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

12/1/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **November 6, 2026**

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

SUBJECT OR TITLE: **Resolution approving and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to the City of Jacksonville Beach, a municipal corporation in Duval County, d/b/a Beaches Energy Services to provide electrical service to the new restrooms at DeLeon Shores Park.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

The City of Jacksonville Beach, a municipal corporation in Duval County, d/b/a Beaches Energy Services ("Beaches Energy") has requested an Easement from St. Johns County ("County") to provide electrical service to the new restrooms at DeLeon Shores Park. Beaches Energy requires that a customer desiring electrical service must provide access and rights-of-way which in the opinion of Beaches Energy are necessary for rendering of service to a customer. 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 to grant Beaches Energy an easement for said purposes.

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 and authorizing the Chair of the Board, on behalf of the County, to execute an Easement to the City of Jacksonville Beach, a municipal corporation in Duval County, d/b/a Beaches Energy Services to provide electrical service to the new restrooms at DeLeon Shores Park.

For Administration Use Only:
Legal: Lex Taylor 11/17/2026 **OMB: Christopher Thompson 11/17/2026** **Admin: JDD 11/17/2026**

RESOLUTION NO. 2026-_____

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 THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES TO PROVIDE ELECTRICAL SERVICE TO THE NEW RESTROOMS AT DELEON SHORES PARK.

RECITALS

WHEREAS, the City of Jacksonville Beach, a municipal corporation in Duval County, Florida, d/b/a Beaches Energy Services ("Beaches Energy") 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 the new restrooms at DeLeon Shores Park; and

WHEREAS, Beaches Energy requires that a customer desiring electrical service must provide Beaches Energy with access and rights-of-way which in the opinion of Beaches Energy are necessary for rendering of service to a 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 Beaches Energy 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 Easement is hereby approved and the Chair of the Board is hereby authorized to execute the Easement on behalf of the County.

Section 3. The Clerk is instructed to record the original 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:_____
Ann Taylor, Chair

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

By:_____
Deputy Clerk

Exhibit "A" to Resolution

GRANT OF EASEMENT FOR ELECTRIC AND NATURAL GAS FACILITIES

For Clerk of Court Use Only

PREPARED BY AND RETURN TO:
Beaches Energy Services
Engineering Division
1460 Shetter Avenue
Jacksonville Beach, FL 32250

THIS GRANT OF EASEMENT FOR ELECTRIC AND NATURAL GAS FACILITIES (hereinafter "Easement"), made this _____ day _____ 2026, of between **St. Johns County, Florida**, a political subdivision of the State of Florida, "Grantor(s)," and the **City of Jacksonville Beach**, a municipal corporation in Duval County, Florida, d/b/a Beaches Energy Services, hereinafter "Grantee."

PROPERTY: The following described land situated in St Johns County, Florida, and hereinafter "Property."

And more particularly described on "Exhibit A" attached and, hereby made a part thereof.

RE#, PIN#, or STRAP # of above described Property 0512700010

Street address of above described Property 82 Dolphin Blvd E, Ponte Vedra Beach, FL 32082

WITNESSETH: For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s), and Grantor's successors and assigns, hereby gives, grants, dedicates, and conveys to the Grantee, its successors and assigns forever, an unobstructed perpetual easement for the purpose of installing and maintaining electrical lines, natural gas lines, equipment, and appurtenances across, above, on, and below the surface of the Property, with the further right to install other electrical and natural gas facilities for the operation, maintenance, and replacement of an electric system and/or natural gas system, **TOGETHER WITH** the right of ingress and egress, to, over, from, upon, under, and across said Property for the purpose of maintaining, replacing, upgrading, improving, repairing, reconstructing, and removing said electrical and/or natural gas facilities lines, equipment, and appurtenances.

AND TOGETHER WITH the right to Grantee, its successors and assigns, of ingress and egress, to, over, from, upon, under, and across the Property, and for doing anything necessary, useful, or convenient for the enjoyment of the Easement herein granted, including the right to cut, spray, trim, remove, and dispose of any trees, growth, or vegetation Grantee determines is necessary or convenient in connection with its operation, maintenance, and replacement of said electrical and/or natural gas facilities, also the privilege of removing at any time, any and all said electrical and/or natural gas facilities located over, upon, in, across, or under said Property, **ALSO TOGETHER WITH** the right and easement privilege in and to said Property which may be required for the enjoyment of the rights granted herein.

