

RESOLUTION NO. 91- 107

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ADOPTING A RESPONSE TO A PETITION FOR WRIT OF CERTIORARI AND ALTERNATIVE COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF FILED IN THE CIRCUIT COURT, SEVENTH JUDICIAL CIRCUIT, ST. JOHNS COUNTY, FLORIDA BY ALLIED HOLDING CORPORATION; NATIONAL SYSTEMS, INC.; ATLANTIC LTD., INC.; FIRST CAPITAL CORPORATION; AND PAUL KWITNEY, AS TRUSTEE.

WHEREAS, on June 27, 1991, the Chairman of the Board of County Commissioners of St. Johns County, Florida (Board) was served with a petition for writ of certiorari and alternative complaint for declaratory and injunctive relief filed in the Circuit Court, Seventh Judicial Circuit, St. Johns County, Florida styled: ALLIED HOLDING CORPORATION, NATIONAL SYSTEMS, INC., ATLANTIC LIMITED, INC., FIRST CAPITAL CORPORATION, and PAUL KWITNEY, as Trustee, vs. ST. JOHNS COUNTY, Case No. 91-992 CA; and

WHEREAS, the Board desires to respond to the allegations and arguments in the petition and complaint; and

WHEREAS, the Board by its response confirms the findings in Resolution No. 91-84, passed by the Board on May 14, 1991;

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of St. Johns County, Florida hereby responds to the petition for writ of certiorari and alternative complaint for declaratory and injunctive relief as set forth in the attached response, which is adopted and made a part hereof as if it were set forth in its entirety within this resolution.

Adopted this 16 day of July, 1991 by the Board of County Commissioners of St. Johns County, Florida.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chairman

ATTEST: Carl "Bud" Markel, Its Clerk

By: [Signature]
Deputy Clerk

IN THE CIRCUIT COURT
SEVENTH JUDICIAL CIRCUIT,
IN AND FOR ST. JOHNS COUNTY,
FLORIDA

CASE NO.: 91-992 CA

DIVISION: A

ALLIED HOLDING CORPORATION,
a Florida corporation,
NATIONAL SYSTEM, INC.,
a Florida corporation,
ATLANTIC LIMITED, INC.,
a Florida corporation,
FIRST CAPITAL CORPORATION,
a Florida corporation,
PAUL KWITNEY, as Trustee,

Petitioners/Plaintiffs,

vs.

ST. JOHNS COUNTY, FLORIDA
a political subdivision of
the State of Florida, by and
through the Board of County
Commissioners of St. Johns
County, Florida,

Respondent/Defendant.

Response to Petition for Writ of
Certiorari and Alternative Complaint for
Declaratory and Injunctive Relief

Response to Petition for Writ of Certiorari

The Defendant, St. Johns County (County), responds to the petition for writ of certiorari, and says:

1. Jurisdiction: The plaintiffs¹ have failed to demonstrate either a preliminary basis for relief, a departure from the essential requirements of law, or that review of final administrative action would not provide an adequate remedy, and the petition should be dismissed. Fla. R. App. P. 9.100(f). The plaintiffs have no property in the subdivision known as Surfside, and lack standing to complain about the rights of landowners in that subdivision.

2. Statement of Facts: On November 13, 1990, the St. Johns County Board of County Commissioners (Board) adopted Resolution No. 90-201 (Res. 90-201) pursuant to §163.355 Fla. Stat., the Florida Community Redevelopment Act. SA at 1-3. Res. 90-201 sets forth certain findings from §163.335, Fla. Stat. In the resolution, the Board states as follows:

Whereas, there exists in St. Johns County many old and inadequate subdivisions that were recorded prior to the enactment of the County's subdivision regulations and that contain lots whose sizes are inadequate for sound and safe residential development,

¹ The petitioners are designated as plaintiffs and the respondent as defendant throughout this response. This response uses the same symbols used in the petition. In addition, the defendant will refer to its Supplemental Appendix, attached to this response, as "SA."

that contain poor or inadequate rights of ways for streets, utilities, and drainage, that contain no mechanism for construction of necessary roads and drainage facilities, that contain lots owned by such diversity of ownership that coordinated planning is impractical if not impossible, and that contain one or more of the characteristics of a blighted area as determined by the Florida legislature.

The Board then resolves that there are slum or blighted areas² in the County; that the redevelopment of those areas is necessary for the welfare of the County's residents; and that the County needs a redevelopment agency to carry out the purposes of the Community Redevelopment Act. The resolution creates the St. Johns Community Redevelopment Agency (Agency).

Also, on November 13, 1990, the Board approved Ordinance No. 90-67 (Ord. 90-67), confirming Res. 90-201 and naming the

² "Blighted area" means either:

(a) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Unsanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Tax or special assessment delinquency exceeding the fair value of the land; and
6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

Agency's charter members. SA at 4-6. In creating the Agency, the Board relied in part upon the St. Johns County Redevelopment Area Study prepared by Prosser, Hallock and Kristoff, Inc. dated May 10, 1990 and supplemented October 23, 1990 (Prosser/Hallock Study). A at Index No. 2. The Prosser/Hallock Study drew from a 1986 study by Tim Gabriel and Associates entitled "Community Redevelopment Areas, St. Johns County" (Gabriel Study).

After its creation, the Agency began developing a redevelopment program for the County. On April 30, 1991, after months of study and consideration, the Board held the first of two public hearings on a resolution proposed by the Agency designating two antiquated subdivisions in the northeastern section of the County to be blighted areas under §163.340(8), Fla. Stat. The two subdivisions are known as Pinecrest Estates and Surfside. Pinecrest Estates was platted February 23, 1926; Surfside was platted October 13, 1925. There is no development on any of the 2,016 lots within the two subdivisions; which have been abandoned by the developer. Many of the lots are either wholly or partly covered by wetlands. I at 5-6. There are approximately 200 different land owners within the two subdivisions. See list of property owners. SA at 7.

On May 14, 1991, following the second public hearing devoted to the matter, the Board passed Resolution No. 91-84 (Res. 91-84), declaring Pinecrest Estates and Surfside to be blighted areas as defined in §163.340, Fla. Stat. A at Index No. 1.

Argument

The County has taken two of the initial steps necessary to deal with blighted areas within its borders. First, it created the Agency. Second, it declared blighted areas to exist in the Pinecrest Estates and Surfside subdivisions. In doing so, the County carefully and deliberately followed the procedures dictated by the Community Redevelopment Act. The Agency has created a "workable program" as that term is defined in §163.350, Fla. Stat., and the Agency and the Board are proceeding to implement the program for the overall good of the County.

In determining Pinecrest Estates and Surfside to be blighted areas, the Board considered the following evidence and statements presented at the public hearing:

- a) Prosser/Hallock Study. The purpose of the study was to further evaluate 32 subdivisions which the Gabriel Study had determined met the criteria for blighted areas or slum areas. The Prosser/Hallock Study methodology delineated three areas within the County which could be designated as Community Redevelopment Areas: West St. Augustine; Northeast St. Johns (Pinecrest Estates and Surfside); and Hastings. A at Index No. 4, page 15. The study made findings regarding Pinecrest Estates and Surfside as follows:

- (
- (1) The subdivisions were platted in 1925 and 1926, but have never been developed;
 - (2) The developer(s) abandoned the projects;
 - (3) There is no vehicular access to the subdivisions;
 - (4) Many of the proposed lots and roads are in wetlands;
 - (5) There are no roads or utilities within the subdivisions;
 - (6) The lots are 25' b 100', too small for single family homes; and
 - (7) There are numerous tax certificate delinquencies.

