

**1**

**AGENDA ITEM  
Ponte Vedra Zoning and Adjustment Board**

Meeting

4/1/2024

MEETING DATE

**TO:** Ponte Vedra Zoning and Adjustment Board Members

**DATE:** February 9, 2024

**FROM:** Benjamin Powelson/Brandon Tirado, Engineer/ Planner

**PHONE:** 904 209-0666

**SUBJECT OR TITLE:** VACROA 2023-04 Ferrell-Becker Petition

**AGENDA TYPE:** Recommendation, Report, Resolution, Ex Parte Communication

**PRESENTER:** Thomas Carter

**BACKGROUND INFORMATION:**

The applicant has requested the vacation of a portion of unopened and unimproved Second Street North right-of-way. The right-of-way vacation being requested is located within the Sun Valley Subdivision/plat in Ponte Vedra Beach. Based on staff's review thus far, no party will be unreasonably affected by the requested vacation.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**Approve:** Motion to recommend approval of VACROA 2023-04 Ferrell-Becker Petition, a petition to vacate an unopened portion of right-of-way known as Second Street North, located within the Sun Valley Subdivision.

**DENY:** Motion to recommend denial of VACROA 2023-04 Ferrell-Becker Petition, a petition to vacate an unopened portion of right-of-way known as Second Street North, located within the Sun Valley Subdivision.



**Growth Management Department**  
Development Review Division Report  
Application for Road Vacation  
VACROA 2023-04 Ferrell-Becker Petition

**To:** Ponte Vedra Zoning & Adjustment Board  
**From:** Benjamin Powelson, Engineer  
**Date:** March 18, 2024  
**Subject:** VACROA 2023-04 Ferrell-Becker Petition  
**Applicant:** Thomas Carter  
**Owner:** Thomas Carter, Ocean Reef Terra LLC  
**Hearing Dates:** Ponte Vedra Zoning & Adjustment Board – April 1, 2024  
**Commissioner District:** District 4

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## **SUGGESTED MOTION/ACTION**

**APPROVE:** Motion to recommend approval of **VACROA 2023-04 Ferrell-Becker Petition**, a petition to vacate an unopened portion of right-of-way known as Second Street North, located within the Sun Valley Subdivision.

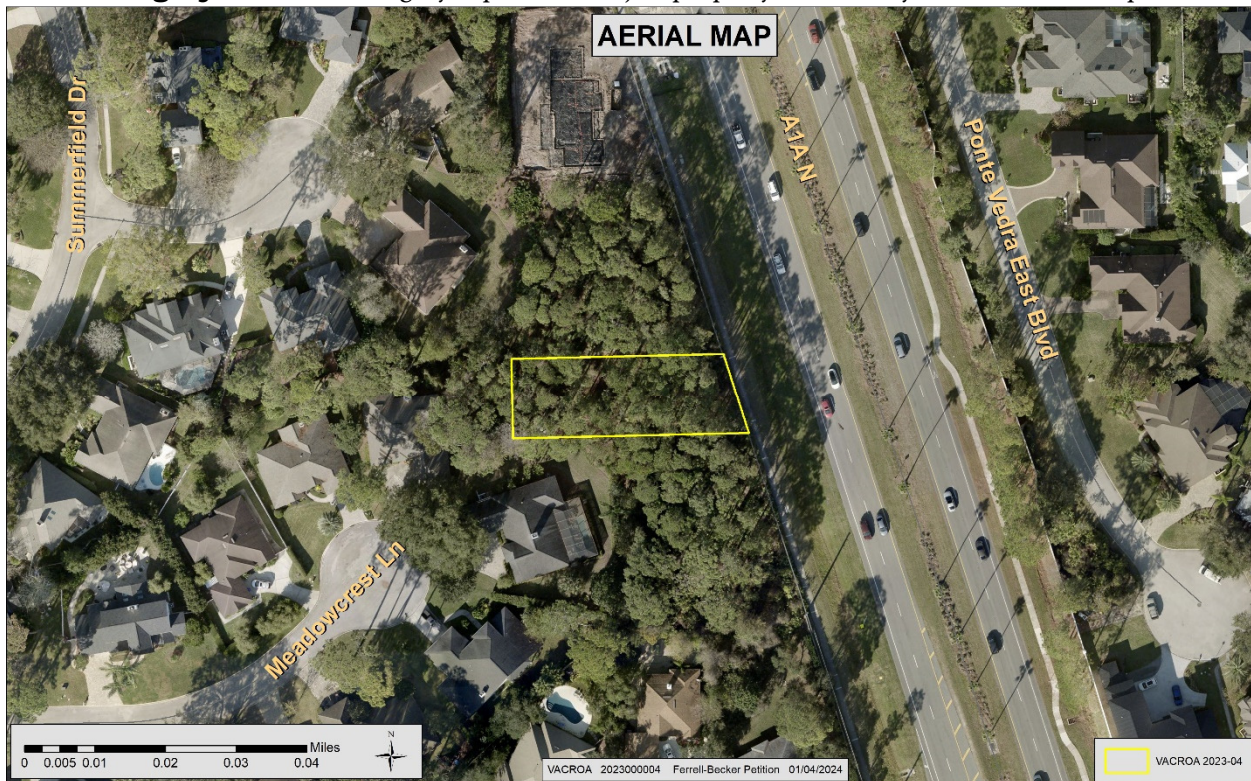
**DENY:** Motion to recommend denial of **VACROA 2023-04 Ferrell-Becker Petition**, a petition to vacate an unopened portion of right-of-way known as Second Street North, located within the Sun Valley Subdivision.