IN WITNESS WHEREOF, Grantor(s) has/have executed this Easement the day and year first above written.

For Clerk of Court Use Only

Signed, Sealed, and Delivered:

WITNESS:

_____
1st Witness (Signature)

_____
1st Witness (Type or Print Name)

_____
1st Witness (Mailing Address)

_____
2nd Witness (Signature).

_____
2nd Witness (Type or Print Name)

_____
2nd Witness (Mailing Address)

GRANTOR(S):

By:_____
Chair

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

500 San Sebastian View, St. Augustine, Florida 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 _____ 2026, by _____.

He/She/They are/is personally known to me or **have/has** produced

_____ as identification and **did/did no**t take an oath.
Type of Identification

_____
Notary's Signature

_____
Type or Print Name

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

Commission

No._____

2 82 Dolphin Blvd E

For Clerk of Court Use Only

EXHIBIT A

EXHIBIT "A"

BENNETT SURVEYING, INC.
Surveyors and Land Planners

102 Marsh Harbour Parkway, Unit 103
Kingsland, GA 31548
P. O. Box 2729
Brunswick, GA 31521
(912) 258-8899
(912) 265-3856
Fax: (912) 265-9509

November 9, 2026

LEGAL DESCRIPTION OF A PORTION OF GOVERNMENT LOT 15, SECTION 16, TOWNSHIP 3 SOUTH RANGE 29 EAST ST. JOHN'S COUNTY, FLORIDA:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING AN ELECTRICAL AND NATURAL GAS FACILITY EASEMENT OVER A PORTION OF GOVERNMENT LOT 15, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN BOOK 380, PAGE 15 OF THE OFFICIAL RECORDS OF ST. JOHN'S COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE CURVED EASTERLY RIGHT-OF-WAY LINE OF DOLPHIN BOULEVARD (A 60' R/W) INTERSECTS THE SOUTHERNMOST POINT OF LANDS DESCRIBED IN BOOK 380, PAGE 15 OF THE OFFICIAL RECORDS OF ST. JOHN'S COUNTY) AND FROM SAID POINT RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 170.00 FEET, A CHORD DISTANCE OF 130.11 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 23°-52'-58" WEST; RUN THENCE NORTH 01°-22'-56" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DOLPHIN BOULEVARD, A DISTANCE OF 163.65 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 01°-22'-56" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 89°-08'-42" EAST, A DISTANCE OF 25.55 FEET TO A POINT; RUN THENCE SOUTH 01°-10'-02" EAST, A DISTANCE OF 137.15 FEET TO A POINT; RUN THENCE SOUTH 86°-51'-09" WEST, A DISTANCE OF 10.01 FEET TO A POINT; RUN THENCE NORTH 01°-10'-02" WEST, A DISTANCE OF 127.55 FEET TO A POINT; RUN THENCE SOUTH 89°-08'-42" WEST, A DISTANCE OF 15.52 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 0.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY OTHER EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232

