

CRA RESOLUTION NO. 2008- 4

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING AS ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE TRANSFER OF FUNDS FROM THE FLAGLER ESTATES/CRA RESERVE ACCOUNT TO THE FLAGLER ESTATES - AD VALOREM TAXES ACCOUNT FOR PAYMENT OF BACK TAXES ON A LOT TO BE ADDED TO THE AFFORDABLE HOUSING PROGRAM INVENTORY.**

**RECITALS**

**WHEREAS**, owners of property located at Flagler Estates have presented a Deed of Dedication to St. Johns County for payment of back taxes, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, the Housing and Community Services Division has agreed the lot is suitable to be added to the affordable housing program inventory and requests the CRA approve the transfer of \$1,282.55 from Flagler Estates/CRA Reserve to Flagler Estates - Ad Valorem Taxes to pay taxes due, as indicated in the attached memo attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

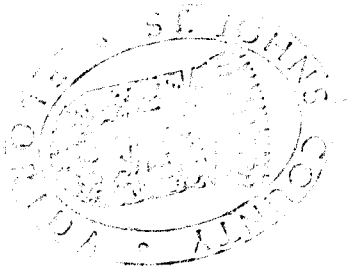
**WHEREAS**, pursuant to the authority of Section 125.39, Florida Statutes, the St. Johns County Board of County Commissioners is authorized to take title to property for use as affordable housing, for the purpose of promoting public and community interests and welfare and the Resolution accepting the property follows this item is attached hereto as Exhibit "C," incorporated by reference and made a part hereof; and

**WHEREAS**, staff believes it to be in the best interest of the community to approve the transfer of funds to provide affordable housing opportunities for the citizens of St. Johns County; and

**NOW, THEREFORE BE IT RESOLVED BY THE ST. JOHNS COUNTY  
COMMUNITY REDEVELOPMENT AGENCY, 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. The St. Johns County Community Redevelopment Agency hereby authorizes the transfer of funds to pay the taxes due to make the lot available for the affordable housing program.
3. To the extent that there are typographical 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** this 2<sup>nd</sup> day of December, 2008.



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

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

**ATTEST:** Cheryl Strickland  
Clerk of the Court

**RENDITION DATE** 12/4/08

By: Pam Halterman  
Deputy Clerk

Exhibit "A"  
to the Resolution

Prepared by:  
Cecelia Aldrich  
St. Johns County  
Real Estate Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DEED OF DEDICATION**

**THIS INDENTURE**, made this 25<sup>th</sup> day of Sept., 2008, between **L. VERNON HENDRICKSON III, MICHAEL W. HENDRICKSON and RICHARD A. HENDRICKSON**, whose address is c/o 3080 Hamilton Street, West Lafayette, Indiana 47906, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situated in St. Johns County, Florida, to wit:

**PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence as Witnesses:

GRANTOR:

William B. Arner  
Signature

L. Vernon Hendrickson III  
L. Vernon Hendrickson, III

William B. Arner  
Print

Kevin M. Johnston  
Signature

Kevin M. Johnston  
Print

STATE OF Indiana  
COUNTY OF Tipton

The foregoing instrument was acknowledged before me this 25 day of September, 2008, by L. Vernon Hendrickson, III, who is/are personally known to me or has/have produced Indiana Operator Driver License as identification.

Barbara J. Smith  
Notary Public Barbara J. Smith

My Commission Expires: April 23, 2009

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence as Witnesses:

GRANTOR:

Nashah  
Signature

Michael W. Hendrickson  
Michael W. Hendrickson

Nalini Shah  
Print

Tehjagete  
Signature

Florence Isakunle  
Print

STATE OF Maryland  
COUNTY OF Howard

The foregoing instrument was acknowledged before me this 22nd day of September, 2008, by Michael Hendrickson, who is/are personally known to me or has/have produced a Drivers License as identification.

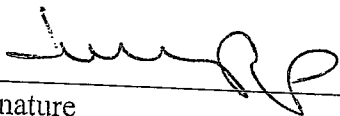
ZUNAIRA J. AWAN  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires June 1, 2010

[Signature]  
Notary Public

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence as Witnesses:

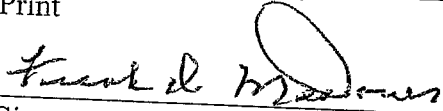
GRANTOR:



Signature

James Tupp

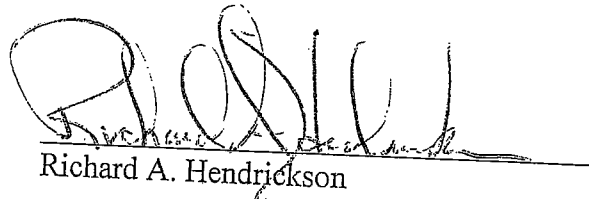
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Signature

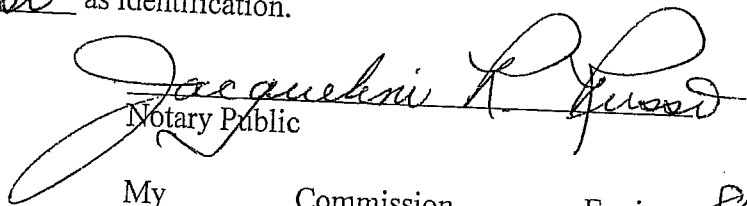
FRANK D MEADOWS

Print

  
Richard A. Hendrickson

STATE OF Maryland  
COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 23rd day of Sept., 2008, by Richard A. Hendrickson, who is/are personally known to me or has/have produced Darius's license as identification.