### MAP SERIES

**Location:** A currently unopened 60-foot-wide right-of-way known as Second Street North, located within the Sun Valley Subdivision/plat on the west side of A1A N in Ponte Vedra Beach, approximately 700 feet north of the intersection of A1A N and Corona Rd.



**Aerial Imagery:** The aerial imagery depicts the subject property as currently wooded and unimproved.



## APPLICABLE REGULATIONS

Section XII.H of the Ponte Vedra Zoning District Regulations states that the Ponte Vedra Zoning & Adjustment Board is responsible for reviewing and making of recommendations to the Board of County Commissioners of St. Johns County on all vacation of plats, new plats, replats, major modifications to planned unit and special developments, Rezoning and **road vacations**, individually or collectively “development actions,” that pertain to lands located within the Ponte Vedra Zoning District. Such reviews and recommendations shall address issues of whether such proposed actions are in compliance with applicable St. Johns County ordinances and resolutions, the Ponte Vedra Zoning District Regulations and the county comprehensive plan.

Section 177.101, Florida Statutes, provides the criteria for the Board to consider for a full or partial plat vacating. The decision is quasi-judicial. The applicant has the initial burden to show that the proposed vacation “will not affect the ownership or right of convenient access of persons owning property in other parts of the same subdivision.” To deny a plat application, the county must show by competent and substantial evidence that the applicant has not satisfied the statutory criteria. *Blair Nurseries, Inc. v. Baker County*, 199 So.3d 534 (Fla. 1<sup>st</sup> DCA 2016). Unlike the review standard for rezonings, the county does not have the broad authority to deny a plat vacation based on general compatibility or other matters outside of the statutory criteria.

## APPLICATION SUMMARY

The applicant has requested St. Johns County to vacate a currently unopened 60-foot-wide right-of-way known as Second Street North, located within the Sun Valley Subdivision/plat on the west side of A1A N in Ponte Vedra Beach, approximately 700 feet north of the intersection of A1A N and Corona Rd.

## BACKGROUND

The subject right-of-way was established under the 1946 plat of the Sun Valley Subdivision, as recorded in Map Book 6, Pages 11-12. Subsequently, much of the western portion of the Sun Valley Subdivision was redeveloped, and platted in 1988 (Map Book 21, Pages 89-92) as the Summerfield at Ponte Vedra Beach Subdivision. However, this new subdivision did not incorporate several privately owned single family lots along A1A N, as well as small leftover sections of right-of-way intended for access infrastructure. The requested vacation of Second Street North is one of those remaining sections of right-of-way still located within the Sun Valley Subdivision/plat. Image 1 below illustrates the dividing line between the two plats in the area of Second Street North. In summary, the County will be vacating all public interest in the subject right-of-way if approved.

