

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE EXPENDITURE OF FUNDS TO OBTAIN APPRAISALS FOR PROPERTIES ALONG THE SUMMER HAVEN SHORELINE ON AN AS NEEDED BASIS.

RECITALS

WHEREAS, the Summer Haven shoreline has been designated as critically eroded by the Florida Department of Environmental Protection for over 20 years. This area is subject to long-term erosion due to 1) its location immediately downdrift (south) of Matanzas Inlet, which traps sediment, 2) its location between the rock revetments at Summer Haven North and Marineland both of which exacerbate erosion, and 3) being a very narrow and low barrier between the Atlantic Ocean and Summer Haven River, making it especially vulnerable to overwash and breaches during episodic storm events such as nor'easters, tropical storms and hurricanes; and

WHEREAS, the County was a defendant in a lawsuit brought by a number of property owners in Summer Haven (Case No. CA05-694) which resulted in a Settlement Agreement between multiple parties in 2013; and

WHEREAS, the County agreed to make good faith efforts to apply for State and Federal grants to acquire properties within the lawsuit and the parties agreed that the County will be offered the right to purchase individual properties when owners list their properties for sale; and

WHEREAS, there are 25 improved lots and 23 vacant lots. Appraisals will be done on an as needed basis upon receiving a Willing Seller Letter and/or First Right of Refusal offer. The request for funding and acquisition of properties would be brought back before the Board for consideration; and

WHEREAS, the County has been notified in writing of two properties that have been listed or will be listed for sale within this area. An appraisal is needed to determine the current value of these properties; and

WHEREAS, the County has determined that obtaining appraisals, evaluating willing seller offers and bringing all offers to the Board County Commissioners for its consideration will serve the interests of the County.

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

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board County Commissioners hereby authorizes the expenditure of funds to obtain appraisals for properties along the Summer Haven shoreline on an as needed basis.


Section 3. To the extent that there are typographical, scrivener 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 5 day of April, 2022.

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

By: 
Henry Dean, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

Rendition Date APR 5 2022



March 9, 2022

SENT VIA EMAIL: DTAYLOR@SJCFL.US

St. Johns County
Land Management Systems
Real Estate Division
Debbie Taylor, Real Estate Manager
500 San Sebastian View
St. Augustine, FL 32084

RE: **9337 Old A1A (Block 37) (Parcel ID No. 1885400360) (A1A Ventures, LLC)**
9341 Old A1A (Block 38) (Parcel ID No. 1885400370) (Vacation Ventures I, LLC)

Dear Ms. Taylor:

I am writing on behalf of my clients, A1A Ventures I, LLC, and Vacation Ventures, LLC, the owners of the above referenced properties in St. Johns County. Please also find attached a copy of the Settlement Agreement and Release (“Agreement”) in the *Jordan v. St. Johns County* case (Case No. 05-CA-0694). The Agreement is applicable to “any and all real property owned by Releasors within Blocks 3-65 of the Summer Haven Subdivision.” Therefore, my clients’ properties are subject to the terms and conditions of the Agreement.

My clients each intend to formally list the above referenced properties for sale no later than April 15, 2022, as follows:

1. 9337 Old A1A – **\$1,352,127.00**
2. 9341 Old A1A – **\$2,064,272.00**


Also attached are supporting documentation of fair market value for each of the properties referenced above.

Given the current pace of the Florida real estate market, my clients expect to receive multiple qualifying offers on each property within the first 48-72 hours of listing. Therefore, and pursuant to the fifth full

paragraph in the Agreement, my clients hereby offer the County the right to purchase the above referenced properties at the intended list prices mentioned above. My clients will entertain offers from the County up and until April 15, 2022. After this date, my clients will proceed with marketing and selling the properties to any willing purchaser.

Please do not hesitate to contact me if you have questions or require additional information. I look forward to hearing from you soon.

Sincerely,



Patrick W. Krechowski
Partner

PK:tam

Enclosures

C: Henry Dean, Chair, District 5, SJCC bcc5hdean@sjcfl.us mlundquist@sjcfl.us
Commissioner Jeremiah Blocker, District 4, SJCC bcc4jblocker@sjcfl.us
Bradley Bulthuis, Senior Asst. County Attorney bulthuis@sjcfl.us
James Boyce, A1A Ventures, LLC jim.boyce@dlpcapital.com



Imagery Date: 2/2021



Summer Haven South



DISCLAIMER:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Map Prepared: 12/29/2021

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