

RESOLUTION NO. 2013- 47

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY PROPERTY AS SURPLUS AND AUTHORIZING THE SALE OF THE PROPERTY AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO TAKE ALL ACTION NECESSARY TO CLOSE THE TRANSACTION PURSUANT THE PROVISIONS SET FORTH IN SECTION 123.35, FLORIDA STATUTES.**

**RECITALS**

**WHEREAS**, A notice of sale was published as shown on the legal advertisement attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for the property located at 1033 Hibiscus Street for sale "AS IS" to the highest bidder in accordance with the terms of the Florida Statute. The only bid received was from St. Johns Housing Partnership ("SJHP") in the amount of \$35,000 and is attached hereto as Exhibit "B," incorporated by reference and made a part hereof. SJHP estimates \$16,100 to renovate the home and anticipate renting the home for \$750 per month under their work force housing program; and

**WHEREAS**, pursuant to Florida Statute 125.35 the Board of County Commissioners is authorized to sell and convey any real or personal property belonging to the County whenever the Board determines that it is in the best interest of the County; and

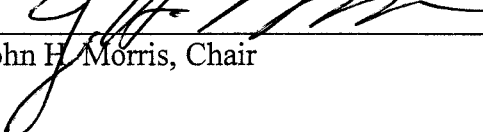
**WHEREAS**, in accordance with Section 125.35, F.S., upon review, the Board has determined the sale of said property is in the best interest of St. Johns County.

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

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. It is found that all requirements of Section 125.35 F.S. for a sale of the property described above have been met and the sale of the property is hereby approved by the Board of County Commissioners.
3. To the extent that there are administrative, scriveners or typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

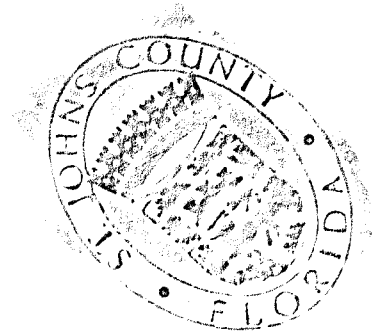
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 19<sup>th</sup> day of February, 2013.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
John H. Morris, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk



THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW  
SAINT AUGUSTINE FL 32084

Ref.#: L3461-12  
I.O.#: L3461-12

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

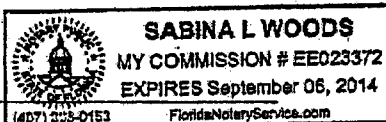
Before the undersigned authority personally appeared STEVEN SMITH  
who on oath says that he/she is an Employee of the St. Augustine Record,  
daily newspaper published at St. Augustine in St. Johns County, Florida;  
that the attached copy of advertisement being a REQUEST FOR BIDS  
in the matter of SELL RESIDENTIAL HOM - 1033 HIBISCUS STREET  
was published in said newspaper on 12/12/2012, 12/19/2012

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore has been continuously published in said St. Johns County, Florida,  
each day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he/she has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this 19th day of DEC - - 2012  
by Steven Smith who is personally known to me  
or who has produced as identification

*Sabina L Woods*

(Signature of Notary Public)



(Seal)

NOTICE OF SALE OF COUNTY  
PROPERTY AND  
REQUEST FOR BIDS  
Notice is hereby given of the sale of  
a single family residential home  
located at 1033 Hibiscus Street,  
St. Augustine, Florida 32084.  
WITH NO WARRANTIES MADE  
OR IMPLIED.  
The property is located on 1/2 acre  
lot, 2 bedrooms, 2 baths, 85' x  
131' +/- lot with a recommended  
starting bid of \$72,000.00.  
Notice is hereby given that sealed  
bids will be received until 10:00  
a.m., Thursday, January 3, 2013  
and opened promptly after the 10:00  
a.m. deadline by Gary R. Blount,  
Director of Land Management, St. Johns  
County, located at the County  
Administration Building, 500 San  
Sebastian Avenue, St. Augustine,  
Florida 32084. Please contact  
Wynne Brubaker at (904) 209-0888  
with any questions.  
The starting bid is based on an  
appraisal prepared by Romero  
Appraisal Associates of Florida,  
Inc. which is available for inspec-  
tion by appointment in the Public  
Land Management System located  
at the St. Johns County Administration  
Building, 500 San Sebastian  
Avenue, St. Augustine, Florida.  
St. Johns County reserves the right  
to accept or reject all bids, waive  
minor formalities, and to award the  
bid that best serves the interests of  
St. Johns County.  
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, JTS  
CLERK  
By: Wynne Brubaker, Deputy Clerk  
Date: 12/19/12