It is the petitioner’s intention to reconfigure the two adjacent lots directly north of this right-of-way to front along A1A if the vacation request is approved, and have a shared driveway connection permitted with FDOT for access to the land. If this vacation request is not successful, then the applicant may still reconfigure the lots to achieve shared driveway access from A1A, or potentially permit and construct that portion of Second Street North as a local public roadway for access in accordance with the requirements of the St. Johns County Land Development Code, Article 6.04.07.



Image 1



## 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.

Feedback from the County's Environmental Division was received regarding potential tree removal within the right-of-way corridor. All tree removal within an existing right-of-way is exempt per Section 4.01.05.C.3 of the St. Johns County Land Development Code; which states that the following activities are exempt: The Removal, trimming, pruning or alteration of any Protected Tree or vegetation in an existing Utility or drainage Easement or Right-of-Way provided such work is done by or under the control of the operating Utility company, or governmental agency, or property Owner's association or entity responsible for maintaining drainage Improvements and in the case of Utility Easements, said entity has received all necessary licenses or Permits to provide Utility service within the Easement. Therefore, no permit or tree mitigation would be required for those trees within the right-of-way.

## TECHNICAL REVIEW

Technical staff finds no additional concerns of the requested vacation.

## CORRESPONDENCE/PHONE CALLS

Technical staff have received several calls from residents within the Summerfield at Ponte Vedra Beach plat in regards the overall development of the adjacent residential lots in Sun Valley, and inquiries regarding the unopened right-of-way in the neighboring plat. Written correspondence objecting to the request has been included as Attachment 3 Correspondence within this report.

**ACTION**

Staff has no objection to approval of the request.

**ATTACHMENTS**

1. Resolution Draft
2. Application & Supporting Materials
3. Correspondence

Attachment 1  
**RESOLUTION DRAFT**



**RESOLUTION NO. 2024-\_\_\_\_\_**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA, VACATING A PORTION OF  
THE RIGHT-OF-WAY KNOWN AS SECOND STREET NORTH.**

**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 \_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_  
Sarah Arnold, Chair

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

By: \_\_\_\_\_  
Deputy Clerk

SCHEDULE "A" - LEGAL

A PORTION OF SECOND STREET NORTH (A 60-FOOT RIGHT-OF-WAY), OF SUN VALLEY ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 6, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 3, SAID POINT ALSO LYING ON THE EASTERLY LINE OF SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 21, PAGES 89 THROUGH 92 OF SAID PUBLIC RECORDS; THENCE NORTH  $88^{\circ}46'09''$  EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SECOND STREET NORTH, A DISTANCE OF 158.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 188-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH  $17^{\circ}44'49''$  EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 62.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SECOND STREET NORTH; THENCE SOUTH  $88^{\circ}46'33''$  WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.35 FEET TO A POINT ON SAID EASTERLY LINE; THENCE NORTH  $01^{\circ}19'11''$  WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 59.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.23 ACRES, MORE OR LESS.

Attachment 2

**APPLICATION & SUPPORTING MATERIALS**

**Petition for Road Vacation**  
PETITION TO VACATE PORTIONS OF  
CERTAIN STREETS, ALLEYWAYS OR ROADS

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

Comes now Thomas W. Carter, Ocean Reef Terra 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, along with those parties who joined the petition via executed consent and joinder, are the owner of all the lands within the plat abutting said portions of streets, alleyways or roads sought to be vacated, and Petitioner, along with those parties who joined the petition, are the only people 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.

Tom Carter  
Signature of Petitioner

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4 day of April, 2023, by Tom Carter as \_\_\_\_\_ for Ocean Reef Terra LLC.

Roberta N. Gibbs  
Notary Public, State of Florida  
Name: Roberta N. Gibbs  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_





## SCHEDULE "A" - LEGAL

A PORTION OF SECOND STREET NORTH (A 60-FOOT RIGHT-OF-WAY), OF SUN VALLEY ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 6, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 3, SAID POINT ALSO LYING ON THE EASTERLY LINE OF SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN MAP BOOK 21, PAGES 89 THROUGH 92 OF SAID PUBLIC RECORDS; THENCE NORTH  $88^{\circ}46'09''$  EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SECOND STREET NORTH, A DISTANCE OF 158.66 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 188-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH  $17^{\circ}44'49''$  EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 62.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SECOND STREET NORTH; THENCE SOUTH  $88^{\circ}46'33''$  WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 176.35 FEET TO A POINT ON SAID EASTERLY LINE; THENCE NORTH  $01^{\circ}19'11''$  WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, A DISTANCE OF 59.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.23 ACRES, MORE OR LESS.

