'49" E (P)	211.90' (P)	211.91' (P)
C2	1065.92' (C&P)	13°32'55" (C&P)	N 86°58'59" W (C&P)	251.47' (C&P)	252.06' (C&P)
C3	1225.92' (C&P)	07°33'15" (C)	N 89°58'48" W (C)	161.51' (C)	161.63' (C)
		07°33'00" (P)	N 89°58'56" W (P)	161.42' (P)	161.54' (P)
C4	2944.79' (C&P)	03°05'37" (C)	N 52°43'43" W (C)	158.98' (C)	159.00' (C)
		03°05'36" (P)	N 52°43'52" W (P)	158.97' (P)	158.99' (P)
C5	2944.79' (C&P)	05°31'25" (C)	N 57°02'14" W (C)	283.79' (C)	283.90' (C)
		05°31'17" (P)	N 57°02'18" W (P)	283.67' (P)	283.78' (P)
C6	1065.92' (C&P)	27°59'23" (C)	S 79°45'43" E (C)	515.55' (C)	520.72' (C)
		27°58'42" (P)	S 79°46'04" E (P)	515.35' (P)	520.50' (P)
C7	1225.92' (C&P)	13°32'54" (C&P)	S 86°58'59" E (C&P)	289.21' (C&P)	289.88' (C&P)
C10	5779.58' (C&P)	01°02'21" (C)	S 11°20'22" W (C)	104.82' (C)	104.82' (C)
		01°02'35" (P)	S 11°18'20" W (P)	105.20' (P)	105.21' (P)

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

DATE
05/08/23

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

SEE SHEET 1 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 8,
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

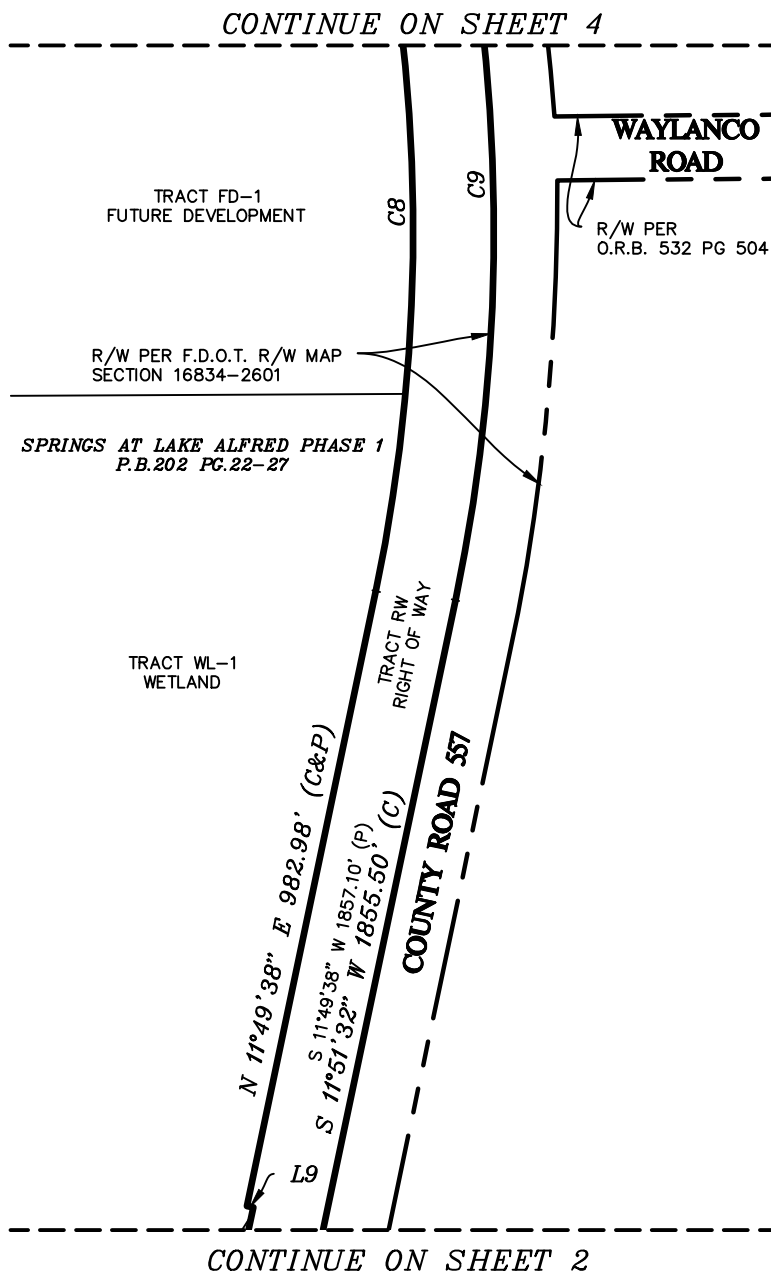
Sheet No. 2 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 127	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



*THIS IS NOT
A SURVEY*

Curve Table					
CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C8	2740.79' (C&P)	26°35'29" (C&P)	N 01°28'07" W (C&P)	1260.63' (C&P)	1272.02' (C&P)
C9	2814.79' (C&P)	26°38'20" (C) 26°35'25" (P)	S 01°27'38" E (C) S 01°28'05" E (P)	1296.94' (C) 1294.62' (P)	1308.70' (C) 1306.31' (P)

Line Table		
LINE #	DIRECTION	LENGTH
L9	N 78°08'28" W (C&P)	10.00' (C&P)



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

SEE SHEET 1 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 8,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
ADJUST TO SPRINGS AT LAKE ALFRED PHASE 1	12/13/23	BCZ

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 3 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 127	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

*THIS IS NOT
A SURVEY*

Curve Table					
CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C8	2740.79' (C&P)	26°35'29" (C&P)	N 01°28'07" W (C&P)	1260.63' (C&P)	1272.02' (C&P)
C9	2814.79' (C&P)	26°38'20" (C) 26°35'25" (P)	S 01°27'38" E (C) N 09°19'49" E (P)	1296.94' (C) 1294.62' (P)	1308.70' (C) 1306.31' (P)

Line Table		
LINE #	DIRECTION	LENGTH
L10	N 89°15'10" E (C) N 89°14'04" E (P)	128.39' (C) 127.72' (P)

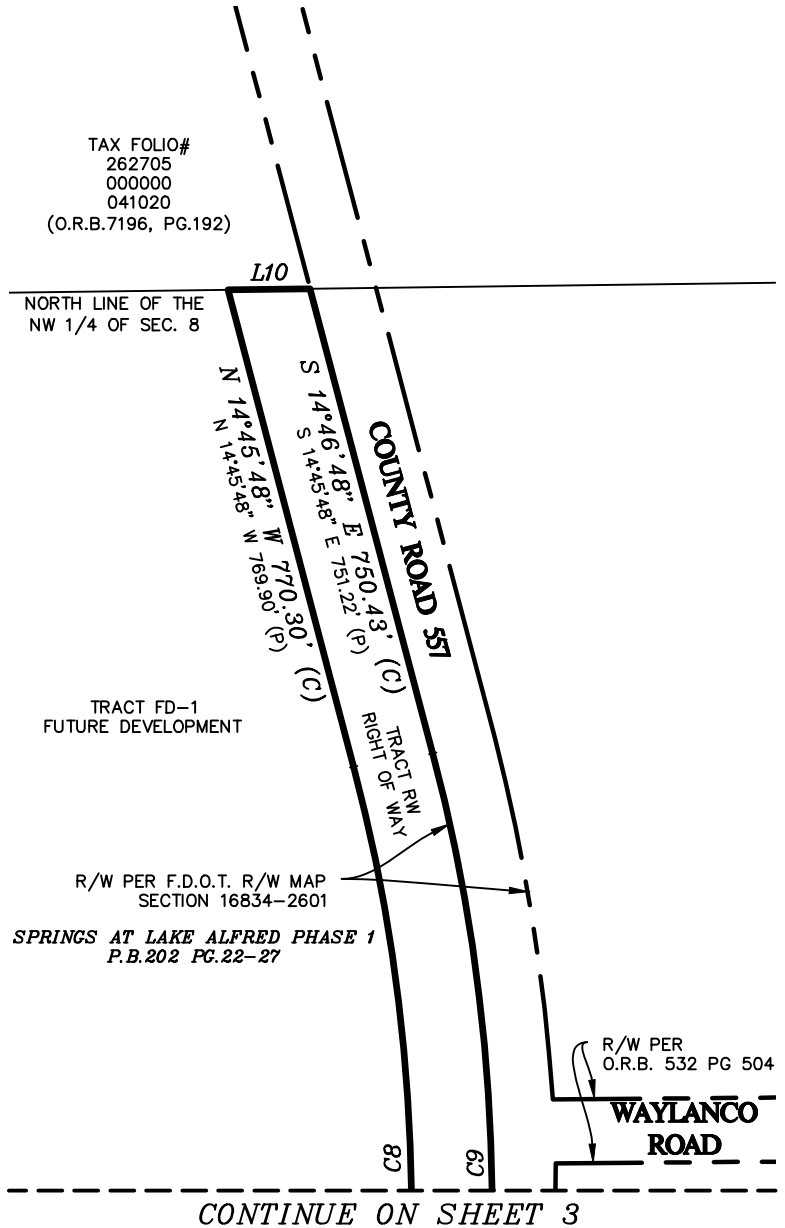


SCALE
1" = 300 feet

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



SEE SHEET 1 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 8,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
ADJUST TO SPRINGS AT LAKE ALFRED PHASE 1	12/13/23	BCZ

POLK COUNTY ROADS AND DRAINAGE

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

Sheet No. 4 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 127	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 131

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

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

WHEREAS, Polk County has located and surveyed such land as is necessary to make transportation facility improvements to a new 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 131, 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 131 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 131, 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 131 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 20th day of February, 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

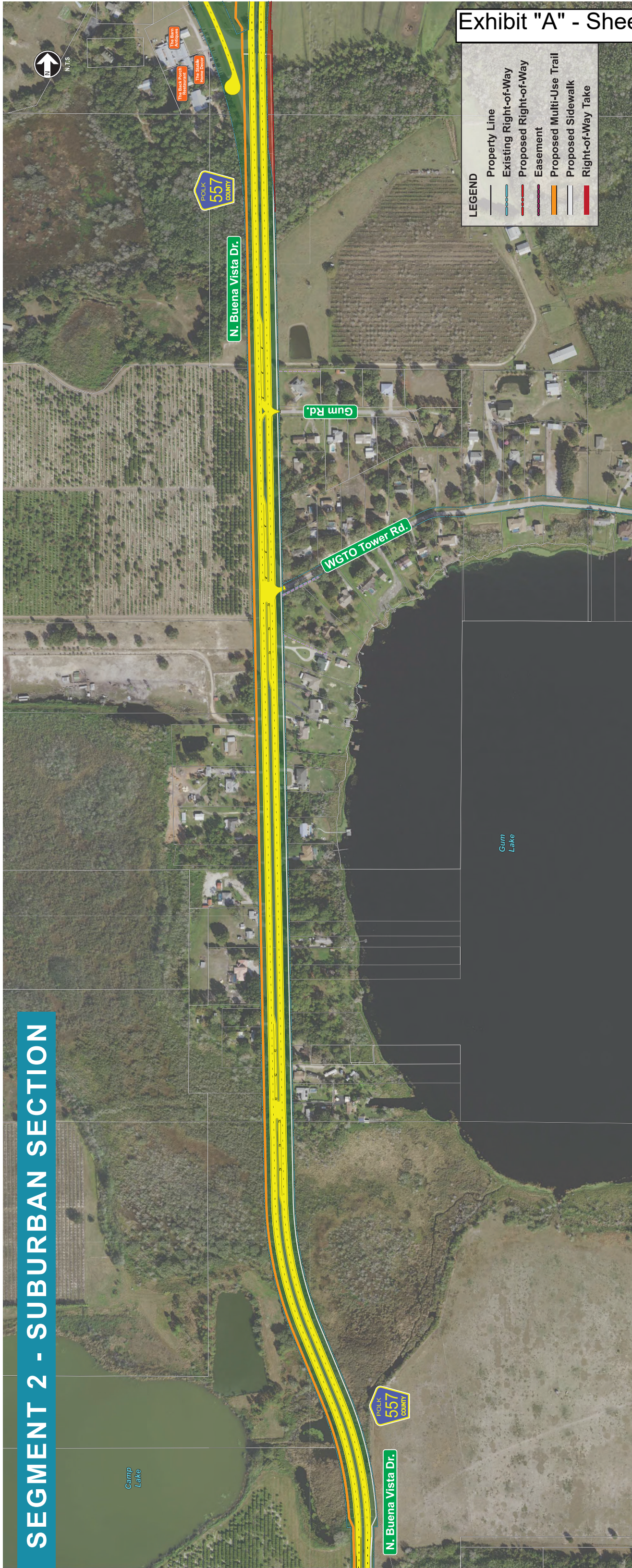
- Property Line
- Existing Right-of-Way
- Proposed Right-of-Way
- Easement
- Proposed Multi-Use Trail
- Proposed Sidewalk
- Right-of-Way Take



