

ORDINANCE 2000 - 49

AN ORDINANCE DESIGNATING THE METHOD BY WHICH THE BOARD OF COUNTY COMMISSIONERS MAY DONATE TO NOT-FOR-PROFIT CORPORATIONS PROPERTY FOR RESIDENTIAL HOUSING FOR LOW/MODERATE INCOME INDIVIDUALS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the conversion of vacant or blighted properties to new residential units for low/moderate income individuals via Habitat for Humanity or other not-for-profit entities enhances neighborhoods; and

WHEREAS, the Comprehensive Land Use Plan of Nassau County addresses requirements for affordable housing.

NOW, THEREFORE, BE IT ORDAINED this 27th day of November, 2000, by the Board of County Commissioners of Nassau County, Florida, as follows:

a. GENERAL: The purpose of this Ordinance is to provide for the donation of County property to create more affordable housing pursuant to certain conditions set forth herein.

2. DONATION OF PROPERTY FOR CERTAIN RESIDENTIAL HOUSING:

a. The Board of County Commissioners may donate property, which has a current fair market value of \$15,000.00 or less, as determined by a fee appraiser or the County Property Appraiser, to a not-for-profit corporation which has been qualified and specifically listed

hereinbelow and has an objective of creating residential housing for persons of low or moderate income. The not-for-profit corporation must be approved by the Board of County Commissioners as an entity whose efforts at constructing housing for low or moderate-income individuals meet reasonable standards as to the quality of construction and compliance with income standards. The following listed not-for-profit corporations are found to be qualified and may receive property donations pursuant to this Ordinance:

i. Nassau Habitat for Humanity, Inc.

b. Prior to any donation, the County Coordinator shall investigate whether or not there is a need by the County to retain the property for Governmental Use and shall make a written report to the Board of County Commissioners that shall be placed on the Board's agenda for a regularly scheduled meeting. The Board of County Commissioners shall make a finding as to the need to retain the subject property.

c. If the Board makes a finding that there is no need to retain the property, the donation of the property shall be considered.

d. The Chairman is authorized to execute and deliver all documents necessary to convey the property to the not-for-profit corporation.

e. The Board of County Commissioners shall execute an agreement with the not-for-profit corporation, containing the following conditions:

i. The property be used solely for the construction of affordable housing for low or moderate income individuals;

ii. That construction of said housing begin within twelve (12) months of the donation, unless such time is extended by the Board of County Commissioners;

iii. Construction completed within eighteen (18) months of donation;

iv. The not-for-profit corporation will assume full responsibility for construction of the homes in compliance with appropriate building codes; and

v. If construction does not commence within the time frame provided by the Board of County Commissioners, the property will be re-conveyed to the County at no cost to the County.

vi. The form of the Agreement shall be approved by the County Attorney.

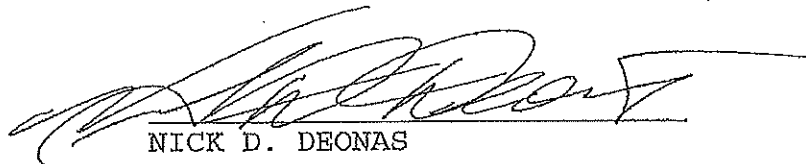
3. The Board shall insure that, prior to any decision to convey the property, the County shall notify the adjacent property owners by certified mail of the consideration to convey the property to Nassau Habitat for

Humanity, Inc., and further indicate that if the adjacent property owner desires to purchase the property, they should provide sealed bids within ten (10) working days of receipt of the certified letter. Further, the notification shall indicate that the Board may convey the parcel to the highest bidder or may reject all offers.

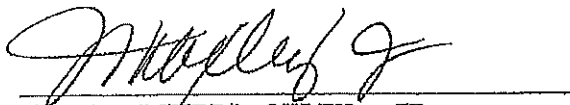
4. The consideration for the conveyance to Nassau Habitat for Humanity, Inc., shall be the cost of recording fees, if any, plus ten and no/100 dollars (\$10.00).

5. This Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

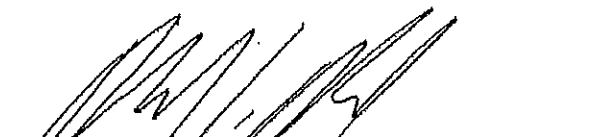
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
NICK D. DEONAS  
Its: Chairman

ATTEST:

  
J. M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

  
MICHAEL S. MULLIN

h/anne/ord/property-donation