

ORDINANCE 2015 - 02

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA AMENDING DIVISION 3 OF ARTICLE III OF CHAPTER 2 OF PART II OF THE BRADFORD COUNTY CODE OF ORDINANCES; RENAMING THE AFFECTED PROVISION(S) "REGISTRATION OF DEFAULTED MORTGAGE PROPERTY"; PROVIDING FOR THE PURPOSE, INTENT AND APPLICABILITY OF SAID PROVISION(S); REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN BRADFORD COUNTY; PROVIDING DIRECTION TO STAFF; PROVIDING OR SEVERABILITY; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Board of County Commissioners of Bradford, Florida desires to protect the public health, safety and welfare of the citizens of Bradford County and maintain a high quality of life for the citizens of Bradford County through the maintenance of structures and properties in the County; and

WHEREAS, properties that are neglected and have unsecured, accessible structures have a negative impact on community value, create conditions that invite criminal activity, and foster an unsafe and unhealthy environment for children; and

WHEREAS, the present mortgage foreclosure crisis has serious negative implications for all communities trying to manage the consequences of properties that have defaulted mortgages, are in the foreclosure process, foreclosed upon and/or mortgagee owned; and

WHEREAS, vacant properties that are neglected and have unsecured, accessible structures have a negative impact on community value, create conditions that invite criminal activity, and foster an unsafe and unhealthy environment for children; and

WHEREAS, often times, the foreclosing party or property owners are often out of state, and there is no local contact for such a property, which makes it difficult to notice the proper party of

the violations of the County code, and to maintain the requisite level of maintenance and security on such structures or lots; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida recognizes an increase in the number of properties subject to foreclosure action or foreclosed upon, and vacant (hereinafter referred to as “registrable properties”) located throughout the County which lead to a decline in property value, create nuisances and lead to a general decrease in neighborhood and community aesthetic; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida has already adopted property maintenance codes to regulate building standards for the exterior of structures and the condition of the property as a whole; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida recognizes in the best interest of the public health, safety and welfare a more regulated method is needed to discourage registrable property owners and mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida has a vested interest in protecting neighborhoods against decay caused by registrable property and concludes that it is in the best interests of the health, safety, and welfare of its citizens and residents to impose registration requirements of registrable property located within Bradford County to discourage registrable property owners and mortgagees from allowing their properties to be abandoned, neglected or left unsupervised; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida desires to amend Bradford County’s code in order to establish a property registration process that will identify a contact person to address safety and aesthetic concerns to minimize the negative impact and conditions that occur as a result of vacancy, absentee ownership and the foreclosure process; and

WHEREAS, upon passage, duly noticed public hearings, as required by law, will have been held by Bradford County, at which public hearings all residents and interested persons were given an opportunity to be heard; and

WHEREAS, The Board of County Commissioners of Bradford County, Florida finds that the implementation of the following changes and additions will assist the County in protecting neighborhoods from the negative impact and conditions that occur as a result of vacancy, absentee ownership and lack of compliance with existing County regulations and laws; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida finds that the adoption of this ordinance is in the best interest of Bradford County, Florida and its citizens.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Bradford County, Florida as follows:

Section 1.                    Adoption and Incorporation of Recitals.

The Board of County Commissioners of Bradford County, Florida adopts the above-outlined recitals and incorporates them herein as part and parcel of this ordinance.

Section 2.                    Intent, Purpose and Authority for Ordinance.

- A. It is the intent and purpose of this article to adopt provisions controlling the excessive growth or accumulation of weeds and similar plant material, or the accumulation of debris or other noxious material upon property situated in the unincorporated area of the county that creates a haven or breeding place for snakes, rats, rodents and other vermin of like or similar character, creates a fire hazard to adjacent properties, and creates a traffic hazard at road intersections within Bradford County.
- B. It is further the intent and purpose of this article intent to specifically establish an abandoned real property program as a mechanism to protect neighborhoods from

becoming blighted through the lack of adequate maintenance and security of abandoned properties.

- C. It is hereby declared, due to the character and population density of the county, that the excessive growth or accumulation of weeds and similar plant material, or the accumulation of debris or other noxious material upon abandoned property situated in the unincorporated area of the county is contrary to the public health, safety and that such excessive growth and accumulations be prohibited in accordance with this article.
- D. This ordinance is adopted pursuant to the authority granted by Chapter 125, *Florida Statutes* and other relevant provisions of Florida law.

