

RESOLUTION NO. 2020- 278

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO PROVIDE A LETTER OF INTENT AND ENTER INTO NEGOTIATIONS FOR A PROPERTY EXCHANGE FOR COUNTY OWNED PROPERTY LOCATED AT 1425 OLD DIXIE HIGHWAY IN EXCHANGE FOR 13.87 ACRES LOCATED AT 1850 STATE ROAD 207 OWNED BY THE SALVATION ARMY.

RECITALS

WHEREAS, on May 8, 2012, St. Johns County (“County”) entered into a thirty (30) year lease with the Salvation Army for that certain property located at 1425 Old Dixie Highway, St. Augustine, Florida; and

WHEREAS, the Salvation Army (“Salvation Army”) has used the property solely and exclusively for the public purpose of providing assistance to disadvantaged and indigent members of the local population through Spiritual and Secular based programs; and

WHEREAS, Salvation Army owns 13.87 acres of property located at 1850 State Road 207, St. Augustine, Florida which has been rezoned and designed as a future transitional and affordable housing complex to serve disadvantaged and indigent members of the local population; and

WHEREAS, Salvation Army no longer has a use for the 13.87 acres of property located at 1850 State Road 207 and may be desirous of exchanging the 13.87 acres for the County property located at 1425 Old Dixie Highway; and

WHEREAS, County may also be desirous of entering into an exchange with the Salvation Army, including paying the difference in property values to the Salvation Army, as determined by a state-certified real estate appraiser; and

WHEREAS, County has a need for affordable housing property such as this property that is located on a public transportation line and in close to employment and services; and

WHEREAS, County has made prior financial contributions, through the County’s Independent Agency Funds, to this parcel for infrastructure improvement and development, including contributing \$255, 209 in support of Home Again St. Johns, Inc. efforts to develop the property for its intended purpose of an affordable housing complex.

WHEREAS, the property could be added to the Affordable Housing Inventory list which 125.379, Florida Statutes requires the County to maintain.

WHEREAS, pursuant to Section 3.iv of St. Johns County Ordinance 2011-17 and Section 125.38, Florida Statutes, the County may convey County-owned property not needed for

County purposes at private sale to a not-for-profit organization organized for the purpose of promoting community interest and welfare; and

WHEREAS, Salvation Army is a not-for-profit organization organized for the purpose of promoting community interest and welfare; and

WHEREAS, the property located at 1425 Old Dixie Highway is no longer needed for County purposes; and

WHEREAS, exchanging the property best serves the interest of the County.

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 authorizes the Chair, or his designee, to provide a letter of intent ("Exhibit A") to The Salvation Army of the County's interest in entering into negotiations to exchange the County owned property located at 1425 Old Dixie Highway in exchange for 13.87 acres located at 1850 State Road 207.

Section 3. The Board of County Commissioners hereby authorizes the County Administrator, or his designee, to prepare a Purchase and Sale Agreement for consideration by the Board of County Commissions based on the negotiations.

Section 4. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 4th day of August, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

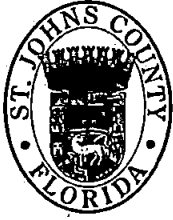
By: _____

Deputy Clerk

RENDITION DATE 8/6/20



Exhibit "A" to Resolution



St. Johns County Board of County Commissioners

August 4, 2020

The Salvation Army
1424 Northeast Expressway NE
Atlanta, GA 30329-2018

Subject: 1850 State Road 207, St. Augustine, Florida, 32086
Parcel Identification Numbers 135940-0000; 135950-0000;
and 135960-0000

To Whom It May Concern,

The purpose of this letter is to advise The Salvation Army that the Board of County Commissioners, or their designee, are interested in entering into negotiations to exchange/purchase the above subject property containing approximately 13.87 acres for County owned property located at 1425 Old Dixie Highway, Parcel Identification Number 097180-0000.

The Salvation Army is currently leasing the property located 1425 Old Dixie Highway for the purposes of providing assistance to disadvantaged and indigent members of the local population through Spiritual and Secular based programs.

The County has a need for affordable housing property such as this property located at 1850 State Road 207 due to its location on a public transportation line, close proximately to employment and services, and that the property has already been rezoned and designed as a future transitional and affordable housing complex to serve disadvantaged and indigent members of the local population.

St. Johns County will be acquiring appraisals prepared by a state-certified real estate appraiser to begin the negotiations.

