

RESOLUTION NO. 2024-234

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE THE FIRST AMENDMENT TO SPECIAL WARRANTY DEED TO ADD PUBLIC LIBRARY TO THE PERMITTED USE FOR THE NORTHEAST REGIONAL PARK.

RECITALS

WHEREAS, Sonoc Company, LLC., a Delaware limited liability company, has executed and presented to the County, a First Amendment to Special Warranty Deed attached hereto as Exhibit "A", incorporated and made a part hereof; and

WHEREAS they have agreed to add a public library to the permitted use to the property that was conveyed to the County on July 24, 2015 as part of the Nocatee DRI for a regional park site; and

WHEREAS, it is in the best interest of the County to accept this permitted use for the health, safety and welfare of its citizens.

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 approves the terms and authorizes the Chair to execute the original First Amendment to Special Warranty Deed.

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 original First Amendment to Special Warranty Deed in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 4th day of June, 2024.

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

Rendition Date JUN 04 2024

By: _____
Sarah Arnold, Chair

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

By: Crystal Smith
Deputy Clerk

PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FLORIDA 32202

EXHIBIT "A" TO RESOLUTION

FIRST AMENDMENT TO SPECIAL WARRANTY DEED

[NOCATEE]

THIS FIRST AMENDMENT TO SPECIAL WARRANTY DEED is made and executed as of the ____ day of _____, 2024, by **SONOC COMPANY, LLC**, a Delaware limited liability company ("Grantor"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Grantee").

WITNESSETH:

A. Grantor conveyed certain land to Grantee by the Special Warranty Deed dated July 24, 2015 and recorded in Official Records Book 4065, page 968 of the public records of St. Johns County, Florida (the "Deed").

B. Grantor and Grantee wish to enter into this Amendment to modify the Deed as set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby amend the Deed as follows:

1. **Permitted Use.** The Permitted Use (as set forth in Section 1 of the Deed) of the Property (as defined in the Deed) is hereby amended to include a public library (for purposes of clarity, such public library use shall be in addition to the other Permitted Uses set forth in the second and third sentences of Section 1 of the Deed).

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hand and seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

SONOC COMPANY, LLC,
a Delaware limited liability company

(Print Name _____)
Address: 4310 Pablo Oaks Court
Jacksonville, FL 32210

By: _____
Name: _____
Title: _____

(Print Name _____)
Address: 4310 Pablo Oaks Court
Jacksonville, FL 32210

STATE OF FLORIDA)
) ss.
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____, the _____ of **SONOC COMPANY, LLC**, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or who has produced _____ as identification.

Notary Public – State of Florida
Notary Seal: _____

Signed, sealed and delivered
in the presence of:

GRANTEE:

ST. JOHNS COUNTY, FLORIDA, a political
subdivision of the State of Florida

(Print Name _____)
Address: 4020 Lewis Speedway
St. Augustine, FL 32084

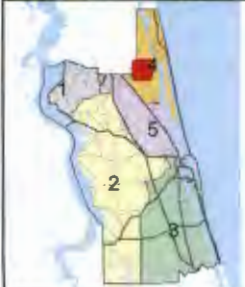
By: _____
Name: _____
Title: _____

(Print Name _____)
Address: 4020 Lewis Speedway
St. Augustine, FL 32084

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this ____ day of _____, 2024, by
_____, the _____ of **ST. JOHNS COUNTY,**
FLORIDA, a political subdivision of the State of Florida, on behalf of the County, who is
personally known to me or who has produced _____ as identification..

(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced



2023 Aerial Imagery
Date: 5/3/2024

Northeast Regional Park Site



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.