Section 1. Adoption and Incorporation of Recitals.

The Board of County Commissioners of Bradford County, Florida hereby amends the Division 3 of Article III of Chapter 2 of Part II of the Bradford County Code of Ordinances, by replacement in its entirety as follows:

REGISTRATION OF DEFAULTED MORTGAGE PROPERTY

Section 1 – Purpose and Intent of Article.

It is the purpose and intent of Bradford County to establish a process to address the deterioration, crime and decline in value of Bradford County neighborhoods caused by property with defaulted mortgages and vacant and property located within Bradford County, and to identify, regulate, limit and reduce the number of these properties located within Bradford County. It is Bradford County's further intent to establish a registration requirement as a mechanism to protect neighborhoods from the negative impact and conditions that occur as a result of vacancy, absentee ownership, lack of adequate maintenance and security and will provide a method to expeditiously identify a contact person for each property responsible for this protection.

It is not the intent of this article to determine the rights and liabilities of persons under agreements to which Bradford County is not a party. This article shall not be construed to alter the terms of any lease or other agreement between a landlord and a tenant or others relating to property that is the subject of this Article; provided that no provision of any lease or other agreement shall be construed to excuse compliance with this article. Additionally, a violation of this article shall not in and of itself create negligence per se standard or otherwise expand existing liability in tort for either a landlord or a tenant.

Section 2 – Definitions for Terms.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Registrable Property – means,

- a) any real property located in the County, whether vacant or occupied, that is encumbered by a mortgage in default, is subject to an ongoing foreclosure action by the Mortgagee or Trustee, is subject to an application for a tax deed or pending tax assessor’s lien sale, or has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.

The designation of a “default/foreclosure” property as “registrable” shall remain in place until such time as the property is sold to a non-related bona fide purchaser in an arm’s length transaction or the foreclosure action has been dismissed and any default on the mortgage has been cured.

- b) Any property that is vacant for more than 30 days

Accessible Property/Structure – means a property that is accessible through a comprised/breached gate, fence, wall, etc., or a structure that is unsecured and/or breached in such a way as to allow access to the interior space by unauthorized persons.

Annual registration - shall mean 12 months from the date of the first action that required registration, as determined by the County, or its designee, and every subsequent 12 months. The date of the initial registration may be different than the date of the first action that required registration

Applicable Codes – means to include, but not be limited to, the County’s Zoning Code, the County’s Property Rehabilitation and Maintenance Code, Neighborhood Improvement Ordinance, Solid Waste Ordinance, Residential and Commercial Recycling Ordinance, and the State, County and County Building and Fire Codes.

Blighted Property – means:

- a) Properties that have broken or severely damaged windows, doors, walls, or roofs which create hazardous conditions and encourage trespassing; or
- b) Properties whose maintenance is not in conformance with the maintenance of other neighboring properties causing a decrease in value of the neighboring properties; or
- c) Properties cited for a public nuisance pursuant to the County Codes; or
- d) Properties that endanger the public’s health, safety, or welfare because the

properties or improvements thereon are dilapidated, deteriorated, or violate minimum health and safety standards or lacks maintenance as required by the applicable codes.

Enforcement Officer – means any Law Enforcement Officer, Building Official, Zoning Inspector, Code Enforcement Officer, Fire Inspector of Building Inspector, or other person authorized by the County to enforce the applicable code(s).

Evidence of vacancy - means any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash junk or debris; abandoned vehicles auto parts or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail, or statements by neighbors, passers-by, delivery agents or government agents; or the presence of boards over doors, windows or other openings in violation of applicable code.

Foreclosure - shall mean the legal process by which a mortgagee, or other lien holder, terminates a property owner's equitable right of redemption to obtain legal and equitable title to the real property pledged as security for a debt or the real property subject to the lien. This definition shall include, but is not limited to, public notice of default, a deed-in-lieu of foreclosure, sale to the mortgagee or lien holder, certificate of title and all other processes, activities and actions, by whatever name, associated with the described process. The process is not concluded until the property obtained by the mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien

Local Property Management Company – means a property manager, property management company or similar entity responsible for the maintenance and security of registrable real property within 20 driving miles of the County limits. Upon review of credentials the County, or its designee, may allow a non-local property manager to be listed.

