

RESOLUTION NO. 2018- B1

RESOLVED, that the Board of County Commissioners of St. Johns County, Florida, in the County Auditorium of the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084 on April 17, 2018, at 9:00 a.m. or at a date and time as soon thereafter as possible, upon petition of qualified landowners, will consider the advisability of exercising the power granted to it by Section 336.09, Florida Statutes 2017, and determine whether it will vacate, abandon, discontinue and close portions of certain streets, alleyways, or roads described as follows:

Legal description as per attached "Schedule A"

and the notice required by Section 336.10, Florida Statutes 2017, is hereby authorized and directed to be published.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of March, 2018.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad

RENDITION DATE MAR 22 2018

G. Dianne King
Deputy Clerk



SCHEDULE "A"

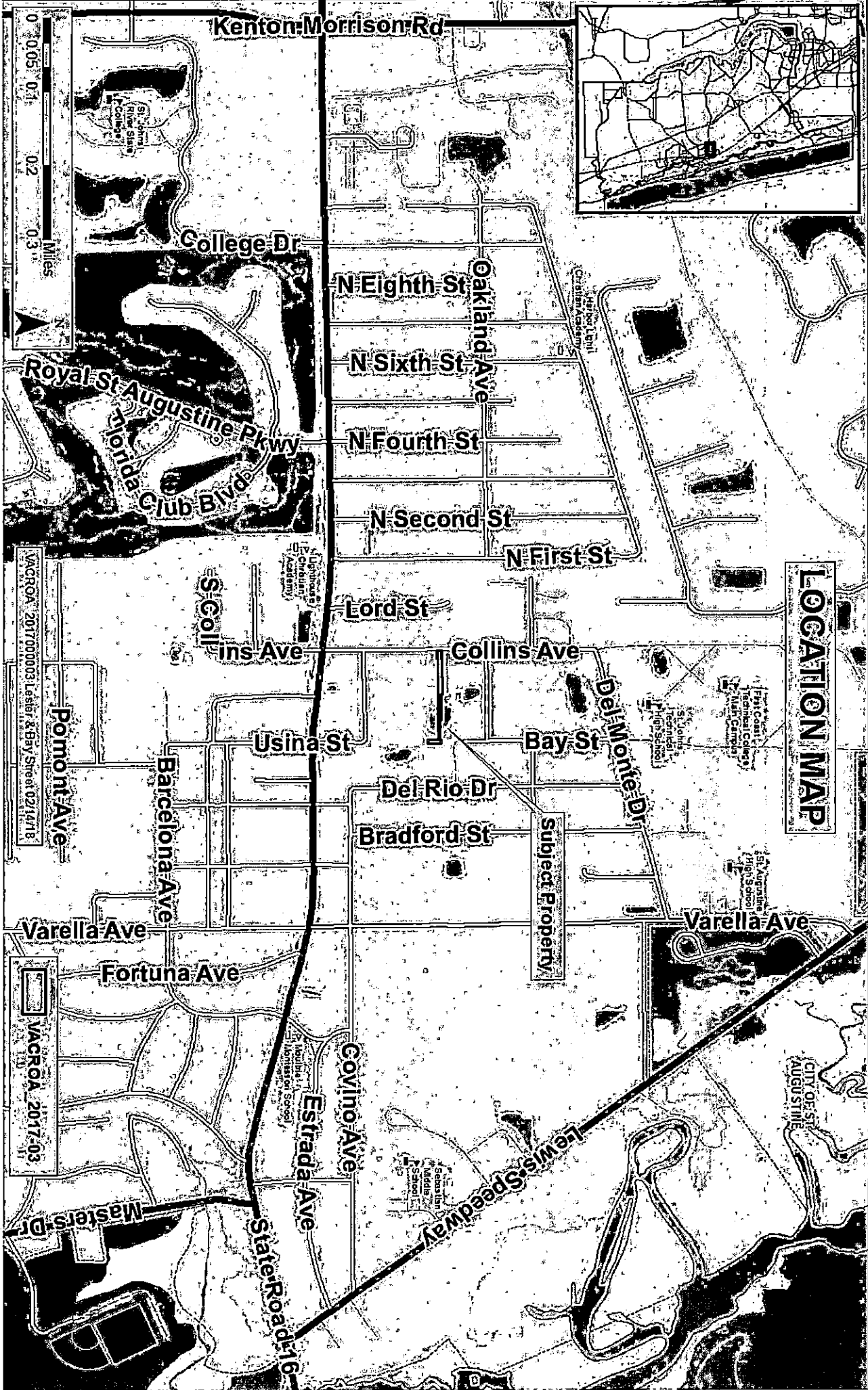
LESTER STREET

ALL OF LESTER STREET AS DEPICTED ON THE PLAT OF PONCE DE LEON HEIGHTS AS RECORDED IN MAP BOOK 3, PAGE 135 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

