

RESOLUTION NO. 2005- 189

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, FINDING THAT FORECLOSURE OF LIEN ON PROPERTY LOCATED AT 586 PEARL STREET, ST. AUGUSTINE, FLORIDA, PARCEL NO.113260-0000, IS APPROPRIATE AND NECESSARY TO RECOVER COUNTY'S COSTS OF DEMOLITION OF AN UNSAFE STRUCTURE THEREON, PURSUANT TO LIEN RECORDED AT O.R. 1988, PG 1456, AND AT O.R. 2445, PAGE 745-746, IN ACCORDANCE WITH ST. JOHNS COUNTY ORDINANCE 2000-48 AND FLORIDA STATUTES.**

**RECITALS**

**WHEREAS**, St. Johns County Ordinance 2000-48 is known as the Unsafe Building Abatement Ordinance and was adopted pursuant to Chapter 553, Florida Statutes; and

**WHEREAS**, Ordinance 2000-48 allows for abatement of unsafe structures by the County demolishing them if the owner fails to do so; and

**WHEREAS**, Ordinance 2000-48 allows the County to place a lien on the property for the costs of demolition; and

**WHEREAS**, after proper notice to the property owner and all interested parties, orders were entered by the St. Johns County Construction Board of Adjustments and Appeals in Case No. 2002-03 finding violations of Ordinance 2000-48 and requiring demolition of a structure located at 586 Pearl Street, St. Augustine, Florida, 32084, Parcel No. 113260-0000, and placing a lien against the property in the amount of demolition costs to the County, and

**WHEREAS**, the Order and Amended Order of the Construction Board of Adjustments and Appeals were recorded in the Official Public Records of St. Johns County at O.R. 1988, PG 1456 and O.R. 2445, PG 745-746 respectively, and constitute a lien in the County's favor; and

**WHEREAS**, it is in the best interest of the County to enforce the provisions of Ordinance 2000-48 in accordance with Florida Statutes to ensure the health, safety and welfare of the citizens of St. Johns County.


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

1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are hereby reaffirmed and adopted as findings of fact.

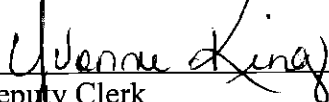
2. The County Attorney's Office is hereby authorized to initiate foreclosure proceedings on the lien against the above referenced property.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 12<sup>th</sup> day of July, 2005.

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

By:   
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

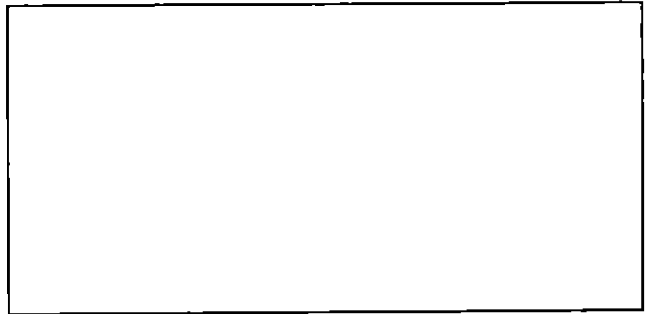
By:   
Deputy Clerk

RENDITION DATE 07/14/05



**BEFORE THE BOARD OF  
ADJUSTMENTS AND APPEALS OF  
ST. JOHNS COUNTY, FLORIDA**

**CASE NO. 2002-03**



IN RE: 586 Pearl Street, St Augustine, Fl 32084, legal description Parcel 113260-0000  
Subdivision 1-107 Dancy Tract Blk 41 Resub Lot 3 Blk 3.

Owner: ROBERT AND MAYELLA HAM

**ORDER**

**THIS MATTER** having come on to be heard on the 25<sup>th</sup> day of September, 2002 by the Board of Adjustments and Appeals of St. Johns County, Florida and this Board having entered an Order requiring the above named owner to abate certain violations of the Code, St. Johns County, Florida, by submitting for and obtaining the proper permits to demolish the building located on the property referenced above within thirty (30) days upon receipt of this order and completing the demolition on or before the 23<sup>rd</sup> day of October, 2002.

The Building Official of St. Johns County, Florida having notified the Board that the demolition of the building referenced above did not occur within the time period as set by this Board, it is:

**ORDERED** that it is hereby directed that St. Johns County take all necessary action to demolish and remove all portions of the aforementioned building and place all costs encumbered to complete this action in a lien against the property as allowed by law.

**DONE AND ORDERED** this 26 day of September, A.D., 2002.

**David Bruyn, Vice Chairman  
Board of Adjustments and Appeals**

**State of Florida  
St. Johns County**

You have **30 days** in which to appeal this order to the Circuit Court of St. Johns County.

Public Records of  
St. Johns County, FL  
Clerk# 03-046337  
O.R. 1988 PG 1456  
01:24PM 07/03/2003  
REC \$5.00 SUR \$1.00

FIVE MINUTE RECORDING

**BEFORE THE CONSTRUCTION BOARD  
OF ADJUSTMENTS AND APPEALS OF  
ST. JOHNS COUNTY, FLORIDA**

**IN RE:**

**Property Known as:** 586 Pearl Street, St. Augustine, FL, 32084. Legal description: Parcel 113260-0000, Subdivision 1-107 Dancy Tract Blk 41 Resub Lot 3 Blk 3.