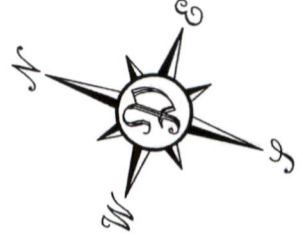
# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF SECONDS STREET NORTH (A 60' RIGHT OF WAY), SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SECOND STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 88°46'09" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 158.66 FEET TO A POINT ON THE EAST LINE OF SUMMERFIELD AT PONTE VEDRA BEACH, RECORDED IN MAP BOOK 21, PAGES 89 THROUGH 92; THENCE SOUTH 01°19'11" EAST, ALONG SAID EAST LINE, A DISTANCE OF 59.97 FEET TO THE NORTHWEST CORNER OF LOT 45 OF SAID SUMMERFIELD AT PONTE VEDRA BEACH; THENCE NORTH 88°46'33" EAST, ALONG THE NORTH LINE OF SAID LOT 45 AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 176.35 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE NORTH 17°44'49" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 62.57 FEET TO THE POINT OF BEGINNING.

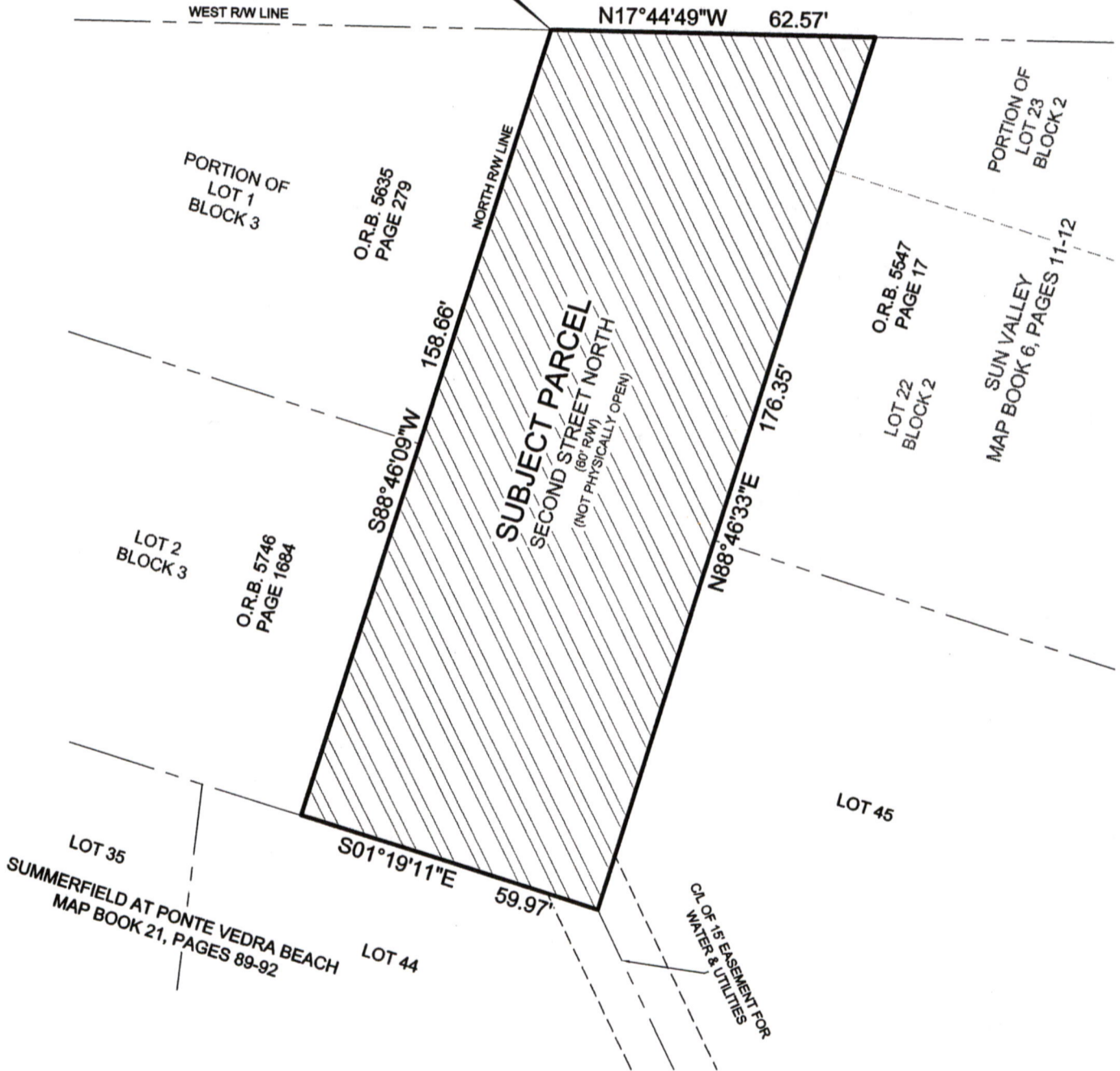
SAID LANDS CONTAINING 0.23 ACRES, MORE OR LESS.

