

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING AS ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, (“CRA”) AUTHORIZING THE TRANSFER OF FOUR LOTS TO ST. JOHNS COUNTY THAT ARE NEEDED FOR SEGMENT III OF THE VOLUSIA STREET/FOUR MILE ROAD PROJECT AND AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE THE COUNTY DEED ON BEHALF OF THE BOARD.**

**RECITALS**

**WHEREAS**, St. Johns County acquired (388) three hundred eighty-eight lots for the affordable housing program in 2002. The majority of these lots have been transferred to local builders, Habitat for Humanity and the Housing Finance Authority. There are a few remaining lots that are available at this time; and

**WHEREAS**, County Engineering staff has identified four lots along Volusia Street that are needed for Segment III of the Volusia Street/Four Mile Road project for the widening of Volusia Street; and

**WHEREAS**, County Housing staff on behalf of the “CRA” supports the conveyance of the lots back to the County for the road widening project which will be beneficial to the West Augustine Affordable Housing Program; and

**WHEREAS**, it is in the best interest of the “CRA” to approve the transfer of the lots to the County described in the County Deed attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to insure the safety of the citizens traveling along Volusia Street.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, acting as, ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, 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. The Board of County Commissioners acting as St. Johns County Community Redevelopment Agency hereby authorizes the Board Chairman to execute said County Deed to complete the transfer of the lots from the “CRA” to St. Johns County.
3. The Clerk of Circuit Court is instructed to record the County Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 19<sup>th</sup> day of August, 2008.



**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA, ACTING AS  
ST. JOHNS COUNTY COMMUNITY  
REDEVELOPMENT AGENCY**

By: *Thomas G. Manuel*  
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

By: *Pam Halterman*  
Deputy Clerk

RENDITION DATE 8/25/08

## Exhibit "A" to Resolution

This Instrument Prepared By:  
Nanette Bradbury  
St. Johns County Real Estate Division  
4020 Lewis Speedway  
St. Augustine FL 32084

### DEED

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, a public community redevelopment agency of the State of Florida, as created by St. Johns County Resolution 2000-146, as amended, whose address is, 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter "Grantor", to, **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, FL 32084, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations).

### WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

Parcel#116310-0000 and 116310-0050

Afro American Subdivision of Lots 3 & 6, Block 77, Dancy Tract Lot 1 and 5 as recorded in Map Book 3 Page 47 of the public records of St. Johns County, Florida.

Parcel 116530-0000 and 116530-0080

Afro American Subdivision of Lots 3 & 6, Block 78, Dancy Tract Lot 1 and 8 as recorded in Map Book 4 Page 28 of the public records of St. Johns County, Florida.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;

- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**RESERVING UNTO THE GRANTOR**, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.

**IN WITNESS WHEREOF** the St. Johns Community Redevelopment Agency has caused the presents to be executed in its name by its Chairman the day and year aforesaid.

**ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Thomas G. Manuel, Its Chairman

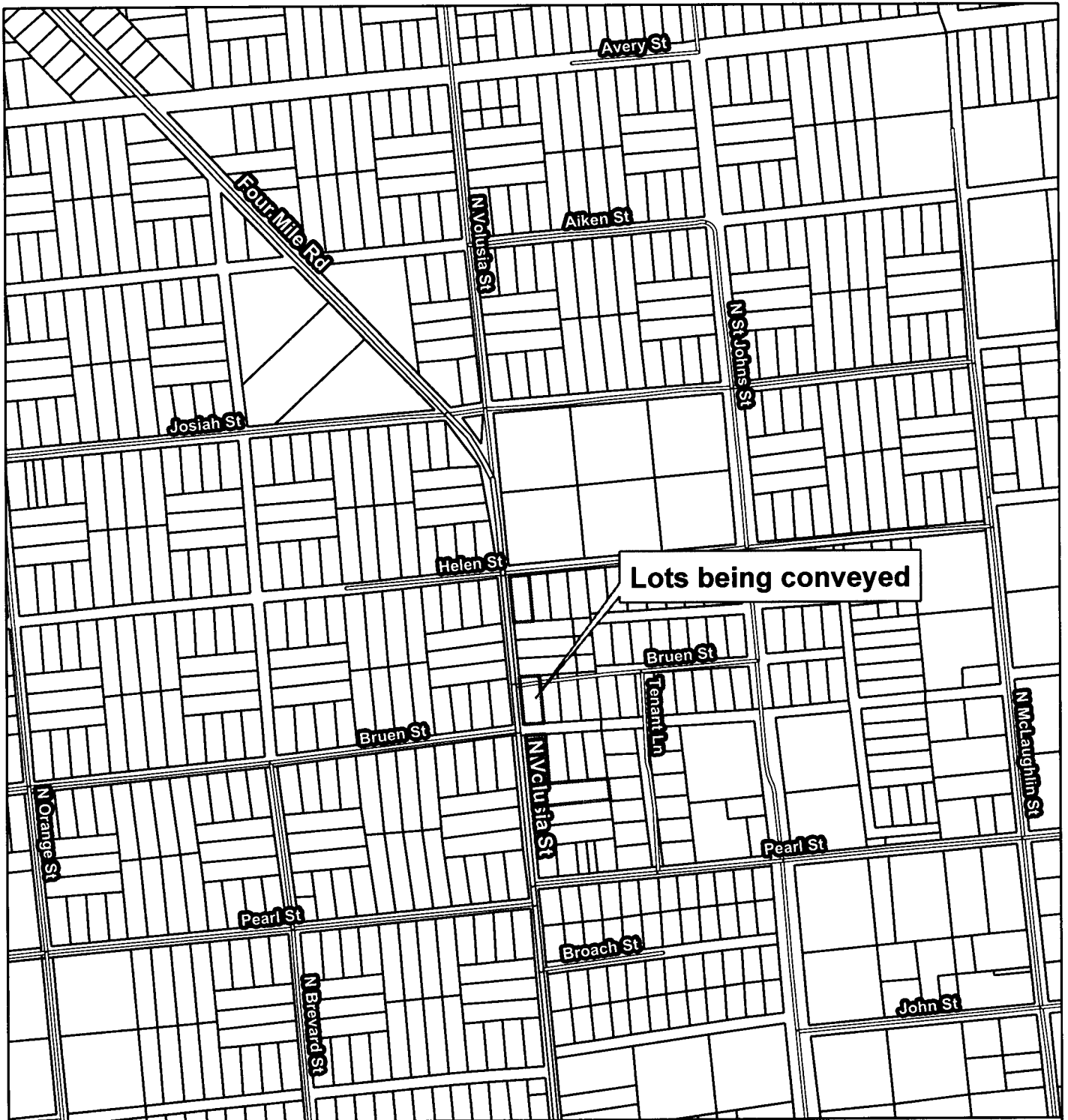
**ATTEST:** Cheryl Strickland, Its Clerk

