

12**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***10/6/2026****BCC MEETING DATE****TO:** Joy Andrews, County Administrator**DATE:** September 11, 2026**FROM:** Corey Bowens, Director, Land Management Systems**PHONE:** 904 209-0776**SUBJECT OR TITLE:** Resolution accepting a Temporary Construction Easement for repairs to a lift station located along World Commerce Parkway.**AGENDA TYPE:** Consent Agenda, Resolution**BACKGROUND INFORMATION:**

WCC DRI OWNER, LLC has executed and presented to the County a Temporary Construction Easement for repairs to a lift station located along World Commerce Parkway. This property surrounds the lift station and is ideally located for construction access and temporary staging of construction materials and equipment during repairs to the lift station. It is in the best interest of the County to accept this Temporary Construction Easement for the health, safety and welfare of the citizens located within this service area.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to adopt Resolution 2026-_____, accepting a Temporary Construction Easement for repairs to a lift station located along World Commerce Parkway.

For Administration Use Only:**Legal:** Lex Taylor 9/21/2026**OMB:** CR 9/21/2026**Admin:** JDD 9/28/2026

RESOLUTION NO. 2026-_____

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY CONSTRUCTION EASEMENT FOR REPAIRS TO A LIFT STATION LOCATED ALONG WORLD COMMERCE PARKWAY.

RECITALS

WHEREAS, WCC DRI OWNER, LLC has executed and presented to the County a Temporary Construction Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, for repairs to a lift station located along World Commerce Parkway; and

WHEREAS, this property surrounds the lift station and is ideally located for construction access and temporary staging of construction materials and equipment during repairs to the lift station; and

WHEREAS, it is in the best interest of the County to accept this Temporary Construction Easement for the health, safety and welfare of the citizens located within this service area.

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 Temporary Construction Easement, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners 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 file the original Temporary Construction Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this _____ day of _____, 2026.

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

By: _____
Clay Murphy, Chair

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

By: _____
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this ____ day of October, 2026, by and between **WCC DRI OWNER, LLC**, a Delaware limited liability company, whose address is c/o Stiles Corporation, 201 E. Las Olas Boulevard, Suite 1200, Fort Lauderdale, Florida 33301, as Grantor and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, Grantee.

WITNESSETH, that for and in consideration of the sum of **\$10.00 (Dollars)** and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the Grantor hereby gives, grants, bargains and releases to the County, a Temporary Construction Easement to enter upon and use the Grantor's property located in St. Johns County, Florida, described below, for construction access and temporary staging of construction materials and equipment related to repair, replacement, and maintenance of pipes and equipment associated with the lift station, together with non-exclusive rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The County shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations.

SEE EXHIBIT "A" ATTACHED HERETO

The County hereby agrees to indemnify, defend and hold Grantor, and/or its contractors harmless from all claims, causes of action, lawsuits, liabilities, losses, property damage, personal injury, other damages, costs and fees, including attorney's fees connected with, associated with or arising from said project.

Notwithstanding, the County's obligations are limited as set forth in Section 768.28, Florida Statutes, and nothing in this Temporary Construction Easement shall be construed to extend the liabilities of the County beyond that provided in Section 768.28, Florida Statutes or be deemed as a waiver of the County'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.

It is understood and agreed by the parties hereto that the rights granted herein shall automatically expire and terminate the date that the project at this location and upon these premises is complete or no later than ninety (90) days from the date indicated above, whichever shall occur first.

The County shall restore the property to its original condition when the project is complete. All such restoration shall be accomplished at the County's sole cost and expense.

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SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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

Signed and sealed in
our presence:

(sign) Jessica Abramson

(print name) Jessica Abramson

(address) 201 E Las Olas Blvd., Suite 1200
Fort Lauderdale, FL 33301

(sign) David Thirlwell

(print name) David Thirlwell

(address) 201 E Las Olas Blvd., Suite 1200
Fort Lauderdale, FL 33301

WCC DRI OWNER, LLC, a Delaware
limited liability company

By: WCC DRI HOLDINGS, LLC, a
Delaware limited liability company,
its manager

By: S CM WCC DRI, LLC, a Florida
limited liability company,
its manager

By: S-WCC DRI, LLC, a Florida limited
liability company,
its manager

By: Ryan Karlin
Name: Ryan Karlin
Title: VP

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 10th day of September, 2026, by Ryan Karlin, VP, of S-WCC DRI,
LLC, a Florida limited liability company, as manager of S CM WCC DRI, LLC, a Florida
limited liability company, the manager of WCC DRI HOLDINGS, LLC, a Delaware limited
liability company, the manager of WCC DRI OWNER, LLC, a Delaware limited liability
company, on behalf of the company who are personally known to me ☒ or have produced
_____ as identification.