A at Index No. 4, page 18.

- b) Statements from John Lester, Chairman of the Agency, at the two public hearings on April 30, 1991, and May 14, 1991, summarizing the Prosser/Hallock Study and explaining the Agency's program for the overall redevelopment plan for the County. I at 5-9 and 18-27. Mr. Lester explained to the Board that the 1,056 lots in Surfside are assessed at \$250.00 per lot; the 960 Pinecrest Estate lots are assessed at \$430.00 per lot. If the program develops as the Agency projects, the assessed values would rise, resulting in an increased tax base for the County and eliminating the blighted conditions in the three targeted areas.
- c) Statements from various citizens, County staff, and Board members. The plaintiffs' attorney, Bob Murphy, spoke in opposition to the resolution at the April 30th hearing.

Res. 91-84 is the result of a long process which began in 1986 with the Gabriel Study, II at 18-19, and is supported

by competent and sufficient evidence. The resolutions, squarely meets the §163.340(8) definition of blighted area as follows:

- a) Predominance of defective or inadequate street layout, §163.340(8)(a) (1): The streets cannot be constructed because many of them run across wetlands, and the rights of way are inadequate;
- b) Faulty lot layout in relation to size, adequacy, accessibility or usefulness, §163.340(8)(a)(2): The lots, 25' x 100', are too small to be developed under the County's zoning ordinance and Comprehensive Plan. Three lots would be needed to build;
- c) Tax or special assessment delinquency exceeding the fair value of the land, §163.340(8)(a)(5): There are "numerous tax certificate delinquencies." A at Index No. 2, page 28. Data necessary to determine whether the delinquencies exceed the fair value of the land is being gathered;
- d) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area, §163.340(8)(a)(6): The Board heard unrebutted statements regarding the great diversity of ownership within the subdivisions from Paul Fletcher (II at 21-22); John Lester (I at 21); and Bob Murphy (I at 32-33). In addition, the problems regarding inadequate lot size, lack of infrastructure, and lack of access hamper alienability.

The area also meets the alternative definition found in §163.340(8)(b) due to the "faulty or inadequate street layout. . . (and) inadequate roadways. . . incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction."

Res. 91-84 made the requisite finding that the presence of the above-listed factors "substantially impair or arrest the sound growth of St. Johns County and are a menace to the public health, safety, morals, or welfare . . ." A at Index No. 1. See §163.340(8)(a).

The Board properly determined the two subdivisions to be blighted and made findings required by the Community Redevelopment Act; and, as the plaintiffs correctly point out in the petition, Florida law holds that such findings of fact are presumed to be valid. Petition at 9. In State of Florida v. Housing Finance Authority of Polk County, 376 So. 2d 1158 (Fla. 1979), the State of Florida challenged a specific finding that a certain project was related to the health, safety, morals, and welfare of the citizens of Polk County. The Florida Supreme Court found that specific findings by the legislature, the Polk County Housing Finance Authority, and the Polk County Board of County Commissioners that the project was related to the health, safety, morals, and welfare of Polk County citizens was presumed to be valid, and would be deemed correct unless so clearly erroneous as to be beyond the power of the legislature. Id. at 1160. The Florida Supreme Court reiterated

this standard of review in State vs. Miami Beach Redevelopment Agency, 392 So. 2d 875, 886 (Fla. 1980) and Nohrr v. Brevard County Educational Facilities Authority, 247 So. 2d 304, 309 (Fla. 1971). In the instant case, the Florida legislature and the Board have made similar findings, and the plaintiffs have failed to show that the Board's finding that the blighted areas are a menace to the public health, safety, morals, or welfare of St. Johns County citizens is either clearly erroneous or unsupported by competent evidence.

In Battaglia Fruit Co. v. City of Maitland, 530 So. 2d 940 (5th DCA 1988), the Fifth District Court of Appeal addressed the standard of review for review of county agency actions on a petition for writ of certiorari as follows:

In reviewing the action of a county agency, the circuit court is limited to a determination of whether the agency provided procedural due process, observed the essential requirements of law and whether its decision is supported by competent substantial evidence.

Id. at 944. In the case at hand, the Board provided procedural due process. The blight determination was made at the second of two public hearings held after 5:00 P.M. pursuant to §125.66, Fla. Stat. The plaintiffs' attorney was present and spoke at the first public hearing. The essential requirements of law were carefully observed, and the Board's decision is supported by competent substantial evidence.

In the petition, the plaintiffs cite Holloway v. Lakeland Downtown Development Authority, 417 So. 2d 963 (Fla. 1982)

and Miami Beach Redevelopment Agency, 392 So. 2d at 875 as cases which support findings of blight and support their argument that the Board's findings were in error. The two cases, although instructive, do not address the relevant issues in this case; they concern blight in urban areas. There are no Florida cases which address blight in undeveloped areas, but it is clear from the language of the statute that the legislature contemplated blight in undeveloped areas. §163.360(7), requires certain findings in the redevelopment plan "if the community redevelopment area consists of an area of open land to be acquired by the county." (emphasis added) Therefore, the factors discussed in Holloway and Miami Beach Redevelopment Authority do not apply to this action.

The plaintiffs have failed to demonstrate entitlement to a writ of certiorari, and the petition should be denied. The defendant has no objection to the plaintiffs' request for oral argument.

Answer to Alternative Complaint for
Declaratory and Injunctive Relief,
and Affirmative Defenses

The defendant answers the alternative complaint as follows:

1. Admitted that all plaintiffs except Paul Kwitney are record title holders of real property in Pinecrest Estates. Without knowledge to the remainder of the allegations.

2. Admitted.

3. Admitted.

4. Admitted.
5. Defendant realleges the answers to paragraphs 1-4.
6. Admitted.
7. Admitted that Pinecrest Estates is adjacent to Marsh Landing. Without knowledge to the remainder of the allegations.
8. Without knowledge.
9. Without knowledge.
10. Denied.
11. Denied.
12. Paragraph 23 is a statement of opinion which does not require a response.
13. Denied.
14. Without knowledge.
15. Without knowledge.
16. Denied.
17. Admitted.
18. Defendant realleges the answers to paragraphs 1-16.

Affirmative Defenses

19. The complaint is insufficient as a matter of law because there is no justiciable controversy. The plaintiffs have alleged in a conclusory manner that there exists a bona fide, actual, present and practical need for the declaration, but have alleged no facts supporting the allegations.

20. The complaint is premature because there is no justiciable controversy. Under Ch. 163, Fla. Stat., a finding of blight does not affect plaintiffs' property rights, but

is merely a prerequisite for the development of a community redevelopment plan.

21. The complaint fails to allege that the plaintiffs are in doubt as to the existence or nonexistence of some right, status, immunity, power or privilege entitling them to have the doubt removed, and therefore is insufficient as a matter of law.

22. The action of the St. Johns County Board of County Commissioners (Board) does not affect any power, privilege, immunity or right of the plaintiffs. Resolution No. 91-84 is only a finding of blight; it does not authorize any action affecting the plaintiffs' property rights.

23. The Board followed the essential requirements of the law and the plaintiffs were afforded due process, and are estopped to complain about the findings in Resolution No. 91-84.

