4	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

9/16/2025

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **August 14, 2025**

FROM: **Benjamin Powelson, Senior Engineer** **PHONE:** **904 209-0666**

SUBJECT OR TITLE: **VACROA 2025-02 - Public Hearing to vacate a portion of Vermont Boulevard right-of-way.**

AGENDA TYPE: **Business Item, Public Hearing, Report, Resolution**

BACKGROUND INFORMATION:

The applicant has requested St. Johns County vacate a currently unopened portion of right-of-way known as Vermont Boulevard, located between Second Street and Third Street within the Vermont Heights Subdivision; immediate adjacent to Lots 1 & 2 of Block 74. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to adopt Resolution 2025-_____, approving VACROA 2025-02 Vermont Boulevard, a petition to vacate a currently unopened right-of-way known as Vermont Boulevard, located within the Vermont Heights Subdivision.

DENY: Motion to deny VACROA 2025-02 Vermont Boulevard, a petition to vacate a currently unopened right-of-way known as Vermont Boulevard, located within the Vermont Heights Subdivision.

For Administration Use Only:
Legal: Kealey West 9/2/2025 **OMB: ARM 9/2/2025** **Admin: Brad Bradley 9/2/2025**

Growth Management Department
Development Review Division Report
Application for Road Vacation
VACROA 2025-02 Vermont Boulevard

To:	Board of County Commissioners
From:	Benjamin Powelson, Sr. Engineer
Date:	August 14, 2025
Subject:	VACROA 2025-02 Vermont Boulevard
Applicant:	Marvin Sartain
Owner:	Marvin & Sharon Sartain
Hearing Dates:	Board of County Commissioners – September 16, 2025
Commissioner District:	District 3