(Notary Seal)

Notary Public: [Signature]
My Commission Expires: 11.4.2028

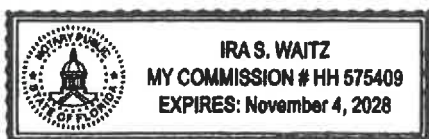


EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

A PORTION OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF PARCEL A, AS RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE EASTERNMOST CORNER OF OFFICIAL RECORDS BOOK 4799, PAGE 1798, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $31^{\circ}54'29''$ WEST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH $58^{\circ}05'31''$ EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 171.79 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF WORLD COMMERCE PARKWAY, AS NOW ESTABLISHED. THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 695.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}29'08''$, AN ARC DISTANCE OF 187.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ}33'14''$ WEST, 187.27 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY LINE OF OFFICIAL RECORDS BOOK 4799, PAGE 1798; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE NORTH $31^{\circ}54'29''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 74.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,612 SQUARE FEET, MORE OR LESS.

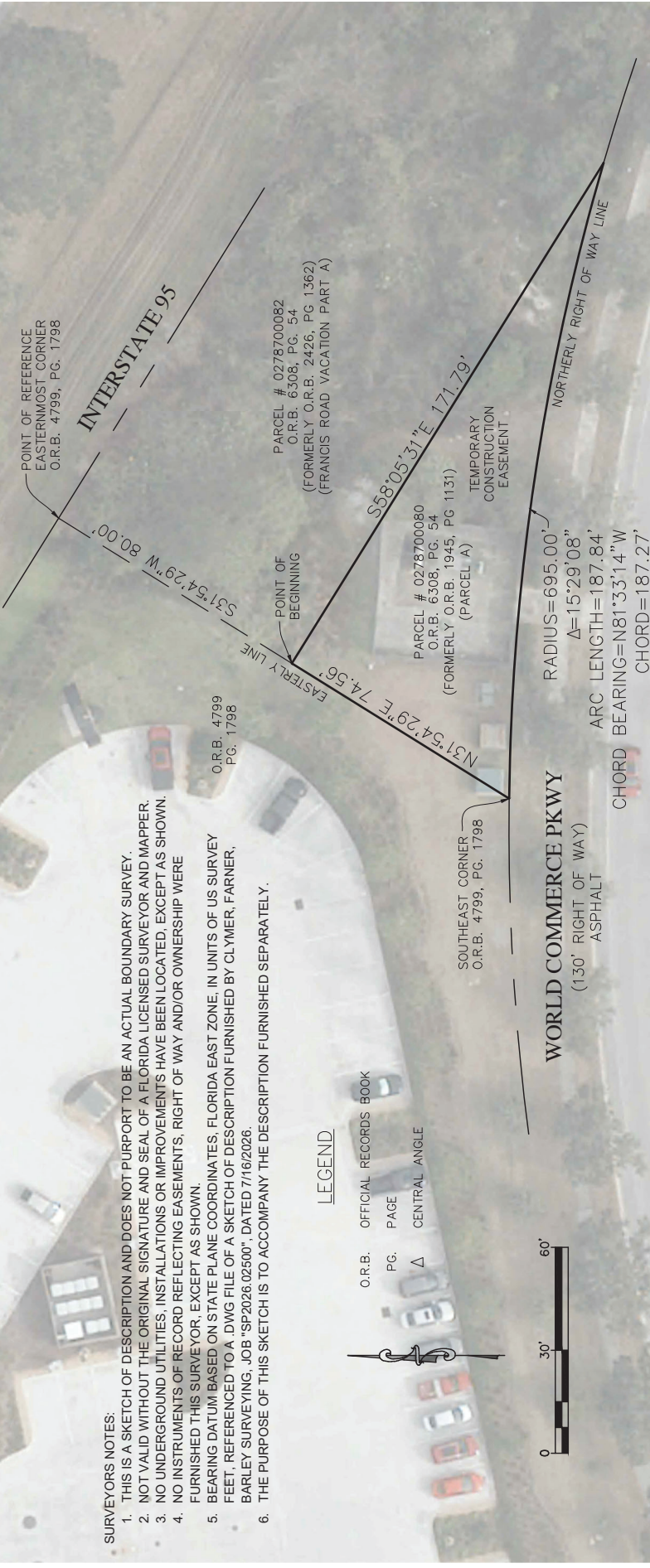
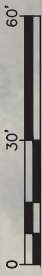
MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF PARCEL A, AS RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.
FOR: ST. JOHNS COUNTY UTILITIES DEPARTMENT

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, REFERENCED TO A .DWG FILE OF A SKETCH OF DESCRIPTION FURNISHED BY CLYMER, FARNER, BARLEY SURVEYING, JOB "SP2026.02500", DATED 7/16/2026.
- 6. THE PURPOSE OF THIS SKETCH IS TO ACCOMPANY THE DESCRIPTION FURNISHED SEPARATELY.

LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- Δ CENTRAL ANGLE



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 34-17.051, F.A.C.; AND THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 34-17.051, F.A.C.; STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

WORLD COMMERCE PKWY LIFT STATION #4
TEMPORARY CONSTRUCTION EASEMENT

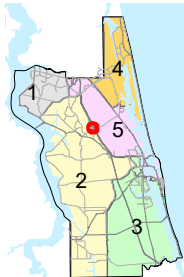
SKETCH OF DESCRIPTION
DATE OF SKETCH: SEPTEMBER 9, 2026



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-1453
SHEET NO. 1
OF 1



Imagery Date: 12/2024

Date: 9/9/2026

Temporary Construction Easement

WCC DRI Owner, 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.