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

11/3/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 12, 2026**

FROM: **Westly Woodward, Engineer** **PHONE:** **904 209-0615**

SUBJECT OR TITLE: **VACROA 2026-05 Seminole Avenue and Owens Ave ROW Vacation - Public Hearing to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.**

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

BACKGROUND INFORMATION:

The subject of this Resolution is to hear a request for the vacation of portions of Seminole and Owens Avenue right-of-way (ROW). The unopened portions of Seminole and Owens Avenue right-of-way is not used for traffic circulation or access. The petitioner is the only affected property owner, the portions of ROW to be vacated currently segment the owner's property, therefore the applicant is requesting to vacate this portion of right-of-way for a more cohesive parcel. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation. An easement to the utility provider has already been deemed acceptable by FPL.

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 2026-_____, approving VACROA 2026-05 Seminole and Owens Ave ROW Vacation- a petition to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.

DENY: Motion to deny VACROA 2026-05 Seminole and Owens Ave ROW Vacation- a petition to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.

For Administration Use Only:
Legal: Kealey West 10/19/2026 **OMB: ARM 10/19/2026** **Admin: JDD 10/20/2026**

Growth Management Department
Development Review Division Report
Application for Road Vacation
VACROA 2026-05 Seminole and Owens Ave ROW Vacation

To:	Board of County Commissioners
From:	Westly Woodward, Engineer
Date:	October 12, 2026
Subject:	Seminole and Owens Ave ROW Vacation
Applicant:	Keto Burns
Owner(s):	Keto Burns
Hearing Dates:	Board of County Commissioners Consent Hearing: October 6, 2026 Regular Business: November 3, 2026
Commissioner District:	District 3

SUGGESTED MOTION/ACTION

APPROVE: Motion to adopt Resolution 2026-_____, approving VACROA 2026-05 Seminole and Owens Ave ROW Vacation- a petition to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.

DENY: Motion to deny VACROA 2026-05 Seminole and Owens Ave ROW Vacation- a petition to vacate a portion of Seminole Avenue and Owens Avenue right-of-way.

MAP SERIES

Location: A petition to vacate a portion of Seminole Avenue and Owens Avenue.



Aerial Imagery: The aerial imagery shows a single, paved driveway connection serving the business located on the petitioner's property. Overhead utilities are also visible in this image.



Flood Zone Map: A portion of the right-of-way to be vacated and the affected parcel are located within FEMA Flood Zone AE (el. 7'). No portions of this area are proposed for development at this time.



APPLICATION SUMMARY

The applicant is petitioning to vacate portions of unopened right-of-way (ROW) known as Seminole Avenue and Owens Avenue, intersecting ROWs in the Butler Beach area of South Anastasia.

The petitioner is the only affected property owner and the portions of ROW to be vacated currently segment the owner's property; therefore, the applicant is requesting to vacate this portion of right-of-way to create a contiguous parcel.