The County will be represented by Debbie Taylor, Real Estate Manager, whose contact information is dtaylor@sjcfl.us and phone 904-209-0796.

Sincerely,

Jeb S. Smith, Chair
Board of County Commissioners
St. Johns County, FL



2019 Aerial Imagery



July 8, 2020

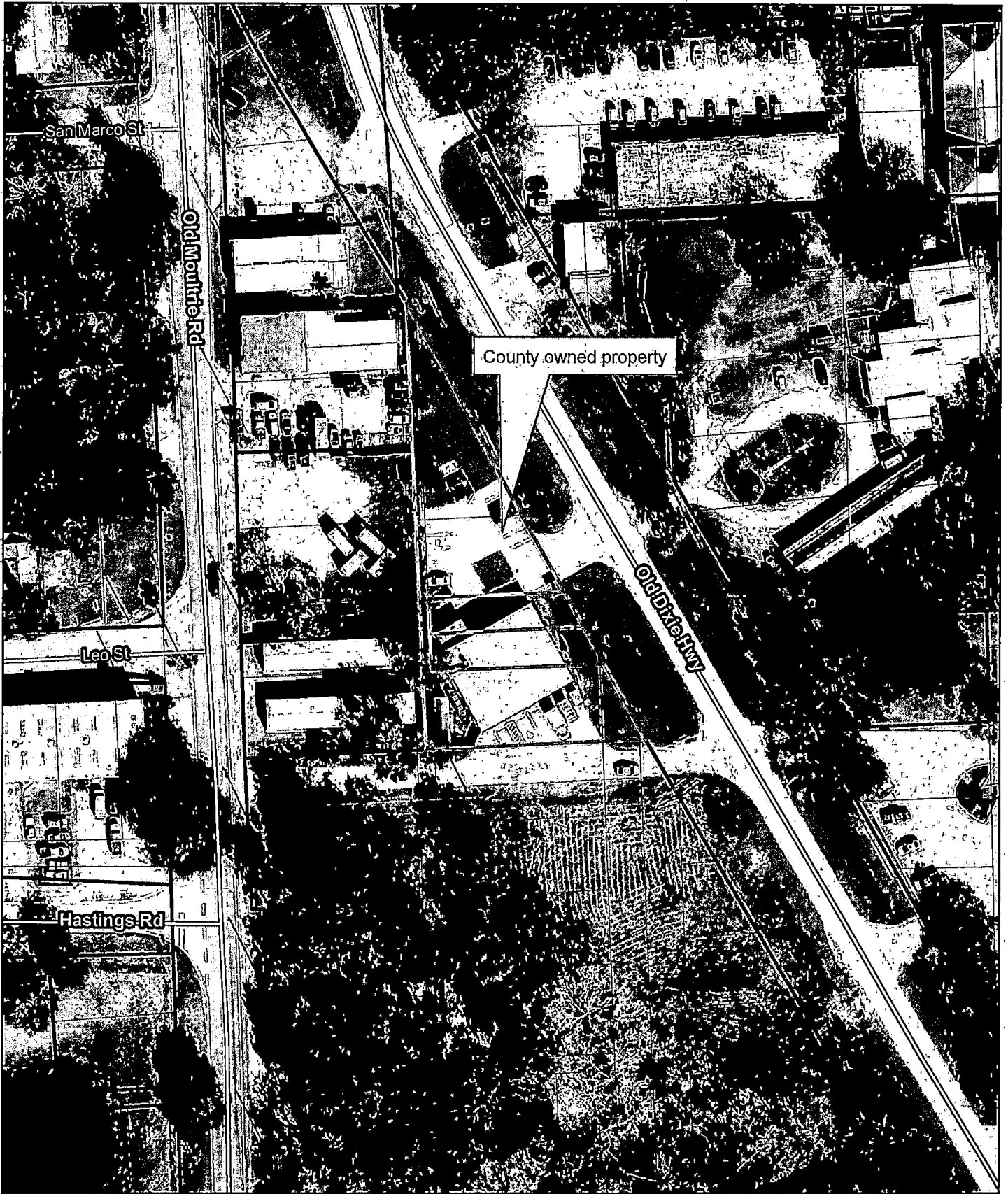
Salvation Army

1850B State Road 207

Land Mgmt. Systems
Real Estate Division
209-0796

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 herein.





County owned property



2019 Aerial Imagery



County Property

1425 Old Dixie Hwy
Salvation Army (Leases)

Land Mgmt. Systems
Real Estate Division
209-0796

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