

RESOLUTION NO. 2025- 467

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF PROPERTY REQUIRED FOR THE WOODLAWN ROAD IMPROVEMENT PROJECT.

RECITALS

WHEREAS, property owner MHP St. Augustine Estates LLP has executed and presented to St. Johns County (“County”) a Purchase and Sale Agreement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, for the purchase of a portion of their property located along Woodlawn Road; and

WHEREAS, this property is required for the Woodlawn Road Improvement Project; and

WHEREAS, it is in the best interest of the County to approve acquiring this property 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 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 County Administrator, or designee, to execute the Purchase and Sale Agreement, in substantially the form attached, and take all steps necessary to move forward to close this transaction.

Section 3. The Clerk is instructed to file the original Purchase and Sale Agreement in the Clerk’s Office.

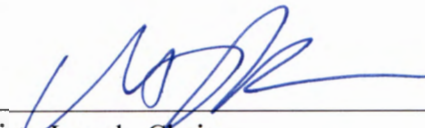
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of December, 2025.

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


Rendition Date DEC 04 2025

By: _____


Krista Joseph, Chair

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

By: _____


Deputy Clerk



PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of _____, 2025, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Buyer") and **MHP ST. AUGUSTINE ESTATES LLC**, a Florida limited liability company, ("Seller"), whose address is 3500 Piedmont Road, Suite 330, Atlanta, Georgia 30305.

WITNESSETH:

WHEREAS, the County is desirous of purchasing property owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire fee simple ownership of property as described and shown on Exhibit "A" (hereinafter "Property") being attached hereto, incorporated by reference and made a part hereof, and

NOW THEREFORE, it is mutually agreed as follows:

1. The above Whereas paragraphs are incorporated into the body of this Agreement, and such Whereas paragraphs are adopted as Findings of Fact.

2. Purchase Price.

(a) The purchase price ("Purchase Price") is One hundred twenty six thousand two hundred fifty dollars and zero cents (**\$126,250.00**), subject to any prorations hereinafter provided. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(i) Deposit to be held in Escrow by Escrow Agent (hereinafter defined)	Within thirty (30) days of Commission Approval (hereinafter defined)	\$ 12,625.00
(ii) Cash to Close	Closing Day	\$ 113,625.00
TOTAL PURCHASE PRICE		\$ 126,250.00

Payment of the Purchase Price shall be in cash or other immediately available funds.

3. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain, within forty-five (45) days from the effective date, a title commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer full title policy, showing no title defects to the property except the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing (“Title Notice”) within ten (10) days after Buyer’s receipt of the full title search report or a denial thereof, if it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the full title search report not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the full title search report discloses any defect or denial and such is timely noted in a Title Notice, Seller, at Seller’s sole option and expense, shall have thirty (30) days from the date it receives the Title Notice within which to cure such defect or denial (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 30-day period, Seller has not cured title defects or denial, then in such event, Buyer’s remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement.

4. Closing. The closing of the sale of the Property (“Closing”) shall take place at the offices of the Escrow Agent, Action Title Services of St. Johns, Inc., on or before one hundred twenty (120) days from the date of this Agreement (“Closing Date”), TIME BEING OF THE ESSENCE.

5. Seller’s Representations. Seller represents to Buyer that Seller owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

6. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed (“Deed”) conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number “FIRPTA” affidavit to be signed by seller;

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the “gap” and to remove the standard printed exceptions for mechanics’ lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances);

(b) At the Closing, Buyer shall deliver the cash to close, to Seller, in accordance with

Section 2. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

7. Closing Expenses. Buyer shall pay the cost of the owner's title insurance. Buyer will be responsible for recording fees for documents related to clearing the title of the property for closing, documentary stamps on the deed and property taxes to date of closing. Each party shall bear the expense of its own legal counsel and shall be responsible for no other amounts except as provided in this agreement.

8. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

9. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer at its option either may terminate this Agreement and sue for damages or sue for specific performance. (b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

10. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

11. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

12. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

13. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

14. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

15. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

16. Time. Time is of the essence of all provisions of this Agreement.

17. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

18. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: MHP ST. AUGUSTINE ESTATES, LLC
3500 Piedmont Road, Suite 330
Atlanta, Georgia 30305

Buyer: St. Johns County, Florida, a political subdivision
of the State of Florida
500 San Sebastian View, St. Augustine, Florida 32084

19. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

20. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

21. Commissions Due. If real estate commission is due, the Seller will be responsible for that payment.

22. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

23. Effective Date. The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

24. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

25. Amendment. Notwithstanding any other provision contained in this Agreement, the closing date may be extended by the County, and the Seller, without further action of the Board of County Commissioners of St. Johns County. As a result, the County Administrator may execute an extension of the Inspection Termination Date and Closing Date, without such referenced further action of the Board. This accommodation extends only to extension of the Inspection Termination Date and Closing Date. Any other Amendment of this Purchase and Sale Agreement must be approved by action of the Board of County Commissioners of St. Johns County.

26. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement/Contract shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes). Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

SELLER: MHP St. Augustine Estates, LLC

[Signature] 10/22/25
Signature Date

Mina Downar
Print Witness Name

[Signature] 10-22-25
Signature Date

GULIA JINKS
Print Witness Name

[Signature]
Signature

By: URS Y. DEVISSIN Date: 10/22/25
Print Name

Its: manager
Print Title

(signatures continued on next page)

BUYER:
ST. JOHNS COUNTY, FLORIDA
A political subdivision of the State of Florida

WITNESSES:

Signature Date

Print Witness Name

Signature Date

Print Witness Name

By: _____
Joy Andrews Date
County Administrator

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

By: _____
Deputy Clerk

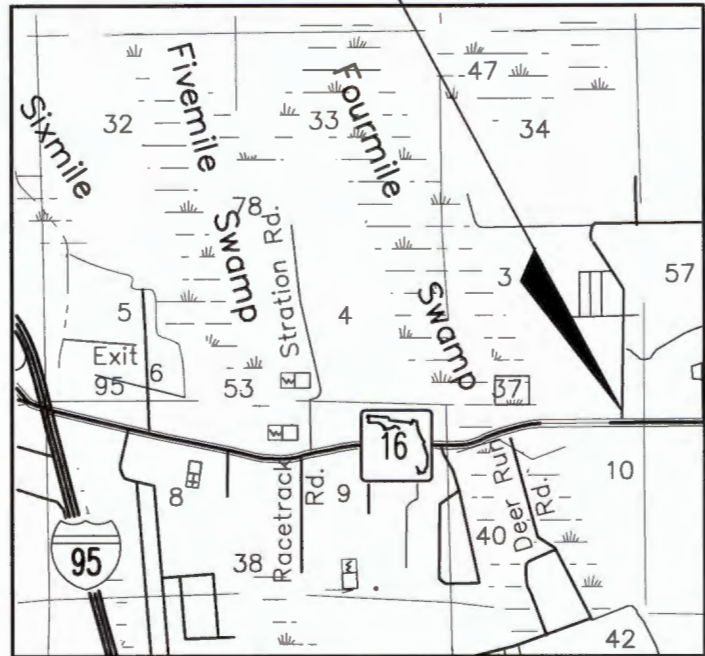
SKETCH OF DESCRIPTION FOR PARCEL 103

SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. (NAD 83/2011 ADJUSTMENT).
2. THIS SKETCH AND DESCRIPTION IS SUPPORTED BY DATA CONTAINED IN WOODLAWN ROAD MAINTENANCE MAP SPECIFIC PURPOSE SURVEY, FILE NUMBER S-498, ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION.
3. THIS SKETCH IS NOT A FIELD OR BOUNDARY SURVEY.
4. SYMBOLS ARE NOT TO SCALE.

PARCEL LOCATION



VICINITY MAP
SCALE: 1" = 5,000'

ABBREVIATIONS & LEGEND

M.B.	MAP BOOK
ID	IDENTIFICATION
(C)	CALCULATED
(M)	MAP
(LT)	LEFT
(RT)	RIGHT
E:	EASTING
N:	NORTHING
N.T.S.	NOT TO SCALE
No.	NUMBER
EXIST.	EXISTING
F.P.	FINANCIAL PROJECT
L1	LINE NUMBER
LLC	LIMITED LIABILITY COMPANY
ORB	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
S.R.	STATE ROAD
STA.	STATION
CORP	CORPORATION
N/A	NOT AVAILABLE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
○	PARCEL NUMBER
√	BREAK LINE
◇	POWER POLE
◇	POWER POLE & TRANSFORMER
→	GUY ANCHOR
□	WIRE PULL BOX
⊗	SANITARY VALVE
⊕	TREE
□ TEL	TELEPHONE SERVICE BOX
⊕	SIGN
⊕	FIRE HYDRANT