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

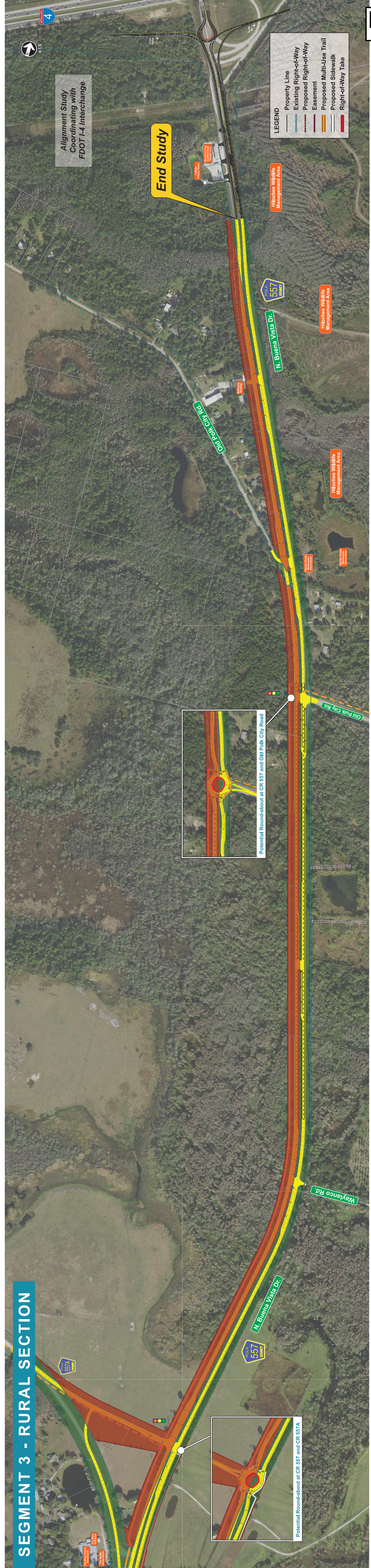




CR 557 (Buena Vista Drive) Widening

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 557A

End Study

Alignment Study
Coordinating with
FDOT I-4 Interchange

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 131

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 131
Project Name: CR557 WIDENING
Tax Folio Number: 26270500000032010

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 North 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 South 85°09'38" East, along said North right-of-way line, 51.82 feet; thence North 46°23'31" West, 93.13 feet to said East right-of-way line; thence South 14°46'48" East, along said East right-of-way line, 61.91 feet to the **Point of Beginning**.

Containing 1,511 square feet, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

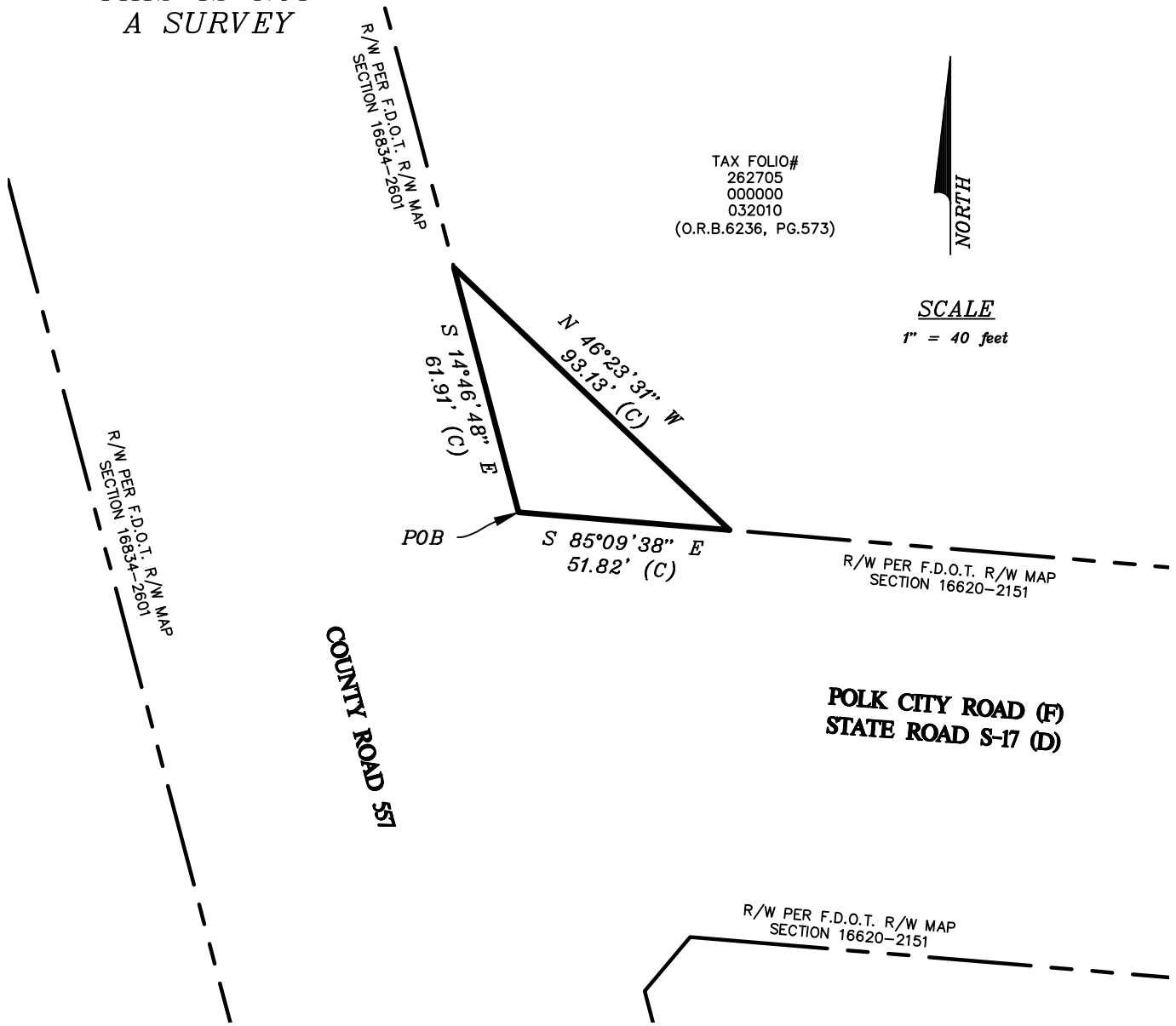
REVISION		DATE	BY

THIS IS NOT
A SURVEY

TAX FOLIO#
262705
000000
032010
(O.R.B.6236, PG.573)



SCALE
1" = 40 feet



COUNTY ROAD 551

POLK CITY ROAD (F)
STATE ROAD S-17 (D)

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
- (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

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

DATE
05/08/23

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 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: 131	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 143

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 143, 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 143 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 143, 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 143 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 20th day of February, 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

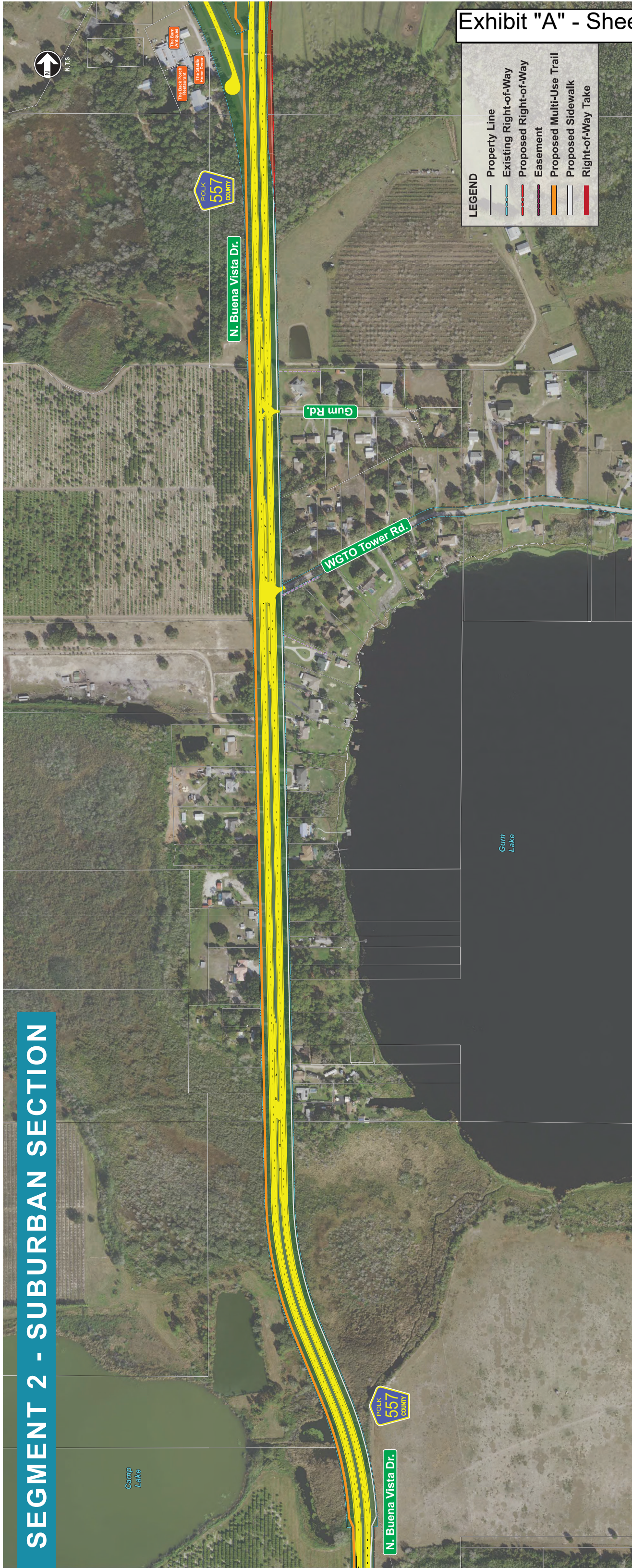




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

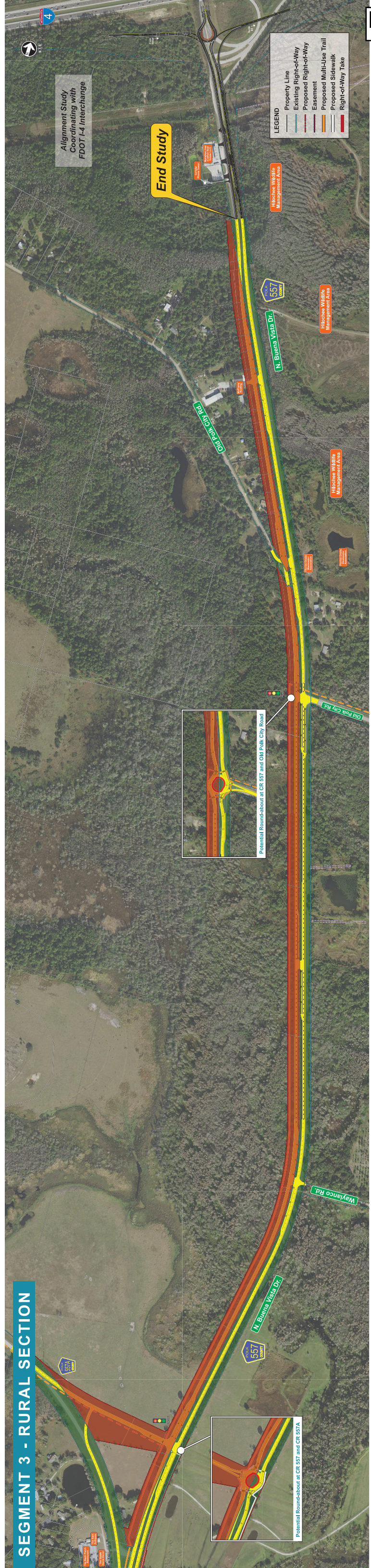




CR 557 (Buena Vista Drive) Widening

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 Old Polk City Road

Potential Roundabout at CR 557 and CR 57A

Alignment Study Coordinating with FDOT I-4 Interchange

End Study

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 143

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT-OF-WAY

Parcel Number: 143
Project Name: CR557 WIDENING
Tax Folio Number: 26263148858000020

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being a portion of Lot 2, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in the Section 31, Township 26 South, Range 26 East, being described as follows:

Commence at the Northeast corner of said Lot 2 for the **Point of Beginning**; thence South 24°17'35" East, along the East line of said Lot 2, a distance of 375.00 feet to the South line of said Lot 2; thence South 65°42'25" West, along said South line, 69.85 feet; thence North 17°23'32" West, 36.25 feet to a point of curvature of a curve concave westerly having a radius of 5,574.58 feet, a central angle of 03°30'00", a chord bearing of North 18°57'52" West, and a chord distance of 340.49 feet; thence along the arc of said curve, 340.54 feet to the North line of said Lot 2; thence North 65°42'25" East, along said North line, 33.87 feet to the **Point of Beginning**.

