

RESOLUTION NO. 2026- 78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE PALENCIA LIFE STORAGE.

RECITALS

WHEREAS, Storage Palencia LLC, has executed and presented to the County an Easement for Utilities associated with the water system to serve Palencia Life Storage, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Storage Palencia LLC., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water system to serve Palencia Life Storage, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, McCoy and Company Inc., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Palencia Life Storage, attached hereto as Exhibits “C” and “D”, incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “E” incorporated by reference and made a part hereof.

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 Easement for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 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.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 24th day of March, 2026.

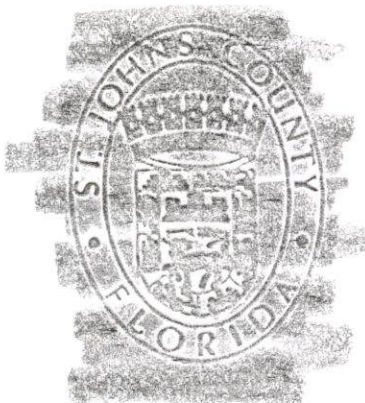
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date MAR 24 2026

By: Clay Murphy
Clay Murphy, Chair

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

Arthur K. A.
Deputy Clerk



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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 2 day of May, 2025 by Storage Palencia, with an address of 790 State Road 13, Saint Johns, FL 32259, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water meter utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water meter utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

[Signature]
Witness Signature
MICHAEL B. MASON
Print Name

By: [Signature]
Print Name: Wayne M. McCoy
Title: Mayor

3501 N. Ponce De Leon Blvd.
Saint Augustine, FL 32084
Witness Address **REQUIRED BUSINESS OR PERSONAL**

[Signature]
Witness Signature
Leydi Paulino
Print Name

3501 N. Ponce De Leon Blvd.
Saint Augustine, FL 32084
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida
COUNTY OF Saint Johns

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this 2 day of May, 2025,
by Wayne McCoy, who
is owner of 135 McCoy Way Saint Augustine, FL. Such
person is personally known to me or has produced FL DL as
identification.

[Signature]
Notary Public
My Commission Expires: 8/22/2026

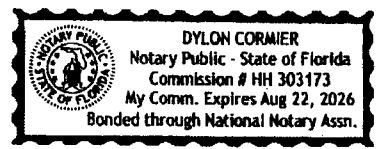


EXHIBIT "A"
EASEMENT AREA

ST. JOHNS COUNTY PARCEL ID:
0724200034
ADDRESS:
91 MCCOY WAY, SAINT AUGUSTINE, FL 32095

LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF REGALO ROAD (A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED, FORMERLY KNOWN AS SHANNON ROAD) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED); THENCE NORTH 38°53'53" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 312.62 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 43 FOOT SHARED ACCESS DRIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5700, PAGE 1501 OF SAID PUBLIC RECORDS, SAID 43' SHARED ACCESS DRIVE EASEMENT ALSO BEING KNOWN AS MCCOY WAY; THENCE NORTH 51°06'07" WEST, ALONG SAID CENTERLINE, 86.56 FEET TO A POINT OF CURVE IN SAID CENTERLINE; THENCE ALONG A CURVE TO THE RIGHT IN SAID CENTERLINE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 80.00 FEET, A DISTANCE OF 18.37 FEET, AS MEASURED ALONG A CHORD BEARING NORTH 44°30'29" WEST TO A POINT OF TANGENCY IN SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 37°54'50" WEST, 5.29 FEET TO THE POINT OF BEGINNING OF A PROPOSED UTILITY EASEMENT DESCRIBED HEREON; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 37°54'50" WEST, 9.72 FEET; THENCE NORTH 53°36'36" EAST, 33.84 FEET; THENCE SOUTH 36°23'24" EAST, 9.71 FEET; THENCE SOUTH 53°36'36" WEST, 7.64 FEET; THENCE SOUTH 36°23'24" EAST, 3.95 FEET; THENCE SOUTH 53°36'36" WEST, 3.00 FEET; THENCE NORTH 36°23'24" WEST, 3.95 FEET; THENCE SOUTH 53°36'36" WEST, 22.95 FEET TO THE POINT OF BEGINNING.

