

RESOLUTION 2000-146

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA; FINDING THE EXISTANCE OF SLUM AND BLIGHTED AREAS IN ST. JOHNS COUNTY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY UNDER THE PROVISIONS OF PART III, CHAPTER 163, FLORIDA STATUTES; DESIGNATING AND DEFINING THE WEST AUGUSTINE REDEVELOPMENT AREA; ESTABLISHING THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, there exist in the West Augustine area of St. Johns County a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes, unsanitary or unsafe conditions, deterioration of site and other improvements, blighted conditions, including illegal storage of unused vehicles and trash, a concentration of vacant, abandoned and dilapidated structures, and a general lack of community policing needed to maintain acceptable community standards of appearance, public health and safety; and

WHEREAS, there exists in the West Augustine area of St. Johns County a concentration of sub-standard residential housing and an inadequate supply of affordable housing for very low and low income, elderly or disabled persons; and

WHEREAS, a 1996 study conducted by the University of North Florida Center for Alcohol and Drug Abuse Prevention and Health Promotion identified 580 substandard houses in St. Johns County, of which 342 or 59 percent were located in West Augustine; and

WHEREAS, there are inadequate and unsanitary septic tank systems, and a lack of potable water sources in the West Augustine community, compounded by the absence of generally available public sanitary sewer and potable water infrastructure; and

WHEREAS, the street system of the West Augustine area is characterized by a predominance of defective or inadequate street layout and an unacceptable number of unpaved streets and streets in need of resurfacing; and

WHEREAS, the significant parts of the West Augustine area are subject to frequent flooding due to an inadequate storm water drainage system; and

WHEREAS, the unemployment rate in the West Augustine area is higher than the unemployment rate of St. Johns County as a whole, evidencing economic depression; and

WHEREAS, there is no established incentive for new business to locate, or existing businesses to remain, in the West Augustine area; and

WHEREAS, the general lack of public infrastructure acts as a disincentive to business activity which could produce or retain jobs in the West Augustine area; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the West Augustine Community Redevelopment Agency area, including the development of housing which residents of low or moderate income can afford, is necessary in the interest of the public health, safety, morals and welfare of the residents of the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, as follows:

1. The aforementioned recitals are hereby incorporated by reference and adopted as findings of fact.
2. There is a need for a community redevelopment agency to function in St. Johns County and to carry out the community redevelopment purposes stated herein.
3. There is created in accordance with Part III, Chapter 163, Florida Statutes, a "community redevelopment agency" to be known as the West Augustine Community Redevelopment Agency.
4. Consistent with the provisions of Chapter 163.357, Florida Statutes, the members of the Board of County Commissioners of St. Johns County shall be, and serve as, the Board of the West Augustine Community Redevelopment Agency.
5. The purposes of the West Augustine Community Redevelopment Agency shall include the planning and implementation of programs, projects and activities which:
 - a. Serve to eliminate and reduce blighted conditions;
 - b. Establish Community Policing to encourage compliance with established community standards and to enforce County Ordinances;
 - c. Support the creation and provision of affordable housing for very low and low income, elderly or disabled persons;
 - d. Provide and encourage the expansion of public sanitary sewer and water utilities;
 - e. Provide and support improvement of the roadway and storm water infrastructure;
 - f. Encourage and provide incentives for appropriate economic development;
 - g. Encourage and foster the development of activities which impact on culture and the quality of life.
6. To provide for and encourage involvement by a broad cross section of the West Augustine Community in the planning and implementation of programs, projects and activities of the West Augustine Community Redevelopment Agency, a volunteer Steering Committee shall be formed to provide guidance to County Staff and Consultants.

7. The West Augustine Community Redevelopment Agency shall be staffed by assigned members of the County Growth Management Services Department's Housing/Community Services Division or whichever Department or Division may be designated by the County Administrator acting for the Board of County Commissioners of St. Johns County.
8. On the earliest practical date, and not more than two years from the date upon which this resolution becomes effective, a comprehensive Community Redevelopment Plan shall be completed under the auspices of the West Augustine Community Redevelopment Agency and approved by its Board. This plan shall address each of the seven (7) purposes for which the West Augustine Community Redevelopment Agency is established, as reflected in paragraph 5. above. The Community Redevelopment Plan may be completed in sections, based on the availability of funding for specific planning activities. Such plan shall also comply with all applicable provisions of Part III, Chapter 163.
9. The West Augustine Community Redevelopment Agency is specifically intended to aggressively pursue grants and other funding resources, form private sector partnerships, and encourage investor participation in order to maximize the effectiveness of St. Johns County tax revenues directed to the purposes of the Agency.
10. The geographic area included in the West Augustine Community Redevelopment Agency is officially established on the basis of the map attached to this resolution and designated as "Exhibit A". This area is generally described as bounded on the east by the City of St. Augustine City Limits, on the south by State Road 207, on the west by Holmes Boulevard (but including the Florida Memorial College property west of Holmes Boulevard) and on the north by Ravenswood Drive and Pacific Boulevard.
11. The County Administrator is encouraged to exercise his or her authority to grant exceptions to the extent available under the Land Development Code in order to effectuate the goals of the West Augustine Community Redevelopment Agency.
12. This Resolution shall take effect immediately upon passage by the Board of County Commissioners of St. Johns County.