BAY STREET

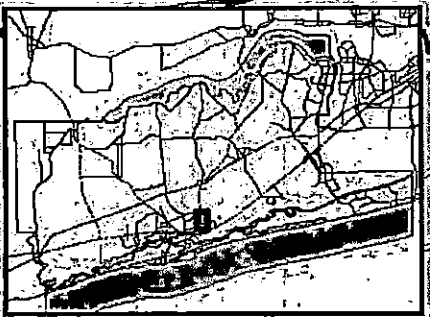
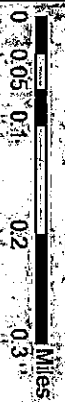
ALL THAT PART OF BAY STREET AS DEPICTED ON THE PLAT OF SHEPARD AND CROSBY SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 19 AND DEPICTED ON THE PLAT OF PONCE DE LEON HEIGHTS AS RECORDED IN MAP BOOK 3, PAGE 135 BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THAT PART OF BAY STREET PREVIOUSLY VACATED BY ST. JOHNS COUNTY RESOLUTION #2009-228 AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENTION OF THE SOUTH LINE OF LOT 13, BLOCK C OF SAID PONCE DE LEON HEIGHTS TO THE EAST LINE OF SAID BAY STREET.



LOCATION MAP

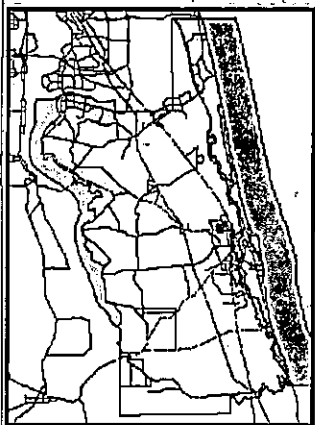
CITY OF ST. AUGUSTINE



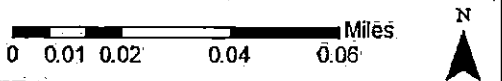
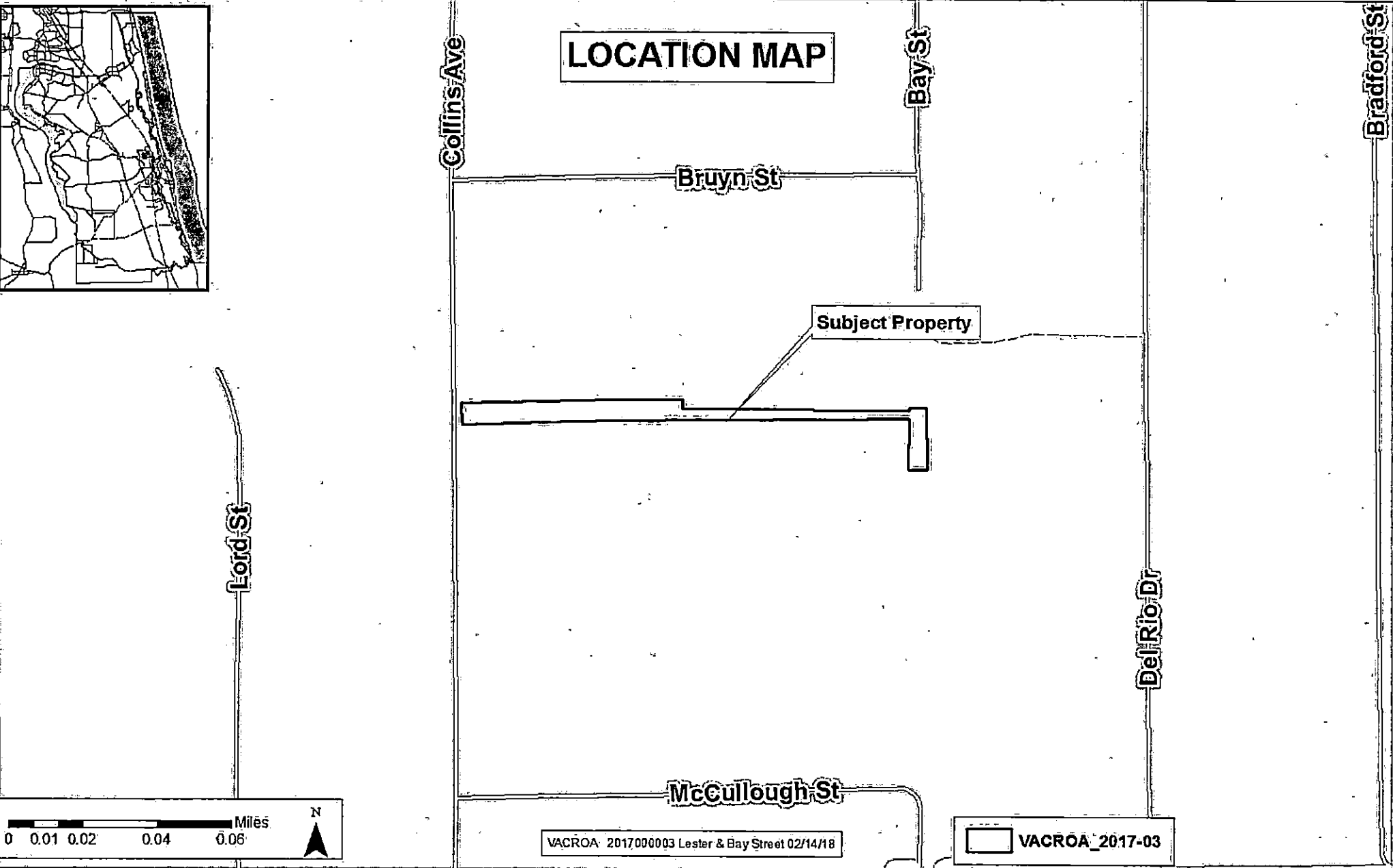
VACROA 2017-000003 Lester & Bay Street 02/14/18

VACROA 2017-03

Subject Property



LOCATION MAP



VACROA 2017006003 Lester & Bay Street 02/14/18

VACROA 2017-03

AERIAL MAP

Oakland Ave

Bruyn St

Bay St

N 1st St

Collins Ave

Del Rio Dr

Bradford St

Lord St

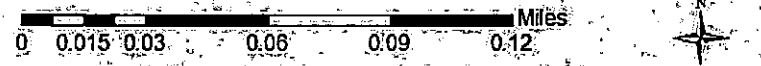
McCullough St

Covino Ave

State Road 16

5th St

Hill St



VACROA 2017000003 Lester & Bay Street 02/14/18

VACROA 2017-03

Petition

**PETITION TO VACATE PORTIONS OF
CERTAIN, STREETS, ALLEYWAYS, OR ROADS**

TO: THE HONORABLE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

Comes now Alpha Omega Miracle Home, Inc., a Florida not-for-profit corporation, and respectfully petitions this Honorable Board as follows:

1. To vacate, abandon, discontinue and close portions of those certain public streets, alleyways, or roads situated in St. Johns County, Florida, hereinafter more particularly described; to renounce and disclaim any right of St. Johns County and the public in and to the lands constituting such portions of said streets, alleyways, or roads; and to renounce and disclaim any right of St. Johns County and the public in and to any lands or interest therein acquired by purchase, gift, devise, dedication, or prescription for such portions of said streets, alleyways, or roads described as follows:

Legal description as per attached SCHEDULE "A"

2. To adopt a resolution declaring that a definite time and place a public hearing will be held to consider the advisability of the above, and to publish notice as prescribed by Section 336.10, Florida Statutes, one time in a newspaper of general circulation advising of a public hearing in connection with the above matter, and thereafter adopting a resolution renouncing and disclaiming any right of the County and the public in and to the hereinbefore described portions of streets, alleyways, or roads, and vacating, abandoning, discontinuing, and closing same.
3. In support hereof, Petitioner shows that they are the owner of all the lands abutting said portions of streets, alleyways, or roads sought to be vacated, and Petitioner is the only person who would be affected thereby; and said portions of streets, alleyways, or roads are no longer necessary or desirable.

