

**RESOLUTION NO. 2024-184**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A MEMORANDUM OF UNDERSTANDING FOR USE OF COUNTY-OWNED PROPERTY BY AND BETWEEN ST. JOHNS COUNTY AND THE ST. JOHNS COUNTY SHERIFF'S OFFICE.**

**RECITALS**

**WHEREAS**, Senate Bill 64 was enacted by the Florida Legislature in 2021, requiring domestic wastewater utilities to reduce or eliminate non-beneficial surface water discharge by January 1, 2032; and

**WHEREAS**, St. Johns County recently acquired a parcel located off State Road 207, west of I-95, to construct a new Water Reclamation Facility to accept flows from the State Road 207 and Anastasia Island wastewater service areas to reduce the surface water discharge from the Anastasia Island Water Reclamation Facility to meet the goals of Senate Bill 64; and

**WHEREAS**, the new Water Reclamation Facility will expand the wastewater treatment and water reclamation capacity for the State Road 207 and Anastasia Island wastewater service areas which has recently seen rapid growth; and

**WHEREAS**, the St. Johns County Sheriff's Office (SJCSO) has full and unrestricted use of the County-owned property located at 911 Law Enforcement Way as a Training Facility; and

**WHEREAS**, SJCSO has agreed to provide the St. Johns County Utility Department short-term use of a portion of the Property to facilitate construction of the SR 207 Water Reclamation Facility Improvements reclaimed water transmission mains; and

**WHEREAS**, the SJCSO and the County seek to enter into an MOU to detail the parties' respective duties and obligations regarding use of the Property; and

**WHEREAS**, it is in the best interest of the public to accept this Memorandum of Understanding, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for the health, safety and welfare of the citizens of St. Johns County.

**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 of fact.
2. The Board of County Commissioners hereby authorizes the Chair of the Board to execute the Memorandum of Understanding on behalf of the County.
3. 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.
4. The Clerk of Court is instructed to file the original Memorandum of Understanding in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 7th day of May, 2024.

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

**Rendition Date** MAY 09 2024

BY: \_\_\_\_\_  
Sarah Arnold, Chair

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

Robin S. Platt  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

**MEMORANDUM OF UNDERSTANDING  
FOR USE OF COUNTY-OWNED PROPERTY  
BY AND BETWEEN  
ST. JOHNS COUNTY  
AND  
THE ST. JOHNS COUNTY SHERIFF'S OFFICE**

**THIS MEMORANDUM OF UNDERSTANDING** (the "MOU") is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between St. Johns County, a political subdivision of the State of Florida, with administrative offices located at 500 San Sebastian View, St. Augustine, FL 32084, and the St. Johns County Sheriff's Office with administrative offices located at 4015 Lewis Speedway, St. Augustine, FL 32084.

**RECITALS:**

**WHEREAS**, St. Johns County (County) is the owner of real property located at 911 Law Enforcement Way, St. Augustine, FL 32092 (PIN 095510-0020), as more particularly described in Exhibit A, attached hereto and incorporated herein (Property); and

**WHEREAS**, the St. Johns County Sheriff's Office (SJCSO) has full and unrestricted use of said Property as a Training Facility; and

**WHEREAS**, the County seeks to secure for short-term use by the St. Johns County Utility Department (SJCUD) of a portion of the Property to facilitate construction of the SR 207 Water Reclamation Facility Improvements reclaimed water transmission mains; and

**WHEREAS**, the SJCSO and the County seek to enter into an MOU to detail the parties' respective duties and obligations regarding use of the Property.

**NOW THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, SJCSO and the County agree as follows:

1. **MATERIAL STORAGE AREA AT TRAINING FACILITY**

- a. **General Description and Scope:** The County and its employees, contractors, subcontractors, and agents shall be permitted to use a 500-foot by 250-foot area on the north side of the Property as shown in Exhibit B, attached hereto and

incorporated herein, as a Storage Area, subject to the terms and conditions of this MOU.

b. **Timing/Length of Use:** April 1, 2024 to September 30, 2025.

c. **Specific Provisions:**

- i. **Days and Hours of Operations:** The County's use of the Property for the purposes described in subsection 1.a, above, shall be limited to 0700 – 1730 (7:00 AM – 5:30 PM), Monday through Friday, unless pre-approved and agreed upon by both parties in writing.
- ii. **Facility Access:** The County will access the Property upon approval of the security guard at the main entrance and thereafter through the gate to be installed by the Utility Department adjacent to Law Enforcement Way as described in subsection 1.c.iii, below, and as depicted in Exhibit B.
- iii. **Improvements and Modifications:** As depicted in Exhibit B, the County will install (a) a 20' wide double leaf gate along the north fence line that will match the existing fence in style, color, and accessories (barb wire) to allow access to maintain the pipes in the utility corridor located north of the property; (b) a recessed 20' wide chain link double leaf gate on the internal fencing and located on the east side of the storage area which has access to Law Enforcement Way; and (c) a temporary, stabilized driving surface (limerock or asphalt millings) for deliveries through the east gate of the storage area.
- iv. **Facility Fencing:** The County shall install the chain link privacy fencing described in Exhibit B.
- v. **Routine Upkeep:** The County will mow as needed the area inside the fenced area depicted in Exhibit B .
- vi. **Maintenance, Repair and Utilities:** The County will maintain the fencing depicted in Exhibit B in good condition and any repairs to fence, site, or utilities will be addressed immediately.
- vii. **Restoration:** Upon the earlier of the completion of the County's use of the Property as permitted in this MOU, the County will remove the internal fencing it installed and level and re-seed the site. The temporary, stabilized driving surface (limerock or asphalt millings) for deliveries described in subsection 1.c.iii, above, and depicted in Exhibit B may remain, if requested by SJCSO, but will otherwise be removed by the County and the site leveled and re-seeded.

