

RESOLUTION NO. 2013- 6

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 PROPERTY REQUIRED FOR AN ARMSTRONG PARK TRAILHEAD/BIKE PATH CONNECTION TO THE RAILS-TO-TRAILS PROJECT.

RECITALS

WHEREAS, Florida Department of Transportation has approved grant funding in the amount of \$250,000 for development of a Trailhead at Armstrong Park in Hastings as part of the SR 207 section of the Rails-to-Trails project; and

WHEREAS, the Armstrong Park Trailhead will include a multi-use path connecting the trailhead to the SR 207 Rails-to-Trails project and proposed amenities such as a parking area, pavilion, restrooms, and bike racks; and

WHEREAS, two parcels are needed for additional right-of-way to construct the trailhead/bike path. Two Purchase and Sale Agreements in the amount of \$1,200.00 each have been executed by property owners, Joi White and Odessa Bryson, offering to sell to the County, attached hereto as Exhibit "A" and Exhibit "B," incorporated by reference and made a part hereof; and

WHEREAS, the grant to be awarded to St. Johns County will cover the cost of design and Engineering for the Trailhead project and money for this acquisition is funded by the Transportation Capital Projects-Countywide Sidewalks; and

WHEREAS, recreation trails and greenways are important community amenities that conserve critical open space, use natural resources for healthful outdoor activities, provide transportation options, increase property values, and spur the economic growth; and

WHEREAS, the Rails-to-Trails Conservancy reports that trails improve the local economy by stimulating tourism and improve the quality of life for our 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 of certain Purchase and Sale Agreements and authorizes the County Administrator, or designee, to execute the Purchase and Sale Agreements and take all steps necessary to move forward to close the transactions.

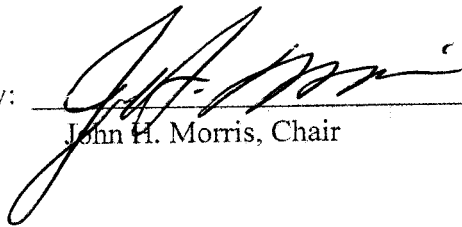
Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of Court is instructed to file the original Purchase and Sale Agreements in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15 day of January, 2013.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____


John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: _____

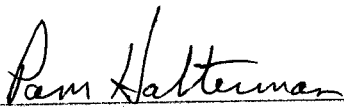

Deputy Clerk



Exhibit "A"
to the Resolution

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

PARTIAL RELEASE OF MORTGAGE

Know All Men By These Presents:

WHEREAS, JOI A. WHITE, 6332 Armstrong Road, Elkton, Florida 32033, mortgagor, by Indenture of Mortgage bearing the date of July 2, 2007 and recorded in the office of the Clerk of the Court in and for the County of St. Johns, State of Florida, in Official Records Book 3218, page 782, mortgaged unto ST. JOHNS COUNTY, FLORIDA, a political subdivision existing under the laws of the State of Florida (Federal ID No. 59-60000825), whose post office address is c/o Clerk of Circuit Court, P.O. Drawer 300, St. Augustine, Florida 32085, mortgagee, the premises therein particularly described, to secure payment of the sum of Four Thousand Hundred Seventeen and no/100 Dollars (\$4,717.00) with zero interest as therein mentioned;

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage;

NOW THEREFORE, KNOW YE, That the said Mortgagee, hereby acknowledged, does remise, release, quitclaim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, his heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said Mortgage to wit:

Property as described on Exhibit "A" attached hereto and by this reference made a part hereof.

("Mortgagor" and "Mortgagee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as context require)

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, his heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or incumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said Mortgagee has caused these presents to be executed in its name this ____ day of _____.

Signed, sealed and delivered
in the presence of:

Witness
(Print Name) _____

By: _____
Print Name: _____
Title: _____

Witness
(Print Name) _____

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

The foregoing instrument was acknowledged before me this ____ day of _____,
by _____ Who is personally known to me or had produced
_____ as identification.

Notary Public

EXHIBIT "A"

The North 20 feet of Lot 13, Block D. Williams and Jerry Subdivision of Armstrong, according to the plat thereof, as recorded, in Map Book 2, Page 14, of the Public Records of St. Johns County, Florida.

