

RESOLUTION NO. 2004- 207

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO PAY \$96,502.00 FOR ST. JOHNS COUNTY ROAD AND PARK IMPACT FEES FOR 61 "AFFORDABLE" HOUSING UNITS IN NORTHRIDGE PUD.

RECITALS

WHEREAS, Northridge Planned Unit Development ("Northridge PUD") has been approved by the Board of County Commissioners of St. Johns County (the "Board") as a housing development with a substantial number of its units being reserved for sale to very-low and low income persons as defined by the Florida Housing Finance Corporation; and

WHEREAS, the Board has presently set budgeted appropriated \$160,430 to assist development of 61 units as low income housing with \$1,442,141 in State HAP downpayment assistance in order to help provide safe and affordable housing for its citizens who would not otherwise be able to afford such in St. Johns County; and

WHEREAS, St. Johns County Road and Park Impact Fees for 61 units as described in Exhibit "A" attached hereto and incorporated by reference, are due for payment no later than August 14, 2004 in order to reserve Road and Park concurrency for said units; and


WHEREAS, it is therefore found that payment of said impact fees form public tax revenues serves a primary and valid public benefit purpose.

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

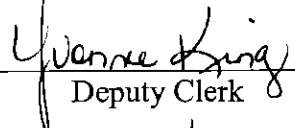
1. The above Recitals are findings of fact in support of this resolution.
2. That the County Administrator is hereby authorized to pay a total of \$96,502.00 by August 14, 2004 to the County Road and Park Impact Fees accounts for those impact fees now due on said 61 "very-low and low income" housing units in Northridge Park PUD.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 11<sup>th</sup> day of August, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 08/13/04

Effective Date: 08/13/04

## **Northridge Lakes, LLC**

701 White Boulevard, Inverness, FL 34453

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August 10, 2004

Mr. Thomas M. Crawford  
Director  
St. Johns County  
Housing and Community Services  
3149 Ponce de Leon Blvd., Suite 9  
St. Augustine, Florida 32084

Dear Tom:

In reference to our meeting earlier today, I would like to take this opportunity to thank you on behalf of *Northridge Lakes, LLC*. for the Impact Credits in the amount of \$96,502.00 representing matching funds for 61 Single Family residences located in Phase 1 of Parcels "C" and "D" of the development.

I will forward a copy of this letter to Jan Trantham relating to her the breakdown of the Impact Fee credits from your department, as follows:

61 Units x Road allowance (\$1,115.00)	\$ 68,015.00
61 Units x Park allowance (\$467.00)	<u>28,487.00</u>
Total Impact Fee Credits	<u>\$ 96,502.00</u>

The lots which will be transferred to Florida Low Income Housing Associates, Inc. on an agreed takedown schedule are listed by number below:

### **PARCEL "B"-PHASE 1 (21 LOTS TOTAL)**

2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	31	69	72	73	74	76	

### **PARCEL "C"- PHASE 1(40 LOTS TOTAL)**

265	266	267	268	271	272	273	274	275	278
279	280	281	282	285	286	287	288	289	292
293	294	295	296	299	300	301	302	303	306
307	308	309	311	312	313	314	315	316	318

The lots total 61 in number and this agrees with the new Master Development Plan as of August 11, 2004.

Thank you again for your assistance in this matter and we look forward to working with you in the future.

Yours truly,

Robert J. L. Laurence  
Consultant-Northridge Lakes, LLC.

**Exhibit "A"**