

RESOLUTION 2002- 184

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA; SAID RESOLUTION BEING SUPPORTED BY DATA AND ANALYSIS; THE FINDING OF THE EXISTENCE OF SLUM AND BLIGHTED AREAS IN ST. JOHNS COUNTY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, FLORIDA STATUTES; DESIGNATING AND DEFINING THE VILANO BEACH REDEVELOPMENT AREA; THE BOARD MAKING A LEGISLATIVE FINDING THAT CONDITIONS IN THE VILANO BEACH AREA MEET CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), FLORIDA STATUTES; ESTABLISHING THE VILANO BEACH REDEVELOPMENT AREA; AND PROVIDING AN EFFECTIVE DATE.

RECITALS:

WHEREAS, St. Johns County, Florida, has retained Strategic Development Initiatives, Inc., a consulting firm specializing and experienced in community redevelopment, to prepare a 'Finding of Necessity' report with respect to the Vilano Beach Community Redevelopment Area; and

WHEREAS, in accordance with Section 163.355, Florida Statutes (2002), this Resolution is supported by data and analysis gathered and presented by Strategic Development Initiatives, Inc. in its 'Finding of Necessity' report dated June 2002; and

WHEREAS, the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 163.355, Florida Statutes (2002), hereby makes a legislative finding that the conditions in Vilano Beach meet the criteria described in Section 163.340(7) or (8), Florida Statutes (2002), as stated herein; and

WHEREAS, there exists in the Vilano Beach area of St. Johns County a substantial number of slum areas, a predominance of buildings, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age or obsolescence and the existence of conditions which endanger life or property by fire or other causes, blighted conditions including deteriorating structures and conditions leading to economic distress and which endanger life or property; and

WHEREAS, there exists in Vilano Beach the predominance of defective and inadequate street layout, parking facilities, roadways and infrastructure such as unpaved streets contributing to drainage problems, inadequate and unpaved parking facilities contributing to dangerous parking conditions, and inadequate stormwater drainage system creating potential health hazards; and

WHEREAS, unsafe and unsanitary conditions exist in Vilano Beach, such as accumulated trash in vacant lots, dilapidated buildings, signs, and other structures contributing to visual blight, fire hazards, and endangerment to public safety; and

WHEREAS, outdated building density patterns exist in Vilano Beach as well as faulty lot layout in relating to size, adequacy, accessibility or usefulness, such as mobile homes and outbuildings crowded onto lots; and

WHEREAS, the visual blight and unsafe conditions existing in Vilano Beach result in economic distress, endanger life or property, and deter sound future growth and development and result in a declining tax base; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Vilano Beach area is necessary in the interest of public health, safety, morals, or welfare of the residents of St. Johns County.

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

1. The above 'Whereas' clauses are hereby accepted as findings of fact and incorporated by reference herein.
2. This Resolution is supported by data and analysis and the Board makes a legislative finding of fact that the conditions in Vilano Beach meet the criteria described in Section 163.340(7) or (8), Florida Statutes (2002). The Board adopts the 'Findings of Necessity' report pertaining to the Vilano Beach Redevelopment Area.
3. In accordance with Section 163.356, Florida Statutes (2002), it is hereby resolved that there is a need for a community redevelopment area for the Vilano Beach area of St. Johns County.
4. The purposes of the Vilano Beach Community Redevelopment Area shall include but shall not be limited to the planning and implementation of programs, projects and activities which:
  - a. Serve to reduce and eliminate blighted conditions;
  - b. Provide and support improvement of the roadways and stormwater infrastructure;
  - c. Eliminate visual blight, fire hazards, and conditions which endanger public safety;
  - d. Improve building density patterns and lot layout;
  - e. Encourage and provide incentives for appropriate economic development.
5. To provide for and encourage involvement by Vilano Beach residents in the planning and implementation of programs, projects and activities of the Vilano

Beach Community Redevelopment Area, a volunteer Steering Committee may be formed to provide guidance to County Staff and Consultants.

6. The geographic area included in the Vilano Beach Community Redevelopment Area is officially established on the basis of the Legal Description attached to this Resolution and designated as "Exhibit A." This area is depicted in the map attached hereto as "Exhibit B."
7. This Resolution shall take effect immediately upon passage by the Board of County Commissioners of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17<sup>th</sup> day of September, 2002.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia DeGrande  
Deputy Clerk

RENDITION DATE 9-20-02

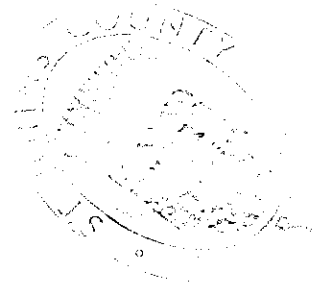


EXHIBIT A

AUGUST 26, 2002

PROPOSED VILANO BEACH CRA

ALL OF SURFSIDE UNIT A AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPT LOTS 13 THROUGH 25 OF BLOCK E.

