

CRA RESOLUTION NO. 2020- 1

A RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, (CRA) DECLARING CERTAIN CRA OWNED PROPERTY AS SURPLUS; APPROVING A TRANSFER OF PROPERTY TO THE WEST AUGUSTINE HISTORICAL COMMUNITY DEVELOPMENT CORPORATION (WAHCDC) AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED ON BEHALF OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS.

RECITALS

WHEREAS, there has been a request from the WAHCDC to acquire two parcels in an effort to facilitate a project that will address housing and economic development in the West Augustine Community, as shown in the attached as Exhibit "A," incorporated by reference and made a part hereof.

WHEREAS, the assessed value of both lots is \$8,887. Staff is in support of this transference and the property will be restricted for construction of affordable housing and a project facilitating economic development 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 transfer the property; and

WHEREAS, the proposed transaction was advertised on February 7, 2020 and February 14, 2020 in accordance with Section 163.380, Florida Statutes.

NOW THEREFORE BE IT RESOLVED BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Incorporation of Recitals.

The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. Approval and Authority to Execute.

If no additional proposals are received for the disposition of the CRA lot, the Community Redevelopment Agency hereby authorizes the Chair to execute the County Deed in substantially the same form as attached to complete the transfer of the CRA lot to the purchaser on or after March 17, 2020.

Section 3. Correction of Errors.

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 CRA.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County this 17 day of March 2020.

ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY

By: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: [Signature]
Deputy Clerk

RENDITION DATE 3/19/20



This Instrument Prepared By:
St. Johns County Land Management Systems
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 _____, 2020, by the **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is, 500 San Sebastian View, St. Augustine FL 32084, hereinafter. "Grantor", to **WEST AUGUSTINE HISTORICAL COMMUNITY DEVELOPMENT CORPORATION**, 905 W. Pearl Street, 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:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF (THE "PROPERTY")

**NO DOCUMENTARY STAMPS DUE ON THIS DEED PER FLORIDA ADMINISTRATIVE
CODE FL 12B-4.014 PARAGRAPH 8.**

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, restrictions, and servitude of record;
- g. Easements and rights of way of record.

THIS PROPERTY IS BEING CONVEYED FOR ECONOMIC DEVELOPMENT AND/OR

AFFORDABLE HOUSING PURPOSES ONLY AND WILL REVERT BACK TO ST. JOHNS COUNTY IN 15 YEARS FROM THE DATE OF THIS COUNTY DEED IF THE PROPERTY HAS NOT BEEN DEVELOPED FOR ECONOMIC USE OR AFFORDABLE HOUSING. FOR THE PURPOSES OF THIS COUNTY DEED, "AFFORDABLE" SHALL HAVE THE SAME MEANING AS PROVIDED IN SECTION 420.9071, FLORIDA STATUTES.

IN WITNESS WHEREOF the St. Johns County Board of County Commissioners has caused the presents to be executed in its name by its Chair the day and year aforesaid.

ST. JOHNS COUNTY, FLORIDA
A political subdivision of the State of Florida

By: _____
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Its Clerk

By: _____
Its Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of _____ physical address or _____ online notarization this ___ day of _____, 2020, by Jeb S. Smith., as Chair of the St. Johns County Board of County Commissioners, who is personally known to me, or who has produced _____ as identification.

_____, Notary Public

(Name of Notary, typed or printed)

Commission Number:

Commission Expires:

EXHIBIT "A" TO COUNTY DEED

Parcel No. 116800-0000

Afro American Subdivision of Lots 3 & 4 Block 83 Dancy Tract Lot 6 as recorded in Map Book 3 Page 47 of the Official Records of St. Johns County, Florida

Parcel No. 116800-0070

Afro American Subdivision of Lots 3 & 4 Block 83 Dancy Tract Lot 6 as recorded in Map Book 3 Page 47 of the Official Records of St. Johns County, Florida

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634
AD# 0003268124-01
PO# 0003268124

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 031720 CRA BCC was published in said newspaper on 03/12/2020.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this day of MAR 12-2020

by [Signature] who is personally known to me or who has produced as identification

[Signature]
(Signature of Notary Public)

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, March 17, 2020 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 the disposition of property owned by the CRA located at 905 W. Pearl St. (PIN 116800-0070 and PIN 116800-0000), as advertised in The St. Augustine Record on February 7, 2020 and February 14, 2020.

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
BRANDON PAITY, ITS CLERK
By: Yvonne King, Deputy Clerk

0003268124 March 12, 2020

