

CRA RESOLUTION NO. 2012- 2

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING AS ST. JOHNS COMMUNITY REDEVELOPMENT AGENCY ("CRA") DECLARING A CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES, AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE COUNTY DEED ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, there has been a written request from an adjoining property owner to acquire a certain County owned property located at 983 Josiah Street, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale 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. The property owner that has requested the property is the only adjacent private property owner; the CRA owns the lot on the other side of the subject property; and

WHEREAS, the County acquired the lot in 2002 in connection with an acquisition of 388 lots for affordable housing and is further described in the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, the subject property is listed on the inventory of real property appropriate for use as affordable housing adopted by Resolution 2007-174 and 2010-133. Florida Statute 125.379 states that these properties may be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing; and

WHEREAS, the property owner has offered \$2,025 for the property which is based on the Property Appraisers 2012 assessed value of the property. The property is 75% wet according to environmental division staff; and

WHEREAS, in accordance with Section 125.35, F.S., upon review, the Board has determined the sale of said property is in the best interest of St. Johns County; and

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 all requirements of Section 125.35 (2) F.S. for a private sale of the property described above have been met. The sale of the property to the adjacent property owner is hereby approved.

3. To the extent that there are typographical, scrivener 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.

3. The Board of County Commissioners hereby authorizes the Board Chair to execute said County Deed.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 6 day of November, 2012.

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

By: 

Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 11/9/12

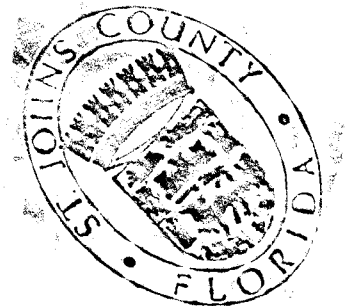


Exhibit "A" to Resolution

September 28, 2012

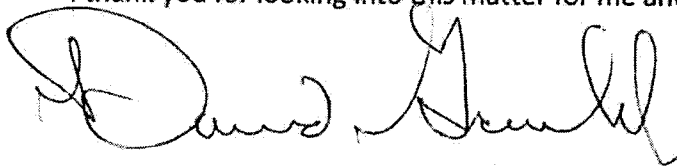
Attention: Nanette
St. Johns County Community Redevelopment Agency
500 San Sebastian View
St. Augustine, FL 32084

Dear Nanette,

As per your discussion with Dawn Maillet on my behalf, I wish to purchase the property at 983 Josiah Street since it is adjacent to 987 Josiah Street which I currently own. I fully understand that the property is considered to be wet and is therefore priced at \$2025.00. It is my understanding that the legal description is 4-28 Afro-American Sub of Blk 97 Dancy Tract Lot 4 OR2208/566.

I wish to make this a cash transaction at your earliest convenience. Please let me know if you have a specific title company that handles these transactions for you or if I should make arrangements of my own to verify clear title.

I thank you for looking into this matter for me and look forward to working with you.

A handwritten signature in black ink, appearing to read "David Gould". The signature is fluid and cursive, with a large initial "D" and "G".

David Gould
904-806-9278
mrdavidgould@yahoo.com

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 _____, 2012 by **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, a public community redevelopment agency of the State Florida, as created by St. Johns County Resolution 2000-146, as amended, whose address is, 500 San Sebastian View, St. Augustine, Florida 32084 hereinafter "Grantor", to **DAVID GOULD**, whose address is _____, 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 their successors, and assigns of organizations).

WITNESSETH;

That the Grantor, for and in consideration of the sum of Two Thousand Twenty Five Dollars (\$2,025.00) 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:

AFRO AMERICAN SUBDIVISION BLOCK 97 DANCY TRACT LOT 4, AS RECORDED IN MAP BOOK 4 PAGES 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

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

THIS COUNTY 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 said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA, acting as,
ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

