

CRA RESOLUTION NO. 2015- 3

**A RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, ("CRA"), APPROVING AN EXCHANGE OF REAL PROPERTY AND AUTHORIZING THE CHAIR TO EXECUTE THE COUNTY DEED.**

**WHEREAS**, a property owner on Four Mile Road notified St. Johns County that a portion of their mobile home and the entire drain field are located on a CRA owned lot. This encroachment was discovered during due diligence for construction of new home; and

**WHEREAS**, to resolve this encroachment the property owner has requested a property exchange. The property owner proposes to convey their vacant lot on the other side of the mobile home to resolve this issue, as described in the letter attached hereto as Exhibit "A" and further described in the Quit Claim Deed, attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

**WHEREAS**, in exchange, the property owner requests that the CRA convey the lot with the encroachment issue, as described in the County Deed attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, both lots are the same size and value based on the Property Appraiser assessed values of the property proposed to be exchanged; and

**WHEREAS**, the CRA has determined that it is in the best interest of the CRA to correct the property encroachment with the parcel exchange as identified; and

**WHEREAS**, the proposed exchange of real property was advertised July 17, 2015 in accordance with Section 163.380, Florida Statutes.

**NOW, THEREFORE BE IT RESOLVED**, by the St. Johns County Community Redevelopment Agency:

1. The above recitals are incorporated into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Exchange of Real Property is hereby approved by the CRA. The Chair is authorized to execute the County Deed on or after August 17, 2015, provided that no additional proposals for disposition of the Property are submitted prior to that date.
3. If the CRA receives any additional proposals for the disposition of the Property prior to August 17, 2015, all proposals shall be brought before the CRA for consideration.

4. 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 Community Redevelopment Agency.

PASSED AND ADOPTED, this 4 day of August, 2015.

**COMMUNITY REDEVELOPMENT AGENCY  
ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_

Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_

Deputy Clerk

RENDITION DATE 8/6/15

Exhibit "A" to Resolution

May 18, 2015

Ben Coney, Housing Manager  
St. Johns County Housing & Community Development  
200 San Sebastian View  
St. Augustine FL 32084

Dear Mr. Coney:

We are preparing to build a new home on our property on Four Mile Road and have found that our existing mobile home, drain field and fence are encroaching on county property (Lot 7).

As per our conversation the best solution is to request an exchange of our Lot 4 which is vacant for the county lot 7 that has the encroachments to resolve this issue.

Please accept this letter as a formal request to move forward with the property exchange.

Thank you for your consideration.

Vincent and Deborah Mitchell  
1048 Four Mile Road  
St. Augustine FL 32084

*Deborah Mitchell*  
5-19-15

*Vincent J Mitchell*  
5/19/15

Exhibit "B" to Resolution

This instrument prepared by:  
St. Johns County Real Estate Division  
500 San Sebastian View  
St. Augustine, Florida 32084

**QUIT CLAIM DEED**

**THIS QUIT-CLAIM DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2015 between **DEBORAH ELAINE MITCHELL AND VINCENT JAMES MITCHELL, HUSBAND AND WIFE**, whose address is 1048 Four Mile Road, St. Augustine, Florida 32084, first party, and **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, second party:

**WITNESSETH:** That the first party for and in consideration of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand in which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of St. Johns, State of Florida, to-wit:

Afro American Subdivision of Block 100 Dancy Tract Lot 4 as recorded in Map Book 4 Page 8 of the public records of St. Johns County, Florida.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

\_\_\_\_\_

\_\_\_\_\_  
Deborah Elaine Mitchell

Witness (Print Name): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Vincent James Mitchell

Witness (Print Name): \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2015, by Deborah Elaine Mitchell and Vincent James Mitchell. He/She/They are personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

My commission expires: \_\_\_\_\_

Exhibit "C" 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 \_\_\_\_\_, 2015 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 **DEBORAH ELAINE MITCHELL AND VINCENT JAMES MITCHELL**, husband and wife, whose address is 1048 Four Mile Road, St. Augustine, Florida 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 their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten (\$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:

**AFRO AMERICAN SUBDIVISION BLOCK 100 DANCY TRACT LOT 7  
BLOCK B, AS RECORDED IN MAP BOOK 4 PAGES 2 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.

