

RESOLUTION NO.2005- 303

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CERTAIN PURCHASE AND SALE AGREEMENT NEEDED FOR IMPROVEMENTS TO OLD MOULTRIE ROAD AND KING ESTATES ROAD FOR A TRAFFIC SIGNAL.**

**RECITALS**

**WHEREAS**, Thomas Richard Myers owner of the property located on the Northwest side of Old Moultrie Road, has executed and presented to the County a Purchase and Sale Agreement attached hereto as **Exhibit "A"**, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Engineering Department has designed this alternative solution of placing a signal on the corner of Old Moultrie Road and King Estates Road, as opposed to constructing the Roundabout; and

**WHEREAS**, the improvements to King Estates Road and Old Moultrie Road is a Capital Improvement Project that was identified and funded from Impact Fees; and

**WHEREAS**, it is in the best interest of the County to acquire this property for the safety improvements needed for King Estates Road and Old Moultrie Road.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Board of County Commissioners hereby approves the terms of the Purchase and Sale Agreement and authorizes the County Administrator to execute the Purchase and Sale Agreement and proceed with due diligence requirements and to close the transaction according to the terms of the Agreement.

**Section 3.** The Clerk is instructed to file the original Purchase and Sale Agreements.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 18<sup>th</sup> day of October, 2005.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
BY: Bruce A. Maguire  
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk  
By: Patricia H. Prada  
Deputy Clerk

RENDITION DATE 10-20-05

EXHIBIT "A" TO RESOLUTION

**PURCHASE AND SALE AGREEMENT**

**THIS PURCHASE AND SALE AGREEMENT** ("Agreement") is made and effective as of \_\_\_\_\_, 2005, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Buyer") and **Thomas Richard Myers** whose address is 2665 Old Moultrie Road ("Seller").

**WITNESSETH:**

**WHEREAS**, the County is desirous of purchasing property owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

**WHEREAS**, it is in the public interest for the Buyer to acquire fee simple ownership of approximately 0.08 acre located on the northwest quadrant of Old Moultrie Road for road improvements. The property is described and delineated in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property"); and

**NOW THEREFORE**, it is mutually agreed as follows:

1. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is **\$18,200.00** for the compensation for the property, and landscaping, needed to improve Old Moultrie Road and King Estates Road. It is the responsibility of the owner to make arrangements for the landscaping replacement. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(I) Deposit to be held in Escrow by Escrow Agent (hereinafter defined)	Due within fifteen (30) days of Commission Approval (hereinafter defined)	<b>\$2,000.00</b>
(ii) Cash to Close	Closing Day	<b>\$16,200.00</b>
<b>TOTAL PURCHASE PRICE</b>		<b>\$18,200.00</b>

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain within 45 days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed an owner's policy of title insurance in the amount of the

Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within 10 day after Buyer's receipt of the Commitment if the Commitment cannot be obtained or it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect and such defect is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have 60 days from the date it receives the Title Notice within which to cure such defect (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 60-day period, Seller has not cured title defects, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

### 3. Identity and Obligation of Escrow Agent.

(a) **ANASTASIA TITLE SERVICES, INC**, 2730 U.S. 1 South St. Augustine, Florida 32086, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

(b) If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or any other monies or documents which it holds or as to whom such Deposit, monies or documents are to be delivered, Escrow Agent shall not be obligated to make any delivery, but, in such event, may hold same until receipt by Escrow Agent of an authorization, in writing, signed by all the parties having an interest in such dispute directing the disposition of same, or in the absence of such authorization, Escrow Agent may hold such Deposit, monies or documents until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given or proceeding for such determination is not begun and diligently continued, Escrow Agent may, but not required to, bring an appropriate interpleader action or proceeding for leave to deposit such Deposit, monies or documents in court, pending such determination. Escrow Agent shall not be responsible for any acts or omissions unless the same constitutes gross negligence or willful misconduct and upon making delivery of the Deposit, monies or documents which Escrow Agent holds, in accordance with the terms of this Agreement, Escrow Agent shall have absolutely no further liability hereunder.

In the event Escrow Agent places the Deposit, monies or documents that have actually been delivered to Escrow Agent in the Registry of the Circuit Court in and for the County in which the Property is located and files an action of interpleader, naming the parties hereto, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder or in connection herewith.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Anastasia Title Service, Inc. 2730 U.S. 1 South, St. Augustine, Florida 32086, on or before 90 days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Prorations. Any real property taxes shall be prorated on the basis of the 2005 taxes at the highest allowable discount.

6. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

7. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Escrow Agent shall deliver the Deposit and Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

8. Closing Expenses. Buyer shall pay the cost of the owner's title policy issued pursuant to the Commitment, the cost of recording the deed, all of the expenses in connection with recording fees. Each party shall bear the expense of its own legal counsel. Seller is responsible for paying the property taxes on site.

9. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

10. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for sixty (60) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests or assessments including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice of termination must be given on or before the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate. Concrete Monuments shall be set on each corner of said survey showing the North and South corners of said property on Old Moultrie Road.

11. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue for damages or sue for specific performance. (b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

12. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

14. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

15. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

16. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

17. Time. Time is of the essence of all provisions of this Agreement.

18. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

19. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: **Thomas Richard Meyers**  
2685 Old Moultrie Road  
St. Augustine, Florida 32086

Buyer: **St. Johns County**  
Ben W. Adams, Jr., County Administrator  
4020 Lewis Speedway  
St. Augustine, Florida 32095

Escrow Agent: **Anastasia Title Services, Inc.**  
2730 U.S. 1 South  
St. Augustine, Florida 32084

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

21. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

22. Commission Dues. Buyer and Seller agree that there are no real estate commissions that may be owed as a result of this transaction.

