

RESOLUTION 2020-32

RESOLUTION OF THE CITY COMMISSION OF LAKE WALES, FLORIDA, AUTHORIZING THE MAYOR TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT SPONSORED BY THE CITY OF LAKE WALES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS the City of Lake Wales, Florida is experiencing a need for physical improvements in one or more low-to-moderate income neighborhoods, including its northwest neighborhood, as identified in the Dover-Kohl Lake Wales Connected - Downtown Revitalization Plan, an excerpt from which is included herein as Attachment A; and

WHEREAS it is the desire of the City Commission that local residents should be assisted in creating an improved living environment and that the City's northwest neighborhood, as identified in the Dover-Kohl Lake Wales Connected -Downtown Revitalization Plan should be the area of first priority for projects funded by the FFY 2019 CDBG grant program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF LAKE WALES, FLORIDA;

SECTION 1. That the Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements in the low-to-moderate income area(s) as indicated in the proposed FFY 2019 CDBG application.

SECTION 2. The City Commission hereby directs the Mayor, City Clerk or City Manager, in his/her absence, to sign all necessary certifications of the Community Development Block Grant application, grant contract or other grant documents required by the CDBG program.

SECTION 3. That the City Commission directs the Mayor, City Clerk or City Manager, in his/her absence, to execute and submit the FFY 2019 City of Lake Wales CDBG Grant Application to the Florida Department of Economic Opportunity for state approval.

SECTION 4. That the Mayor, City Clerk or City Manager, in his/her absence, is authorized and directed to submit additional information in a timely manner as may be required by the Florida Department of Economic Opportunity during the application review process and after execution of a contract agreement with the Department.

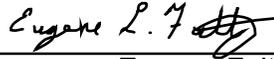
SECTION 5. The CDBG application is consistent with the Local Comprehensive Plan.

SECTION 6. The City designates its Local Comprehensive Plan, adopted pursuant to Chapter 163, F.S. and the Dover-Kohl Lake Wales Connected -Downtown Revitalization Plan as its Community Development Plan.

SECTION 7. That the City's northwest neighborhood, as identified in the Dover-Kohl Lake Wales Connected -Downtown Revitalization Plan shall be the area of first priority for projects funded by the FFY 2019 CDBG grant program.

SECTION 8. That this Resolution shall take effect immediately upon its passage.

ADOPTED unanimously in open session of the City Commission of Lake Wales, Florida, on this 9th day of September, 2020.



Eugene Fultz, Mayor

ATTEST:

Jennifer Nanek, City Clerk

Attachment A
City of Lake Wales Northwest



Idea #4: POPULATE

Residences in the Core Support Revitalization

The Lake Wales Connected plan is driven by the need to attract more people to the Downtown and the Northwest Neighborhood — new residents, visitors and employees. Creating nearby housing that allows residents to walk or bike to Park or Lincoln Avenue will increase daily support for coffee shops, restaurants and other businesses.

Northwest Neighborhood:
Variety of housing types to
fill vacant lots: cottages;
townhouses; duplexes;
apartments

In the Northwest Neighborhood, a variety of housing types can fill vacant lots: cottages; townhouses; duplexes; and apartments. Sketches on the following page show building types that can fit on typical 25' and 50' wide lots. New housing on larger opportunity sites at the neighborhood periphery (vacant parcels, former industrial sites) can be designed as extensions of the neighborhood, with interconnected streets. Street-oriented houses provide a consistent, pedestrian-oriented public realm, with alleys providing access to rear parking.

Existing homes in and surrounding the Core Area would benefit from some "clean-up/fix-up" activity to help communicate the pride that residents take in their neighborhoods. Painting, house repairs and landscaping could help improve the neighborhoods' image and encourage further investment. Forgivable loans or grants could help existing homeowners to improve their homes' appearance.

Housing initiatives should include both market-rate and affordable housing, rental and home ownership units, and accommodations for all ages and lifestyles. Senior housing could offer a particular opportunity for Northwest Neighborhood residents who are seeking quality new housing in a walkable environment.

Heirs property is a particularly vexing problem for families that have inherited their homes without the benefit of wills and filings. As a result, they do not have clear title to their properties. Without clear title, they do not qualify for loan and other assistance programs. To sell or mortgage an heir property, all of the legal owners' heirs must be identified, located, and contacted to release their rights. If they cannot be found, there are legal procedures to clear title, but it is a lengthy legal process that typically costs more than the family can afford. Helping owners clear title will be important to assembling properties for new development and/or making, existing properties eligible for renovation assistance. The City should educate property owners about the process for clearing title and help them to secure qualified legal assistance.