viii. **Amendments:** Any amendments or extension of this MOU shall be in writing and executed by both parties.

2. **CONSTRUCTION CORRIDOR.**

To facilitate construction of the SR 207 Water Reclamation Facility Improvements project, the County is permitted to use a 20-foot wide corridor along the northern boundary of the Property as shown in Exhibit B for construction and installation of a 20-inch reclaimed water main.

3. **EXPIRATION OF MOU.**

This MOU shall expire upon completion and acceptance of all Parties' obligations described herein.

*[SIGNATURES APPEAR ON FOLLOWING PAGES]*

**IN WITNESS WHEREOF**, the parties hereto have executed this MOU as of the day and year first above written.

**ST. JOHNS COUNTY  
SHERIFF'S OFFICE**

Witness: \_\_\_\_\_

By: \_\_\_\_\_

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

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

Witness Address:  
St. Johns County, Florida  
500 San Sebastian View,  
St. Augustine FL 32084

Title: \_\_\_\_\_

Witness: \_\_\_\_\_

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

Witness Address:  
St. Johns County, Florida  
500 San Sebastian View,  
St. Augustine FL 32084

**IN WITNESS WHEREOF**, the parties hereto have executed this MOU as of the day and year first above written.

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

Witness: \_\_\_\_\_

By: \_\_\_\_\_

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

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

Witness Address:  
St. Johns County, Florida  
500 San Sebastian View,  
St. Augustine FL 32084

Title: \_\_\_\_\_

Witness: \_\_\_\_\_

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

Witness Address:  
St. Johns County, Florida  
500 San Sebastian View,  
St. Augustine FL 32084



**EXHIBIT "A"**

**St. Johns County Sheriff's Office Training Facility**

Parcel A:

A parcel of land in Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being more fully described as follows:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 127.87 FEET TO THE END OF THE CENTERLINE OF AGRICULTURAL CENTER DRIVE AND TO THE POINT OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, WITH RADIUS OF 686.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 365.02 FEET (CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 360.74 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 15 DEGREES 51 MINUTES 27 SECONDS WEST 100.00 FEET TO A POINT OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 686.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 365.02 FEET (CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, A DISTANCE OF 360.74 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST 8.34 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, PARALLEL WITH AND 400.0 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 2,450.88 FEET TO THE POINT OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 736.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24 DEGREES 35 MINUTES 05 SECONDS AN ARC DISTANCE OF 316.20 FEET (CHORD BEARING SOUTH 26 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 313.78 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 87 DEGREES 28 MINUTES 30 SECONDS WEST 559.60 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 10 SECONDS WEST 584.03 FEET; THENCE NORTH 09 DEGREES 07 MINUTES 34 SECONDS EAST 206.63 FEET; THENCE NORTH 22 DEGREES 57 MINUTES



40 SECONDS WEST 138.95 FEET; THENCE NORTH 86 DEGREES 33 MINUTES 21 SECONDS WEST 263.55 FEET; THENCE NORTH 16 DEGREES 01 MINUTE 56 SECONDS WEST 358.61 FEET; THENCE NORTH 01 DEGREE 56 MINUTES 29 SECONDS EAST 383.82 FEET; THENCE NORTH 73 DEGREES 59 MINUTES 48 SECONDS WEST 381.42 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH 00 DEGREES 12 MINUTES 05 SECONDS EAST, ON SAID WEST LINE, 761.12 FEET TO THE SOUTHERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 874, PAGE 1140; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON SAID SOUTHERLY LINE, 902.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING IN SECTIONS 8 AND 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INTERSTATE HIGHWAY 95 (STATION 8240-37.94 CENTERLINE SURVEY I-95) WITH THE CENTERLINE OF STATE ROAD NO. 16, SAID POINT BEARING SOUTH 41 DEGREES 32 MINUTES 30 SECONDS WEST 139.35 FEET FROM THE NORTHEAST CORNER OF SECTION 7 OF SAID TOWNSHIP AND RANGE AS ESTABLISHED BY SURVEY OF D.D. MOODY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST ON SAID CENTERLINE OF INTERSTATE HIGHWAY 95, A DISTANCE OF 5,152.60 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95; THENCE NORTH 73 DEGREES 56 MINUTES 00 SECONDS WEST 59.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, WITH RADIUS OF 756.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27 DEGREES 21 MINUTES 13 SECONDS AN ARC DISTANCE OF 361.36 FEET (CHORD BEARING SOUTH 02 DEGREES 10 MINUTES 50 SECONDS WEST, A DISTANCE OF 357.94 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 15 DEGREES 51 MINUTES 27 SECONDS WEST 100.00 FEET TO A POINT OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 616.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 327.82 FEET (CHORD BEARING SOUTH 00 DEGREES 38 MINUTES 04 SECONDS WEST, A DISTANCE OF 323.98 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST 8.34 FEET; THENCE SOUTH 75 DEGREES 24 MINUTES 40 SECONDS WEST 20.00 FEET; THENCE SOUTH 14 DEGREES 35 MINUTES 20 SECONDS EAST, PARALLEL WITH AND 300.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 2,450.88 FEET TO THE POINT OF A CURVE TO THE LEFT, CONCAVE EASTERLY, WITH RADIUS OF 636.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10 DEGREES 36 MINUTES 00 SECONDS AN ARC DISTANCE OF 117.83 FEET (CHORD BEARING SOUTH 19 DEGREES 53 MINUTES 20 SECONDS EAST, A DISTANCE OF 117.67 FEET) TO A POINT OF A NON-TANGENT LINE; THENCE SOUTH 88 DEGREES 25 MINUTES 20 SECONDS EAST 230.11 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 40 SECONDS