LINES LEGEND

-----	EXISTING RIGHT OF WAY LINE
_____	BASELINE OF SURVEY
_____	FEE SIMPLE RIGHT OF WAY LINE
-OE-	OVERHEAD UTILITY LINE

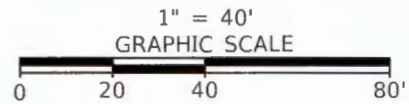
COVER SHEET
NOT A FIELD SURVEY
SEE SHEETS 2-3 FOR PARCEL AND IMPROVEMENTS
SEE SHEET 4 FOR PARCEL DESCRIPTION

ADD IMPROVEMENTS	RDH	04/16/24	ST. JOHNS COUNTY			
UPDATE CERTIFICATION	RDH	09/12/24	SKETCH OF DESCRIPTION - PARCEL 103			
			WOODLAWN ROAD		ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORP 8641 BAYPINE ROAD #5, JACKSONVILLE, FL. 32256		DATA SOURCE: WOODLAWN ROAD MAINTENANCE MAP, SPECIFIC PURPOSE SURVEY, FILE NO. S-498	
	DRAWN	RDH	11/01/23	F.P. NO. N/A		SECTION N/A
REVISION	BY	DATE	CHECKED	RWG	11/01/23	SHEET 1 OF 4

SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

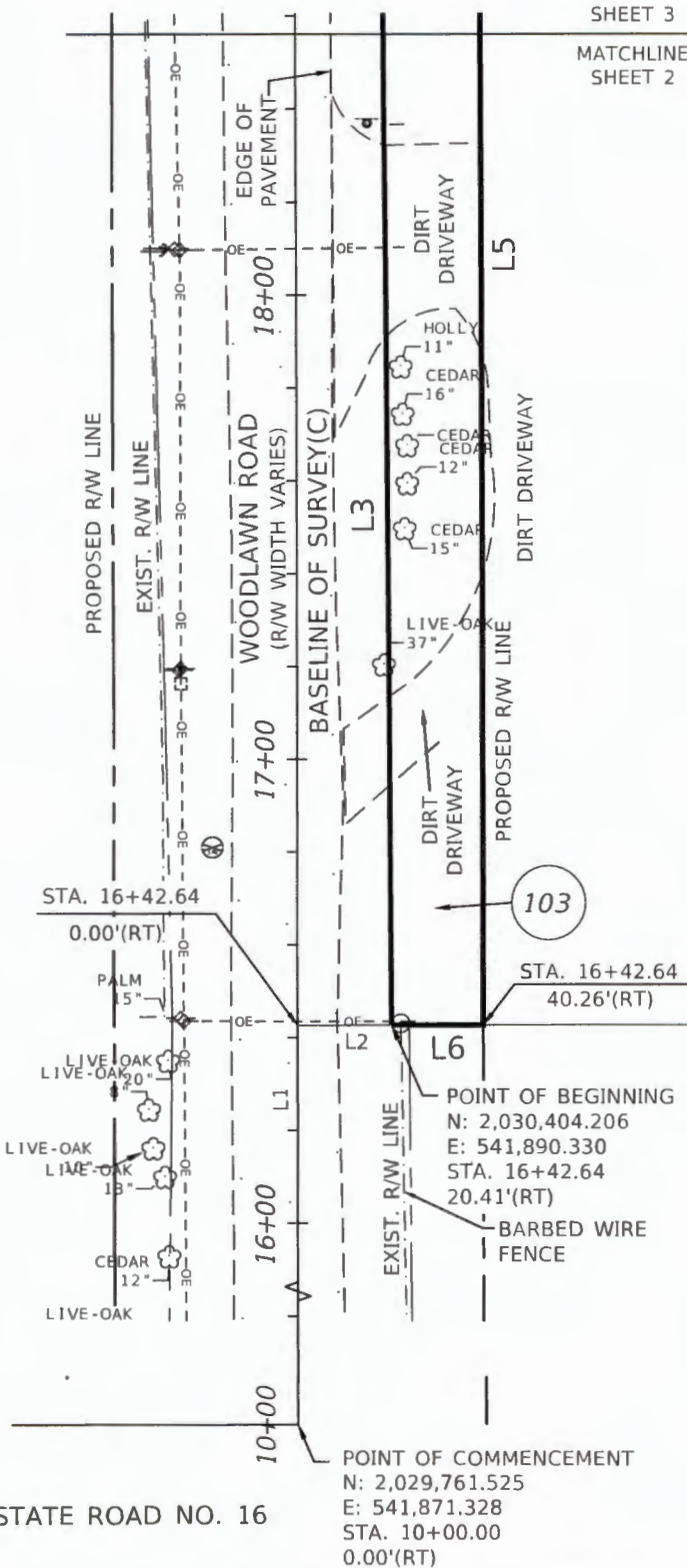
SHEET 3

MATCHLINE
SHEET 2



PARCEL ID: 0846800020
ORB 5336, PG 1175
OWNER: MHP ST. AUGUSTINE, LLC

LINE	BEARING	DISTANCE
L1	N00°07'33"W	642.64'(C)
L2	N89°52'27"E	20.41'(C)
L3	N00°29'44"W	452.64'(C)
L5	S00°10'47"E	452.92'(C)
L6	S89°51'32"W	19.85'(C)