Containing 18,687 square feet, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION		DATE	BY

**THIS IS NOT
A SURVEY**

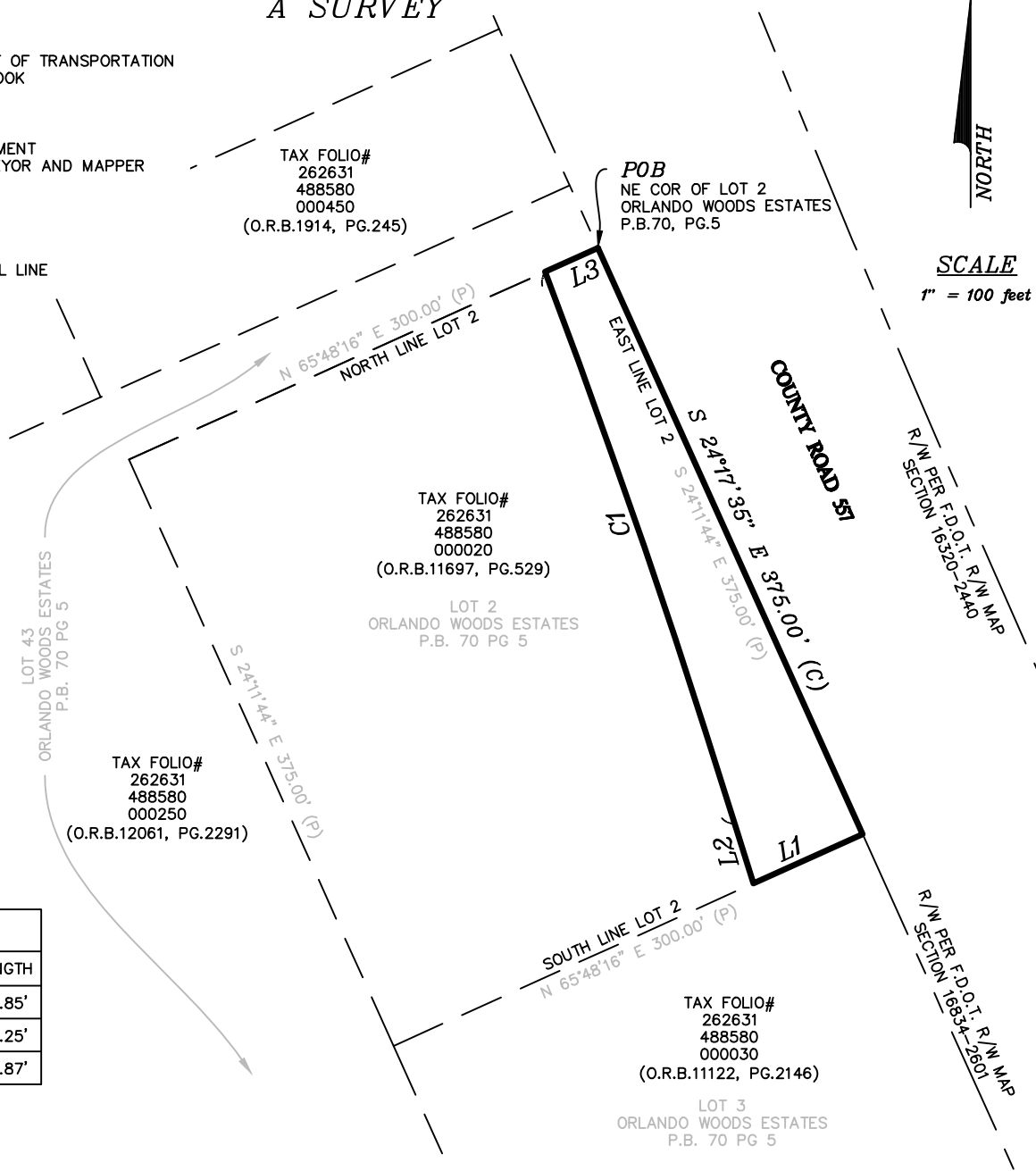
LEGEND

- (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



SCALE
1" = 100 feet



Line Table		
LINE #	DIRECTION	LENGTH
L1	S 65°42'25" W	69.85'
L2	N 17°23'32" W	36.25'
L3	N 65°42'25" E	33.87'

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.

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	5574.58'	3°30'00"	N 18°57'52" W	340.49'	340.54'

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

DATE
5/9/23

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: 05/24/23
Parcel Number: 143	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 700-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 700-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 700-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 700-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 700-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 20th day of February, 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

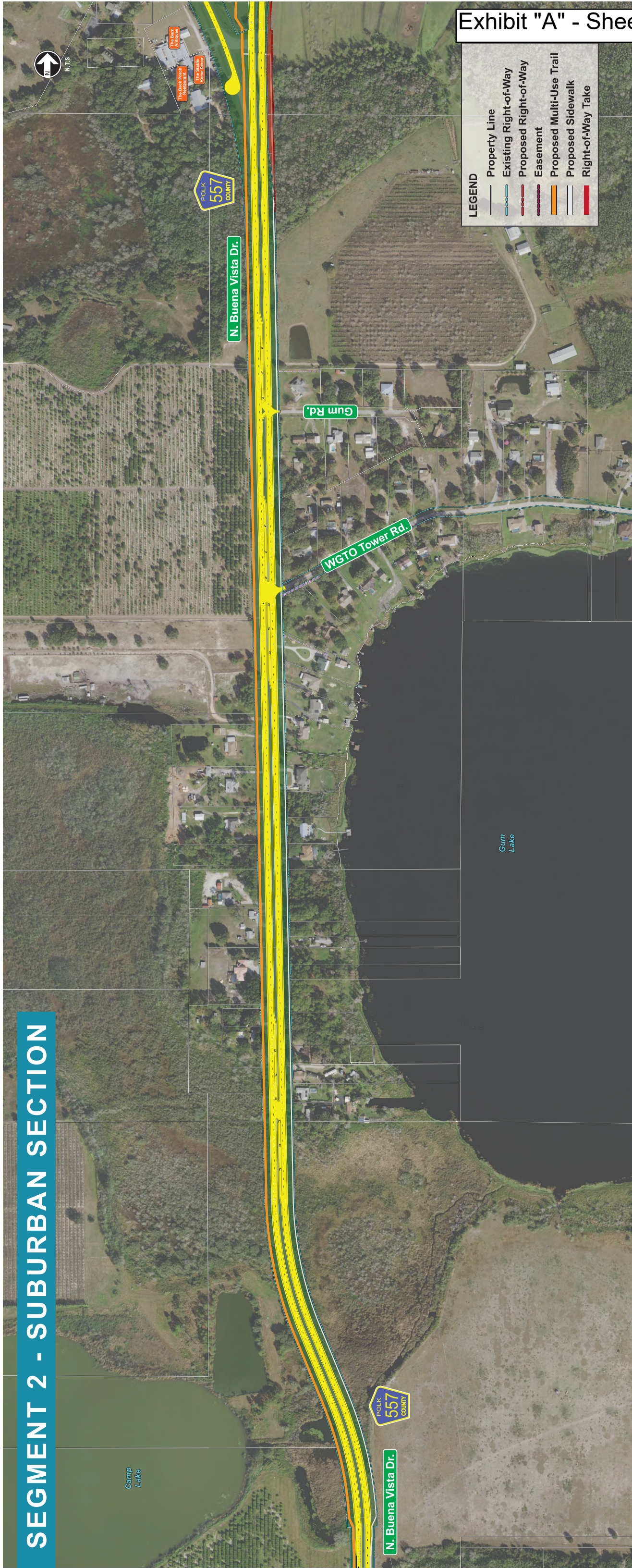




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

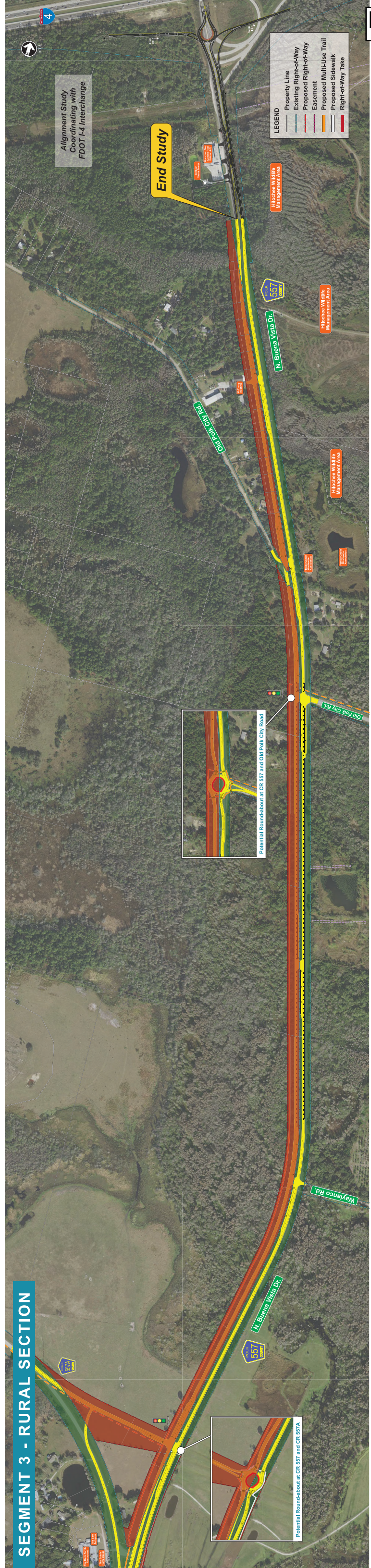




CR 557 (Buena Vista Drive) Widening

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 Old Polk City Road

Potential Roundabout at CR 557 and CR 557A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 700A ESTATE: TEMPORARY CONSTRUCTION EASEMENT
PURPOSE: DRIVEWAY RECONSTRUCTION & CONNECTION TO COUNTY ROAD 557 AND ASSOCIATED GRADE HARMONIZATION
DURATION: 96 MONTHS

Parcel Number: 700-A
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000042060

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

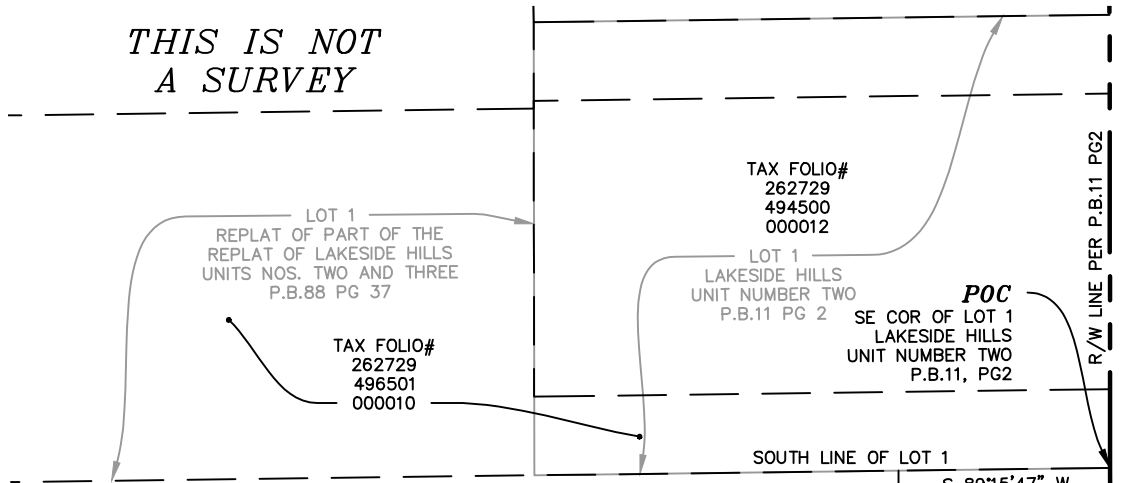
A parcel of land being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), point being the Southeast corner of Lot 1, Lakeside Hills Unit Number Two, a subdivision as recorded in Plat Book 11, Page 2, Public Records of Polk County, Florida; thence South 89°15'47" West, along the South line of said Lot 1, a distance of 55.12 feet; thence South 00°11'05" East, 85.67 feet to the **Point of Beginning**; thence continue South 00°11'05" East, 22.00 feet; thence South 89°48'55" West, 25.29 feet; thence North 00°11'05" West, 22.00 feet; thence North 89°48'55 East, 25.29 feet to the **Point of Beginning**.

