

CITY OF PORT ST. JOE, FLORIDA

RESOLUTION NO. 2010-01

A RESOLUTION RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; APPROVING AN AMENDMENT TO A COMMUNITY REDEVELOPMENT PLAN; AUTHORIZING AND DIRECTING THE AGENCY TO IMPLEMENT THE PLAN AS AMENDED; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 13, 1989, the City Commission adopted Resolution No 579, which found the existence of one or more blighted areas in the corporate limits of the City of Port St. Joe Florida; (such area(s) referred to hereinafter as the "Area"); and

WHEREAS, on November 6, 1990, the City Commission adopted Ordinance No. 198 which created the Port St. Joe Redevelopment Agency (the "Agency") and authorized and directed the Agency to undertake community redevelopment pursuant to Part III, Chapter 163, Florida Statutes (the "Redevelopment Act") in the Area; and

WHEREAS, in accordance with the Redevelopment Act, a plan for the redevelopment of the Area was prepared and reviewed in accordance with Redevelopment Act; and

WHEREAS, on December 28, 1990, the City Commission, as the governing body of the City, approved a community redevelopment plan for the Area in accordance with the Redevelopment Act (the "Original Plan"); and

WHEREAS, on March 3, 2009, the City Commission adopted Resolution No 09-06, which found certain conditions in an area described in that resolution ("Expansion Area"), found the need for rehabilitation, conservation or redevelopment, or a combination thereof, in the Expansion Area, and that the Expansion Area constituted a community redevelopment area as defined in §163.340(10), Florida Statutes (2006) and should be added to the Enlarged Area; and

WHEREAS, a plan for redevelopment of the Expansion Area, which plan is known and referred to as the Port St Joe Redevelopment Agency - Redevelopment Plan ("Expansion Plan") dated July 2009, has been prepared; and

WHEREAS, the Expansion Plan was referred by the Agency to the City's local planning agency, which agency reviewed the Expansion Plan for consistency with the City's comprehensive plan.

WHEREAS, the Agency has considered the proposed Expansion Plan and the local planning agency's comments and has recommended to the City Commission that the proposed Expansion Plan be approved; and

WHEREAS, the City Commission has held a public hearing after notice to the public and to each taxing authority as provided in the Redevelopment Act concerning the proposed Expansion Plan;

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

Section 1. Findings. The City Commission does hereby find, after the public hearing concerning the proposed Expansion Plan (the "Plan Amendment") a copy of which is attached hereto as Exhibit "A", that the Plan Amendment:

(a) Conforms to the comprehensive plan for the municipality under the Local Government Comprehensive Planning and Land Development Regulation Act.

(b) Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provides for the development of affordable housing in the Expansion Area, or states the reasons for not addressing the development of affordable housing in the Expansion Area.

Section 2. Additional Findings. The City Commission does hereby find that with respect to the Plan Amendment:

(a) A feasible method exists in the Plan Amendment for the location of any families who will be displaced from the Expansion Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

(b) The Plan Amendment conforms to the general plan of the municipality as a whole;

(c) The Plan Amendment gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Area;


(d) The Plan Amendment will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Area by private enterprise.

Section 3. Plan Amendment Implementation. The Agency is hereby authorized and directed to proceed with the implementation of the Plan Amendment.

Section 4. Effective Date. This resolution shall take effect immediately upon its approval.

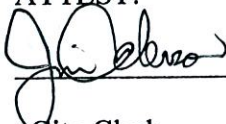
DULY PASSED AND ENACTED THIS 2 DAY OF March 2010.

CITY COMMISSION
CITY OF PORT ST. JOE, FLORIDA




Mel Magidson, Mayor

ATTEST:



, City Clerk

APPROVED AS TO FORM



, City Attorney