Exhibit "B"
to the Resolution

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

PARTIAL RELEASE OF MORTGAGE

Know All Men By These Presents:

WHEREAS, JOI A. WHITE, 6332 Armstrong Road, Elkton, Florida 32033, mortgagor, by Indenture of Mortgage bearing the date of July 2, 2007 and recorded in the office of the Clerk of the Court in and for the County of St. Johns, State of Florida, in Official Records Book 3218, page 768, mortgaged unto ST. JOHNS COUNTY, FLORIDA a political subdivision existing under the laws of the State of Florida (Federal ID No. 59-60000825, c/o Clerk of the Circuit Court, P.O. Drawer 300, St. Augustine, Florida 32085, mortgagee, the premises therein particularly described, to secure payment of the sum of Eighteen Thousand and no/100 Dollars (\$18,000.00);

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage;

NOW THEREFORE, KNOW YE, that the said Mortgagee, hereby acknowledged, does remise, release, quitclaim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, his heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said Mortgage to wit:

Property as described on Exhibit "A" attached hereto and by this reference made a part hereof.

("Mortgagor" and "Mortgagee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders as context require)

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, his heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or incumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said Mortgagee has caused these presents to be executed in its name this ____ day of _____.

Signed, sealed and delivered
in the presence of:

Witness
(Print Name) _____

By: _____
Print Name: _____
Title: _____

Witness
(Print Name) _____

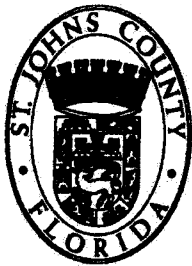
**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____,
by _____ Who is personally known to me or had produced
_____ as identification.

Notary Public

EXHIBIT "A"

The North 20 feet of Lot 13, Block D, Williams and Jerry Subdivision of Armstrong, according to the plat thereof, as recorded, in Map Book 2, Page 14, of the Public Records of St. Johns County, Florida.



ST. JOHNS COUNTY
HOUSING & COMMUNITY SERVICES DIVISION

500 San Sebastian View
St. Augustine, Florida 32084
904-827-6890

I N T E R O F F I C E M E M O R A N D U M

TO: **Office of the County Attorney**

FROM: **Benjamin Coney, Manager**
 Housing & Community Development

SUBJECT: **Partial Release of Lien**

DATE: **November 26, 2012**

St. Johns County transferred two parcels to Habitat for Humanity to build a single family home in 2009. Two lots were required to develop a building site to accommodate well and septic installation. Only 60% of the total property is used for the site development, the remainder parcel remains uncleared. A Habitat for Humanity primary and subordinate mortgage was executed to finance the single family home construction. A \$10,000 Federal Home Loan Bank subsidy was also secured through BB&T. A County SHIP lien and AHEI impact fee lien is also recorded on the property.

The State Office of Greenway Trails and FDOT are providing a \$250,000 grant to St. Johns County Transportation Enhancement Projects, in coordination with NFTPO, to expand the SR 207 Rails to Trails project.

The enhanced Armstrong Park Trailhead will include a multi-use path connector, connecting the trailhead to the SR 207 Rails to Trails project. The trailhead also includes amenities for parking, a pavilion, restrooms, welcome center, and bike racks.

The project requires an additional 20 ft. Right-of-Way to provide a conforming ROW to the St. Johns River to Sea Trail Loop. The ROW borders the rear of the identified residential parcel. The single family property owner agrees to transfer the certain partial parcel, in support of the Rails to Trails project.

The County and the State have accelerated the design and engineering schedule and the funding, as this project is identified as a 2012-2013 Priority Enhancement Project.

The County and the State are requesting Habitat for Humanity to provide a lien release of 20 ft. of the identified parcel to allow the project to conform to the ROW requirements.