By: \_\_\_\_\_  
Its Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

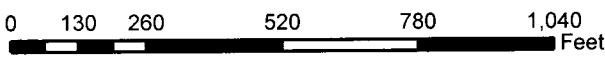
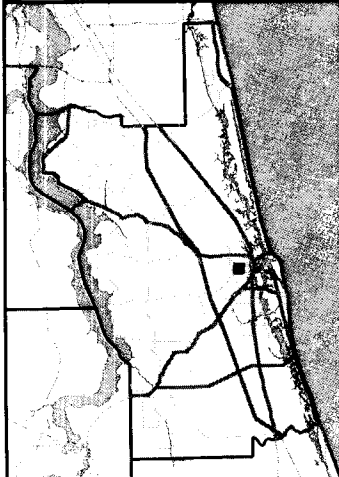
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by Thomas G. Manuel, the Chairman of the St. Johns County Community Redevelopment Agency, on behalf of the Agency. He is personally known to me.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_



Lots being conveyed

# CRA lots to SJC Volusia Street widening project



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
July 15, 2008  
(904) 209-0788



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

# The St. Augustine Record

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KAREN J BRANNON**

who on oath says that she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a **NOTICE OF HEARING**

In/ the matter of **SJC COMMUNITY REDEVELOPMENT AGENCY**

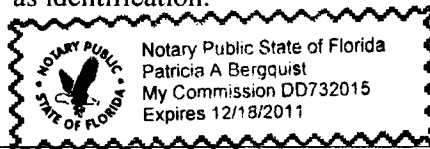
was published in said newspaper **JULY 17, 2008.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **17th day of JULY 2008.**

by *Karen J Brannon* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

*Patricia A. Bergquist*  
(Signature of Notary Public)  
**PATRICIA A BERGQUIST**



(Seal)

COPY OF ADVERTISEMENT —

## NOTICE OF PUBLIC HEARING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS/ ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY BOARD

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners, which is also the Board of the St. Johns County Community Redevelopment Agency, will hold a public hearing on **Tuesday, August 19, 2008 at 9:00 a.m.** in the St. Johns County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A and U.S.#1 North) St. Augustine, Florida.

The purpose of the hearing is for adoption of two (2) Resolutions.

**Resolution #1** will authorize the transfer of four lots on Volusia Street to St. Johns County that are needed for Segment 111 of the Volusia Street/Four Mile Road project.

**Resolution #2** will affirm an action taken by the Board of County Commissioners by Resolution No. 187 dated July 8, 2008 that should have been noticed as an Community Redevelopment Agency item approving the acquisition of property for construction of Community Center in Flagler Estates.

All parties having any interest will be afforded an opportunity to be heard at the public hearing.

The proposed resolution is on file and may be seen at the Clerk of Courts, Minutes & Records Department, in the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32084.

If any person decides to appeal any decision made by the Board with respect to any matter considered at such hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

**NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact, ADA Coordinator, at 904-209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770