24. The plaintiffs own property only in Pinecrest Estates, and have no standing to question the validity of Resolution No. 91-84 as it applies to the Surfside subdivision.

25. The plaintiffs failed to attach a copy of the resolution in question to the complaint.

26. The plaintiffs failed to allege how they are uniquely affected by the Board's actions, relative to other landowners in the subdivision.

27. The plaintiffs have filed a petition for writ of certiorari,, which will afford them complete relief, and are estopped from filing this action.

28. The complaint is premature. The plaintiffs have not suffered damage from the Board's action in passing Resolution No. 91-84. The action would be more properly framed as an action for damages if the plaintiffs in fact are damaged.

29. The plaintiffs are not entitled to injunctive relief because any damages they may suffer would be monetary damages recoverable in a suit for damages, and would not be irreparable injury.

30. The complaint fails to allege sufficient facts which would allow the Court to determine the extent and nature of the alleged injury to the plaintiffs.

31. Resolution No. 91-84 was adopted by the Board after meeting the essential requirements of law and affording the plaintiffs due process. An injunction would be against the best interests of the citizens of the County.

32. The legislative acts of the Board are presumed to be valid, and the plaintiffs have failed to allege facts sufficient to overcome the presumption.

Wherefore the defendant requests the Court to deny the plaintiffs the relief requested in the complaint.

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Linda R. Hurst
Assistant County Attorney
St. Johns County
Fla. Bar No. 483151
P.O. Box 1533
St. Augustine, FL 32085
(904)823-2456

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was mailed to John B. Macdonad, Esq., BRANT, MOORE, SAPP, MACDONALD and WELLS, P.A., Suite 3100 - Barnett Center, 50 North Laura St., P.O. Box 4548, Jacksonville, FL 32201 this 17th day of July, 1991.

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Linda R. Hurst

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A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA MAKING FINDINGS AND DETERMINATIONS CONCERNING THE EXISTANCE AND REHABILITATION OF SLUMS OR BLIGHTED AREAS WITHIN ST. JOHNS COUNTY; FINDING A NEED FOR AND CREATING A PUBLIC BODY CORPORATE AND POLITIC TO BE KNOWN AS THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR LIBERALITY OF CONSTRUCTION AND FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE AND DIRECTING THE CLERK TO MAIL A CERTIFIED COPY OF THE RESOLUTION TO THE DEPARTMENT OF STATE.

WHEREAS, the Florida Legislature enacted Part III Chapter 163 Florida Statutes and made the following findings and declarations (among others) concerning Blighted Areas and the need for Community Redevelopment Agencies:

1. 163.335(1) There exist in counties of the state blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, and substantially impairs or arrests sound growth and retards the provision of housing accommodations.
2. 163.35(2) Certain blighted areas, or portions thereof, may require acquisition, and disposition subject to use restrictions, and can be conserved and rehabilitated through appropriate public actions as authorized under Part III Chapter 163 Florida Statutes and the cooperation and voluntary action of the owners and tenants of property in such areas.
3. 163.335(3) The powers conferred by Part III Chapter 163 Florida Statutes are for public uses and purposes for which money may be expended and the power of eminent domain and police power exercised, and the necessity in the public interest for such provisions in Part III Chapter 163 Florida Statutes is declared as a matter of legislative determination.
4. 163.335(4) The preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; and community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities increasing their ability to accomplish their other respective purposes;

WHEREAS, the Florida legislature declared in part (FS: 163.345) that any county, to the greatest extent it determines to be feasible in carrying out the provisions of Part III Chapter 163 Florida Statutes, shall afford maximum opportunity, consistent with the sound needs of the county as a whole, to the rehabilitation or redevelopment of a community redevelopment area by private enterprise. Any county shall give consideration to this objective in exercising its powers under Part III, including the formulation of a workable program; the approval of community redevelopment plans, the disposition of any property acquired and the provision of necessary public improvements, and

WHEREAS, there exists in St. Johns County many old and inadequate subdivisions that were recorded prior to the enactment of the County's subdivision regulations and that contain lots whose sizes are inadequate for sound and safe residential development, that contain poor or inadequate rights of ways for streets, utilities and drainage, that contain no mechanism for construction of necessary roads and drainage facilities; that contain lots owned by such diversity of ownership that coordinated planning is impractical if not impossible, and that contain one or more of the characteristics of a blighted area as determined by the Florida legislature.

NOW, THEREFORE, BE IT RESOLVED this 13th day of November, 1990 by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. It is hereby found, determined and declared that:

- a) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in St. Johns County and in certain incorporated areas therein; and
- b) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of St. Johns County; and
- c) There is a need for a community redevelopment agency to function in St. Johns County to carry out the community redevelopment purposes of Part III of Chapter 163 Florida Statutes; and

- d) The recitals of fact and declarations contained in the "Whereas" paragraphs of this Resolution are accurate and apply to St. Johns County and are adopted hereby; and
- e) All Notices required by Florida Statute 163.346 pertaining to this Resolution have been provided.

Section 2. To the extent permitted by applicable law including Florida Statute 163.356, there is hereby created a public body corporate and politic to be known as the St. Johns County Community Redevelopment Agency (the "Agency"). This Agency shall not be deemed to exist until and unless the Board of County Commissioners of St. Johns County shall also pass an Ordinance containing language purporting to create such Agency and appointing a board of commissioners of the Agency. The Agency created by this Resolution and/or by a subsequent Ordinance of St. Johns County shall be one and the same and shall constitute a Florida Statute 163.356 community redevelopment agency.

Section 3. LIBERAL CONSTRUCTION AND SEVERABILITY:

The provisions of this Resolution shall be liberally construed to effectively carry out its intent and purpose. If any section, phrase, sentence or portion of this Resolution is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining provisions hereof.

Section 4. EFFECTIVE DATE: This Resolution shall take effect immediately.

Section 5. CLERK IS DIRECTED TO FILE A CERTIFIED COPY WITH THE DEPARTMENT OF STATE:

The Clerk is requested and directed to file a certified copy of this Resolution with the Department of State and to obtain receipt of official acknowledgment from that office that this Resolution has been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig McQueen
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Amy B. Mulligan
Deputy Clerk

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, CONFIRMING A PREVIOUS COUNTY RESOLUTION PERTAINING TO THE SUBJECT MATTER OF THIS ORDINANCE; MAKING FINDINGS AND DETERMINATIONS CONCERNING THE EXISTANCE AND REHABILITATION OF SLUMS OR BLIGHTED AREAS WITHIN ST. JOHNS COUNTY; FINDING A NEED FOR AND CREATING A PUBLIC BODY CORPORATE AND POLITIC TO BE KNOWN AS THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR LIBERALITY OF CONSTRUCTION AND FOR SEVERABILITY; APPOINTING MEMBERS TO THE AGENCY; APPOINTING A CHAIRMAN AND VICE CHAIRMAN; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

Section 1. Each section of St. Johns County Resolution #90-201 is hereby ratified and approved.

Section 2. It is hereby found, determined and declared that:

- a) There exists in St. Johns County many old and inadequate subdivisions that were recorded prior to the enactment of the County's subdivision regulations and that contain lots whose sizes are inadequate for sound and safe residential development, that contain poor or inadequate rights of ways for streets, utilities and drainage, that contain no mechanism for construction of necessary roads and drainage facilities; that contain lots owned by such diversity of ownership that coordinated planning is impracticable if not impossible, that contain one or more of the characteristics of a blighted area as determined by the Florida legislature in Part III Chapter 163 Florida Statutes and that substantially impair or arrest the sound growth of the county and constitute a menace to the public health, safety, morals or welfare in their present condition and use; and
- b) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in St. Johns County; and
- c) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of St. Johns County; and
- d) There is a need for a community redevelopment agency to function in St. Johns County to carry out the community redevelopment purposes of Part III of Chapter 163 Florida Statutes; and
- e) All Notices required by Florida Statute 163.346 pertaining to this Ordinance have been provided.

