

ORDINANCE 93-16

AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, ADOPTING BY REFERENCE THE 1991 EDITION OF THE STANDARD HOUSING CODE BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL INC. AS MODIFIED BY THIS ORDINANCE WHICH REGULATES THE BASIC MINIMUM HOUSING STANDARDS DEEMED ESSENTIAL FOR SAFE, NUISANCE FREE AND HEALTHFUL LIVING; PROVIDING PENALTIES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. The 1991 Edition of the Standard Housing Code promulgated by the Southern Building Code Congress International Inc. (1991 Standard Housing Code) as modified herein, excluding Appendices A, B and C, is adopted by reference and incorporated herein as if set forth in its entirety.

SECTION 2. The term "Housing Official" as used in the 1991 Standard Housing Code shall mean the St. Johns County Director of Code Enforcement.

SECTION 3. The term "applicable governing body" as used in the 1991 Standard Housing Code shall mean the Board of County Commissioners of St. Johns County, Florida.

SECTION 4. The term "Housing Board of Adjustments and Appeals" as used in the 1991 Standard Housing Code shall mean the St. Johns County Construction Board of Adjustments and Appeals.

SECTION 5. Subparagraph 3 of Section 103.2.2 of The Standard Housing Code is deleted and is replaced with:

3. Allow the following times to correct violations:

A. For Nuisances:

7 days to start,

30 days to complete.

B. For other Violations:

30 days to start,

90 days to complete.

Which times may be extended by the Housing Official if written response of the Violator sets forth conditions to justify extension, to a maximum of double those times stated above. Any longer time request shall be deemed to be denied by the Housing Official and shall be considered and treated as a "Hardships" request under Section 105 of this Code.

SECTION 6. Section 108 "Violation & Penalties" of the 1991 Standard Housing Code is deleted and the following is substituted in its stead:

Section 108.

A. Any person or entity violating any of the provisions of this ordinance or the 1991 Standard Housing Code adopted hereby (collectively, the "Ordinance") shall be prosecuted in the same manner as misdemeanors are prosecuted

and shall, upon conviction, be punished for each offense by a fine not to exceed \$500.00 or by imprisonment in the county jail not to exceed sixty (60) days, or by both such fine and imprisonment. Each day that an offense or violation of this Ordinance continues, shall be deemed a separate offense.

B. This ordinance and the 1991 Standard Housing Code adopted hereby may be enforced by any method prescribed by law, including injunctive relief and the provisions of Chapter 162, Florida Statutes, (Code Enforcement Board) and ordinances enacted thereunder.

SECTION 7. Section 302.1 "Sanitary Facilities" of The Standard Housing Code is hereby amended to also require one laundry tray or one clothes washing machine outlet, to meet Florida Health minimums.

SECTION 8. Section 103.1 "Right of Entry" of The Standard Housing Code is hereby amended to add the phrase, "and with the permission of such owner, agent, or tenant in charge of such property, or with a court order", so that Section 103.1 reads as follows:

103.1 Right of Entry

The Housing Official shall enforce the provisions of this Code, and he, or his duly authorized representative upon presentation of proper identification to the owner,

agent, or tenant in charge of such property, and with the permission of such owner, agent, or tenant in charge of such property, or with a court order, may enter a building, structure, dwelling, apartment, apartment house, or premises, during all reasonable hours, except in cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, in which case the above limitations shall not apply.

SECTION 9. Section 104 "Inspections" of The Standard Housing Code is hereby amended by deleting the last sentence of that section, so that Section 104 reads as follows:

104 Inspections

The Housing Official shall make or cause to be made inspections to determine the condition of residential buildings and premises in the interest of safeguarding the health and safety of the occupants of such buildings and of the general public. For the purpose of making such inspections, the Housing Official, or his agent, is hereby authorized to enter, examine, and survey at all reasonable times all residential buildings and premises.

SECTION 10. Section 307.4 "Care of Premises" of The Standard Housing Code shall be amended by addition of a final paragraph:

All unlawful actions or conditions described herein, or as a Nuisance elsewhere in this Code, as amended, are hereby declared as illegal and shall be prosecuted as provided by this Code and/or the ordinance that adopts this Code.