  
Notary Public

My

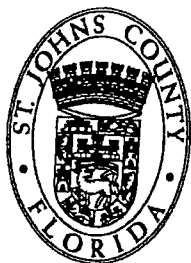
Commission

Expires: 8/1/10

**EXHIBIT "A"**

**That portion of Section 12, Township 10 South, Range 28 East, St. Johns County, Florida, described as follows: commence at the Northeast corner of said Section 12; thence run South 0° 14'00" East, along the East line of said Section 12, 2058.08 feet; thence run due West 3630.52 feet to the Point of Beginning of the hereinafter described parcel of land; thence run due West 165 feet; thence run due South 330 feet; thence run due East 165 feet; thence run due North 330 feet to the Point of Beginning; less the North 30 feet for road, utility and drainage purposes; also described as Tract 853 of Unit I of the unrecorded plat of Flagler Estates.**

Exhibit "B"  
to the Resolution



**ST. JOHNS COUNTY**  
**HOUSING & COMMUNITY SERVICES DIVISION**  
102 M. L. King Ave.  
St. Augustine, Florida 32084

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**I N T E R O F F I C E M E M O R A N D U M**

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**TO:** Mary Ann Blount, Dir. Land Management Services  
**THROUGH:**  
**FROM:** Tom Crawford, Dir. Housing & Community Services  
**SUBJECT:** 4265 Regina Street – Flagler Estates  
**DATE:** October 27, 2008

*JTC*

Please note that the Housing and Community Services Division is interested in acquiring the donated lot at 4265 Regina Street in Flagler Estates as an addition to the Affordable Housing Inventory. It is our understanding that a preliminary review indicates that this is a buildable lot within our Flagler Estates CRA.

Our office agrees to pay the back and current taxes due as of 12/02/2008 in the amount of \$1,282.55. Even when considering the falling values of lots, this property is still well worth the value of the taxes due.

As in the past on other lots, we appreciate the Land Management staff making us aware of the opportunity to add the property to our Affordable Housing Program. I will coordinate with OMB to provide you with the proper account classification for the agenda cover sheet.



Exhibit "C" to the Resolution

**RESOLUTION NO. 2008-\_\_\_\_\_**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION TO ST. JOHNS COUNTY FOR A LOT IN FLAGLER ESTATES TO BE ADDED TO THE AFFORDABLE HOUSING PROGRAM INVENTORY.**

**RECITALS**

**WHEREAS**, owners of property located at Flagler Estates in Hastings have executed and presented to St. Johns County a Deed of Dedication for donation of property for payment of back taxes, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, the Housing and Community Services Division has agreed to pay taxes due with a transfer of funds by the Community Redevelopment Agency as indicated in the attached memo and Resolution to precede this item, attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

**WHEREAS**, the lot is approximately 1.25 acres, located at 4265 Regina Street in Flagler Estates and suitable as an affordable housing program building lot; and

**WHEREAS**, pursuant to the authority of Section 125.39, Florida Statutes, the St. Johns County Board of County Commissioners is authorized to take title to property for use as affordable housing, for the purpose of promoting public and community interests and welfare; and

**WHEREAS**, staff believes it to be in the best interest of the County to accept the Deed of Dedication for the citizens of St. Johns County.

**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. The St. Johns County Board of County Commissioners hereby accepts the Deed of Dedication for use as affordable housing. To the extent that there are typographical 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.

3. The Clerk of Courts is instructed to record the original Deed of Dedication in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

**By:** \_\_\_\_\_  
Chair

**ATTEST:** Cheryl Strickland  
Clerk of the Court

**By:** \_\_\_\_\_  
Deputy Clerk

# The St. Augustine Record

COPY OF ADVERTISEMENT

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**

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 MEETING**

In/the matter of **#SJC BD CO COMM & COMMUNITY REDEVEL.**

**L 3377-8** was published in said newspaper **NOVEMBER 18, 2008**

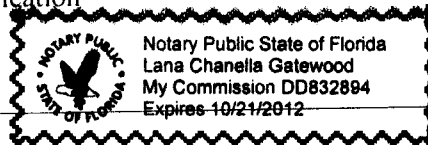
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 18th day of NOV 2008.

by Ulinda E. Verstraate who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification

Lana Chanella Gatewood

(Signature of Notary Public)  
LANA CHANELLA GATEWOOD



(Seal)

**NOTICE OF PUBLIC MEETING OF ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS AND OF ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**

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 meeting of the St. Johns County Community Redevelopment Agency as an agenda item during the St. Johns County Board of County Commissioners meeting to be held on **Tuesday, December 2, 2008, commencing at 9:00 a.m.** in the County Auditorium at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

The purpose of the meeting of the St. Johns County Community Redevelopment Agency is to adopt a resolution to approve the transfer of funds to pay for the back taxes on this property, in order for the Board of County Commissioners to accept a deed of dedication to St. Johns County for a lot in Flagler Estates to be added to the Affordable Housing Program Inventory and.

If any person decides to appeal any decision made by the Board with respect to any matter considered at such meeting, 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 TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact the ADA Coordinator, at (888) 209-0450 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, for hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**  
**CHERYL STRICKLAND, CLERK**  
By **Yvonne King, Deputy Clerk**  
**L3377-8 Nov 18, 2008**