Containing 556 square feet, more or less.

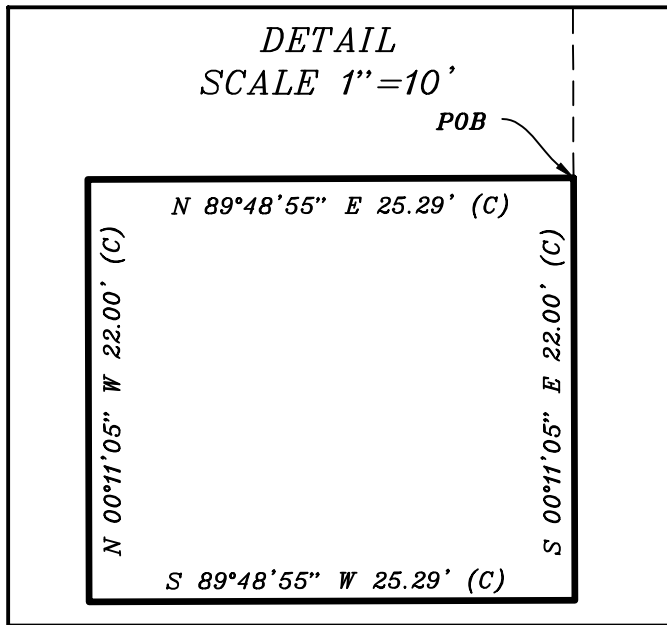
REVISION	DATE	BY

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



BUENA VISTA DRIVE
(COUNTY ROAD 57)



SCALE
1" = 50 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.

DATE
06/13/23

BRYAN C. ZELEENKI, 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 SECTIONS 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 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 06/15/23
Parcel Number: 700-A	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 700-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 700-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 700-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 700-B, 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 700-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 20th day of February, 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

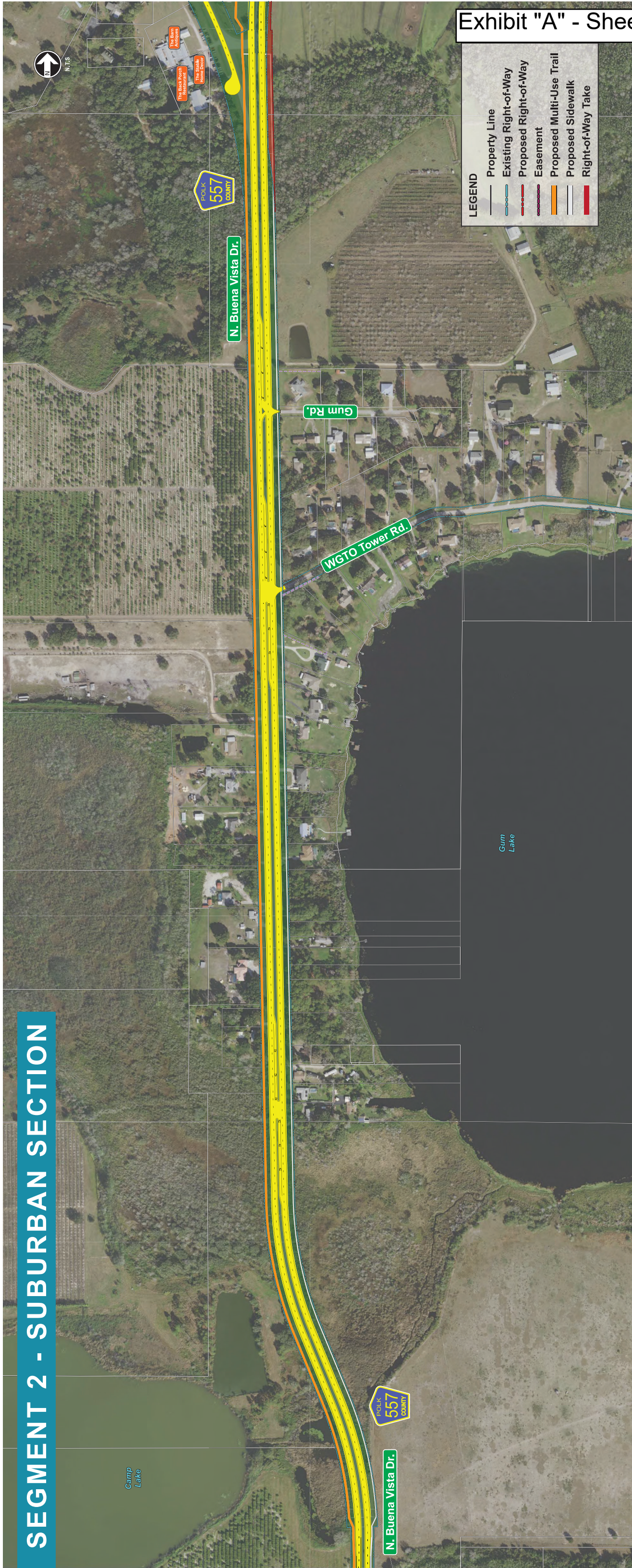




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

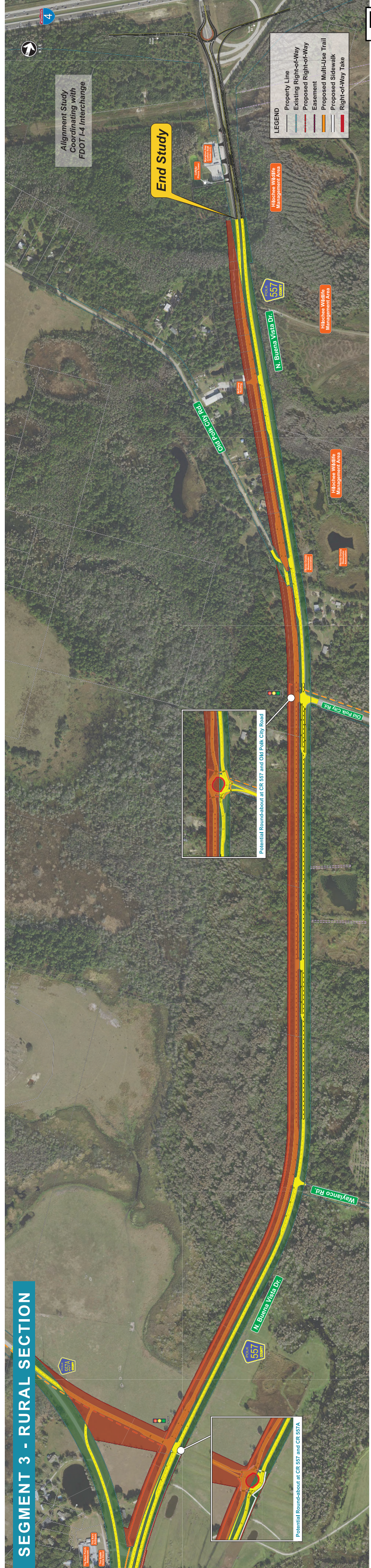




CR 557 (Buena Vista Drive) Widening

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 Old Polk City Road

Potential Roundabout at CR 557 and CR 557A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 700B

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 700-B

Project Name: CR557 WIDENING

Tax Folio Number: 26272900000042060

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

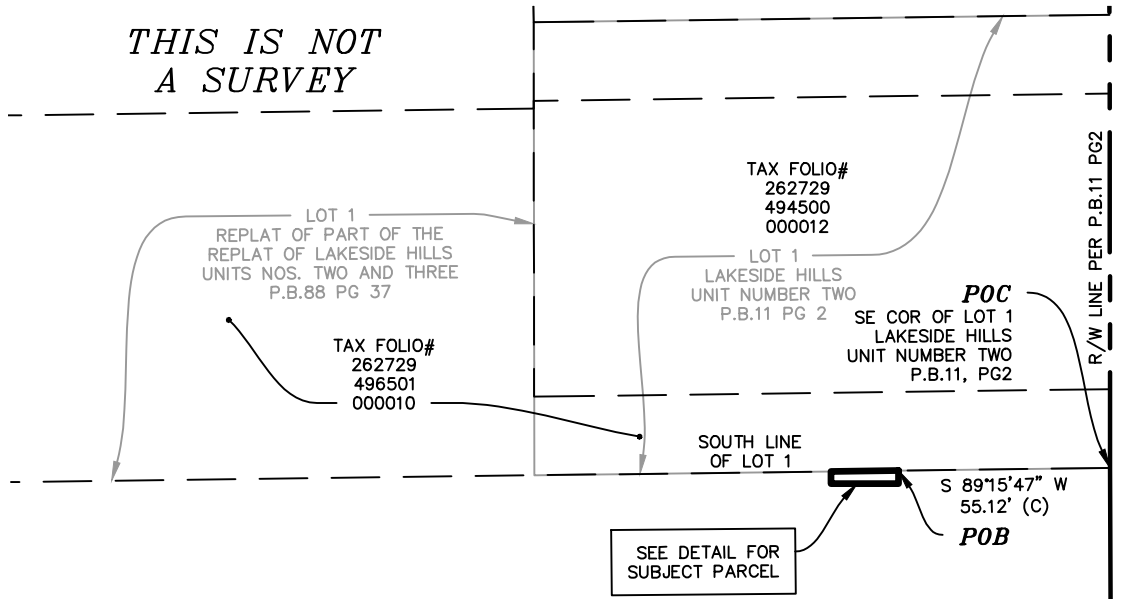
A parcel of land being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 27 South, Range 26 East being described as follows:

Commence at a point on the West right-of-way line of Buena Vista Drive (County Road 557), point being the Southeast corner of Lot 1, Lakeside Hills Unit Number Two, a subdivision as recorded in Plat Book 11, Page 2, Public Records of Polk County, Florida; thence South 89°15'47" West, along the South line of said Lot 1, a distance of 55.12 feet to the **Point of Beginning**; thence continue South 89°15'47" West, 17.56 feet; thence South 00°11'05" East, 3.20 feet; thence North 89°48'55 East, 17.56 feet; thence North 00°11'05" West, 3.37 feet to the **Point of Beginning**.

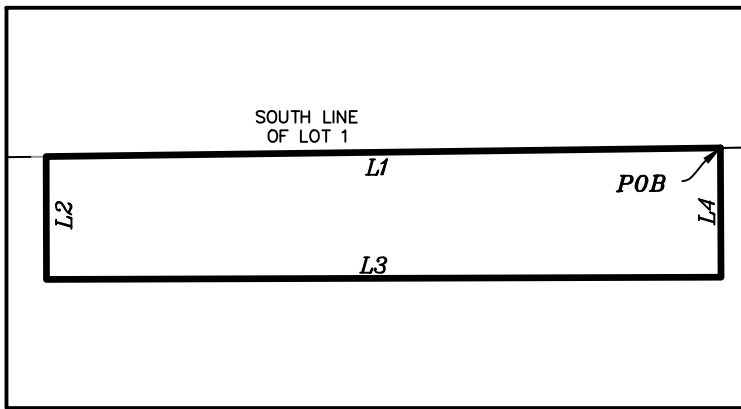
Containing 58 square feet, more or less.