SECTION 11. If any section, phrase, sentence or portion of this ordinance or the Codes and Standards adopted hereby is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 12. This ordinance shall apply only in the unincorporated areas of St. Johns County, unless a municipality within the county enters into an interlocal agreement pursuant to Ch 163, Florida Statutes, for enforcement of the ordinance within its boundaries.

SECTION 13. This ordinance shall take effect immediately upon receipt of official acknowledgement from the office of the Department of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.  
JOHNS COUNTY, FLORIDA THIS 9th DAY OF March, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balavage  
ITS CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel  
ITS CLERK

EFFECTIVE DATE: March 22, 1993

### The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

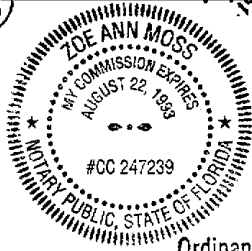
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_  
SHERRY R. FREE \_\_\_\_\_ who on oath says that she is  
ACCOUNTING CLERK \_\_\_\_\_ of the St. Augustine Record, a  
daily newspaper published at St. Augustine in St. Johns County, Florida; that  
the attached copy of advertisement, being a \_\_\_\_\_  
DISPLAY AD \_\_\_\_\_  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
NOTICE \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
JANUARY 29, 1993 \_\_\_\_\_

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said  
newspaper has heretofore been continuously published in said St. Johns Coun-  
ty, Florida, each day and has been entered as second class mail matter at the  
post office in the City of St. Augustine, in said St. Johns County, Florida, for a  
period of one year next preceding the first publication of the attached copy of  
advertisement; and affiant further says that she has neither paid nor promised  
any person, firm or corporation any discount, rebate, commission or refund  
for the purpose of securing the advertisement for publication in the said  
newspaper.

Sworn to and subscribed before me Sherry R. Free  
Zoe Ann Moss  
this 29th day of January  
A.D. 19 93

Zoe Ann Moss  
Notary Public



Ordinance Book 12 Page 236

## **NOTICE OF ESTABLISHMENT OF ORDINANCE/REGULATIONS AFFECTING THE USE OF LAND BY ADOPTING THE 1991 STANDARD HOUSING CODE**

The Board of County Commissioners of St. Johns County proposes to adopt or change regulations affecting the use of land for the area shown in the map in this advertisement.

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold public hearings on Tuesday, February 9, 1993 at 6:00 P.M. and Tuesday, February 23, 1993 at 6:00 P.M. in the County Auditorium, at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, to consider the passage of the following ordinance:

### **ORDINANCE 93-**

**AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, ADOPTING BY REFERENCE THE 1991 EDITION OF THE STANDARD HOUSING CODE BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL INC. AS MODIFIED BY THIS ORDINANCE AND ADOPTING ITS APPENDICES B AND C WHICH CODE AND APPENDICES REGULATE THE BASIC MINIMUM HOUSING STANDARDS DEEMED ESSENTIAL FOR SAFE AND HEALTHFUL LIVING; PROVIDING PENALTIES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, and may be examined by parties interested prior to said public hearing.

All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

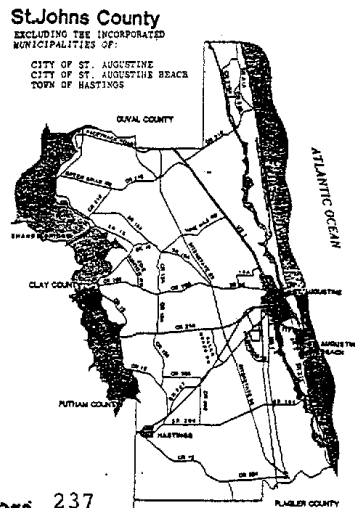
Notice to all hearing impaired persons:  
Anyone planning to attend the hearing who needs the services of an interpreter, please contact David Halstead, ADA Coordinator, at (904) 823-2509 at least 5 days prior to the date of the hearing.

**BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CARL "BUD" MARKEL, CLERK**

By: Patricia DeGrande, Deputy Clerk

Ordinance Book 12

Page 237





# The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_

SHERRY R. FREE who on oath says that she is  
ACCOUNTING CLERK

\_\_\_\_\_ of the St. Augustine Record, a  
daily newspaper published at St. Augustine in St. Johns County, Florida; that  
the attached copy of advertisement, being a \_\_\_\_\_  
DISPLAY AD

\_\_\_\_\_ in the matter of \_\_\_\_\_  
NOTICE \_\_\_\_\_

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
FEBRUARY 16, 1993

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said  
newspaper has heretofore been continuously published in said St. Johns Coun-  
ty, Florida, each day and has been entered as second class mail matter at the  
post office in the City of St. Augustine, in said St. Johns County, Florida, for a  
period of one year next preceding the first publication of the attached copy of  
advertisement; and affiant further says that she has neither paid nor promised  
any person, firm or corporation any discount, rebate, commission or refund  
for the purpose of securing the advertisement for publication in the said  
newspaper.

Sworn to and subscribed before me Sherry R. Free  
Zoe Ann Moss

this 22nd day of February

A.D. 19 93

Zoe Ann Moss  
Notary Public



Ordinance Book 12 Page 238

**NOTICE OF ESTABLISHMENT OF  
ORDINANCE/REGULATIONS AFFECTING  
THE USE OF LAND BY ADOPTING THE  
1991 STANDARD HOUSING CODE**

The Board of County Commissioners of St. Johns County proposes to adopt or change regulations affecting the use of land for the area shown in the map in this advertisement.

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold public hearings on Tuesday, February 9, 1993 at 6:00 P.M. and Tuesday, February 23, 1993 at 6:00 P.M. in the County Auditorium, at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, to consider the passage of the following ordinance:

**ORDINANCE 93-**

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The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, and may be examined by parties interested prior to said public hearing.

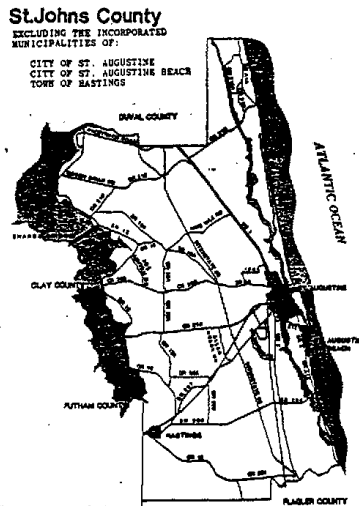
All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Notice to all hearing impaired persons:**  
Anyone planning to attend the hearing who needs the services of an interpreter, please contact David Halstead, ADA Coordinator, at (904) 823-2509 at least 5 days prior to the date of the hearing.

**BOARD OF COUNTY  
COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CARL "BUD" MARKEL, CLERK**

By: Patricia DeGrande, Deputy Clerk



# The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_

SHERRY R. FREE \_\_\_\_\_ who on oath says that she is

ACCOUNTING CLERK \_\_\_\_\_ of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida: that

the attached copy of advertisement, being a \_\_\_\_\_

DISPLAY AD \_\_\_\_\_

\_\_\_\_\_ in the matter of \_\_\_\_\_

NOTICE OF CONTINUED HEARING \_\_\_\_\_

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_  
MARCH 3, 1993 \_\_\_\_\_

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

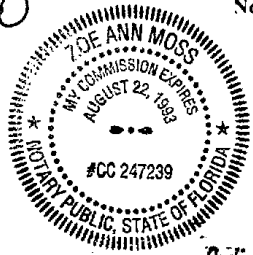
*Sherry R. Free*

Sworn to and subscribed before me Zoe Ann Moss

this 3rd day of March

A.D. 19 93

Zoe Ann Moss  
Notary Public



**NOTICE OF CONTINUED  
HEARING TO ESTABLISH  
ORDINANCE/REGULATIONS  
AFFECTING THE USE OF LAND BY  
ADOPTING THE 1991 STANDARD  
HOUSING CODE**

The Board of County Commissioners of St. Johns County proposes to adopt or change regulations affecting the uses of land in the areas of the county.

**NOTICE IS HEREBY GIVEN** that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday March 9, 1993 at 6:00 P.M. in the County Auditorium at the County Administration Building, 4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, will hold a public hearing that was continued from February 23, 1993, to consider passage of the following ordinance:

**ORDINANCE 93-**

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Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Halstead, ADA Coordinator, at (904) 824-2509 at least 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CARL "BUD" MARKEL, ITS CLERK  
BY: Amy Bennett, Deputy Clerk