

RESOLUTION NO. 2023- 338

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A RELEASE OF A REVERTER CLAUSE IN A COUNTY DEED FOR PROPERTY LOCATED ON VOLUSIA STREET.

RECITALS

WHEREAS, St. Johns County (“County”) conveyed certain property to West Augustine Historical Community Development Corporation (“WAHCDC”), in County Deed dated June 22, 2018 and recorded in Official Records Book 4586, page 1524 and corrected by Corrective County Deed dated August 7, 2018 and recorded in Official Records Book 4625, page 1306, of the public records of St. Johns County, Florida; and

WHEREAS, Resolution No. 2016-338 that approved the above mentioned conveyance contains a Whereas with a reverter clause stating “WAHCDC maintains that conveyance of the Property is required to allow WAHCDC’s to development an affordable housing and economic development initiatives in the District”; and

WHEREAS, there has been a written request asking the County to release the reverter clause contained in the recorded County Deed and the Corrective County Deed; and

WHEREAS, the reverter clause causes a cloud on the title and to allow Ability Housing to move forward with developing a 92 unit affordable housing rental community in West Augustine known as the Villages of New Augustine, the reverter clause will need to be released, in the Release of Reverter Clause, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof to remove the cloud on the title allowing Ability Housing to move forward with closing on the property and to begin construction.

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 of the Board to execute the Release of Reverter Clause.

Section 3. 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.

Section 4. The Clerk is instructed to record the Release of Reverter Clause in the public records of St. Johns County, Florida.

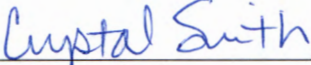
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of September 2023.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date SEP 21 2023

By: 
Christian Whitehurst, Chair

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

By: 
Deputy Clerk



Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

EXHIBIT "A" TO RESOLUTION

RELEASE OF REVERTER CLAUSE

THIS RELEASE is made and given this ____ day of _____, 2023, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, St. Johns County ("County") conveyed certain property to West Augustine Historical Community Development Corporation ("WAHCDC"), in County Deed dated June 22, 2018 and recorded in Official Records Book 4586, page 1524 and corrected by Corrective County Deed dated August 7, 2018 and recorded in Official Records Book 4625, page 1306, of the public records of St. Johns County, Florida; and

WHEREAS, Resolution No. 2016-338 that approved the above mentioned conveyance contains a Whereas clause that states "WAHCDC maintains that conveyance of the Property is required to allow WAHCDC's development of affordable housing and economic development initiatives in the District"; and

WHEREAS, the reverter clause causes a cloud on the title and to allow Ability Housing to move forward with developing a 92 unit affordable housing rental community in West Augustine known as the Villages of New Augustine, the reverter clause will need to be released; and

WHEREAS, there has been a written request asking the County to release the reverter clause contained in the recorded County Deed in Official Records Book 4586, page 1524 and Corrective County Deed in Official Records Book 4598, page 1042 of the Public Records of St. Johns County, Florida; and

KNOWN ALL MEN BY THESE PRESENTS: That the County, for and in consideration of mutual benefits and by these presents does release the following reverter clause stated in Official Records Book 4586, page 1524 and Corrective County Deed in Official Records Book 4598, page 1042 of the Public Records of St. Johns County, Florida.

IN WITNESS WHEREOF, the County has caused this Release 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: _____
Christian Whitehurst, Chair

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

Deputy Clerk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Christian Whitehurst, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board, who is personally known to me.

Notary Public
My Commission Expires: _____



Community Center

Housing Units



2021 Aerial Imagery
August 18, 2023

WEST AUGUSTINE HISTORICAL
COMMUNITY DEVELOPMENT CORP

Housing Units & Community Center

Land Management
Systems
Real Estate
Division
(904) 209-0790

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.

