9	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 28, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to Florida Power & Light Company to provide electrical service to NW Well Site #6 located south of Courtney Vista Drive.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

Florida Power & Light Company ("FPL") has requested an easement, from St. Johns County ("County") to provide electrical service to NW Well Site #6 located south of Courtney Vista Drive. FPL requires that a customer desiring electrical service must provide FPL with access and rights-of-way which in the opinion of FPL are necessary for the rendering of service to the customer. The County has the authority to grant such rights, easements, permits and privileges and it is found that granting the easement to FPL for such purposes serves the best interest of the public.

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-_____, approving the terms and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to Florida Power & Light Company to provide electrical service to NW Well Site #6 located south of Courtney Vista Drive.

For Administration Use Only:
Legal: Lex Taylor 10/6/2026 **OMB: CR 10/7/2026** **Admin: JDD 10/7/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AN EASEMENT TO FLORIDA POWER & LIGHT COMPANY TO PROVIDE ELECTRICAL SERVICE TO NW WELL SITE #6 LOCATED SOUTH OF COURTNEY VISTA DRIVE.

RECITALS

WHEREAS, Florida Power & Light Company ("FPL") has requested an easement, from St. Johns County ("County"), attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to provide electrical service to NW Well Site #6 located South of Courtney Vista Drive; and

WHEREAS, FPL requires that a customer desiring electrical service must provide FPL with 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 granting the easement to FPL for such purposes serves the best interest of the public.

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, in substantially similar language as attached, is hereby approved by the Board of County Commissioners and the Chair is authorized to execute the Easement on behalf of the County pending approval of a Purchase and Sale Agreement presented to the Board on October 20, 2026 related to St. Johns County's acquisition of additional property from Pacetti Property LLC and subsequent recording of a Warranty Deed.

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 ____ 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

[ ]

	UNDERGROUND EASEMENT (BUSINESS) This Instrument Prepared By
Sec. 38, Twp 6, Rge 28	Name: Sheri Lewis
Parcel I.D. # 028186-0040 (Maintained by County Appraiser)	Co. Name: St. Johns County Real Estate Department
	Address: 500 San Sebastian View St. Augustine, FL 32084

[Reserved for Circuit Court]

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 underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground 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:

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within 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, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

(Continued on Sheet No. 9.779)

(Continued from Sheet No. 9.778)

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on_____, _____.

Signed, sealed and delivered
in the presence of:

_____

(Witness' Signature)

Print Name _____
(Witness)

Print Address: _____

_____

(Witness' Signature)

Print Name_____
(Witness)

Print Address: _____

By: _____

Print Name: Clay Murphy, Chair

Print Address: St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this_____day of October, 2026 , by Clay Murphy as Chair of the St. Johns County Board of County Commissioners ,[]who is (are) personally known to me or[]has (have) produced_____as identification by means of [] physical presence or [] online notarization, and who did (did not) take an oath.

And

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this day of_____, _____, by_____.

_____

Notary Public, State of Florida

_____

Print Name of Notary Public

My Commission Expires:_____

Commission Number_____

SKETCH & DESCRIPTION OF
UTILITY AND ACCESS EASEMENT

LYING ON SUBSECTION 6 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT
TOWNSHIP 6 SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA

DESCRIPTION OF UTILITY AND ACCESS EASEMENT (BY SURVEYOR)

A PORTION OF LAND LYING WITHIN SUBSECTION 6 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY CORNER OF SUBSECTION 5 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT; THENCE SOUTH 18 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 75.02 FEET TO THE NORTHEASTERLY CORNER OF TRACT "J", SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF FLORIDA POWER & LIGHT COMPANY UTILITY UNDERGROUND EASEMENT AS RECORDED ON OFFICIAL RECORDS BOOK 6421, PAGE 192 AND EASEMENT FOR UTILITIES AS RECORDED ON OFFICIAL RECORDS BOOK 6275, PAGE 1849 AND ALSO BEING THE POINT OF BEGINNING OF SILVERLEAF 29B-1" AS RECORDED ON MAP BOOK 109, PAGE 69 THROUGH 80, OF THE PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18 DEGREES 40 MINUTES 32 SECONDS WEST, DEPARTING SAID NORTHWESTERLY CORNER AND ALONG THE EASTERLY LINE OF SAID TRACT "J", A DISTANCE OF 69.73 FEET TO THE **POINT OF BEGINNING**;

