

RESOLUTION NO. 2018 - 397

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY-OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER PURSUANT TO PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES, AND AUTHORIZING THE CHAIR TO EXECUTE THE COUNTY DEED PRIOR TO CLOSING ON THE PROPERTY.**

**RECITALS**

**WHEREAS**, there has been a written request from an adjacent property owner, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to acquire County-owned property which is bordered on all four sides by property owned by the applicant; and

**WHEREAS**, in 1958 the County acquired approximately six (6) acres located west of Barnes Farm Road for use as a borrow pit. St. Johns County Road and Bridge Division has not used this pit in approximately ten (10) years, and the County has no intended use for the subject property described in the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, the applicant has offered \$12,000.00 for the property which is above the fair value based on Property Appraiser values of similar property; and

**WHEREAS**, the applicant has requested the mineral reservation be released from the County Deed, as stated in his letter attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when the value of a parcel is \$15,000.00 or less, or when, due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida as follows:

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings as fact.

2. It is found that all requirements of Section 125.35(2) F.S. for a private sale of the property described above have been met and the sale of the property to the adjoining property owner in the amount of \$12,000.00 is hereby approved by the Board of County Commissioners.

3. The Board of County Commissioners hereby approve the terms of the County Deed and authorizes the Chair to execute said Deed.

4. The Clerk of the Court is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

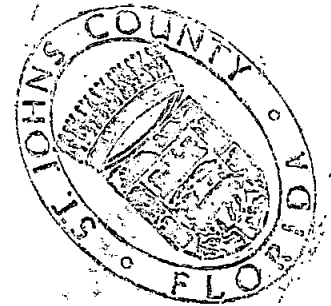
5. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 20 day of November, 2018.

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

By: Paul M. Waldron  
Paul M. Waldron, Chairman

RENDITION DATE 11/21/18



**ATTEST:** Hunter Conrad, Clerk

By: Pam Halterman  
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

BARNES FARMS LLLP  
P.O. Box 1026  
Hastings, FL 32145

November 1, 2018

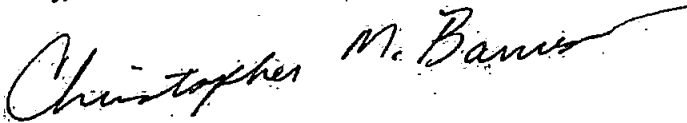
St. Johns County Board of County Commissioners  
c/o Sheri Lewis, Real Estate Coordinator  
St. Johns County  
Land Management Systems  
500 San Sebastian View  
St. Augustine, Florida 32084

RE: 8101 Barnes Farm Road; PIN 038430-0000

Dear County Commissioners,

I am requesting that the County-owned property located at 8101 Barnes Farm Road be declared surplus. This property is vacant and the Barnes Farm LLLP property borders the County-owned parcel on all four sides. I would be willing to offer \$12,000.00 to purchase this six (6) acre parcel.

Sincerely,



Christopher M. Barnes  
General Partner

EXHIBIT "B" TO RESOLUTION

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

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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 **BARNES FARMS, LLLP**, a Florida limited partnership, whose address is Post Office Box 1026, Hastings, Florida 32145, 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:

**SEE EXHIBIT "A," ATTACHED HERETO**

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

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**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 Chairman of the Board, the day and year aforesaid.

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

ATTEST: Hunter S. Conrad, Clerk

By: \_\_\_\_\_  
Deputy Clerk

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Henry Dean, the Chair of the Board for St. Johns County Board of County Commissioners, on behalf of the Board. He is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:

**EXHIBIT "A"**

A parcel of land in Section 16, Township 9 South, Range 28 East, St. Johns County, Florida, said parcel of land being more particularly described as follows: Commencing at the southwest corner of the north 6.32 acres of the Southeast Quarter of the Northeast Quarter of said Section 16; thence south 1 degree 25 minutes west on the west line of said Southeast Quarter of Northeast Quarter of Section 16 a distance of 110.03 feet to the northwest corner of the herein described parcel of land; thence due east 647.31 feet; thence south 23 degrees 24 minutes east 390.09 feet; thence due west 811.07 feet to said west line of the Southeast Quarter of Northeast Quarter of Section 16; thence north 1 degree 25 minutes east 358.12 feet to the northwest corner of the herein described parcel of land and containing 6.0 acres, more or less.

Together with the Haul Road Easement recorded in Deed Book 244, Page 237, of the Public Records of St. Johns County, Florida.

