

RESOLUTION NO. 2005- 190

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, FINDING THAT FORECLOSURE OF LIEN ON PROPERTY LOCATED AT 905 ST. JOHNS STREET SOUTH, ST. AUGUSTINE, FLORIDA, PARCEL NO.133345-0000, 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 1455, AND AT O.R. 2445, PAGE 797-798, 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. 2002-01 finding violations of Ordinance 2000-48 and requiring demolition of a structure located at 905 St. Johns Street South, St. Augustine, Florida, 32084, Parcel No. 133345-0000, 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 1455 and O.R. 2445, PG 797-798 respectively, and constitute a lien in the County's favor; and

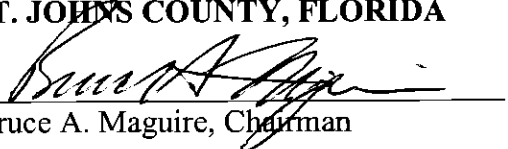
WHEREAS, it is in the best interest of the County to enforce the provisions of Ordinance 2000-48 in accordance with Florida Statutes to ensure the health, safety and welfare of the citizens of St. Johns County.

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

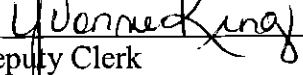
1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are hereby reaffirmed and adopted as findings of fact.
2. The County Attorney's Office is hereby authorized to initiate foreclosure proceedings on the lien against the above referenced property.

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

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

By: 
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

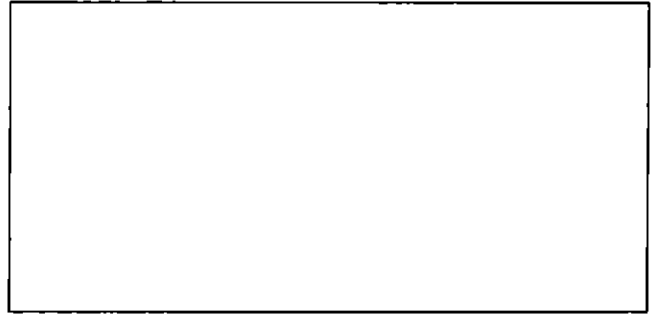
By: 
Deputy Clerk

RENDITION DATE 07/14/05



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

CASE NO. 2002-01



IN RE: 905 St Johns St South, Parcel Number 133345-0000 (Legal description: 1-77
Clark Addition Lots 1 & 2 BLK 87 OR 512/604)

Owner: FLORIDA J. KAPHERS

ORDER

THIS MATTER having come on to be heard on the 26th day of, August, 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 fifteen (15) days upon receipt of this order and completing the demolition within sixty (60) days upon issuance of said permit.

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 cost encumbered to complete this action in a lien against the property as allowed by law.

DONE AND ORDERED this 27th day of August, 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# 03-046336
O.R. 1988 PG 1455
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**

IN RE:

Property Known as: 905 St Johns Street South, St Augustine, Fl, 32084. Legal description: Sec. 45 Twn 7 Rng 29 Parcel 133345-0000 Subdivision 1-77 Clark Addition Lots 1 & 2 Blk 87 OR 512/604.

Case No. 2000-01

Owner: Florida J. Kaphers (deceased) . Last known address: 1515 Silver Street, Jacksonville, FL, 32206.

ORDER

THIS MATTER having come on to be heard on the 23rd 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.

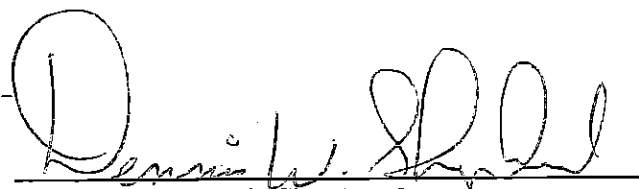
Violation: Dangerous Building or Structure Requiring Demolition

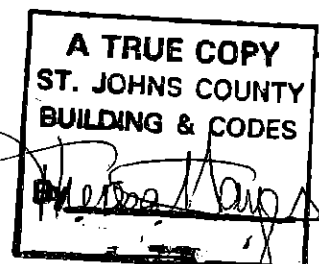
Correction: Reimbursement to County for the Demolition Costs

Fine: \$6,011.28

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 \$6,011.28 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



Public Records of
St. Johns County, FL
Clerk # 2005040645,
O.R. 2445 PG 797-798
05/26/2005 at 10:31 AM,
REC. \$9.00 SUR. \$9.50

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

IN RE; **Property Known as:** 905 St Johns Street South, St Augustine, Fl 32084.
Legal description Sec. 45 Twn 7 Rng 29 Parcel 133345-0000 Subdivision 1-77 Clark
Addition Lots 1 & 2 Blk 87 OR 512/604,

Case No. 2002-01

Owner: Florida J. Kaphers (deceased). Last known address: 1515 Silver Street,
Jacksonville, Fl 32206.

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.

Violation: Dangerous Building or Structure Requiring Demolition

Correction: Reimbursement to County for the Demolition Costs

Fine: \$6,011.28

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 \$6,011.28 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.

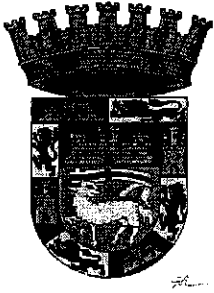
DONE AND ORDERED THIS 23rd day of MAY A.D., 2005.


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 of the subject property located at 905 St. Johns 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

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

TO: James Acosta, Supervisor Code Enforcement
FROM: Laurie Braddock^{CB}, Real Estate Coordinator
SUBJECT: Abatement Properties – Title Search Update
DATE: February 18, 2005

Parcel Account No. 133345-0000
Lots 1 and 2, Block 87, Clark Addition Subdivision
Florida Kaphers

A search of the public records of St. Johns County, Florida, in reference to the above mentioned property from June 13, 2001, 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 1455, of the public records of St. Johns County, Florida.

Taxes: Tax Certificate No. 02-4065 issued for non-payment of 2001 property taxes
Tax Certificate No. 03-3722 issued for non-payment of 2002 property taxes
Tax Certificate No. 04-3033 issued for non-payment of 2003 property taxes
(Note: The tax certificates listed in first title search have not been redeemed.)

Taxes for the year 2004 have not been paid

There are no other changes of record.