

RESOLUTION NO. 2009-229

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN IMPACT FEE CREDIT AGREEMENT WITH RUTHERFORD/STRICKLAND, ST. AUGUSTINE, LLC, (HEREAFTER REFERRED TO AS R/S)**

WHEREAS, R/S, is the Developer of certain lands located at 2428 Old Moultrie Road.

WHEREAS, Section 13 of St. Johns County Ordinance No. 87-57 as amended, St. Johns County Road Impact Fee Ordinance, allows for impact fee credits to be granted by the Board of County Commissioners for the property dedicated to St. Johns County as identified within the Impact Fee Agreement attached hereto and incorporated herein; and

WHEREAS, in accordance with the County Road Impact Fee Ordinance, R/S is entitled to certain impact fee credits for certain lands dedicated.

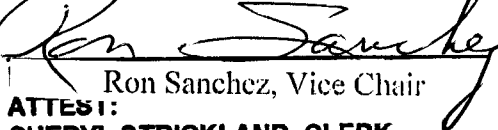
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida that:

Section 1. The County Administrator is hereby authorized to approve and execute an Impact Fee Credit Agreement with R/S substantially in the form of that which is attached hereto and incorporated herein by reference for those land dedications identified within the Road Impact Fee Ordinance which are eligible for impact fee credits.


Section 2. Upon acceptance by the County Administrator, the Clerk is instructed to record the agreement in the official records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 18<sup>th</sup> day of August, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

  
Ron Sanchez, Vice Chair

ATTES I:  
CHERYL STRICKLAND, CLERK

By:   
Deputy Clerk

RENDITION DATE 8/20/09



## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the properties, which are the subject of this report.
4. My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results, requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics of the American Society of Appraisers, and the Appraisal Institute.
7. I have made a personal inspection of the properties, which are the subjects of this report.
8. William B. Hart, MAI, State Certified Appraiser Number 0000475, provided assistance in the data collection and analysis for this report.
9. I have no bias with respect to the properties which are the subject of this report or to the parties involved with this assignment.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The total estimated market value of the proposed 0.07 acre fee taking along Old Moultrie Road, as of May 19, 2009, was \$ 51,200.

### Karen Toney Property – Fee Taking

Land	\$ 47,300
Improvements	\$ 0
Damages (Minor)	<u>\$ 3,900</u>
Total	\$ 51,200



\_\_\_\_\_  
Ronald S. Crouse  
State Certified General Appraiser #0000670

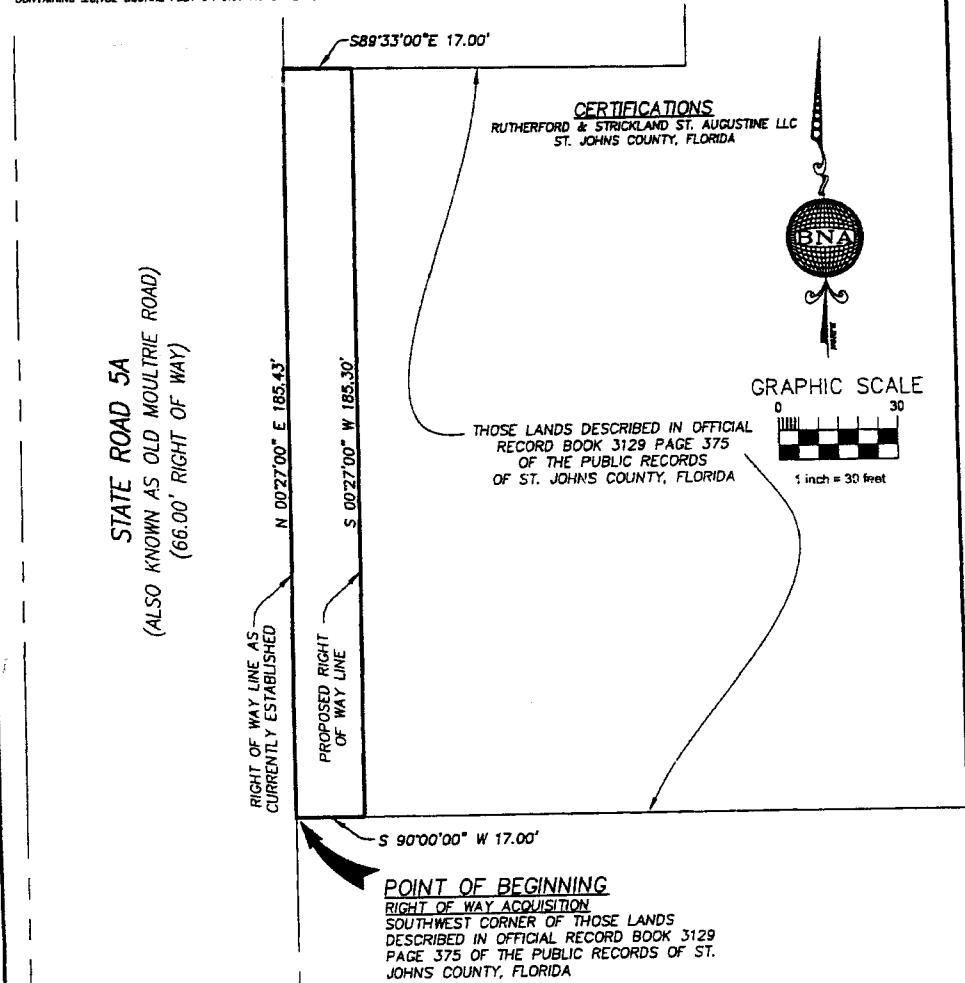
# MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3129 PAGE 375 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