REVISION	DATE	BY

THIS IS NOT
A SURVEY



DETAIL
SCALE 1"=5'



TAX FOLIO#
262729
000000
042060

O.R.B.4303, PG 364

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

BUENA VISTA DRIVE
(COUNTY ROAD 57)



SCALE
1" = 50 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

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	S 89°15'47" W	17.56'
L2	S 00°11'05" E	3.20'
L3	N 89°48'55" E	17.56'
L4	N 00°11'05" W	3.37'

TAX FOLIO#
262729
000000
042070

O.R.B.11306 PG317

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

— — — — — = 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
03/30/23

BRYAN C. ZELEENKI, 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 SECTIONS 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: 05/24/23
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Parcel Number: 700-B	PREPARED FOR: REAL ESTATE SERVICES	File Name: CR55720-2
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POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 715

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 715, 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 715 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 715, 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 715 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 20th day of February, 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

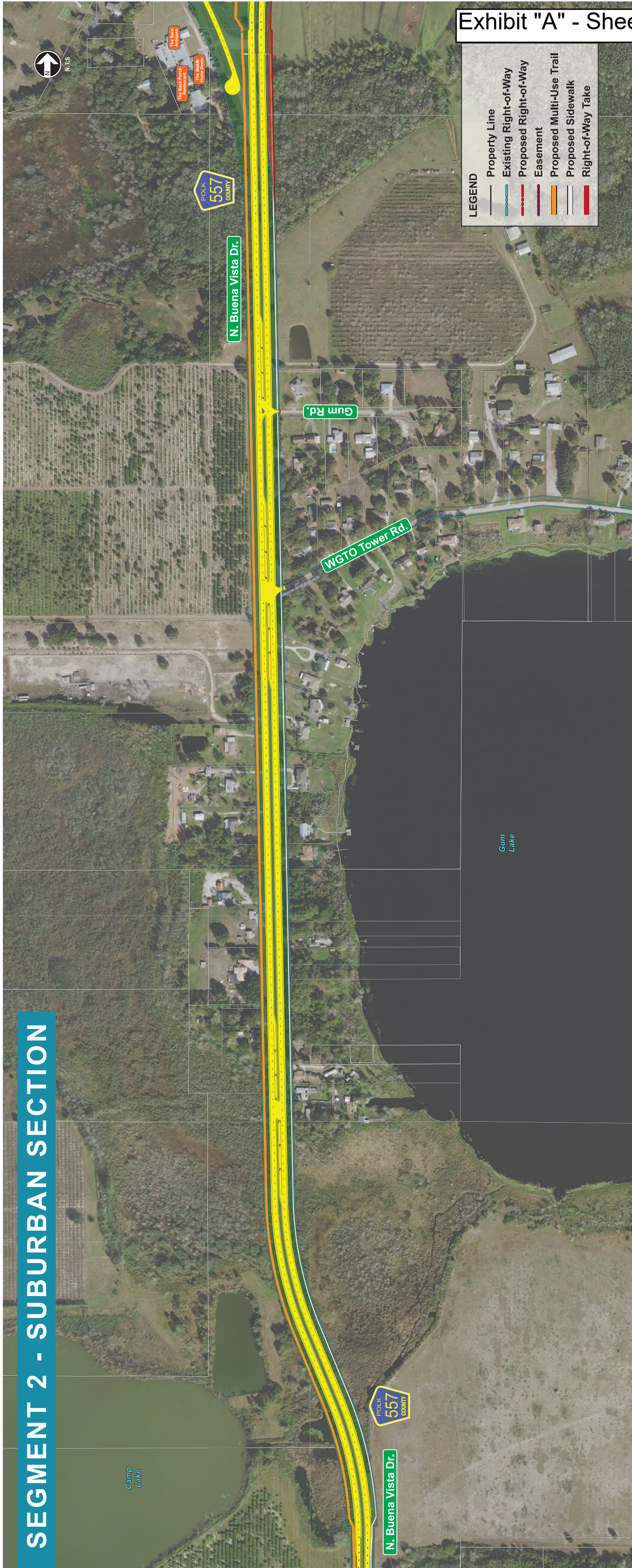




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

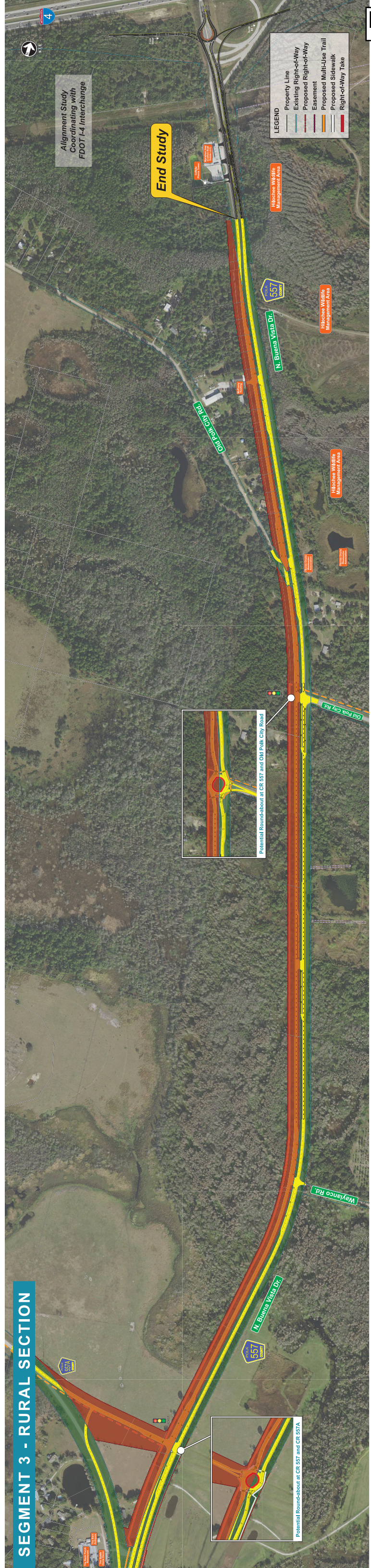




CR 557 (Buena Vista Drive) Widening

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

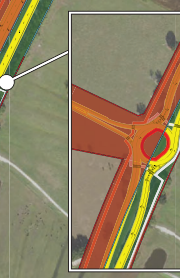
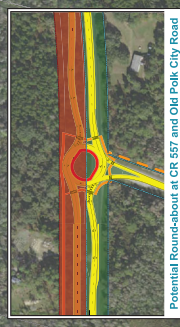


EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 715

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 715

Project Name: CR557 WIDENING

Tax Folio Number: 26272000000031010

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, being described as follows:

Commence at the Northwest corner of said Northwest 1/4; thence North 89°53'26" East, along the North line of said Northwest 1/ 4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence South 01°08'28" East, along said West right-of-way line, 404.85 feet to a point of curvature of a curve concave Easterly having a radius of 1,989.87 feet, a central angle of 19°10'43", a chord bearing of South 10°43'49" East, and a chord distance of 662.97 feet; thence along the arc of said curve and said West right-of-way line, 666.07 feet to a point of curvature of a curve concave Easterly having a radius of 1,989.87 feet, a central angle of 00°44'55", a chord bearing of South 20°41'39" East, and a chord distance of 26.00 feet, said point being the **Point of Beginning**; thence along the arc of said curve and said West right-of-way line, 26.00 feet; thence South 69°13'20" West, 30.58 feet; thence North 20°41'45" West, 26.00 feet; thence North 69°13'20" East, 30.58 feet to the **Point of Beginning**.

Containing 794 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT
A SURVEY

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	1989.87'	00°44'55"	S 20°41'39" E	26.00'	26.00'

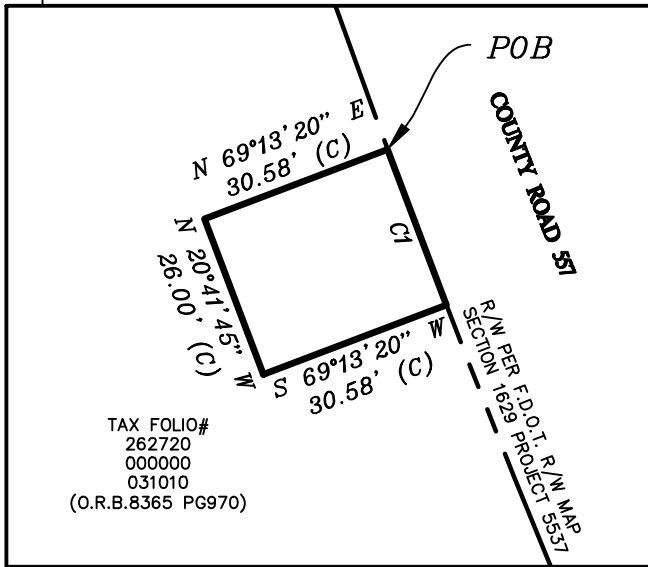
18 17
19
N 89°53'26" E 1611.08' (C)
NORTH LINE OF NW 1/4

POC
NW COR. OF NW 1/4 OF
SEC 20, T 27 S, R 26 E

TAX FOLIO#
262720
000000
033010

RADIUS = 1989.87 (C)
CENTRAL ANGLE = 19°10'43" (C)
CHORD DISTANCE = 662.97 (C)
CHORD BEARING = S 10°43'49" E (C)
LENGTH = 666.07 (C)

DETAIL
1" = 30'



S 01°08'28" E
404.85' (C)

COUNTY ROAD 57

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

NORTH

SCALE
1" = 300 feet

TAX FOLIO#
262720
000000
031010
(O.R.B.8365 PG970)

POB

TAX FOLIO#
262720
000000
033010

SEE DETAIL FOR
SUBJECT PARCEL

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.

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 20,
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: 06/15/23
Parcel Number: 715	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 717

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 717, 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 717 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 717, 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 717 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 20th day of February, 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

