

RESOLUTION NO. 2026- 12

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY ACCESS EASEMENT FOR A TELECOMMUNICATION TOWER TO BE LOCATED NEAR THE INTERSECTION OF SAINT JOHNS PARKWAY AND LONGLEAF PINE PARKWAY.

RECITALS

WHEREAS, the St. Johns County Land Development Code (“LDC”), Section 6.08.12, requires the dismantling and removal of antenna towers after abandonment; and,

WHEREAS, Section 6.08.12.S of the LDC conditions approval to locate or construct antenna towers upon receipt of a valid easement, in favor of the County, to allow for access and removal of the facility in the event that it is abandoned; and,

WHEREAS, as part of an application to the St. Johns County Growth Management Department to construct a telecommunication tower near the intersection of Saint Johns Parkway and Longleaf Pine Parkway, (*see* TOWER 2025-2), Palms Professional Park, LLC in conjunction with Nextower Development Group II, LLC, has submitted a Temporary Access Easement, attached hereto as Exhibit “A,” incorporated by reference and made a part hereof, to provide the required access.

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 Board of County Commissioners hereby approves the material terms and conditions of the Temporary Access Easement, attached and incorporated hereto, and authorizes the County Administrator, or designee, to execute said easement on behalf of the County in substantially the form attached hereto.

Section 3. To the extent that there are typographical, scrivener 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 is instructed to record the Temporary Access Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 20th day of January, 2026.

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

Rendition Date JAN 20 2026

BY: Clay Murphy
Clay Murphy, Chair

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

Crystal Smith
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

TEMPORARY ACCESS EASEMENT

This Temporary Access Easement (the "Easement") is made this _____ day of _____, 2025, by and between **PALMS PROFESSIONAL PARK, LLC.**, a Florida limited liability company, whose address is 1912 Nightfall Drive, Neptune Beach, Florida, 32266, "Grantor", to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, "Grantee", its licensees, agents, successors and assigns, with the consent of **NEXTOWER DEVELOPMENT GROUP II, LLC**, a Delaware limited liability company ("Tenant"). This Easement grants a non-exclusive right of way access easement for the purpose of ingress and egress by Grantee, Grantee's agents or assigns, at any and all time, to and from the easement premises (the "Easement Premises") which is more particularly described herein in Exhibit "A" attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, Grantor, as Landlord, has entered into an Option and Easement Agreement, referred to hereinafter as "Agreement", dated April 8, 2024, granting the Tenant an easement interest in the Easement Premises; and

WHEREAS, the Agreement contemplates the construction of a telecommunications facility on the Easement Premises; and

WHEREAS, Section 6.08.12 of the St. Johns County Land Development Code (the "Zoning Ordinance") requires the dismantling and removal of telecommunications facilities after abandonment; and

WHEREAS, Section 6.08.12 (S) of the Zoning Ordinance requires an easement for access to the Easement Premises for removal of an abandoned telecommunications facility not complying with Section 6.08.12(N) (providing for time periods for removal of an abandoned telecommunications facility); and

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors and assigns, a non-exclusive easement over the lands of Grantor more particularly described on Exhibit "B" attached hereto (the "Easement Area") for ingress and egress to the Easement Premises only for the purpose of removing the Tenant's telecommunications facilities if said telecommunications facilities are in violation of Section 6.08.12(N) of the Zoning Ordinance, with the right, privilege, and authority of Grantee, its successors and assigns, to enter on to the Easement Premises and to remove the telecommunications facilities therefrom in accordance with and subject to the requirements of Section 6.08.12(N) of the Zoning Ordinance.

The Grantor warrants to Grantee that it has good and indefeasible fee simple title to the Easement Area and the authority to enter into this easement.

If the Tenant does not commence construction of telecommunications facilities on the premises within 18 months of recordation of this Easement then, at the request of Grantor, the County will execute and record a termination of this easement.

The Easement shall terminate automatically upon removal of the Tenant's telecommunications facilities from the Easement Premises, whether removed by the Tenant, Grantor or Grantee. At the request of the Grantor, Grantee shall execute a recordable document evidencing such termination. If Grantee shall fail to execute such a document within thirty (30) days of Grantor's request, Grantor may record an affidavit certifying that the telecommunications facilities have been removed and that this Easement has been terminated.

Grantor reserves the right at its expense to relocate the Easement Area at any time and from time to time to permit convenient use of Grantor's property, provided that the relocated easement shall provide the Grantee substantially the same ingress and egress rights herein granted. Any such relocated easement shall be evidenced by an amendment to the Easement executed by Grantor and Grantee herein.