23. Board of County Commission Approval. This Agreement is subject to the adoption of a Resolution by the Board of County Commissioners, of St. Johns County authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

24. Effective Date: The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

25. Driveway and Drainage St. Johns County will modify or construct one commercial driveway and one residential driveway per the existing conditions at the County's expense, and the County will incorporate the drainage area on said site to fall into the plans and construction of the improvements to Old Moultrie Road.

26. Survey St. Johns County will survey said property into two separate sites approximately 1 acre sites at St. Johns Counties expense. Survey will meet all set backs for all existing structures required by the St. Johns County Land Development Code.

27. St. Johns County Land Development Code Part 10.3 Nonconforming Lots, Uses and Structures spells out that under special treatment of certain nonconformities created by code or other governmental action by the taking of land for road Right-of-Way by a governmental agency, the lot shall be deemed conforming for the purpose of this code if not more than (20%) of the area of the legal lot was taken. This provision shall also apply to nonconforming Lots of Record existing prior to adoption of this Code in which the government action to acquire up to twenty (20%) of the nonconforming Lot shall not otherwise alter or modify the existing nonconforming status.

28. Sign Relocation Compensation in the amount of \$200.00 has been applied toward the purchase price as compensation for the relocation of the sign.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparties.

Tony C. Curbidge  
Witness Name Tony Curbidge  
Linda J. White  
Witness Name Linda J. White

SELLER:  
Thomas Richard Meyers Date 9-27-05  
Thomas Richard Meyers

BUYER:  
ST. JOHNS COUNTY, FLORIDA

\_\_\_\_\_  
Date: \_\_\_\_\_  
Ben W. Adams, Jr.  
County Administrator

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

\_\_\_\_\_  
Witness Name \_\_\_\_\_



**Exhibit "A"**

TRACT 1

**The East 17 Feet of the following described property:**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 88°51'40" EAST, ON THE SOUTH LINE OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, A DISTANCE OF 3.71 FEET TO THE CENTER LINE OF OLD MOULTRIE ROAD (ALSO KNOWN AS COUNTY ROAD 5A); THENCE NORTH 01°04'20" WEST, ALONG SAID CENTER LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 62.85 FEET; THENCE NORTH 00°54'20" WEST, CONTINUING ALONG SAID CENTER LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 976.05 FEET; THENCE SOUTH 88°54'40" WEST, A DISTANCE OF 33.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MOULTRIE ROAD; THENCE NORTH 00°54'20" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°54'40" WEST, A DISTANCE OF 131.94 FEET; THENCE SOUTH 01°05'20" EAST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 88°54'40" WEST, A DISTANCE OF 48.85 FEET; THENCE NORTH 01°05'20" WEST, A DISTANCE OF 13.76 FEET; THENCE SOUTH 88°54'40" WEST, A DISTANCE OF 243.21 FEET; THENCE NORTH 00°54'20" WEST, PARALLEL WITH THE SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 102.86 FEET; THENCE NORTH 88°54'40" EAST, A DISTANCE OF 420.00 FEET TO THE SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD; THENCE SOUTH 00°54'20" EAST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,100 SQUARE FEET, MORE OR LESS.

**EXHIBIT "A"**

TRACT 2

**The East 17 Feet of the following described property:**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH  $88^{\circ}51'40''$  EAST, ON THE SOUTH LINE OF TOWNSHIP 7 SOUTH, RANGE 30 EAST, A DISTANCE OF 3.71 FEET TO THE CENTER LINE OF OLD MOULTRIE ROAD (ALSO KNOWN AS COUNTY ROAD 5A); THENCE NORTH  $01^{\circ}04'20''$  WEST, ALONG SAID CENTER LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 62.85 FEET; THENCE NORTH  $00^{\circ}54'20''$  WEST, CONTINUING ALONG SAID CENTER LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 976.05 FEET; THENCE SOUTH  $88^{\circ}54'40''$  WEST, A DISTANCE OF 33.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF SAID OLD MOULTRIE ROAD AND TO THE POINT OF BEGINNING; THENCE SOUTH  $88^{\circ}54'40''$  WEST, A DISTANCE OF 420.00 FEET; THENCE NORTH  $00^{\circ}54'20''$  WEST, PARALLEL WITH SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 107.14 FEET; THENCE NORTH  $88^{\circ}54'40''$  EAST, A DISTANCE OF 243.21 FEET; THENCE SOUTH  $01^{\circ}05'20''$  EAST, A DISTANCE OF 13.76 FEET; THENCE NORTH  $88^{\circ}54'40''$  EAST, A DISTANCE OF 48.85 FEET; THENCE NORTH  $01^{\circ}05'20''$  WEST, A DISTANCE OF 11.62 FEET; THENCE NORTH  $88^{\circ}54'40''$  EAST, A DISTANCE 131.94 FEET TO THE SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD; THENCE SOUTH  $00^{\circ}54'20''$  EAST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,100 SQUARE FEET, MORE OR LESS.



MYERS THOMAS RICHARD  
101890 00001

17' strip  
3566 sq. ft.

Old Mouth Rd

Kings Estate Rd