

See gravity

RESOLUTION NO. 2013-01

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA; SAID RESOLUTION BEING SUPPORTED BY DATA AND ANALYSIS; FINDING THE EXISTENCE OF SLUM AND BLIGHTED AREAS IN ST. AUGUSTINE; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, FLORIDA STATUTES; DESIGNATING AND DEFINING THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA; THE COMMISSION MAKING A LEGISLATIVE FINDING THAT CONDITIONS IN THE LINCOLNVILLE AREA MEET CERTAIN CRITERIA DESCRIBED IN SECTION 163.340(7) AND (8), FLORIDA STATUTES; INCORPORATING THE BOUNDARIES OF THE LINCOLNVILLE COMMUNITY REDEVELOPMENT AREA INTO THE CITY OF ST. AUGUSTINE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lincolnville neighborhood is an integral part of the greater City of St. Augustine, Florida community and many of Lincolnville's residents and business persons work tirelessly to contribute to the overall productivity, welfare and significance of our nation's oldest city; and

WHEREAS, the City of St. Augustine has retained Prosser Hallock, Inc., a consulting firm specializing and experienced in community redevelopment, to prepare a Finding of Necessity with respect to the Lincolnville Community Redevelopment Area; and

WHEREAS, in accordance with section 163.355, Florida Statutes (2012), this a Resolution is supported by data and analysis gathered and presented by Prosser Hallock, Inc. in its Finding of Necessity dated December 2012; and

WHEREAS, there exists in the Lincolnville area of St. Augustine faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site and other improvements, blighted conditions, a predominance of defective or inadequate street layout, and a concentration of abandoned and dilapidated structures that impair acceptable community standards of appearance, public health and safety; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the Lincolnville Community Redevelopment 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 City; and

WHEREAS, the existing Community Redevelopment Agency established in Ordinance No. 2000-45 contains only the boundaries of the Historic Area Transportation and Parking Community Redevelopment Area; and

WHEREAS, the City Commission finds it more efficient to incorporate into the existing Community Redevelopment Agency the boundaries of the Lincolnville Community Redevelopment Area; and

WHEREAS, the City Commission of the City of St. Augustine, in accordance with section 163.355, Florida Statutes (2012), hereby makes a legislative finding that the conditions in Lincolnville meet the criteria described in section 163.340(7) or (8), Florida Statutes (2012), as stated herein; and

WHEREAS, in accordance with applicable provisions of section 163, Part III, Florida Statutes, proper and timely notice has been given to the public notifying them of this Finding of

Necessity Resolution and of the public hearing for its consideration, and said public hearing was held pursuant to the published notice described.

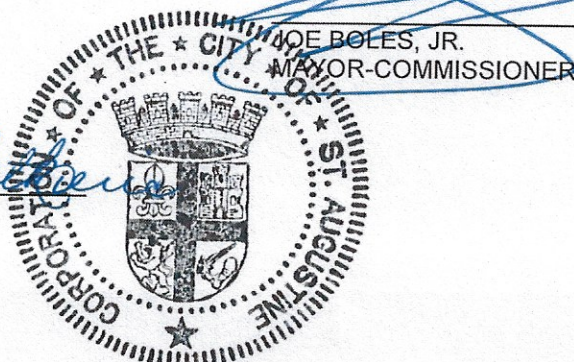
NOW THEREFORE, be it resolved by the City Commission of the City of St. Augustine, Florida, as follows:

1. The aforementioned recitals are hereby incorporated by reference and adopted as findings of fact.
2. The geographic area included in the Lincolnville Community Redevelopment Area is officially established on the basis of the map ("Exhibit A") and legal description ("Exhibit B") attached to this Resolution.
3. This Resolution is supported by data and analysis and the Commission makes a legislative finding of fact that the conditions in Lincolnville meet certain criteria described in section 163.340(7) and (8), Florida Statutes (2012). The Commission adopts the Finding of Necessity dated December 2012.
4. In accordance with section 163.356, Florida Statutes (2012), it is hereby found that there is a need for a community redevelopment area for the Lincolnville area of the City of St. Augustine.
5. Consistent with the provisions of Chapter 163.357, Florida Statutes, the members of the City Commission of the City of St. Augustine shall continue to serve as the City of St. Augustine Community Redevelopment Agency.
6. Pursuant to the powers granted under and, in accordance with, section 163.357, Florida Statutes, and any other applicable sections of Chapter 163, Part III, Florida Statutes, as amended, the Commission hereby incorporates into the City of St. Augustine Community Redevelopment Agency the boundaries of the Lincolnville Community Redevelopment Area.
7. On the earliest practical date, and not more than one year from the date upon which this Finding of Necessity Resolution becomes effective, a comprehensive Community Redevelopment Plan shall be completed and approved by the Community Redevelopment Agency. This Redevelopment Plan shall address each of the purposes for which the Lincolnville Community Redevelopment Area was established and shall also comply with all applicable provisions of Chapter 163, Part III, Florida Statutes.
8. This Finding of Necessity Resolution shall take effect immediately upon passage by the City Commission of St. Augustine.