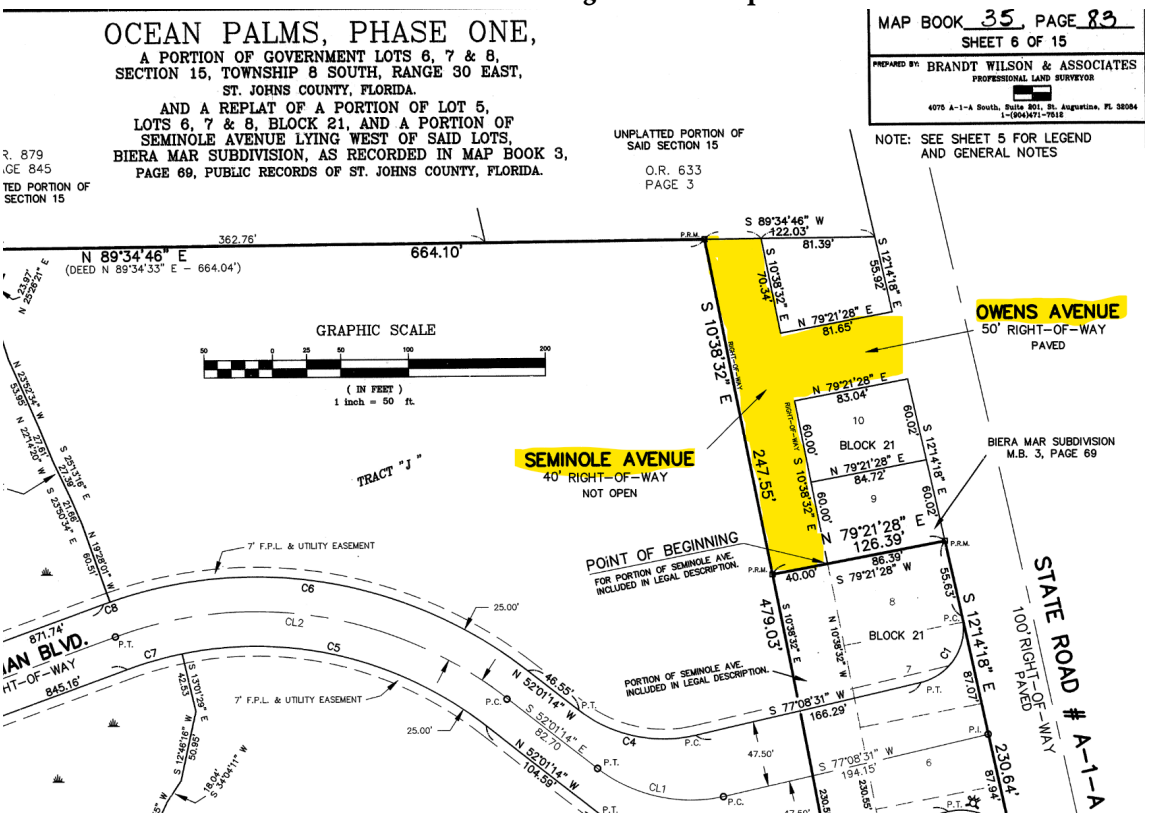
BACKGROUND

The two intersecting segments of right-of-way to be vacated appear to be residual portions of Seminole Avenue and Owens Avenue that were left over after Phase One of the Ocean Palms subdivision was platted (see Image 1, below). The two portions of right-of-way are not used for traffic circulation and contain only a single, paved driveway connection serving the business located on the petitioner's property (see aerial). Based on the County's Asset Management Inventory (SAMI), the driveway connection that is currently located in the Owens Ave ROW is maintained by the County with the most recently documented maintenance being logged as tree trimming in 2019. It is also noted that a storage shed appears to have been placed within the unopened County right-of-way of Seminole Avenue (see Aerial). The applicant has confirmed that the shed is not on a permanent foundation and is under 120' sqft.; no further permitting would be required should the ROW be vacated.

The requested right-of-way vacation will have no deleterious effect on the surrounding properties and does not propose to eliminate any actual or legal access to existing or future units on nearby and affected properties. There is an existing overhead utility line that crosses over a portion of the unopened right-of-way. Florida Power and Light has agreed to accept a 20' overhead utility easement. The sketch and legal have been provided as an attachment to this application. All other existing utilities were notified of this application and their clearances are attached. The abandoned right-of-way has no known drainage facilities and there are currently no known plans to construct or make improvements within this right-of-way. Should the ROW be vacated, County maintenance would cease and continued maintenance costs would be the responsibility of the property owner.

In summary, the County will be vacating all public interest in the subject right-of-way, if approved. The entire portion of the vacated right-of-way will revert to the affected property owner and petitioner. Staff anticipates that there will be no objections to this request.

Image 1- A screenshot from the Ocean Palms, Phase One plat showing the remaining portions of Seminole Avenue and Owens Avenue resulting from the replat of Biera Mar.



DEPARTMENTAL REVIEW

The Development Review Division has routed this request to all appropriate reviewing departments. All comments have been addressed.

