

**RESOLUTION NO. 2022- 240**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING ACQUISITION OF PROPERTY FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION NEAR US 1 NORTH AND OLD DIXIE HIGHWAY FOR FUTURE EXPANSION OF UTILITIES.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation (FDOT) owns certain vacant property located near US 1 North and Old Dixie Highway; and

**WHEREAS**, said property is no longer required by the FDOT for transportation purposes; and

**WHEREAS**, this property is an ideal location for future expansion of utilities; and

**WHEREAS**, the County has made application to the FDOT to execute and deliver a Deed in favor of St. Johns County, Florida, conveying all rights, title and interest that the FDOT has in and to said lands; and

**WHEREAS**, the FDOT has determined it is in the best interest of the public to convey this property to St. Johns County for purposes which solely benefit the public, community interest, or public welfare, and has agreed to provide a Quitclaim Deed in the same form and format as Exhibit "A", attached hereto and by reference incorporated herein; and

**WHEREAS**, it is in the best interest of the public to acquire this property for the health, safety, and welfare of 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.

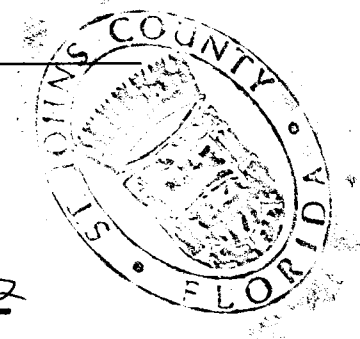
2. The Board of County Commissioners hereby approve the acquisition of this property solely for public purpose or benefit and instructs staff to take whatever action is necessary in order to complete this purchase in compliance with applicable Florida law.

3. 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 Board of County Commissioners.

**PASSED AND ADOPTED** this 19 day of July, 2022.

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

BY: Henry Dean  
Henry Dean, Chair



**ATTEST:** Brandon J. Patty,  
Clerk of the Circuit Court & Comptroller

Pam Halterman  
Deputy Clerk

Rendition Date 7/21/22

EXHIBIT "A" TO RESOLUTION

Date: June 21, 2022

This instrument prepared by  
or under the direction of:

Angela Hensel

Interim Chief Counsel District Two

Florida Department of Transportation

1109 South Marion Avenue

Lake City, Florida 32025-5874

COUNTY OF

ST. JOHNS

SECTION NO.

7802-(110)275

F.P. NO.

n/a

STATE ROAD NO.

5

PARCEL NO.

189 (Part)

**PUBLIC PURPOSE QUITCLAIM DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION, as the Party of the First Part and ST. JOHNS COUNTY,  
FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine,  
Florida 32086, the party of the Second Part.

WITNESSETH

WHEREAS, the hereinafter described property held by the Department of Transportation is  
no longer used or needed and the Secretary of the Department on \_\_\_\_\_ has  
approved conveyance to the Grantee without consideration, to be used solely for public purposes,  
pursuant to the provisions of Section 337.25(3), Florida Statutes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the First Party for and in  
consideration of the premises and the sum of One Dollar and other valuable considerations to it  
paid by the Second Party, the receipt of which is hereby acknowledged, does hereby remise,  
release and quitclaim unto the Second Party, and assigns, forever, all the right, title and interest  
of the First Party has to and in said land; including all phosphate, minerals, metal and petroleum  
in all that certain land situated in St. Johns County, Florida, described on **Exhibit "A"** attached  
hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party  
(Parties) of the Second Part.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments, liens, or  
encumbrances of any nature whatsoever which the Party (Parties) of the Second Part hereunder  
and herein assumes.

REVERTER – The property herein described is to be used solely for public purpose BY THE Second Party. If the property ceases to be used for the above-described purpose all property rights shall revert to the said First Party.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its District Secretary, District Two, and its seal to be hereunto affixed, attested by its Executive Secretary, District Two, on the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

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

By \_\_\_\_\_  
Greg Evans  
District Two Secretary

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

Attest: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Executive Secretary

STATE OF FLORIDA  
COUNTY COLUMBIA

BEFORE ME, the undersigned authority, by means of  physical presence or  online notarization, this day personally appeared, Greg Evans, District Two Secretary, and \_\_\_\_\_ Executive Secretary, District Two, of the State of Florida Department of Transportation, respectively, who is personally known to me to be the persons described in and who did not take an oath and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

Section No. 7802-(110)275

S.R. No. 5

St. Johns County

F.P. No. n/a

**PARCEL 189 (PART)**

**QUITCLAIM**

A Parcel Of Land In Section 41 Of The Reuben Charles Grant, And Sections 19 And 30, All In Township 5 South, Range 29 East, St. Johns County, Florida, Being A Part Of Woodland Heights, A Subdivision As Per Map Or Plat Thereof, Recorded In Map Book 3, Page 78, Of The Public Records Of St. Johns County, Florida, And Being More Particularly Described As Follows:

Lots 2 Through 23, Inclusive, Of Block 41, Of Said Plat Of Woodland Heights.

**ALSO:**

Lots 1 Through 46, Inclusive, Of Block 42, Of Said Plat Of Woodland Heights.



PIN 071130-0001 (0.09 Acres)  
MB 3 PG 78; Part of Block 41

PIN 071180-0000 (3.17 Acres)  
MB 3 PG 78; Block 42

PIN 071140-0000 (1.52 Acres)  
MB 3 PG 78; Block 41

N Stratton Rd

Stratton Rd

S Stratton Rd

US-1 N

Old Dixie Hwy

Pine Island Rd



2019 Aerial Imagery  
100 feet  
June 2, 2022

# Acquisition

## Woodland Heights Subdivision

Land Mngt. Systems  
Real Estate Division  
209-0764  
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 hereon.

