

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, INCREASING FUNDING FOR A DEMONSTRATION PROJECT PREVIOUSLY ESTABLISHED BY RESOLUTION 2002-240___ FOR REMOVING/DEMOLISHING CERTAIN VACANT, SUBSTANDARD, BLIGHTED, OR HAZARDOUS STRUCTURES LOCATED WITHIN ST. JOHNS COUNTY; PROVIDING FOR FINDINGS; PROVIDING FOR A WAIVER OF COUNTY DEMOLITION PERMIT FEES AND LIENS; PROVIDING FOR A PUBLIC PURPOSE; PROVIDING FOR AUTHORIZATION OF EXPENDITURE OF AN ADDITIONAL \$14,000 THROUGH A BUDGET TRANSFER FROM HOUSING & COMMUNITY SERVICES TO CODE ENFORCEMENT; PROVIDING FOR ELIGIBILITY; PROVIDING FOR ASSISTING NON-PROFIT ORGANIZATIONS AND LOW INCOME PROPERTY OWNERS WITH THE REMOVAL OF SUBSTANDARD HAZARDOUS STRUCTURES; PROVIDING FOR REQUIRED DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE ,

RECITALS

WHEREAS, St. Johns County desires to remove/demolish structures in order to encourage new housing in the West Augustine Area of St. Johns provide an expedited procedure for removing/demolishing certain vacant, blighted, substandard, and hazardous structures in order to new housing in the West Augustine Area of St. Johns County; and

WHEREAS, within St. Johns County, there are non-profit organizations and low-income property owners that desire and would permit the County to remove/demolish structures owned by the non-profit organizations a or low-income property owners, that are vacant, substandard (in relation to applicable St. Johns County housing standards), blighted, hazardous, or otherwise are in such a condition as to raise safety and health concerns with respect to adjoining property owners; and

WHEREAS, within St. Johns County, there are elderly, low-income property owners who desire, and would permit St. Johns County to demolish vacant, substandard, blighted, hazardous, or unsafe structures owned by them, except for the fact that such property owners do not wish to have a lien placed on their property if St. Johns County removes/demolishes such structures; and

WHEREAS, County staff has determined that should St. Johns County waive the imposition of lien under such above-described circumstances, it would facilitate and encourage participation in a County Demonstration Housing Removal/Demolition Program by non-profit organizations, low-income property owners, and elderly, low-income property owners; and

WHEREAS, encouraging greater participation in a County Demonstration Housing Removal/Demolition Program will ultimately benefit the interests St. Johns County and the surrounding property owners by removing such vacant, substandard, blighted, hazardous, or unsafe structures, and thereby increasing surrounding property values; and

WHEREAS, County staff is requesting permission to continue a County Demonstration Housing Removal/Demolition Program demonstration program for the removal/demolition of a minimum of 3 additional structures at an approximate cost of \$5000 per structure; and

WHEREAS, by removing financial and certain administrative barriers in order to encourage and facilitate participation in the County Demonstration Housing Removal/Demolition Program, the interests of the County will be served and a public purpose and benefit will be achieved by removing and reducing urban blight, increasing property values of adjoining properties, and fostering a spirit and atmosphere designed to rebuild safe, new structures on the properties formerly occupied by the removed/demolished structures.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, as follows:

1. The above Recitals are incorporated herein as Findings of Fact.
2. St. Johns County previously established a County Demonstration Housing Removal/Demolition Program under Resolution 2002-240___ for the purpose of securing greater participation among non-profit organizations, low-income property owners, and elderly, low-income property owners, in removing/demolishing vacant, substandard, blighted, hazardous, or unsafe structures within the County.
3. The County Demonstration Housing Removal/Demolition Program will waive demolition permit fees and liens.
4. Additional funding for the County Demonstration Housing Removal/Demolition Program is designed to permit the demolition of a minimum of three (3) eligible structures, at an approximate cost of five thousand dollars (\$5,000.00) per eligible structure.
5. In order to provide additional funding for the County Demonstration Housing Removal/Demolition Program, St. Johns County authorizes the expenditure of up to fourteen thousand dollars (\$14,000.00), which shall come from a budget transfer from Housing & Community Services to Code Enforcement .
6. In order for a structure to be eligible for the County Demonstration Housing Removal/Demolition Program, the subject structure must be vacant and owned by a non-profit organization or low-income individual, with income verified through the SHIP (State Housing Initiatives Partnership) Program process.

7. Prior to demolition of a structure eligible for the County Demonstration Housing Removal/Demolition Program, the County will secure 1) an executed Permission to Remove/Demolish Structure Letter from the owner of the structure eligible for removal/demolition, and 2) an executed Holds Harmless Agreement from the owner of the structure eligible for removal/demolition.
8. As noted above, fees associated with required demolition permits, will be waived for structures accepted for removal/demolition under the County Demonstration Housing Removal/Demolition Program.
9. As noted above, for structures removed/demolished under the County Demonstration Housing Removal/Demolition Program, the County will not place/attach/impose a lien on the property on which the removed/demolished structure was previously located.
10. All real estate taxes must be paid up to date.
10. This Resolution shall take effect immediately upon passage by the Board of County Commissioners of St. Johns County.

PASSED AND ADOPTED this 19th day of August, 2003

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Patricia A. Grande
Deputy Clerk

RENDITION DATE 8-20-03