TECHNICAL REVIEW

Technical staff finds no additional concerns with the requested vacation.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff has no objection to approval of the request.

ATTACHMENTS

1. Recorded Document Section
    a. Resolution
    b. “Schedule A”
2. Application & Supporting Materials
    a. Petition
    b. Utility Clearances
    c. Easement Agreement
    d. Advertisement

Attachment 1
RECORDED DOCUMENT SECTION

A. Resolution
B. Schedule A

RESOLUTION

RESOLUTION NO. 2026-_____

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

By: _____
Clay Murphy, Chair

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

By: _____
Deputy Clerk

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.

END OF RECORDED DOCUMENTS

Attachment 2

APPLICATION & SUPPORTING MATERIALS

A. Petition
B. Utility Clearances
C. Easement Agreement
D. Advertisement

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 *White Palmetto LLC* 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 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 the lands lying within the plat of Biera Mar (Map Book 3, Page 69) that abut said portions of streets, alleyways or roads sought to be vacated, and said portions of streets, alleyways or roads are no longer necessary or desirable.

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.

Signature of Petitioner

STATE OF FLORIDA
COUNTY OF SAINT JOHNS
The foregoing instrument was acknowledged before me by means of physical presence or, this 15th day of June, 2026, by Keto Burns as Manager for White Palmetto, LLC.

Nancy D. Holdsworth
Notary Public, State of Florida
Name: Nancy D. Holdsworth
My Commission Expires: 6/30/26
My Commission Number is: HH 277200
Personally Known ✓ OR Produced Identification ____
Type of Identification Produced _____

NANCY D. HOLDSWORTH
Commission # HH 277200
Expires June 30, 2026

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.

Schedule B

Persons affected

Landowner to the west and south of the remainder of Seminole Avenue:
OCEAN PALMS HOMEOWNERS ASSOCIATION INC
5455 A1A SOUTH SUITE 3
SAINT AUGUSTINE, FL 32080-0000

Landowner to the north of the remainder of Seminole Avenue:
ST AUG RECREATIONAL VEHICLE STORAGE CO-OP I INC
4850 A1A S
SAINT AUGUSTINE, FL 32080-7447

Note – Neither of the two property owners listed here own land within the plat of Biera Mar

UTILITY CLEARANCES

RE: Vacation of Right of Way - Seminole Ave in Butler Beach (32080)

1 message

HIGGINS, SCOTT G <sh1511@att.com> Fri, Feb 27, 2026 at 9:24 AM
To: Keto Burns <burnsketo@gmail.com>
Cc: "PATEL, P K" <pp5963@att.com>

Great, thank you.

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: Keto Burns <burnsketo@gmail.com>
Sent: Friday, February 27, 2026 8:10 AM
To: HIGGINS, SCOTT G <sh1511@att.com>
Cc: PATEL, P K <pp5963@att.com>
Subject: Re: Vacation of Right of Way - Seminole Ave in Butler Beach (32080)

Thank you Scott

Understood - I agree that there appears to be nothing past the westerly line of the A1A ROW. If something comes up, your right of entry for maintain will remain intact.

Keto Burns

Broker-Owner
Southern Realty
Cell: 904.315.8194

On Fri, Feb 27, 2026 at 7:31 AM HIGGINS, SCOTT G <sh1511@att.com> wrote:

Keto,

I stopped out there yesterday and don't see anything visible. I wont object to the release of easement but if we have any underground facilities that happen to be over the ROW line of A1A at that location, our rights to maintain them would need to be intact.

Scott G. Higgins

Manager, Wireline Access-Southeast, Florida Engineering

AT&T

9400 Historic Kings Rd S

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

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- ***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: Keto Burns <burnsketo@gmail.com>
Sent: Thursday, February 26, 2026 2:14 PM
To: HIGGINS, SCOTT G <sh1511@att.com>
Cc: PATEL, P K <pp5963@att.com>
Subject: Re: Vacation of Right of Way - Seminole Ave in Butler Beach (32080)

Hi there - just following up to see if you were able to swing down here to take at look at Owen's and Seminole Ave.