Post Office Box 1086  
Saint Augustine FL 32085  
Tel: 904-824-0902 / Fax: 824-9635  
sjhp@bellsouth.net / www.sjhp.org

**Letter of Intent to Purchase Real Estate**

This letter covers the basic price and terms that the undersigned, St. Johns Housing Partnership, agrees to purchase the property located at: \_1033 Hibiscus Street, St. Augustine, Florida, 32084

PURCHASE PRICE \$ 35,000

DOWN PAYMENT \$0.00

FINANCING: Private Lender

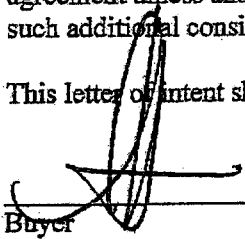
The purchase price reflects the median sales price of the street minus the costs of repairs (attached) and estimated closing costs anticipated for this purchase. There are multiple repairs that will need to be addressed prior to anyone moving in and keeping the property free from future decay.

The intent of the St. Johns Housing Partnership is to purchase the home, renovate the home to an acceptable standard and rent the home as workforce housing. We anticipate the rent for this property will not exceed \$750.00 per month. We continue to define our mission statement with all home purchases or acquisitions.

**PURCHASE AGREEMENT:** Within 3 days of acceptance of this basic agreement, buyer and seller agree to formalize their understanding by completing and signing a standard purchase contract.

This letter is written with the understanding that no party will be bound by any of the terms of this agreement unless and until the standard form mentioned above covering all the foregoing matters and such additional consideration as any of us deem appropriate has been executed by both parties.

This letter of intent shall expire within 14 days of date signed below.

  
\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Seller

01/03/2013  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

01/03/2013

# SPECS BY LOCATION/TRADE with Costs

12/18/2012

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address: 1033 Hibiscus Terrace**

**Unit: Unit 01**

**Location: 1 - Exterior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4 Site Work</b>					
550	<b>REGRADE FOUNDATION</b> Provide and grade a loam topsoil to create at least a 1 in 4 positive drainage away from house a minimum of 4' from the foundation. Reseed the specified area using Fine Fescue seed or a grass seed recommended by the State Extension Service to be non-invasive and drought tolerant. Aerate the specified section using a plug style aerator administering 4 passes. Water the area thoroughly to a depth of 6 inches. Just prior to seeding, apply one half pound of nitrogen per 1000 square feet in a complete fertilizer. Gently rake the fertilizer into the soil and apply the Fine Fescue seed evenly at a rate of 4.5 pounds per square foot. See <a href="http://www.csrees.usda.gov/Extension/index.html">www.csrees.usda.gov/Extension/index.html</a> for a listing of USDA Extension Offices.  Remove Patio pavers on North side of home. Create drainage swale to route water.	200.00	SF	\$7.50	\$1,500.00
<b>Trade: 5 Demolition &amp; Disposal</b>					
755	<b>DEMO PORCH</b> Demolish entire porch including roof, columns/posts, deck, railing/walls, substructure, lattice and steps and dispose of in code legal dump. Rake yard clean. Patch trim and siding matching as closely as possible in like kind.	35.00	SF	\$2.25	\$78.75
795	<b>HAUL DEBRIS TO LANDFILL</b> Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, nails and lead suspect paint chips.	3.00	LD	\$145.00	\$435.00
<b>Trade: 10 Carpentry</b>					
3560	<b>PORCH-REBUILD</b> Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutter and downspouts and 1/4" plywood ceiling. Structural lumber and deck shall be preservative treated.	35.00	SF	\$26.00	\$910.00
<b>Trade: 15 Roofing</b>					
4491	<b>ROOF SHEATHING 5/8"</b> Install 5/8" CDX plywood sheathing nailed 8" on center using plywood clips.	160.00	SF	\$1.25	\$200.00