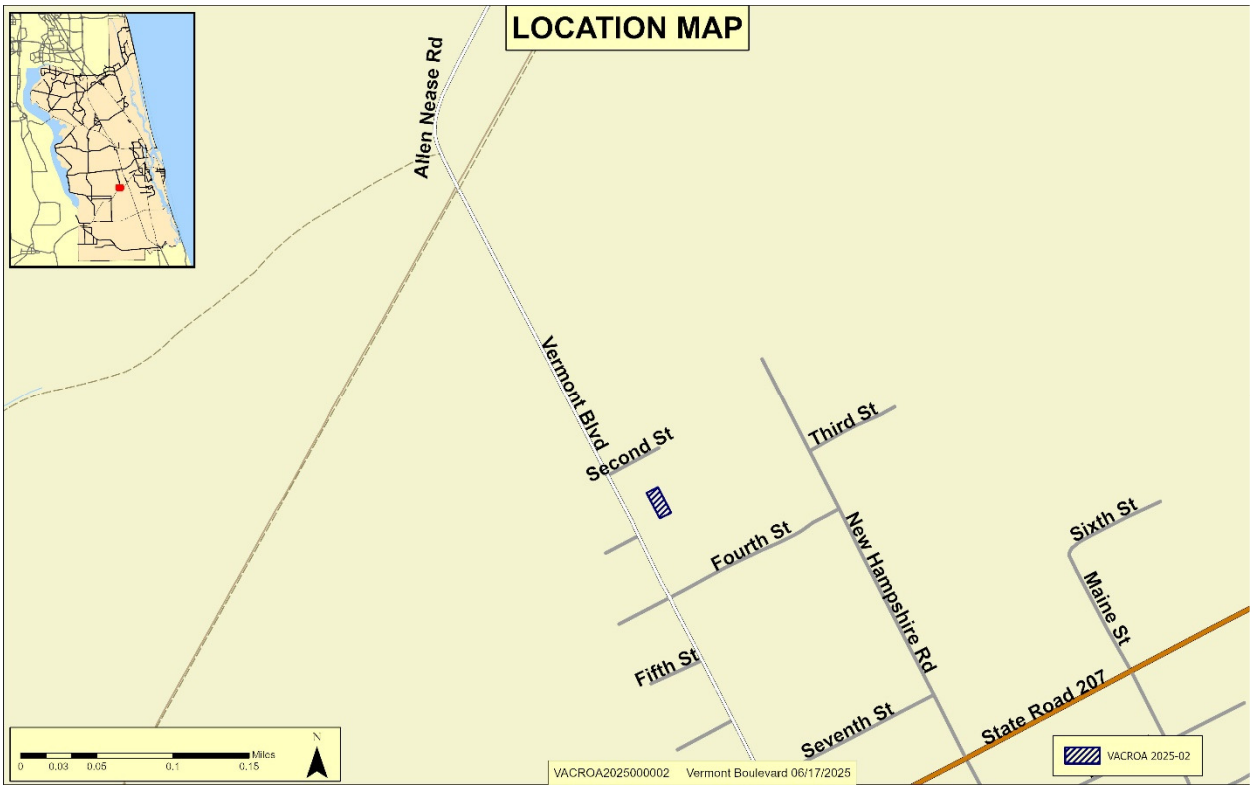
SUGGESTED MOTION/ACTION

APPROVE: Motion to adopt Resolution 2025-_____, approving **VACROA 2025-02 Vermont Boulevard**, a petition to vacate a currently unopened right-of-way known as Vermont Boulevard, located within the Vermont Heights Subdivision.

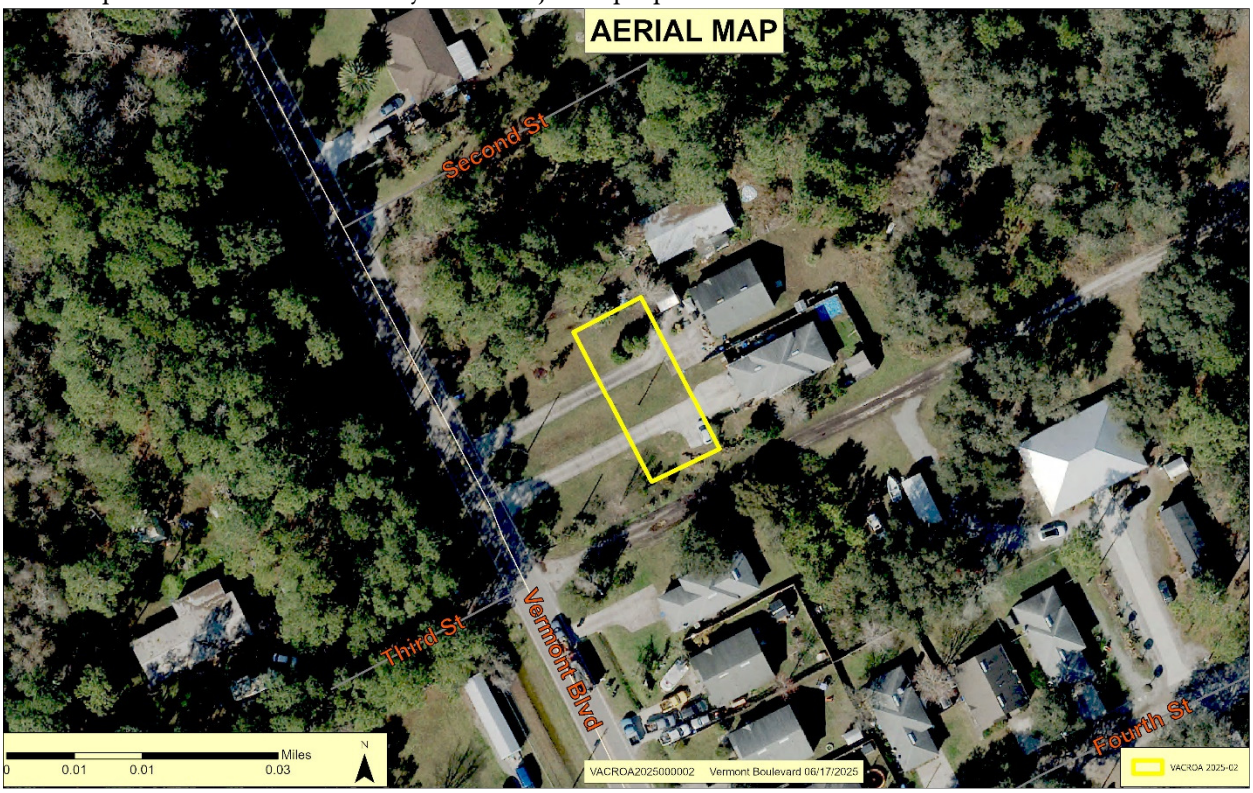
DENY: Motion to deny **VACROA 2025-02 Vermont Boulevard**, a petition to vacate a currently unopened right-of-way known as Vermont Boulevard, located within the Vermont Heights Subdivision.

