



ITEM NO. RES-2017-190

DATE: 09/05/2017

AGENDA REQUEST

*PUBLIC HEARINGS\PUBLIC WORKS

TO: Board of County Commissioners

PRESENTED BY: Barbara Guettler, MSBU Coordinator

SUBMITTED BY: MSBU Program

SUBJECT: Resolution - Property Clean-up Special Assessment District

BACKGROUND:

Chapter 38, Article II of the County's Code of Ordinances addresses the nuisances that arise when property is allowed to deteriorate. Section 38-28 "Lot Cleanup" prohibits the accumulation of trash, junk, debris, living and nonliving plant material, and stagnant water; excessive growth of grass, weeds and brush; windows, skylights, and doors that are not water tight; and, the keeping of fill on property. If a property is found to be in violation of this Article the owner is noticed of the violation and that they must remedy the violation within 20 days or file an appeal within 15 days. If the owner fails to remedy or successfully appeal the violation as set forth in Section 38-28, the County may undertake such action as necessary or useful to remedy the violation. The cost incurred by the County to remedy the violation shall be assessed against the property. If the imposed assessment is not paid in full within 20 business days, the assessment is recorded as a lien and may be levied as a non-ad valorem special assessment on the annual property tax bill and collected pursuant to Section 197.36 of the Florida Statute.

There are 18 parcels on the 2017 Property Clean-up SAD assessment roll with assessment amounts ranging from \$265.96 to \$2,595.74. The actions taken by the County to remedy the violations include but are not limited to utilizing continuing services contractors for mowing; trimming bushes, shrubs, and trees; and securing windows, skylights, doors and pools.

Notice of this public hearing was published in the newspaper, as well as mailed to affected parcel owners, on August 16, 2017.

PREVIOUS ACTION:

July 3, 2012 - Board adopted Ordinance No. 12-011, amending Article II "Abandoned Property, Garbage, Trash, Junk, and Debris" of Chapter 1-9 by creating Section 38-28 "Lot Cleanup."

October 18, 2016 - Board adopted Resolution No. 16-170, expressing its intent to use the uniform method of collecting special assessments commencing in November, 2017.

August 15, 2017 - Board granted permission to advertise this public hearing.

FINANCIAL IMPACT:

The revenue generated by the collection of special assessments from properties within the Property Clean-up SAD will be utilized to reimburse the County for cost incurred by the County to remedy the violations (131-4115-325100-4924 & 102-2415-325100-200).

RECOMMENDATION:

Staff recommends Board approval of the Property Clean-up Special Assessment District Annual Assessment resolution and authorization for the Chairman to sign documents as approved by the County Attorney.

COMMISSION ACTION:

Coordination/Signatures


Susan Durden, Executive Assistant 8/9/2017


Daniel S. McIntyre, County Attorney 8/14/2017


Mark Satterlee, Deputy County Administrator 8/14/2017