TOGETHER WITH:

THOSE PARCELS OF LAND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF GARDNER AVENUE AND ON THE EAST, WEST AND SOUTH BY SURFSIDE UNIT A AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF SEASIDE CAPERS SUBDIVISION RECORDED IN MAP BOOK 13, PAGES 109 & 110 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

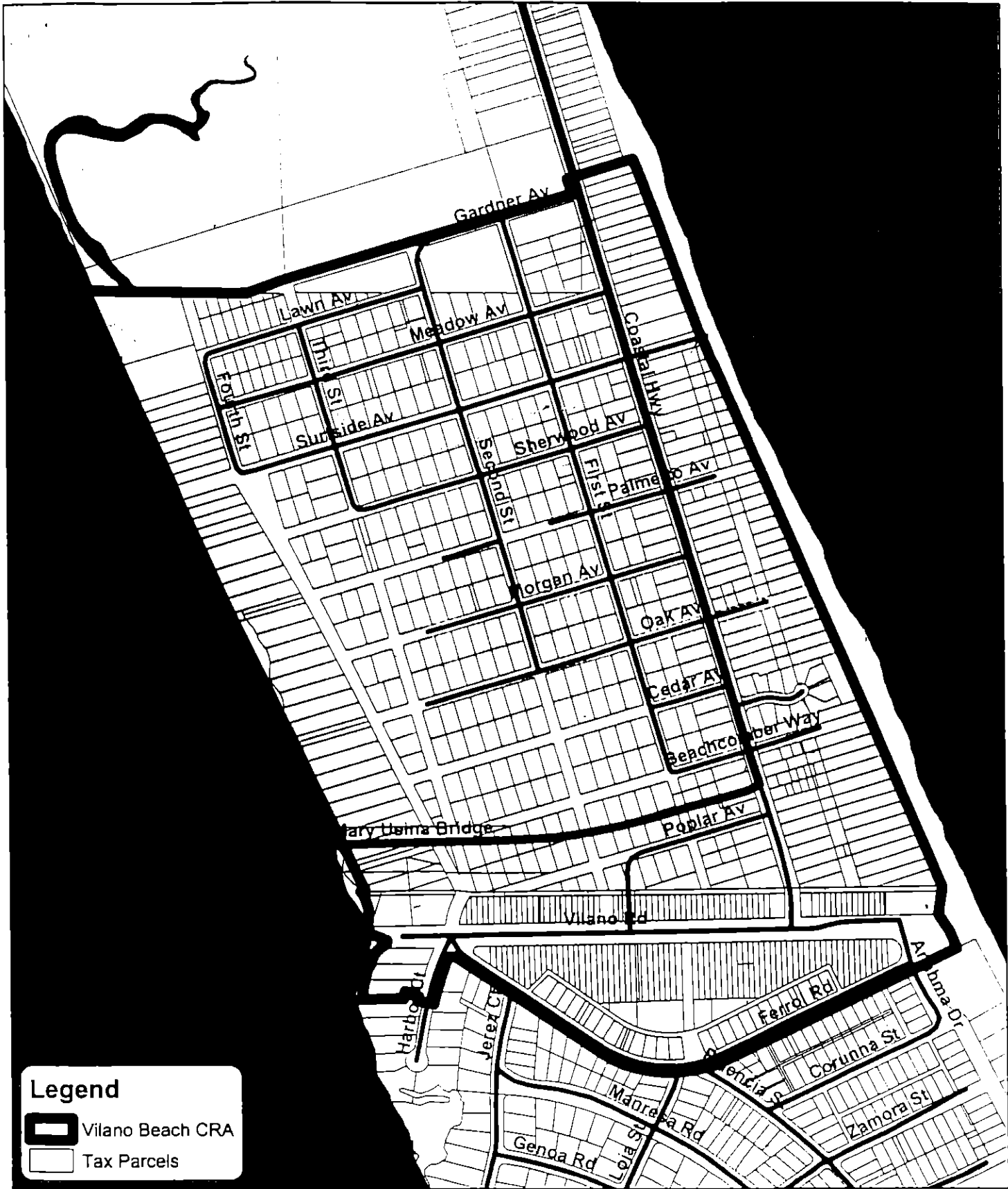
ALL OF VILANO BEACH SUBDIVISION RECORDED IN MAP BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPT THOSE LOTS LOCATED TO THE SOUTH OF FERROL ROAD.

TOGETHER WITH:

LOTS 1, 2 AND 3 BLOCK 25, VILANO BEACH SUBDIVISION RECORDED IN MAP BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT: A PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 783 PAGE 755 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

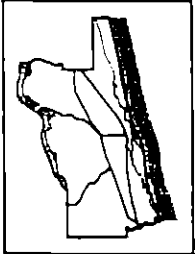
TOGETHER WITH:

ALL OF VILANO BEACH AMMENDED SUBDIVISION RECORDED IN MAP BOOK 7, PAGE 10 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



**Legend**

-  Vilano Beach CRA
-  Tax Parcels



Map Prepared on September 4th, 2002 by:  
 The St. Johns County GIS Division  
[www.co.stjohns.fl.us/bcc/publicworks/gis](http://www.co.stjohns.fl.us/bcc/publicworks/gis)  
 Phone: 904.623.2632.

**Disclaimer:** This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

# VILANO BEACH COMMUNITY REDEVELOPMENT AREA

**EXHIBIT B**