

RESOLUTION NO. 2012- 120

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING ACCEPTANCE OF A COUNTER OFFER FOR CERTAIN COUNTY OWNED PROPERTY THAT WAS DECLARED AS SURPLUS BY RESOLUTION 2012-80.

RECITALS

WHEREAS, certain county owned property was declared as surplus by Resolution 2012-80 on March 20, 2012 and a private sale was approved for a selling price of \$2,300 for each 60' x 100' area behind each residence; and

WHEREAS, there has been a counter offer submitted by the president of the Cypress Lakes Property Owners Association Phase to acquire the surplus property as shown on a letter attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the value for the property was established by calculating the current Property Appraisers assessed value for the golf course. Each property owner would have paid \$2,300, however, the property owners feel that since they have maintained the property over the years that purchase price should be lowered to \$1,000. The association also installed and maintains landscaping on the subject property; and

WHEREAS, if the counter offer is approved the property will be sold subject to the existing homeowners association rules therefore the property cannot be built upon; and

WHEREAS, to the extent that there are typographical, scriveners 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.

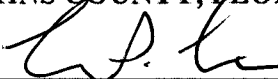
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

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 the counter offer is acceptable for a private sale of the property described above and the sale of the property to the adjoining property owners in the amount of \$1,000 is hereby approved.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of April, 2012.

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

By: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 4/19/12

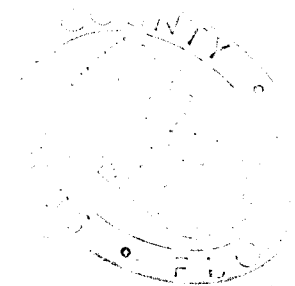


Exhibit "A" to Resolution

James D. Gorham III, President
Cypress Lakes Property Owners Association, Phase 1
4725 Innisbrook Ct. N.
Elkton, Florida 32033
904 827 9156 home

March 27, 2012

Mary Ann Blount, Land Management Systems Director
500 San Sebastian View
St. Augustine FL 32084

RE: Cypress Lakes surplus property

Dear Mrs. Blount:

As president of the Cypress Lakes Property Owners Association, Phase 1 we wish to present a counter offer on the property declared as surplus by the Board of County Commissioners at the March 20, 2012 meeting for a selling price of \$2,300. Based on my discussion with several home owners at our annual meeting \$1,000 plus transfer appears to be an acceptable price.

For over 8 years the residents along the road to the club house of the county golf course have been maintaining the property. We have not asked for money from the county. The county would have only mowed the property three or four times a year and that would be with large tractors. Now wouldn't that have looked nice as the entrance drive to the club house! I don't think it would be a good idea for us to stop our maintenance of the county property but it could bring attention to the commissioners as to the value of our service to the county.

