

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN AGREEMENT BETWEEN NORTH BEACH INVESTMENT, INC. AND ST. JOHNS COUNTY FOR THE ACQUISITION OF PROPERTY NEEDED TO CONSTRUCT A SIDEWALK ALONG EUCLID AVENUE AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, North Beach Investment, Inc., a Florida corporation (“North Beach”) owns the property located at the southwest corner of Coastal Highway and Euclid Avenue; and

WHEREAS, St. Johns County (“County”) wants to acquire a corner clip of North Beach’s property along the south side of Euclid Avenue needed to construct a sidewalk; and

WHEREAS, North Beach has executed and presented to the County an Agreement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to set forth terms and conditions agreed upon by the parties for the acquisition of the corner clip; and

WHEREAS, after the agreement has been executed by the County, North Beach will execute a Deed of Dedication, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, conveying the corner clip to the County for the purpose mentioned above.

WHEREAS, it is in the best interest of the County to approve this Agreement and accept the Deed of Dedication 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 by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Agreement is hereby approved and the County Administrator, or designee, is hereby authorized to execute the Agreement on behalf of the County.

Section 3. The Clerk is instructed to file the original Agreement in the public records of St. Johns County, Florida, and record the original Deed of Dedication upon receipt of the deed.

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.

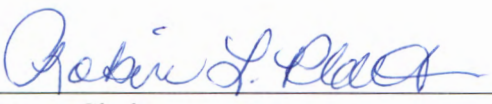
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 3rd day of December, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date DEC 03 2024

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



AGREEMENT

This Agreement made and entered into this ____ day of _____, 2024, between **NORTH BEACH INVESTMENT, INC.**, a Florida corporation, whose address is 4125 Coastal Highway, St. Augustine, Florida 32084, (herein "North Beach") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (herein the "County")

RECITALS

WHEREAS, North Beach owns certain property located at the southwest corner of Coastal Highway and Euclid Avenue which is a portion of St. Johns County Property Appraiser's parcel identification #1457230000 (the "North Beach Property"); and

WHEREAS, the County wants to acquire a corner clip of the North Beach Property, as described in attached Exhibit "A", incorporated by reference and made a part hereof, ("Corner Property") along the south side of Euclid Avenue for the purpose of constructing a sidewalk; and

WHEREAS, North Beach agrees to convey the Corner Property to the County by Deed of Dedication; and

WHEREAS, after the conveyance of the Corner Property to the County, the County agrees to (i) replace the existing driveway on the North Beach Property with concrete per St. Johns County standards in accordance with the Land Development Code; (ii) replace the driveway one-half at a time so as to allow access to the North Beach Property for North Beach's employees and customers to North Beach's existing parking lot or alternatively, to provide a designated parking area for North Beach's employees and customers in the County's existing public parking lot during construction of the sidewalk and driveway; and (iii) the sidewalk will be built per Florida Department of Transportation (FDOT), St. Johns County (SJC) and Americans with Disabilities Act (ADA) standards so as to ensure that there will be no adverse erosion or drainage impacts on the North Beach Property; and

WHEREAS, the County agrees to pay all recording, closing and other costs of the transaction and North Beach's attorney's fees and costs, not to exceed \$3,300.00 (Three Thousand Three Hundred and 00/100), actually incurred by North Beach as part of this transaction.

NOW THEREFORE the parties hereby agree to the terms and conditions mentioned above.

Executed this ____ day of _____, 2024.

Witness:

C. McKay
Print Name: Candice McKay

[Signature]
Print Name: Barbara Wilson

North Beach Investment, Inc., a
Florida corporation

By: [Signature]

Its: PRESIDENT

St. Johns County, Florida,

By: _____

Its: _____

Print Name: _____

Print Name: _____

Exhibit "A"



