

**RESOLUTION NO. \_\_\_\_\_**

**PROPOSED RESOLUTION NO. 23-004**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA DESIGNATING PROPERTY LOCATED AT 225 AND 419 GRIFFIN ROAD AS A BROWNFIELD AREA; AUTHORIZING THE CITY ATTORNEY TO NOTIFY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OF SAID DESIGNATION; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Brownfields Redevelopment Act (Sections 376.77 – 376.85, Florida Statutes) provides for the designation of certain property as a brownfield area when the expansion, redevelopment or reuse of the property may be complicated by actual or perceived contamination; and

**WHEREAS**, Section 376.79, Florida Statutes, further provides that a brownfield area may include all or a portion of a community redevelopment area; and

**WHEREAS**, Strickland Properties Lakeland, LLC (“Strickland Properties”) owns certain real property located at 225 and 419 Griffin Road (the “Property”); and

**WHEREAS**, Strickland Properties intends to convey the Property to Carrfour Holding LLC, who will partner with Green Mills Group to develop the Property into affordable residential uses and supportive services to the homeless; and

**WHEREAS**, the City of Lakeland proposes that the Property be designated a brownfield area pursuant to the Florida Brownfields Redevelopment Act; and

**WHEREAS**, the Property is located within the City of Lakeland’s Mid-Town Community Redevelopment Area and otherwise meets the criteria set forth in the Florida Brownfields Redevelopment Act for designation as a brownfield area; and

**WHEREAS**, the City Commission has conducted two duly-advertised public hearings prior to the adoption of this Resolution, as required by Section 376.80, Florida Statutes, and has considered the comments of all interested parties; and

**WHEREAS**, the City Commission finds that it will further the public health, safety and welfare of the citizens of the City of Lakeland to designate the Property as a brownfield area under the Florida Brownfields Redevelopment Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:**

**SECTION 1.** The foregoing findings are true and correct and are incorporated herein by reference and made a part hereof.

**SECTION 2.** The Property, located at 225 and 419 Griffin Road, as more particularly described and graphically depicted on Exhibit “A,” attached hereto and made a part hereof, is hereby designated as a brownfield area pursuant to the Florida Brownfields Redevelopment Act.

**SECTION 3.** The person or entity responsible for any required brownfield site rehabilitation for the Property shall be Carrfour Holding LLC, a Florida limited liability company.

**SECTION 4.** The City Attorney or his designee is hereby authorized to notify the Florida Department of Environmental Protection of the decision of the City Commission to designate the Property as a brownfield area.

**SECTION 5.** If any word, sentence, clause, phrase, or provision of this Resolution, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Resolution shall not be affected thereby.

**SECTION 6.** This Resolution shall become effective upon passage.

**PASSED AND CERTIFIED AS TO PASSAGE** this 20th day of February,  
A.D. 2023.

\_\_\_\_\_  
H. WILLIAM MUTZ, MAYOR

ATTEST: \_\_\_\_\_  
KELLY S. KOOS  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: \_\_\_\_\_  
PALMER C. DAVIS  
CITY ATTORNEY

