

RESOLUTION NO. 2025- 350

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM WCI COMMUNITIES, LLC., TO ST. JOHNS COUNTY CONVEYING A PARCEL OF LAND LOCATED ON KNIGHTS LANE AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE THE DEED ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, WCI Communities, LLC., a Delaware limited liability company, has executed and presented to St. Johns County a Special Warranty Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying a 6-acre parcel of land located on Knights Lane; and

**WHEREAS**, the Special Warranty Deed satisfies a requirement as set forth in Ordinance Number 2019-15 passed and enacted by the Board of County Commissioners on March 5, 2019, and recorded in Official Records Book 4712, Page 1925, of the public records of St. Johns County, Florida; and

**WHEREAS**, it is in the best interest of the County to accept the Special Warranty Deed 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 accepts the Special Warranty Deed, attached hereto, and authorizes the Chair of the Board to execute the deed on behalf of the County.

**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 Special Warranty Deed in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 7th day of October, 2025.

**Rendition Date** OCT 08 2025

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]  
Krista Joseph, Chair

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

By: [Signature]  
Deputy Clerk



Prepared by and return to:  
Cassidy E. Bergstrom, Esq.  
Gunster, Yoakley & Stewart, P.A.  
1 Independent Drive, Suite 2300  
Jacksonville, Florida 32202

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** (this "**Deed**") is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, (the "**Effective Date**"), by **WCI COMMUNITIES, LLC**, a Delaware limited liability company ("**WCI**"), whose address is 5505 Waterford District Drive, Miami, Florida 33126, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "**County**"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

**RECITALS:**

- A. The County passed and enacted Ordinance Number 2019-15 on March 5, 2019 (the "Ordinance") recorded in Official Records Book 4712, page 1925, of the public records of St. Johns County, Florida, rezoning certain lands to Planned Unit Development.
- B. WCI is the owner of the land described on **Exhibit "A"** (the "**Property**").
- C. In consideration of the relevant requirements of the Ordinance and the Greenbriar Downs PUD (as defined below), WCI is executing this Deed to convey the Property to the County in fee simple, subject to the restrictions and reservations set forth herein.

**WITNESSETH:**

1. **Deed of Property.** That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WCI hereby grants, bargains, sells, conveys and confirms the Property to the County, together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to taxes and assessments, any matters of record, any matters that an accurate survey and inspection would show, and any provisions and agreements of this Deed (the "**Permitted Exceptions**").

**TO HAVE AND TO HOLD** the same in fee simple forever.

WCI hereby covenants with the County that the Property is free from all encumbrances placed on the Property by WCI (except for the Permitted Exceptions) and that WCI will warrant and defend the County's title to the Property against lawful claims of all persons claiming by, through or under WCI (except claims made pursuant to the Permitted Exceptions) but against none other.

2. **Acceptance and Use Restriction.** County accepts the foregoing conveyance and agrees that the Property shall be used solely for the common good and public uses, and Grantee accepts the Property and all improvements located on the Property in their “as is” condition.

3. **Remedies for Default.** To the extent that any party bound shall default in its obligations pursuant to the terms of this Deed, then in addition to any rights and remedies specifically set forth in this Deed, the other party shall be entitled to exercise all remedies available to them in law or in equity to enforce the rights and privileges herein contained, specifically including, without limitation, specific performance, recognizing that damages may be an inadequate remedy.

4. **Severability.** Whenever possible, each provision of this Deed shall be interpreted in such manner as to be effective and valid, but if any provision or the application thereof to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision which can be given effect without the invalid provision or application, and to this end the provisions of this Deed are declared to be severable.

5. **JURY WAIVER.** WCI AND THE COUNTY KNOWINGLY, INTENTIONALLY AND VOLUNTARILY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM INVOLVING ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.

6. **Notices.** All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service (e.g., Federal Express or UPS), to the other party, at the address set forth in the first paragraph of this Deed and Easement, or such other address as the parties may specify by notice to the other party from time-to-time.

7. **Running of Benefits and Burdens.** The terms and provisions of this Deed and shall run with title to the Property.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, WCI and the County have caused these presents to be executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

WCI:

WCI, COMMUNITIES LLC,  
a Delaware limited liability company

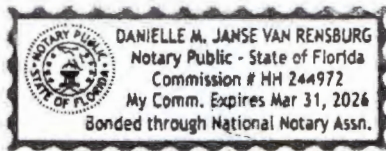
*Danielle Janse van Rensburg*  
Print Name: Danielle Janse van Rensburg  
Address: 7411 Fullerton St., Ste. 220  
Jacksonville, FL 32256

*Scott Keiling*  
By: \_\_\_\_\_  
Name: Scott Keiling  
Its: Vice President

*William Fitzgerald*  
Print Name: William Fitzgerald  
Address: 7411 Fullerton St., Ste. 220  
Jacksonville, FL 32256

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF DUVAL                    )

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 16<sup>th</sup> day of July, 2025, by Scott Keiling the Vice President of WCI  
COMMUNITIES LLC, a Delaware limited liability company, on behalf of the company.



