

RESOLUTION NO. 2025-238

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES ON REGALO ROAD.

RECITALS

WHEREAS, because of the relocation of certain utilities as part of the Regalo Road Improvement Project, Florida Power & Light Company (“FPL”) has requested an easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, from St. Johns County (“County”) for construction, operation and maintenance of overhead and underground electric utility facilities; and

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

WHEREAS, the County has the authority to grant such rights, easements, permits and privileges and it is found that it is necessary for the protection of the County and the public for the County to grant FPL an easement for the purposes mentioned above.

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 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. The Clerk is instructed to record the original FPL Easement in the public records of St. Johns County, Florida.

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 20th day of July, 2025.

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

Rendition Date JUL 24 2025

By: 
Krista Joseph, Chair

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

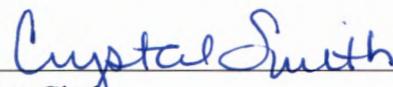
By: 
Deputy Clerk



Exhibit "A" to the Resolution

Work Request No. 13137359

Sec. 33, Twp 05, Rge 29

Parcel I.D. 0720700009
(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: _____
Co. Name: _____
Address: _____

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 overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 wires to 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 heretofore described, 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 _____, 2025

Signed, sealed and delivered in the presence of:

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

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

By: _____

Krista Joseph

Print Name: _____

Print Title: Chair

Print Address: 500 San Sebastian View

St. Augustine, Florida 32084

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 2025, by Krista Joseph the Chair of the St. Johns County Board of County Commissioners, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

Notary Public, Signature _____

Print Name _____

My Commission Expires _____

Exhibit "A"

REGALO ROAD - OFFICIAL RECORDS 2549, PAGE 1949 – FPL EASEMENT 1

A PORTION OF LAND LYING IN OFFICIAL RECORDS BOOK 2549, PAGE 1949 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, ALSO LYING IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHWEST CORNER OF OFFICIAL RECORDS BOOK 3316, PAGE 1760 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF REGALO ROAD, FORMERLY SHANNON ROAD AS RECORDED IN COUNTY ROAD PLAT BOOK 2, PAGES 4-6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 38°53'53" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 38°53'53" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 587.70 FEET; THENCE SOUTH 51°04'20" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 38°53'53" WEST, ALONG A LINE THAT IS SOUTHEASTERLY OF, PARALLEL WITH, AND 25.00 FEET PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 577.03 FEET; THENCE NORTH 74°11'52" WEST, A DISTANCE OF 27.18 FEET TO THE POINT OF INTERSECTION WITH SAID SOUTHEASTERLY RIGHT OF LINE; SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 14,559 SQUARE FEET, MORE OR LESS.

**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF OFFICIAL RECORDS 2549,
PAGE 1949 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO
LYING IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

SURVEYORS NOTES:

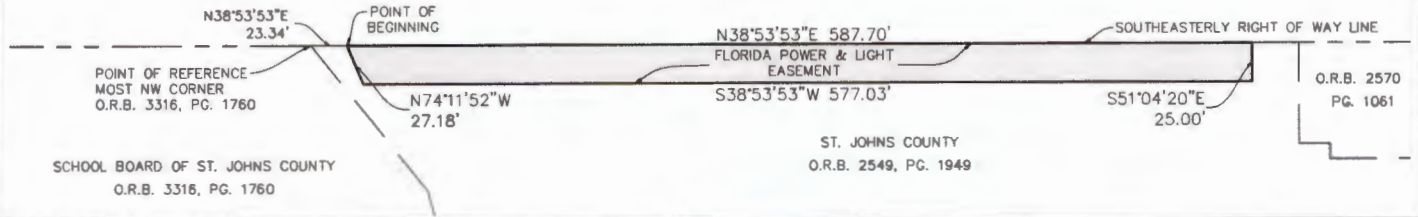
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. THIS SKETCH WAS CREATED USING A .DWG FILE OF THE EASEMENTS PROVIDED BY JONES EDMUNDS & ASSOCIATES.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. 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 13-07 AND 13-08, BEARING N 28°16'10" W AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF REGALO RD (FORMERLY SHANNON RD, BEARING N 38°53'53" E.
7. DESCRIPTION FURNISHED SEPARATELY.
8. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN DECEMBER 2024.



LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- RIGHT OF WAY LINE

REGALO RD (FORMERLY SHANNON RD)
(COUNTY ROAD PLAT BOOK 2, PAGES 4-6)
(60' RIGHT OF WAY)
DIRT



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 55-37, F.A.C., PURSUANT TO SECTION 470.03, FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**FPL EASEMENT 1
REGALO RD
OFFICIAL RECORDS BOOK 2549, PAGE 1949**



**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@sjcf1.us

SKETCH OF DESCRIPTION

DATE OF SKETCH: JUNE 3, 2025

DRAWN BY: J.MANNING
FILE NUMBER: S-1287E
SHEET NO. 1
OF 1

REGALO ROAD - OFFICIAL RECORDS 2549, PAGE 1949 – FPL EASEMENT 2

A PORTION OF LAND LYING IN OFFICIAL RECORDS BOOK 2549, PAGE 1949 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, ALSO LYING IN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTH CORNER OF OFFICIAL RECORDS BOOK 2549, PAGE 1949 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF REGALO ROAD, FORMERLY SHANNON ROAD AS RECORDED IN COUNTY ROAD PLAT BOOK 2, PAGES 4-6 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $38^{\circ}53'53''$ WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 179.97 FEET; THENCE SOUTH $51^{\circ}06'07''$ EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH $38^{\circ}53'53''$ EAST, ALONG A LINE THAT IS SOUTHEASTERLY OF, PARALLEL WITH, AND 15.00 FEET PERPENDICULAR TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 180.59 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF OFFICIAL RECORDS BOOK 3181, PAGE 1200 (A PORTION OF TRACT "A" MARSHALL CREEK DRI UNIT ONE, AS RECORDED IN MAP BOOK 41, PAGES 52-57) AS RECORDED IN THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE NORTH $53^{\circ}26'56''$ WEST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 15.01 FEET TO THE POINT OF INTERSECTION WITH AFOREMENTIONED SOUTHEASTERLY RIGHT OF LINE; SAID POINT BEING THE POINT OF BEGINNING.
CONTAINING 2,704 SQUARE FEET, MORE OR LESS.

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CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN SECTION 33,
TOWNSHIP 5 SOUTH, RANGE 29 EAST OF SAID COUNTY.
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

SURVEYORS NOTES:

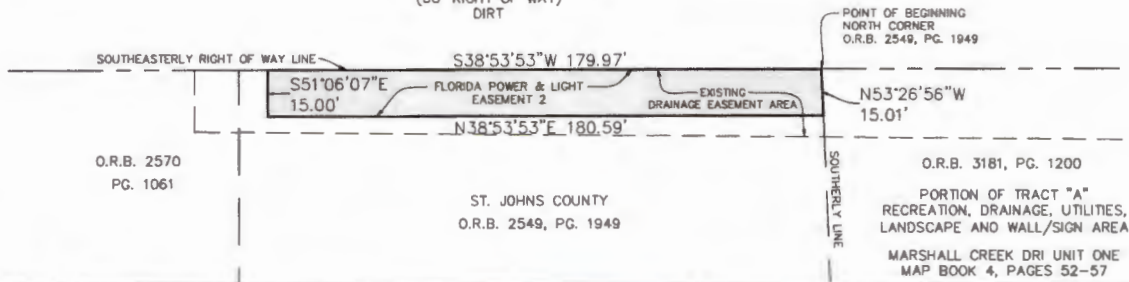
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7. DESCRIPTION FURNISHED SEPARATELY.
8. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN DECEMBER 2024.



LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- RIGHT OF WAY LINE

REGALO RD (FORMERLY SHANNON RD)
(COUNTY ROAD PLAT BOOK 2, PAGES 4-6)
(60' RIGHT OF WAY)
DIRT



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 46-17, F.A.C., PURSUANT TO SECTION 475.007 FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**FPL EASEMENT 2
REGALO RD
OFFICIAL RECORDS BOOK 2549, PAGE 1949**



**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. 5515
Phone (904) 209-0770
Email: dbradshaw@sjcfl.us

SKETCH OF DESCRIPTION
DATE OF SKETCH: JUNE 4, 2025

DRAWN BY: J. MANNING
FILE NUMBER: S-12877
SHEET NO. 1
OF 1

T:\Survey\LandProject\ST. JOHNS COUNTY\REGALO RD\dwg\REGALO RD-FPL EASEMENT 2.dwg PlotDate: 5/5/2025 8:00 AM By: Jim Manning



Subject Property



Imagery Date: 12/2024
Date: 6/17/2025

Regalo Road
Florida Power & Light
Company Easement



Land Management
Systems
Real Estate Division
(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 herein.