BY: _____
Chair

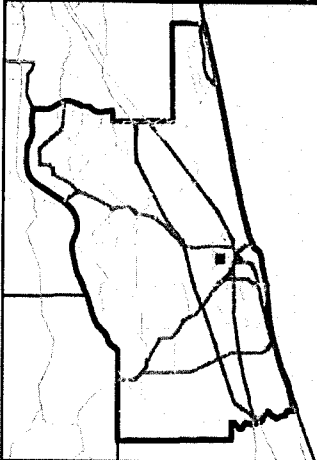
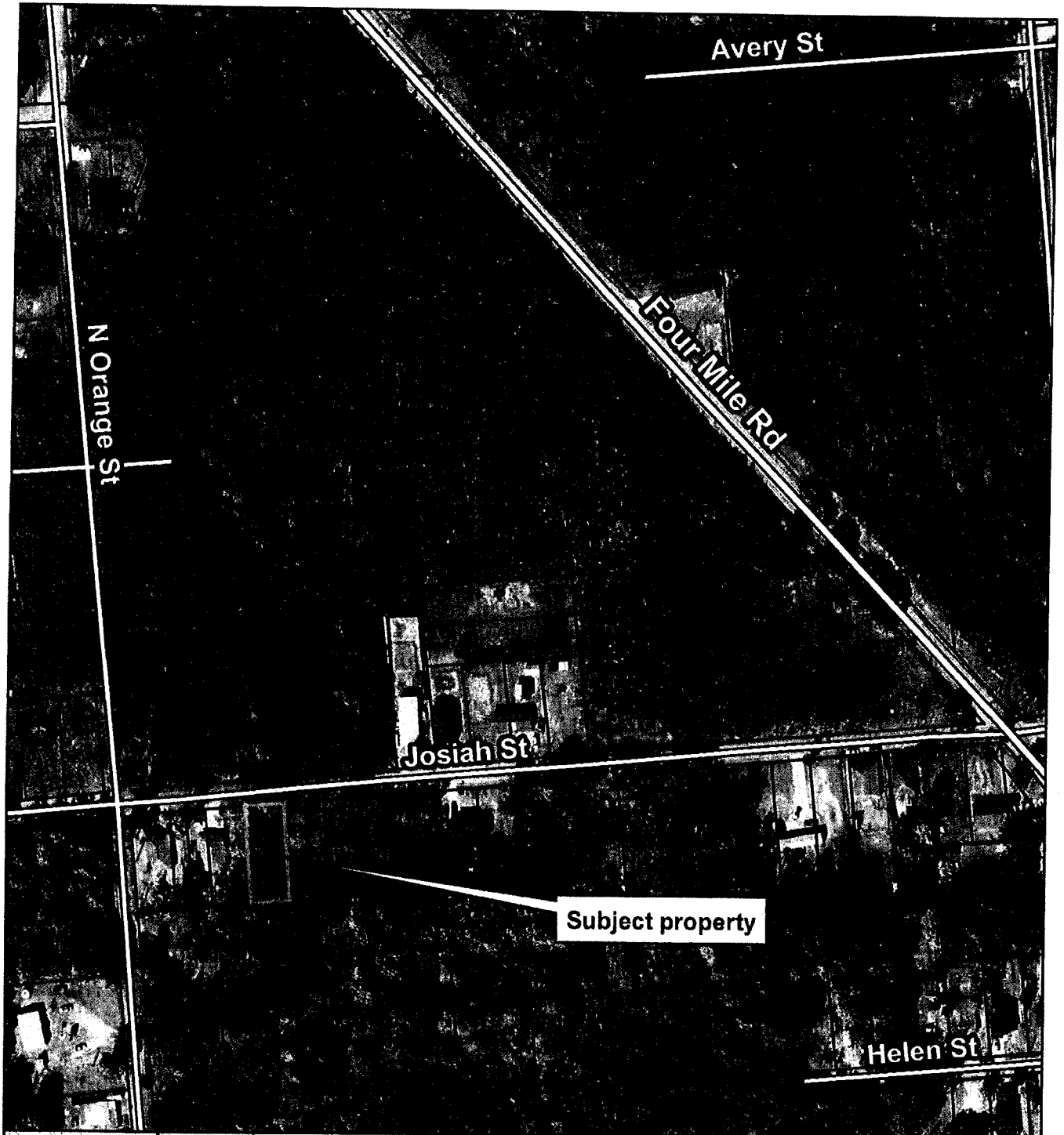
ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

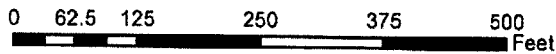
**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by _____, Chair of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me and who did not take an oath.

Notary Public State of Florida
My Commission Expires: _____



Surplus Property Sale



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
October 1, 2012
(904) 209-0788



2008 Aerial Imagery

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

THE ST. AUGUSTINE RECORD

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.#: L2968-12
P.O.#: L2968-12

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 **STEVEN SMITH** 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 **BCC/CRA HG - HEARING NOVEMBER 6, 2012** was published in said newspaper on **10/29/2012**

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 29th day of OCT - - 2012
by [Signature] who is personally known to me
or who has produced as identification

[Signature]
(Signature of Notary Public)



(Seal)

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, November 6, 2012 at 9:00 a.m.** in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

The purpose of the hearing is for adoption of a Resolution authorizing sale of one lot to an adjacent property owner pursuant the terms of Florida Statute 125.35 (2).

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, 500 San Sebastian 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 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, 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
L2968-12 Oct 29, 2012