Section 3. There is hereby created a public body corporate and politic to be known as the St. Johns County Community Redevelopment Agency which shall be and shall constitute a Florida Statute 163.356 community redevelopment agency.

Section 4. The powers of the St. Johns County Community Redevelopment Agency shall be exercised by its board of commissioners which shall consist of not fewer than five or more than seven commissioners. The terms of office of the commissioners shall be for 4 years, except that three of the members first appointed shall be designated to serve terms of 1, 2, and 3 years, respectively, from the date of their appointments, and all other members shall be designated to serve for terms of 4 years from the date of their appointments.

Section 5. The following persons reside or are engaged in a business (in the manner set forth in Florida Statute 163.356(3)(b)) within the area of operation of the Agency and are hereby appointed to the board of commissioners of the St. Johns County Community Redevelopment Agency for the terms indicated next to their names:

<u>NAME</u>	<u>BEGINNING OF TERM</u>	<u>END OF TERM</u>
1. Edwin Klipstine	December <u>1</u> , 1990	December <u>1</u> , 1991
2. John Jackson	December <u>1</u> , 1990	December <u>1</u> , 1992
3. Charles Usina	December <u>1</u> , 1990	December <u>1</u> , 1993
4. John Lester	December <u>1</u> , 1990	December <u>1</u> , 1994
5. Henry White	December <u>1</u> , 1990	December <u>1</u> , 1994
6. Alec Lawson	December <u>1</u> , 1990	December <u>1</u> , 1994
7. Deltra Long	December <u>1</u> , 1990	December <u>1</u> , 1994

Each Commissioner shall hold office until his successor has been appointed and has qualified. Each member of this Agency shall take and subscribe the oath or affirmation required by the State constitution.

Section 6. John Lester shall be the initial Chairman of the St. Johns County Community Redevelopment Agency and Herry White shall be its initial Vice Chairman.

Section 7. A certificate of the appointment or reappointment of each commissioner shall be filed with the clerk of the county.

Section 8. The provisions of this Ordinance shall be liberally construed to effectively carry out its intent and purpose. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining provisions hereof.

Section 9. This Ordinance shall take effect immediately upon receipt of official acknowledgment by the office of the Department of State to the Clerk of the Board of County Commissioners, that same has been filed.

PASSED by the Board of County Commissioners of the County of St. Johns, State of Florida, this 13th day of November, 1990.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig McQuinn
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Carl "Bud" Markel
Clerk

Adopted regular meeting November 13, 1990

Effective November 26, 1990

AIA Properties Inc.
c/o Capital Investors
P. O. Box 706
Hollywood, Florida 33022-0706

Lots 17, 18, 23, 24, 27 & 28 Blk 9

Albano, Philip J.
7528 Grant Street
Hollywood, Florida 33024

Lots 8 thru 10 Blk 21

Aldous, Melba N.
13747 Evergreen Drive
Jacksonville, Florida 32224-1024

Surfside
Lot 15 Blk 15
Lot 3 Blk 12

Allen, James E.
Rd 1 Box 427
Palmyra, PA 17078-9215

Lots 28 & 29 Blk 8

Allied Welding Corp
P. O. Box 61-1194
Miami, Florida 33161-1194

Lots 7 thru 11 &
24 thru 30 Blk 23
Lots 4, 5, 20, 21, 26 & 27 Blk 24

Arledge, Arnold
P. O. Box 1062
Burlington, IA 52601-1062

Lots 5 & 6 Blk 14

Arthur, Shirley Cynthia
14221 NW 13th Road
Miami, Florida 33167-1110

Lots 30, 31, 32, Blk 17
Lots 4 thru 9 Blk 18

Atlantic Limited Inc
12490 NE 7th Avenue #203
Miami, Florida 33161

Lots 1, 2, 5, 6, 23 & 24 Blk 13
Lots 1, 2, & 7 thru 10 & 13, 14, & 19 thru
& 25 & 26 Blk 29

Belette, Jose A.
3552 West 14th Avenue
Hialeah, Florida 33012-4708

Lots 1 thru 6 Blk 17

Bessette, Dennis A & Joan C
1106 59th Street N.
Royal Palm Beach, Florida 33411

Lots 15 & 16 Blk 8

Bryan, Larry
Rt 1
Colon, MI 49040

Lots 16 & 17 Blk 24

Bergaeth, Albert T & Pearl E
3902 Custer Street
Manitowoc, WI 42200-4750

Lots 19 & 20 Blk 26

Burlingame, Florence Estate
c/o John E. Pwers Jr.
Lewis Turner Bldg # 1401
Philadelphia, PA 19103

Lots 7 & 8 Blk 9
Surfside

Brantley, Charles W.
6030 US 1 South
St. Augustine, Florida 32086

Lots 5 & 6 Blk 11
Surfside

Byrd, George W.
9544 49th Avenue NW
Seattle, WA 98115

Lots 27 & 28 Blk 13

Coley, W. A. Estate
c/o Coley, Donald W.
P. O. Box 2-123
Saugatuck, CT 06880-0123

Surfside
Lots 26 thru 29 Blk 29

Colburn, Lily H & Colburn, Edward E. 6216 9th Avenue North St. Petersburg, Florida 33710-6211	Lots 2 & 3 Blk 15 Surfside
Chandler, Donald Fleming III 12823 Mandarin Road Jacksonville, Florida 32223-1714	Lot 7 Blk 3 Surfside
Chris, George S. MD PA Employee Money Purchase Plan 7870 ALA South St. Augustine, Florida 32084	Lots 14 & 15 Blk 3 Surfside
Croft, Charles C. 149 Leland Avenue Columbus, OH 43214-1511	Lots 8 & 9 Blk 24
Carrabba, Michael P. 8730 SW 56th Place Cooper City, Florida 33328	Lot 1 thru 6 Blk 23
Crockett, James D. 6600 NW Miami Place Miami, Florida 33150-4532	Lots 14 thru 16 Blk 17
Crow, Arthur c/o Lattimore R. B. 39 Washington Avenue Savanna, GA 31405-2104	Surfside Lots 30, 31 & 32 Blk 2
Corey, Mary 1429 Mayfair Road Jacksonville, Florida 32207-2021	Surfside Lots 1 & 2 Blk 22
Corey, Peggy O & O'Steen Leonard E. & Evelyn 104 Brookberry Drive Jamestown, NC 27282-9730	Surfside Lots 17 18 & 19 Blk 33
Combs, Camilla 650 NE 115th Street Miami, Florida 33161-6204	Lots 29 thru 32 Blk 13
Coastal Point Inc. c/o Capital Investors P. O. Box 706 Hollywood Florida 33022-0706	Lots 1, 2 & 3 Blk 10 Lots 10, 11 & 28 thru 32 Blk 10
Capital Investor Property Co. Inc. P. O. Box 706 Hollywood, Florida 33022-0706	Lots 20 & 21 Blk 10 Lots 24 & 25 Blk 10 Lots 21 & 22 Blk 16 Lots 27 & 28 Blk 16 Lots 22 & 23 Blk 17
Culclasure, A. E. Trustee 983 Allumbaugh Boise ID 83704-9035	Surfside Lots 21 thru 23 Blk 17
Cubillas, Eileen M 155 NW 123rd Street Miami, Florida 33168-4538	Lots 14 thru 19 Blk 10 Lots 8 thru 10 Blk 31
Davis, Elton C. & Marie M. 3780 Laurel Street St. Augustine, Florida 32095	Surfside Lots 13 thru 16 Blk 25
Domzil, Evelyn D. 3421 South 119th Street West Allis, WI 53227-3916	Lots 25 & 26 Blk 12
Dunagan, Tommy & Patricia 1517 East 30th Street Des Moines, IA 50317	Lots 5 & 6 Blk 27
Duncan, John F. & Elnora	Lots 7 thru 10 Blk 32