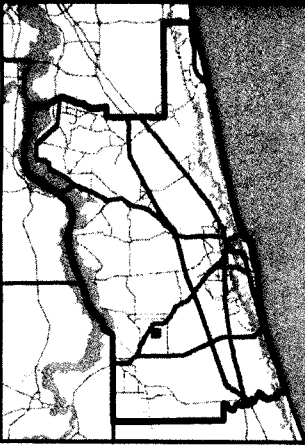
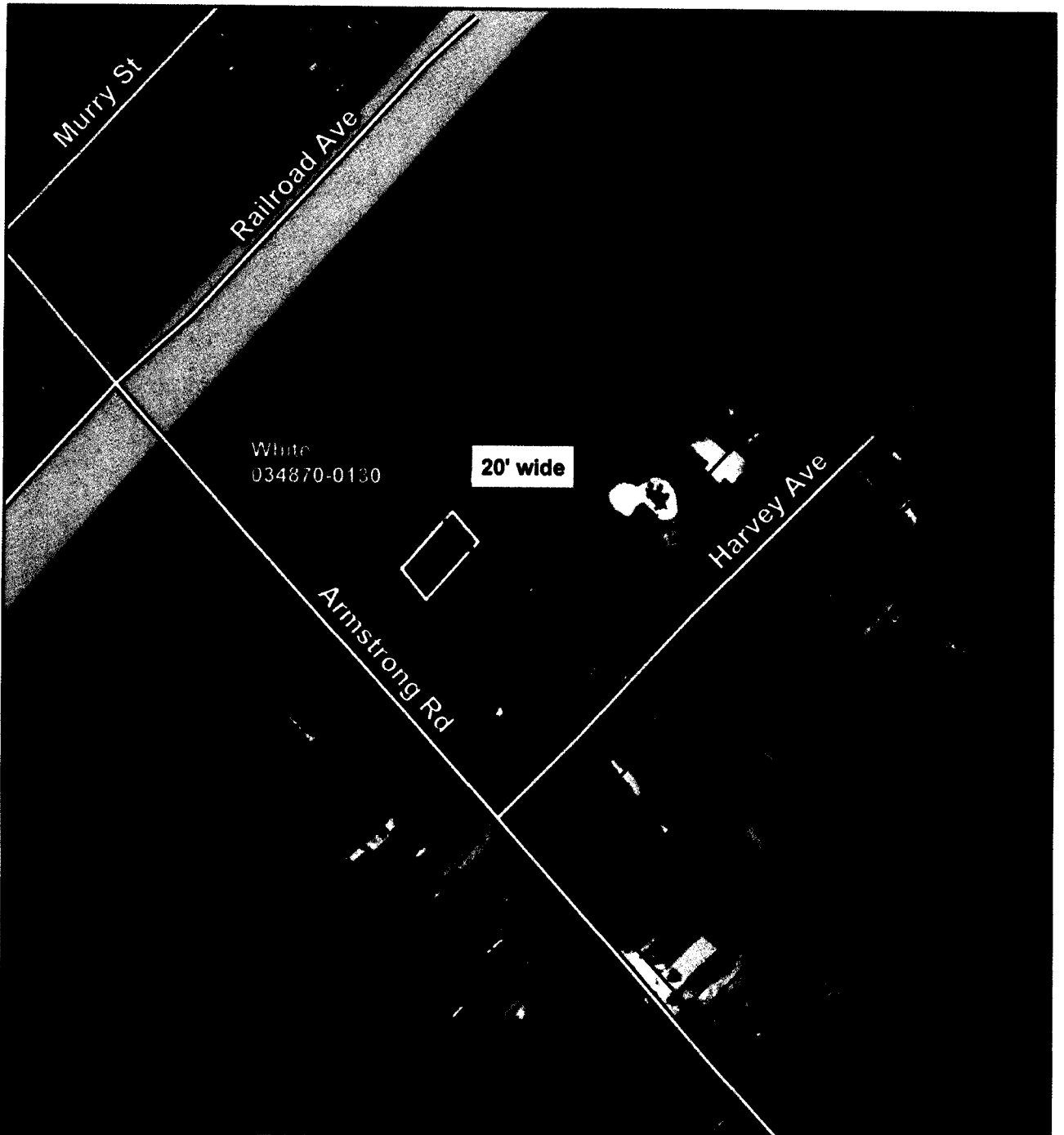
The County is requested to provide a Partial Lien Release for the SHIP and AHEI impact fee liens.

Your assistance is requested and we have attached a Partial Release of Mortgage for your technical review and consideration.

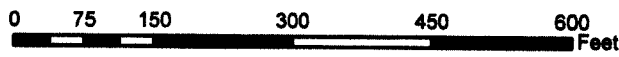
This project will be a great enhancement to the County and to the community.

Property Information:

**Joi A. White
6332 Armstrong Road
Elkton, FL 32033
SJC Property ID: 034870-0130
Lots 13 and 14, Block D, Williams and Jerry Subdivision of Armstrong,
St. Johns County, FL**



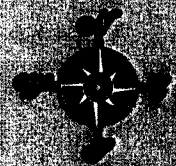
Armstrong Trailhead Project White parcel



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
October 26, 2012
(904) 209-0786



2010 Aerial Imagery

DISCLAIMER
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