REFERENCE DRAWING No. S-2-2751-11-26

K&GEASEMENT

PROPERTY ADDRESS
82 DOLPHIN BOULEVARD
PONTE VEDRA BEACH FLORIDA
32082

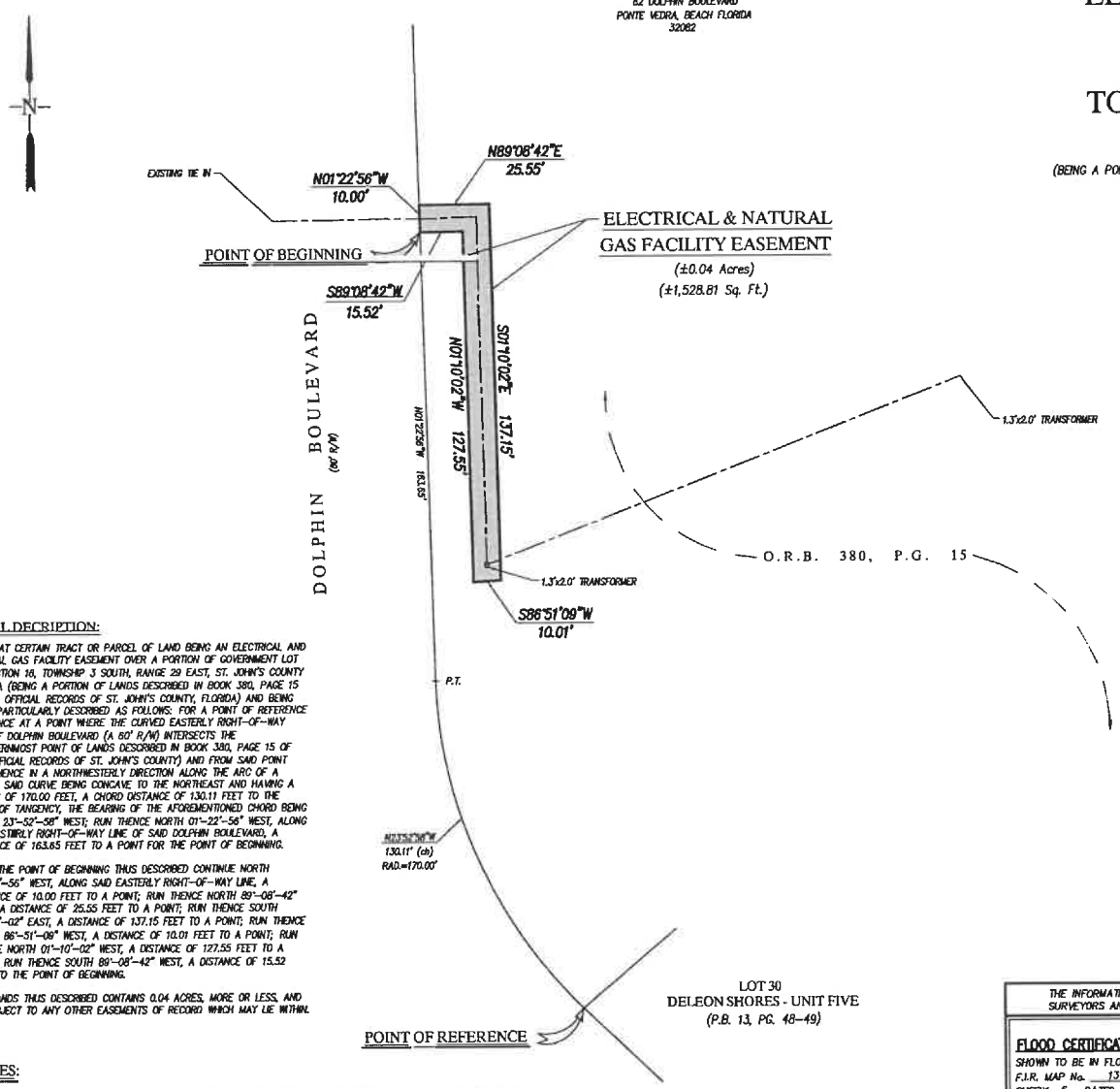
MAP TO SHOW SKETCH OF

ELECTRICAL & NATURAL GAS FACILITY EASEMENT OVER A PORTION OF GOVERNMENT LOT 15, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA

(BEING A PORTION OF LANDS DESCRIBED IN BOOK 380, PAGE 15, OF THE OFFICIAL RECORDS OF ST. JOHN'S COUNTY, FLORIDA)

For: ST. JOHN'S COUNTY &
K & G CONSTRUCTION, INC.