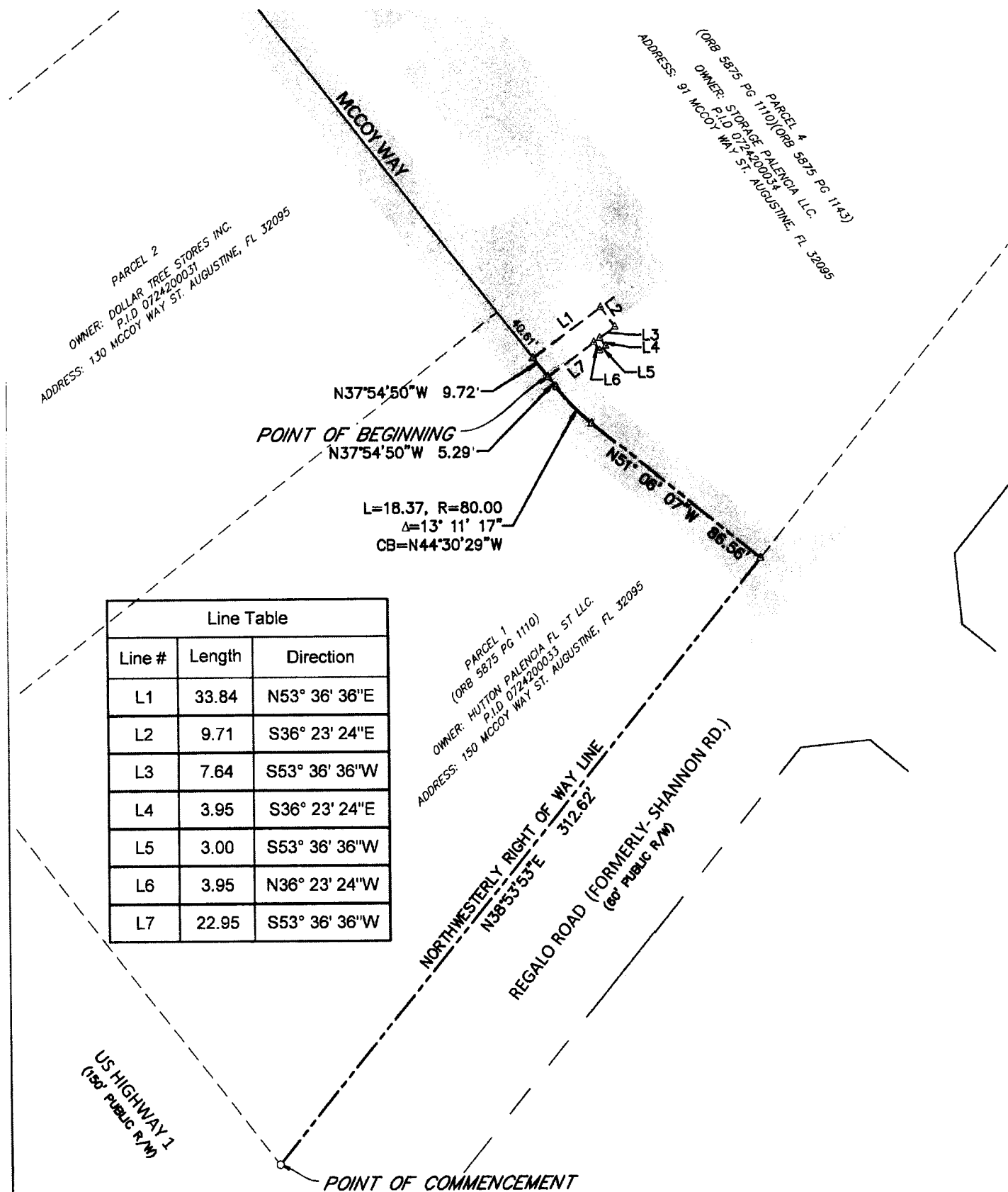
CONTAINING ±339 SQUARE FEET MORE OR LESS.