MAP SERIES

Location: A portion of unopened right-of-way known as Vermont Boulevard, located between Second Street and Third Street within the Vermont Heights Subdivision; immediate adjacent to Lots 1 & 2 of Block 74.



Aerial Imagery: The aerial imagery depicts the subject right-of-way does not house a roadway, and is being used for private residential driveways to the adjacent properties.



APPLICATION SUMMARY

The applicant has requested St. Johns County to vacate a currently unopened portion of right-of-way known as Vermont Boulevard, located between Second Street and Third Street within the Vermont Heights Subdivision; immediate adjacent to Lots 1 & 2 of Block 74.

BACKGROUND

The subject right-of-way was established under the subdivision plat for Vermont Heights, dated 1938. Various roadways within this plat were constructed and/or opened for maintenance over the past 87 years, however the subject portion of Vermont Boulevard right-of-way was not. The physical roadway of Vermont Boulevard was historically constructed across platted common areas just west of this section of unopened right-of-way (pictured below).



The petitioners of this application are adjacent homeowners to the east of the area proposed for vacation and will still retain access to their privately owned land. Vacating this unopened portion of Vermont Boulevard will assist the petitioners with the replacement of an aging septic system and drainfield. In summary, the County will be vacating all public interest in the subject right-of-way if approved.

DEPARTMENTAL REVIEW

The Development Review Division has routed this request to all appropriate reviewing departments. Public Works, Fire Services, and all appropriate departments have reviewed the application. All comments have been addressed, and there are no internal objections to the vacation request. Staff has received utility clearance of the corridor by local providers, which has been placed in the supporting documents section of this report.

TECHNICAL REVIEW

Technical staff finds no additional concerns of the requested vacation.

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, staff has received no correspondence or phone calls regarding this specific request.

ACTION

Staff has no objection to approval of the request.

ATTACHMENTS

1. Recorded Document Section
2. Application & Supporting Materials

Attachment 1

RECORDED DOCUMENT SECTION

A. Resolution
B. Schedule A

RESOLUTION NO. 2025-_____

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

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 16th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: _____
Krista Joseph, Chair

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

By: _____
Deputy Clerk

SCHEDULE "A"

All that portion of Vermont Boulevard as shown on the plat of Vermont Heights recorded in Map Book 5, page 29, of the public records of St. Johns County, Florida, described as follows:

Beginning at the Southwesterly corner of Lot 1, Block 74, of said Vermont Heights, thence run Northerly along the Easterly right-of-way line of Vermont Boulevard to the Northwest corner of Lot 2, Block 74, of said Vermont Heights, thence run Southwesterly along the prolongation of the Northerly line of said Lot 2 to its intersection with the Easterly line of Park Parcel of said Vermont Heights; thence run Southeasterly along said Easterly line and its prolongation Southeasterly to its intersection with the Westerly prolongation of the Northerly right-of-way of Third Street of said Vermont Heights; thence Northeasterly along said Westerly prolongation of said Northerly right-of-way line to said Southwesterly corner of Lot 1 being the Point of Beginning.

END OF RECORDED DOCUMENTS

Attachment 2

APPLICATION & SUPPORTING MATERIALS

A. Petition
B. Schedule A
C. Schedule B
D. Consent & Joinder (Pfoutz)
E. Site Plan
F. Utility Clearance

PETITION TO VACATE PORTIONS OF

CERTAIN STREETS, ALLEYWAYS OR ROADS

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

Comes now Marvin L. Sartain and Sharon D. Sartain 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 as follows:

   Legal description as per attached SCHEDULE "A"

2. To adopt a resolution declaring that at 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 he is the owner of all 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.