4. Petitioner further shows that said portions of streets, alleyways, or roads sought to be vacated are neither state nor federal highways and are wholly without the limits of any municipality.

Alpha Omega Miracle Home,
a Florida not-for-profit corporation

By: Lisa Frank
Petitioner

Its: ~~President~~ CEO

STATE OF FLORIDA
COUNTY OF ST. JOHNS

_____, being by me, the undersigned officer, first duly sworn, says on oath that he is the petitioner named in the foregoing petition to vacate portions of certain streets, alleyways, or roads; that he has read same and knows the contents thereof and the statements contained herein are true.

Lisa Frank

Signature of Petitioner

SWORN TO AND SUBSCRIBED before me this 5 day of June, 2017.

Linda Baker
Notary Public – State of Florida at Large

My Commission expires:: 9-16-18



SCHEDULE "A"

LESTER STREET

ALL OF LESTER STREET AS DEPICTED ON THE PLAT OF PONCE DE LEON HEIGHTS AS RECORDED IN MAP BOOK 3, PAGE 135 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

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BOUNDED ON THE NORTH BY THAT PART OF BAY STREET PREVIOUSLY VACATED BY ST. JOHNS COUNTY RESOLUTION #2009-228 AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENTION OF THE SOUTH LINE OF LOT 13, BLOCK C OF SAID PONCE DE LEON HEIGHTS TO THE EAST LINE OF SAID BAY STREET.

Consent and Joinder

COME NOW, the undersigned as adjacent owners of the following County Road sought to be vacated, to wit:

LEGAL DESCRIPTION AS PER ATTACHED SCHEDULE "A"

And do hereby join in the petition to vacate same now or hereafter to be filed before the County Commission of St. Johns County, Florida.

Dated this 16th day of June, 2017.

Aaron H. Sikes
Aaron H. Sikes
Lacinda M. Sikes
Lacinda M. Sikes

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Aaron H. Sikes and Lacinda M. Sikes.

To me well known to be the persons described in and who executed the foregoing Consent and Joinder, and acknowledged before me that they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at St. Augustine,
County of St. Johns, State of Florida,
This 16th day of June, 2017.

Laurie Ford
Notary Public

My Commission Expires: 4-17-2020



LAURIE FORD
MY COMMISSION # FF 944828
EXPIRES: April 17, 2020
Bonded Thru Budget Notary Services

Schedule "B"

In support hereof, Petitioner shows that it is the owner of all the lands abutting said portions of streets, alleyways, or roads sought to be vacated. The names and addresses of all other owners or persons having an interest in any lands bordering said portions of the streets, alleyways or roads sought to be vacated are as follows:

List as per attached SCHEDULE "B"

and those persons were served with a copy of this Petition by certified mail, return receipt requested, prior to June 5th, 2017, and were advised to contact the Board of County Commissioners of St. Johns County, Florida, should they have any objections to the vacation of the said portions of the streets, alleyways or roads.

Alpha Omega Miracle Home, Inc.,
a Florida not-for-profit corporation

Lisa Franklin
Signature of Petitioner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

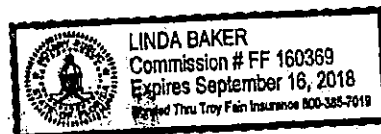
Lisa Franklin, being by me, the undersigned officer, first duly sworn, says on oath that he is the petitioner named in the foregoing petition to vacate portions of certain streets, alleyways, or roads; that he has read same and knows the contents thereof and the statements contained herein are true.

Lisa Franklin
Signature of Petitioner

SWORN TO AND SUBSCRIBED before me this 5 day of June, 2017.

Linda Baker
Notary Public - State of Florida at Large

My Commission expires: 9-16-18



SCHEDULE "B"

Alpha Omega Miracle Home, a
Florida not-for-profit corporation
1797 Old Moultrie Road, Suite 107
St. Augustine, FL 32084

Aaron H. and Lacinda M. Sikes
2848 Collins Avenue
St. Augustine, FL 32084-1934

AFFIDAVIT

On this day before me, the undersigned Affiant personally appeared who after being duly sworn by me deposes and says:

I, Lisa Franklin am the CEO of Alpha Omega Miracle Home, a Florida not-for-profit corporation, hereinafter ("Alpha Omega").

