

RESOLUTION NO. 2005- 210

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF FIFTEEN PARCELS OF COUNTY OWNED PROPERTY ACQUIRED BY TAX DEED TO ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO BE ADDED TO THE AFFORDABLE HOUSING PROGRAM INVENTORY.

RECITALS

WHEREAS, St. Johns County owns numerous parcels that have been acquired by tax deed for unpaid taxes. Fifteen of the parcels have been identified as part of the Community Redevelopment area; and

WHEREAS, St. Johns Housing and Community Services has identified the property acquired as desirable for the purpose of adding these lots to the affordable homeownership program inventory; and

WHEREAS, staff has requested that the fifteen parcels be conveyed by County Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, from St. Johns County to St. Johns County Community Redevelopment Agency as requested in the interoffice memorandum attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, pursuant to the authority of Section 125.38, Florida Statutes, the St. Johns County Board of County Commissioners is authorized to convey real property to any organization not-for-profit, for the purpose of promoting public and community interests and welfare; and

WHEREAS, the property acquired would be beneficial for affordable housing in the County and the property is not needed for any other County purposes; and

WHEREAS, St. Johns County Community Redevelopment Agency possesses administrative flexibility for economic development of the property; and

WHEREAS, staff believes this to be in the best interest of the County to convey these parcels to the St. Johns County Community Redevelopment Agency to provide affordable housing opportunities for the citizens of St. Johns County.

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. The Board of County Commissioners hereby authorizes the Chair of the Board to execute a County Deed conveying to St. Johns County Community Redevelopment Agency, the ownership of the fifteen parcels.
3. The Clerk of Courts is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 9th day of August, 2005.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____

Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland
Clerk of the Court

By: _____

Patricia DeGrande
Deputy Clerk

RENDITION DATE 8-11-05

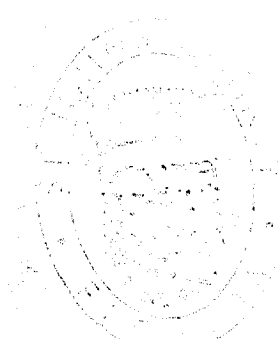


Exhibit "A" to Resolution

This Instrument Prepared By:
Daniel J. Bosanko, Esq.
Assistant County Attorney
P.O. Box 1533
St. Augustine, FL 32085-1533

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2005, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is, 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter "Grantor", to **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, Special District of St. Johns County, as created by County Resolution 2000-146, whose address is 4020 Lewis Speedway, 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 their 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")

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 Chair of the Board, the day and year aforesaid.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

BY: _____
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2005, by Bruce A. Maguire, Chairman of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. Who is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

Exhibit "A" to County Deed

Parcel Number 117760-0060

Afro American Subdivision of Block 97, Dancy Tract Lot 6 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 117810-0090

Afro American Subdivision of Block 100, Dancy Tract Lot 9 Block A as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel Number 117810-0100

Afro American Subdivision of Block 100, Dancy Tract Lot 10 Block A as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel Number 118150-0240

Afro American Subdivision of Block 105, Dancy Tract Lot 24 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116530-0000

Afro American Subdivision of Lots 3 & 6 Block 78, Dancy Tract Lot 1 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116530-0020

Afro American Subdivision of Lots 3 & 6 Block 78, Dancy Tract Lot 2 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116530-0030

Afro American Subdivision of Lots 3 & 6 Block 78, Dancy Tract Lot 3 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116530-0040

Afro American Subdivision of Lots 3 & 6 Block 78, Dancy Tract Lot 4 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116530-0080

Afro American Subdivision of Lots 3 & 6 Block 78, Dancy Tract Lot 8 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 114130-0000

Dancy Tract Block 50-1 Re-Sub Lot 12 or Block 50 Lot 12 of Lot 4 as recorded in Map Book 1 Page 13 and re-subdivided in Map Book 1 Page 107 of the Public Records of St. Johns County, Florida.

Parcel Number 118250-0130

Afro American Subdivision of Block 108, Dancy Tract Lot 13 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 116420-0001

F.M. Clark Subdivision of Block 78, Dancy Tract Lot 8 Block A as recorded in Map Book 4 Page 58 of the Public Records of St. Johns County, Florida.

Parcel Number 116620-0000

Afro American Subdivision of Block 81, Dancy Tract Lot 1 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel Number 050660-1779

That portion of Section 15, Township 10 South, Range 28 East, St. Johns County, Florida, described as follows:

Commence at the Northwest corner of Section 10 of said Township 10 South, Range 28 East; thence run north 89 degrees 51 minutes 45 seconds east, along the north line of said Section 10, 1304.25 feet; thence run due south, 9628.12 feet to the point of beginning of the hereinafter described parcel of land; thence run due south 165.00 feet; thence run due east 330.00 feet; thence run due north 165.00 feet; thence run due west, 330.00 feet to the point of beginning. Less the west 30 feet for road, utility and drainage purposes.