Marvin Sartain

Marvin L. Sartain

Sharon D. Sartain

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or ____ online notarization, this 21st day of March, 2025, by Marvin L. Sartain and Sharon D. Sartain.

ERJOLA DURMISHI
Commission # HH 270865
Expires June 4, 2026

Erjola Durmishi

Notary Public, State of Florida
Name: Erjola Durmishi
My Commission Expires: 6-4-2026
My Commissioner Number is: HH 270865

Personally Known _____ OR Produced Identification X
Type of Identification Produced FL DL for both.

SCHEDULE "A"

All that portion of Vermont Boulevard as shown on the plat of Vermont Heights recorded in Map Book 5, page 29, of the public records of St. Johns County, Florida, described as follows:

Beginning at the Southwesterly corner of Lot 1, Block 74, of said Vermont Heights, thence run Northerly along the Easterly right-of-way line of Vermont Boulevard to the Northwest corner of Lot 2, Block 74, of said Vermont Heights, thence run Southwesterly along the prolongation of the Northerly line of said Lot 2 to its intersection with the Easterly line of Park Parcel of said Vermont Heights; thence run Southeasterly along said Easterly line and its prolongation Southeasterly to its intersection with the Westerly prolongation of the Northerly right-of-way of Third Street of said Vermont Heights; thence Northeasterly along said Westerly prolongation of said Northerly right-of-way line to said Southwesterly corner of Lot 1 being the Point of Beginning.

SCHEDULE B

Marvin and Sharon Sartain
4062 Vermont Boulevard
Elkton, FL 32033

Adam James and Tammy L. Pfoutz
4058 Vermont Boulevard
Elkton, FL 32033

Consent and Joinder

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

See SCHEDULE "A", attached hereto

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

Dated this 21st day of March, 2025.

Adam James Pfoutz

Tammy L. Pfoutz f/k/a Tammy L. Wilbert

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 21 day of March, 2025, by Adam James Pfoutz and Tammy L. Pfoutz f/k/a Tammy L. Wilbert.

SEBRINA POAG
Notary Public - State of Florida
Commission # HH 580496
My Comm. Expires Oct 26, 2028

Notary Public, State of Florida
Name: Sebrina Poag
My Commission Expires: 10-26-28
My Commissioner Number is: HH580496

Personally Known ✓ OR Produced Identification ____
Type of Identification Produced ____


Second St
Vermont Blvd
Subject Area
Third St

UTILITY CLEARANCE

Subject RE: ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.
To: [Aj Pfoutz <ajpfoutz@yahoo.com>]
From HIGGINS, SCOTT G <sh1511@att.com>
Date: Fri, May 2, 2025 at 8:32 AM

ATT does not object to the ROW closure. We have no existing permanent facilities in the ROW according to our records.

Scott G. Higgins

Manager, Wireline Access-Southeast, Florida Engineering

AT&T

9400 Historic Kings Rd S

M: 904-318-7106 \ SH1511@ATT.COM

This email and any attachments are confidential AT&T property intended solely for the recipients. If you received this message in error, please notify me and immediately delete this message from your computer. Any retention, distribution or other use of this email is strictly prohibited.

- ***All correspondence and coordination herein is with regards to BellSouth Telecommunications, LLC d/b/a AT&T Florida (ATT-D) which is not responsible for facilities owned and managed by AT&T Corp (ATT-T). Any questions with regards to ATT-T facilities should be addressed to Inquiries@pea-inc.net".***
- *This email and any attachments are confidential AT&T property intended solely for the recipients. If you received this message in error, please notify me and immediately delete this message from your computer. Any retention, distribution or other use of this email is strictly prohibited.*

From: Aj Pfoutz <ajpfoutz@yahoo.com>

Sent: Thursday, May 1, 2025 01:56 PM
To: HIGGINS, SCOTT G <sh1511@att.com>
Subject: Fw: ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.