STATE ROAD NO. 16

PROPERTY LINE

NOT A FIELD SURVEY
SEE SHEET 1 FOR LEGEND AND SURVEYORS NOTES
SEE SHEET 4 FOR PARCEL DESCRIPTION

ST. JOHNS COUNTY
SKETCH OF DESCRIPTION - PARCEL 103

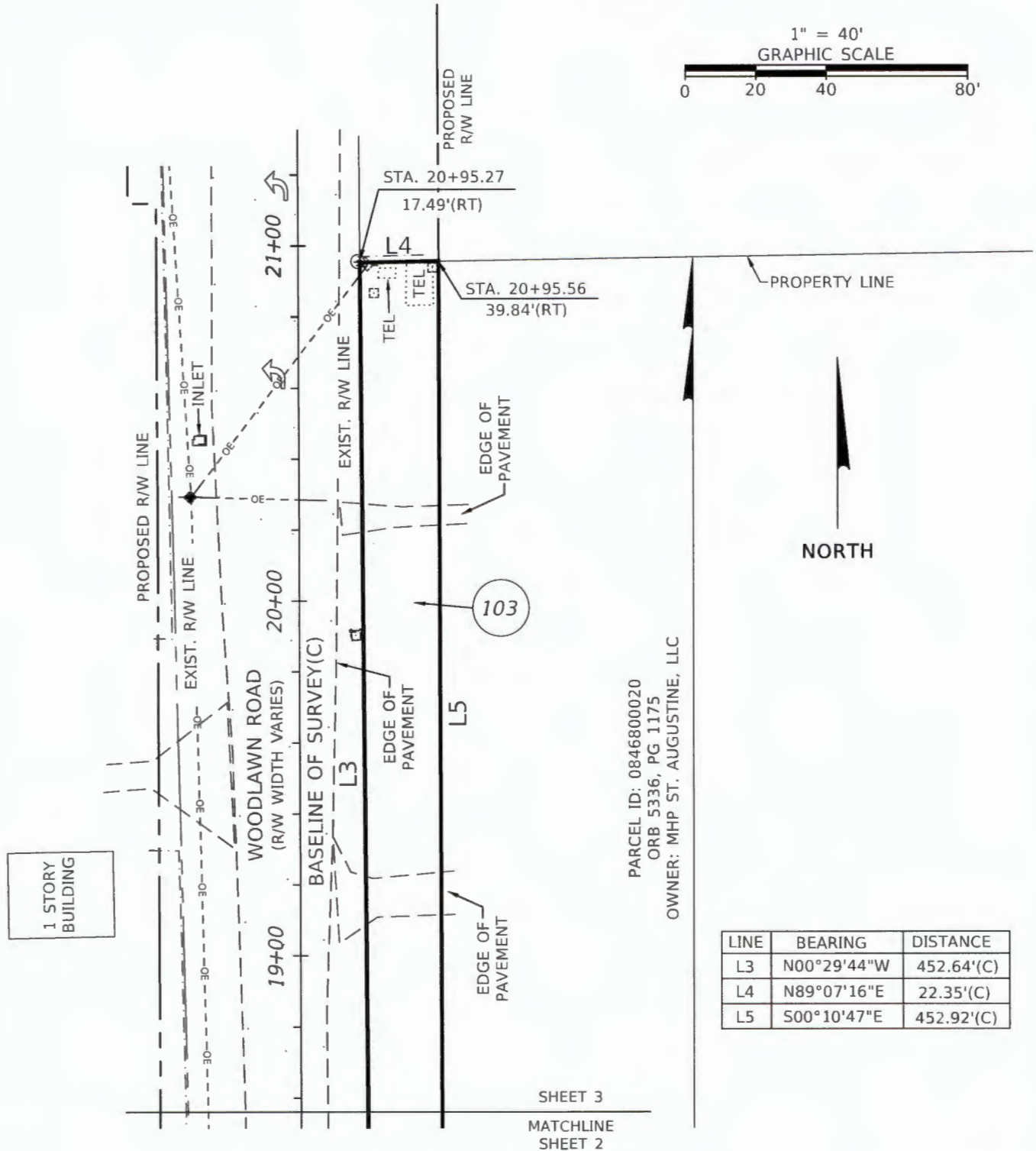
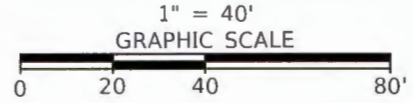
ADD IMPROVEMENTS	RDH	04/16/24
UPDATE CERTIFICATION	RDH	09/12/24

