

RESOLUTION NO. 2025- 51

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A TEMPORARY ACCESS EASEMENT FOR A TELECOMMUNICATION TOWER TO BE LOCATED OFF STATE ROAD 207 AND WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, the St. Johns County Land Development Code (“LDC”), Section 6.08.12, requires the dismantling and removal of antenna towers after abandonment; and,

**WHEREAS**, Section 6.08.12.S of the LDC conditions approval to locate or construct antenna towers upon receipt of a valid easement, in favor of the County, to allow for access and removal of the facility in the event that it is abandoned; and,

**WHEREAS**, as part of an application to the St. Johns County Growth Management Department to construct a telecommunication tower off State Road 207 and Wildwood Drive, (*see* TOWER 2024-3), Anthemnet, Inc. in conjunction with Freedom Church of St. Augustine, Inc., has submitted a Temporary Access Easement, attached hereto as Exhibit “A,” incorporated by reference and made a part hereof, to provide the required access.

**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 Access Easement, attached and incorporated hereto, is hereby approved by the Board of County Commissioners and the County Administrator, or designee, is authorized to execute the easement on behalf of the County.

**Section 3.** To the extent that there are typographical, scrivener 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.

**Section 4.** The Clerk is instructed to record the Temporary Access Easement in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 18th day of February, 2025.

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

**Rendition Date** FEB 18 2025

BY:   
Krista Joseph, Chair

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

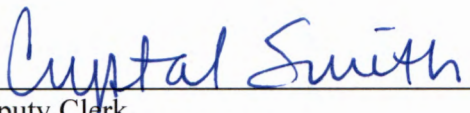
  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

**TEMPORARY ACCESS EASEMENT**

This Temporary Access Easement (the "Easement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **FREEDOM CHURCH OF ST. AUGUSTINE, INC.**, a Florida not-for-profit corporation, whose address is PO Box 1747 Saint Augustine, FL 32085, "Grantor", to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, "Grantee", its licensees, agents, successors and assigns, with the consent of **ANTHEMNET, INC.**, a Delaware corporation, whose address is 5151 Headquarters Drive, Suite 170 Plano, TX 75024 ("Tenant"). This Easement grants a non-exclusive right of way access easement for the purpose of ingress and egress by Grantee, Grantee's agents or assigns, at any and all time, to and from the leased premises (the "Leased Premises") which is more particularly described herein in Exhibit "A" attached hereto and made a part hereof.

**WITNESSETH:**

**WHEREAS**, Grantor, as Landlord, has entered into a Lease Agreement, referred to hereinafter as "Agreement", dated March 12, 2024, granting to Anthemnet Inc., as "Tenant", a leasehold interest in the Leased Premises; and

**WHEREAS**, the Agreement contemplates the construction of a telecommunications facility on the Leased Premises; and

**WHEREAS**, Section 6.08.12 of the St. Johns County Land Development Code (the "Zoning Ordinance") requires the dismantling and removal of telecommunications facilities after abandonment; and

**WHEREAS**, Section 6.08.12 (S) of the Zoning Ordinance requires an easement for access to the Leased Premises for removal of an abandoned telecommunications facility not complying with Section 6.08.12(N) (providing for time periods for removal of an abandoned telecommunications facility); and

**NOW, THEREFORE**, Grantor, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors and assigns, a non-exclusive easement over the lands of Grantor more particularly

described on Exhibit "B" attached hereto (the "Easement Area") for ingress and egress to the Leased Premises only for the purpose of removing the Tenant's telecommunications facilities if said telecommunications facilities are in violation of Section 6.08.12(N) of the Zoning Ordinance, with the right, privilege, and authority of Grantee, its successors and assigns, to enter on to the Leased Premises and to remove the telecommunications facilities therefrom in accordance with and subject to the requirements of Section 6.08.12(N) of the Zoning Ordinance.

The Grantor warrants to Grantee that it has good and indefeasible fee simple title to the Easement Area and the authority to enter into this easement.

The Easement shall terminate automatically upon removal of the Tenant's telecommunications facilities from the Leased Premises, whether removed by the Tenant, Grantor or Grantee. At the request of the Grantor, Grantee shall execute a recordable document evidencing such termination. If Grantee shall fail to execute such a document within thirty (30) days of Grantor's request, Grantor may record an affidavit certifying that the telecommunications facilities have been removed and that this Easement has been terminated.

