

RESOLUTION NO. 2022-478

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING PARCEL NUMBERS 135950-1850, 135960-0000, AND 135940-0000 LOCATED AT 1850B STATE ROAD 207 AND 0 WILDWOOD DRIVE IN UNINCORPORATED ST. JOHNS COUNTY AS A BROWNFIELD AREA AS AUTHORIZED UNDER THE FLORIDA BROWNFIELDS REDEVELOPMENT ACT, SECTIONS 376.77 – 376.85, FLORIDA STATUTES FOR ENVIRONMENTAL REHABILITATION AND AFFORDABLE HOUSING; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Victoria Crossing Apartments, LP (“Owner”) owns parcel numbers 135950-1850, 135960-0000, and 135940-0000, located at 1850B State Road 207 and 0 Wildwood Drive in unincorporated St. Johns County (the “Property”), a map delineating the parcels is attached hereto as Exhibit A; and

WHEREAS, Owner is requesting the Board of County Commissioners adopt a resolution designating the Property a Brownfield Area as authorized under the Florida Brownfields Redevelopment Act, Sections 376.77 – 376.85, Florida Statutes; and

WHEREAS, Owner has indicated it meets the designation criteria of Section 376.80(2)(c), Florida Statutes and has agreed to rehabilitate and redevelop the Property as necessary; and

WHEREAS, Owner is redeveloping the Property into an affordable housing development known as Victoria Crossings; and

WHEREAS, the redevelopment of the Property for affordable housing is consistent with the St. Johns County Comprehensive Plan and is a permissible use under the land development code; and

WHEREAS, Owner has sufficient resources to implement and complete site rehabilitation and redevelopment; and

WHEREAS, Owner is pursuing the brownfield designation to benefit from the state of Florida’s tax exemption benefits for the development of affordable housing within a brownfield area; and

WHEREAS, Owner and County have complied with the procedures, designation criteria, and noticing required by Section 376.80, Florida Statutes.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:


Section 1. The Board of County Commissioners finds that the above recitals are true and correct and are adopted as findings of fact.

Section 2. For the purpose of the Florida Brownfields Redevelopment Act, Sections 376.77 – 376.85, Florida Statutes, the Property is hereby designated a Brownfield Area. This area shall be known as the “Victoria Crossing Redevelopment Area.” This designation shall not, however, render the County liable for the cost of any required site rehabilitation or source removal, as those terms are defined in Sections 376.79(17) and (18), Florida Statutes, or as a property owner, if the County hereafter acquires any realty within the designation area.

Section 3. This resolution shall be effective upon its adoption by the Board.

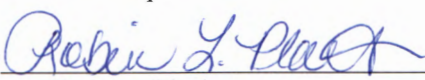
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 20th day of December, 2022.

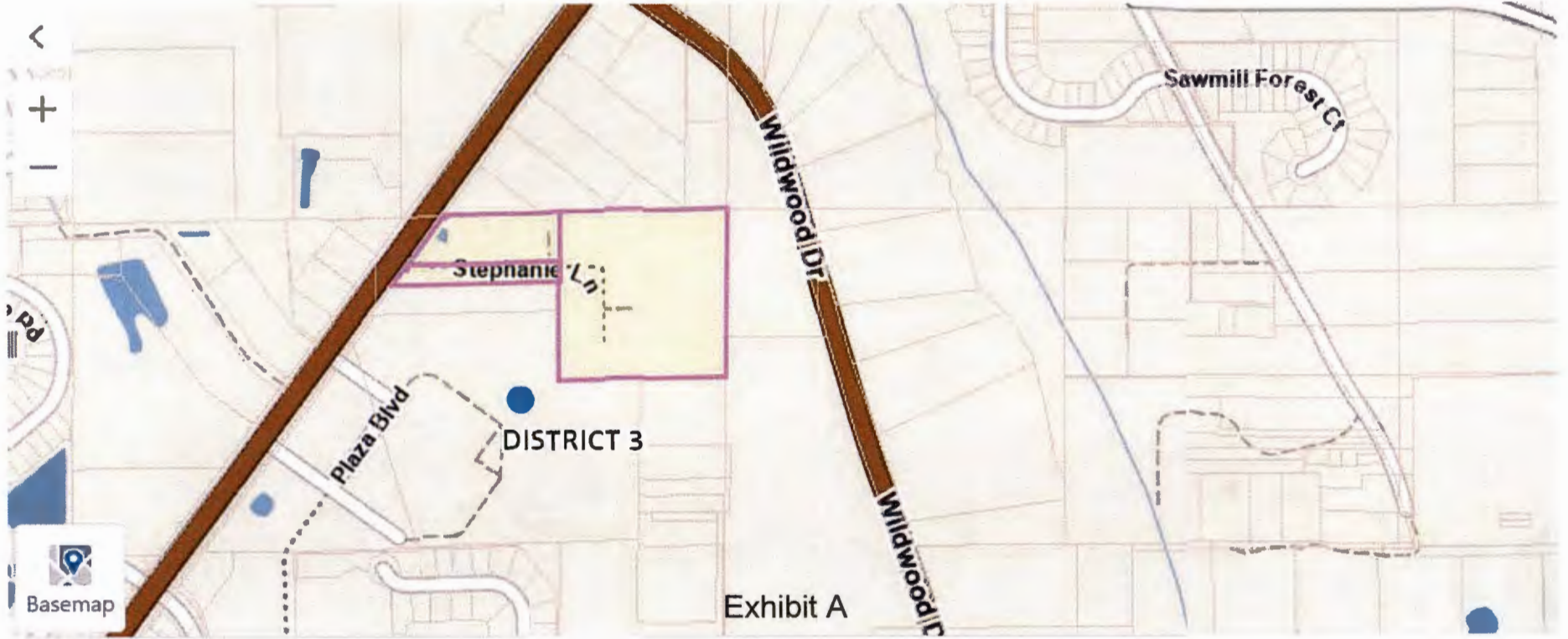
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Christian Whitehurst, Chair