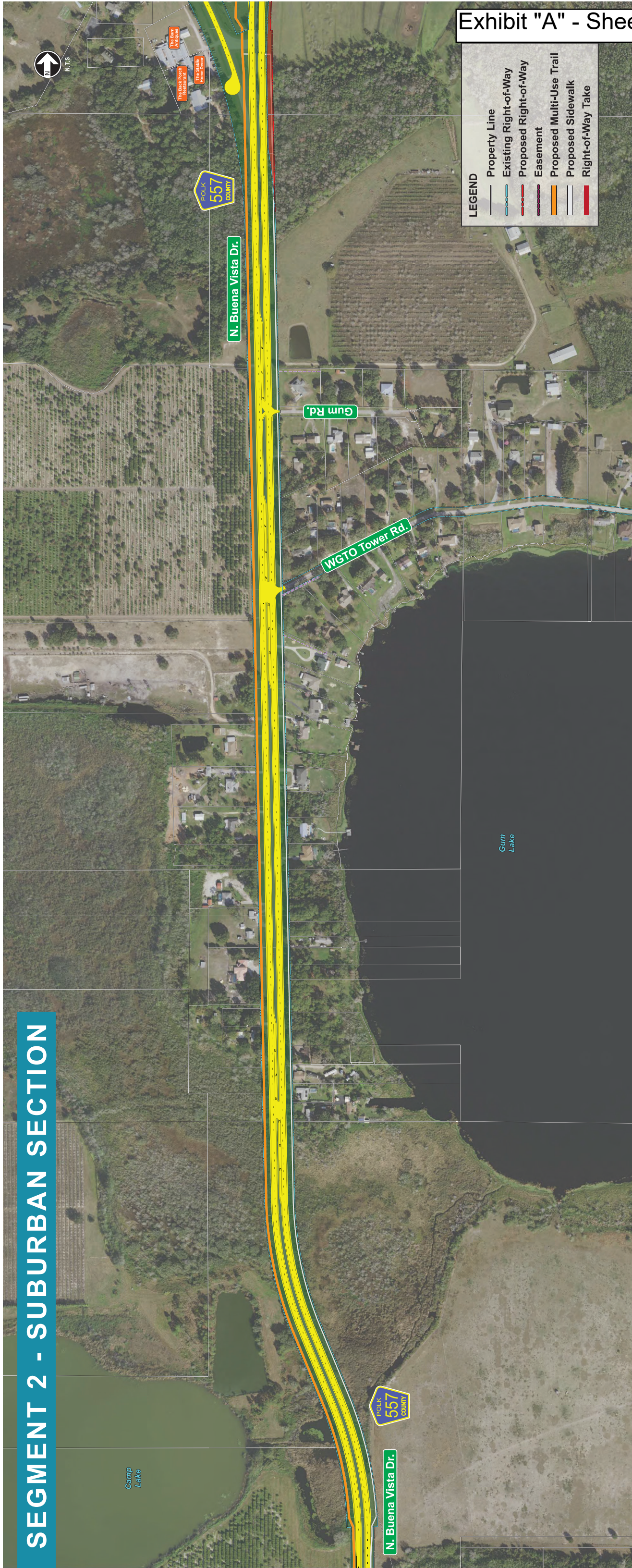




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

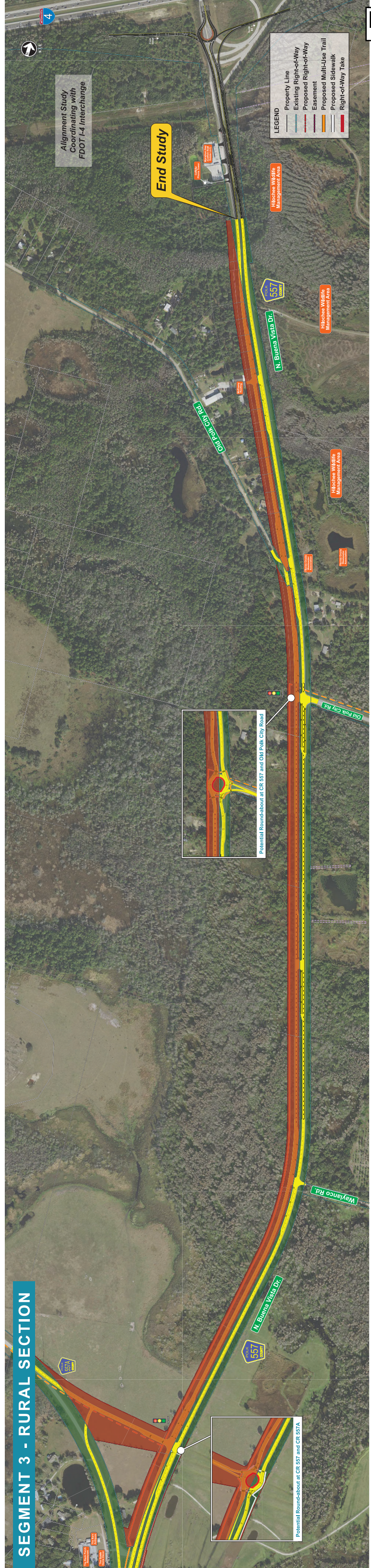




CR 557 (Buena Vista Drive) Widening

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

PARCEL: 717

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 717

Project Name: CR557 WIDENING

Tax Folio Number: 26271700000041160

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

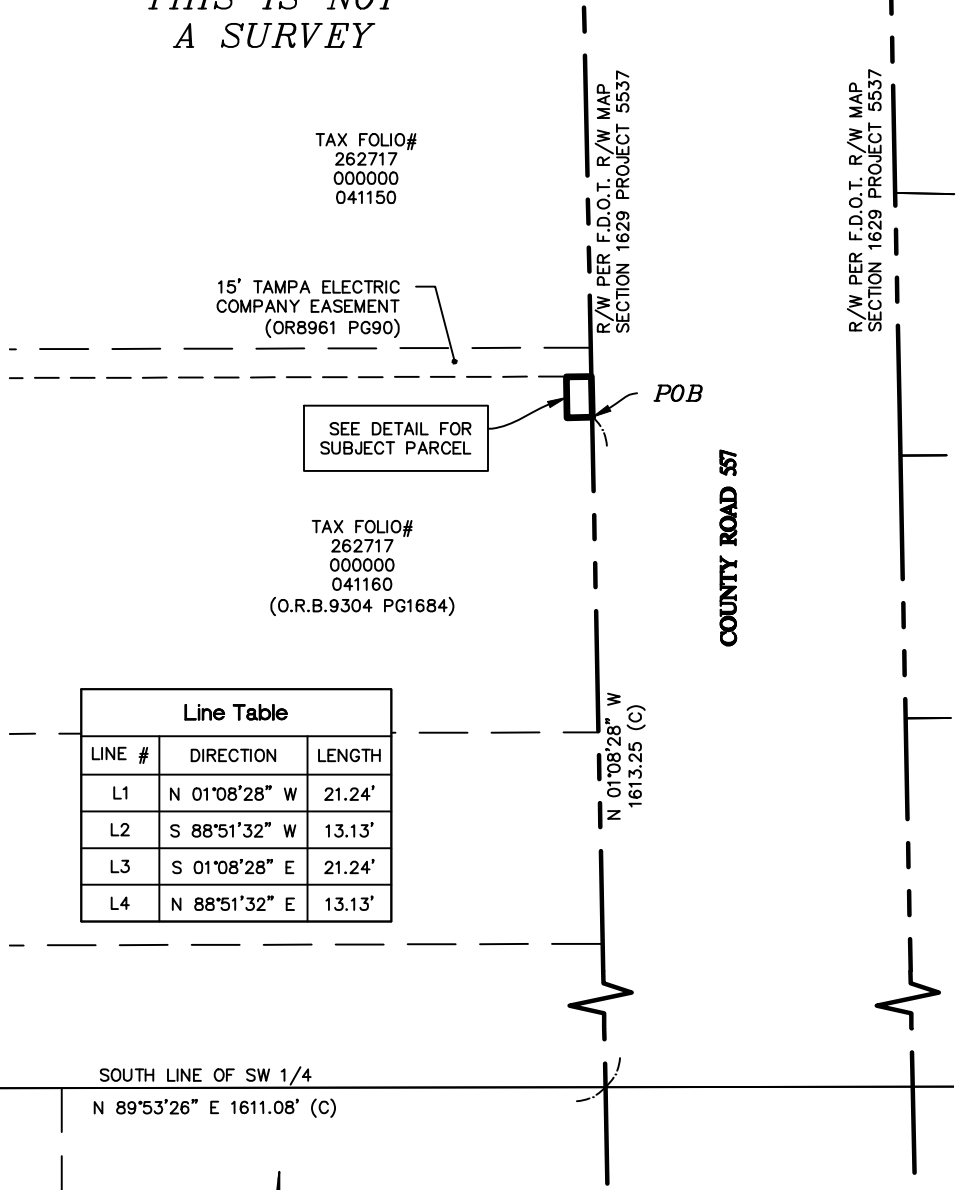
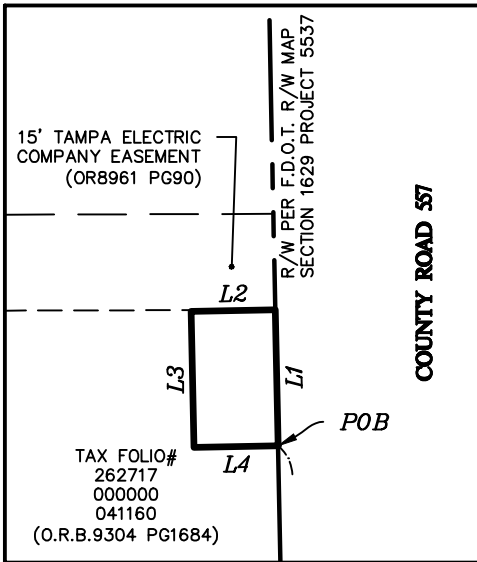
Commence at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/ 4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said West right-of-way line, 1,613.25 feet to the **Point of Beginning**; thence continue North 01°08'28" West, along said West right-of-way line, 21.24 feet; thence South 88°51'32" West, 13.13 feet; thence South 01°08'28" East, 21.24 feet; thence North 88°51'32" East, 13.13 feet to the **Point of Beginning**.

Containing 279 square feet, more or less.

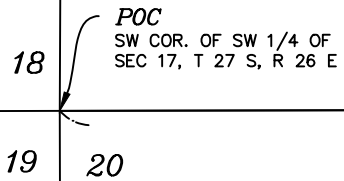
REVISION	DATE	BY

THIS IS NOT
A SURVEY

DETAIL
1" = 30'



Line Table		
LINE #	DIRECTION	LENGTH
L1	N 01°08'28" W	21.24'
L2	S 88°51'32" W	13.13'
L3	S 01°08'28" E	21.24'
L4	N 88°51'32" E	13.13'



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.



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
 - 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
05/08/23

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 17,
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: 717	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 718

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 718, 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 718 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 718, 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 718 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 20th day of February, 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

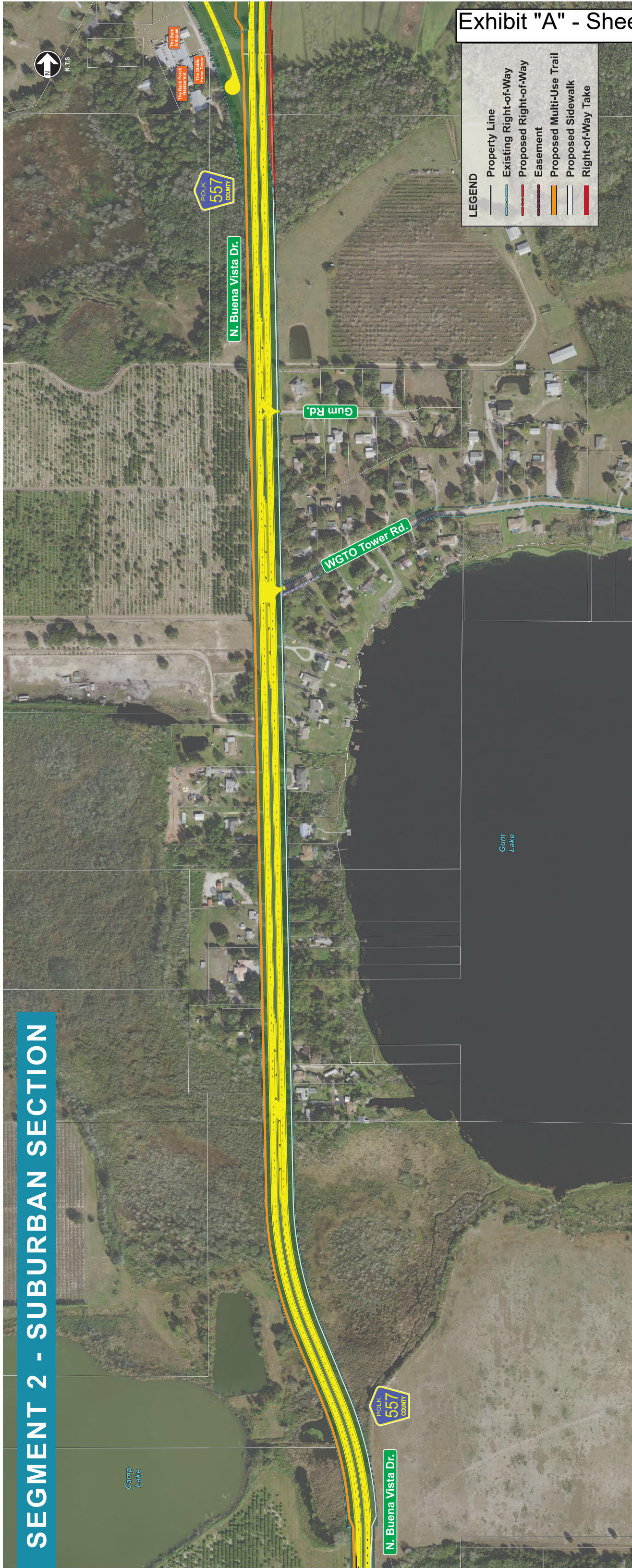




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

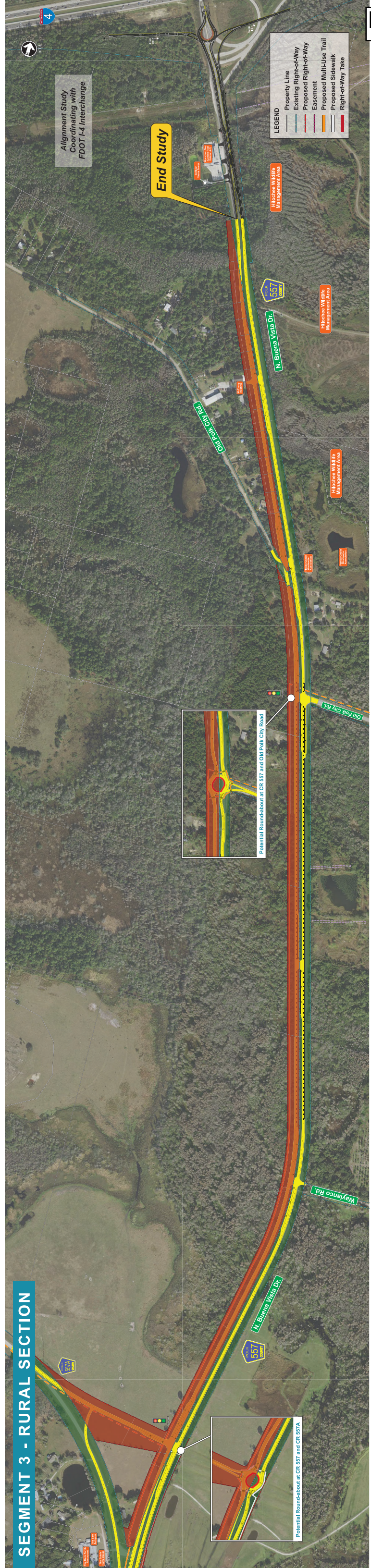




CR 557 (Buena Vista Drive) Widening

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

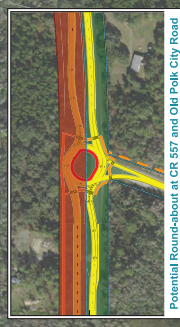


EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 718

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 718

Project Name: CR557 WIDENING

Tax Folio Number: 26271700000041150

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/ 4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said West right-of-way line, 1,820.33 feet to the **Point of Beginning**; thence continue North 01°08'28" West, along said West right-of-way line, 22.00 feet; thence South 88°51'32" West, 16.55 feet; thence South 01°08'28" East, 22.00 feet; thence North 88°51'32" East, 16.55 feet to the **Point of Beginning**.

Containing 364 square feet, more or less.