Donofrio, Madeline RR 2 Box 206 Edinburg, PA 16116-9802	Lots 11 thru 16 Blk 30
Donaldson, Martha B Trustee 2703 Bay Blvd P. O. Box 849 Indian Rock Beach, Florida 34635-0849	Lots 1 thru 4 Blk 5 Surfside
Edwards, Claude Rt. 1 Box 768 Centralia, Ill 62801	Surfside Lots 27, 28 Blk 1 Lots 3 thru 6 Blk 36
Ellis Richard J & Willis 9881 SW 9th Court Pembroke Pines, Florida 33025	Lots 1, 2, 3, 30, 31 & 32 Blk 8
Fruzzetti, Margaret 1601 Declaration Drive Jacksonville, Florida 32207-7056	Lots 20 thru 22 Blk 14 Surfside
Fletcher Properties Inc. P. O. Box 1219 Pointe Vedra Beach, Florida 32004-1219	Lots 5, 6, 23 & 24 Blk 11 Lots 25 & 26 Blk 13 Lots 1 thru 4 Blk 21 Lots 7 thru 30 Blk 22 Lots 12 thru 15 & 18 & 19 Blk 23 Lots 7, 10, 11, 14, 15, 17, 18, 22 & 23 Blk 24 Lots 23 thru 29 Blk 25 Lots 1 thru 6 & lots 10, 11, 12, 21, 22, 23 & 27 thru 32 Blk 28 Lots 3 thru 6 & 11, 12, 15 thru 18 & 23, 24, & 29 thru 32 Blk 29 Lots 30 & 31 Blk 32 Lots 7, 8, 13, 14, 27 & 28 Blk 12 Lots 3 & 4 Blk 13
Faulkner, Dorothy A. 110 Draper Street Warner Robbins, GA 31093	Lots 13 & 14 Blk 14
Fauber, Earl B 244 Woodbine Circle New Providence, NJ 07974	Lots 1 thru 3 Blk 16
Floyd, Charles & Charlotte 7961 NW 181st Street Hialeah, Florida 33015-2856	Lots 9 & 10 Blk 16
First Capital Corp. P. O. Box 61-125 North Miami Beach, Florida 33161-1215	Lots 1, 2 & 5 thru 18 & & 23 thru 26 & 29 thru 30 Blk 26 Lots 7 thru 12 & 21 thru 28 Blk 27
Frank, David L. & Katherine 5203 Bayberry Lane Tamarac, Florida 33319-3122	Surfside Lots 17 thru 32 Blk 28
Ferrese, James 18551 Atlantic Blvd Miami Beach, Florida 33160-2415	Lots 1 thru 4 & 13 thru 20, & 29 thru 32 Blk 27 Lots 7 thru 10 Blk 30
Frank, David L. & Katherine 5203 Bayberry Lane Tamarac, Florida 33319-3122	Surfside Lots 7 thru 9 & 14 thru 16 Blk 27
Freeman, Anne F. 1596 Lancaster Terrace Jacksonville, Florida 32204	Lots 1 thru 5 Blk 10 Surfside
Grossl, Anthony J. & Rosari 824 Sinclair Avenue Staten Island, NY 10309-2438	Lots 17 thru 22 Blk 15 Lots 11 thru 16 Blk 16

Gloe, Raymond E. 5309 McKenna Road Monona, WI 53716-3040	Lots 26 & 27 Blk 10
Grabill, Samuel S. RR 3 Audubon, IA 50025-9803	Lots 11 & 12 Blk 14
Gaertig, William A & Anna M North 50 West 16243 Maple Crest Lane Menomonee Falls, WI 53051-6645	Lots 27 & 28 Blk 29
Gardner, Richard & Dorothy 36 South Arbor Drive Ormond Beach, Florida 32074-7004	Lots 14 thru 19 Blk 32
Gunter, George E. & Paulette H. 55 Indian Creek Road Woodworth, LA 71485	Lots 31 & 32 Blk 13
Gibbes, Minnie More Estate c/o Carolyn D. Murdock 1517 Vanderlip Drive Gastonia, NC 28052-7671	Lots 3 & 4 Blk 16 Surfside
Gourley, Glenn C & Violet P. 1103 St. Johns Avenue Green Cove Springs, Florida 32043-2538	Lots 15 & 16 Blk 16 Surfside
Hoffman, Wendell H. 4140 Madison Avenue Ogden, UT 84403-2898	Lots 15 & 16 Blk 12
Hoffman, Tamara 4140 Madison Avenue Ogden UT 84403-2824	Lot 17 & 18 Blk 12
Herndon, Evelyn D. 4706 Albermarle Avenue Jacksonville, Florida 32207-6915	Surfside Lot 16 Blk 22
Hicks, Gardner W 4008 Washington Blvd., N. Renton, WA 98056	Lots 31 & 32 Blk 12
Harrison, Gordon & Patricia P. O. Box 24 Ashaway, RI 02804-0024	Lots 20 & 21 Blk 17
Howell, Nell 492 West River Street Milford, CT	Lots 24 thru 26 Blk 28
Halle, W. Allen Jr. & Harper, Dorothy H. 2470 Sandell Drive Dunwoody, GA 30338-4548	Surfside Sub Lot 1 Blk 1
Hackett, Vila B. Driftwood Apts #59 3830 University Blvd Jacksonville, Florida 32216-4339	Lots 1 & 2 Blk 13 Surfside
Itzkovitz, Lynn J. 396 NW 113th Avenue Coral Springs, Florida 33071	Lots 5 thru 7 Blk 21