Address: 1033 Hibiscus Terrace

Unit: Unit 01

Location: 1 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 15 Roofing</b>					
4580	<b>TEAR OFF AND REROOF SHINGLES</b> Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.	23.00	SQ	\$325.00	\$7,475.00
4755	<b>FASCIA 1"X 6"</b> Install a 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.	35.00	LF	\$3.75	\$131.25

**Trade: 19 Paint & Wallpaper**

5679	<b>PREP &amp; PAINT EXTERIOR WOOD-LOW VOC</b> Using lead work safe practices remove & properly dispose all loose materials prior to installation of new materials. Using lead work safe practices prepare existing wood surfaces specified for stabilization prior to paint application by securing, replacing or repairing all loose, broken, rotted, or deteriorated materials to provide a sound surface for paint application. Using lead work safe practices and following paint manufacturer's recommendations prepare all wood surfaces by removing all loose paint. Use a 25-year or better paintable Low VOC caulk matched for color to fill all cracks, voids, holes, etc. prior to painting. Apply a compatible exterior Low VOC primer to all bare wood areas. Apply two coats of quality exterior LOW VOC paint to specified wood. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. <a href="http://www.aqmd.gov/rules/reg/reg11/r1168.pdf">www.aqmd.gov/rules/reg/reg11/r1168.pdf</a> All caulks and sealants must comply with Regulation B, Rule 51, of the Bay Area Air Quality Management District (BAAQMD). Color is the choice of the owner from stock colors. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.	448.00	SF	\$0.65	\$291.20
5785	<b>PREP &amp; PAINT EXTERIOR MASONRY</b> Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.	1,120.00	SF	\$0.72	\$806.40

Location Total: \$11,827.60

Location: 2 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5485	<b>PREP &amp; PAINT SURFACE-FLAT</b> Remove or cover hardware and accessories not to be painted.	2,600.00	SF	\$0.52	\$1,352.00

Address: 1033 Hibiscus Terrace

Unit: Unit 01

Location: 2 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories.

Trade: 21 HVAC

6185	A/C--REPLACE CENTRAL UNIT	1.00	EA	\$2,685.00	\$2,685.00
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Submit manuf cut sheet & cooling load calc for proposed equip to owner at least 15 working days prior to install. Remove existing A/C equip to legal dump. Install cent A/C sys w/ min EER of 8.6, inc condensing unit, A type evaporator coils, control & power wiring, insulated freon lines, plenums, ext pad & necessary connections to create complete install. Provide owner w/factory warranty, manual, & 1 yr contractor warranty.

