RESOLUTION NO. 2026-370

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF THE RIGHT-OF-WAY KNOWN AS SEMINOLE AVENUE AND OWENS AVENUE

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

   be and the same 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.

3. That the notice required by Section 336.10, Florida Statutes, of the adoption of this resolution is hereby authorized to be published and recorded.

4. That the applicant pays all recording costs.

PASSED AND ADOPTED this _3rd_ day of ____NOVEMBER_____, 2026.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date NOV 03 2026

By: _____
Clay Murphy, Chair

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

By: _____
Deputy Clerk

ST. JOHNS COUNTY FLORIDA

SCHEDULE A

Schedule A

Legal Description

VACANT – SEMINOLE AVENUE AND OWENS AVENUE

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 8, SECTION 15, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF BIERA MAR, AS RECORDED IN MAP BOOK 3, PAGE 69, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 8, WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A–1–A SOUTH, AN EXISTING, 100 FOOT RIGHT OF WAY AS MONUMENTED AND MAINTAINED; THENCE SOUTH 89°46'44" WEST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 8, A DISTANCE OF 81.18 FEET TO THE NORTHEASTERLY CORNER OF SEMINOLE AVENUE RIGHT OF WAY, AS DEPICTED ON SAID PLAT OF BIERA MAR AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 10°36'12" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE, A DISTANCE OF 70.23 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OWENS AVENUE, AS DEPICTED ON SAID PLAT OF BIERA MAR; THENCE NORTH 79°21'28" EAST, ALONG SAID NORTH RIGHT OF WAY LINE OF OWENS AVENUE, A DISTANCE OF 81.44 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A–1–A SOUTH; THENCE SOUTH 12°14'18" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A–1–A SOUTH, A DISTANCE OF 50.02 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID OWENS AVENUE; THENCE SOUTH 79°21'28" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF OWENS AVENUE, A DISTANCE OF 82.87 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE SOUTH 10°36'12" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE, A DISTANCE OF 119.97 FEET TO THE NORTHERLY LINE OF OCEAN PALMS PHASE ONE, AS DEPICTED AND RECORDED IN MAP BOOK 35 PAGES 78 THROUGH 92 OF SAID PUBLIC RECORDS; THENCE SOUTH 79°21'28" WEST, ALONG SAID NORTHERLY LINE OF OCEAN PALMS PHASE ONE, A DISTANCE OF 40.00 FEET TO THE INTERSECTION WITH WESTERLY RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE; THENCE NORTH 10°36'12" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE, A DISTANCE OF 247.56 FEET TO SAID NORTH LINE OF GOVERNMENT LOT 8; THENCE NORTH 89°46'44" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 8, A DISTANCE OF 40.67 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 0.318 ACRES MORE OR LESS.

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brandon Patty, Clerk of Circuit Attn: Artricia Allen Deputy Cler
CLERK OF THE COURTS
Minutes And Records
500 San Sebastian View

Saint Augustine FL 32084

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 10/16/2026
SAG staugustine.com 10/16/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/16/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$191.04	
Tax Amount:	$0.00	
Payment Cost:	$191.04	
Order No:	12707384	# of Copies:
Customer No:	764114	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING ON VACATION OF CERTAIN STREETS, ALLEYWAYS, EASEMENTS OR ROADS

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified landowners, will hold a public hearing on November 3, 2026, 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, abandon, discontinue, and close portions of certain streets, alleyways, or roads described as follows:

VACANT - SEMINOLE AVENUE AND OWENS AVENUE

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 8. SECTION 15, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY. FLORIDA, ALSO BEING A PART OF BIERA MAR. AS RECORDED IN MAP BOOK 3, PAGE 69. OF THE PUBUC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARY BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH UNE OF SAID GOVERNMENT LOT 8. WITH THE WESTERLY RIGHT OF WAY UNE OF STATE ROAD NO. A-1-A SOUTH. AN EXISTING, 100 FOOT RIGHT OF WAY AS MONUMENTED AND MAINTAINED; THENCE SOUTH 89'46'44-" WEST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 8, A DISTANCE OF 81.18 FEET TO THE NORTHEASTERLY CORNER OF SEMINOLE AVENUE RIGHT OF WAY, AS DEPICTED ON SAID PLAT OF BIERA MAR AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 10-36'12" EAST. ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SEMINOLE AVENUE, A DISTANCE OF 70.23 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OWENS AVENUE, AS DEPICTED ON SAID PLAT OF BIERA MAR; THENCE NORTH 79'21'28" EAST, ALONG SAID NORTH RIGHT OF WAY UNE OF OWENS AVENUE, A DISTANCE OF 81.44 FEET TO SAID WESTERLY RIGHT OF WAY UNE OF STATE ROAD NO. A-1-A SOUTH; THENCE SOUTH 12'14'18" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A SOUTH. A DISTANCE OF 50.02 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID OWENS AVENUE; THENCE SOUTH 79'21'28" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF OWENS AVENUE. A DISTANCE OF 82.87 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE SOUTH 10'36'12" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE, A DISTANCE OF 119.97 FEET TO THE NORTHERLY LINE OF OCEAN PALMS PHASE ONE, AS DEPICTED AND RECORDED IN MAP BOOK 35 PAGES 78 THROUGH 92 OF SAID PUBUC RECORDS; THENCE SOUTH 79'21'28" WEST. ALONG SAID NORTHERLY LINE OF OCEAN PALMS PHASE ONE, A DISTANCE OF 40.00 FEET TO THE INTERSECTION WITH WESTERLY RIGHT OF WAY UNE OF SAID SEMINOLE AVENUE; THENCE NORTH 10'36'12" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SEMINOLE AVENUE, A DISTANCE OF 247.56 FEET TO SAID NORTH LINE OF GOVERNMENT LOT 8; THENCE NORTH 89'46'44" EAST. ALONG SAID NORTH UNE OF GOVERNMENT LOT 8. A DISTANCE OF 40.67 FEET TO THE POINT OF BEGINNING. THE AFOREDESCRIBED PARCEL CONTAINS 0.318 ACRES MORE OR LESS.

All parties having any interest in said matter will be afforded an opportunity to be heard at the public hearing.

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 to participate in this proceeding should contact ADA Coordinator, at (904-209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. 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
BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT & COMPTROLLER
By: Crystal Smith, Deputy Clerk