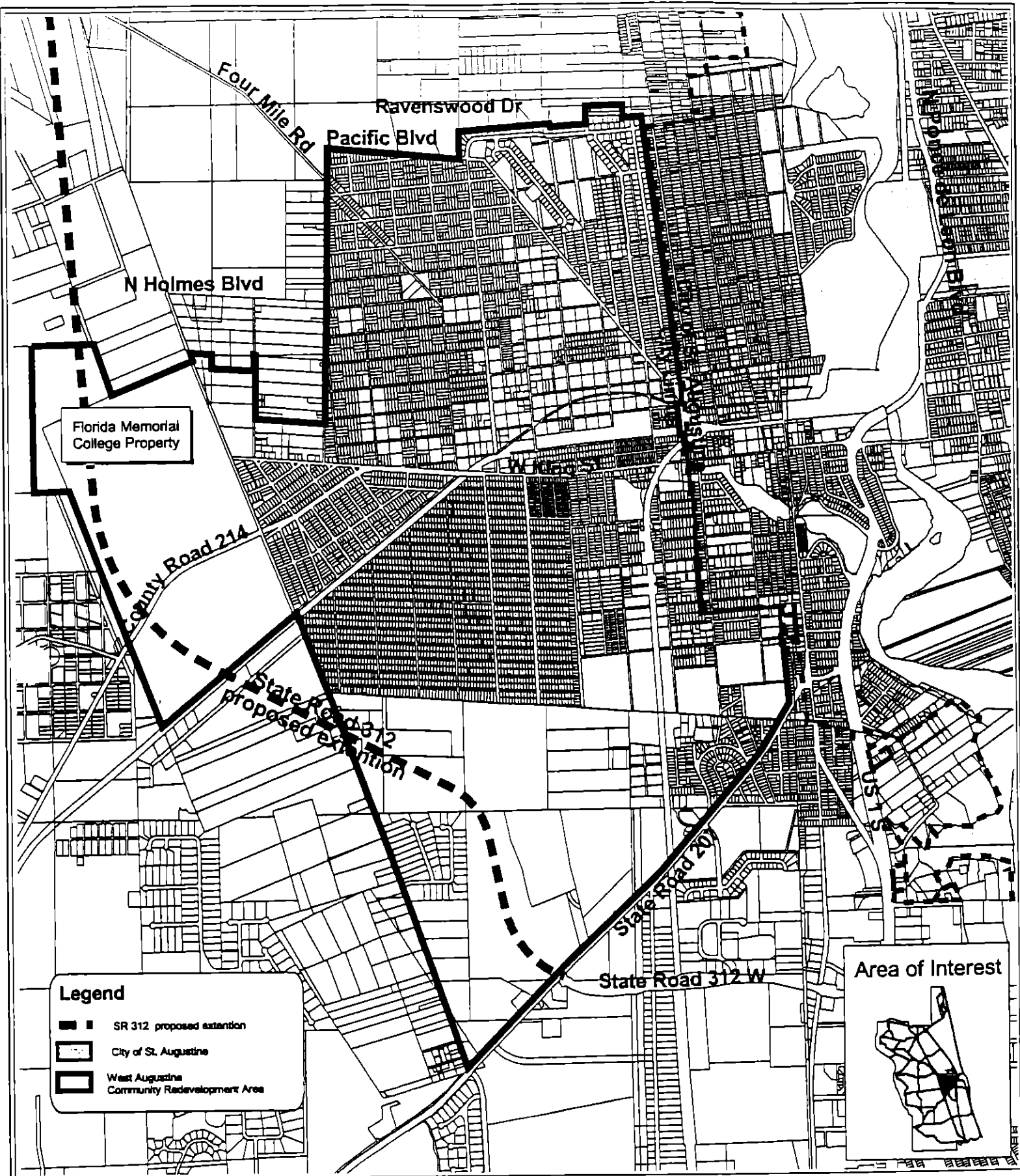
PASSED AND ADOPTED this 26th day of September, 2000.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia Lopez Deputy Clerk



Legend





-  SR 312 proposed extension
-  Northern extension
-  City of St. Augustine
-  West Augustine Community Redevelopment Area

Exhibit A

West Augustine Community Redevelopment Area

Disclaimer:
This map is for estimate purposes only and should not be used for making final site specific land use decisions. Data provided are derived from multiple sources with varying levels of accuracy.



THE ST. AUGUSTINE RECORD

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **Linda Y. Murray**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a

NOTICE OF MEETING

in the matter of

WEST AUGUSTINE REDEVELOPMENT AGENCY

in the Court, was published in said newspaper in the issues of

SEPTEMBER 11, 2000

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **11TH** day of **SEPTEMBER** 2000,

by *Linda Y. Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss

(Signature of Notary Public)

Zoe Ann Moss

COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED RESOLUTION
NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 26th day of September, 2000 at 9:00 a.m. in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, will consider passage of the following Resolution:

RESOLUTION NUMBER: 00-
RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF THE ST. JOHNS COUNTY, FLORIDA; FINDING THE EXISTANCE OF SLUM AND BLIGHTED AREAS IN ST. JOHNS COUNTY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY UNDER THE PROVISIONS OF PART III, CHAPTER 163, FLORIDA STATUTES; DESIGNATING AND DEFINING THE WEST AUGUSTINE REDEVELOPMENT AREA; ESTABLISHING THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

Location: A portion of Sections 24, 25, 41, 43 & 45, Township 7 South, Range 22 East, St. Johns County, Florida, see map depicting general location in attached Exhibit A.

The file concerning the West Augustine Community Redevelopment Agency is maintained in the Growth Management Services, Planning Division, County Administration Building, St. Augustine, Florida, and may be examined by interested parties prior to said public hearings, and all interested parties shall be granted an opportunity to be heard at said public hearing. This notice is in compliance with all notification procedures, pursuant to Section 163.346, Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact ADA Coordinator at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer, St. Augustine, Florida, 32095.

If a person decides to appeal any decision made with respect to any matter considered at the hearing, such person will need a record of the proceedings and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The record and file of this case is available for review by the public in the Growth Management Services Department, Planning Division and/or office of the clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**
By Cheryl Strickland, Its Clerk
L2566 Sept. 11, 2000