Sent from my iPhone

Keto Burns
Broker-Owner
Southern Realty
Cell: 904.315.8194

On Fri, Feb 20, 2026 at 1:40 PM HIGGINS, SCOTT G <sh1511@att.com> wrote:

> Mr. Burns,
>
> Our Central Office is directly across A1A so there are a HUGE amount of facilities along the road there. I will need to make a field visit in the near future to determine what we have over there. I am in Jacksonville so I will attempt to go by next week sometime to take a look.
>
> Thanks
>
> **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: PATEL, P K <pp5963@att.com>
Sent: Friday, February 20, 2026 9:11 AM
To: HIGGINS, SCOTT G <sh1511@att.com>; Keto Burns <burnsketo@gmail.com>
Subject: RE: Vacation of Right of Way - Seminole Ave in Butler Beach (32080)

Keto-

I am including Scott Higgins on this email. He is the GEO Manager for this area. He handles these types of request.

Scott-

See below/attached.

Thanks,

PK Patel

Sr Specialist-OSP Design Engineer

ACE – East Region, Florida Construction & Engineering

AT&T

M: 904.699.4976 I pp5963@att.com

From: Keto Burns <burnsketo@gmail.com>
Sent: Thursday, February 19, 2026 4:57 PM
To: PATEL, P K <pp5963@att.com>
Subject: Vacation of Right of Way - Seminole Ave in Butler Beach (32080)

Hi there,

I own the property on the southwest and northwest corners of A1A and Owens Avenue in Butler Beach (32080)

I am petitioning St Johns county to vacate Seminole Avenue which lies to the west of my properties and Owens Avenue, which lies between my properties.

I am writing to determine if any of AT&T's lines are present on these right ROWs. If so, I will coordinate the granting of a perpetual easement for the benefit of AT&T.

Attached you'll find a marked up survey. I own the land in red and you can see the small sections of Seminole and Owens Avenue that will be vacated.

Please confirm receipt of this email.

Keto Burns

Broker-Owner

Southern Realty

Cell: **904.315.8194**

RE: [EXTERNAL] Fwd: Vacation of ROW - Owens Ave and Seminole Ave, 32080

1 message

Sweeny, Andrew <andrew_sweeney@comcast.com> Thu, Mar 5, 2026 at 1:09 PM
To: Keto Burns <burnsketo@gmail.com>

Comcast has no objection to the closure as long as FDOT right away is staying.

From: Keto Burns <burnsketo@gmail.com>
Sent: Wednesday, March 4, 2026 2:40 PM
To: Sweeny, Andrew <andrew_sweeney@comcast.com>
Subject: [EXTERNAL] Fwd: Vacation of ROW - Owens Ave and Seminole Ave, 32080

See below and attached - please confirm receipt so I know that I got the right email address.

Sent from my iPhone

Keto Burns
Broker-Owner
Southern Realty
Cell: 904.315.8194

---------- Forwarded message ---------
From: **Keto Burns** <burnsketo@gmail.com>
Date: Mon, Mar 2, 2026 at 9:32 AM
Subject: Vacation of ROW - Owens Ave and Seminole Ave, 32080
To: <Vince_Taylor@comcast.com>, <James_Graham@cable.comcast.com>, <Tim_Solomon@comcast.com>, <Jen_boyett@cable.comcast.com>

Hi there,

I own the property on the southwest and northwest corners of A1A and Owens Avenue in Butler Beach (32080)

I am petitioning St Johns county to vacate Seminole Avenue which lies to the west of my properties and Owens Avenue, which lies between my properties.

I am writing to determine if any of Comcast's lines are present on these ROWs. If so, I will coordinate the granting of a perpetual easement for the benefit of Comcast in exchange for Comcast providing no objection to the vacation of ROW

Attached you'll find a marked up survey. I own the land in red and you can see the small sections of Seminole and Owens Avenue that will be vacated.

