

## **RESOLUTION NO. R-16-2025**

### **A RESOLUTION OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, COMMUNITY REDEVELOPMENT AGENCY (CRA) ADOPTING THE BUDGET; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and

**WHEREAS**, a community redevelopment plan as contemplated by Part III, Chapter 163, Florida Statutes, has been prepared which addresses the redevelopment needs in a certain area of the City; and

**WHEREAS**, on April 19, 2022, the City adopted Resolution No. R-03-2022 by which the City (1) ascertained, determined and declared a Finding of Necessity as required by law and determined that the Redevelopment Area (as defined therein) constituted a "blighted area" as defined in Section 163.340(8), Florida Statutes; (2) expressed the need for the creation of a community redevelopment agency to carry out the community redevelopment activities contemplated by Chapter 163, Part III, Florida Statutes; and (3) sought approval from Clay County that the Redevelopment Area meets the criteria described in Section 163.340(8) and 163.355, Florida Statutes and requested delegation of authority to create a community redevelopment agency, adopt a community redevelopment plan and establish a redevelopment trust fund; and

**WHEREAS**, on May 26, 2022, the City submitted the Finding of Necessity to Create a Redevelopment Agency to the County for review and approval and requested delegation of authority as stated therein; and

**WHEREAS**, on August 9, 2022, the County found and determined that the establishment of a community redevelopment agency and the establishment of the Redevelopment Area would serve a public purpose and would be consistent with the goals, objectives and policies of the Clay County Comprehensive Plan, and would otherwise be consistent with the controlling provisions of State law. Pursuant to Section 163.410, Florida Statutes, the County adopted Resolution No. 2021-2022-56 which delegated to the City the limited power to create a community redevelopment agency and to prepare and adopt a redevelopment plan to be reviewed and approved by the City and the County; and

**WHEREAS**, on November 29, 2022, the City Planning and Zoning Commission, as the Local Planning Agency, unanimously approved a redevelopment plan; and

**WHEREAS**, on December 13, 2022, the City established the Green Cove Springs Community Redevelopment Agency ("Agency") pursuant to Ordinance O-24-2022; and

**WHEREAS**, on January 12, 2023, the Agency approved a revised redevelopment plan dated January 11, 2023, as described in Exhibit A attached hereto (the “Redevelopment Plan”) and recommended the Redevelopment Plan be approved by the City Council; and

**WHEREAS**, on April 4, 2023, the City adopted Resolution No. R-03-2023, approving the Redevelopment Plan which inadvertently deleted certain findings of conformance as required by Section 163.360(7), Florida Statutes; and

**WHEREAS**, on April 4, 2023, the City Council voted to approve an interlocal agreement with Clay County which was subsequently revised substantially; and

**WHEREAS**, Clay County approved the Redevelopment Plan on April 25, 2023, and an Interlocal Agreement dated January 11, 2023, as described in Exhibit B attached hereto (the “Interlocal Agreement”) by and among the City, County and Agency, pursuant to Resolution 2022/2023-39; and

**WHEREAS**, the City finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, within the Redevelopment Area as described in the Redevelopment Plan is necessary and in the interest of the public health, safety, morals, or welfare of the residents of the City; and

**WHEREAS**, the City further finds that the Interlocal Agreement by and among the County, City and Agency furthers the goals and objectives of and is consistent with the Community Redevelopment Act and the Redevelopment Plan; and

**WHEREAS**, a duly noticed public hearing on this Resolution was held by the Council on May 16, 2023.

**WHEREAS**, a revised CRA Interlocal Agreement was approved by the Clay County Board of County Commissioners on July 9, 2024, CRA Board on July 11, 2024, and the City Council on July 16, 2024.

**WHEREAS**, on July 17, 2025, the CRA Board approved a CRA budget for fy 25/26.

**WHEREAS**, on September 2, 2025, the City Council approved a CRA budget for fy 25/26.

**WHEREAS**, pursuant to state statute and the CRA Interlocal Agreement the CRA Annual Budget must be approved by the CRA Board, and City Council and subsequently sent to the Board County Commissioners for approval.

**WHEREAS**,

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF GREEN COVE SPRINGS AS FOLLOWS:**

**SECTION 1. APPROVAL OF PROPOSED BUDGET.** That the budget of the City of Green Cove Springs Community Redevelopment Agency, summarized as to estimates ad valorem revenues and appropriations, is set forth herein pursuant to Exhibits A & B is hereby adopted and approved as the final budget for the Community Redevelopment Agency for the fiscal year beginning October 1, 2025;

**SECTION 2: CRA ACCOMPLISHMENTS FROM FY 24/25**

- **Hotel Plaques**

Historic hotel plaques commemorating four Hotel that were constructed during the “hotel era” in the late 1800s were installed at the following locations:

- Quisisana Hotel at the corner of Walnut Avenue and US 17
- The Clarendon Hotel at the corner of Walnut and Magnolia Avenue.
- The Oakland Hotel on Spring Street south of Magnolia Avenue
- The Muldrow House at 1000 block of MLK Avenue

- **Transportation Utility Box Art Wraps**

The CRA is in the process of coordinating with FDOT to install public art pieces in the form of decorative wraps for transportation utility boxes at the intersection of US 17 and SR 16 and Walnut Street and US 17. Historic photos of Geen Cove Springs were professionally restored and colorized.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take October 1, 2025.

**DONE AND RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 17TH DAY OF JULY 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Heather Boucher, Chair

**ATTEST:**

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Lyndie Knowles, Development Services Representative

**APPROVED AS TO FORM ONLY:**

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L. J. Arnold, III, City Attorney

**DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 2ND  
DAY OF SEPTEMBER 2025.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Daniel M. Johnson, Mayor

**ATTEST:**

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Erin West, City Clerk

**APPROVED AS TO FORM ONLY:**

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L. J. Arnold, III, City Attorney