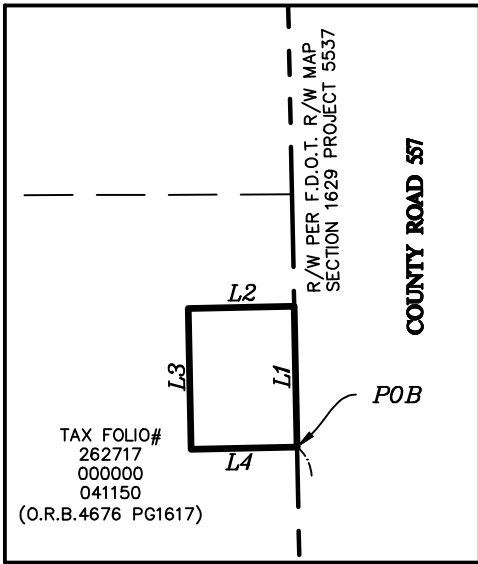
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

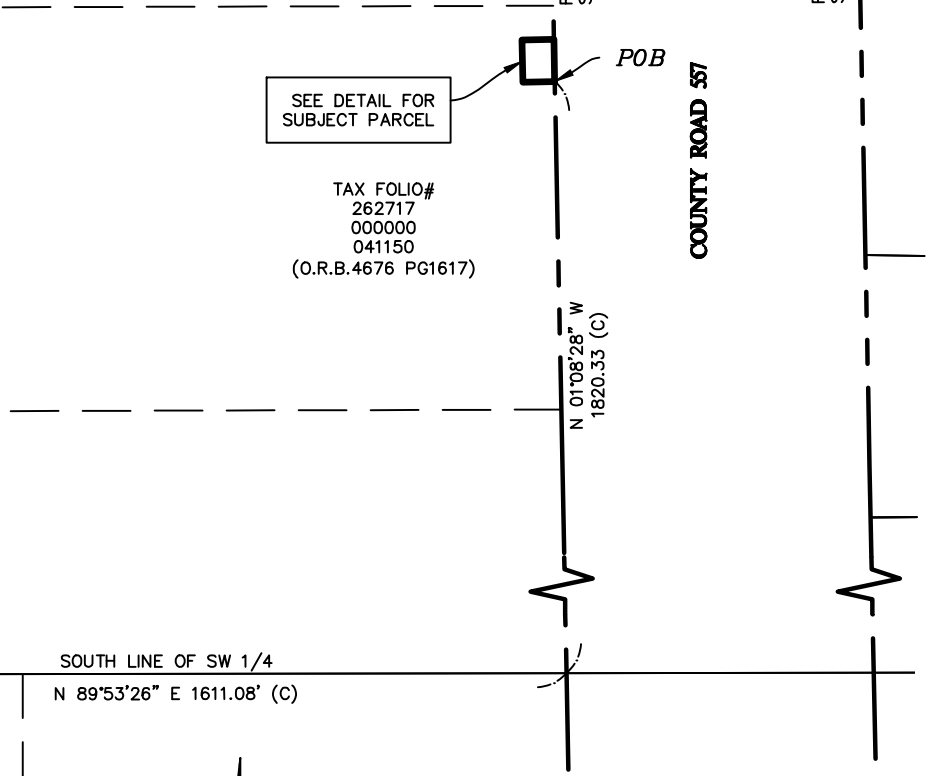
THIS IS NOT
A SURVEY

DETAIL
1" = 30'



Line Table		
LINE #	DIRECTION	LENGTH
L1	N 01°08'28" W	22.00'
L2	S 88°51'32" W	16.55'
L3	S 01°08'28" E	22.00'
L4	N 88°51'32" E	16.55'

TAX FOLIO#
262717
000000
041130



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.



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
- 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
05/08/23

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 17,
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: 718	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 719

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 719, 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 719 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 719, 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 719 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 20th day of February, 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

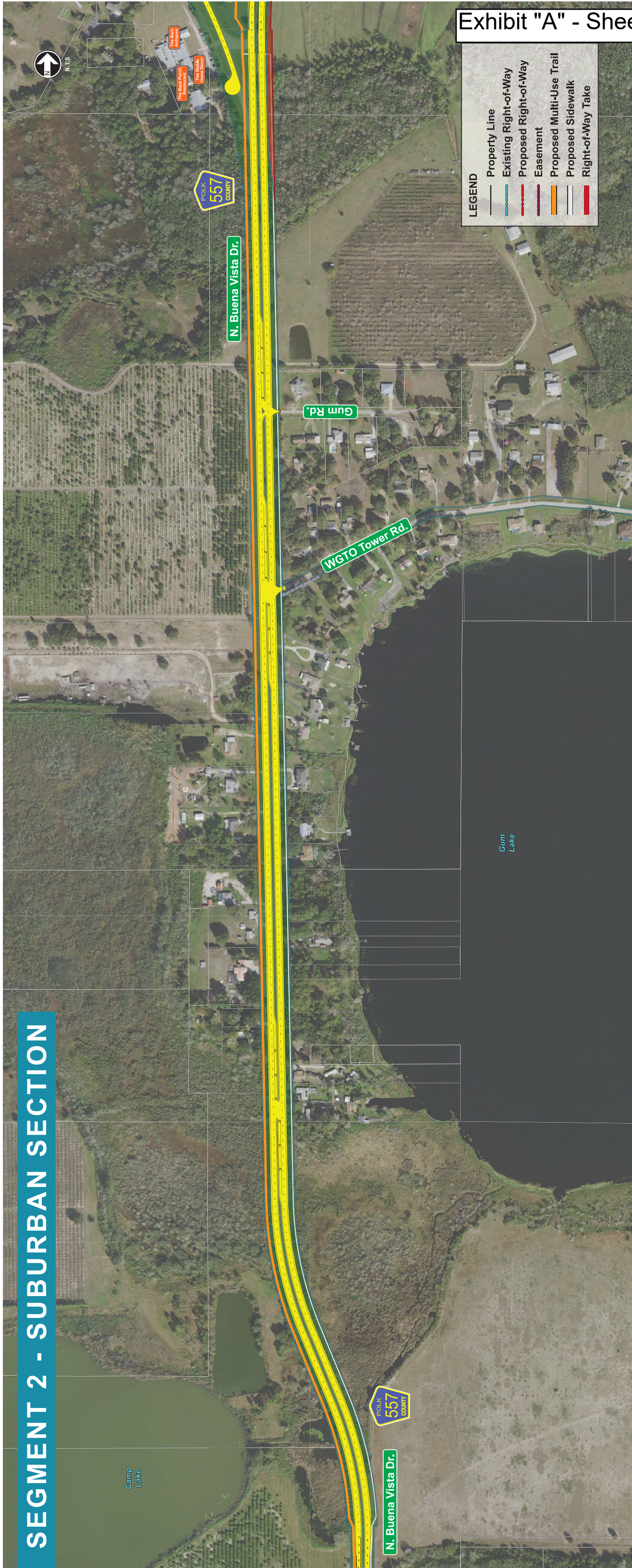




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

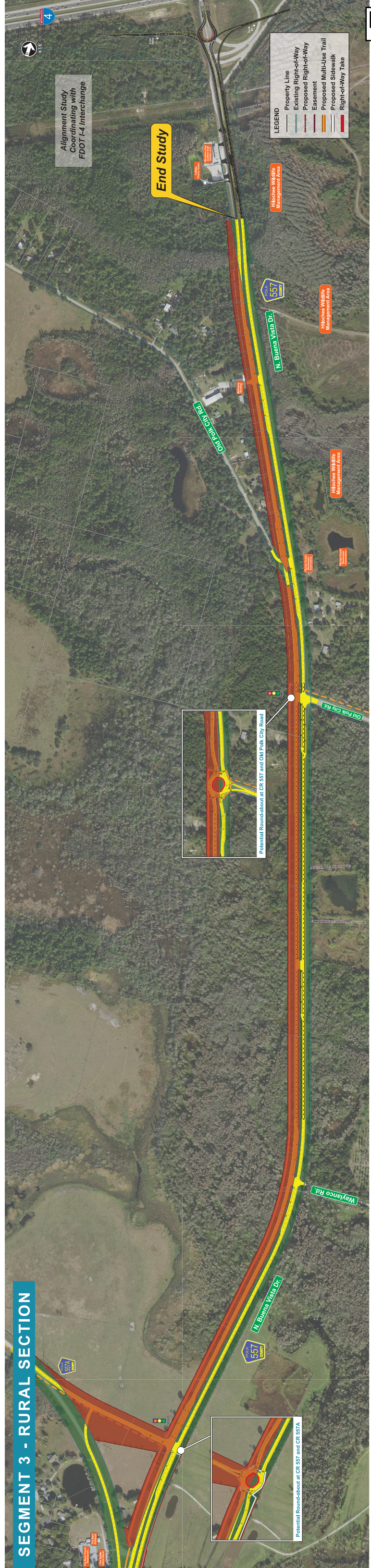




CR 557 (Buena Vista Drive) Widening

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 Old Polk City Road

Potential Roundabout at CR 557 and CR 57A

EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 719

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 719

Project Name: CR557 WIDENING

Tax Folio Number: 26271700000041110

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

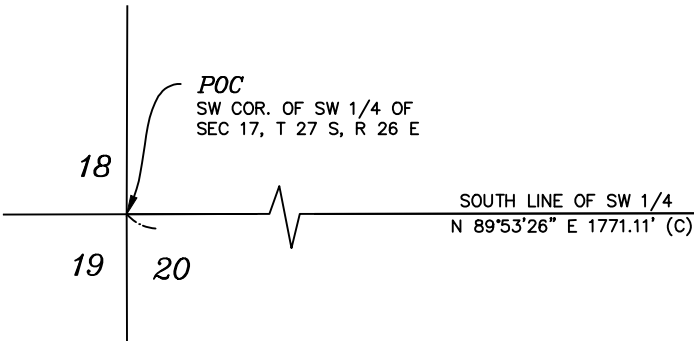
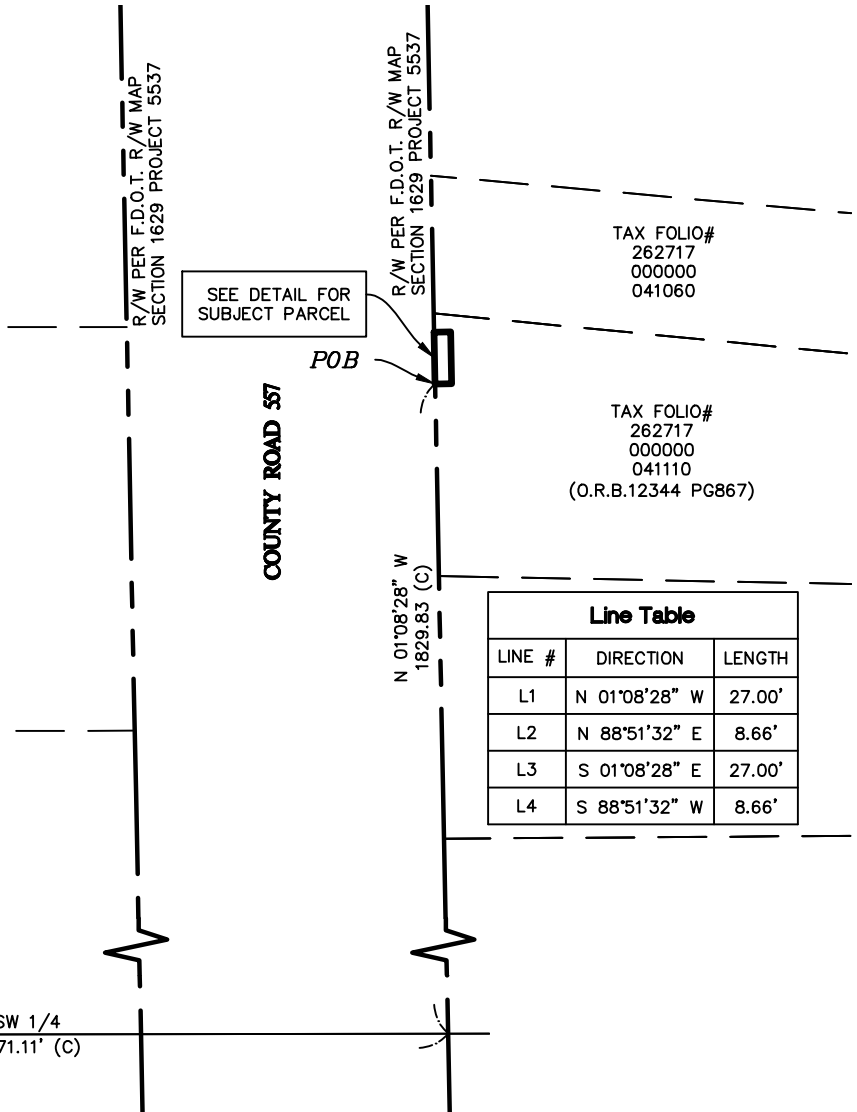
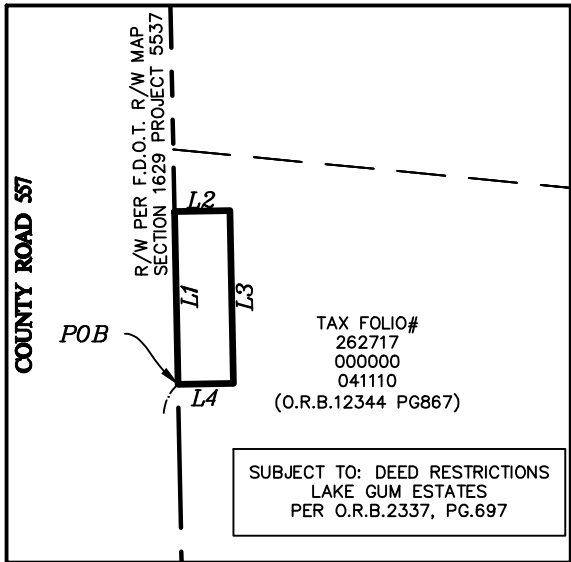
Commence at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/ 4, a distance of 1,771.11 feet to the East right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said East right-of-way line, 1,829.83 feet to the **Point of Beginning**; thence continue North 01°08'28" West, along said West right-of-way line, 27.00 feet; thence North 88°51'32" East, 8.66 feet; thence South 01°08'28" East, 27.00 feet; thence South 88°51'32" West, 8.66 feet to the **Point of Beginning**.