Rendition Date DEC 20 2022

ATTEST: Brandon J. Patty, Clerk of the Circuit
Court and Comptroller

By: 
Deputy Clerk



DISTRICT 3

Exhibit A

Basemap

Plaza Blvd

Stephanie Ln

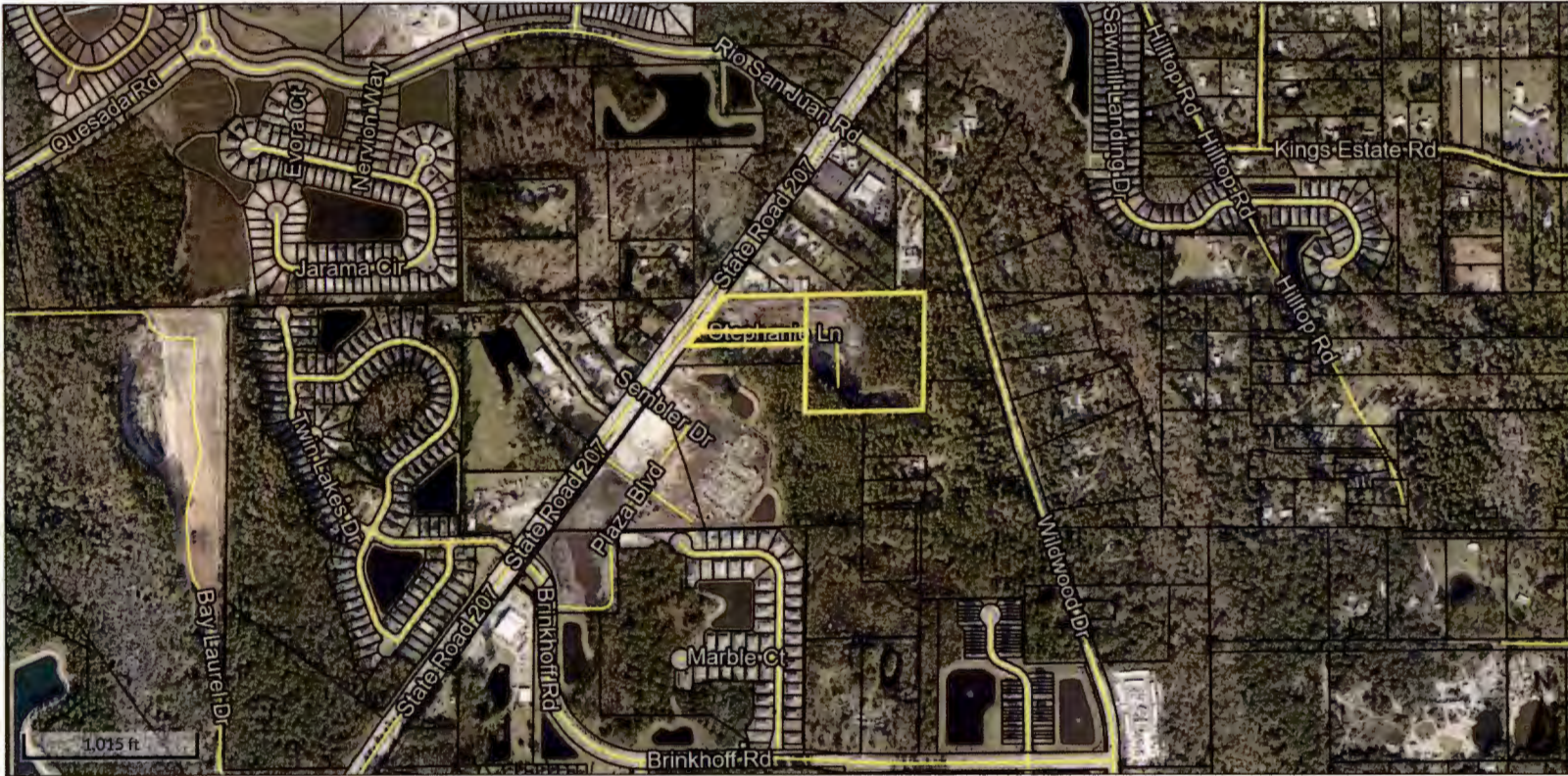
Wildwood Dr

Sawmill Forest Ct



St. Johns County, FL

Exhibit A - Victoria Crossing Brownfield Area



Overview



Legend

□ Parcels

