

**RESOLUTION NO. 2024-39**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO INSTALL ELECTRICAL SERVICE AT VILANO BEACH OCEANFRONT PARK LOCATED OFF VILANO ROAD.**

**RECITALS**

**WHEREAS**, Florida Power & Light Company (“FPL”) has requested an Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, in order to install electrical service at Vilano Beach Oceanfront Park located off Vilano Road; and

**WHEREAS**, FPL requires that a customer desiring electrical service provide FPL with access and rights-of-way which in the opinion of FPL are necessary for rendering of service to the customer; and

**WHEREAS**, the County has authority to grant such rights, easements, permits and privileges and it is found that granting the easement to FPL serves the Vilano Beach Oceanfront Park Improvements project.

**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 above described FPL Easement is hereby approved by the Board of County Commissioners and the Chair is authorized to execute the easement on behalf of the County.

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 the Court is instructed to record the Easement in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners this 6th day of February, 2024.

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

By:   
Sarah Arnold, Chair

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

Rendition Date: FEB 07 2024

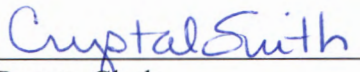
  
Deputy Clerk



Exhibit "A" to Resolution

Work Request No. 12884804

**UNDERGROUND EASEMENT (BUSINESS)**

Sec.09, Twp 07 S, Rge 30 E

This Instrument Prepared By

Parcel I.D. 1481700000  
(Maintained by County Appraiser)

Name: Brian McGough  
Co. Name: Florida Power and Light  
Address: 303 Hastings Rd  
St. Augustine FL, 32084

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

St. Johns County, a political subdivision of the State of Florida

\_\_\_\_\_  
(Witness' Signature)

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

Print Name: \_\_\_\_\_  
(Witness)

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

\_\_\_\_\_  
(Witness' Signature)

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

Print Name: \_\_\_\_\_  
(Witness)

Witness post office address:

Witness 1: \_\_\_\_\_ Witness 2: \_\_\_\_\_

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] on-line notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

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

# EXHIBIT "A"

Section 09 Township 07 S, Range 30 E

St. Johns County, Florida Scale: 1:40

FPL Work Request No. 12884804

Reserved for Circuit Court

## VILANO BEACH OCEANFRONT PARK – FPL EASEMENT

A PARCEL OF LAND, BEING A PORTION OF VILANO BEACH UNIT A, AS RECORDED IN MAP BOOK 4, PAGE 48 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF BLOCK D, ALSO DESCRIBED AS LOT D, BLOCK 7 AS SHOWN ON SAID PLAT OF VILANO BEACH UNIT A, SAID POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ANAHMA DRIVE AS NOW ESTABLISHED; THENCE SOUTH  $28^{\circ}31'37''$  EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.92 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 72.27 FEET, THROUGH A CENTRAL ANGLE OF  $15^{\circ}31'19''$ , AN ARC DISTANCE OF 19.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $51^{\circ}15'57''$  EAST, 19.52 FEET; THENCE SOUTH  $70^{\circ}29'00''$  EAST, A DISTANCE OF 23.21 FEET; THENCE SOUTH  $47^{\circ}38'38''$  EAST, A DISTANCE OF 34.80 FEET; THENCE NORTH  $42^{\circ}21'22''$  EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH  $47^{\circ}38'38''$  WEST, A DISTANCE OF 36.82 FEET; THENCE NORTH  $70^{\circ}29'00''$  WEST, A DISTANCE OF 24.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 62.27 FEET, THROUGH A CENTRAL ANGLE OF  $29^{\circ}42'56''$ , AN ARC DISTANCE OF 32.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $43^{\circ}16'48''$  WEST, 31.93 FEET; THENCE SOUTH  $56^{\circ}58'20''$  WEST, A DISTANCE OF 9.06 FEET; THENCE SOUTH  $48^{\circ}10'30''$  EAST, A DISTANCE OF 4.42 FEET TO THE POINT OF BEGINNING.  
CONTAINING 919 SQUARE FEET, MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF VILANO BEACH  
 UNIT A, AS RECORDED IN MAP BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF  
 ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN SECTION 9, TOWNSHIP 7 SOUTH,  
 RANGE 30 EAST OF SAID COUNTY.  
 FOR: ST. JOHNS COUNTY ENGINEERING DIVISION