14775 Old St. Augustine Road, Jacksonville, Florida 32258
etminc.com | 904.642.8550

August 6, 2024

Work Order No. 24-424.00

File No. 130E-01.00

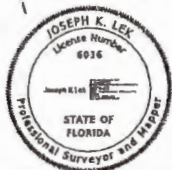
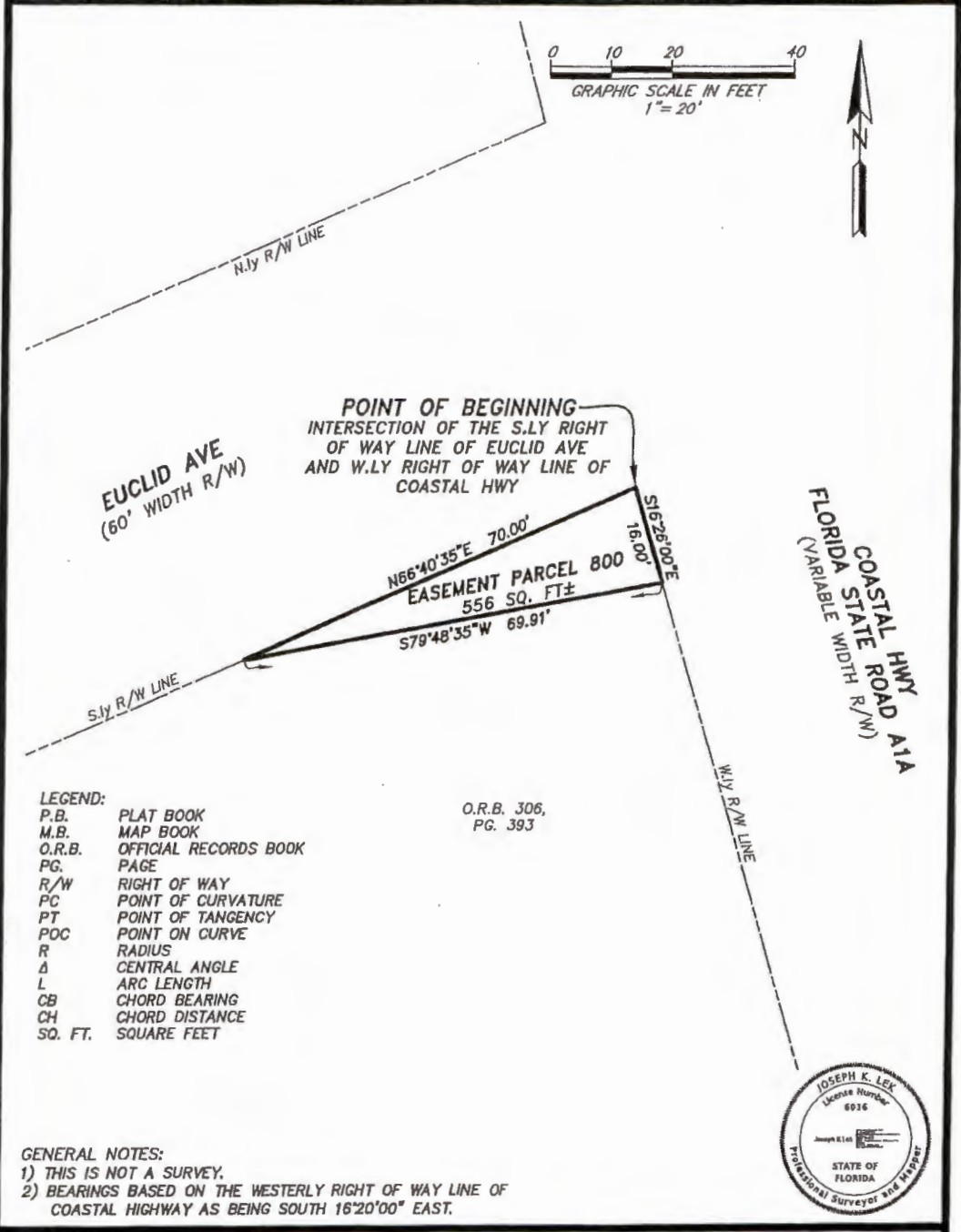
EASEMENT PARCEL 800

A portion of Section 29, Township 6 South, Range 30 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Books 306, Page 393, in the Public Records of said county, being more particularly describes as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Euclid Avenue, a 60 foot right of way as presently established, and the Westerly right of way line of Coastal Highway (Florida State Road A1A), a variable width right of way as presently established; thence South $16^{\circ}26'00''$ East, along said Westerly right of way line, 16.00 feet; thence South $79^{\circ}48'35''$ West, departing said Westerly right of way line, 69.91 feet to a point on said Southerly right of way line; thence North $66^{\circ}40'35''$ East, along said Southerly right of way line, 70.00 feet to the Point of Beginning.

Containing 556 Square Feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOKS 306, PAGE
393, IN THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8550
www.etmnc.com
Certificate of Authorization No: LB 3824

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

SCALE: 1"=20'
DATE: AUGUST 6, 2024

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084
PA# 145723-0000

DEED OF DEDICATION

THIS INDENTURE, made this ____ day of _____, 2024, between **NORTH BEACH INVESTMENT, INC.**, a Florida corporation, whose address is 4125 Coastal Highway, St. Augustine, Florida 32084, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

See Exhibit "A", attached hereto and be reference made a part hereof.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise. Grantor makes no other representatives or warranties of any kind, whether express, implied, statutory, or otherwise, including without limitation any warranty for quality or fitness for any particular use or purpose. This conveyance is subject to matters of record as of the date hereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed
in our Presence:

GRANTOR
North Beach Investment, Inc.,
a Florida corporation

(sign) _____
(print) _____
Address: _____

By: _____
Print Name: _____
Its: _____

(sign) _____
(print) _____
Address: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by _____ as _____ of North Beach Investment, Inc., a Florida corporation, on behalf of the corporation.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



August 6, 2024

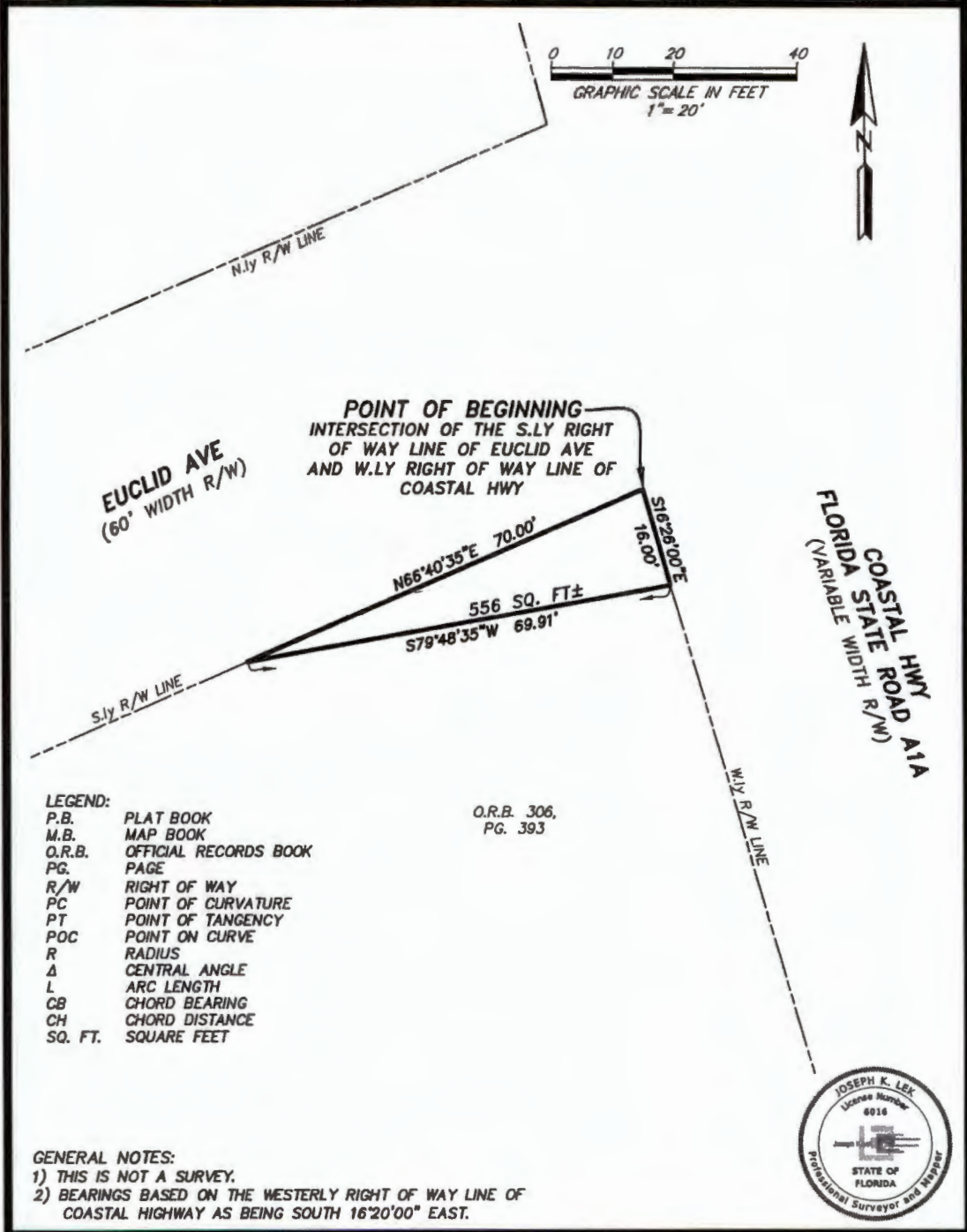
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File No. 130E-01.00

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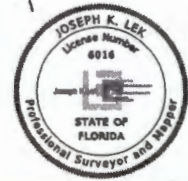
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BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF
 COASTAL HIGHWAY AS BEING SOUTH 16°20'00" EAST.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
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Joseph K. Lek
 JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
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Euclid Ave

Coastal Hwy

Subject Area



2023 Aerial Imagery

Date: 11/6/2024

**Euclid Avenue
Corner Clip
Sidewalk**



**Land Management
Systems**
(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.