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 11/8/2022

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Developed by  **Schneider**
GEOSPATIAL



Map created with St. Johns County's iMap

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.

Date Created: 8/3/2022

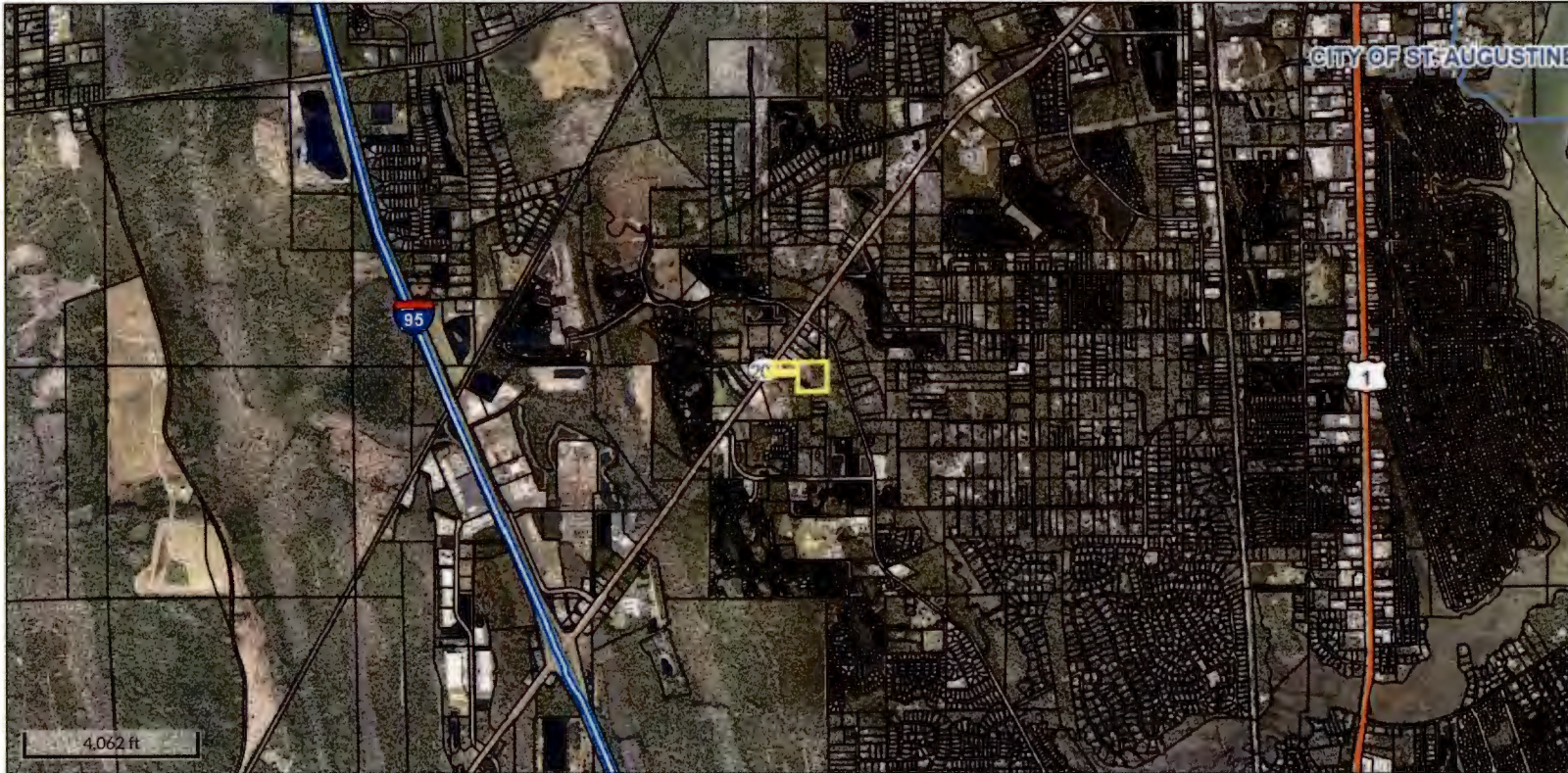
Exhibit A - Victoria Crossing Brownfield Area





