

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Resolution 2025-107
Easement Agreement - Florida Public Utilities Company

ITEM TYPE: Resolution (w/o fiscal impact)

REQUESTED ACTION: Consider Resolution 2025-107.

SYNOPSIS: This easement agreement allows Florida Public Utilities Company ("FPUC") to construct and maintain a new power line to service hangar development along Jamestown Road in accordance with the Airport Master Plan. The proposed easement extends along the edge of Jamestown Road, allowing for power to be extended to serve ongoing hangar development and the potential for future hangar development in this location.

FISCAL IMPACT: There is no fiscal impact derived from execution of this proposed easement agreement.

CITY ATTORNEY COMMENTS: No additional comments.

CITY MANAGER RECOMMENDATION(S): I recommend that the City Commission adopt proposed Resolution 2025-107.

Kim Briley, Deputy City Clerk	6/12/2025
Jeremiah Glisson, Deputy City Manager	6/13/2025
Sarah Campbell, City Manager	6/16/2025
Harrison Poole, City Attorney Pro Tem	6/24/2025
Katie Newton, Paralegal	6/24/2025

Date: June 11, 2025

Submitted By: Nathan Coyle, Airport Consultant

COMMISSION ACTION: Adopt

RESOLUTION 2025-107

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, APPROVING AN EASEMENT AGREEMENT WITH FLORIDA PUBLIC UTILITIES COMPANY TO CONSTRUCT AND MAINTAIN A POWER LINE ON AIRPORT PROPERTY; AUTHORIZING ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AUTHORIZING EXECUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns property at the Fernandina Beach Municipal Airport; and

WHEREAS, Florida Public Utilities Company (FPU) requests that the City grant it an easement for the installation and maintenance of a power line adjacent to Jamestown Road in support of ongoing and future planned hangar development activity; and

WHEREAS, the City desires to grant an easement to FPU for the installation and maintenance of a power line to serve planned hangar development along Jamestown Road; and

WHEREAS, it is the intention of the City Commission that sections of this Resolution may be renumbered or relettered and that the administrative correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the City Manager or his or her designee, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, THAT:

SECTION 1. The City Commission hereby grants the easement as described and attached hereto as Exhibit A.

SECTION 2. The City Clerk and City Manager are hereby authorized to execute all necessary documentation upon the review and approval of the City Attorney Pro Tem. The City Manager, or his or her designee, may administratively correct typographical and/or scrivener's errors of this Resolution which do not make substantive changes or otherwise affect the intent of the Resolution, upon receiving approval of the City Attorney, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 3. This Resolution shall take effect immediately upon passage.

ADOPTED this 1st day of July, 2025.

CITY OF FERNANDINA BEACH

JAMES ANTUN
Commissioner – Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

A handwritten signature in blue ink, appearing to read "H. Poole", is positioned above a horizontal line.

CAROLINE BEST
City Clerk

HARRISON W. POOLE, ESQ.
City Attorney Pro Tem

EASEMENT

This Instrument Prepared for
Florida Public Utilities Company
780 Amelia Island Parkway
Fernandina Beach, FL 32035

Parcel I.D. # **06-2N-28-0000-0001-0000**
(Maintained by County Property Appraiser)

The undersigned, their heirs, successors, lessees and assigns ("Grantor") 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 **Florida Public Utilities Company ("the Company")**, its agents, successors, and assigns, a perpetual easement and right to construct, operate, maintain, and re-construct or improve overhead or underground electric utility facilities on, over, across, and through the following described land in Nassau County, Florida:

PROPERTY DESCRIPTION – Exhibit A to Easement

EASEMENT DESCRIPTION

The rights herein granted to the Company by the Grantor specifically include (a) the right for the Company to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; further the Company hereby agrees to restore the Easement Area to as near as practicable to the condition which existed prior to such construction, repairs, alteration, replacement, relocation or removal as a result of the Company's safe and efficient installation, operation or maintenance of said facilities; (b) the reasonable right for the company to increase or decrease the voltage and to change the quality and type of facilities; (c) the reasonable right for the Company to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of the Company, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the reasonable right for the Company to trim or remove any timber adjacent to, but outside the Easement Area which, in the reasonable opinion of the Company, endangers or interferes with the safe and efficient installation, operation or maintenance of said facilities; (e) the reasonable right for the Company to enter upon land of the undersigned adjacent to said Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonable necessary or convenient for the Company's safe and efficient installation, operation and maintenance of said facilities and for the enjoyment and use of said easement for the purposes described above. The right and easement herein granted are non-exclusive as to the entities not engaged in the provision of electric energy and service and the Grantor reserves the right to grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or unreasonably conflict with the rights granted to the Company herein.

The Grantor hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to the Company's facilities and provide a working space of not less than twelve (12) feet on the opening side and two (2) feet on all other sides of any pad mounted transformer. The Grantor may call upon the company to relocate said facilities if needed for the reasonable redevelopment of the airport to include future development or relocation of taxiway, taxilane, hangar, and/or roadway. In such cases the Company reserves the right to determine, from the standpoint of conditions disclosed at the time, whether the expense involved in removing or relocating

Return mail to:
Electrical Engineering Department
Florida Public Utilities Company
780 Amelia Island Parkway
Fernandina Beach, Florida 32034

such facilities shall be at the Company's expense or at the expense of the Grantor, Owner or Owners.

Installed facilities and/or transformer(s) may be tapped or extended to serve adjacent properties, when it is in the best interest of the Company to do so. Care shall be used to insure that any connections to the facilities shall not interfere with buildings or driveways of the Grantor. Such taps or extensions will carry the same rights and privileges as the original easement.

In Witness Whereof, the instrument was signed and sealed on _____, 20__

Signed and acknowledged in the
presence of the following witnesses:

(Witness Signature)

Print Name: _____

Address: _____

(Witness Signature)

Print Name: _____

Address: _____

By: _____
(Grantor's Signature)

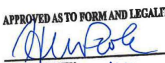
Print Name: _____

By: _____
(Grantor's Signature)

Print Name: _____

By: _____
(Grantor's Signature)

Print Name: _____

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY pro tem

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this _____ day of _____, 20__
by _____ and _____
who is (are) personally known to me or has (have) produced _____
as identification, and who did (did not) take an oath.

NOTARY SEAL

Notary Signature

Return mail to:
Electrical Engineering Department
Florida Public Utilities Company
780 Amelia Island Parkway
Fernandina Beach, Florida 32034



MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION



10' UTILITY EASEMENT

PREPARED FOR FLORIDA PUBLIC UTILITIES COMPANY

JUNE 2, 2025

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 28 EAST, FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1612, PAGE 946 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING A STRIP OF LAND 10 FEET IN WIDTH AND LYING 10 FEET RIGHT OF THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 21, AMELIA ISLAND INDUSTRIAL PARK SECTION THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 59 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH $35^{\circ}40'02''$ WEST, ALONG THE EXTENSION OF THE EASTERLY LINE OF SAID LOT 21, BEING ALSO THE WESTERLY LINE OF LOT 22 IN SAID AMELIA ISLAND INDUSTRIAL PARK SECTION THREE, A DISTANCE OF 60.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 22; THENCE SOUTH $54^{\circ}12'45''$ EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 22, A DISTANCE OF 106.00 FEET; THENCE SOUTH $35^{\circ}47'15''$ WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 152.85 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTHERLY LINE OF JAMESTOWN ROAD EXTENSION, AN UNRECORDED 60' RIGHT-OF-WAY EASEMENT; THENCE ALONG THE SOUTHERLY LINE OF SAID UNRECORDED EASEMENT, THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH $52^{\circ}41'16''$ WEST, A DISTANCE OF 29.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 120.00 FEET; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF $44^{\circ}10'58''$, AN ARC DISTANCE OF 92.54 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH $75^{\circ}37'20''$ WEST AND CHORD DISTANCE OF 90.28 FEET TO THE END OF SAID NON-TANGENT CURVE; (3) THENCE SOUTH $82^{\circ}17'11''$ WEST, A DISTANCE OF 218.93 FEET TO THE POINT OF TERMINUS OF SAID 10 FOOT STRIP OF LAND

