

RESOLUTION NO. 2019- 352

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY LOCATED ON CARMONA PLACE AS SURPLUS AND AUTHORIZING SALE OF THE PROPERTY PURSUANT TO FLORIDA STATUTE 125.35(2).

RECITALS

WHEREAS, the Plat of Sevilla at World Commerce Phase Two located at Map Book 56, Page 91, dedicated Tracts "D" and "I" (Utilities), shown on the map attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to the St. Johns County Utility Department for use in conjunction with its water distribution system; and

WHEREAS, title and ownership of Tracts "D" and "I" located within Sevilla at World Commerce Phase Two were transferred to St. Johns County by virtue of a Quit Claim Deed dated November 30, 2018 and recorded in Official Records Book 4668, page 878; and

WHEREAS, two adjacent property owners have expressed an interest in acquiring the 15' x 172' strip of property known as Tract "I"; and

WHEREAS, St. Johns County Utility Department supports the surplus and sale of this property, as stated in a memo attached hereto as Exhibit "B," incorporated by reference and made a part hereof. Sale of this property relieves the County of above-ground maintenance responsibilities while reserving the right to construct, operate and maintain the utilities located within the tract; and

WHEREAS, pursuant to Florida Statute 125.35(2), the Board of County Commissioners is authorized to determine if sale of described property is in the best interest of the County and declare said property as surplus.

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

- Section 1. The County property mentioned above is hereby declared surplus property.
- Section 2. The County Administrator has established a minimum low bid amount of \$1,500 based on the St. Johns County Property Appraiser's Just Market Value of the subject property. In addition to the bid amount, purchaser will pay all closing costs.
- Section 3. The bid requirements will include but will not necessarily be limited to:

- a) A water main Utility Easement must be granted with the property transfer/sale to allow the main to stay in place and in service, and to allow St. Johns County Utility Department (SJCUD) access and maintenance rights.
- b) The intent for this parcel must be limited to use as additional green space. Except for fencing, no permanent above ground structures should be placed on the parcel. Provisions for SJCUD access should be coordinated, and in the event that a repair or maintenance of the water main damages or impacts fencing or other improvements within the parcel, SJCUD will not be responsible for restoration/replacement. SJCUD would backfill and re-sod any repair areas.
- c) Buyer would be required to coordinate with SJCUD to locate and protect the water main during any fencing or other improvements to the parcel. Fencing may cross the water main, but must not run along/parallel over the main.
- d) Buyer must not perform any improvements or place anything that limits access or directly conflicts with the water valve located within the parcel near the Carmona Place right-of-way.

Section 4. To the extent that there are typographical and/or administrative 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 15th day of October, 2019.