Containing 234 square feet, more or less.

REVISION	DATE	BY

THIS IS NOT
A SURVEY

DETAIL
1" = 30'



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
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- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

SCALE
1" = 100 feet



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

DATE
05/08/23

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 17,
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: 719	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



POLK
COUNTY

RESOLUTION NO: 2024-
RESOLUTION OF NECESSITY
COUNTY ROAD 557
PROJECT # 5400135
PARCEL: 720

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 720, 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 720 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 720, 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 720 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 20th day of February, 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

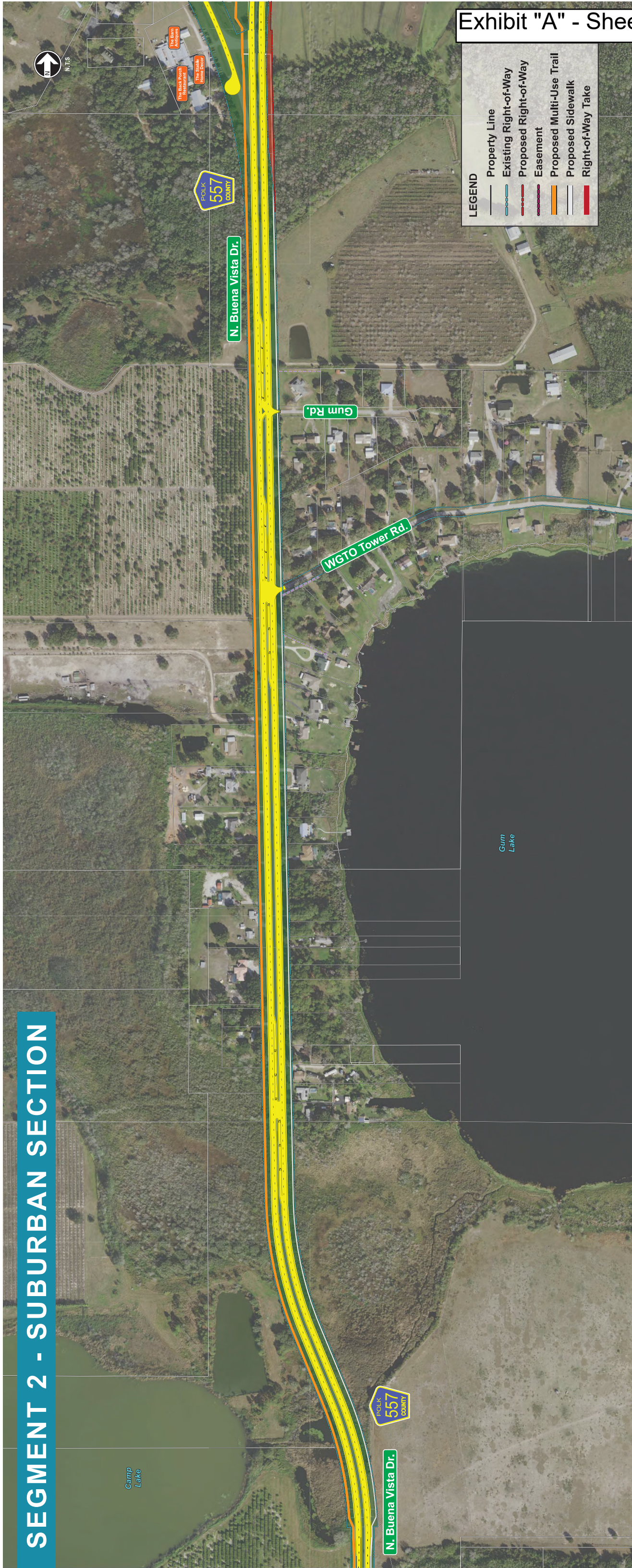




CR 557 (Buena Vista Drive) Widening

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

SEGMENT 2 - SUBURBAN SECTION

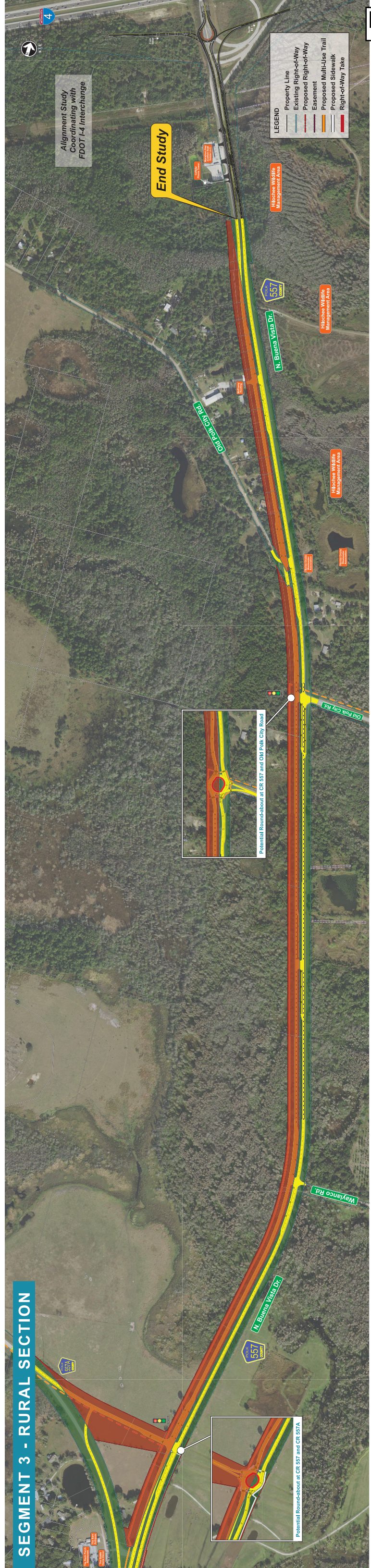




CR 557 (Buena Vista Drive) Widening

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

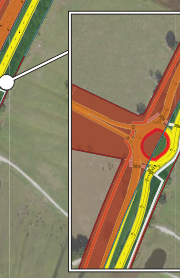
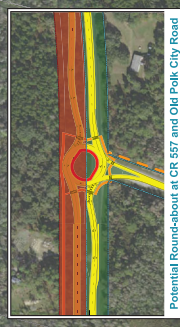


EXHIBIT "B"

ROAD: COUNTY ROAD 557

POLK COUNTY

DESCRIPTION

PARCEL: 720

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

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

DURATION: 96 MONTHS

Parcel Number: 720

Project Name: CR557 WIDENING

Tax Folio Number: 26271700000041130

Road Number: 763201

Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

Commence at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/ 4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said West right-of-way line, 2,009.06 feet to the **Point of Beginning**; thence continue North 01°08'28" West, along said West right-of-way line, 22.00 feet; thence South 88°51'32" West, 11.67 feet; thence South 01°08'28" East, 22.00 feet; thence North 88°51'32" East, 11.67 feet to the **Point of Beginning**.

Containing 257 square feet, more or less.

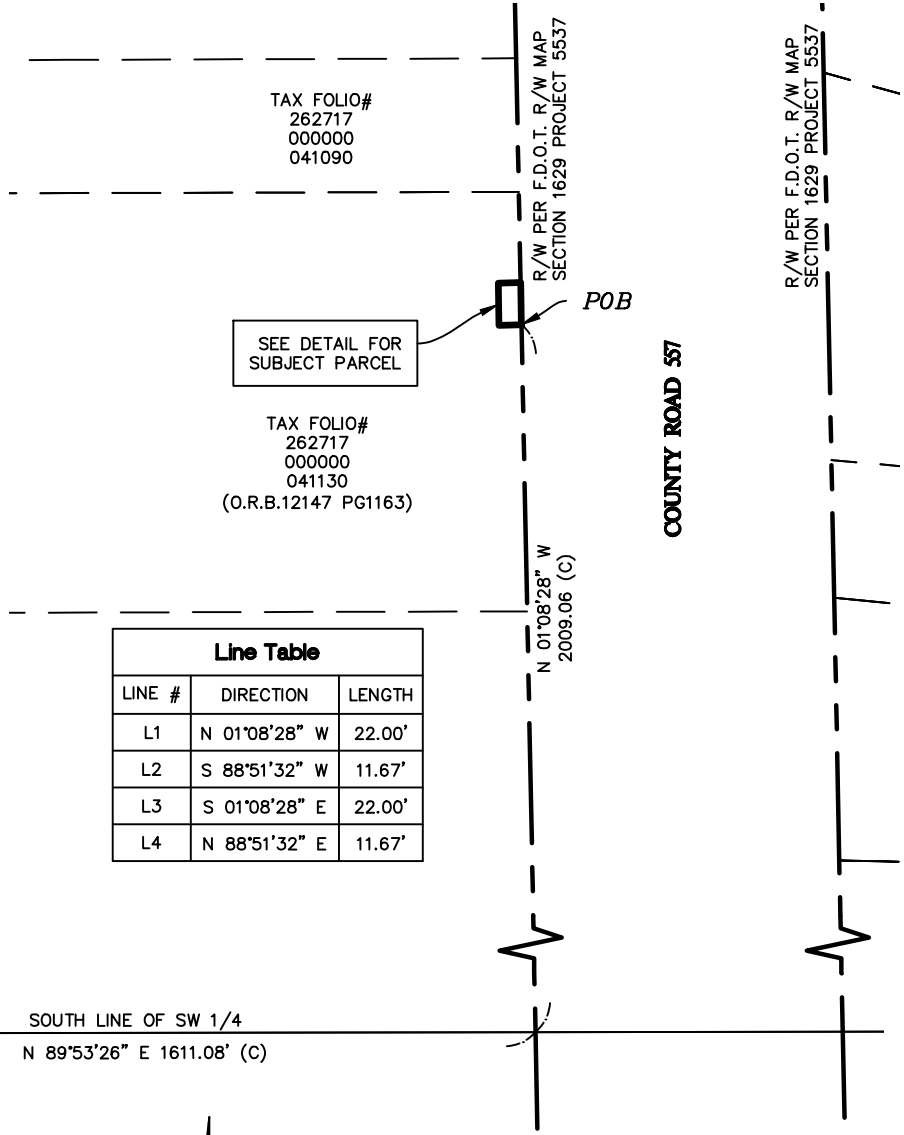
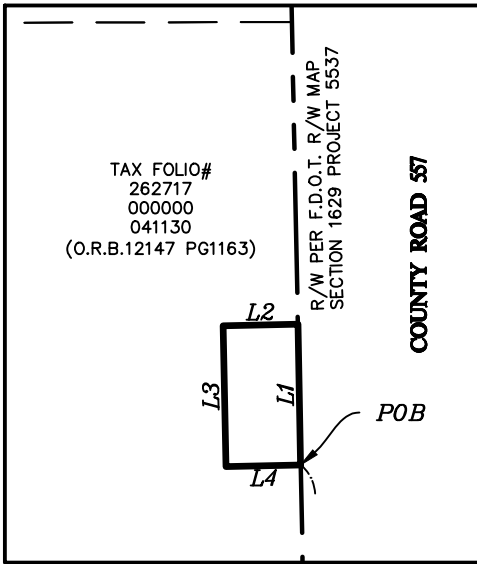
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

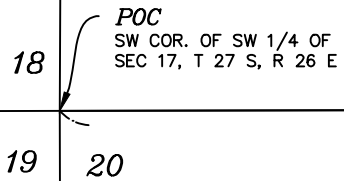
REVISION	DATE	BY

THIS IS NOT
A SURVEY

DETAIL
1" = 30'



Line Table		
LINE #	DIRECTION	LENGTH
L1	N 01°08'28" W	22.00'
L2	S 88°51'32" W	11.67'
L3	S 01°08'28" E	22.00'
L4	N 88°51'32" E	11.67'



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



SCALE
1" = 100 feet

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 17,
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: 720	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2