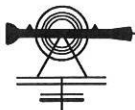
THE SIDELINES OF THE ABOVE-DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 10 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, RIGHTS-OF-WAY AND PROPERTY LINES OF RECORD AS MAY BE APPLICABLE.

Melanie Platt 6/2/2025

MELANIE G. PLATT, PSM

FLORIDA REGISTRATION NO. 7605

JOB NO. 14050-J-FPU (SHEET 1 OF 2 SHEETS)



MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



P.I.N.=07-2N-28-
0000-0001-001L
(PARCEL 1-1L) MEDICAL
BUILDING PARKING LEASE

SOUTHWESTERLY CORNER OF LOT 22, AMELIA
ISLAND INDUSTRIAL PARK SECTION THREE
(PLAT BOOK 5, PAGE 59)
N=2,282,168.5010 / E=513,158.1130

POINT OF REFERENCE

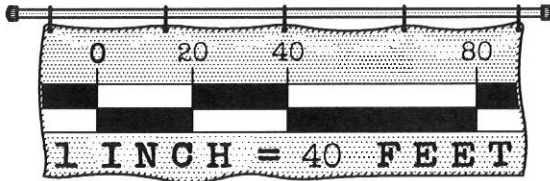
SOUTHEASTERLY CORNER OF LOT 21, AMELIA
ISLAND INDUSTRIAL PARK SECTION THREE
(PLAT BOOK 5, PAGE 59)
N=2,282,217.2546 / E=513,193.1272

LOT 22

SOUTHERLY LINE OF LOT 22

S54°12'45"E 106.00'

GRAPHIC SCALE



POINT OF BEGINNING

SOUTHEAST CORNER OF 10' UTILITY EASEMENT
FOR FLORIDA PUBLIC UTILITIES COMPANY
N=2,281,982.5243/E=513,154.7201

PORTION OF
P.I.N.=06-2N-28-
0000-0001-0000
FERNANDINA BEACH
MUNICIPAL AIRPORT
(O.R.B. 1612, PAGE 946)
MANZIE & DRAKE
FILE NO. C-1312

JAMESTOWN ROAD EXTENSION
ASSUMED 60' RIGHT-OF-WAY EASEMENT

3,441 SQUARE FEET

P.I.N.=07-2N-28-0000-0001-002L
CITY OF FERNANDINA BEACH LEASE
PROPERTY C/O SOVEREIGN CORP INC

ASSOCIATED
LEASE AREA
FOR TRACT 2

ASSOCIATED
LEASE AREA
FOR TRACT 3

TRACT 3 OF
SOVEREIGN
GROUND LEASE

ASSOCIATED LEASE
AREA FOR TRACT 1

TRACT 3

60' EASEMENT FOR INGRESS & EGRESS
PER O.R.B. 581, PAGES 419-428
"CENTURION WAY"

POINT OF TERMINUS

SOUTHWEST CORNER OF 10' UTILITY EASEMENT
FOR FLORIDA PUBLIC UTILITIES COMPANY
N=2,281,993.1138/E=512,827.3099

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

LINE TABLE

LINE	BEARING	LENGTH
L1	N52°41'16"W	29.34'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	92.54'	120.00'	44°10'58"	N75°37'20"W	90.26'

JOB NO. 14050-J-FPU (SHEET 2 OF 2 SHEETS)

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700

WWW.MANZIEANDDRAKE.COM