FROM THE **POINT OF BEGINNING** THUS DESCRIBED THENCE THE FOLLOWING TWELVE (12) COURSES: COURSE NO. 1: NORTH 58 DEGREES 43 MINUTES 27 SECONDS EAST, DEPARTING SAID EASTERLY LINE OF TRACT "J", A DISTANCE OF 15.19 FEET; COURSE NO. 2: NORTH 19 DEGREES 30 MINUTES 27 SECONDS EAST, 38.36 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF FPL EASEMENT "K" AS RECORDED IN OFFICIAL RECORDS BOOK 4584, PAGE 1896; COURSE NO. 3: SOUTH 72 DEGREES 44 MINUTES 25 SECONDS EAST, 10.00 FEET ALONG LAST SAID SOUTHERLY LINE; COURSE NO. 4: SOUTH 19 DEGREES 30 MINUTES 27 SECONDS WEST, DEPARTING LAST SAID SOUTHERLY LINE, 26.50 FEET; COURSE NO. 5: NORTH 58 DEGREES 43 MINUTES 27 SECONDS EAST, 35.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID FPL EASEMENT "K"; COURSE NO. 6: SOUTH 72 DEGREES 44 MINUTES 25 SECONDS EAST, 98.81 FEET, ALONG LAST SAID SOUTHERLY LINE; COURSE NO. 7: SOUTH 17 DEGREES 15 MINUTES 35 SECONDS WEST, DEPARTING SAID SOUTHERLY LINE OF FPL EASEMENT "K" AND ALONG THE EASTERLY LINE OF SAID FPL EASEMENT "K", 20.00 FEET; COURSE NO. 8: NORTH 72 DEGREES 44 MINUTES 25 SECONDS WEST, DEPARTING SAID EASTERLY LINE OF FPL EASEMENT "K", 20.00 FEET; COURSE NO. 9: NORTH 17 DEGREES 15 MINUTES 35 SECONDS EAST, 10.00 FEET; COURSE NO. 10: NORTH 72 DEGREES 44 MINUTES 25 SECONDS WEST, 74.30 FEET; COURSE NO. 11: SOUTH 58 DEGREES 43 MINUTES 27 SECONDS WEST, 73.73 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID TRACT "J" AS RECORDED ON MAP BOOK 109, PAGES 69 THROUGH 80; COURSE NO.12: NORTH 18 DEGREES 40 MINUTES 32 SECONDS EAST, ALONG SAID EASTERLY LINE OF TRACT "J", 15.54 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED LANDS CONTAINING 2190.25 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

LEGEND

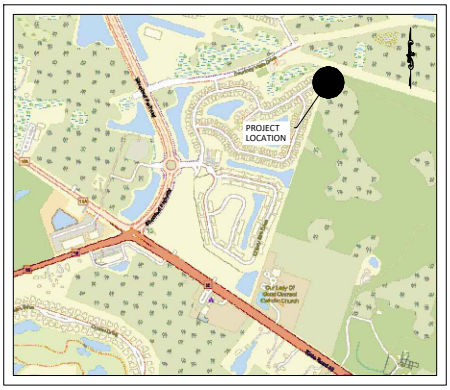
ORB	OFFICIAL RECORDS BOOK
PG	PAGE

SURVEYOR'S NOTES
1) THIS IS NOT A BOUNDARY SURVEY.

2) THIS SKETCH & DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE INSTRUMENTS OF RECORD AND NOT OF RECORD, AFFECTING THE SUBJECT PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.

Randy L Tompkins
License Number
LS6503
State of Florida
Professional Surveyor and Mapper

FOR THE FIRM BY:
RANDY L TOMPKINS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER (PSM) No: 6503
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR & MAPPER