Yahoo Mail: Search, Organize, Conquer

----- Forwarded Message -----

From: "Aj Pfoutz" <ajpfoutz@yahoo.com>

To: "pp5963@att.com" <pp5963@att.com>, "James_graham@cable.comcast.com" <James_graham@cable.comcast.com>, "Liam_McKenna@comcast.com" <Liam_McKenna@comcast.com>, "Jessica.Lonas@fpl.com" <Jessica.Lonas@fpl.com>, "jrcarter@tecoenergy.com" <jrcarter@tecoenergy.com>

Cc: "jcics777@yahoo.com" <jcics777@yahoo.com>

Sent: Wed, Apr 16, 2025 at 10:25 AM

Subject: ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.

Good Morning,

I am writing this email to comply with documentation needed to complete permit VACROA-2025000002 with Saint Johns County , FL. Please provide coordination/clearance letters for the ROW area marked in the attachment for 4058 & 4062 Vermont Blvd , Elkton . The part of the permit we are attempting to comply with states as follows:

TECHNICAL/TRANSPORTATION DEVELOPMENT

1) Chapter 28.0 Road Vacations of the Development Review Manual provides guidance and requirements for the process. http://www.sjcfl.us/DevelopmentReview/media/DRM/DevelopmentReviewManual.pdf Petitioners are required to provide coordination/clearance letters from all applicable utility providers in the area. This includes, but is not limited to water/sewer, electric, phone and cable. This will ensure that the subject right-of-way corridor does not house, or is not planned to house, utility lines. Clearance must be verified prior to this comment being signed-off and the item scheduled for hearing.

Company	Contact	Number	Email
AT&T Florida	P.K. Patel	(904) 727-1568	pp5963@att.com
Comcast Communications	James Graham	(904) 380-6341	James_graham@cable.comcast.com
Comcast Fibercore	Liam McKenna		Liam_McKenna@comcast.com
Florida Power & Light Distribution	Jessica Lonas	(904) 824-7603	Jessica.Lonas@fpl.com
TECO Peoples Gas	Jerrod Carter	(904) 443-7355	jrcarter@tecoenergy.com

Thank you for your time and quickest response possible to move forward with this item. If you have questions or need further elaboration please reach out to me at (904) 392-5051 or my work cell that many of you may already have. It's (904)669-7232

have, it's (904)669-7232

Thank you ,

A.J. Pfoutz

(904)392-5051

Subject RE: [EXTERNAL] ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.
To: [Graham, James <James_Graham@comcast.com>, Aj Pfoutz <ajpfoutz@yahoo.com>]
From Sweeny, Andrew <ANDREW_SWEENEY@comcast.com>
Date: Thu, Apr 17, 2025 at 11:05 AM

Comcast has no objection

Andrew Sweeney

Construction Manager

Comcast

Cell- 904-738-6898

From: Graham, James <James_graham@comcast.com>
Sent: Thursday, April 17, 2025 10:53 AM
To: Aj Pfoutz <ajpfoutz@yahoo.com>
Cc: Sweeny, Andrew <ANDREW_SWEENEY@comcast.com>
Subject: RE: [EXTERNAL] ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.

From: Aj Pfoutz <ajpfoutz@yahoo.com>
Sent: Wednesday, April 16, 2025 10:25 AM
To: pp5963@att.com; Graham, James <James_graham@comcast.com>; McKenna, Liam (Business Partner) <Liam_McKenna@comcast.com>; Jessica.Lonas@fpl.com; jrcarter@tecoenergy.com
Cc: jcics777@yahoo.com
Subject: [EXTERNAL] ROW Vacation at 4058 & 4062 Vermont Blvd Elkton, FL 32033 -Clearance letters needed.

Good Morning,

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Company	Contact	Number	Email
AT&T Florida	P.K. Patel	(904) 727-1568	pp5963@att.com
Comcast Communications	James Graham	(904) 380-6341	James_graham@cable.comcast.com
Comcast Fibercore	Liam McKenna		Liam_McKenna@comcast.com
Florida Power & Light Distribution	Jessica Lonas	(904) 824-7603	Jessica.Lonas@fpl.com
TECO Peoples Gas	Jerrod Carter	(904) 443-7355	jrcarter@tecoenergy.com

