

RESOLUTION NO. 2020- 104

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY LOCATED ON HARMONY DRIVE SOUTH AS SURPLUS PROPERTY AND AUTHORIZING THE APPRAISAL AND ADVERTISEMENT FOR SEALED BIDS PURSUANT TO FLORIDA STATUTE 125.35.

RECITALS

WHEREAS, St. Johns County ("County") acquired certain property located on Harmony Drive South, shown on the map attached hereto as Exhibit "A", incorporated by reference and made a part hereof, as a result of purchasing the Harmony Village Water & Sewage Treatment Plant systems and property in 1996; and

WHEREAS, this parcel is not needed for County purposes; 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, the Board of County Commissioners is authorized to sell and convey any real property belonging to the County whenever the Board determines that it is in the best interest of the County to do so, declaring said property as surplus and authorizing an appraisal; and

WHEREAS, the property will be published for two (2) weeks in a newspaper of general circulation in the County and will call for bids for the purchase of the property. The bid of the highest bidder complying with the terms and conditions set forth in such notice shall be accepted, unless the Board of County Commissioners rejects all bids because they are too low.

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 shall obtain fair market real estate appraisal of the subject property to establish a low bid amount. The purchaser, in addition to the bid amount, will pay the appraiser fee and other closing costs.
- Section 3. The Clerk is instructed to then publish a Notice of Sale of County property once a week for at least two (2) weeks calling for bids on the property.

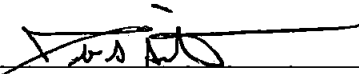
Section 4. The bid requirements will include but will not necessarily be limited to:

- a) A 20' exclusive Easement for Utilities must be granted with the property transfer/sale to allow the sewer line to stay in place and in service, and to allow St. Johns County Utility Department (SJCUD) access and maintenance rights.
- b) The intent for the easement area must be limited to use as additional green space. Except for fencing, no permanent above ground structures, including a hard surface driveway, should be placed within the easement area. Provisions for SJCUD access should be coordinated, and in the event that a repair or maintenance of the sewer line damages or impacts fencing or other improvements within the easement area, 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 sewer line during any fencing or other improvements within the easement area. Fencing may cross the sewer line, but must not run along/parallel over the line.

Section 5. 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 7th day of April, 2020.

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

By: 
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk of Court

RENDITION DATE APR 9 2020


By: 
Deputy Clerk



EXHIBIT TO RESOLUTION

Oakvale Rd

Harmony Dr-N

1135 Harmony Drive South
PIN 005414-0170

20' Utility Easement

Harmony Dr-S

Holly Oaks Ct





EXHIBIT "B" TO RESOLUTION

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: Harmony Drive South Surplus Property
DATE: March 12, 2020

Please surplus the vacant lot located at 1135 Harmony Drive South, PIN 005414-0170. 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 easement area.

Specific conditions to protect the sewer line and allow future maintenance and repair include the following:


- 1) A 20' exclusive Easement for Utilities must be granted with the property transfer/sale to allow the sewer line to stay in place and in service, and to allow St. Johns County Utility Department (SJCUD) access and maintenance rights.
- 2) The intent for the easement area must be limited to use as additional green space. Except for fencing, no permanent above ground structures, including a hard surface driveway, should be placed within the easement area. Provisions for SJCUD access should be coordinated, and in the event that a repair or maintenance of the sewer line damages or impacts fencing or other improvements within the easement area, SJCUD will not be responsible for restoration/replacement. SJCUD would backfill and re-sod any repair areas.
- 3) Buyer would be required to coordinate with SJCUD to locate and protect the sewer line during any fencing or other improvements within the easement area. Fencing may cross the sewer line, but must not run along/parallel over the line.

Thank you for your assistance.



1135 Harmony Drive South
PIN 005414-0170




 2016 Aerial Imagery
 0 100 200
 Feet
 March 12, 2020

Surplus Property
Harmony Drive South

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.