WOODLAWN ROAD

ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	DATE	F.P. NO.	SECTION	N/A	SHEET	2 OF 4
			RDH	11/01/23	N/A				
			RWG	11/01/23					

SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA



SEE SHEET 1 FOR LEGEND AND SURVEYORS NOTES
SEE SHEET 4 FOR PARCEL DESCRIPTION

NOT A FIELD SURVEY

ADD IMPROVEMENTS	RDH	04/16/24	ST. JOHNS COUNTY SKETCH OF DESCRIPTION - PARCEL 103				
UPDATE CERTIFICATION	RDH	09/12/24					
			WOODLAWN ROAD			ST. JOHNS COUNTY	
			BY	DATE	PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORP 8641 BAYPINE ROAD #5, JACKSONVILLE, FL. 32256	DATA SOURCE: WOODLAWN ROAD MAINTENANCE MAP, SPECIFIC PURPOSE SURVEY, FILE NO. S-498	
			DRAWN	RDH	11/01/23		
REVISION	BY	DATE	CHECKED	RWG	11/01/23	F.P. NO. N/A	
						SECTION N/A	SHEET 3 OF 4

SECTION N/A
 F.P. NUMBER N/A
 PARCEL NUMBER 103

WOODLAWN ROAD
 DESCRIPTION

ST. JOHNS COUNTY
 FEE SIMPLE RIGHT OF WAY

A Part of Section 2, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At Station 10+00.00 On The Baseline Of Survey Of Woodlawn Road (Variable Width Right Of Way), Thence North 00°07'33" West Along Said Baseline Of Survey, A Distance Of 642.64 Feet; Thence North 89°52'27" East, A Distance of 20.41 Feet To The Easterly Existing Right Of Way Line Of Woodlawn Road And The Point Of Beginning; Thence North 00°29'44" West, A Distance Of 452.64 Feet; Thence North 89°07'16" East, A Distance of 22.35 Feet; Thence South 00°10'47" East, A Distance Of 452.92 Feet; Thence South 89°51'32" West, A Distance Of 19.85 Feet To The Point Of Beginning.

Containing 9,554 Square Feet, More Or Less.

I Hereby Certify That To The Best Of My Knowledge And Belief This Legal Description Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Said Legal Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers, Pursuant To Section 472.027, Florida Statutes.

Robert W. Gardner, PSM
 Florida Professional Surveyor And Mapper No. 5603
 8641 Baypine Road, Suite 5
 Jacksonville, Florida 32256
 (904) 737-5990

This Description And Copies Thereof Are Not Valid Without The Surveyor's Signature And Original Seal.

SEE SHEET 1 FOR LEGEND AND SURVEYORS NOTES
 SEE SHEETS 2-3 FOR PARCEL AND IMPROVEMENTS

NOT A FIELD SURVEY

ADD IMPROVEMENTS	RDH	04/16/24	ST. JOHNS COUNTY SKETCH OF DESCRIPTION - PARCEL 103				
UPDATE CERTIFICATION	RDH	09/12/24					
			WOODLAWN ROAD		ST. JOHNS COUNTY		
			BY	DATE	PREPARED BY: SOUTHEASTERN SURVEYING AND MAPPING CORP 8641 BAYPINE ROAD #5, JACKSONVILLE, FL. 32256	DATA SOURCE: WOODLAWN ROAD MAINTENANCE MAP, SPECIFIC PURPOSE SURVEY, FILE NO. S-498	
			DRAWN	RDH	11/01/23		
REVISION	BY	DATE	CHECKED	RWG	11/01/23	F.P. NO. N/A	
						SECTION N/A	SHEET 4 OF 4



Subject Property

Woodlawn Park Ct

Woodlawn Oaks Ln

Woodlawn Rd

Long Rd

Village Crossing Ct

State Road 16



Imagery Date: 12/2024

Date: 10/28/2025

Woodlawn Road Improvement Project

Purchase and Sale Agreement



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.