ST. JOHN'S COUNTY TAX PARCEL No. 0512700010



LEGAL DECRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING AN ELECTRICAL AND NATURAL GAS FACILITY EASEMENT OVER A PORTION OF GOVERNMENT LOT 15, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY FLORIDA (BEING A PORTION OF LANDS DESCRIBED IN BOOK 380, PAGE 15 OF THE OFFICIAL RECORDS OF ST. JOHN'S COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE CURVED EASTERLY RIGHT-OF-WAY LINE OF DOLPHIN BOULEVARD (A 80' R/W) INTERSECTS THE SOUTHERNMOST POINT OF LANDS DESCRIBED IN BOOK 380, PAGE 15 OF THE OFFICIAL RECORDS OF ST. JOHN'S COUNTY) AND FROM SAID POINT RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 170.00 FEET, A CHORD DISTANCE OF 130.11 FEET TO THE POINT OF TANGENCY, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 33°-52'-56" WEST; RUN THENCE NORTH 01°-22'-56" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DOLPHIN BOULEVARD, A DISTANCE OF 163.85 FEET TO A POINT FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 01°-22'-56" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 89°-08'-42" EAST, A DISTANCE OF 25.55 FEET TO A POINT; RUN THENCE SOUTH 01°-10'-02" EAST, A DISTANCE OF 137.15 FEET TO A POINT; RUN THENCE SOUTH 86°-51'-09" WEST, A DISTANCE OF 10.01 FEET TO A POINT; RUN THENCE NORTH 01°-10'-02" WEST, A DISTANCE OF 127.55 FEET TO A POINT; RUN THENCE SOUTH 89°-08'-42" WEST, A DISTANCE OF 15.52 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 0.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY OTHER EASEMENTS OF RECORD WHICH MAY LIE WITHIN.

LEGEND

● DENOTES FD. 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)	P.B. = PLAT BOOK
■ DENOTES FD. CONC. MON.	P.C. = PLAT CABINET
○ DENOTES SET 1/2" REBAR	P.D. = PLAT DRAWER
R/W = RIGHT-OF-WAY	P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE	ARC = ARC LENGTH
P.T. = POINT OF TANGENCY	ID = IDENTIFICATION
P.R.C. = POINT OF REVERSE CURVATURE	FD. = FOUND
RAD = RADIUS	L.B. = LICENSED BUSINESS
△ DENOTES SET MAG NAIL/HUB	L.S.F. = LICENSED SURVEY FIRM
▲ DENOTES FD. MAG NAIL/HUB	CONC. = CONCRETE
B.R.L. = BUILDING RESTRICTION LINE	MON. = MONUMENT
D.B. = DEED BOOK	ORB = OFFICIAL RECORDS BOOK
PG. = PAGE	(T) = TOTAL
(ch) = CHORD	(W) = WETLAND
(typ.) = TYPICAL	SQ. FT. = SQUARE FEET
ELEV. = ELEVATION	(r) = RADIAL
F.F. = FINISHED FLOOR	F.P.L. = FLORIDA POWER & LIGHT

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N01°-22'-56"E FOR THE EASTERLY R/W LINE OF DOLPHIN BOULEVARD ACCORDING TO DEED RECORDED IN BOOK 380, PAGE 15.

2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHN'S COUNTY.

3.) THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.

4.) THIS MAP IS FOR THE PURPOSE OF CREATING AN EASEMENT ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

F.B. DIGITAL, PG. -
SKETCH DATE: 11-09-2026
SIGNATURE DATE: 11-09-2026

DWG. No. S-1-2751-11-26

0' 15' 30' 60'
SCALE: 1" = 30'

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLOOD CERTIFICATE: THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 13109C0082J, COMM No. 125147, PANEL No. 0082, SUFFIX 6, DATED: 12-07-2018 FOR: ST. JOHNS COUNTY, FLORIDA.

