

RESOLUTION NO. 96 -95

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, St. Johns County Utility Department has plans to remove from service the St. Augustine Shores Wastewater Plant; and

WHEREAS, the effluent ponds and area surrounding these ponds as more fully shown and described on the attached Exhibit "A", incorporated by reference and made a part hereof, are no longer required for County use; and

WHEREAS, pursuant to Florida Statute 125.35, the Board of County Commissioners is authorized to determine if such sale of described property 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 County property, as 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:
 - a) Acquire and/or maintain any Department of Environmental Protection and St. Johns River Water Management permits that apply to the sewage effluent ponds whose primary purpose is the re-use of water for irrigation purposes.
 - b) Buyer assumption of all environmental liability relating to the property.
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,
State of Florida, this 11 day of June, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Donald Jordan
Its Chair, Donald Jordan

ATTEST: CARL "BUD" MARKEL, CLERK

By: Ima Paette
Deputy Clerk

EXHIBIT "A"

A PART OF TRACT 'M', REPLAT OF ST. AUGUSTINE SHORES UNIT TWO AS RECORDED IN MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEASTERLY CORNER OF SAID TRACT 'M'; THENCE SOUTH 00° 46' 29" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 'M', A DISTANCE OF 535.68 FEET; THENCE SOUTH 62° 47' 03" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF DOMENICO CIRCLE, A DISTANCE OF 360.65 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND NORTHERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 58° 56' 24" WEST AND A CHORD DISTANCE OF 32.18 FEET TO A POINT ON SAID CURVE; THENCE NORTH 01° 04' 38" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 135.62 FEET; THENCE SOUTH 88° 55' 22" WEST A DISTANCE OF 172.81 FEET; THENCE NORTH 01° 04' 38" WEST A DISTANCE OF 575.02 FEET; THENCE NORTH 88° 55' 22" EAST, ALONG THE NORTHERLY LINE OF AFOREMENTIONED TRACT 'M', A DISTANCE OF 527.28 FEET TO THE POINT OF BEGINNING. CONTAINING 7.32 ACRES MORE OR LESS.

FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

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 shall be accepted. 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.