Mortgagee - means the creditor, including but not limited to, trustees; mortgage service companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement.

Owner – Owner means any person, firm, corporation or other legal entity who, individually or jointly or severally with others, holds the legal or beneficial title to any building, facilities, equipment or premises subject to the provisions of this chapter.

Property Management Company – means a local property manager, property maintenance company or similar entity responsible for the maintenance of registrable real property.

Real property - means any improved residential or commercial land, buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the County limits.

Vacant – means any parcel of land in the County that contains any building or structure that is not lawfully occupied or inhabited by human beings as evidenced by the conditions set forth in the definition of "Evidence of Vacancy" above which is without lawful tenant, or lawful occupant or without a certificate of occupancy. Vacant property does not mean property that is temporarily unoccupied while the residents are away on vacation, personal matters or business, or is not intended by the owner to be left vacant, so long as the period does not exceed thirty (30) days.

### Section 3 – Applicability of Article.

These sections shall be considered cumulative and not superseding or subject to any other law or provision for same, but rather be an additional remedy available to the County above and beyond any other State, County or Local provisions for same.

### Section 4 – Establishment of Registry.

Pursuant to the provisions of Section ## the County, or its designee, shall establish a registry cataloging each Registrable Property within the County, containing the information required by this Article.

### Section 5 – Registration of Defaulted Mortgage Property.

- a) Any Mortgagee who holds a mortgage on real property located within the County shall perform an inspection of the property to determine vacancy or occupancy, upon default by the mortgagor. The Mortgagee shall, within ten (10) days of the inspection, register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is found to be vacant or occupied.
- b) Registration pursuant to this section shall contain the name, direct mailing address, a direct contact name, telephone number, and e-mail address for the Mortgagee/Trustee, and the Servicer, and the name and twenty-four (24) hour contact phone number of the local property management company responsible for the security and maintenance of the property who has the authority to make decisions concerning the abatement of nuisance conditions at the property, as well as any expenditure in connection therewith.
- c) Mortgagees who have existing registrable property on the effective date of this ordinance have 30 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed, and indicate whether the property is vacant or occupied. A separate registration is required for each property, whether it is vacant or occupied.
- d) If the mortgage on a registrable property is sold or transferred, the new Mortgagee is subject to all the terms of this Article and within 5 days of the transfer register the property and pay

a registration fee in accordance with this Article. Any previous unpaid annual registration fees are the responsibility of the new Mortgagee or Trustee and are due and payable with their initial registration.

- e) If the Mortgagee owner of a foreclosed real property sells or transfers the property to a non-arm's length related person or entity, the transferee is subject to all the terms of this Article and within 5 days of the transfer register the property and pay a registration fee in accordance with this Article. Any previous unpaid annual registration fees are the responsibility of the new Registrable property owner and are due and payable with their initial registration.
- f) As long as the property is Registrable it shall be inspected by the Mortgagee, or designee, monthly. If an inspection shows a change in the property's occupancy status the mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.
- g) A non-refundable annual registration fee established by resolution by the County Commission, shall accompany each registration pursuant to this section.
- h) All registration fees must be paid directly from the Mortgagee, Trustee, Servicer, or Owner. Third Party Registration fees are not allowed without the consent of the County and/or its authorized designee.
- i) Properties subject to this section shall remain under the annual registration requirement, and the inspection, security and maintenance standards of this section as long as they are registrable.
- j) Until the mortgage or lien on the property in question is satisfied, or legally discharged, the desire to no longer pursue foreclosure, the filing of a dismissal of lis pendens and/or summary of final judgment and/or certificate of title, voluntary or otherwise, does not exempt any Mortgagee holding the defaulted mortgage, from all the requirements of this article as long as the borrower is in default.
- k) Any person or legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change.
- l) Failure of the Mortgagee to properly register or to modify the registration form from time to time to reflect a change of circumstances as required by this article is a violation of the article and shall be subject to enforcement and any resulting monetary penalties.
- m) Pursuant to any administrative or judicial finding and determination that any property is in violation of this article, the County may take the necessary action to ensure compliance with and place a lien on the property for the cost of the work performed to benefit the property and bring it into compliance.
- n) Properties registered as a result of this section are not required to be registered in the Vacant Property registries.