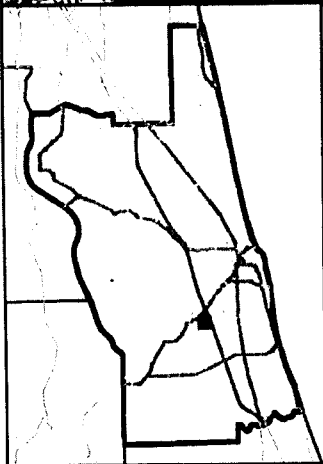
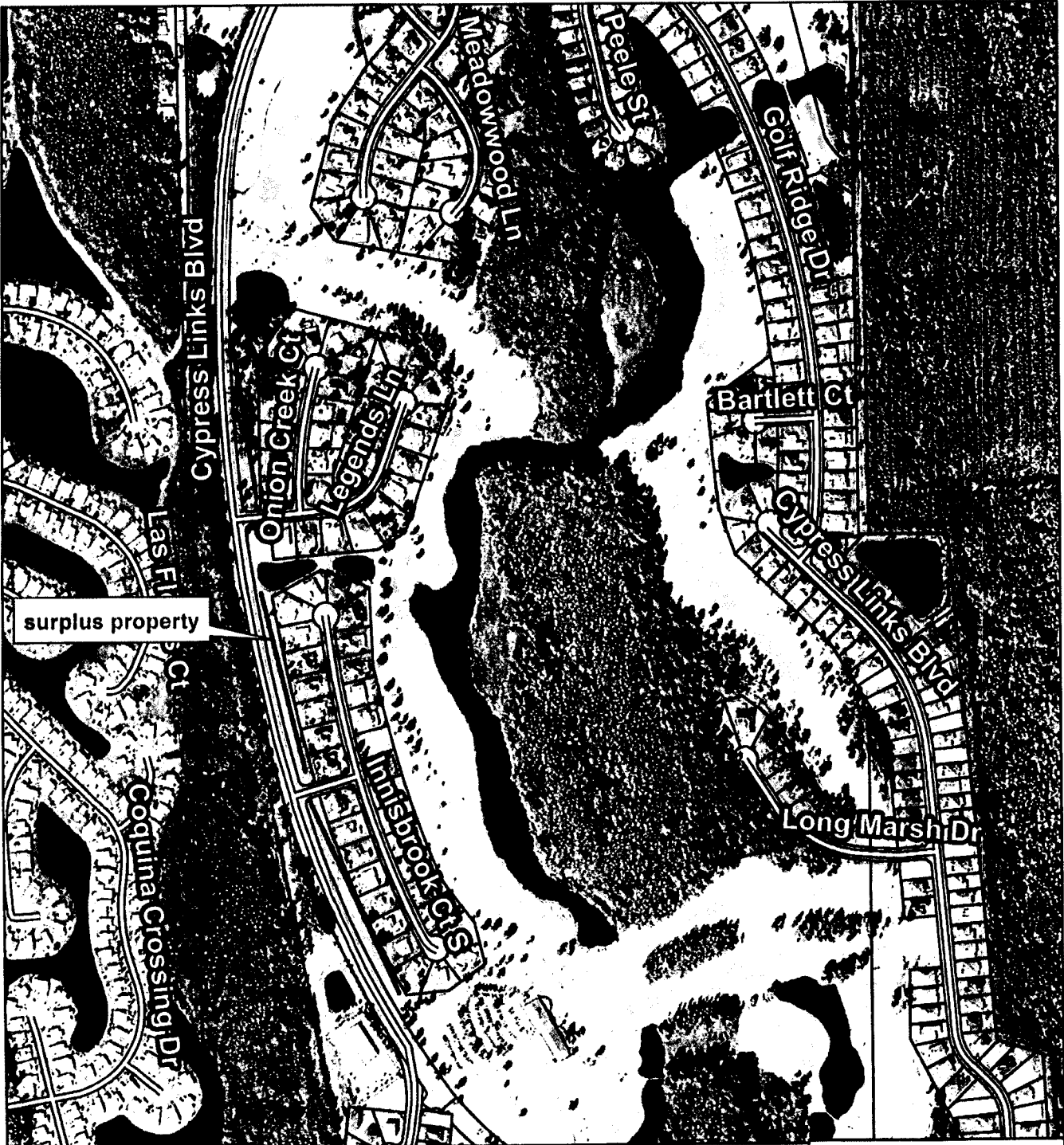
Golf course property valued at .37 per square foot. What happens on that property? Golfers pay a fee the fee that helps maintain the property and pay county workers. The property in question will not receive income, cannot be built on and will be under the same restrictions placed on home owners in the Cypress Lakes Property Owners Association, Phase 1.

I don't think that the sale price of the property can be based on the golf course assessment alone. Who is going to benefit the most from the sale, the county or the home owner that will be paying a small amount extra on taxes and continue to maintain the property that provides a clean and pleasant entrance way to the club house.

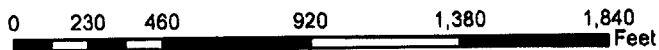
In addition to that a few years ago the Property Owners Association paid for the installation on the county property of islands with palm trees, shrubs and curbing. These islands are maintained at a cost of \$1400 per year by the association. This year the islands will need to be freshened up at additional cost to us. We also paid for street lights on the corners of the property which we pay over \$550 per year for the lighting bill. Since we consider these as our costs associated with our maintenance of the road way property to the golf course, please consider these factors into your deliberations on the pricing of the property.

Sincerely,


James Gorham



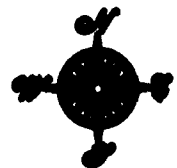
Cypress Lakes Surplus Property



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
March 27, 2012
(904) 209-0788



DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.