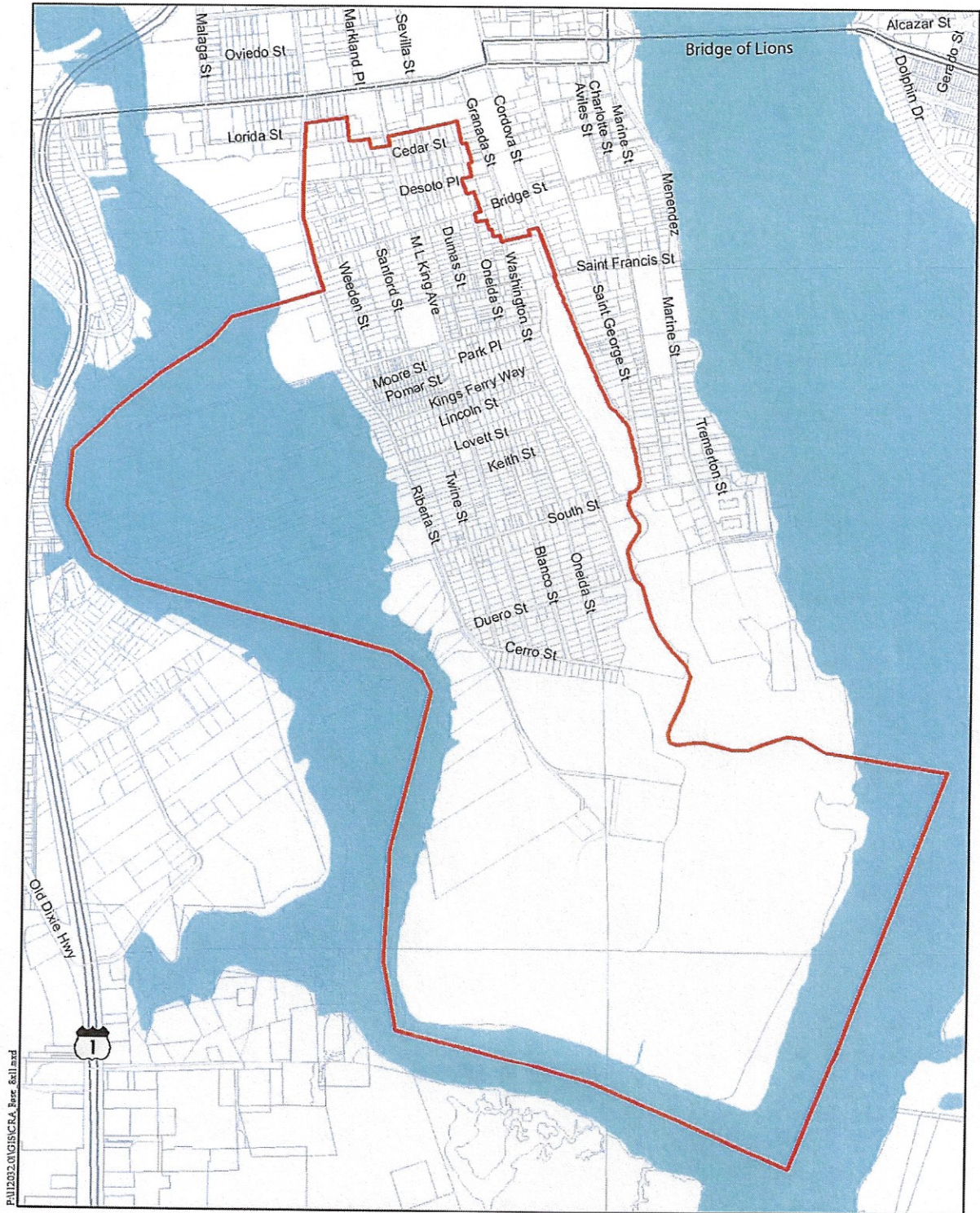
PASSED in Regular Session of the City Commission of the City of St. Augustine, Florida, held on the 11th day of February, 2013.