Section 6 – Registration of Vacant Property.

- a) Owners who have vacant property on the effective date of this ordinance have 20 calendar days from the effective date to register the property with the Code Enforcement Department, or its designee, on forms or other manner as directed. A separate registration is required for each property.
- b) Registration pursuant to this section shall contain the name(s), direct mailing address, a direct contact name, telephone number, and e-mail address for the Owner(s).
  - i) If the property is owned by multiple natural persons, then the required information shall be that of one person who has legal authority to act on behalf of the other Owners.
  - ii) If the property is owned by a corporation, whether foreign or domestic, then the required information shall be that of a Registered Agent and of an officer who has authority to act on behalf of the corporation.
  - iii) If the property is owned by a partnership, then the required information shall be that of the managing partner who has legal authority to act on behalf of the partnership.
  - iv) If the property is owned by a Trust then the required information shall be that of the Trustee who has legal authority to act on behalf of the Trust.
  - v) If the property is owned by a real estate investment trust, then the required information shall be that of the general partner or an officer who has legal authority to act on behalf of the REIT.
  - vi) If the property is owned by an unincorporated association or any other legal entity not mentioned above, then the required information shall be that of a person who has legal authority to act on behalf of that association or entity.
- c) Registration pursuant to this section shall contain the twenty-four (24) hour contact phone number of the local property management company responsible for the security and maintenance of the property that has the authority to make decisions concerning the abatement of nuisance conditions at the property, as well as any expenditure in connection therewith.
- d) The County reserves the right to require such other information as needed to carry out the public purpose and intent of this article.
- e) A non-refundable annual registration fee established by resolution by the County Commission, shall accompany each registration pursuant to this section.
- f) Registration pursuant to this section shall be required annually for as long as the property is vacant and shall remain a continuing obligation for a period of one year from the date that the property is no longer vacant

- g) Properties subject to this section shall remain under the inspection, security, and maintenance standards set forth in this section and applicable code as long as they remain vacant.
- h) Any person or other legal entity that has registered a property under this section must report any change of information contained in the registration within ten (10) days of the change. There shall be no fee to update the current owner's information.
- i) Upon sale of the vacant property the new owner must complete a new registration of the property within 10 days of the change of title.
- j) Failure of the property owner of record to properly register or to modify the registration from time to time to reflect a change of circumstances as required by this ordinance is a violation of this article and shall be subject to enforcement by any of the enforcement means available to the County.
- k) Properties registered as a result of this section are not required to be registered in the Default Loan/Foreclosure Property registries

Section 7 – Maintenance Requirements for Property.

- a) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspaper circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.
- b) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- c) Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable code(s) at the time registration was required.
- d) Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Acceptable maintenance of yards and/or landscape shall not include weeds, gravel, broken concrete, asphalt or similar material.
- e) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.
- f) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable code(s).
- g) Failure of the mortgagee and/or owner to properly maintain the property may result in a violation of the applicable code(s) and issuance of a citation or Notice of Violation in accordance with the applicable code of the County. Pursuant to a finding and determination

by the County's Code Enforcement Officer, Magistrate or a court of competent jurisdiction, the County may take the necessary action to ensure compliance with this section.

- h) In addition to the above, the property is required to be maintained in accordance with the applicable code(s) of the County.

#### Section 9 – Security Requirements for Property.

- a) Properties subject to these Sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons.
- b) A “secure manner” shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.
- c) If a property is registrable, and the property has become vacant or blighted, a local property manager shall be designated by the Mortgagee or Owner to perform the work necessary to bring the property into compliance with the applicable code(s), and the property manager must perform regular inspections to verify compliance with the requirements of this article, and any other applicable laws.

#### Section 10 – Declaration of Public Nuisance.

All registrable property is hereby declared to be a public nuisance, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of Bradford County.

#### Section 11 – Inspections for Violations.

Adherence to this article does not relieve any person, legal entity or agent from any other obligations set forth in any applicable code(s), which may apply to the property.