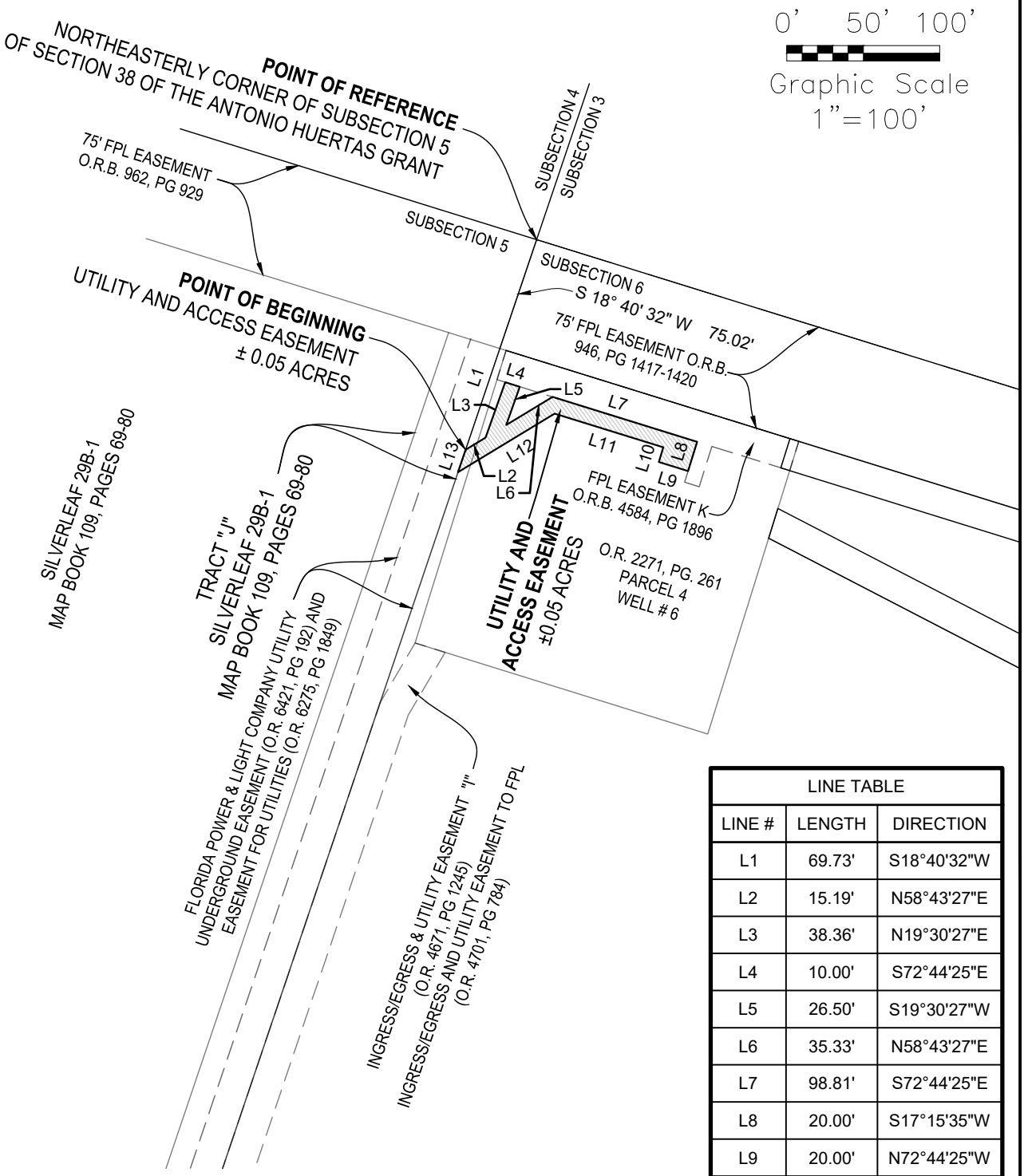
VICINITY MAP
NOT TO SCALE

DRMP
8001 Belfort Parkway, Suite 200, Jacksonville, FL 32256
904-641-0123
www.DRMP.com
LB# 2648

No.	Date	Revision	By
6			
5			
4			
3			
2			
1	10/12/2026	ADDED 20'x10' SECTION, REVISED DESCRIPTION & TABLE	LMR

Index of Survey Sheets
SHEET 1 *DESCRIPTION OF FP&L UTILITY AND EASEMENT*
SHEET 2 *SKETCH*