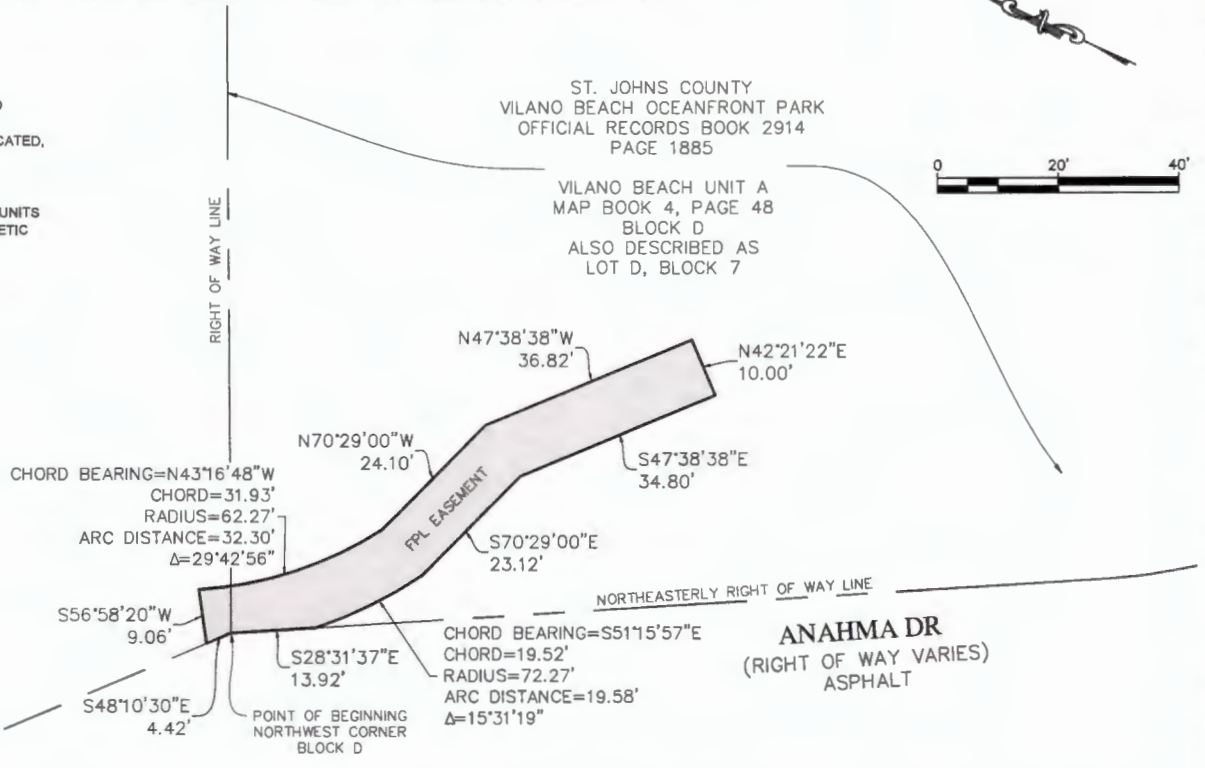
SURVEYORS NOTES:

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-6 AND 13-7, S 09°20'49 W.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2023.

LEGEND

- FPL FLORIDA POWER AND LIGHT  
 Δ CENTRAL ANGLE

ST. JOHNS COUNTY  
 VILANO BEACH FOUNTAIN & PAVILION (EAST)  
 RESOLUTION NO. 2001-111  
 OFFICIAL RECORDS BOOK 1674  
 PAGE 1531  
 SEE BOUNDARY SURVEY BY ST JOHNS COUNTY  
 FILE NO. S-341  
 PROJECT NO. 1-008  
 DATED 12/19/2002



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 5J-17, F.A.C.; PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