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered
In the presence of:

GRANTOR

PALMS PROFESSIONAL PARK, LLC,
a Florida limited liability company

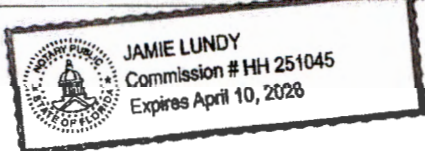
[Signature]
Print Name JOHN D. STROM
Address: 25845 MARSH LANDING PKWY
PONTE VEDRA BEACH, FL
Sara C. Strom 32082
Print Name SARA C. STROM

By: [Signature]
Print Name: Daryl Grubbs
Title: mgr.
Address: 1912 Nightfall Drive
Neptune Beach, Florida 32266

Address: 25845 MARSH LANDING PKWY
PONTE VEDRA BEACH, FL 32082

STATE OF FLORIDA
COUNTY OF DUNN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of November, 2025, by Daryl Grubbs as Manager for Palms Professional Park, LLC who is personally known to me or has produced [Signature] as identification.



[Signature]
Notary Public
My commission expires: _____

Signed, sealed and delivered
In the presence of:

Kathy Heaton
Print Name Kathy Heaton
Address: 905 NW 56th Terrace, Ste A
Gainesville, FL 32605

Joel Rousseau
Print Name Joel Rousseau
Address: 905 NW 56th Terrace, Ste A
Gainesville, FL 32605

CONSENTING PARTY

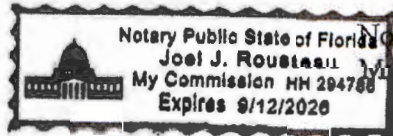
NEXTOWER DEVELOPMENT GROUP II, LLC.
A Delaware limited liability company

By: David H. Boeff
Print Name: David H. Boeff
Title: President & CEO

Address: 905 NW 56th Terrace, Suite A
Gainesville, FL 32605

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 18 day of November, 2025, by David H. Boeff as
President and CEO for NexTower Development Group II, LLC who is personally known to me.



Joel Rousseau
Notary Public
My commission expires: 9/12/2026

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered
In the presence of:

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

Witness Signature

By: _____
Joy Andrews, County Administrator

Print Name

St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

Witness Signature

Print Name

St. Johns County
4010 Lewis Speedway
St. Augustine, FL 32084

**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 _____, 20__ by Joy Andrews as County Administrator for St. Johns County who is personally known to me.

Notary Public
My Commission Expires: _____

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

Deputy Clerk

EXHIBIT "A"

The Easement Premises

NEXTOWER EASEMENT PARCEL
ST. JOHNS COUNTY PARCEL ID: 0236300090

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO LYING WITHIN THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4293, PAGE 1440 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4293, PAGE 1440 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CERTAIN LANDS THE FOLLOWING 5 COURSES: (1) S35° 55' 46"W FOR 36.20 FEET; (2) THENCE N81° 25' 06"W FOR 22.76 FEET; (3) THENCE N41° 04' 11"W FOR 38.62 FEET; (4) THENCE N81° 25' 00"W FOR 66.03 FEET; (5) THENCE N41° 23' 47"W FOR 59.22 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2900, PAGE 859 OF SAID PUBLIC RECORDS; THENCE N42° 47' 26"E ALONG SAID SOUTH LINE FOR 93.63 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ST. JOHNS PARKWAY (A 150' PUBLIC RIGHT-OF-WAY); THENCE S41° 04' 11"E ALONG SAID RIGHT-OF-WAY LINE FOR 167.38 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 12,089 SQUARE FEET MORE OR LESS.

EXHIBIT "B"

Easement Area

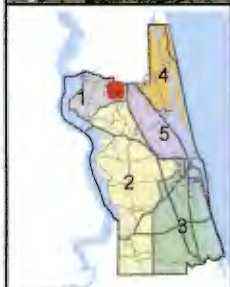
NEXTOWER 25' WIDE INGRESS/EGRESS & UTILITY EASEMENT

A 25-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS/EGRESS AND UTILITIES LYING IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO LYING WITHIN THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4293, PAGE 1440 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4293, PAGE 1440 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID CERTAIN LANDS THE FOLLOWING 5 COURSES: (1) S35° 55' 46"W FOR 36.20 FEET; (2) THENCE N81° 25' 06"W FOR 22.76 FEET; (3) THENCE N41° 04' 11"W FOR 38.62 FEET; (4) THENCE N81° 25' 00"W FOR 66.03 FEET; (5) THENCE N41° 23' 47"W FOR 59.22 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2900, PAGE 859 OF SAID PUBLIC RECORDS; THENCE N42° 47' 26"E ALONG SAID SOUTH LINE FOR 38.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND; THENCE N41° 04' 11"W FOR 122.09 FEET; THENCE N48° 55' 49"E FOR 55.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ST. JOHNS PARKWAY (A 150' PUBLIC RIGHT-OF-WAY); THENCE S41° 04' 11"E ALONG SAID RIGHT-OF-WAY LINE FOR 25.00 FEET; THENCE S48° 55' 49"W FOR 30.00 FEET; THENCE S41° 04' 11"E FOR 94.40 FEET; THENCE S42° 47' 26"W FOR 25.14 FEET TO THE POINT OF BEGINNING.



Approx. Cell Tower Location



2024 Aerial Imagery
Date: 12/12/2025

Temporary Access Easement
Nextower Development
Group II, LLC



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.