Please confirm receipt of this email.

Keto Burns

Broker-Owner

Southern Realty

Cell: **904.315.8194**

Re: Vacation of ROW - Owens Ave and Seminole Ave, 32080

1 message

Keto Burns <burnsketo@gmail.com> Mon, Mar 2, 2026 at 10:12 AM
To: "Garcia, Ivan" <Ivan.Garcia@fpl.com>

That's perfect thank you!

Sent from my iPhone

Keto Burns
Broker-Owner
Southern Realty
Cell: 904.315.8194

On Mon, Mar 2, 2026 at 10:11 AM Garcia, Ivan <Ivan.Garcia@fpl.com> wrote:

Keto,

FPL distribution doesn't have any facilities in that area of R/W on Owens Ave. FPL does not object to the vacation of R/W on Seminole Ave and that section of Owens Ave.

Let me know if this email confirmation is good.

Thank you,

Ivan Garcia

Engineer I

FDOT Relo Coordinator – Distribution

St. Augustine Service Center – FPL

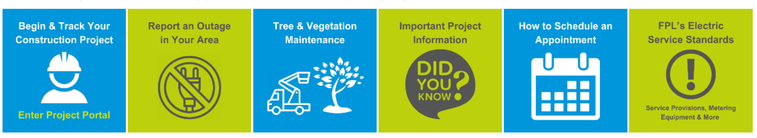
303 Hastings Rd.

St. Augustine, 32084

Cell: 904-325-3495

Email: ivan.garcia@fpl.com

Visit the new FPL Project Portal at FPL.com/construction to manage your FPL residential and commercial construction projects including tracking milestones. Visit ESS for FPL's Electric Service Standards.



From: Keto Burns <burnsketo@gmail.com>
Sent: Monday, March 2, 2026 9:50 AM
To: Garcia, Ivan <Ivan.Garcia@fpl.com>
Subject: Re: Vacation of ROW - Owens Ave and Seminole Ave, 32080

Correct, 82' east to west and is in between A1A and Seminole Ave.

Sent from my iPhone

Keto Burns
Broker-Owner
Southern Realty
Cell: 904.315.8194

On Mon, Mar 2, 2026 at 9:48 AM Garcia, Ivan <Ivan.Garcia@fpl.com> wrote:

Good morning,

The sections of Owens Ave you are referring to is the section that splits your Parcels, correct?

Thank you,

Ivan Garcia

Engineer I

FDOT Relo Coordinator – Distribution

St. Augustine Service Center – FPL

303 Hastings Rd.

St. Augustine, 32084

Cell: 904-325-3495

Email: ivan.garcia@fpl.com

Visit the new FPL Project Portal at FPL.com/construction to manage your FPL residential and commercial construction projects including tracking milestones. Visit ESS for FPL's Electric Service Standards.



From: Keto Burns <burnsketo@gmail.com>
Sent: Monday, March 2, 2026 9:41 AM
To: Garcia, Ivan <Ivan.Garcia@fpl.com>
Subject: Re: Vacation of ROW - Owens Ave and Seminole Ave, 32080

Good morning,

My assistant will be dropping off the signed agreement today.

Also, I noticed in your email you said FPL does not object to vacating the Seminole ROW. My intention is to vacate both Seminole and the short section of Owens that lies west of A1A. I just want to double check you understood that and that FPL does not object to Seminole AND Owens.

Thanks!

Keto Burns

Broker-Owner

Southern Realty

Cell: **904.315.8194**

On Fri, Feb 27, 2026 at 3:30 PM Keto Burns <burnsketo@gmail.com> wrote:

Thank you,

Will do!

Sent from my iPhone

Keto Burns
Broker-Owner
Southern Realty
Cell: 904.315.8194

On Fri, Feb 27, 2026 at 2:54 PM Garcia, Ivan <Ivan.Garcia@fpl.com> wrote:

Keto,

I have received your email attachment and FPL does not object to the vacation of the R/W of Seminole Ave. At your convenience, please mail or drop off the original notarized document to the address in my signature, here in St Augustine. Make copies for your records.

