

**RESOLUTION NO. 2023-484**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH PROPERTY IN ARMSTRONG.**

**RECITALS**

**WHEREAS**, Sea Community Help Resource Center, Inc., a Florida not-for-profit corporation (“SEA”) provides various social services to the residents of Spuds, Elkton and Armstrong; and

**WHEREAS**, SEA has current plans to renovate a building located on property it owns in Armstrong under a Special Use Permit to provide the services at this location and future plans to rezone the property which requires a minimum of one acre; and

**WHEREAS**, St. Johns County (“County”) owns property adjacent to SEA’s property that was conveyed to the County from Elkton Green, Inc. (“Elkton Green”) for affordable housing per the requirements of the Silverleaf DRI: and

**WHEREAS**, to meet the one acre requirement SEA would like to acquire said adjacent County Property; and

**WHEREAS**, Elkton Green has offered to convey to the County nearby property as described in Deed of Dedication attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, in exchange for the County conveying the adjacent County property to SEA as described in County Deed attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, and

**WHEREAS**, this exchange would be beneficial to both parties as it would help allow SEA to provide additional services and promote cultural resources associated with Armstrong and give the County property more suitable for affordable housing; and

**WHEREAS**, St. Johns County Health and Human Services Department has approved the location of the proposed exchanged property; and

**WHEREAS**, the proposed exchange has been advertised in accordance with Section 125.37, Florida Statutes.

**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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby approves the exchange or Real Property and authorizes the Chair to execute the County Deed on behalf of the County.

Section 3. The Clerk is instructed to record the County Deed and the Deed of Dedication in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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** by the Board of County Commissioners of St. Johns County, Florida, this 5th day of December, 2023.

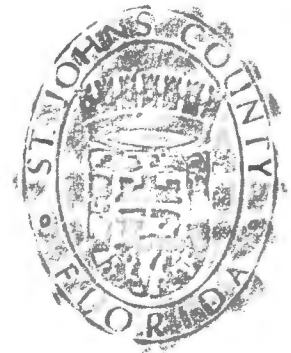
**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date: DEC 06 2023

By:   
Sarah Arnold, Chair

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

By: Crystal Smith  
Deputy Clerk



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

**DEED OF DEDICATION**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2023, BETWEEN, **ELKTON GREEN, INC.**, a Florida corporation, whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, Florida 32092, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

Lot 26, Block 35 and Lots 1, 2, 3 and 4, Block 43 of Armstrong Addition, according to plat thereof recorded in Plat Book 6, page 14, of the public records of St. Johns County, Florida.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for affordable housing.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise. Subject to matters of record as of the date hereof.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence:

GRANTOR  
ELKTON GREEN, INC.,  
a Florida corporation

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023, by means of ( ) physical presence or ( ) remote notarization by \_\_\_\_\_ as \_\_\_\_\_ of Elkton Green, Inc., a Florida corporation, on behalf of the corporation. Who is personally known to me or has produced \_\_\_\_\_ as identification.

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

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2023, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **SEA COMMUNITY HELP RESOURCE CENTER, INC.**, a Florida not-for-profit corporation, whose address is 6408 Armstrong Road, Elkton, Florida 32033, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

Property attached hereto as Exhibit "A", incorporated by reference and made a part hereof

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Pursuant to Section 270.11, Florida Statutes, Grantor does NOT reserve any right, title or interest in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under the Property or any right to mine or develop same, and Grantor specifically releases and waives any rights under such statute with respect to the Property.

**IN WITNESS WHEREOF** the said Grantor has caused the presents 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**

ATTEST: \_\_\_\_\_

BY: \_\_\_\_\_

Sarah Arnold, Chair

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

Brandon J. Patty, Clerk of the Circuit Court

& Comptroller (or Deputy Clerk)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, Chair of the Board of County Commissioners.

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

Personally Known or Produced Identification  
Type of Identification Produced

## Exhibit A

Lots 1, 5, 8, 9 and 12, except the Northeasterly 20 feet of said Lots, Block D, according to the Williams and Jerry Subdivision Plat of James J. Harvey on file in the office of the County Clerk at Map Book 2, page 14, of the public records of St. Johns County, Florida.



2023 Aerial Imagery  
Date: 11/16/2023

Property Exchange

St. Johns County  
Elkton Green, Inc



Land Management  
Systems  
(904) 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 hereon.