VILANO BEACH OCEANFRONT PARK  
 FPL EASEMENT

SKETCH OF DESCRIPTION  
 DATE OF SKETCH: JANUARY 11, 2024

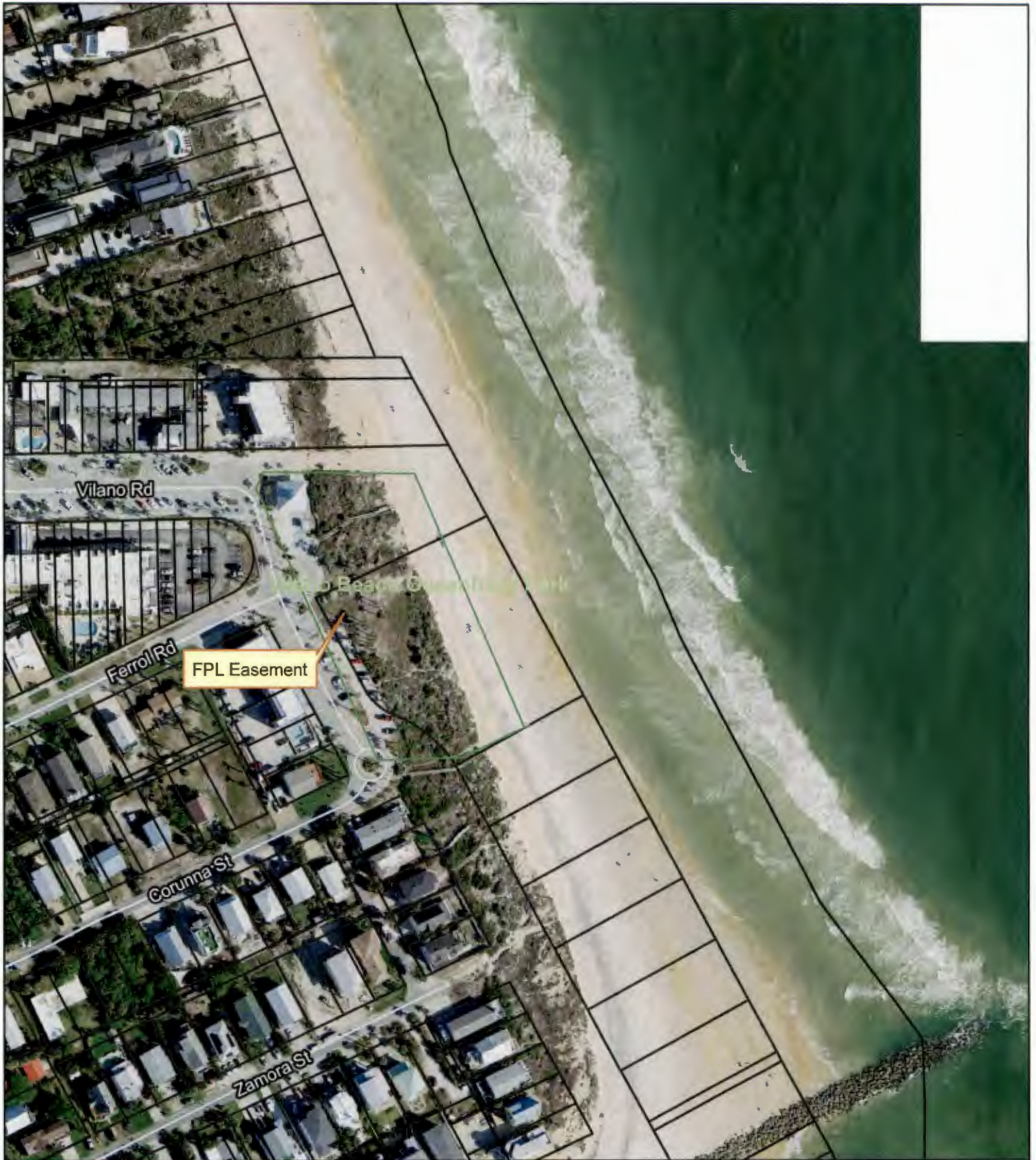


ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING  
 FILE NUMBER: S-1174A  
 SHEET NO. 1  
 OF 1



FPL Easement

Vilano Rd

Ferroll Rd

Corunna St

Zamora St

Vilano Beach Oceanfront Park



2023 Aerial Imagery

Date: 1/11/2024

FPL Easement  
Vilano Beach  
Oceanfront Park



Land Management  
Systems  
(904) 209-0782

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 herein.