6337	DUCT SEALING	55.00	LF	\$4.24	\$233.20
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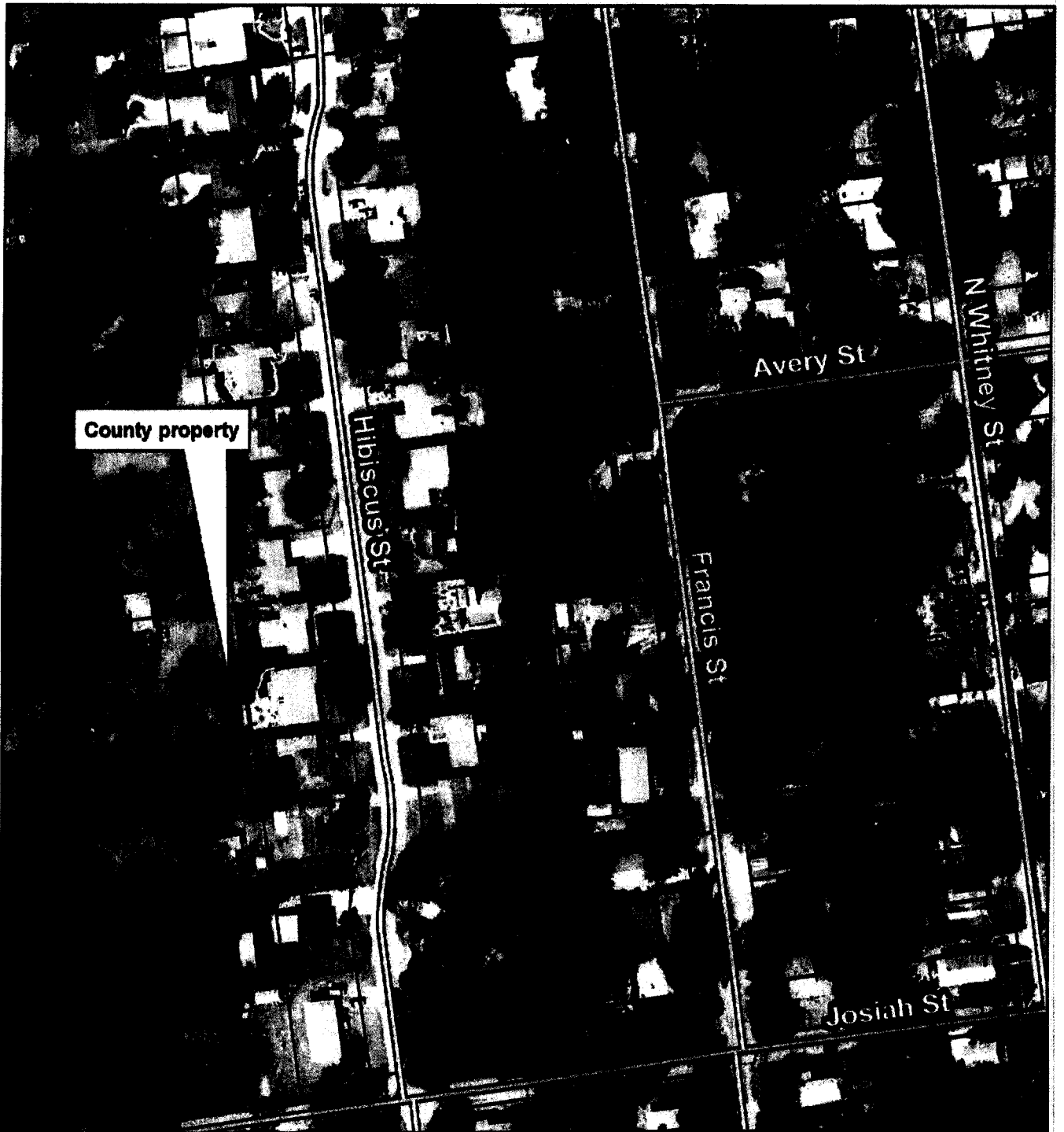
Seal joints, collars, flex duct connections and seams in ductwork and plenums with a mastic sealant designed for ducts such as RCD Corporation's #6 Mastic. Apply a minimum 30 mil thickness. Include a bedded application of fiberglass mesh over holes or open cracks. Do not use tape.

Location Total: \$4,270.20

Unit Total for 1033 Hibiscus Terrace, Unit Unit 01: \$16,097.80

Address Grand Total for 1033 Hibiscus Terrace: \$16,097.80

Bidder: \_\_\_\_\_



County property

Hibiscus St

Avery St

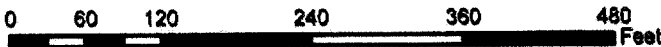
N Whitney St

Francis St

Josiah St



# 1033 Hibiscus County surplus Single family home



St. Johns County  
Land Mgmt Systems  
Real Estate Division

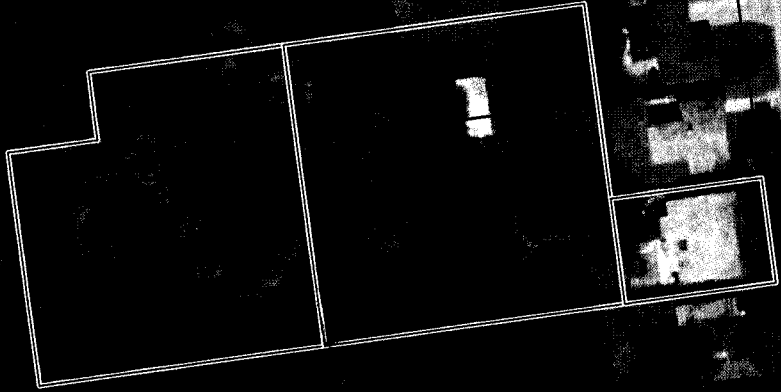


Map Prepared:  
January 7, 2013  
(904) 209-0788



Francis St

Hibiscus St



Josiah St

Oakes Ave

Hamilton Ave

Allen Ave