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

By: Paul M. Waldron
Paul M. Waldron, Chair

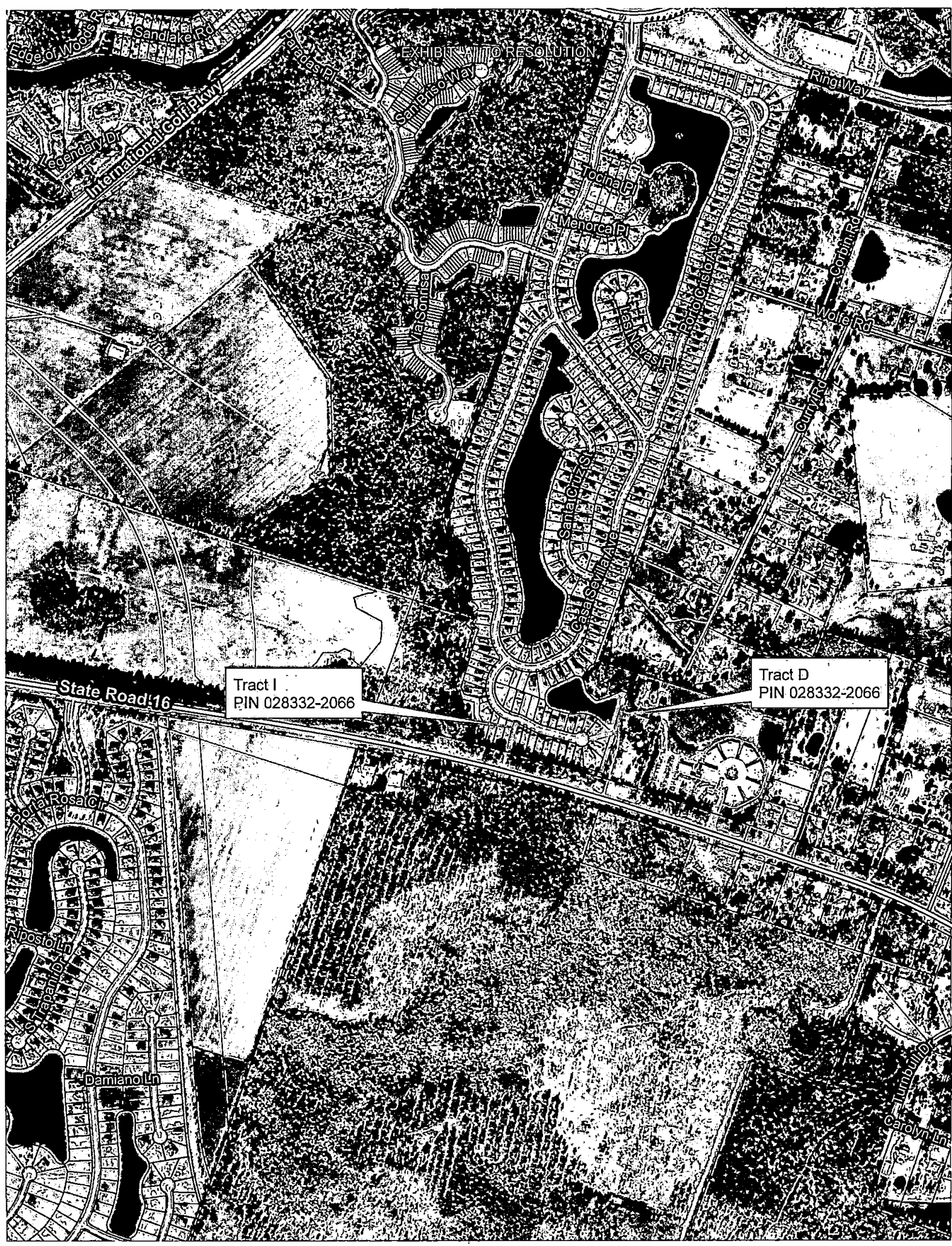
ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 10/17/19



EXHIBIT A TO RESOLUTION



Tract I
PIN 028332-2066

Tract D
PIN 028332-2066

State Road 16


Edge of Wood Rd
Sandlake Rd
International Golf Pkwy
Legendary Dr
Paradas Pl
Cambiso Way
Ring Way
Cabin Rd
Wolfe Rd
Curv Rd
Via Somisa
Jodna Pl
Menorca Pl
Santacruz St
Casa Sevilla Ave
Purton Chris Oaves
Damiano Ln
Riposto Ln
Lumbville
Carolyn Ln