Thank you,

Ivan Garcia

Engineer I

FDOT Relo Coordinator – Distribution

St. Augustine Service Center – FPL

303 Hastings Rd.

St. Augustine, 32084

Cell: 904-325-3495

Email: ivan.garcia@fpl.com

Visit the new FPL Project Portal at FPL.com/construction to manage your FPL residential and commercial construction projects including tracking milestones. Visit ESS for FPL's Electric Service Standards.



From: Keto Burns <burnsketo@gmail.com>
Sent: Friday, February 27, 2026 11:42 AM
To: Garcia, Ivan <Ivan.Garcia@fpl.com>
Subject: Vacation of ROW - Owens Ave and Seminole Ave, 32080

Ivan, please see attached.

My understanding is that the county won't reach out to you specifically. They require me to provide proof that FPL wont object to the vacation.

They said an email is sufficient which is why I started a new thread, making it more concise.

Please respond by confirming receipt of attached "Agreement to Grant Easement for Right of Way Abandonment" and please confirm FPL does not object to the abandonment/vacation of the two ROWs.

Thanks!

Keto Burns

Broker-Owner

Southern Realty

Cell: **904.315.8194**

EASEMENT AGREEMENT

This instrument prepared by
and return to:

Florida Power & Light Company
Attn: Ivan Garcia
St. Augustine Service Center - FPL
303 Hastings Rd
St. Augustine, 32084

AGREEMENT TO GRANT EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned has applied to the County of St. Johns, Florida, for the vacation of a certain **street or alley** commonly known as Seminole Avenue, as recorded in Map Book 3, Page 69 of the Public Records of St. Johns County, Florida, in, on and under which said street or alley there exists structures and facilities owned by Florida Power & Light Company, a Florida corporation ("FPL"); and

WHEREAS, FPL is willing to waive any objection to the application of the undersigned for such street or alley vacation provided that the undersigned grants to FPL an easement on its usual form permitting FPL to utilize and occupy the area presently occupied by FPL's structures and facilities; and

WHEREAS, the undersigned is willing to grant to FPL such easement as soon as the undersigned has a valid legal right to do so and the undersigned is desirous of binding himself or itself to the ultimate grant of such easement.

NOW, THEREFORE, in consideration of the aforesaid premises, the waiver of objection, as aforesaid, by FPL, and the sum of One Dollar ($1.00) and other good and valuable considerations, the undersigned, intending to bind himself or itself, and his or its heirs, personal representatives, successor and assigns, does hereby agree to and for the benefit of FPL and its successors and assigns, as follows:

1. Immediately upon the legal effectuation of the vacation of the aforementioned street or alley and the vesting of legal title therein and thereto in the undersigned, the undersigned shall execute and deliver an easement to FPL and its successors and assigns in form and substance as appears on the easement instrument designated as Exhibit "A" attached hereto and by this reference made a part hereof.

2. No additional consideration, either monetary or non-monetary, shall be required of FPL for the execution and delivery by the undersigned of said easement.

3. In the event the undersigned shall fail to execute and deliver said easement, as aforesaid, FPL shall, without notice or demand of the undersigned, (a) be entitled to record this Agreement among the Public Records of St. Johns County, Florida, in order to evidence its interest in said vacated street or alley and its right to continue to occupy the same with its structures and facilities, including the right to reconstruct, inspect, alter, improve, enlarge, add to, change the nature or physical characteristics of, replace, remove or relocate such structures or facilities or any part of the same, and (b) be entitled to bring an action against the undersigned for specific performance of the undersigned's agreement to execute and deliver said easement and the undersigned agrees to pay all court costs and attorneys' fees incurred by FPL in the bringing and prosecution of said action for specific performance.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed as of the day of 27, 2026.