**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: \_\_\_\_\_  
**Priscilla L. Bennett, Chair**

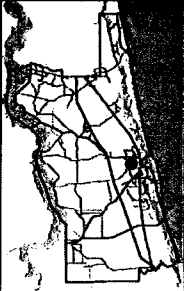
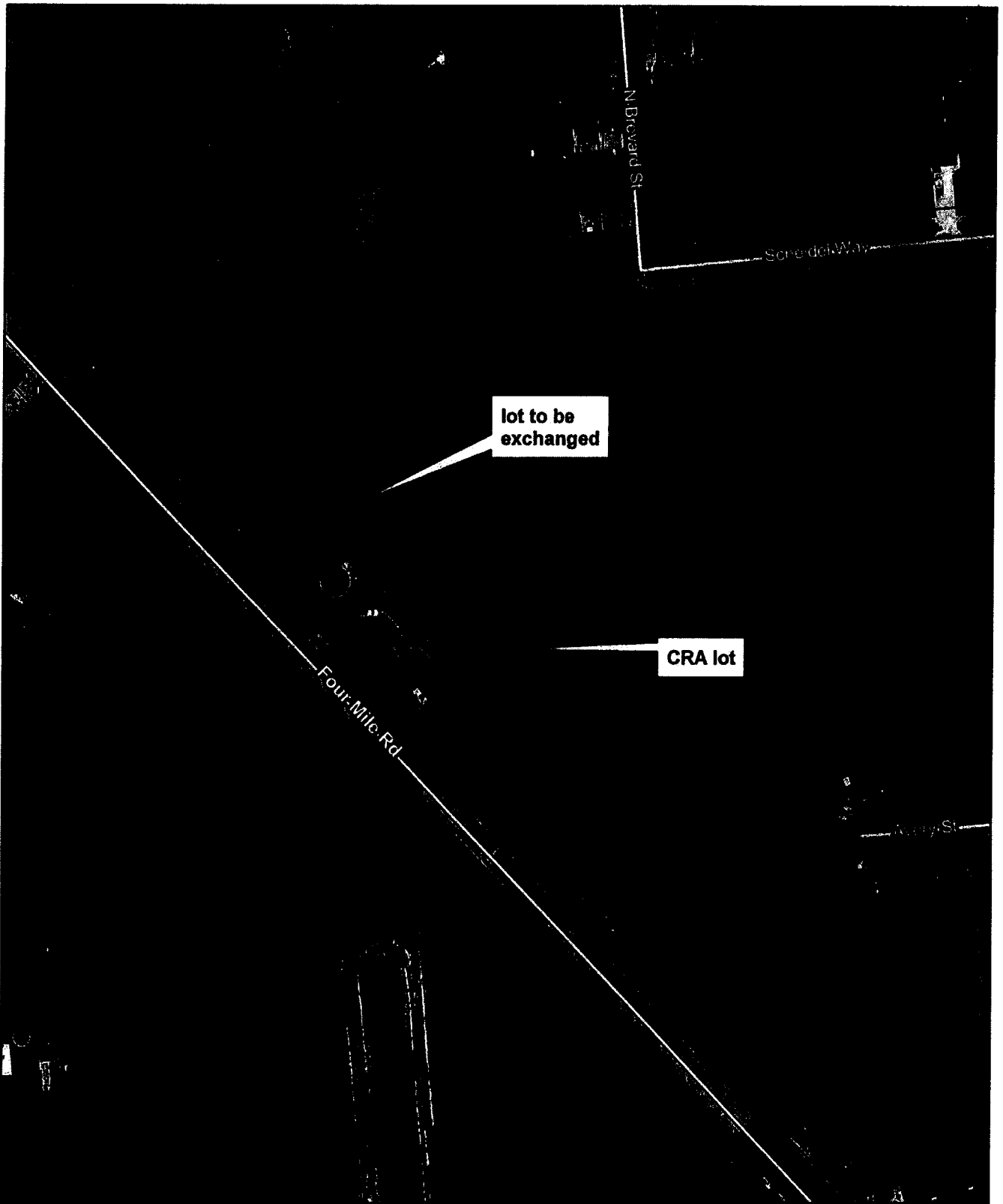
**ATTEST:** Cheryl Strickland, Clerk


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

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Priscilla L. Bennett, 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: \_\_\_\_\_

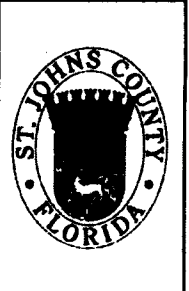


  
2013 Aerial Imagery  
0 50 100  
Feet  
May 21, 2015

# CRA property exchange

Land Management  
Systems  
Real Estate  
Division  
(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. Johns County Real Estate  
Division disclaims all responsibility  
for the accuracy or completeness  
of the data shown hereon.





# THE ST. AUGUSTINE RECORD

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW  
SAINT AUGUSTINE FL 32084

Ref.#: L2006-15  
P.O.#: L2006-15

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 **NICOLE CORRIVEAU**

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 **DISPOSE REAL PROPERT - HEARING AUGUST 4, 2015**

was published in said newspaper on **07/17/2015**

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 \_\_\_\_\_ day of JUL 17 2015

by Nicole Corriveau who is personally known to me  
or who has produced as identification

[Signature]



**SHAWNE' H ORDONEZ**  
MY COMMISSION # EE212981  
EXPIRES July 01, 2016

(Signature of Notary Public)

(Seal)

#7

COP IT

**NOTICE OF PROPOSED DISPOSITION OF REAL PROPERTY BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**

NOTICE IS HEREBY GIVEN that the St. Johns County Community Redevelopment Agency, ("CRA") will hold a public hearing on Tuesday, August 4, 2015 at 9:00 a.m. in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

Item 1: The purpose of the hearing is to authorize the Board of Commissioners authorizing the disposition of property owned by the CRA located at 960 Avery Street; and

Item 2: authorizing the exchange of a CRA lot located at 1024 Four Mile Road to a property owner that is encroaching on the CRA lot in exchange for their vacant lot of the same size.

This advertisement shall comply with the provisions of the properties identified above pursuant to Section 163.390(3)(a), Florida Statutes. Any person interested in undertaking to redevelop or rehabilitate either property identified above is invited to submit a proposal within 30 days of the date of this notice. Proposals should be submitted to: Nanette Bradbury, Real Estate Division, 500 San Sebastian View, St. Augustine, FL 32084. All parties having any interest, or desiring further information regarding the properties, should contact Nanette Bradbury at (904) 209-0788 or nbradb@sjcra.us and will be afforded an opportunity to be heard at the public hearing.

The proposed resolutions are 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, 1-800-955-8771, no later than 3 days prior to the date of the meeting.

By: Yvonne King, Deputy Clerk  
L2006-15 July 17, 2015