Johnson, Eric C. & Carl E. 5780 SW 81st Street South Miami, Florida 33143	Lot 6 Blk 7
Johnson, Carl E & Dorothy E. 3615 South Lake Drive Miami, Florida 33155-3639	Lots 7, 8 & 9 Blk 7
Jones, Percy C. Jr. 619 Clearlake Road Richmond, VA 23236-2211	Lots 21 & 22 Blk 9
Jenkins, Helen F. 103 W. Lincoln Avenue New Castle, PA 16101-2240	Lots 1 & 2 Blk 12
Jones, Robert A. 300 E. Rich Street #1107 Columbus, OH 43215	Lots 17 thru 19 Blk 17
Janulis, Peter & Helen 361 Gregory Avenue West Orange, NJ 07052-3704	Lots 27 thru 30 Blk 21
Klien, William & Josephine 2960 NW 71st Street Miami, Florida 33147-5934	Lots 1 thru 6 Blk 33
Knowles, Sheldon G. & Evelyn M. 1056 Flamingo Lake Placid, Florida 33852	Lots 23 & 24 Blk 21
Kouri, Mary 21220 Tanglewood St. Clair Shores, MI 48082	Lots 5 & 6 Blk 12
Klien, Robert D 38 East Gramercy Place Glen Rock, NJ 07452-2406	Lots 25 & 26 Blk 9
Ludwig, Harold J. 1023 East Pappo Drive Riviera, AZ 86442-7415	Lot 12 & 13 Blk 10
Lessard, Raymond W. Bishop Diocese of Savannah P. O. Box 8307 Savanna, GA 31412-8307	Lots 8 thru 10 Blk 2 Surfside Lots 12 & 13 Blk 27 Lots 5 & 6 Blk 28
Longo, Richard L. & Carol A. P. O. Box 214 Crownville, MD 22032-0214	Lots 29 & 30 Blk 16
Loupos, Catherine 7 Gatley Close Freehold, NJ 07728	Lots 19 thru 22 Blk 21
Lamar, Margarita P. 8889 Fountains Blue Blvd #511 Miami, Florida 33172	Surfside Lots 17 thru 22 Blk 22
LaMont, Barbara G. RR 2 Box 358 La Grangeville, NY 12540-9643	Surfside Lots 9 thru 12 Blk 12 Lots 2 & 3 Blk 25
Markham, Joseph E. & Rosemary J. 5889 Joy Drive South Jacksonville, Florida 32244	Surfside Lot 32 Blk 22

Marsh Landing Venture Ltd.
P. O. Box 1219
Ponte Vedra Beach, Florida 32004-1219

Pinecrest Estates
Lots 29 thru 32 Blk 5
Lots 1 thru 4 Blk 6
Lots 5 thru 10 Blk 6
Lots 10 thru 13 Blk 7
Lots 14, 15 & 16 Blk 7
Lots 7 thru 12 Blk 8
Lots 1 thru 13 Blk 9
Lots 14, 15 & 16 Blk 9
Lots 4 thru 9 Blk 10
Lots 1 thru 4 Blk 11
Lots 11 thru 16 Blk 11
Lots 11 thru 22 Blk 13
Lots 27 thru 32 Blk 14
Lots 14, 15 & 16 Blk 15
Lots 1, 2, 3, 10, 11 & 12 Blk 18
Lots 14 & 15 Blk 19
Lots 7, 8 & 9 Blk 20
Lots 25 & 26 Blk 21
Lots 1, 2, 3, 28, 29 & 30 Blk 24
Lots 4 thru 22 Blk 25
Lots 1 thru 6 Blk 30
Lots 23 thru 28 Blk 32

Surfside Sub Lots
Lots 1 thru 16 Blk 6
Lots 1 thru 6 & 9 thru 11 &
13 thru 18, Blk 20
Lots 1 thru 6 & 28 thru 32 Blk 21
Lots 10 thru 15, Blk 22
Lots 30 & 31 Blk 22
Lots 5, 6, 10 & 11 Blk 27
Lots 1 thru 9 Blk 33
Lots 10, 11 & 12 Blk 34
Lots 1 thru 9 Blk 33
Lots 10, 11 & 12 Blk 34

Matzner, David M.
18311 Lexington Drive
Monte Sereno, CA 95030

Surfside
Lots 3 thru 6 Blk 24
Lots 1 & 2 Blk 27
Lots 7 thru 16 Blk 36

Martinez, Oscar H. & Juaine G.
5380 SW 3rd Street
Plantation, Florida 33317-3606

Lots 15 & 16 Blk 6

Mitchell, Harvey
801 N. Spence Place
Goldsboro, NC 27530

Lots 13 & 14 Blk 8

Mixon, Geraldine W.
Rt. 1 Box 433
Hartsville, SC 29550

Surfside
Lots 15 & 16 Blk 21

McInenly, Daniel P. & Joan
P. O. Box 26131
Tamarac, Florida 33320

Lots 17 & 18 Blk 8

Mouriz, Manuel
7640 Taft Street
Hollywood, Florida 33024-5254

Lots 17 thru 22 Blk 14

M. L. Partnership

Pinecrest
Lots 7 thru 10 Blk 13
Surfside Sub
Lots 18 thru 21 Blk 2
Lots 13 & 17 thru 20 Blk 3
Lots 21 thru 26 Blk 3
Lots 4 thru 13 Blk 4
Lots 8 thru 13 Blk 5
Lots 19 thru 22 Blk 9
Lots 8 & 11 thru 22 & 24 Blk 11
Lots 5 & 6 Blk 12
Lots 10 thru 12 & 14 thru 20 Blk 13
Lots 5 thru 14 & 23 thru 32 Blk 14
Lots 4, 5, 31, 32 Blk 16

Lots 6 thru 9, & 11 thru 13, 20
and 24 thru 32 Blk 17
Lots 5 thru 16 Blk 18
Lots 1 thru 16 Blk 19
Lots 19 thru 32 Blk 20
Lots 8 thru 14 Blk 21
Lots 26 thru 29 Blk 22
Lots 14 thru 24 Blk 24
Lots 4 thru 6 & 29 thru 31 Blk 25
Lots 1, 2, 17 thru 32 Blk 20
Lots 3 thru 16 Blk 26
Lots 17 thru 32 Blk 27
Lots 1 thru 4, 13 & 14 Blk 28
Lots 7 thru 12 Blk 28
Lot 31 Blk 29
Lots 1 thru 16 Blk 30
Lots 1 thru 8 & 25 thru 32 Blk 32
Lots 10 thru 16 & 28 31 & 32 Blk 33
Lots 20 thru 27, 29 & 30 Blk 33
Lots 1 thru 9 Blk 34
Lots 31 & 32 Blk 34
Lots 3, 4 & 9 thru 16 Blk 35
Lots 21 thru 24 Blk 36

Lots 1 thru 3 & 30 thru 32 Blk 25

Miller, John T.
c/o J. R. Stamps
609 Lawson Street
Bremen, GA 30110-2031

Morris, Mary S. & Varnedge, Ira J.
955 Sorrento Road
Jacksonville, Florida 32207-3911

Muller, Robert E. & Doris
4696 Lucerne Lakes Blvd #105
Lake Work, Florida 33476

Markham, Joseph E. & Rosemary J.
5889 Joy Drive South
Jacksonville, Florida 32244

McCarty, John A.
1008 Keats Avenue
Orlando, Florida 32809-6359

McAlleenan, Henry M. Jr. & Linda
21771 SW 202nd Avenue
Miami, Florida 33170

Norton, Kenneth S.
4616 Parks Avenue
La Mesa, CA 91941

National Systems Inc.
P. O. Box 61-0892
Miami, Florida 33161-0892

Nuss, Edith T.
23212 Desiel
St. Clair Shores, MI 48082-1119

Newberg, Harvey & Constance
8798 La Casita Avenue
Fountain Valley, CA 92708

Notz, Cornelia Estate
9074 Gibraltar Street
Spring Hill, Florida 32608

Peterson, Maria T.
445 NW 98th Court
Miami, Florida 33172

Lot 16 Blk 1
Surfside

Lots 17 thru 22 Blk 1
Surfside

Lots 1 thru 6 & 27 thru 32 Blk 3
Surfside
Lots 3 thru 9 & 21 thru 28 Blk 13
Surfside