EXHIBIT "C" TO RESOLUTION

BARNES FARMS LLLP  
P.O. Box 1026  
Hastings, FL 32145

November 1, 2018

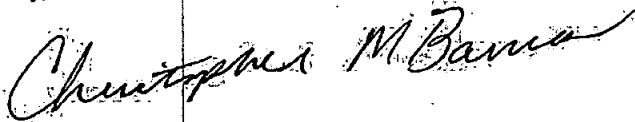
St. Johns County Board of County Commissioners  
c/o Sheri Lewis, Real Estate Coordinator  
St. Johns County  
Land Management Systems  
500 San Sebastian View  
St. Augustine, Florida 32084

RE: 8101 Barnes Farm Road; PIN 038430-0000

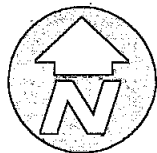
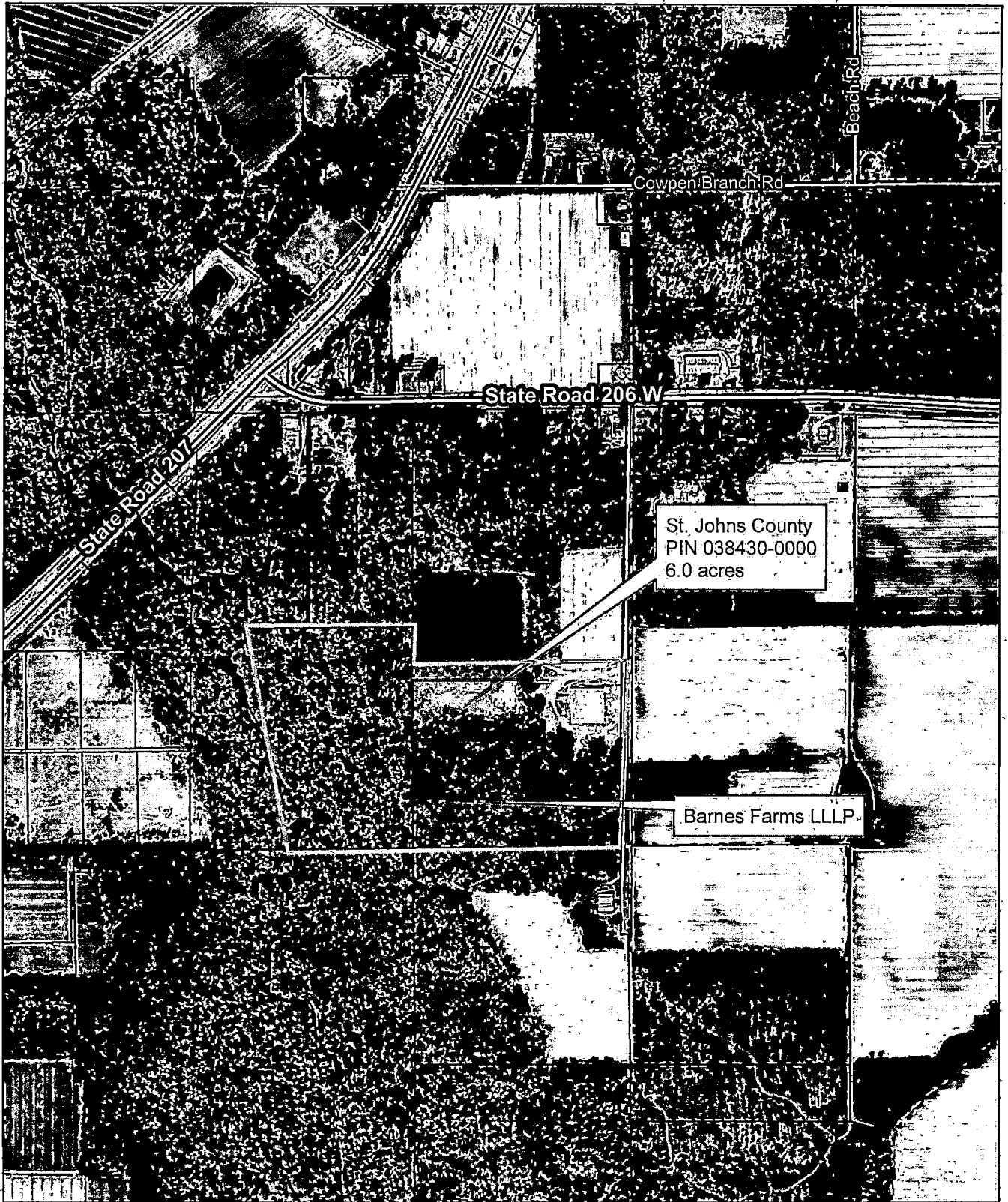
Dear County Commissioners,

With regard to Barnes Farms LLLP's offer to purchase the St. Johns County surplus property located at 8101 Barnes Farm Road, I am requesting that the reserved interest in all phosphate, minerals, metals and petroleum normally contained in the County Deed be withheld. This type of reservation creates a cloud on the title which could prevent obtaining financing and/or developing the property.

Sincerely,



Christopher M. Barnes  
General Partner



2013 Aerial Imagery  
 0 150300  
 Feet  
 November 1, 2018

Surplus Property  
*Barnes Farms LLLP*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0764

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.

