

RESOLUTION #91- 84

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA MAKING FINDINGS, DETERMINING THAT AN AREA OF LAND CONSISTING OF A PART OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE SUBDIVISION KNOWN AS SURFSIDE AS RECORDED IN MAP BOOK 3, PAGE 93 OF THE SAID PUBLIC RECORDS, TOGETHER WITH AN UNPLATTED PART OF GOVERNMENT LOTS 4, 5, 6 AND 12 OF SECTION 16 AND AN UNPLATTED PART OF GOVERNMENT LOT 7 OF SECTION 17, ALL OF WHICH IS A PART OF TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED TO THIS RESOLUTION IS A BLIGHTED AREA AND DESIGNATING SUCH AREA AS APPROPRIATE FOR COMMUNITY REDEVELOPMENT.

BE IT RESOLVED this 14th day of May, 1991 by the Board of County Commissioners of St. Johns County, Florida as follows:

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

A. The lands described in Exhibit A attached to this resolution comprise an area in which there are one or more of the following factors which substantially impair or arrest the sound growth of St. Johns County and are 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.

B. The lands described in Exhibit A attached to this resolution are a blighted area as such term is defined in Florida Statute §163.340.

C. The lands described in Exhibit A attached to this resolution are designated as an area appropriate for community redevelopment.

D. The rehabilitation, conservation, or redevelopment, or a combination thereof, of the lands described in Exhibit A of this resolution is necessary in the interest of the public health, safety, morals, or welfare of the residents of St. Johns County; and

E. The lands described in Exhibit A attached to this resolution qualify as an eligible project under Part III Florida Statute Chapter 163.

F. The above findings are based, in part, upon the St. Johns County Community Redevelopment Study, dated October 15, 1990 prepared by Prosser, Hallock, and Kristoff, Inc.

Section 2. 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 3. This Resolution shall take effect immediately.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: J. L. Bishop  
Vice Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Amy B. Mulligan  
Deputy Clerk



## EXHIBIT A



FOR: COMMUNITY REDEVELOPMENT AGENCY

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A PART OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH THE SUBDIVISION KNOWN AS SURFSIDE AS RECORDED IN MAP BOOK 3, PAGE 93 OF THE SAID PUBLIC RECORDS, TOGETHER WITH AN UNPLATTED PART OF GOVERNMENT LOTS 4, 5, 6 AND 12 OF SECTION 16 AND AN UNPLATTED PART OF GOVERNMENT LOT 7 OF SECTION 17, ALL OF WHICH IS A PART OF TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 12 OF SECTION 16; THENCE NORTH  $89^{\circ} 54' 49''$  WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 12, SAID LINE ALSO BEING A NORTHERLY LINE OF MARSH LANDING AT SAWGRASS UNIT FOURTEEN AS RECORDED IN MAP BOOK 21, PAGES 51 THRU 57 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1338.28 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 16; THENCE NORTH  $01^{\circ} 21' 59''$  WEST ALONG SAID SECTION LINE, SAID LINE ALSO BEING A NORTHEASTERLY LINE OF LOT 2 OF SAID MARSH LANDING AT SAWGRASS UNIT FOURTEEN, A DISTANCE OF 59.26 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH  $89^{\circ} 16' 08''$  WEST ALONG THE NORTHERLY LINES OF LOTS 2 AND 1 OF SAID MARSH LANDING AT SAWGRASS UNIT FOURTEEN, SAID LINE ALSO BEING THE SOUTHERLY LINE AND ITS EASTERLY PROLONGATION OF SAID PINECREST ESTATES, A DISTANCE OF 670.81 FEET; THENCE NORTH  $00^{\circ} 00' 36''$  WEST ALONG THE WESTERLY LINE AND ITS SOUTHERLY PROLONGATION OF BLOCK 34 OF SAID PINECREST ESTATES, A DISTANCE OF 261.44 FEET TO THE NORTHEAST CORNER OF LOT 25 OF SAID BLOCK 34; THENCE NORTH  $89^{\circ} 04' 19''$  WEST ALONG THE NORTHERLY LINE OF LOT 25 AND LOT 9 OF SAID BLOCK 34, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 240.00 FEET TO THE SOUTHEAST CORNER OF LOT 26, BLOCK 35 OF SAID PINECREST ESTATES; THENCE NORTH  $00^{\circ} 00' 36''$  WEST ALONG THE EASTERLY LINE OF SAID BLOCK 35, A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 35; THENCE NORTH  $89^{\circ} 04' 19''$  WEST ALONG THE NORTHERLY LINE OF SAID BLOCK 35 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 240.00 FEET TO THE NORTHEAST CORNER OF BLOCK 36 OF SAID PINECREST ESTATES; THENCE NORTH  $00^{\circ} 00' 36''$  WEST ALONG THE EASTERLY LINE OF BLOCK 25 AND ITS SOUTHERLY PROLONGATION OF SAID PINECREST ESTATES, A DISTANCE OF 190.00 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID BLOCK 25; THENCE NORTH  $89^{\circ} 04' 19''$  WEST ALONG THE NORTHERLY LINE OF SAID LOT 22, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH  $00^{\circ} 00' 36''$  WEST ALONG THE EASTERLY LINES OF LOTS 4 THRU 10 OF SAID BLOCK 25, A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH  $89^{\circ} 04' 19''$  WEST ALONG THE NORTHERLY LINE OF SAID LOT 4 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 123.87 FEET TO THE WESTERLY LINE OF SAID PINECREST ESTATES; THENCE NORTH  $00^{\circ} 11' 52''$  WEST ALONG SAID WESTERLY LINE OF PINECREST ESTATES, A DISTANCE OF 1854.24 FEET TO THE NORTHWEST CORNER OF SAID PINECREST ESTATES; THENCE SOUTH  $89^{\circ} 08' 16''$  EAST ALONG THE



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NORTHERLY LINE OF SAID PINECREST ESTATES, A DISTANCE OF 1320.38 FEET TO THE NORTHEAST CORNER OF SAID PINECREST ESTATES; THENCE NORTH 89° 44' 15" EAST ALONG THE NORTHERLY LINE OF AFOREMENTIONED SURFSIDE, A DISTANCE OF 1320.79 FEET TO THE NORTHEAST CORNER OF SAID SURFSIDE; THENCE SOUTH 00° 13' 21" EAST ALONG THE EASTERLY LINE OF SAID SURFSIDE, A DISTANCE OF 114.48 FEET TO THE INTERSECTION WITH THE NORTHERLY LINE OF GOVERNMENT LOT 5 OF AFOREMENTIONED SECTION 16; THENCE NORTH 88° 44' 38" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 21.38 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 88° 44' 38" EAST ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 6 OF SAID SECTION 16, SAID LINE ALSO BEING THE NORTHERLY LINE OF A LIFT STATION PARCEL AS RECORDED IN OFFICIAL RECORDS VOLUME 675, PAGE 1474 OF THE SAID PUBLIC RECORDS, A DISTANCE OF 40.00 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LIFT STATION PARCEL THE FOLLOWING TWO COURSES: SOUTH 01° 16' 20" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88° 44' 38" WEST, A DISTANCE OF 40.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE SOUTH 01° 16' 20" EAST ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 5 AND THE EASTERLY LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 2569.70 FEET TO THE POINT OF BEGINNING. CONTAINING 158 ACRES MORE OR LESS.