

RESOLUTION NO. 2018- 385

Public Records of St. Johns County, FL  
Clerk number: 2018081908  
BK: 4640 PG: 1075  
11/14/2018 9:16 AM  
Recording \$44.00

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS ST. AUGUSTINE SOUTH DRIVE.

RECITALS

WHEREAS, a petition has been filed by qualified land owners to vacate a portion of the right-of-way hereinafter described; and

WHEREAS, the qualified landowners agree to allow the AT&T to retain an easement across the right-of-way sought to be vacated by this Resolution; and

WHEREAS, this Board has heretofore passed a Resolution as required by Section 336.09, Florida Statutes, and Notice of Public Hearing has been duly published and Proof of Publication has been filed with this Board; and

WHEREAS, it appears that the averments of said petition are true,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

1. It is hereby found and determined that the action taken in paragraph #2 below is in the best interest of the public.
2. That the following described right-of-way or portions thereof to wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

are hereby vacated, abandoned, discontinued and closed, and this Board hereby renounces and disclaims any right of the County and the Public in and to the above described right-of-way and any land in connection therewith, with the exception that AT&T retain an easement across said lands of said vacated right-of-way.

3. That the notice required by Section 336.10, Florida Statutes, for the adoption of this resolution is hereby authorized to be published.
4. That the applicant pays all recording costs.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORDS IN THE CLERK'S OFFICE OF ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF November 20 18  
ST. JOHNS COUNTY CLERK OF COURT  
Ex-Officio Clerk of the Board of County Commissioners



Dated this 10 day of November, 2018 By: Pam Halterman D.C.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

ATTEST: Hunter S. Conrad, Clerk

By: Henry Dean  
Henry Dean, Chair

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 11/8/18

## Schedule A

A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORNELL ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE (A 70 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) BY ST. AUGUSTINE SOUTH UNIT NO. 4 AS RECORDED IN PLAT BOOK 8, PAGES 32 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE, N89°52'00"W, A DISTANCE OF 408.72 FEET TO A POINT OF CURVE; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, 40.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 11°28'42" (CHORD BEARING N84°07'39"W, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE N89°52'00"W, A DISTANCE OF 144.20 FEET; THENCE N44°52'00"W, A DISTANCE OF 22.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 SOUTH; THENCE N00°08'00"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO A POINT OF CURVE; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 274.09 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 78°31'18" (CHORD BEARING OF S39°07'39"E, A DISTANCE OF 253.14 FEET) TO THE POINT OF BEGINNING.

CONTAINING 7,762 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.

Attachment 2  
APPLICATION & SUPPORTING MATERIALS

**THE ST. AUGUSTINE RECORD**

KAREN M TAYLOR  
ATTN LAND PLANNER  
77 SARAGOSSA ST  
SAINT AUGUSTINE FL 32084

Ref.#: 17503859D  
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**  
who on oath says that he/she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement being a **NOTICE OF INTENT**  
In the matter of **WAWA MAJMOD VACA - WAWA MAJMOD VACA**  
was published in said newspaper on **11/28/2017, 12/28/2017**

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore has been continuously published in said St. Johns County, Florida,  
each day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he/she has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of **DEC 28 2017**

by *Jamie Williams*  
or who has produced as identification

who is personally known to me  
**ERIC DAMIEN MCBRIDE**  
MY COMMISSION # FF825198  
EXPIRES October 07, 2019  
FloridaNotaryService.com


(Signature of Notary Public)

(Seal)

**NOTICE**

NOTICE IS HEREBY GIVEN THAT TVC Highway One Co., LLC whose business address is 5757 West Maple Road, Suite 800, West Bloomfield, MI 48322 Florida intends to petition the Board of County Commissioners for St. Johns County, Florida to vacate a portion of St. Augustine South Drive located in Section 31, Township 7 South, Range 30 East, St. Johns County, Florida more particularly described as follows:

**SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION**



**Absolute Development MAJMOD / WAWA**  
Aerial Photo - December 2017

**EXHIBIT A LEGAL DESCRIPTION**  
St. Augustine South Drive ROW Vacation

Road Vacation:  
A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORNELL ROAD (A 40 FOOT RIGHT-OF-WAY LINE NOW ESTABLISHED) AND THE NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE (A 70 FOOT UNIT NO. 4 AS RECORDED IN PLAT BOOK 8, PAGES 32 THROUGH 37 INCLUSIVE OF THE PUBLIC RECORDS); ST. AUGUSTINE SOUTH FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE; N89°52'00"W; A DISTANCE OF 408.72 FEET FOR A POINT OF BEGINNING; THENCE ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE; N89°52'00"W; A DISTANCE OF 200.00 FEET TO THE SOUTHERLY EXTENSION OF THE SAID SOUTHERLY EXTENSION; N00°08'00"E; A DISTANCE OF 200.00 FEET; THENCE S14.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT; HAVING A RADIUS OF 200.00 FEET AND CENTRAL ANGLE OF 90°00'00"; (CHORD BEARING S44°52'00"E; A DISTANCE OF 282.84 FEET) TO THE POINT OF BEGINNING;

CONTAINING 8,584 SQUARE FEET OR 0.197 ACRES, MORE OR LESS.

17503859D November 28, December 28, 2017.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

KAREN M TAYLOR  
77 SARAGOSSA ST

SAINT AUGUSTINE, FL 32084

ACCT: 15637  
AD# 0003104685-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ST AUGUSTINE SOUTH VACATION was published in said newspaper on 10/23/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

NOTICE OF PUBLIC HEARING ON  
VACATION OF CERTAIN STREETS, ALLEYWAYS, EASEMENTS OR ROADS  
(PORTION OF ST. AUGUSTINE SOUTH DRIVE)

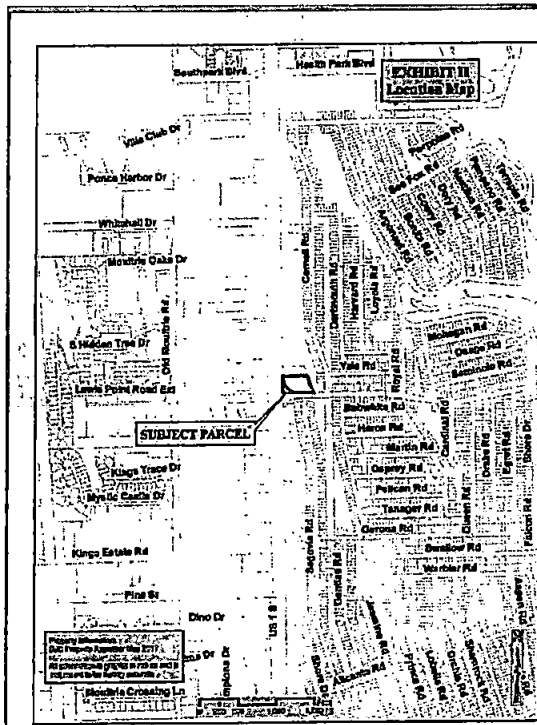
Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified land owners, will hold a public hearing on November 6, 2018 at 9:00 a.m. in the County Auditorium of the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider and determine whether it will vacate that portion of St. Augustine South Drive, described as follows:

LEGAL DESCRIPTION (Portion of ROW to be vacated):

A PORTION OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORNELL ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE (A 70 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) BY ST. AUGUSTINE SOUTH UNIT NO. 4 AS RECORDED IN PLAT BOOK 8, PAGES 32 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE, N89°52'00"W, A DISTANCE OF 408.72 FEET TO A POINT OF CURVE; THENCE, DEPARTING SAID NORTH RIGHT-OF-WAY, 40.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 11°28'42" (CHORD BEARING N84°07'39"W, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE N89°52'00"W, A DISTANCE OF 144.20 FEET; THENCE N44°52'00"W, A DISTANCE OF 22.63 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 SOUTH; THENCE N00°08'00"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO A POINT OF CURVE; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 274.05 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 78°31'16" (CHORD BEARING OF S89°07'39"E, A DISTANCE OF 253.14 FEET) TO THE POINT OF BEGINNING.

CONTAINING 7,762 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.



Sworn to and subscribed before me this 23 day of OCT 23 2018 parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing.

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, he will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is published pursuant to the provisions of Section 336.10 Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact ADA Coordinator, at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, Room #17, St. Augustine, FL 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this hearing.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
HUNTER S. CONRAD, ITS CLERK  
By: Yvonne King, Deputy Clerk

0003104685 October 23, 2018

