

CRA RESOLUTION NO. 2015- 4

A RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, ("CRA") DECLARING CERTAIN CRA OWNED PROPERTY AS SURPLUS; APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER; AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED ON BEHALF OF THE BOARD.

RECITALS

WHEREAS, there has been a request from a private individual to acquire one lot adjacent to their lot for construction of affordable housing, as shown in a letter attached hereto as Exhibit "A," incorporated by reference and made a part hereof. The CRA-owned lot has no access; and

WHEREAS, the assessed value of the lot is \$2,695 and the individual has offered \$5,000. Housing staff is in support of this sale and the property will be restricted for construction of affordable housing only. The property is described in the County Deed attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

WHEREAS, the CRA has determined that it is in the best interests of the CRA to sell the property; and


WHEREAS, the proposed transaction was advertised on 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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Community Redevelopment Agency hereby authorizes the Chair to execute said County Deed to complete the transfer of the CRA lot to the purchaser on or after August 17, 2015, provided that no additional proposals for the redevelopment or rehabilitation of the CRA lot are submitted prior to that date.
3. If the CRA receives any additional proposals for the disposition of the CRA lot prior to August 17, 2015, all proposals shall be brought before the CRA for consideration.
4. To the extent that there are typographical, scrivener's 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 CRA.

PASSED AND ADOPTED this 4 day of August, 2015.

**ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 8/6/15

HILLSBORO-HARPETH CORPORATION

c/o **Moreau P. Estes V**

P.O. Box 3545

St. Augustine, Florida 32085

904-826-4074

May 5, 2015

Mr. Benjamin Coney
Community Development Manager
200 San Sebastian View, Suite 2300
St. Augustine, Florida 32084

RE: Afro-American Subdivision, Block 100, Dancy Tract, Lot 6, Block A
PIN: 1178100060

Dear Mr. Coney;

As we have discussed, I own two lots in West Augustine, i.e. Lots 4 and 5, aka 990 Avery Street. Unfortunately, these two platted lots will permit only one home. My two lots front on North Orange Street even though the "address" is 990 Avery Street. Of course Avery Street, in that specific area, has not been constructed, and given the cost of construction is not likely to be constructed.

The County owns a lot adjoining my lots to the east. Again, there is no access; the lot is locked because of no access. If the County's Lot 6 were combined with my Lots 4 and 5, it is possible that two lots could be permitted for affordable housing.

The typical lot size in West Augustine is 50-125. By combining the referenced three lots the dimensions could be 62.5x150, which by some opinions, would give the families more space for enjoyment.

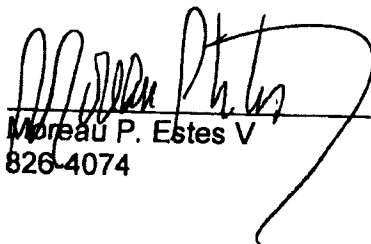
As you know, I have been involved in affordable housing development through my personal business endeavors as well as by service on the Housing Finance Authority for several years. You have my commitment to provide affordable housing on these two potential lots, if you and the County deem my proposal in an affirmative way. Reasonable deed restrictions pledging affordable housing is encouraged by me.

By recent Property Record Card, Lot 6 is assessed by the St. Johns County Tax Assessor at \$2,695.00.

My proposal is to purchase Lot 6 from the County at a price of \$5,000.00, and then move to consolidate Lots 4, 5, and 6, divide them into two building sites fronting on North Orange, and cause to be constructed two affordable houses, as quickly as practical.

Thanking you in advance for your consideration in this matter, I remain

Sincerely,



Moreau P. Estes V
826-4074

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 _____, 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 **HILLSBORO-HARPETH CORPORATION**, whose address is c/o Moreau P. Estes V, PO Box 3545, St. Augustine, Florida 32085, 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 Five Thousand Dollars (\$5,000.00) 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 OF BLOCK 100 DANCY TRACT LOT 6,
BLOCK A, AS RECORDED IN MAP BOOK 4 PAGES 8 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.

Provided, however, that any resale of the property by the Grantee, described herein shall be only to a person or persons who qualify for the St. Johns County SHIP Program guidelines and who agree to reside on the property for a period of not fewer than ten (10) consecutive years. In the event any conveyance of the Property violates this condition, the ownership of the property shall revert to the original Grantor.