Grantor reserves the right at its expense to relocate the Easement Area at any time and from time to time to permit convenient use of Grantor's property, provided that the relocated easement shall provide the Grantee substantially the same ingress and egress rights herein granted. Any such relocated easement shall be evidenced by an amendment to the Easement executed by Grantor and Grantee herein.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered  
In the presence of:

**GRANTOR**  
FREEDOM CHURCH OF ST. AUGUSTINE, INC.,  
a Florida not-for-profit corporation

Kentlie Herring  
Witness Signature

By: *Jeffrey S. Gatlin*

Kentlie Herring  
Print Name

Print Name: Jeffrey S. Gatlin

211 Cotorro Ln

Title: Pastor

St. Augustine, FL 32086  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

Tara Gatlin  
Witness Signature

Tara Gatlin  
Print Name

1180 Hibiscus St. St. Augustine, FL 32084

Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of JAN, 2025, by Jeffrey S. Gatlin, who is Pastor of Freedom Church of St. Augustine, Inc., on behalf of said company. Such person is personally known to me or has produced \_\_\_\_\_ as identification.



*Clay Griffin Murphy*  
Notary Public  
My Commission Expires: 8/8/2026

IN WITNESS WHEREOF, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered  
In the presence of:

CONSENTING PARTY  
ANTHEMNET, INC.  
A Delaware corporation

Ralph E. Kitashima  
Witness Signature

By: JB. r/r

Ralph E. Kitashima  
Print Name

Print Name: John Brian Richmond

4749 Kawaihau Road  
Kapa'a HI 96746  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

Title: President/CEO

Pam Scott  
Witness Signature

Pam Scott  
Print Name

2501 Kanio St  
Lihue HI 96766  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Hawaii  
COUNTY OF Kauai

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of January, 2025, by John Brian Richmond, who is President/CEO of ANTHEMNET, INC., on behalf of said company. Such person is personally known to me or has produced Hawaii Driver License as identification.



Ralph E. Kitashima  
Notary Public  
My Commission Expires: May 26, 2027  
Notary certificate attached.

Notary Certificate

Doc. Date Undated when notarized # of pages: Eight (this page included)

Notary Name: Ralph E. Kitashima; Fifth Circuit

Doc. Description: Temporary Access Easement

Ralph E. Kitashima 1/14/2025  
Notary Signature Date



**IN WITNESS WHEREOF**, party of the first part has executed this Temporary Access Easement on the day and year first above written.

Signed, sealed and delivered  
In the presence of:

**ST. JOHNS COUNTY, FLORIDA**, a  
political subdivision of the State of Florida

\_\_\_\_\_  
Witness Signature

By: \_\_\_\_\_  
Joy Andrews, County Administrator

\_\_\_\_\_  
Print Name

St. Johns County  
4010 Lewis Speedway  
St. Augustine, FL 32084

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Name

St. Johns County  
4010 Lewis Speedway  
St. Augustine, FL 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 \_\_\_\_\_, 20\_\_ by Joy Andrews as County Administrator for St. Johns County who is personally known to me.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

\_\_\_\_\_  
Deputy Clerk

Exhibit A

A PARCEL OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET; THENCE CONTINUE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15"E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S52°25'15"E, A DISTANCE OF 50.00 FEET; THENCE S37°34'45"W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 50.00 FEET; THENCE N37°34'45"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.  
SAID PROPOSED 50'X50' ANTHEMNET LEASE AREA CONTAINING 2,500 SQUARE FEET.