SURVEYOR NOTES:

1. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DEPICT/DESCRIBE A PROPOSED PUBLIC WATER UTILITY EASEMENT.
2. THE BASIS OF BEARINGS ARE BASED ON THE MONUMENTED NORTH WESTERLY RW LINE OF REGALO ROAD.


WILLIAM J. BECK

ST. JOHNS COUNTY PARCEL ID:
 0724200034
 ADDRESS:
 91 MCCOY WAY, SAINT AUGUSTINE, FL 32095



Line Table		
Line #	Length	Direction
L1	33.84	N53° 36' 36"E
L2	9.71	S36° 23' 24"E
L3	7.64	S53° 36' 36"W
L4	3.95	S36° 23' 24"E
L5	3.00	S53° 36' 36"W
L6	3.95	N36° 23' 24"W
L7	22.95	S53° 36' 36"W

SURVEYOR NOTES:

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2. THE BASIS OF BEARINGS ARE BASED ON THE MONUMENTED NORTH WESTERLY RW LINE OF REGALO ROAD.

Willard I. Rffkman
 WILLARD I. RFFKMAN

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE**

PROJECT: Palencia Life Storage COMM23-120

Storage Palencia LLC, 790 SR 13 St, Johns FL 32259

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 29th of May, 20 25.

WITNESS:

[Signature]
Witness Signature

Devin Williams
Witness Print Name

OWNER:

[Signature]
Owner Signature

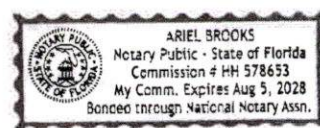
Wayne M. Mc Coy
Owner Print Name

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 29 day of May, 20 25, by Wayne Mc Coy as Owner for Storage Palencia LLC.

[Signature]
Notary Public Ariel Brooks
My Commission Expires: 05/05/28

Personally Known or Produced Identification
Type of Identification Produced drivers license



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Palencia Storage

Contractor:

Developer: McCoy and Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" c900 DR18	LF	100'	\$ 287.13	\$ 28,713.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" gate Valve	Ea	2	\$ 911.00	\$ 1822.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
SJCUD Hydrant	Ea	1	\$ 3540.00	\$ 3540.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" SJCUD water service	Ea	1	\$ 827.00	\$ 827.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	34,902.00

Exhibit "C" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$34,902.00

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

12/1/2025

to

Wayne M. McCoy

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Palencia Life Storage

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 1st day of December, 2025.

WITNESS:

Brittany Manno
Witness Signature

Brittany Manno
Print Witness Name

CONTRACTOR:

Wayne M. McCoy
Lienor's Signature

Wayne M. McCoy
Print Lienor's Name

STATE OF FL

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2025, by Wayne M. McCoy as General Contractor/Developer for McCoy and Company

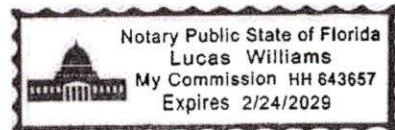
[Signature]
Notary Public

My Commission Expires: 2-24-2029

Personally Known or Produced Identification

Type of Identification Produced

FL DL



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Palencia Storage

Contractor:

Developer: McCoy and Company

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" c900 DR18	LF	100'	\$ 287.13	\$ 28,713.00
	LF		\$ -	\$ -
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Hydrants Assembly (Size and Type)				
SJCUD Hydrant	Ea	1	\$ 3540.00	\$ 3540.00
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	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" SJCUD water service	Ea	1	\$ 827.00	\$ 827.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	34,902.00



