

RESOLUTION NO. 95-111

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA DECLARING A CERTAIN PARCEL OF COUNTY OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE APPRAISAL AND ADVERTISEMENT FOR SALE BIDS PURSUANT TO FLORIDA STATUTE 125.35.

WHEREAS, it has been requested, the County consider a sale and/or lease of the 100' strip of County owned property located on the westerly side of US 1 South between the Chevrolet dealership and Wal Mart, more fully shown and described on attached Exhibit A, incorporated by reference and made a part hereof; and

WHEREAS, Florida Power and Light has an easement encumbering the property and St. Johns County has need of a 30' easement for water and sewer lines and a site for future stormwater facility requirements for roadway widening or improvements to CR 5-A; and

WHEREAS, pursuant to Florida Statute 125.35, the Board of County Commissioners is authorized to determine if such sale or lease is in the best interest of the County and deem said parcel as surplus and authorize appraisal to determine bidding procedure.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA as follows:

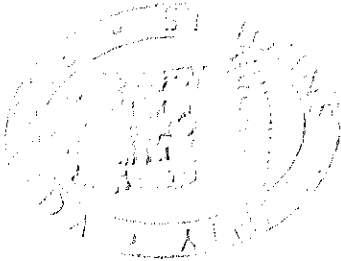
1. The 100' strip of County property, more fully described in Exhibit A is hereby declared surplus property.

2. A fair market real estate appraisal to establish a low bid amount is authorized. The appraisal fee and other closing costs will be paid by the purchaser in addition to the bid amount.

3. The Clerk is then instructed to publish a Notice of Sale of County land once a week for at least (2) weeks calling for bids on the property. The bid requirements will include but not necessarily be limited to: 1) Written approval and authorization from FPL of the proposed site plan. 2) A 30' utility easement in favor of St. Johns County for the installation and maintenance of existing and proposed water and sewer lines along the Northerly boundary of the described property. 3) An easement over the westerly 300' of the property in favor of St. Johns County for the installation and maintenance of any required retention areas needed for future roadway widening or improvements to CR 5-A.

4. The Procedures as outlined in Exhibit B attached hereto incorporated by reference and made a part hereof, shall be carried out in substantially the form provided, for disposition of the subject County owned property that has been declared surplus by the Board of County Commissioners, unless the office of the County Attorney and the County Administrator authorize deviation for good cause.

PASSED AND ADOPTED by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 13 day of June, 1995.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Irma Sacetti
Deputy Clerk

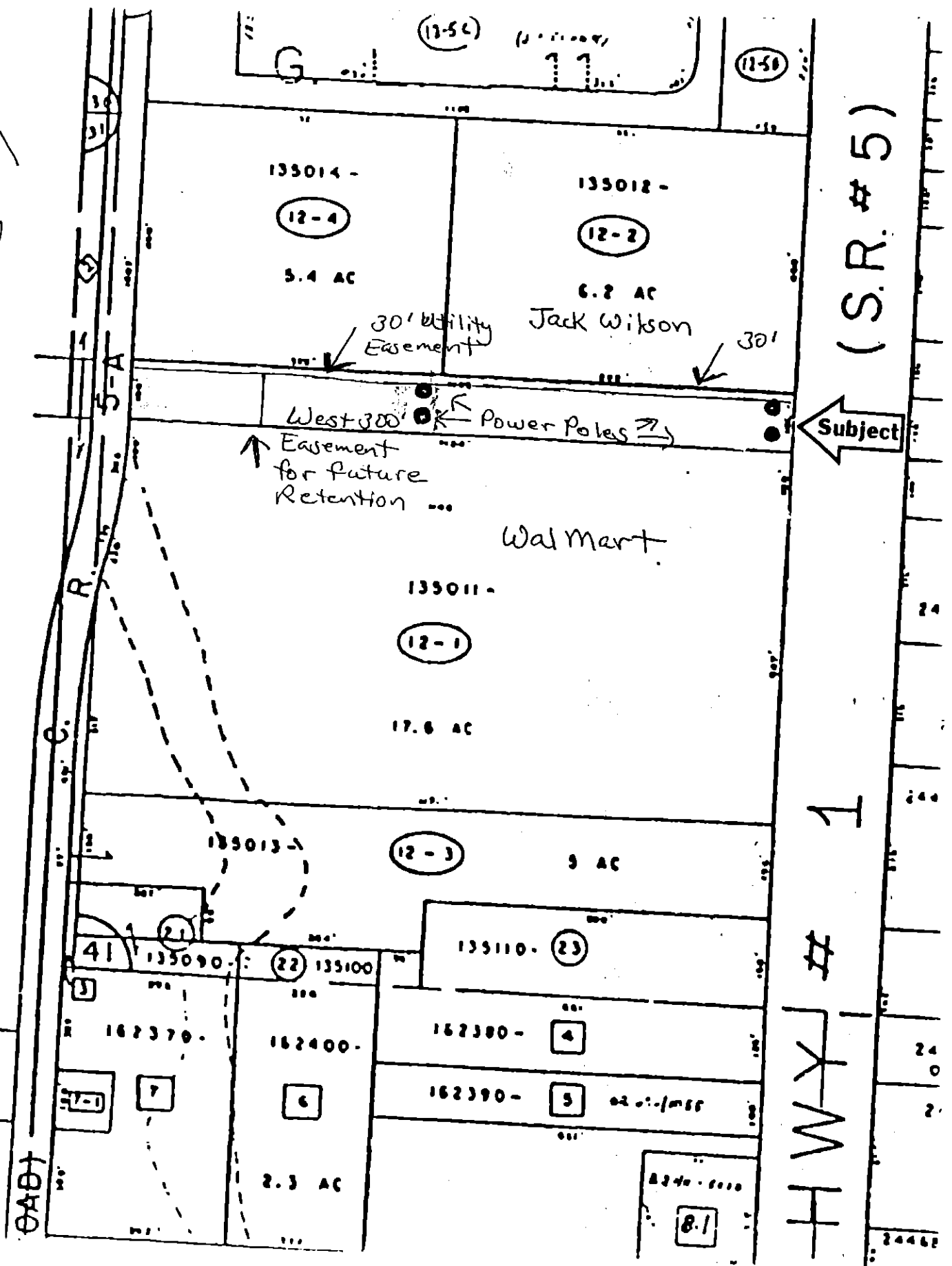
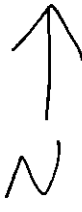
EXHIBIT A