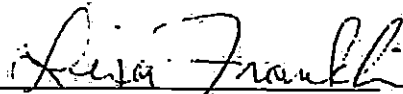
I hereby certify that Alpha Omega is the owner of the following property located in St. Johns County, Florida:

Lot 4, Block 9, of the Sheppard Crosby Subdivision, recorded in Map Book 1, page 19 and Lots 11 through 14, Block B and Lots 5 through 13, Block C, of the McCullough Addition to Ponce de Leon Heights, recorded in Map Book 3, page 135.

On behalf of Alpha Omega, I have applied for a road vacation of Lester Street along with a portion of Bay Street under application number VACROA 2017-3. I understand that the certain lots mentioned above will have no public road frontage as a result of the vacation and would not meet the St. Johns County Land Development Code for individual permitting of those lots as it pertains to legal access. I understand that development may require usage of the entire property owned by the applicant.

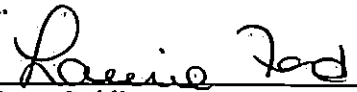
FURTHER AFFIANT SAYETH NAUGHT

AFFIANT


Lisa Franklin

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The forgoing instrument was acknowledged before me this 14th day of July, 2017, by Lisa Franklin, who is personally known to me or has produced _____ as identification.


Notary Public.
My Commission expires: 4-17-2020



Laurie Ford
MY COMMISSION # FF 944828
EXPIRES: April 17, 2020
Bonded Thru Budget Notary Services

Utility Clearance

Laurie Ford

From: Daniel Borrer <dborrer@citystaug.com>
Sent: Wednesday, June 21, 2017 12:32 PM
To: Laurie Ford
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street
Attachments: GISsde-db for LF.pdf

Hi Laurie,

NO we do not have any utilities in that ROW. Please see attached.

Best regards,

Daniel Borrer

Development & Utility Coordinator
City of St. Augustine Public Works
(904) 209-4278 / dborrer@citystaug.com
75 King Street - Lobby B Elevator - 4th Floor
P.O. Box 210, St. Augustine, Florida 32085-0210
www.citystaug.com

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Laurie Ford [<mailto:lford@sjcfl.us>]
Sent: Wednesday, June 21, 2017 11:25 AM
To: Daniel Borrer <dborrer@citystaug.com>
Subject: Road Vacation of Lester Street and a portion of Bay Street

Daniel,

Good morning. Please find attached maps to show the roads above highlighted. I just need to confirm that the City Utility Department does not have utilities located within this unopened right-of-way. Would you be able to help me with this? Please let me know if you have any questions. Thank you.

Laurie

Laurie Ford
Real Estate Coordinator
St. Johns County Land Management Systems
Real Estate Division
(904) 209-0790
(904) 209-0791 fax

Laurie Ford

From: Melissa Caraway
Sent: Friday, June 16, 2017 1:51 PM
To: Laurie Ford
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street

No we do not. This unopened roadway falls within the City of St. Augustine's service area.

Melissa Caraway, M.P.A.
Utility Review Coordinator
St. Johns County Utilities
mcaraway@sjcfl.us

From: Laurie Ford
Sent: Friday, June 16, 2017 1:37 PM
To: Melissa Caraway
Subject: Road Vacation of Lester Street and a portion of Bay Street

Missy,

Please find attached maps to show the roads above highlighted. I just need to confirm that the County Utility Department does not have utilities located within this right-of-way. Please let me know if you have any questions. Thank you.

Laurie

Laurie Ford
Real Estate Coordinator
St. Johns County Land Management Systems
Real Estate Division
(904) 209-0790
(904) 209-0791 fax

Laurie Ford

From: WEINBRENNER, BRITTANY <bc5703@att.com>
Sent: Friday, June 16, 2017 1:58 PM
To: Laurie Ford
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street

Laurie,

AT&T has no facilities along Lester St so there is no objection to vacating this ROW. Let me know if you need anything else.

Brittany Weinbrenner
Mgr OSP Engrg Design
Construction & Engineering- Southeast

AT&T
735 Mill Creek Rd, Jacksonville, FL 32211
o 904.727.1562 | bc5703@att.com

MOBILIZING YOUR WORLD

From: Laurie Ford [<mailto:lford@sjcfl.us>]
Sent: Friday, June 16, 2017 1:16 PM
To: WEINBRENNER, BRITTANY <bc5703@att.com>
Subject: Road Vacation of Lester Street and a portion of Bay Street

Brittany,

Please find attached maps to show the roads above highlighted. I just need to confirm that AT&T does not have utilities located within this right-of-way. Please let me know if you have any questions.