#### Section 12 – Additional Authority for Enforcement.

- a) If the enforcement officer has reason to believe that a property subject to the provisions of this article is posing a serious threat to the public health, safety and welfare, the code enforcement officer may temporarily secure the property at the expense of the mortgagee or Owner, and may bring the violations before the magistrate as soon as possible to address the conditions of the property.
- b) The Code Enforcement Officer or magistrate shall have the authority to require the Mortgagee or Owner affected by this section, to implement additional maintenance and/or security measures including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard or other measures as may be reasonably required to help prevent further decline of the property.

- c) If there is a finding that the condition of the property is posing a serious threat to the public health, safety and welfare, then the code enforcement board or special magistrate may direct the County to abate the violations and charge the Mortgagee or Owner with the cost of the abatement.
- d) If the Mortgagee or Owner does not reimburse the County for the cost of temporarily securing the property, or of any abatement directed by the code enforcement officer or magistrate, within thirty (30) days of the County sending the Mortgagee or Owner the invoice then the County may lien the property with such cost, along with an administrative fee as determined in the County's fee ordinance to recover the administrative personnel services. In addition to filing a lien the County can pursue financial penalties against the Mortgagee or Owner.

Section 13 – Opposing, Obstructing Enforcement Officer and Penalties.

Whoever opposes obstructs or resists any enforcement officer or any person authorized by the enforcement office in the discharge of duties as provided in this chapter shall be punishable as provided in the applicable code(s) or a court of competent jurisdiction.

Section 14 – Immunity for Enforcement Officer.

Any enforcement officer or any person authorized by the County to enforce the sections here within shall be immune from prosecution, civil or criminal, for reasonable, good faith entry upon real property while in the discharge of duties imposed by this article.

Section 15 – Enforcement and Penalties of/for Violations.

- A. Enforcement - The requirements of this ordinance may be enforced as follows:
  - 1) By citation for civil penalties pursuant or to appear in county court pursuant to the authority granted by Section ##, State Statutes, Chapter ##, Part ##, State Statutes.
  - 2) By an action for injunctive relief, civil penalties, or both, through a court of competent jurisdiction;
  - 3) By exercise of the County's powers of eminent domain, or by condemnation and demolition pursuant to Chapter ## of this Code, or by the nuisance abatement process;
  - 4) By revocation or temporary suspension of necessary permits and/or certificates or occupancy and/or licenses;
  - 5) By any other process permitted at law or equity; and
  - 6) Use of one enforcement process or theory does not preclude the County from seeking the same, different, or additional relief through other enforcement methods.
- B. Separate offenses. A violation of this ordinance shall constitute a separate offense for each day it shall continue or recur. Each condition which exists in violation of this ordinance is a separate violation.

- C. Each day a property remains unregistered when required to be registered by this ordinance is a separate offense for each day it shall continue or recur.
- D. Each day a property is not inspected as required by this ordinance is a separate offense.
- E. Each day a property is not secured as required by this ordinance is a separate offense.
- F. Each day a condition violating the county's minimum housing codes or property maintenance codes exists on a property subject to registration under this ordinance is a separate offense.
- G. Persons responsible for violations. The, Owner, Mortgagee, Trustee or Servicer as those terms are defined in this ordinance, and their duly authorized officers, employees or agents employed in connection therewith who has assisted in the commission of the violation or failed to perform as required by the ordinance shall be guilty of the violation.

Section 3.                    Amendments to Registration and Penalty Fees.

Registration and Penalty Fees outlined in this article may be modified by a Resolution, passed and adopted by the County Council.

Section 4.                    Direction to Staff.

The Board of County Commissioners of Bradford County, Florida directs staff as follows:

- A. Staff is directed to provide a copy of this fully-executed ordinance to the Bradford County Sheriff; and
- B. Staff is further directed to coordinate with the Bradford County Sheriff for the engagement of the services of a private firm to assist with the implementation and operation of this ordinance by some means; and
- C. Staff is further directed to take whatever additional or other steps are necessary to effectuate the efficient administration and implementation of this ordinance.

Section 5.                    Severability of Provisions.

If any section, phrase, sentence or portion of this ordinance 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 hereof.

Section 6.                    Direction to the Codifier.

It is the intention of the Board of County Commissioners of Bradford County, Florida that Section 3 of this ordinance shall become and be made a part of the Bradford County Code of Ordinances, and that the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention.

Section 7.                    Effective Date of Ordinance.

This ordinance shall become effective as provided by Florida general law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Bradford County, Florida in regular session, this 2nd day of February 2015.