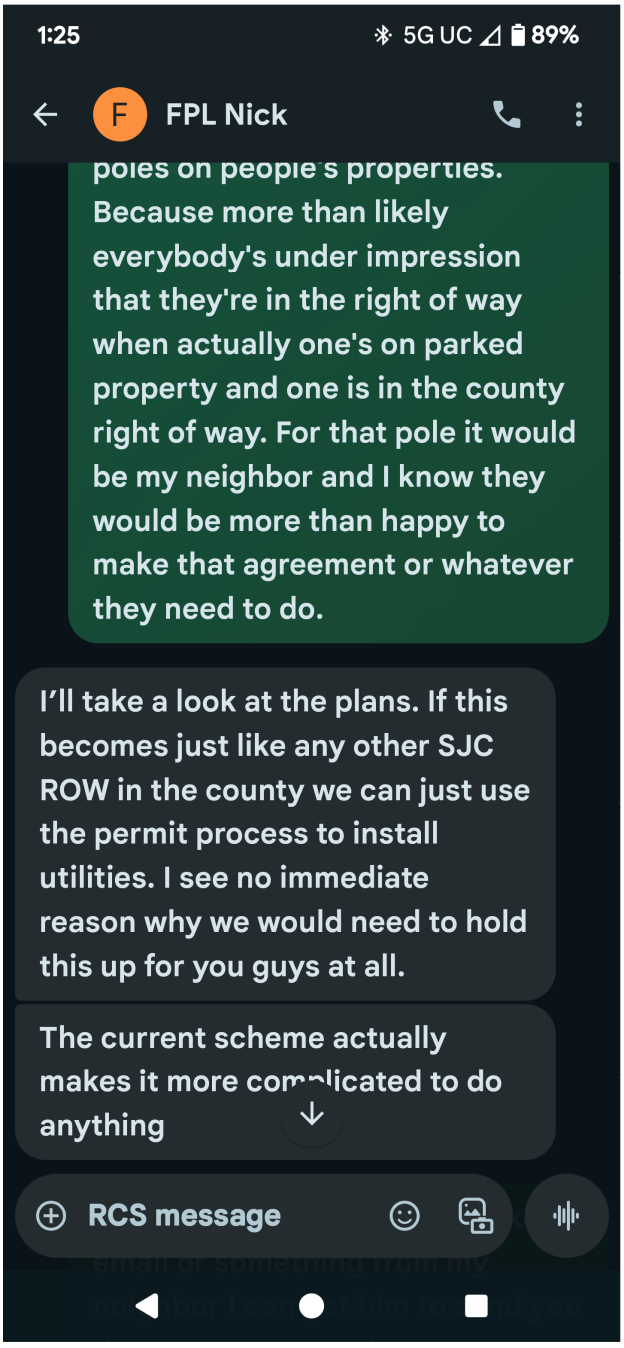
Thank you for your time and quickest response possible to move forward with this item. If you have questions or need further elaboration please reach out to me at (904) 392-5051 or my work cell that many of you may already have, It's (904)669-7232

Thank you ,

A.J. Pfoutz

(904)392-5051

Txt is from Nick Lubrano
Senior technical specialist
SAO - FPL
904-501-2094



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Brandon Patty
Artricia Allen
Brandon Patty, Clerk of Circuit Court & Comptroller
500 San Sebastian View
St 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:

08/29/2025

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 08/29/2025

Legal Clerk

Notary, State of WI, County of Brown

9-19-29

My commission expires

Publication Cost:	$84.96	
Tax Amount:	$0.00	
Payment Cost:	$84.96	
Order No:	11609500	# of Copies:
Customer No:	1553815	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING ON VACATION OF CERTAIN STREETS, ALLEYWAYS, EASEMENTS, OR ROADS (A PORTION OF UNOPENED VERMONT BOULEVARD) (VACROA 2025-02 VERMONT BOULEVARD)

Take notice that the Board of County Commissioners of St. Johns County, Florida, upon petition of qualified landowners, will hold a public hearing on September 16, 2025 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 an unopened Vermont Boulevard (VACROA 2025-02 Vermont Boulevard).

Legal Description

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 PATTY, ITS CLERK
By: Crystal Smith, Deputy Clerk
Pub: Aug 29, 2025; 11609500