Also described as Tract 1779 of Unit II of the unrecorded plat of Flagler Estates.

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.

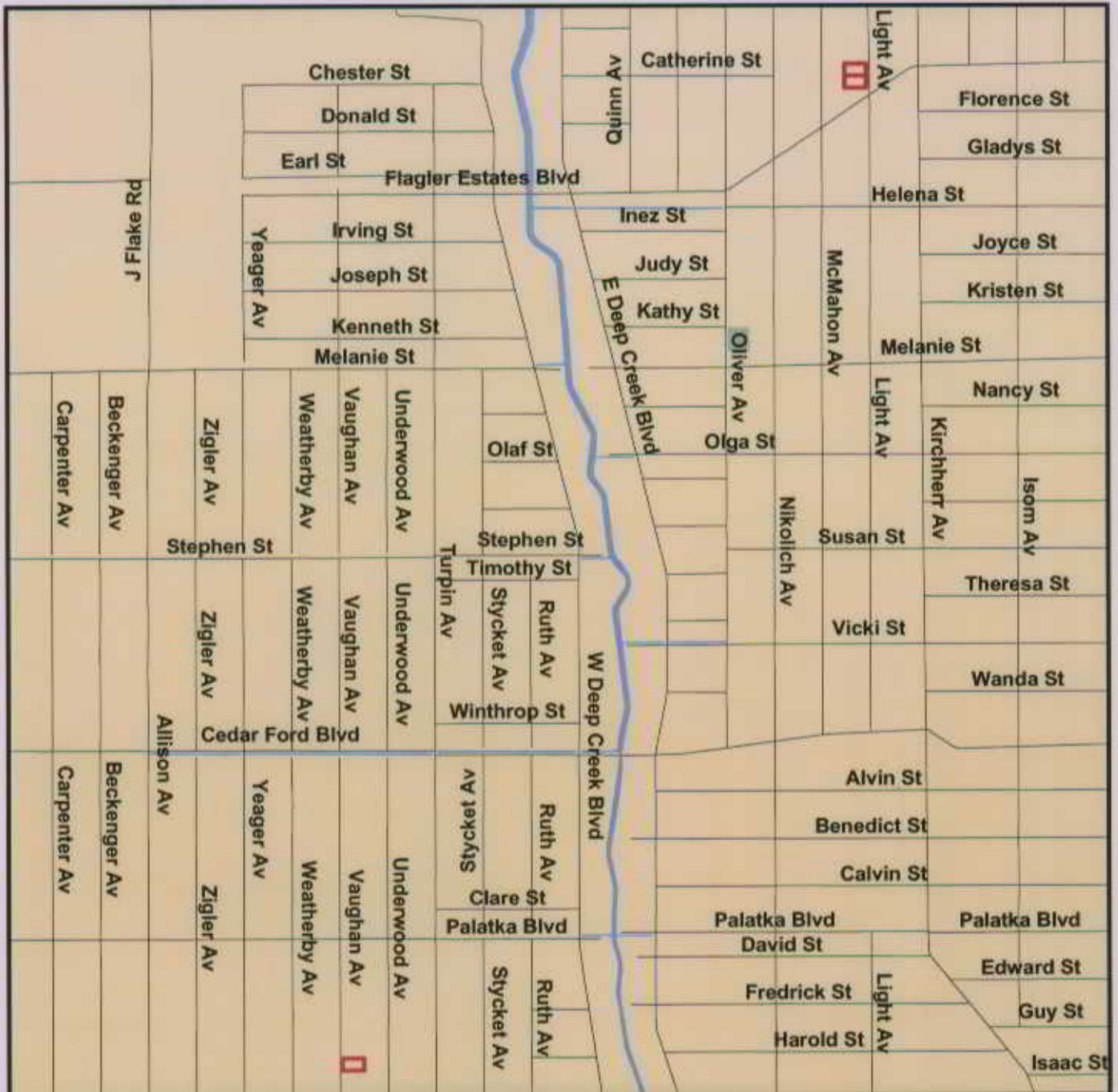


ST. JOHNS COUNTY
HOUSING & COMMUNITY SERVICES DIVISION
3149 Ponce De Leon Blvd., Ste. 9
St. Augustine, Florida 32084

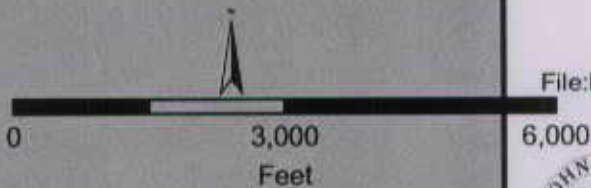
I N T E R O F F I C E M E M O R A N D U M

TO: Mary Ann Blount, Dir. Real Estate Dept.
FROM: Tom Crawford
SUBJECT: Transfer of 15 lots within the West Augustine & Flagler Estates CRA's
DATE: July 27, 2005

I am requesting that the lots identified in Exhibit A of the proposed Resolution be transferred to the St. Johns County Community Redevelopment Agency. These will be an important addition to our home ownership programs. The sale of these lots will be done through our Infill Housing Program. The terms of sale will be brought to the BCC for approval when we are ready to proceed.