Signed, sealed and delivered
in the presence of:

Signature:

Michael Pimentel
Print Name:

Post Office Address:
201 Owens Ave.
Saint Augustine, FL 32080

Signature:

Austin Martin
Print Name:

Post Office Address:
6841 E Seaccva Ave
Saint Augustine, FL 32086

White Palmetto LLC,
a Florida limited liability company
By:

Print Name: Keto Burns

Its: Manager

Post Office Address:
201 Ovens Ave
St. Augustine, FL 32080

ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of February, 2026, by Keto Burns as Manager of White Palmetto LLC, a Florida limited liability company.

(Notarial Seal)

JENNIFER L. SNARE
Commission # HH 659267
Expires April 1, 2029

Notary: Jennifer L Snare
Print Name: Jennifer L. Snare
Notary Public, State of Florida
My commission expires: April 1, 2029

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced_____

Exhibit "A"
(Form of Easement to be Granted to FPL)

Work Request No. ____

Sec.15, Twp 08, Rge 30

Parcel I.D.____
(Maintained by County Appraiser)

EASEMENT
(BUSINESS)

This Instrument Prepared By
Name: ____
Co. Name: ____
Address: ____
____

The undersigned, in consideration of the payment of $1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Recorded in Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and other grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through the Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

_____
(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

Entity name

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

_____

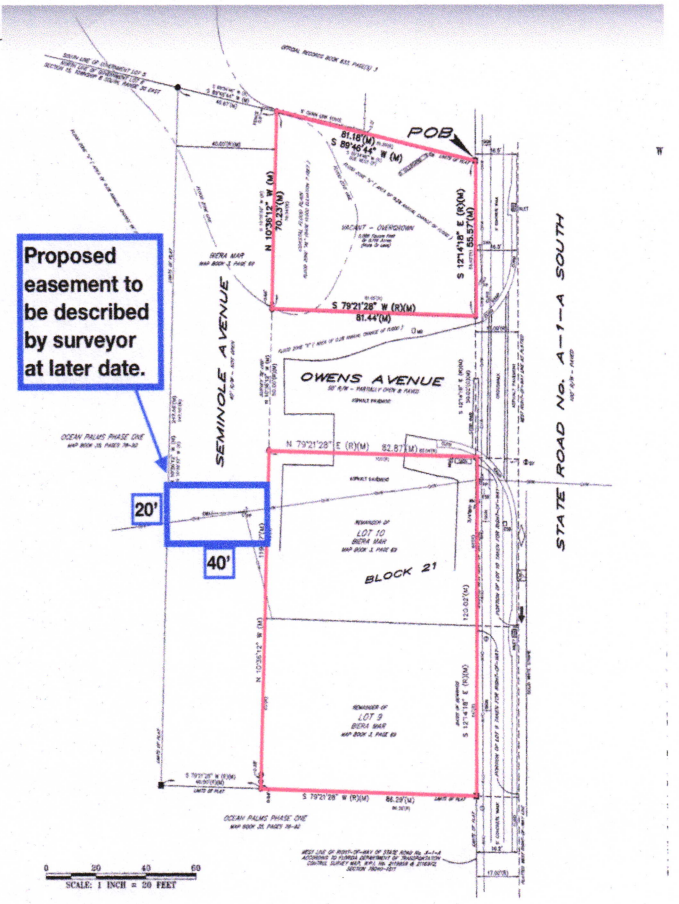
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

_____
Notary Public, Signature

Print Name _____

SAMPLE



ADVERTISEMENT

TO: The St. Augustine Record – LEGAL ADV.

PUBLISH: Once

PROOFS: Four (4), To: St. Johns County Administration Building
Clerk of Courts Minutes & Records Dept.
500 San Sebastian View
St. Augustine, FL 32084

BILL: Keto Burns
201 Owens Avenue
St. Augustine, FL 32080

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

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 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:

Legal Description attached as per "Schedule A"

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 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 the ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, 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: _____
Deputy Clerk

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.