**EXHIBIT "A"**

Legal Description of the Property

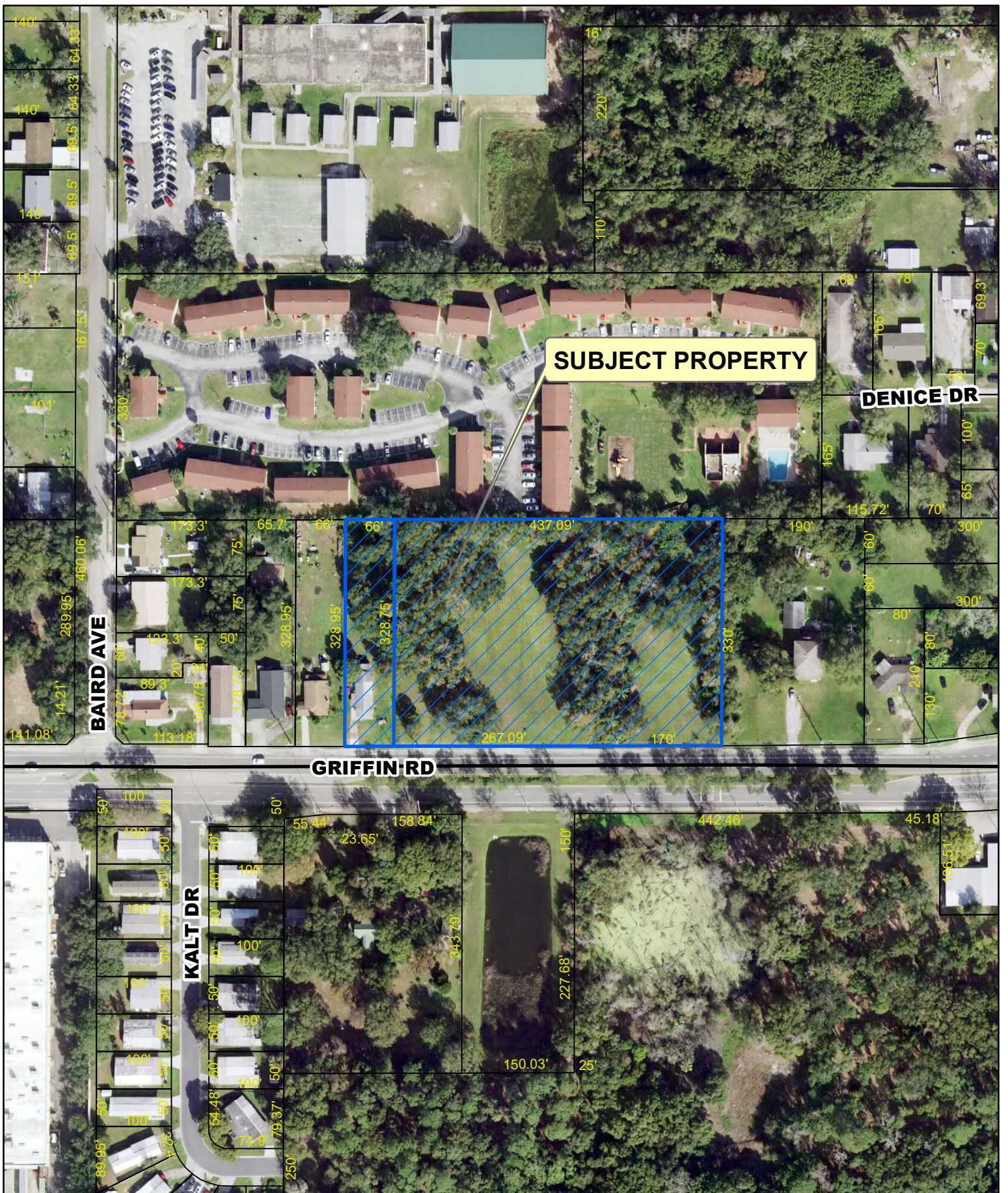
**OVERALL PARCEL:**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA THENCE RUN NORTH 25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF GRIFFIN ROAD FOR A POINT OF BEGINNING; THENCE RUN SOUTH 89°51'11" WEST ALONG SAID RIGHT-OF-WAY FOR 267.09 FEET; THENCE RUN NORTH FOR 303.75 FEET; THENCE RUN NORTH FOR 89°51'30" EAST FOR 437.09 FEET; THENCE RUN SOUTH FOR 303.71 FEET TO A POINT ON THE SAID RIGHT-OF-WAY; THENCE FOLLOW SAID RIGHT-OF-WAY SOUTH 89°51'11" WEST FOR 170 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:**

BEGIN 330 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, THENCE RUN EAST 66 FEET, NORTH 328.75 FEET, WEST 66.1 FEET, SOUTH 328.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL COMPUTED AREA OF: 152,295 SQUARE FEET/3.50 ACRES ±



**SUBJECT PROPERTY**

**DENICE DR**

**BAIRD AVE**

**GRIFFIN RD**

**KALT DR**



225 AND 419 GRIFFIN ROAD,  
LAKELAND (BROWNFIELD AREA)