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

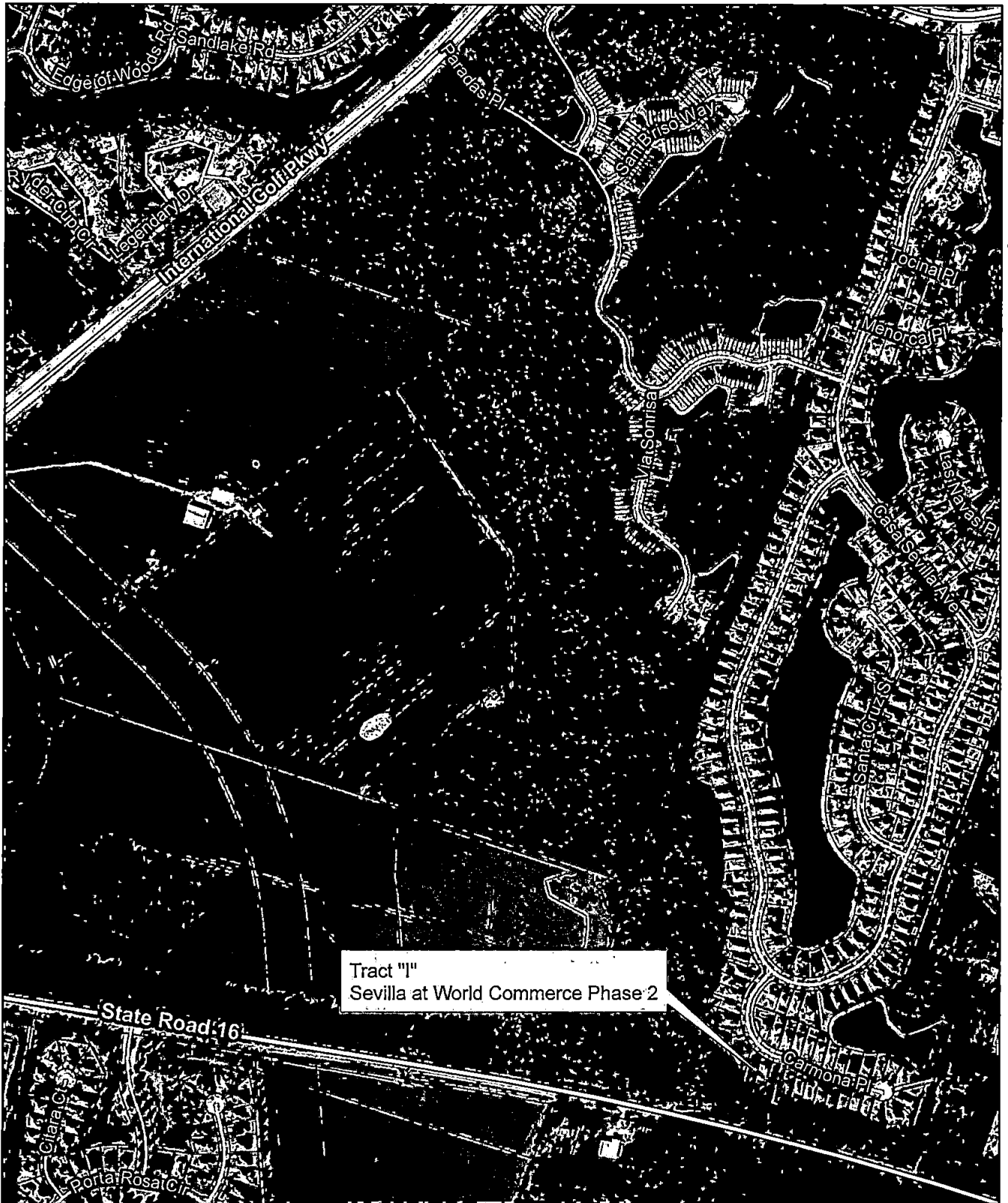
TO: Sheri Lewis, Real Estate Coordinator
FROM: Larry Miller, Utility Department Chief Engineer - Development 
SUBJECT: Carmona Place Surplus Property
DATE: September 13, 2019

Please surplus Tract "I" located at Sevilla at World Commerce Phase Two. Sale of the property relieves St. Johns County of above-ground maintenance responsibilities while reserving the right to construct, operate and maintain the utilities located within the tract.

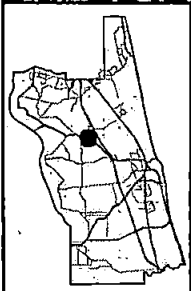
Specific conditions to protect the water main and allow future maintenance and repair include the following:

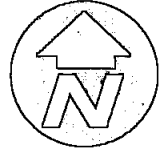
1. A water main utility easement be granted with the property transfer/sale to allow the main to stay in place and in service, and to allow SJCUD access and maintenance rights.
2. The intent of use for this parcel is for additional green space to 1133 Carmona Place. Except for fencing, no permanent above ground structures should be placed in the parcel. Provisions for SJCUD access should be coordinated, and in the event that a repair or maintenance of the water main damages or impacts fencing or other improvements with in the parcel, SJCUD will not be responsible for restoration/replacement. SJCUD would backfill and re-sod any repair areas.
3. Home owner would be required to coordinate with SJCUD to locate and protect the water main during any fencing or other improvements to the parcel. Fencing may cross the water main, but must not run along/parallel over the main.
4. Homeowner must not perform any improvements or place anything that limits access or directly conflicts with the water valve located within the parcel near the Carmona PI ROW.

Thank you for your assistance.



Tract "I"
Sevilla at World Commerce Phase 2




 2016 Aerial Imagery
 0 150 300
 Feet
 July 24, 2019

Surplus Property
Carmona Place

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764
Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