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

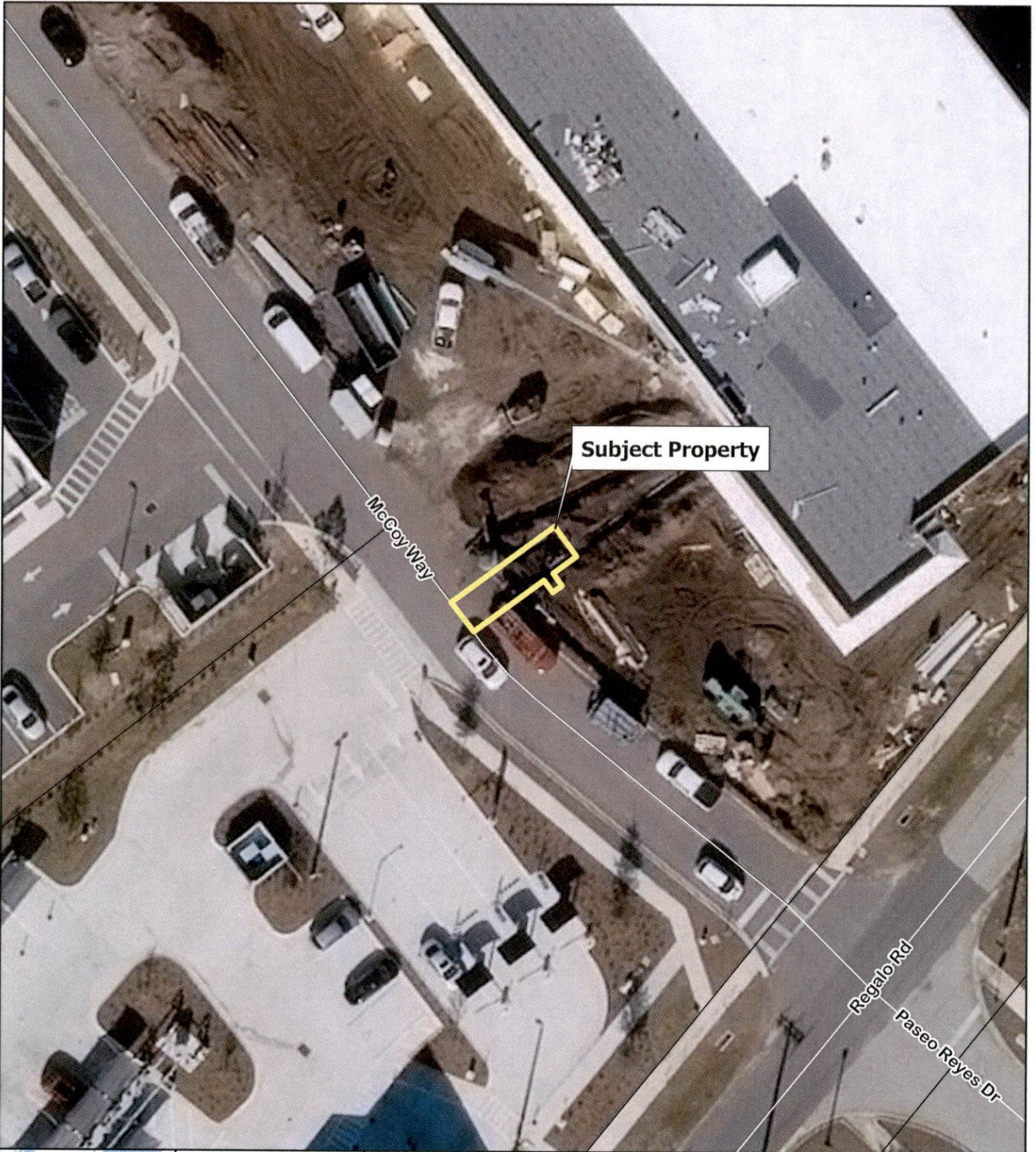
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 3, 2026
SUBJECT: Palencia Life Storage (ASBULT 2025000078)

St. Johns County Utility Department has reviewed and approved the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia Life Storage.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.

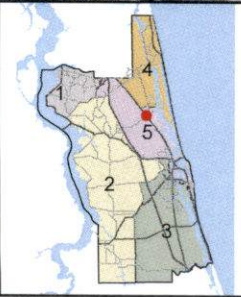


Subject Property

McCoy Way

Regalo Rd

Paseo Reyes Dr



Imagery Date: 12/2024

Date: 2/9/2026

**Palencia Life Storage
Easement for Utilities,
Bill of Sale,
Release of Lien
& Warranty**



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 hereon.