**Case No. 2000-03**

**Owner: ROBERT AND MAYELLA HAM.** Last known address: % Mae E. Johnson, P. O. Box 18183, Philadelphia, PA 19116

**ORDER**

**THIS MATTER** having come on to be heard on the 23rd day of June 2003 by the Construction Board of Adjustments and Appeals of St. Johns County, Florida and this Board having entered an Order requiring the above named owner to correct certain violations of the Code of the St. Johns County, Florida.

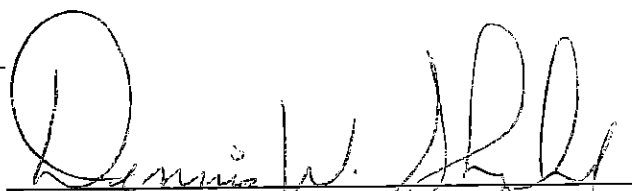
Violation: Dangerous Building or Structure Requiring Demolition

Correction: Reimbursement to County for the Demolition Costs

Fine: \$4,464.98

The Enforcement Official of St. Johns County, Florida having notified the Board that such violation was not corrected and reimbursement to County not paid within the time set by this Board, it is Ordered that a fine in the amount of \$4,464.98 be paid to the County for the violation that existed at the address referenced above. This Order may be recorded in the Public Records of St. Johns County, Florida, and shall constitute a lien against the property owner and upon any other real or personal property owned by the Respondent pursuant to Sections 162.08 and 162.09, Florida Statutes.

**DONE AND ORDERED THIS** 3rd day of July A.D., 2003.



**Chairman, Dennis Shepherd  
Construction Board of Adjustments and Appeals  
State of Florida  
St. Johns County**

**A TRUE COPY  
ST. JOHNS COUNTY  
BUILDING & CODES**

  
BY Herbert Taylor

Public Records of  
St. Johns County, FL  
Clerk # 2005040536,  
O.R. 2445 PG 745-746  
05/26/2005 at 10:20 AM,  
REC. \$9.00 SUR. \$9.50

**BEFORE THE BOARD OF  
ADJUSTMENTS AND APPEALS OF  
ST. JOHNS COUNTY**

**IN RE;**        **Property Known as:** 586 Pearl Street, St Augustine, Fl 32084. Legal description Parcel 113260-0000 Subdivision 1-107 Dancy Tract Blk 41 Resub Lot 3 Blk 3

**Case No. 2002-03**

**Owner: ROBERT AND MAYELLA HAM.** Last known address: % Mae E. Johnson, P. O. Box 18183, Philadelphia, PA 19116

**AMENDED ORDER**

**THIS MATTER** having come on to be heard on the 23 day of, June 2003 by the Board of Adjustments and Appeals of St. Johns County, Florida and this Board having entered an Order requiring the above named owner to correct certain violations of the Code of the St. Johns County, Florida.

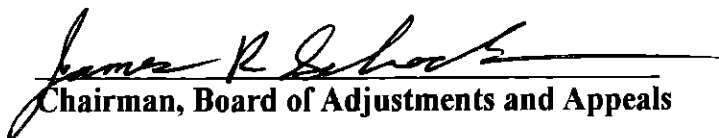
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The Enforcement Official of St. Johns County, Florida having notified the Board that such violation was not corrected and reimbursement to County not paid within the time set by this Board, it is Ordered that a fine in the amount of \$4,464.98 be paid to the County for the violation that existed at the address referenced above. This Order may be recorded in the Public Records of St. Johns County, Florida, and shall constitute a lien against the property owner and upon any other real or personal property owned by the Respondent in accordance with St Johns County Ordinance 2000-48 and any other applicable law.

**DONE AND ORDERED THIS** 23<sup>rd</sup> day of May A.D., 2005.

  
Chairman, Board of Adjustments and Appeals

**State of Florida  
St. Johns County**

## 6.0 CONCLUSIONS

RS&H has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-00 of the subject property located at 586 Pearl Street, St. Augustine, St. Johns County, Florida. It is RS&H's professional opinion that the results of the investigation conducted on the subject site reveal no evidence of recognized environmental conditions in connection with the property.



*St. Johns County Board of County Commissioners*  
**LAND MANAGEMENT SYSTEMS**

*Real Estate Division*  
4020 Lewis Speedway  
St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

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**TO:** James Acosta, Supervisor Code Enforcement  
**FROM:** Laurie Braddock<sup>66</sup>, Real Estate Coordinator  
**SUBJECT:** Abatement Properties – Title Search Update  
**DATE:** February 18, 2005

Parcel Account No. 113260-0000  
Lot 3, Resub of Lot 3, Block 41, Dancy Tract Subdivision  
Carrie Simms Eubanks, Robert Ham and Mayella Ham

A search of the public records of St. Johns County, Florida, in reference to the above mentioned property from June 3, 2002, the date of the first title search, through February 18, 2005, reveals the following of record:

1. Order by the Board of Adjustments and Appeals of St. Johns County, dated July 3, 2003, filed July 3, 2003 and recorded in Official Records Book 1988, page 1456, of the public records of St. Johns County, Florida.

Taxes: Tax Certificate No. 01-3198 issued for non-payment of 2000 property taxes  
Tax Certificate No. 02-3249 issued for non-payment of 2001 property taxes  
Tax Certificate No. 03-3138 issued for non-payment of 2002 property taxes  
Tax Certificate No. 04-2589 issued for not-payment of 2003 property taxes.

Taxes for the year 2004 have not been paid

There are no other changes of record.