WEST 111.98 FEET TO A POINT OF CURVE TO THE RIGHT, CONCAVE NORTHERLY, WITH RADIUS OF 125.00 FEET; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 139 DEGREES 32 MINUTES 02 SECONDS AN ARC DISTANCE OF 304.42 FEET (CHORD BEARING SOUTH 71 DEGREES 03 MINUTES 35 SECONDS WEST, A DISTANCE OF 234.57 FEET) TO A POINT OF COMPOUND CURVE; THENCE ON A CURVE TO THE RIGHT, CONCAVE EASTERLY, WITH RADIUS OF 736.92 FEET; THENCE NORTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 35 MINUTES 05 SECONDS AN ARC DISTANCE OF 316.20 FEET (CHORD BEARING NORTH 26 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 313.78 FEET) TO A POINT OF TANGENCY; THENCE NORTH 14 DEGREES 35 MINUTES 20 SECONDS WEST, PARALLEL WITH AND 400.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95, A DISTANCE OF 2,450.88 FEET; THENCE NORTH 76 DEGREES 24 MINUTES 40 SECONDS EAST, ON THE SOUTH LINE OF OFFICIAL RECORDS BOOK 874, PAGE 1140, PUBLIC RECORDS OF SAID COUNTY, 20.93 FEET; THENCE NORTH 14 DEGREES 35 MINUTES 20 SECONDS WEST, ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 874, PAGE 1140, 10.35 FEET TO THE POINT OF A CURVE TO THE RIGHT, CONCAVE EASTERLY, WITH RADIUS OF 716.92 FEET; THENCE NORTHERLY ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 380.97 FEET (CHORD BEARING NORTH 00 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 376.50 FEET) TO A POINT OF TANGENCY; THENCE NORTH 15 DEGREES 51 MINUTES 27 SECONDS EAST 100.00 FEET TO THE POINT OF A CURVE TO THE LEFT, CONCAVE WESTERLY, WITH RADIUS OF 656.92 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30 DEGREES 26 MINUTES 47 SECONDS AN ARC DISTANCE OF 349.08 FEET (CHORD BEARING NORTH 00 DEGREES 38 MINUTES 04 SECONDS EAST, A DISTANCE OF 344.99 FEET) TO A POINT OF TANGENCY; THENCE NORTH 14 DEGREES 35 MINUTES 20 SECONDS WEST 15.58 FEET TO THE SOUTHERLY END OF AGRICULTURAL CENTER DRIVE; THENCE ON SAID SOUTHERLY END OF AGRICULTURAL CENTER DRIVE, SOUTH 73 DEGREES 56 MINUTES 00 SECONDS EAST 113.89 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"



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NO.	DATE	DR	REVISION	BY

843 SW 4TH AVE, SUITE 400 GAINESVILLE, FLORIDA 32601 ENGINEERING REGISTRY REF. A00017190	STATE ROAD 207 WATER RECLAMATION FACILITY AND ASSOCIATED IMPROVEMENTS ST. JOHNS COUNTY UTILITY DEPARTMENT ST. AUGUSTINE, FLORIDA
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DATE	8/24/2021
PROJ	8JCWRP01
DWG	
SHEET	

**Jacobs**  
SJC SHERIFF'S OFFICE PROPERTY -  
PROPOSED LAYDOWN YARD CONCEPT PLAN

VERIFY SCALE	
DATE	
PROJ	8JCWRP01
DWG	
SHEET	

USE DOCUMENT AND THE DATA AND DESIGN INFORMATION FOR THE PROJECT OF PROFESSIONAL ENGINEER & ARCHITECT OF JACOBS AND IS NOT TO BE USED IN ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF JACOBS.





Subject Area



2023 Aerial Imagery

Date: 4/8/2024

**Memorandum of Understanding  
for use of County-owned property  
by and between St. Johns County  
and St. John's County  
Sheriff's Office**



**Land Management  
Systems  
(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.