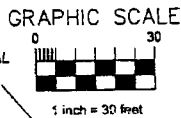
**LEGAL DESCRIPTION: RIGHT OF WAY ACQUISITION**

A PORTION OF LAND LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND ALSO BEING THE WESTERLY 17 FEET OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3129, PAGE 375 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3129 PAGE 375 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 5A (ALSO KNOWN AS OLD MOULTRIE ROAD) A 66.00 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°27'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 185.43 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 88°33'00" EAST DEPARTING SAID RIGHT OF WAY AND ALONG THE NORTHERLY LINE OF SAID LANDS A DISTANCE OF 17.00 FEET; THENCE SOUTH 00°27'00" WEST DEPARTING SAID NORTHERLY LINE AND ALONG A LINE 17.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LANDS A DISTANCE OF 185.30 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 17.00 FEET TO THE SOUTH EAST CORNER OF SAID LANDS, SAID SOUTHEAST CORNER ALSO BEING THE POINT OF BEGINNING.

CONTAINING ±3,152 SQUARE FEET OR 0.07 ACRES MORE OR LESS



**CERTIFICATIONS**  
RUTHERFORD & STRICKLAND ST. AUGUSTINE LLC  
ST. JOHNS COUNTY, FLORIDA



THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3129 PAGE 375 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

**POINT OF BEGINNING**  
RIGHT OF WAY ACQUISITION  
SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 3129 PAGE 375 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

**GENERAL NOTES:**

1. BEARINGS ARE BASED ON THE WESTRIGHT OF WAY OF STATE ROAD 5A AS BEING NORTH 00°27'00" WEST.
2. THIS IS A SPECIFIC PURPOSE SURVEY OF A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUP. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND BRADSHAW-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 51G17-6, Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

04/03/2009  
DATE OF SIGNATURE  
**ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257**

**BRADSHAW-NILES and ASSOCIATES, INC.**  
SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS No. 6824  
3520 LEWIS SPEEDWAY, SUITE "A"  
ST. AUGUSTINE, FLORIDA 32084  
(904) 829-2591 FAX: (904) 829-5070

**Impact Fee Voucher**

Voucher #

**St. Johns County Impact Fee Voucher**

Name of Development/Developer

Name and address of Developer/Grantor: Rutherford/Strickland, St. Augustine, LLC  
362 SW Atwater Way, Madison, FL 32340

Name and address of Grantee: \_\_\_\_\_

Legal description of subject property: See Attached

4. Subdivision or Master Development Plan name: 2428 Old Moultrie Road

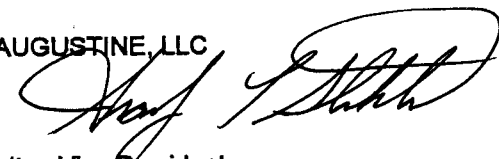
The undersigned Developer/Grantor confirms and has received from \_\_\_\_\_  
On \_\_\_\_\_, 2009 funds sufficient for the following impact fees required  
under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below.  
Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be  
deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Roads          | Ordinance #87-57 in the amount of \$48,384.95 |
| <input type="checkbox"/> Parks                     | Ordinance #87-58 in the amount of \$ _____    |
| <input type="checkbox"/> Public Capital Facilities | Ordinance #87-59                              |
| <input type="checkbox"/> Buildings                 | in the amount of \$ _____                     |
| <input type="checkbox"/> Police                    | in the amount of \$ _____                     |
| <input type="checkbox"/> Fire                      | in the amount of \$ _____                     |
| <input type="checkbox"/> EMS                       | in the amount of \$ _____                     |
| <input type="checkbox"/> Educational Facilities    | Ordinance #87-60 in the amount of \$ _____    |

By: RUTHERORD/STRICKLAND, ST. AUGUSTINE, LLC

Print: Grady L. Strickland

*GRADY L. STRICKLAND*



Its: Vice President