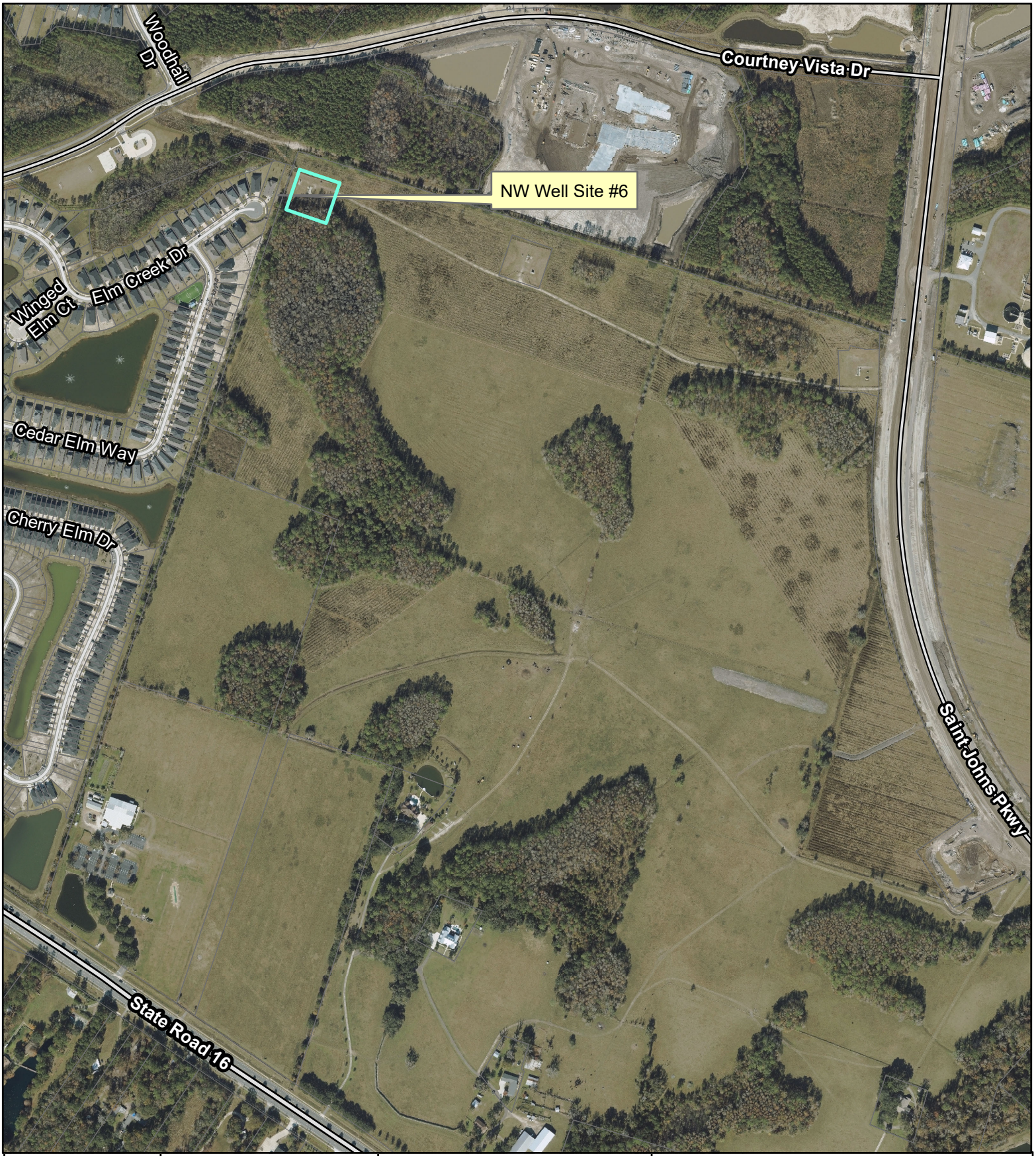
Job No.: 301.2200581.002
Date: 09/28/2026
Sheet No.
1 OF 2

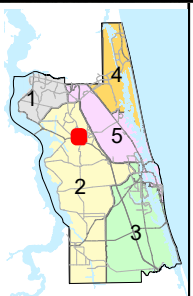


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	69.73'	S18°40'32"W
L2	15.19'	N58°43'27"E
L3	38.36'	N19°30'27"E
L4	10.00'	S72°44'25"E
L5	26.50'	S19°30'27"W
L6	35.33'	N58°43'27"E
L7	98.81'	S72°44'25"E
L8	20.00'	S17°15'35"W
L9	20.00'	N72°44'25"W
L10	10.00'	N17°15'35"E
L11	74.30'	N72°44'25"W
L12	73.73'	S58°43'27"W
L13	15.54'	N18°40'32"E

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Imagery Date: 12/2024

Date: 9/28/2026

FPL Easement

NW Well Site #6

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 responsiblilty for the accuracy or completeness of the data shown hereon.