Lots 19, 20 & 24 Blk 12
Surfside

Lots 29 & 30 Blk 13
Surfside

Pinecrest Esta
Lots 11 & 12 Blk 6

Lots 25 thru 32 Blk 11
Lots 3, 4, 11, 12, 21 & 22 Blk 12

Lots 23 & 24 Blk 12

Lots 1 thru 6 Blk 19

Lots 9 & 10 Blk 9
Surfside

Lots 1, 2 & 3 Blk 7

Purdy, Glen L. & Hazel Trustees 9915 Hope Circle S. Sun City, AZ 85351	Lots 7 & 8 Blk 11
Pine Equity Inc. P. O. Box 61-1703 North Miami, Florida 33161-1703	Lots 3, 4, 7 thru 10 & 15, 16, 23 & 24 Blk 14
Papciak, Henry S. 183 Diana Road Plantville, CT 06479-1306	Lots 13 thru 18 Blk 21
Peck, Mary 2473 South 7th East Salt Lake City, UT 84106	Lots 22 & 23 Blk 23
Pittman, Charles Joseph 8558 800 Avenue West Oak Harbor, WA 98277-2166	Lots 1 thru 3 & 30 thru 32 Blk 34 Lots 4 thru 7 & 26 thru 29 Blk 34
Pacetti, David & Charlotte 62 Valencia Street St. Augustine, Florida 32084	Lots 29 thru 32 Blk 5
Piper, Harry 137 Marine Street St. Augustine, Florida 32084-5003	Lots 6 thru 9 Blk 10 Surfside
Rowe, Leon E. & Katheryne P. O. Box 213 Ponte Vedra Beach, Florida 32004-0213	Surfside Lots 5, 28, 29 & 30 Blk 23
Rumsey, Fred L. 2063 Mallard Lane Bonita Springs, Florida 33923	Lot 23 Blk 8 Lots 24 & 25 Blk 8
Roberts, Clifford H & Gregory B. 12651 NW 22nd Court Miami, Florida 33167-1946	Lot 27 Blk 8
Roybal, Eloy Horacio 4084 NW 65th Avenue Miami Springs, Florida 33166-6916	Lots 11 & 12 Blk 12
Rutman, Howard I. 20036 Grandview Drive Topanga, CA 90290	Lots 29 & 30 Blk 9
Riggins, Jo Ann Marie 6560 US 1 South St. Augustine, Florida 32086	Lots 1 thru 13 & 23 thru 37 Blk 15
Reynolds, James F. 209 Ojibway Avenue Tavernier, Florida 33070	Lots 17 thru 22 Blk 11
Riggins, Jo Ann Marie 6560 US 1 South St. Augustine, Florida 32086	Lots 4 thru 6 & 16 thru 21 & 25 thru 27 Blk 20 Lots 1 thru 6 & 11 thru 13 & 20 thru 22 & 29 & 32 Blk 32
Rabe, Edgar J. & Velda 2862 Roosevelt Road Muskegon, MI 49441-3902	Lots 3 & 4 Blk 26
Randolph, Ruby M 492 West River Street Milford, CT 06460	Lots 7 thru 9 Blk 28

Rosaf, Robert J. & Alice 215 Glen Avenue Ellwood City, PA 16117	Lots 1 thru 4 Blk 31
Rose, Jennie Jean 6651 West 15th Court Hialeah, Florida 33012	Lots 11 thru 16 Blk 31
Red-Mac Inc. 369 Indian Bend Road St. Augustine, Florida 32084	Surfside Lots 23, 24, 25 Blk 22
Richey, M. W. & A. Palmer Estate c/o Lawman, F. Palmer 1901 Oxmoor Road Birmingham, Al 35209	Lot 16 Blk 3 Surfside
Russell, A. S. Sr. Estate & Goldman, Frances D. 382 Hartway Cove Collierville, TN 38017	Surfside Lots 1 Thru 9 Blk 29
Rodick, Pauline H. 5830 Wales Avenue Port Orange, Florida 32019-6024	Surfside Lots 10 & 14 thru 19 Blk 17 Lots 17 thru 20 Blk 21 Lots 17 thru 20 & 25 thru 30 Blk 36
Rodick, Edwin A. 5830 Wales Avenue Port Orange Florida 32019-6024	Surfside Lots 7, 25, 26, & 27 Blk 21 Lots 9 thru 24 Blk 32
Rodick, Steven E. & Pauline 410 West Elm Street San Diego, CA 92101 Lots 1 thru 3 Blk 17	Surfside Lots 21 thru 24 Blk 21 Lots 13 thru 25 Blk 34
Steele, Edward C. & Joan W. 18700 NW 8th Avenue Miami, Florida 33169-3810	Lots 4 & 5 Blk 7
Schlekau, Myrtle P. 9277 Reeder Overland Park, KS 667214	Lots 4, 5, & 6 Blk 8
Schneider, J. Mrs. c/o Paul J. Schneider 4318 South Florida Avenue #37 Inverness Florida 32650-7278	Surfside Lots 26 thru 30 Blk 34
Suhre, Edgar 321 Sunset Avenue Bateville, IN 47006-1070	Lots 21 & 22 Blk 8
Semas, Teddy G. & Helen C. 18811 NW 7th Court Miami, Florida 33169	Lot 26 Blk 8
Schmidt, Glenn E. & Michael G. 6396 River Street #238 Alanson, MI 49706-0238	Lots 19 & 20 Blk 9
Shepard, Leroy G. 12 Samoset Road Rockland, ME 04841	Lots 31 & 32 Blk 9

Stewart, Don 515 S. Main Mall Tulsa, OK 74103	Lots 22 & 23 Blk 10
Stevenson, Jim 17254 NW 60th Court Miami, Florida 33015	Lots 25 & 26 Blk 14
Sommers, Jerome J. 228 Woodland Drive Martinez, GA 30907-1414	Lot 29 & 30 Blk 12
St. Johns Park Inc. c/o Capital Investors P. O. Box 706 Hollywood, Florida 33022-0706	Lots 17 thru 20 & 23, 24 blk 16 Lots 24 thru 29 Blk 17
Susec, Milan J. P. O. Box 04112 Milwaukee, WI 53204-4112	Lots 25 & 26 Blk 16
Sam, Giordano 8 Daisy Lane Levittown, NY 11756-2416	Lots 13 thru 16 Blk 18
Stacey, Edwin J. & Dolores 1885 Harvey Road Gran Island, NY 14072-2108	Lots 7 thru 13 Blk 19
Storer, Frederick W. 10 Kettle Creek Road Tom River, NJ 08753-1736	Surfside Lots 7 thru 13 Blk 24
Sanders, Edward W. & Carmen 55 Beachfront Lane New Rochelle, NY 10805-3301	Lots 1 thr 3 & 28 thru 30 Blk 20
Stawartz, Alfonso & Mary 113 Kennedy Avenue Munhall, PA 15120-3205	Lots 10 thru 15 Blk 20
Stevenson, Jim 17254 NW 60th Court Miami, Florida 33015	Lots 22 thru 24 Blk 20
Spengler, Mary E. Et Al 7109 Wooster Pike Cincinnati, OH 45227	Surfside Lots 10 thru 25, 30 & 32 Blk 29
Squires, Elaine A. 7735 SW 122nd Street Miami, Florida 33156-5224	Lots 1 thru 6 Blk 22
Stachowski, Lillian R. 22490 Raven East Detroit, MI 48021	Lots 16 & 17 Blk 23
Salvador, Margaret c/o Madeline & Randy Nichols 5800 West 8th Avenue Lakewood, CO 80214-2415	Lots 20 & 21 Blk 23 Lots 24 & 25 Blk 24