A 100 foot wide portion of Sections 31 and 41 of Township 7 South, Range 30 East, St. Johns County, Florida, whose center line is the center line of the existing Florida Power and Light Company easement as constructed and in place.

Said 100 foot wide portion is also described as a 100 foot wide strip of land in Sections 31 and 41 of Township 7 South, Range 30 East, St. Johns County, Florida, whose centerline begins at the west margin of State Road No. 4 approximately 1044 feet north of the south line of Section 47 (sic.) Township 9 (sic.) South, Range 30 East and runs Westerly a distance of approximately 1120 feet to the East margin of State Road No. 5-A approximately 1170 feet south of a continuation of the north line of Section 35, Township 7 South, Range 29 East.

Said 100 foot wide portion is also described as part of Government Lot 1, Section 31 and Part of Section 41, all in Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the south line of said Section 41 with the west line of US Highway No 1; thence North 0 degrees 27 minutes East along said west line of US Highway No. 1, a distance of 954.42 feet to the point of beginning of the herein described parcel; thence continuing along said west line of US Highway No. 1, North 0 degrees 27 minutes East, 100 feet; thence North 89 degrees 33 minutes 10 seconds West, 1,128.07 feet to a non-tangent curve of radius 2,897.93 feet concave Westerly, said curve also being the east line of State Road No. 5-A (a 66 foot right-of-way); thence southwesterly along said cruve to the right through a central angle of 01 degrees 58 minutes 52 seconds, a distance of 100.20 feet to a non-tangent line; thence South 89 degrees 33 minutes 10 seconds East 1,134.28 feet to the point of beginning.

In the event of conflict between any of the above legal descriptions, the location of the in place, as constructed Florida Power and Light easement controls.



(S.R. # 5)

Subject

HWY # 1

GADT

6

41
7

22
6
2.3 AC

135110 - 23
162380 - 4
162390 - 5

8-1



EXHIBIT B

PURCHASING SURPLUS REAL ESTATE ST. JOHNS COUNTY, FLORIDA DEPARTMENT OF PUBLIC WORKS / REAL ESTATE DIVISION

If you are interested in purchasing County-owned surplus real estate, call the Real Estate Division at (904) 823-2449 for details.

The procedures outlined below are intended to be a brief explanation of the process to purchase County-owned real estate that has been declared surplus.

P R O C E D U R E S

1. ORDERING THE APPRAISAL

- * The Real Estate Division obtains appraisal fee estimate and orders an appraisal. The appraised value determines the minimum bid amount.

2. BIDDING ON THE PROPERTY

- * When the appraisal is received and approved, a bid number and bid date are assigned to the property.
- * If the appraised value of the property is \$5,000.00 or more, a notice of sale will be published once a week for at least two (2) weeks in a newspaper of general circulation, published in the County, calling for bids on the property.
- * The highest bid complying with the terms and conditions in the notice can be accepted by the Board or all bids may be rejected. Terms and conditions may differ from sale to sale at the discretion of the Board.
- * Sealed bids are submitted by all interested purchasers with a required deposit of 10% of the bid amount. Checks for deposits are made payable to St. Johns County.
- * The Purchasing Department opens all bids and the property is awarded to the highest bidder.

3. COMPLETING THE PURCHASE

- * The successful bidder has 90 days from the date of notification to complete the purchase.
- * Closing costs (appraisal fee, documentary stamps, recording fee, survey, and advertising costs) are paid by the purchaser at the closing.

For additional information, or closing cost estimate you may contact: Mary Ann Blount, Department of Public Works, Real Estate Division, P. O. Drawer 349, St. Augustine, FL 32085 (904) 823-2449.