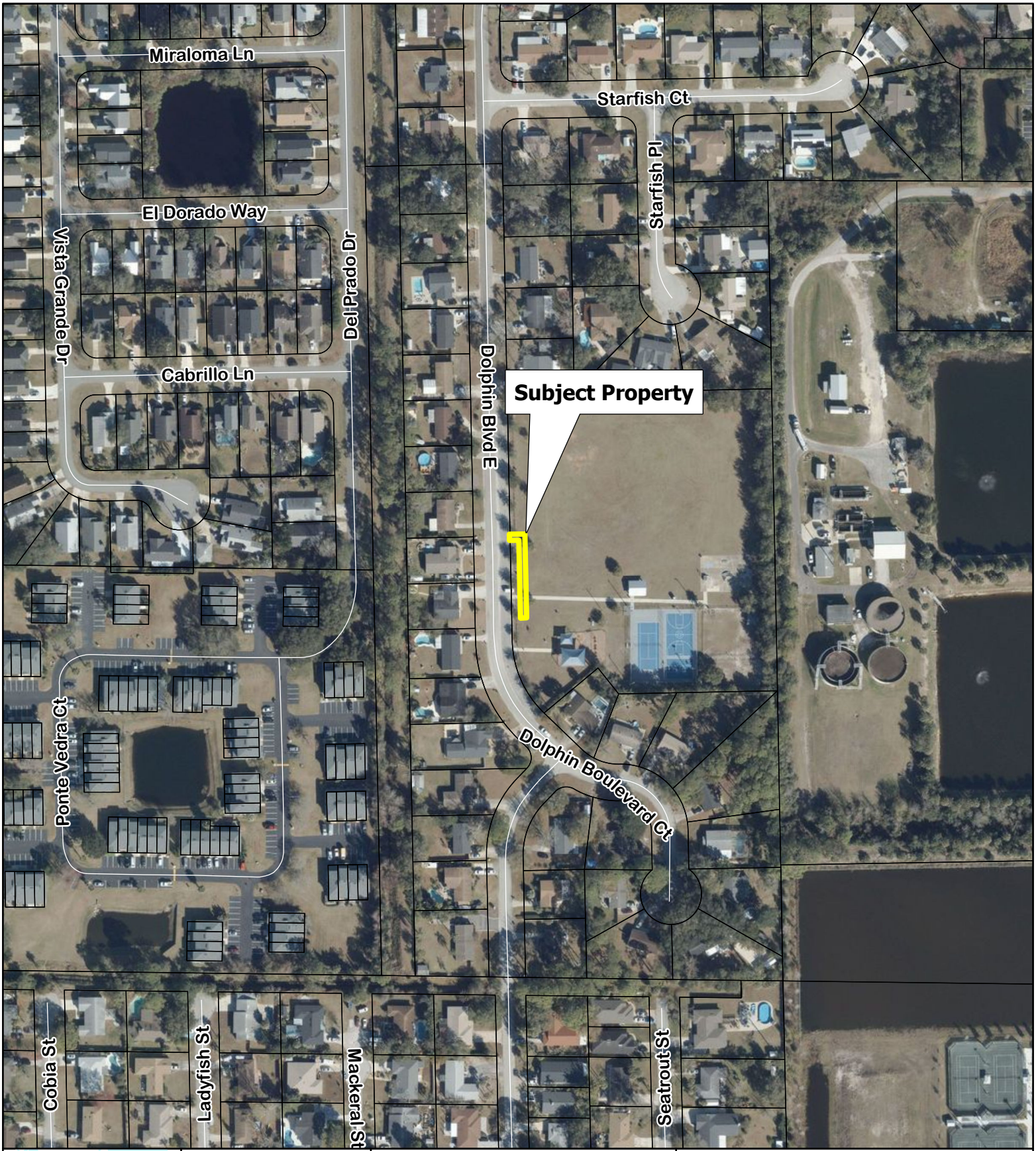
I HEREBY CERTIFY THAT THE ABOVE PROPERTY WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE EASEMENT SHOWN HEREON IS LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID PROPERTY, EXCEPT AS SHOWN.

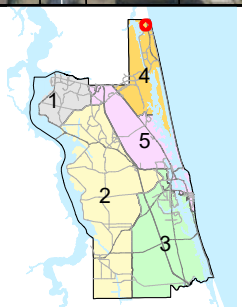
THIS SKETCH NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

S:\BS\CAD\St. Johns\82 dolphin blvd EASEMENT.dwg

DWN. BY: G.D.
CKD. BY: R.B.

BENNETT SURVEYING of GEORGIA, INC.
Surveyors and Land Planners
102 MARSH LANDING PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
(912) 673-8940
ERNEST R. BENNETT, JR.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232
LICENSED BUSINESS No. 8191





Imagery Date: 1/2026

Date: 11/10/2026

Dolphin Boulevard

Grant of Easement
DeLeon Shores Park

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.