

**RESOLUTION NO. 2023-391**

**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 July 26, 2018 and recorded in Official Records Book 4587, page 1918 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 a portion of property within the reverter clause contained in the recorded 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.

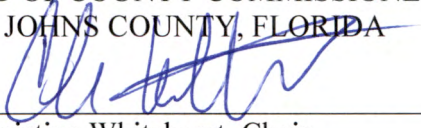
**Section 3.** To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

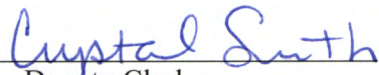
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17th day of October, 2023.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date: OCT 17 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 July 26, 2018 and recorded in Official Records Book 4587, page 1918 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 a portion of the property from the reverter clause, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, that is contained in the recorded County Deed in Official Records Book 4587, page 1918 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 4587, page 1918 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.

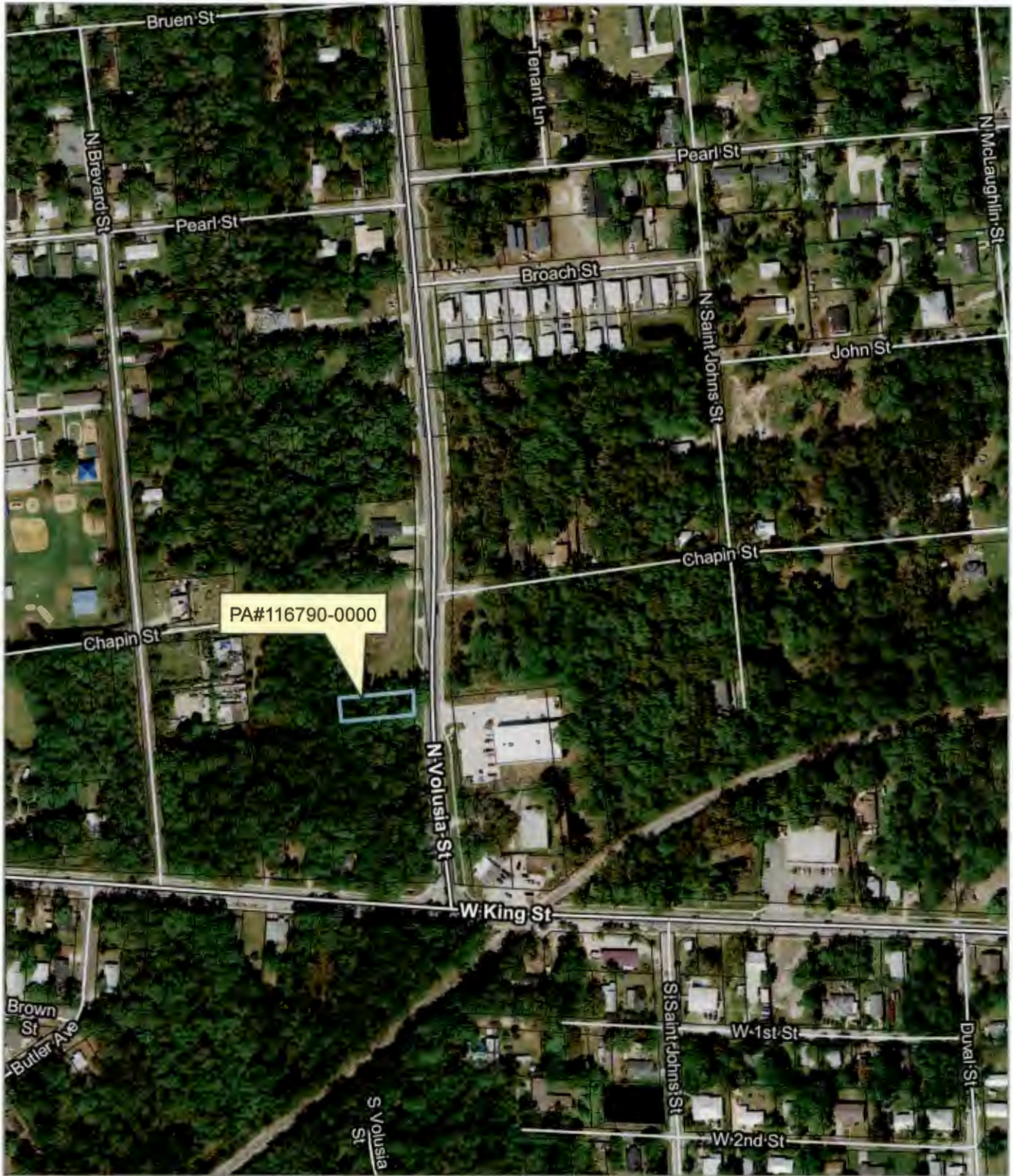
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A" TO RELEASE OF REVERTER CLAUSE**

Lot 5, Block 83, Afro American Subdivision of the Dancy Tract, according to the map or plat thereof, as recorded in Plat Book 3, page(s) 47, of the Public Records of St. Johns County, Florida.

Tax ID No. 116790-0000







2023 Aerial Imagery  
Date: 9/18/2023

West Augustine Historical  
Community Dev Corp

Release of  
Reverter Clause



Land Management  
Systems  
(904) 209-0760

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.