

RESOLUTION NO. 2023-57

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY AS SURPLUS, AND AUTHORIZING THE SALE OF THE PROPERTY TO AN ADJOINING PROPERTY OWNER PURSUANT TO PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES, AND AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED UPON SALE OF THE PROPERTY.

RECITALS

WHEREAS, in 2008 owners of a Water Treatment Plant Site located off Fruit Cove Drive South per Plat of Fruit Cove Oaks, Map Book 12, Page 37, filed Notice of Abandonment of the residential water utility system. St. Johns County (“County”) assumed possession of certain property and facilities associated with the water plant pursuant to a Court Order entered in Case No. CA08-0768; and

WHEREAS, the St. Johns County Utility Department (“SJCUD”) discontinued use of this water treatment site in 2016. The decommissioning of the water plant reduced the utility footprint at this location and approximately 0.46 acres is not needed for County purposes and does not have legal access; and

WHEREAS, SJCUD supports the surplus and sale of this extra property, as-is and in its current condition, as indicated in a memo attached hereto as Exhibit “A”, incorporated by reference and made a part hereof. The proceeds of the sale will be deposited into the Utility Enterprise Fund; and

WHEREAS, pursuant to Florida Statute 125.35(2), the Board of County Commissioners may effect a private sale when the value of the parcel is \$15,000 or less, or when due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners.

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 southerly portion of this County-owned parcel, approximately 0.46 acres, located off Fruit Cove Drive South is hereby declared surplus property.

- Section 3. It is found that all requirements of Florida Statutes, Section 125.35(2), for a private sale of the property described above have been met and the sale of the property to an adjoining property, as-is and in its current condition, is hereby approved by the Board of County Commissioners, subject to the terms, conditions, and restrictions provided in the SJCUD memo attached hereto.
- Section 4. The minimum purchase price shall be no less than the St. Johns County Property Appraiser's 2023 Just Market Value of the subject property. In addition to the purchase price, purchaser will pay all closing costs.
- Section 5. The Board of County Commissioners hereby authorize the Chair to execute a County Deed upon sale of the property, and approves the release of mineral reservations from the County Deed.
- Section 6. Upon sale of the property, the Clerk of the Court is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.
- Section 7. 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 21st day of February, 2023.

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

BY: _____

Christian Whitehurst, Chair

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

Rendition Date FEB 21 2023

Robin L. Platt
Deputy Clerk





St. Johns County Board of County Commissioners

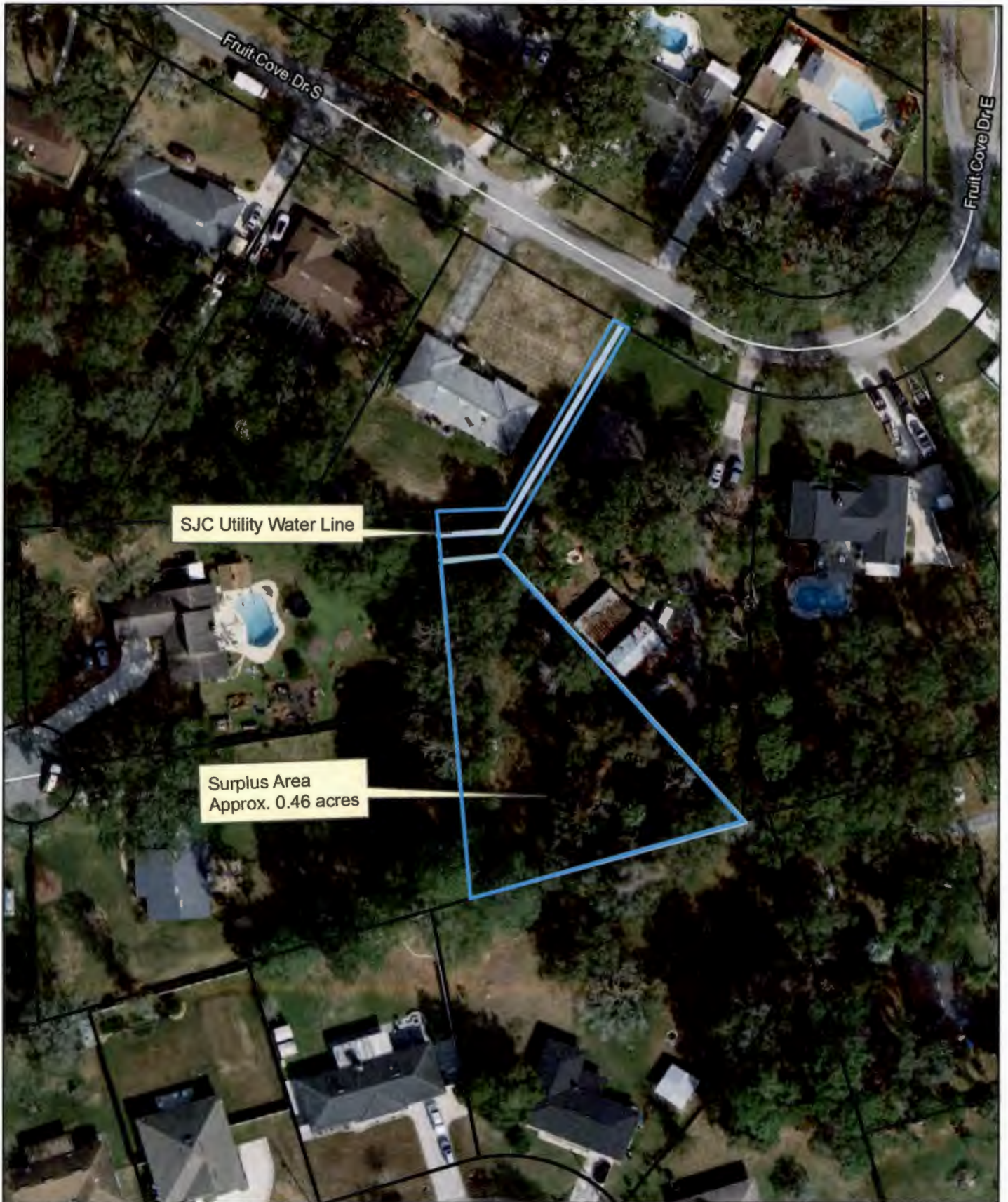
Utility Department

INTEROFFICE MEMORANDUM

TO: Sheri Lewis, Sr. Real Estate Coordinator
FROM: Barry Stewart, Water Division Manager
SUBJECT: 1282 Fruit Cove Drive South Surplus Property
DATE: January 23, 2023

Please surplus the southern portion of the vacant lot located at 1282 Fruit Cove Drive South, PIN 005424-1000. SJC Utility Department would like to retain the northern portion of the lot containing an existing water line. Sale of this property would relieve St. Johns County of above-ground maintenance responsibilities.

Thank you for your assistance.

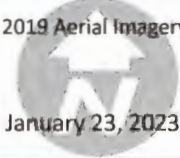


SJC Utility Water Line

Surplus Area
Approx. 0.46 acres



2019 Aerial Imagery



January 23, 2023

Surplus Property *Fruit Cove Drive South*

Land Mgmt. Systems
Real Estate Division
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 herein.

