



Legislation Details (With Text)

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File created: 9/24/2019 **In control:** Board of County Commissioners

On agenda: 11/12/2019 **Final action:**

Title: Nuisance Abatement Ordinance

Sponsors:

Indexes:

Code sections:

Attachments: 1. Presentation_Nuisance Abatement 11_12_19.pdf, 2. Ordinance Chapter 74 Nuisances(clean)(11122019).pdf

Date	Ver.	Action By	Action	Result
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Agenda Item Name:
Nuisance Abatement Ordinance

Presenter:
Missy Daniels, 374-5249

Description:
Public hearing to amend Chapter 74 of the Alachua County Code to be consistent with current law and to allow for nuisance abatement and special assessments to recover the costs.

Recommended Action:
Adopt the Ordinance

Prior Board Motions:
April 24, 2018 - Research Nuisance abatement programs and how other jurisdictions handle to bring back to a policy meeting during a budget meeting. Please contact Citrus County.
September 4, 2018 Direct staff to come back with a special assessment district and other changes to the code necessary to implement the district. The motion carried 4-0 with Commission Byerly out of the room.

May 28, 2019 - Direct staff to advertise a public hearing to amend the Alachua County Code as follows:
 Clean up the nuisance abatement code in Chapter 74 to meet current law
 Use injunction process for noncompliant egregious code cases
 Amend Article V Harzardous Land/Dangerous Structures to allow abatement and special assessment
 Any clean-up project that is not statutorily defined as an emergency must come to the Board for approval

Fiscal Consideration:
Current outstanding code violations could cost between \$5,000 and \$500,000 to correct and this

money would need to be available up front. Current liens on properties with Code violations range between \$9,200 \$3,457,840. This would be an impact to the General Fund. Total amount would depend on which cases were cleaned up and would be decided on by the Board on a case-by-case basis.

Background:

Some of the more egregious nuisance code violations in the County remain unabated while liens accrue on the property. Current law does not allow the County to foreclose on a property that is homesteaded for code enforcement liens. After a period of time the liens are required to be removed. Currently the County does not have an active nuisance abatement program. Staff has presented discussions of current code enforcement and the proposed abatement options including adopting procedures for special assessments to recover costs when the County abates a nuisance on a private property. The County Commission in May directed staff to amend the County Code to allow abatement and special assessments to recover costs.