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

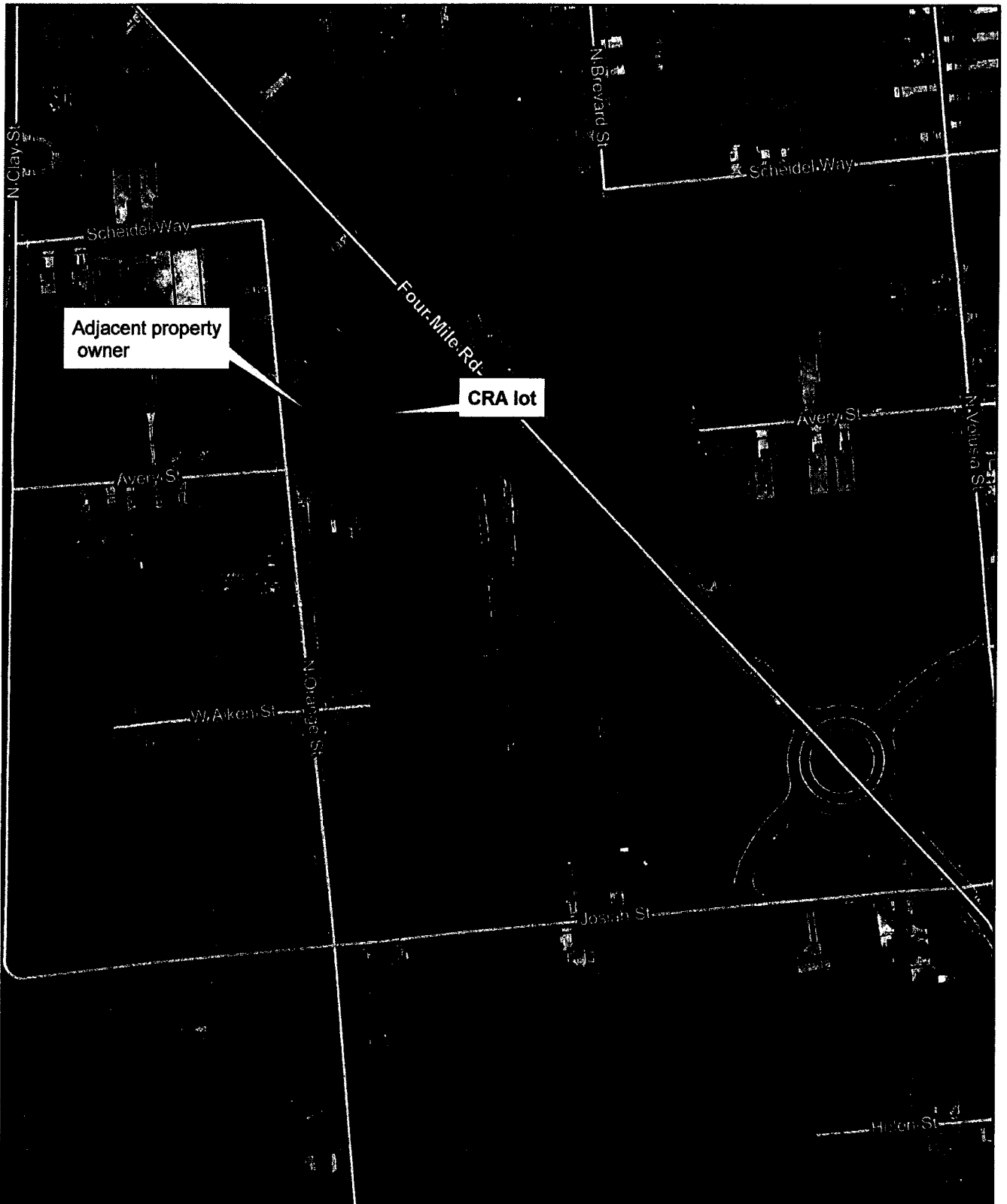
ATTEST: Cheryl Strickland, Clerk

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: _____



Adjacent property owner

CRA lot



2013 Aerial Imagery

0 100 200

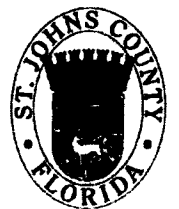
Feet

May 21, 2015

CRA lot sale

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

#7

COPY
NOTICE OF PROPOSED
NOTICE
THE ST. AUGUSTINE RECORD
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
Shawne' H. Odonez
SHAWNE' H ORDONEZ
MY COMMISSION # EE21298
EXPIRES July 01, 2016
(Signature of Notary Public) (Seal)

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

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the first publication of the copy of advertisement; and affiant further says that
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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



SHAWNE' H ORDONEZ
MY COMMISSION # EE21298
EXPIRES July 01, 2016

Shawne' H. Odonez

(Signature of Notary Public)

(Seal)