

CRA RESOLUTION NO. 2011- 1

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING AS THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE TRANSFER OF TWO LOTS LOCATED IN FLAGLER ESTATES TO ST. JOHNS COUNTY; AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED ON BEHALF OF THE CRA.

RECITALS

WHEREAS, in 2005 St. Johns County transferred to the St. Johns County Community Redevelopment Agency ("CRA") several lots that were acquired by Tax Deed; and

WHEREAS, upon research of the lots, it was subsequently discovered that a public use tower is situated on two of the lots located in Flagler Estates; and

WHEREAS, because said lots cannot be used for the Affordable Housing Program, the St. Johns County Housing staff, on behalf of the CRA, supports and recommends transfer of the lots back to the County; and

WHEREAS, the St. Johns County Housing staff further recommends that the mineral reservation associated with the lots be released as stated the memorandum attached hereto as Exhibit "A", and incorporated herein by this reference; and

WHEREAS, it is in the best interest of the CRA to approve transfer to the County of the lots specifically described in the County Deed attached hereto as Exhibit "B", and incorporated herein by this reference.

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 the St. Johns County Community Redevelopment Agency ("CRA"), hereby authorizes the Board Chair to execute said County Deed to complete transfer of the two aforementioned 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.

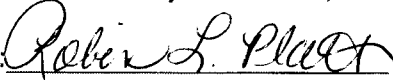
4. To the extent that there are typographical, scrivener or administrative errors and/or omissions that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners

PASSED AND ADOPTED this 21st day of June, 2011.

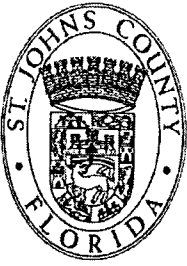
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA, ACTING AS
ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

By: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 6/24/2011



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

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

TO: Mary Ann Blount, Dir. Land Management
THROUGH:
FROM: Tom Crawford, Dir. Housing & Community Services
SUBJECT: CRA lots for Cell Tower
DATE: June 1, 2011

As staff, I recommend that the Board of the St. Johns County Community Redevelopment Agency transfer the two lots (PIN # 0503001213) to St. Johns County that currently have a public use tower located on them. These two lots can not be utilized for our housing programs.

I also respectfully request that the mineral reservations be released from the County Deed at the time of conveyance.

Exhibit "B" to Resolution

This Instrument Prepared By:
Nanette Bradbury
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine FL 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2011, 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, 102 M. L. King Avenue, St. Augustine FL 32084, hereinafter "Grantor", to, **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, 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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

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.

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: _____
J. Ken Bryan, Its Chair

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 _____, 2011, by J. Ken Bryan, the Chair of the St. Johns County Community Redevelopment Agency, on behalf of the Agency. She is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

Exhibit "A" to County Deed

Parcel Number 050300-1213

That portion of Section 2, Township 10 South, Range 28 East, St. Johns County, Florida, described as follows:

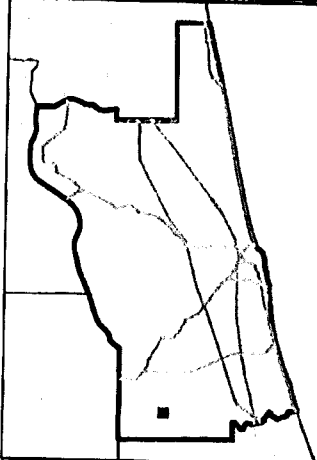
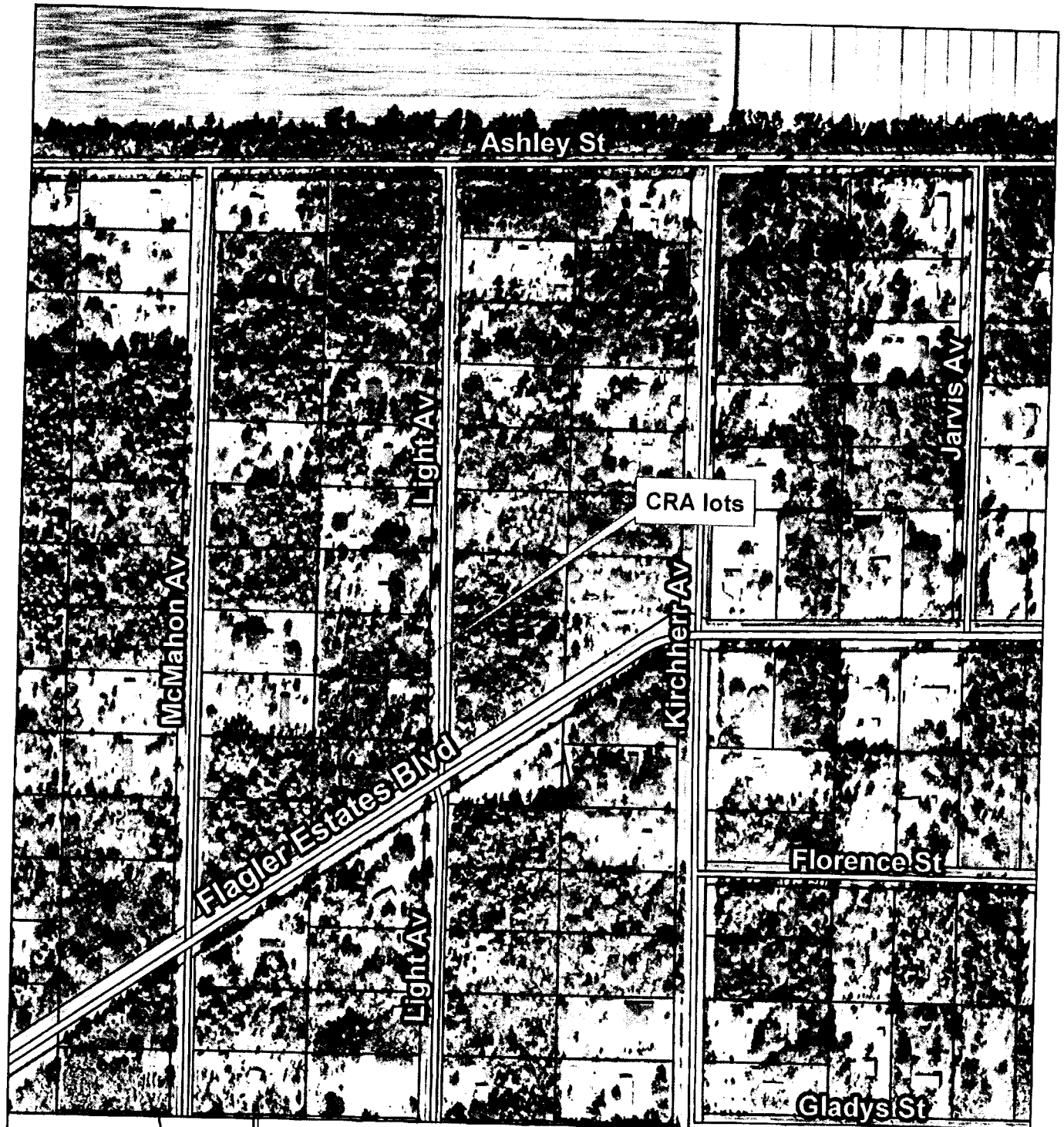
Commence at the northeast corner of Section 1 of said Township 10 South, Range 28 East; thence run south 00 degrees 02 minutes 00 seconds east, along the east line of said Section 1, 1512.94 feet; thence run due west 7309.92 feet to the point of beginning of the hereinafter described parcel of land; thence run due west, 330.00 feet; thence run due south, 165.00 feet; thence run due east 330.00 feet; thence run due north 165.00 feet to the point of beginning. Less the east 30 feet for road, utility and drainage purposes.

Also described as Tract 1213 of Unit 1 of the unrecorded plat of Flagler Estates.

That portion of Section 2, Township 10 South, Range 28 East, St. Johns County, Florida, described as follows:

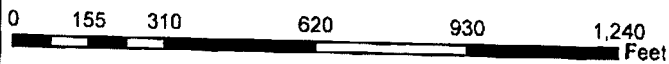
Commence at the northeast corner of Section 1 of said Township 10 South, Range 28 East; thence run south 00 degrees 02 minutes 00 seconds east, along the east line of said Section 1, 1347.94 feet; thence run due west 7309.82 feet to the point of beginning of the hereinafter described parcel of land; thence run due west 330.00 feet; thence run due south 165.00 feet; thence run due east 330.00 feet; thence run due north 165.00 feet to the point of beginning. Less the east 30 feet for road, utility and drainage purposes.

Also described in Tract 1214 of Unit 1 of the unrecorded plat of Flagler Estates.



Flagler Estates

CRA lots to SJ



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
June 1, 2011
(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

COPY OF ADVERTISEMENT

SJC MINUTES & RECORDS C/O CLER
ATTN MS.P DEGRANDE
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.#: L1482-11
P.O.#: L1482-11

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 **BRI HALL**
who on oath says that he/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 **CRA HEARING 62111 - JUNE 21, 2011**
was published in said newspaper on **06/07/2011**

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 has 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
he/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 7 day of June 2011
by Bri Hall who is personally known to me
or who has produced as identification

Sabina L. Woods
(Signature of Notary Public)



**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 Redevelop-
ment Agency, will hold a public
hearing on Tuesday, June 21, 2011,
at 9:00 a.m. in the St. Johns County
Auditorium, County Administra-
tion Building, 500 San Sebastian
View, St. Augustine, Florida.

**The purpose of the hearing is for
adoption of a Resolution that will
authorize the transfer of two lots to
St. Johns County that have a pub-
lic use tower located on the lots 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 Admin-
istration Building, 500 San Sebas-
tian View, 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 accor-
dance with the Americans with
Disabilities Act, persons needing
special accommodations to partici-
pate in these proceedings should
contact, ADA Coordinator, at
904-209-0650 or at the County
Administration Building, 500 San
Sebastian View, St. Augustine,
Florida 32084. For hearing
impaired individuals: 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, ITS
CLERK
By: Yvonne King, Deputy Clerk
L1482-11 Jun 7, 2011**