

RESOLUTION# 2009-06

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT CONDITIONS IN AN AREA OF THE CITY; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING THE NEED FOR THE EXPANSION OF A COMMUNITY REDEVELOPMENT AREA FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a study has been done of the conditions in that part of the City of Port St Joe, Florida and referred to herein as the "City" as more particularly described in Exhibit "A" (such area being herein referred to as the "Expansion Area"); and

WHEREAS, it is the intent of the City Commission to include the Expansion Area within the boundaries and areas currently identified as the Redevelopment Area whose redevelopment activities are managed by the existing Port St. Joe Redevelopment Agency; and

WHEREAS, the results of the study have been presented to the City Commission of the City for its consideration and included in the public record; and

WHEREAS, after having considered the study's determinations and the facts and evidence of conditions in the Expansion Area and has received and considered such other evidence of the conditions in the Expansion Area as have been presented to it, the City Commission has determined that certain actions are appropriate and necessary and should be taken to address the conditions now present and expected to be present in the Expansion Area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PORT ST. JOE , FLORIDA:

Section I. Findings of Conditions. Based upon the evidence, data, and facts presented it, the City Commission does hereby find:

- a) Conditions are present in that area of the City described in Exhibit "A" attached hereto (such area being referred to herein as the "Expansion Area") in which there are a substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property; and
- b) A predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities exists within the Expansion Area; and
- c) Faulty layout in relation to size adequacy, accessibility and usefulness exists within the Expansion Area; and
- d) Unsanitary and unsafe conditions exist within the Expansion Area; and
- e) Deterioration of site or other improvement exist within the Expansion Area; and
- f) Inadequate and outdated building density patterns exist within the Expansion Area; and
- g) An incidence of residential and commercial vacancy rates exists that are higher in the Expansion Area than in the remainder of the county; and
- h) A higher incidence of crime exists in the Expansion Area than in the remainder of the county; and
- i) A greater number of violations of the Florida Building Code exists in the Expansion Area than the number of violations recorded in the remainder of the county; and
- j) A diversity of parcel ownership exists with the Expansion Area.

Section 2. Finding of Necessity. The City Commission does hereby expressly find that the rehabilitation, conservation or redevelopment or a combination thereof, of the Expansion Area is necessary and in the interest of the public health, safety, and welfare of the residents of the City.

Section 3- Expansion of Community Redevelopment Area. Based on the facts presented to it and contained in the public record, in particular the Finding of Necessity Study Report (Findings Report) November, 2008, the City Commission does hereby find the Expansion Area contains conditions of blight as defined in Section 163.340, Florida Statutes(2005), and that such area constitutes a community redevelopment area as defined in Section 163.340 (10), Florida Statutes(2005).

Section 4. Community Redevelopment Agency. The City Commission does hereby expressly find that there is a need for community redevelopment agency to carry out community redevelopment as contemplated by Part III, Chapter 163, Florida Statutes, to further, cause, promote and encourage rehabilitation, conservation and redevelopment within the community redevelopment area defined in such resolution. The existing Port St Joe Redevelopment Agency shall be responsible for carrying out community redevelopment in the Expansion Area described in this resolution.

Section 5. Effective Date. This resolution shall take effect immediately upon its approval.

ADOPTED THIS 3rd DAY OF March, 2009.

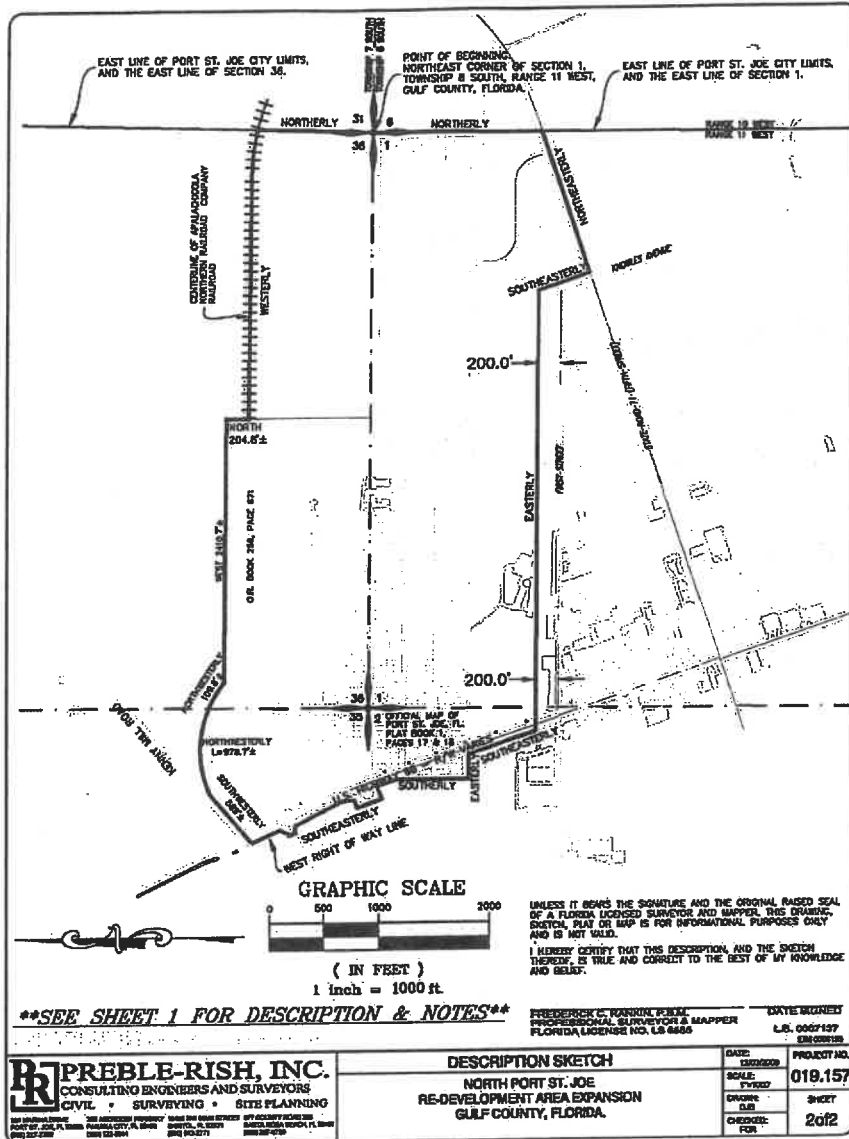
By,

Attest:


Pauline Pendarvis, City Clerk


Honorable Melvin Medgison, Mayor

Exhibit A



PREBLE-RISH, INC.
CONSULTING ENGINEERS AND SURVEYORS
CIVIL • SURVEYING • SITE PLANNING

200 W. BAYVIEW DRIVE
PORT ST. JOE, FL 32057
PHONE: 904-237-2200
FAX: 904-237-2201

200 W. BAYVIEW DRIVE
PORT ST. JOE, FL 32057
PHONE: 904-237-2200
FAX: 904-237-2201

DESCRIPTION SKETCH
NORTH PORT ST. JOE
RE-DEVELOPMENT AREA EXPANSION
GULF COUNTY, FLORIDA.

DATE	01/20/00	PROJECT NO.	019.157
SCALE	1"=1000'	DRAWN	SKC
ENGINEER	FR	CHECKED	FR