**GENERAL
LOCATION MAP**



Map Prepared: 7/28/2005

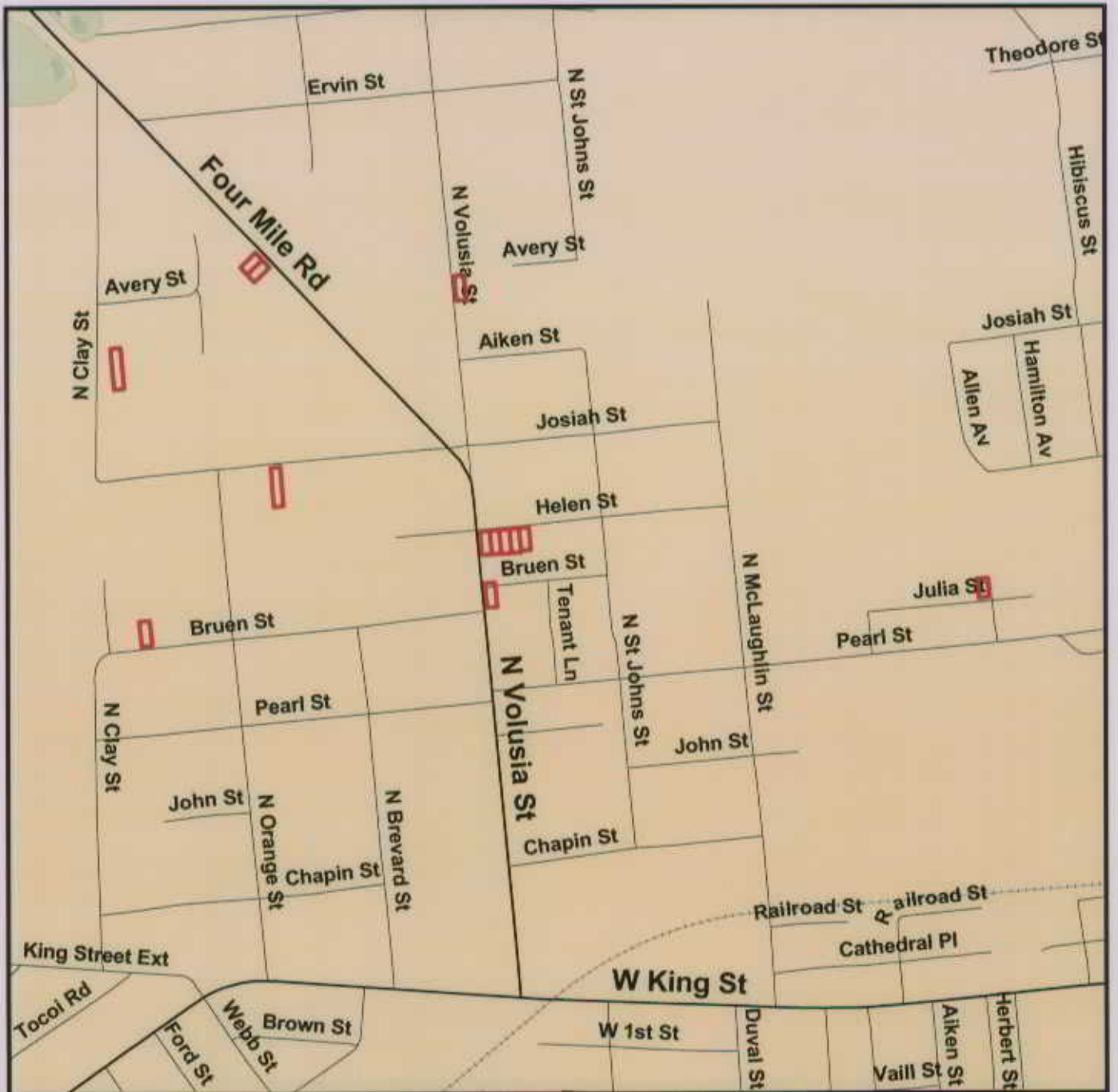
*Depicts General Project Boundary

**Conveyance of Tax
Deed Parcels to
CRA**

File:BCC August 9, 2005



Enter Agency Here
Enter Division Here
Enter Department Here



**GENERAL
LOCATION MAP**



Map Prepared: 7/28/2005
*Depicts General Project Boundary

**Conveyance of Tax
Deed Parcels to
CRA**

File: BCC August 9, 2005



St. Johns County
Land Management Systems
Real Estate Division