*Danielle M. Janse van Rensburg*  
(Print Name Danielle M. Janse van Rensburg)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # HH 244972  
My Commission Expires: 3/31/2026  
Personally Known X  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

**THE COUNTY:**

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

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

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

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

STATE OF FLORIDA                    )  
  )SS  
COUNTY OF \_\_\_\_\_            )

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this \_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_,  
the \_\_\_\_\_ of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of  
the State of Florida , on behalf of the county.

\_\_\_\_\_  
(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  
\_\_\_\_\_

**EXHIBIT "A"**

**PROPERTY**

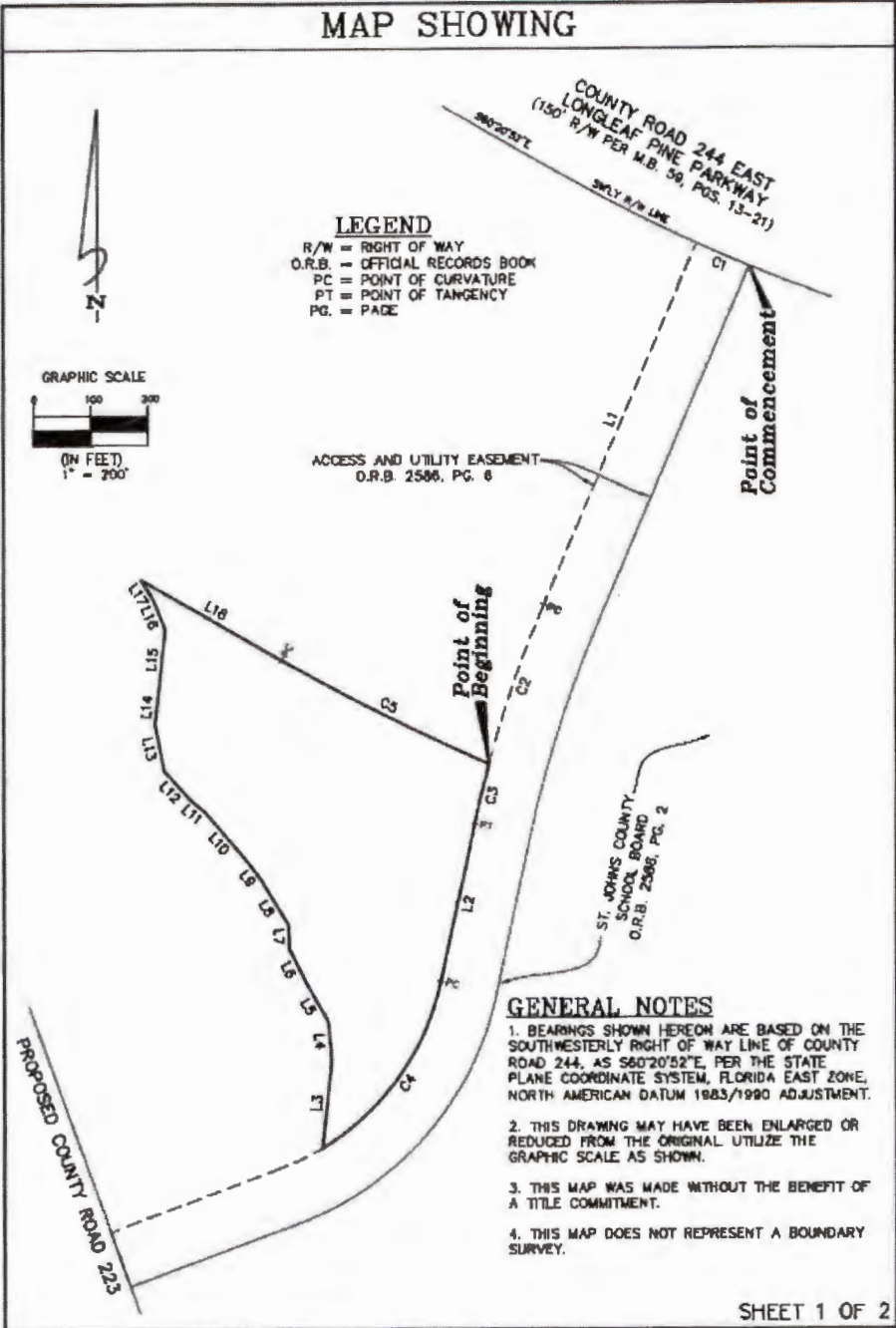
A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY (COUNTY ROAD 244 EAST, A 150 FOOT RIGHT OF WAY, PER MAP BOOK 59, PAGE 13 THROUGH 21, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY WITH THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, AN ARC DISTANCE OF 100.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°41'57" EAST, 100.00 FEET TO THE WESTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 6 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG SAID LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°17'56" WEST, 681.04 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2050.00 FEET, AN ARC DISTANCE OF 291.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°13'39" WEST, 291.11 FEET, TO THE A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: SOUTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2050.00 FEET, AN ARC DISTANCE OF 106.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°40'22" WEST, 106.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 12°11'22" WEST, 279.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 5: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 365.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°28'45" WEST, 355.84 FEET; THENCE NORTH 06°05'03" EAST, 152.56 FEET; THENCE NORTH 04°54'33" WEST, 68.83 FEET; THENCE NORTH 29°44'17" WEST, 76.49 FEET; THENCE NORTH 25°57'04" WEST, 66.34 FEET; THENCE NORTH 01°24'22" WEST, 40.95 FEET; THENCE NORTH 31°09'07" WEST, 88.83 FEET; THENCE NORTH 36°54'31" WEST, 39.38 FEET; THENCE NORTH 40°33'16" WEST, 119.01 FEET; THENCE NORTH 50°27'18" WEST, 30.34 FEET; THENCE NORTH 42°47'35" WEST, 70.49 FEET; THENCE NORTH 10°52'55" WEST, 82.05 FEET; THENCE NORTH 06°15'54" EAST, 56.17 FEET; THENCE NORTH 06°01'17" EAST, 109.40 FEET; THENCE NORTH 22°07'12" WEST, 55.88 FEET; THENCE NORTH 31°32'17" WEST, 39.50 FEET; THENCE SOUTH 60°20'52" EAST, 282.05 FEET TO THE

POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3911.10 FEET, AN ARC DISTANCE OF 404.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°18'32" EAST, 404.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.04 ACRES, MORE OR LESS.

# MAP SHOWING




**LEGEND**  
 R/W = RIGHT OF WAY  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 PG. = PAGE



**GENERAL NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 244, AS S60°20'52"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

SHEET 1 OF 2

JOB NO. 2020-254	THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
DRAFTER MJC	THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE).
DATE 4-22-20	THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTIREY NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.
SCALE 1"=200'	
CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788	 <p><b>Clary &amp; Associates</b>          PROFESSIONAL SURVEYORS &amp; MAPPERS          L.S. NO. 3701          3820 GROUND FORT ROAD          JACKSONVILLE, FLORIDA 32257          (904) 299-2793          WWW.CLARYASSOC.COM</p>

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 8.04 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S23°17'56"W	681.04'
L2	S12°11'22"W	279.25'
L3	N06°05'03"E	152.56'
L4	N04°54'33"W	68.83'
L5	N29°44'17"W	76.49'
L6	N25°37'04"W	66.34'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N01°24'22"W	40.95'
L8	N31°09'07"W	88.83'
L9	N36°54'31"W	39.38'
L10	N40°33'18"W	119.01'
L11	N50°27'18"W	30.34'
L12	N42°47'35"W	70.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N10°52'55"W	82.05'
L14	N06°15'54"E	58.17'
L15	N06°01'17"E	109.40'
L16	N22°07'12"W	55.88'
L17	N31°32'17"W	39.50'
L18	S60°20'52"E	282.05'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2940.00'	100.01'	1°36'56"	N66°41'57"W	100.00'
C2	2050.00'	291.35'	8°08'35"	S19°13'39"W	291.11'
C3	2050.00'	106.14'	2°38'00"	S13°40'22"W	106.13'
C4	450.00'	365.83'	46°34'46"	S35°28'45"W	355.84'
C5	3911.10'	404.27'	5°35'20"	S63°18'32"E	404.09'

SHEET 2 OF 2

JOB NO. 2020-254  
 DRAFTER NJC  
 DATE 4-22-20  
 SCALE 1"=200'

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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



Subject Property

Veterans Pkwy

Knights Ln



Imagery Date: 12/2024  
Date: 8/27/2025

**Knights Lane**  
**WCI Communities, LLC**  
**Special Warranty Deed**



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.