Laurie

Laurie Ford
Real Estate Coordinator
St. Johns County Land Management Systems
Real Estate Division
(904) 209-0790
(904) 209-0791 fax

Laurie Ford

From: Carter, Jerrod <jrcarter@tecoenergy.com>
Sent: Tuesday, August 01, 2017 11:45 AM
To: Laurie Ford
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street

No, we are clear.

Thanks,

Jerrod Carter

From: Laurie Ford [mailto:lford@sjcfl.us]
Sent: Tuesday, August 1, 2017 10:19 AM
To: Carter, Jerrod <jrcarter@tecoenergy.com>
Subject: Road Vacation of Lester Street and a portion of Bay Street

******* Don't be quick to click! We're counting on you! This email is from an external sender! Don't click links or open attachments from unknown sources. Forward suspicious emails as an attachment to phishing@tecoenergy.com for analysis by our cyber security team. *******

Jared,

St. Johns County has an application for the vacation of the above mentioned roads. Please find attached maps to show the roads highlighted. I just need to confirm that Teco Energy does not have utilities located within this right-of-way. Please let me know if you have any questions.

Laurie

Laurie Ford
Real Estate Coordinator
St. Johns County Land Management Systems
Real Estate Division
(904) 209-0790
(904) 209-0791 fax

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Laurie Ford

From: Graham, James <James_Graham@comcast.com>
Sent: Tuesday, August 01, 2017 12:37 PM
To: Hand, Rodney; Laurie Ford
Cc: McKenna, Liam
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street

Comcast does not have any facilities within this corridor.

From: Hand, Rodney
Sent: Tuesday, August 1, 2017 10:34 AM
To: Laurie Ford <lford@sjcfl.us>; Graham, James <James_Graham@cable.comcast.com>
Cc: McKenna, Liam <Liam_McKenna@cable.comcast.com>
Subject: RE: Road Vacation of Lester Street and a portion of Bay Street

Flip can we take a look and update Laurie?

From: Laurie Ford [<mailto:lford@sjcfl.us>]
Sent: Tuesday, August 1, 2017 10:22 AM
To: Hand, Rodney <Rodney_Hand@cable.comcast.com>
Subject: Road Vacation of Lester Street and a portion of Bay Street

Rodney,

St. Johns County has an application for the vacation of the above mentioned roads. Please find attached maps to show the roads highlighted. I just need to confirm that Comcast does not have utilities located within this right-of-way. Please let me know if you have any questions.

Laurie

Laurie Ford
Real Estate Coordinator
St. Johns County Land Management Systems
Real Estate Division
(904) 209-0790
(904) 209-0791 fax



Florida Power & Light Company, 303 HASTINGS RD, ST AUGUSTINE, FL 32084
Phone: 904-824-7608, Fax: 904-824-7620

August 7, 2017

Lisa Franklin
1797 Old Moultrie Road #107
ST AUGUSTINE, FL, 32084

Dear Lisa Franklin,

This letter is in response to your request for the release of a platted road right-of-way.

In meeting with your request, FPL has no objection to releasing our rights in the road right-of-way known as "Lester St & Bay St" in Plat Book 3, Page 135 of the Public records of ST JOHNS County.

The release is restricted to the following description: To vacate all of Lester Street between Collins Ave and Bay St. as depicted on the plat of Ponce De Leon Heights as recorded in Map Book 3, Page 135 of the Public Records of St. Johns County and all that part of Bay St. as depicted on Plat of Shepard and Crosby Subdivision as recorded in Map Book 1, Page 19 and depicted on Plat of Ponce De Leon Heights as recorded in Map Book 3, page 135 both of the Public Records of St. Johns County and being more particularly bounded and described as follows: bounded on the north by that part of Bay Street perviously vacated by St. Johns County Resolution #2009-228 and bounded on the south by the easterly extention of the south line of lot 13, Block C of said Ponce De Leon Heights to the east line of said Bay St.

Should you have any questions or concerns, please do not hesitate to contact Hunter Sellers at 904-824-7633.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Lewis'.

SCOTT LEWIS
Engineering Lead

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