ATTEST:


ALISON RATKOVIC
CITY CLERK



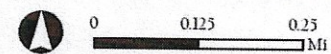
"EXHIBIT A"



Lincolnville Finding of Necessity
Figure 2

December 20, 2012

Source: City of St. Augustine, Prosser Hallock



Prosser Hallock

Project No. 112052.01



Exhibit "B"

A PORTION OF SECTIONS 18, 19, 20, 29 AND 30 OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY EXTENSION OF THE SOUTH LINE OF MARSH LOT 28 WEST OF RIBERIA STREET, ACCORDING TO THE OFFICIAL 1923 MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE PUBLIC RECORDS OF SAID COUNTY, INTERSECTS WITH THE CENTERLINE OF THE SAN SEBASTIAN RIVER; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 28 AND ITS WESTERLY AND EASTERLY EXTENSIONS THEREOF, TO THE EAST RIGHT OF WAY OF RIBERIA STREET; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF RIBERIA STREET, TO THE NORTHWEST CORNER OF LOT 7, BLOCK 46-C, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 7 THROUGH 12, INCLUSIVE, OF SAID BLOCK 46-C, TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 12 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF LA QUINTA PLACE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF LA QUINTA PLACE, TO THE NORTHWEST CORNER OF LOT 2, BLOCK 46-B, SUBDIVISION OF ESTATE OF JAMES L. COLEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 2, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 2 AND ITS EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE; THENCE NORTHERLY, ALONG SAID EAST RIGHT OF WAY OF MARTIN LUTHER KING AVENUE, TO THE NORTHWEST CORNER OF LOT 15, BLOCK 46-A, ACCORDING TO SAID OFFICIAL CITY MAP, THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 15, 16, 1, 2, 3 AND 4, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 4 AND ITS SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT OF WAY OF CEDAR STREET; THENCE EASTERLY, ALONG SAID SOUTH RIGHT OF WAY OF CEDAR STREET, TO THE NORTHEAST CORNER OF LOT 13, BLOCK 46-J, BURT SUBDIVISION, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 13, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 13, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 7 FEET OF LOT 8, OF SAID BLOCK 46-J; THENCE SOUTHERLY ALONG SAID WEST LINE OF THE EAST 7 FEET OF LOT 8, TO THE NORTH RIGHT OF WAY OF DESOTO PLACE; THENCE WESTERLY, ALONG THE NORTH RIGHT OF WAY OF SAID DESOTO PLACE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 14, BLOCK 46-F, OF SAID BURT SUBDIVISION; THENCE SOUTHERLY, ALONG SAID WEST LINE OF SAID LOT 14 AND ITS NORTHERLY EXTENSION THEREOF, TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 46-F; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 9, TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 9 AND ITS SOUTHERLY EXTENSION THEREOF TO THE SOUTH RIGHT OF WAY OF BRIDGE STREET; THENCE WESTERLY, ALONG SAID SOUTH RIGHT OF WAY OF BRIDGE STREET TO THE EAST RIGHT OF WAY OF ONEIDA STREET; THENCE SOUTHERLY, ALONG SAID EAST RIGHT OF WAY OF ONEIDA STREET, TO THE SOUTHWEST CORNER OF LOT 1, BLOCK K, DUMAS TRACT, ACCORDING TO SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE INTERSECTION WITH THE WEST LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 454, PAGE 63 THROUGH 65 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 454, TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463, PAGE 37, OF SAID PUBLIC RECORDS; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 463 TO THE NORTH LINE OF THAT PROPERTY DESCRIBED IN DEED BOOK 163, PAGE 474, OF SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTHEAST CORNER OF SAID PROPERTY DESCRIBED IN DEED BOOK 163; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PROPERTY DESCRIBED IN DEED BOOK 163, TO THE NORTH LINE OF LOT 4, OF SAID BLOCK K; THENCE EASTERLY, ALONG SAID NORTH LINE OF LOT 4, TO THE WEST RIGHT OF WAY OF WASHINGTON STREET; THENCE SOUTHERLY, ALONG SAID WEST RIGHT OF WAY OF WASHINGTON STREET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK 38-A, ACCORDING TO THE SAID OFFICIAL CITY MAP; THENCE EASTERLY, ALONG SAID SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LOT 21 OF SAID BLOCK 38-A; THENCE NORTHERLY, ALONG SAID WEST LINE OF LOT 21, TO THE NORTHWEST CORNER OF SAID LOT 21, THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 21, TO THE WEST RIGHT OF WAY OF CORDOVA STREET; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF CORDOVA STREET TO THE WEST RIGHT OF WAY OF ST. GEORGE STREET; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF ST. GEORGE STREET TO THE NORTH RIGHT OF WAY OF SOUTH STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY OF SOUTH STREET TO THE INTERSECTION WITH THE CENTERLINE OF MARIA SANCHEZ CREEK; THENCE SOUTHERLY ALONG THE CENTERLINE OF MARIA SANCHEZ CREEK TO THE INTERSECTION WITH THE CENTERLINE OF THE MATANZAS RIVER; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE MATANZAS RIVER TO THE INTERSECTION WITH THE CENTERLINE WITH THE SAN SEBASTIAN RIVER; THENCE NORTHERLY ALONG THE CENTERLINE OF THE SAN SEBASTIAN RIVER TO THE POINT OF BEGINNING.