Stambaugh, Dorothe S.
721 Canfield Road
Youngstown, OH 44511-2342

St. Johns Service Co.
P. O. Box 52506
Jacksonville, Florida 32201-2506

Sander, Edward & Carmel
55 Beachfront Lane
New Rochell, NY 10805-3301

Stuff, Lorraine Durbin
111 W. Springfield Street
Aurora, MO 65605

Slappy, John G &
Banikarim, David C.
824 Granada Blvd South
Jacksonville, Florida 32207

Sorbi, Jack & Sarah A.
4105 Ocean Beach Blvd.
Cocoa Beach, Florida 32932-3565

Shoemaker, James Dr. & Pamela Kay
1332 Highland
McPherson, KS 67460-2708

Spengler, Mary E. Et al
7109 Wooster Pike
Cincinnati, OH 45227

Strickland, Richard & Evelyn
5435 Wynwood Drive
Jacksonville, Florida 32207-7056

Sapp, Pauline D.
c/o Durwood C. Dugger
3691 East Squaw Valley Drive
Hernando, Florida 32642

St. Johns Builders Supplies
c/o Henley Devitt F.
726 Magnolia Drive
St. Augustine, Florida 32084-4669

Shaw, Lillian Thatcher &
Shaw, Scott
35 Sunset Drive
Alexandria, KY 41001-1106

Shank, William R. & Ella Marie
9900 Tonawanda Creek Road
Clarence Center, NY 14032

Tyjewski, Glenn
54 Halstead Street
Kearney, NJ 07032-2033

Turby, Virginia G
308 Harrison Avenue
Glenside, PA 19038

Talt, Lois M. &
Earle, Jacqueline C.
8240 SW 36th Street
Miami, Florida 331553327

Thomson, Hazel
216 Gibbon Street
Berea, OH 44017-1526

Lot 12 & 13 Blk 24

Lot 7 thru 13 & 20 thru 26 Blk 33
Lot 14 thru 19 Blk 33

Lot 27 thru 32 Blk 33

Lot 2 Blk 1
Surfside

Surfside
Lot 11 thru 14 Blk 2
Lot 15 thru 18 & 21 thru 23 Blk 12
Lot 23 thru 26 Blk 1
Lot 11, 12, 21 & 22 Blk 23

Lot 8 thru 12 Blk 3

Lot 1 thru 3 Blk 9
Surfside

Surfside
Lot 7, 8 & 12 Blk 20

Surfside
Lot 1 Blk 15
Lot 1 thru 4 Blk 18

Lot 13 thru 16 Blk 9
Surfside

Surfside
Lot 14 & 15 Blk 10
Lot 5 thru 9 Blk 22

Lot 1 & 2 Blk 12
Surfside

Lot 31 & 32 Blk 12
Surfside

Lot 13 & 14 Blk 6

Lot 21 & 22 Blk 26

Lot 5 thru 7 Blk 31

Lot 28 thru 32 Blk 4
Surfside

1
-17-

Thompson, Fred L. Estate c/o Osborne Campbell P. O. Box 208 Mendham NJ 07945-0208	Surfside Lots 1 & 2 Blk 35 Lots 31 & 31 Blk 36
Vreeman, William G. 1601 Oak Street Sheldon, IA 51201-1354	Lots 1 & 2 Blk 14
Worsham, Marshall L. 7322 SW Fwy #1136 Houston, TX 77074	Lots 19 & 20 Blk 8
Westphal, Harold W. 1814 East D. Street North Platte, NE 69101-6616	Lots 9 & 10 Blk 11
Wilvohl, Anna E. 316 Alpine Village Drive Monroeville, PA 15146-3754	Lots 9 & 10 Blk 12
Warren, Harriette R. 3 Henry Street Hampton, VA 23369	Lots 19 & 20 Blk 12
Wilkinson, Richard & Scholnick T. J. & Johnson T. M. 108 Green Acres Drive Flora, IN 46929	Pinecrest Est Lot 6 Blk 16 Lots 7 & 8 Blk 16
Willmer, Kenneth & Diantha S. Trust 3326 8th Avenue West Seattle, WA 98119-1857	Lots 27 & 28 Blk 26
Witten, Cecilia M 8241 Westfield Drive Port Richey, Florida 34668	Surfside Lots 1 & 2 Blk 36
Wells, Raymond M. 1301 Aberdeen Avenue NE Renton, WA 98055	Lots 31 & 32 Blk 26
Watson, Laverne & Columbi 3709 Bahama Drive Mirama, Florida 33023-6511	Lots 13 thru 20 Blk 28
Waldman, Morris & Emanuel Claridge Drive #1 Verona, NJ 07044-3005	Surfside Lots 4 thru 7, 15, 16, 17 & 22 thru 29 Blk 2 Lots 6, 15 & 16 Blk 8 Lots 4 thru 6 & 11, 17, 18 & 23 thru 32 Blk Lots 5 thru 7 & 14 thru 28 Blk 5 Lots 1 thru 4 & 7, 9, 10, 23 & 25 thru 32 Blk 11 Lots 1 thru 4 & 15, 16 Blk 14 Lots 1 2 & 3 thru 14 & 17 thru 32 Blk 16 Lots 1, 7 thru 12 & 17 thru 20 & 32 Blk 24
Watson, Richard Trustee P. O. Box 2164 St. Augustine, Florida 32085-2164	Lots 1 thru 5 & 7 thru 14 & 17 thru 32 Blk Surfside Lots 1 thru 16 Blk 31
Ward P. G. 2907 Olga Place Jacksonville, Florida 32205-0835	Lots 10 thru 12 Blk 10 Surfside
Watson, Merle B. 603 Cinder Hill Binesville, GA 31313-3801	Lots 17 thru 19 Blk 14 Surfside

Zemel, Sylvan & Kaufman S. &
Nathan Zemel Trustees
16666 NE 19th Avenue
North Miami Beach, Florida 33162-3148

Lots 3 thru 12, 15 & 29 thru 32 Blk 1
Lots 1 thru 3 & 14 thru 27 Blk 4
Lots 1 thru 16 Blk 17
Lots 4, 7, 8, 13, 14 &
25 thru 30 Blk 12
Lots 4 thru 14 & 16 thru 32 Blk 15
Lots 13 & 16 thru 32 Blk 10
Lots 1 thru 4 & 7 thru 10 & 13 thru
20 & 23 thru 27, 31, 32 Blk 23
Lots 1 & 2 & 25 thru 32 Blk 24

County Forclosure
P. O. Drawer 349
St. Augustine, Florida 32085-0349

Surfside

Green, Alama V.
Hill, Richard
Hawk, Kathryn
Stockler, Estelle
Michnewitsch, J. E.
Wilson, D. M. Estate
Bennett, Mary
Johnson, Edward
Seitz, Walter M.
Fred,
Pitt, John H. Estate

Lots 13 & 14 Blk 1
Lot 1 Blk 2
Lot 2 Blk 2
Lot 3 Blk 2
Lot 12 Blk 9
Lot 13 Blk 13
Lots 4 & 5 Blk 17
Lots 3 & 4 Blk 22
Lot 6 Blk 23
Lots 3 & 4 Blk 27
Lots 15 & 16 Blk 28