

RESOLUTION NO. 2004 - 152

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO APPROVE DEFERRING THE PAYMENT OF WATER AND SEWER UNIT CONNECTION FEES FOR SINGLE FAMILY RESIDENTIAL HOUSES THAT QUALIFY AS AFFORDABLE HOUSING, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Objective C.1.1.4 of the St. Johns County Comprehensive Plan recognizes the need to increase private sector participation in meeting affordable house needs; and,

**WHEREAS**, St. Johns County completed an Affordable Housing Needs Study in February 2002, that recognized the shortage of affordable housing and the need for incentives for builders; and,

**WHEREAS**, The payment of utility unit connection fees are currently required prior to the issuance of a building permit, which increases the up-front cost to builders of affordable housing; and,

**WHEREAS**, Section 25 of St. Johns County Ordinance 2001-25 permits the deferral of fees; and,

**WHEREAS**, it is in the best interest of the residents of St. Johns County to provide these affordable home sites for low and moderate income homebuyers due to the rising cost of living in St. Johns County.

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

**SECTION I.** The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

**SECTION II.** For purposes of this Resolution the definition of Affordable Housing is a selling price not greater than 15% above the State Housing Initiatives Partnership (SHIP) Program sales limit as amended from time to time by the Board of County Commissioners and is available at the offices of the Housing & Community Services Division.

**SECTION III.** Houses being sold within the referenced limit in the County Utility department's service area will have the payment of appropriate unit connection fees deferred to the time prior to the issuance of a Certificate of Occupancy by the County's Building Department.

**SECTION IV.** This Resolution shall become effective on the date of the signature below.

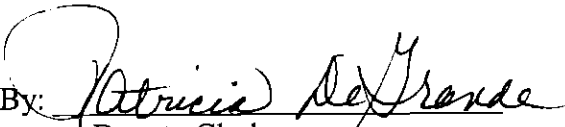
**RESOLUTION NO. 2004 - 152**

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, State of Florida, this 22nd day of June, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Karen R. Stern, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