BOARD OF COUNTY COMMISSIONERS OF  
BRADFORD COUNTY, FLORIDA



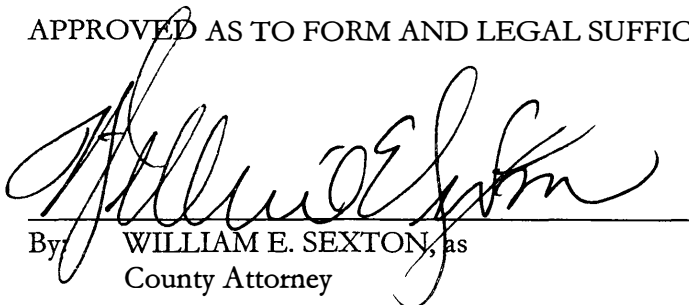
By: ROSS CHANDLER, as its  
Chairman

ATTEST:



By: RAY NORMAN, as  
Clerk to the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



By: WILLIAM E. SEXTON, as  
County Attorney

RESOLUTION 2014 - 03

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BRADFORD COUNTY, FLORIDA SETTING THE ANNUAL FEE FOR THE REGISTRATION OF ABANDONED PROPERTY; PROVIDING DIRECTION TO STAFF AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, on or about June 2, 2014, the Board of County Commissioners of Bradford County, Florida adopted and enacted Ordinance Number 2014-04 which implemented a system for the registration and regulation of abandoned real property; and

WHEREAS, Section 3-154(E), of the *Bradford County Code*, as created by Ordinance Number 2014-04, required that the annual fee for the registration of abandoned property be set by the Board of County Commissioners by resolution; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida now desires to set the annual fee for the registration of abandoned real property as required by said provision and ordinance; and

WHEREAS, the Board of County Commissioners of Bradford County, Florida finds that the setting of an annual registration fee and the fee set forth herein is reasonable, proper and is in the best interest of Bradford County, Florida and its citizens.

NOW THEREFORE be it resolved by the Board of County Commissioners of Bradford County, Florida as follows:

Section 1.                    Adoption and Incorporation of Recitals.

The Board of County Commissioners of Bradford County, Florida adopts the above-outlined recitals and incorporates them herein as part and parcel of this resolution.

Section 2.                    Purpose and Authority for Resolution.

A.        This resolution is adopted by the Board of County Commissioners of Bradford County, Florida for the purpose of setting the annual fee for the registration of abandoned real property.

B.        This resolution is adopted by the Board of County Commissioners of Bradford County, Florida pursuant to the authority granted by Chapter 125, *Florida Statutes*, and pursuant to Section 3-154(E), of the *Bradford County Code*, as created by Ordinance Number 2014-04.

Section 3.                    Setting of Annual Registration Fee.

The Board of County Commissioners of Bradford County, Florida hereby establishes and sets an annual fee of two hundred and fifty U.S. Dollars (\$250.00) for the registration of abandoned real property pursuant to Section 3-154(E), of the *Bradford County Code*, as created by Ordinance Number 2014-04.

Section 4.                    Direction to Staff.

The Board of County Commissioners of Bradford County, Florida directs staff as follows:

A.        Staff is directed to provide a copy of this fully-executed resolution to the Bradford County Sheriff; and

B.        Staff is further directed to take whatever additional or other steps are necessary to ensure that the fee set by this resolution are properly collected, maintained and administered.

Section 5.                    Effective Date of Resolution.

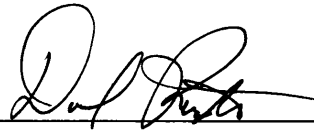
This resolution shall be effective immediately upon adoption by the Board of County Commissioners of Bradford County, Florida.

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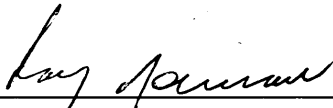
RESOLVED AND DULY ADOPTED, with a quorum present and voting, by the Board of  
County Commissioners of Bradford County, Florida in regular session, this 2nd day of June 2014.

BOARD OF COUNTY COMMISSIONERS OF  
BRADFORD COUNTY, FLORIDA



By: DANIEL RIDDICK, its  
Chairman

ATTEST:



By: RAY NORMAN, as  
Clerk to the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



By: WILLIAM E. SEXTON, as  
County Attorney