St. Johns County, FL

Exhibit A - Victoria Crossing Brownfield Area



Overview



Legend

- Parcels
- Cities

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Developed by  Schneider
GEOSPATIAL



October 19, 2022

Board of County Commissioners
St Johns County, Florida

Re: Victoria Crossing Apartments

We are writing you today to request that the property for our Victoria Crossing Apartments development, parcels 135940-0000, 135950-0000, and 135960-0000 be designated as a brownfield area pursuant to Florida Statute 376.80. Per the statute, we have agreed to redevelop the property, the redevelopment will provide affordable housing to the area, the project is consistent with the local comprehensive plan and is a permitted use of the property, and we have sufficient financial resources to complete the redevelopment of the property.

As such, we request the St Johns County Board of Commissioners pass a resolution pursuant to Florida Statute 376.80 designating the above parcels as the "Victoria Crossing Redevelopment Area."

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read "M.A. Hartman", with a horizontal line extending to the right.

Michael A. Hartman
Development Manager

56 E. North Avenue
Suite 100
Northlake, IL 60164

321-223-8650 CELL
mhartman@turnstonedev.org
www.turnstonedev.org

LOCALiQ

FLORIDA

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PROOF OF PUBLICATION

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Saul Crafton, Strategic Systems, Inc.
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Jacksonville FL 32257-8106

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

11/22/2022

and that the fees charged are legal.
Sworn to and subscribed before on 11/22/2022

Mariah Verhagen

Legal Clerk
Mariah Verhagen

Notary, State of WI, County of Brown
8-25-26

My commission expires

Publication Cost: \$239.60
Order No: 8082018 # of Copies:
Customer No: 868974 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARINGS
OF THE ST. JOHNS COUNTY
BOARD OF COUNTY
COMMISSIONERS
NOTICE OF PUBLIC HEARING
REGARDING THE
ADOPTION OF A RESOLUTION
DESIGNATING A
BROWNFIELD AREA**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold public hearings pursuant to Section 376.80, Florida Statutes on the following Resolution designating certain property as a Brownfield area at a regular meeting on Tuesday, December 6, 2022, at 9:00 a.m. and at a regular meeting on Tuesday, December 20, 2022 at 9:00 a.m. in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida:

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING PARCEL NUMBERS 135950-1850, 135960-0000, AND 135940-0000 LOCATED AT 1850B STATE ROAD 207 AND O WILDWOOD DRIVE IN UNINCORPORATED ST. JOHNS COUNTY AS A BROWNFIELD AREA AS AUTHORIZED UNDER THE FLORIDA BROWNFIELDS REDEVELOPMENT ACT, SECTIONS 376.77 - 376.85, FLORIDA STATUTES FOR ENVIRONMENTAL REHABILITATION AND AFFORDABLE HOUSING; PROVIDING AN EFFECTIVE DATE.

The proposed resolution is on file in the office of the Clerk of the Board of County Commissioners at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, and may be examined by interested parties prior to the said public hearing. Please take note that the proposed resolution is subject to revision prior to hearing or adoption. All parties having any interest in said resolution will be afforded an opportunity to be heard at the public hearing.

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 purposes 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.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk