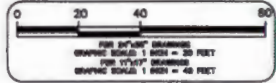
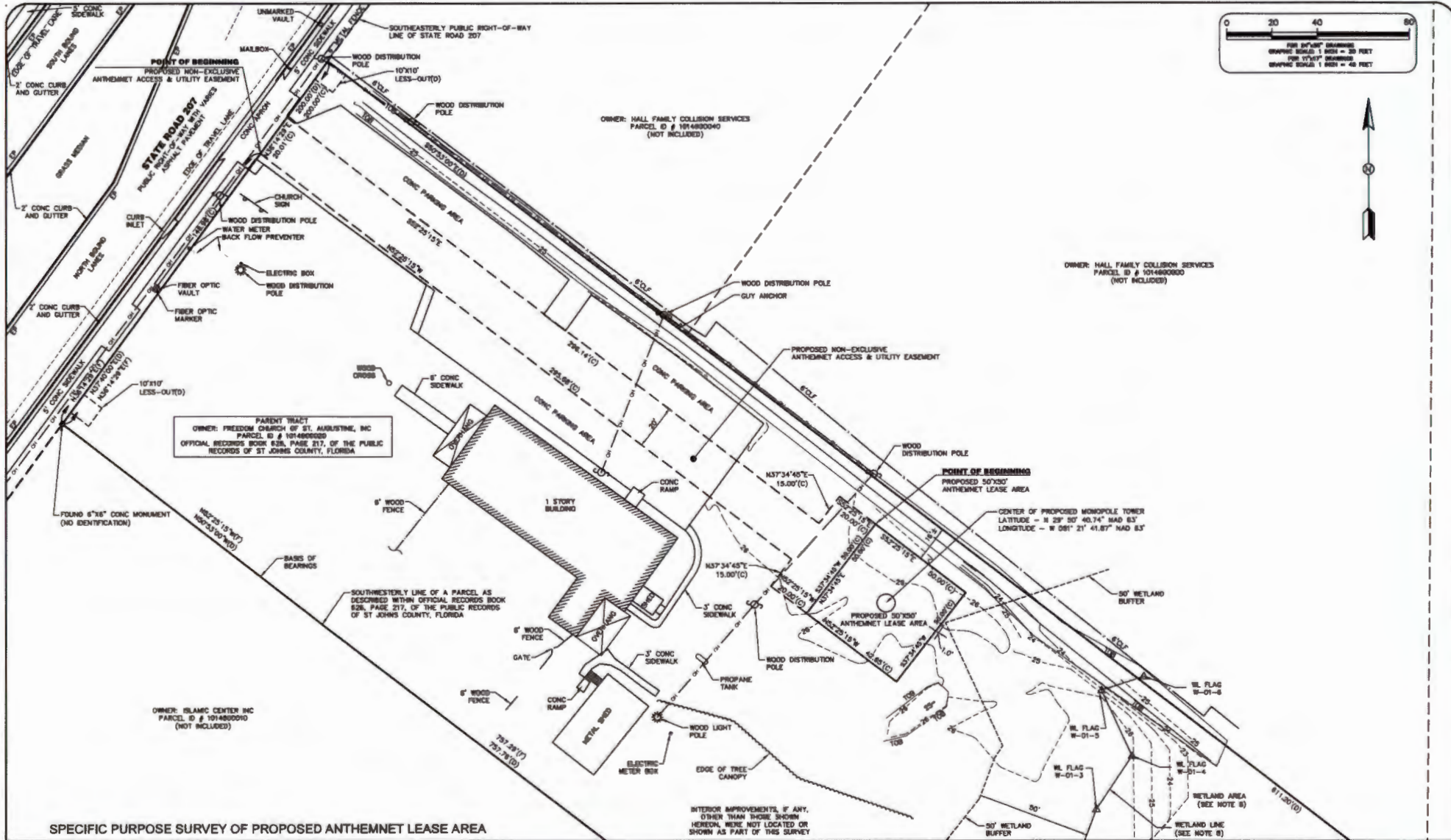


Exhibit B

A STRIP OF LAND LYING WITHIN SECTION 34, TOWNSHIP 07 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF A PARCEL AS DESCRIBED WITHIN OFFICIAL RECORDS BOOK 626, PAGE 218, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA, BEING MARKED BY A FOUND 6"X6" CONC MONUMENT (NO IDENTIFICATION); THENCE N52°25'15"W, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL, A DISTANCE OF 757.29 FEET TO A POINT ON THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207, BEING MARKED BY A FOUND 6"X6" CONCRETE MONUMENT (NO IDENTIFICATION); THENCE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 148.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N36°14'29"E, ALONG SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.01 FEET; THENCE S52°25'15"E, DEPARTING SAID EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 296.14 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE S52°25'15"E, A DISTANCE OF 20.00 FEET; THENCE S37°34'45"W, A DISTANCE OF 50.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 20.00 FEET; THENCE N37°34'45"E, A DISTANCE OF 15.00 FEET; THENCE N52°25'15"W, A DISTANCE OF 295.68 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED NON-EXCLUSIVE ANTHEMNET ACCESS & UTILITY EASEMENT CONTAINING 6,918 SQUARE FEET, MORE OR LESS.



**SPECIFIC PURPOSE SURVEY OF PROPOSED ANTHEMNET LEASE AREA**

INTERIOR IMPROVEMENTS, IF ANY, OTHER THAN THOSE SHOWN HEREON, WERE NOT LOCATED OR SHOWN AS PART OF THIS SURVEY

**SMW**  
ENGINEERING GROUP, INC.  
12978 N TELECOM PARKWAY  
TEMPLE TERRACE, FLORIDA 33637  
(813) 615-1422  
FLORIDA LICENSED BUSINESS 7906

REVISIONS	
1	WHERE PROPOSED LEASE AREA AND ADJACENT WETLAND LOCATED/ADDED FOR CLARITY. 4/17/24

PREPARED FOR:

**ANTHEMNET**  
5844 LUTHER LANE  
SUITE 725  
DALLAS, TEXAS 75225

**THIS SURVEY IS NOT VALID OR COMPLETE WITHOUT SHEETS 1, 2 & 3 BEING BOUND TOGETHER. SEE SHEET 1 FOR SURVEYORS SIGNATURE AND SEAL, SURVEYORS NOTES, DESCRIPTIONS, LEGEND, AND VICINITY MAP. SEE SHEET 3 FOR SKETCH OF PARENT TRACT.**

DRAWING INFORMATION:	
FIELD DATE:	04-24-2024
DRAWN DATE:	05-01-2024
CHECK DATE:	05-03-2024
SEC.-TRP.-RGE.:	34-079-20E

SITE INFORMATION:	
<b>ENTRADA</b>	
1740 STATE ROAD 207 SAINT AUGUSTINE, FLORIDA 32086 (ST. JOHNS COUNTY)	
SMW PROJECT NUMBER:	24-5058
SURVEY	SHEET 2 OF 3



2024 Aerial Imagery  
Date: 1/21/2025

Temporary Access Easement  
Anthemnet, Inc.



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.



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## Detail by Entity Name

Florida Not For Profit Corporation  
FREEDOM CHURCH OF ST. AUGUSTINE, INC.

### Filing Information

**Document Number** N13000004232  
**FEI/EIN Number** 81-1335322  
**Date Filed** 05/06/2013  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 11/18/2024

### Principal Address

1740 STATE ROAD 207  
ST AUGUSTINE, FL 32086

### Mailing Address:

1740 STATE ROAD 207  
ST AUGUSTINE, FL 32086

### Registered Agent Name & Address

GATLIN, JEFFREY S  
1180 HIBISCUS STREET  
ST AUGUSTINE, FL 32084

Name Changed: 02/04/2016

### Officer/Director Detail

#### **Name & Address**

Title Pastor

GATLIN, JEFFREY S  
1180 HIBISCUS STREET  
ST AUGUSTINE, FL 32084

### Annual Reports

Report Year	Filed Date
2022	04/29/2022
2023	09/25/2023
2024	11/18/2024

## **Document Images**

<a href="#">11/18/2024 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/25/2023 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/27/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2016 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/2013 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

**ACTION BY UNANIMOUS WRITTEN CONSENT  
IN LIEU OF THE ORGANIZATIONAL MEETING  
BY THE BOARD OF DIRECTORS OF  
ANTHEMNET, INC.**

The undersigned, constituting all of the members of the Board of Directors (the "Board") of anthemnet, inc., a Delaware corporation (the "Company"), pursuant to Section 141(f) of the Delaware General Corporation Law and the Bylaws of the Company, hereby adopt the following resolutions by unanimous written consent, effective as of the latest date set forth on the signature page hereto:

1. Certificate of Incorporation.

**RESOLVED**, that the Certificate of Incorporation of the Company filed with the Delaware Secretary of State on June 16, 2021, be, and it hereby is, ratified and affirmed.

2. Adoption of Bylaws: Board Size.

**RESOLVED**, that the Bylaws attached hereto as Exhibit A be, and the same hereby are, adopted as the Bylaws of and for the Company;

**RESOLVED FURTHER**, that the Secretary of the Company be, and hereby is, authorized and directed to execute a Certificate of Adoption of the Bylaws, to insert the Bylaws as so certified in the Company's Minute Book and to see that a copy of the Bylaws, similarly certified, is kept at the Company's principal office, as required by law; and

**RESOLVED FURTHER**, that pursuant to Section 3.1 of Article III of the Bylaws of the Company, the Board of Directors shall consist of one (1) member.

3. Election of Officers.

**RESOLVED**, that the following persons be, and they hereby are, appointed as officers of the Company, to serve until the annual meeting or until their successors are duly appointed and have qualified:

President, CEO, Secretary

– John Brian Richmond

4. Designation of Depository.

**RESOLVED**, that the Chief Executive Officer and the President of the Company be, and each of them hereby is, authorized:

8. Management Powers.

**RESOLVED**, that the officers of the Company be, and they hereby are, authorized to sign and execute in the name and on behalf of the Company all applications, contracts, leases and other deeds and documents or instruments in writing of whatsoever nature as may be required in the ordinary course of business of the Company and as may be necessary to secure for operation of the corporate affairs, governmental permits and licenses for, and incidental to, the lawful operation of the business of the Company, and to do such acts and things as such officers deem necessary or advisable to fulfill such legal requirements as are applicable to the Company and its business.

**IN WITNESS WHEREOF**, the undersigned, being the sole director of the Company, has executed this Action by Unanimous Written Consent as of the date set forth below and it shall be effective as of such date.

**Director:**

June 17, 2021  
\_\_\_\_\_  
Date

*John Brian Richmond*  
\_\_\_\_\_  
John Brian Richmond