CERTIFIED TO: OCEAN REEF TERRA, LLC



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)

POINT OF BEGINNING



## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RW LINE OF STATE ROAD A-1-A AS N17°44'49"W, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C/L	CENTERLINE
C.L.F.	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O/L	ON LINE
—	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION

SCALE 1"=30'

01-24-2024

DATE OF SKETCH

**LEGEND**

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
(C)	CALCULATED
(P)	PLAT
X	FENCE

*Nathan P. Perret*

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715



**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.

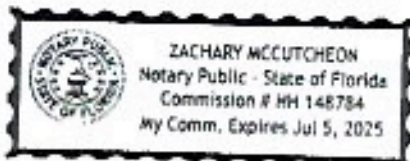
Dated this 23rd day of January, 2024.

\_\_\_\_\_  
Alan Alkham

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of January, 2024, by Alan Alkham as for

Owner  
5860 HIA rd, Ponte Vedra Beach FL 32082



Zachary McCutcheon  
Notary Public, State of Florida  
Name: Zachary McCutcheon  
My Commission Expires: July 5, 2025  
My Commission Number is: HH148784

Personally Known      OR Produced Identification X  
Type of Identification Produced FL Drivers License

**Proof of Notice Requirement**

In support hereof, Petitioner shows that he is the owner of certain lands bordering said portions of the 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"  
*SEE ATTACHED LETTERS*

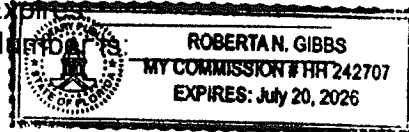
and those persons were served with a copy of this Petition by certified mail, return receipt requested, prior to \_\_\_\_\_, 20\_\_\_\_, and were advised to contact the Board of County Commissioners of St. Johns County, Florida, should they have any objection to the vacation of the said portions of the streets, alleyways or roads.

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Petitioner

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of June, 2023, by Thomas W Carter as Petitioner for Terra Innovations LLC.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Florida  
Name: Roberta N. Gibbs  
My Commission Expires \_\_\_\_\_  
My Commission Number \_\_\_\_\_



Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

## **Schedule B**

0615620220 - Alkinani Alaa, 4308 HANGING MOSS DR, ORANGE PARK, FL  
32073-000

## **Additionally Noticed**

0615510450 - Atwood Richard A AND Hayward Pamela L, 120 MEADOWCREST LN,  
PONTE VEDRA BEACH, FL 32082-0000

0615510440 - McQuilkin William R, P.O. BOX 2224, PONTE VEDRA BEACH, FL  
32004-0000

0615510350 - Hellman Ian, 109 SPRINGMOOR WAY, PONTE VEDRA BEACH, FL  
32018-0000



Mr. William McQuilken  
116 Meadowcrest Lane  
Ponte Vedra Beach, Fl. 32082

Dear Mr. McQuilken

Terra Innovations recently closed on two parcels adjacent to your home. Parcel numbers 0615630010 fronting A1A North & 0615510350 near your home/property. We and the property owners to the south are requesting the County close and abandon the unimproved access road known as Second Street North. This right-of-way was originally intended to serve the planned neighborhood where your home is located. During the final planning the original developer must have changed plans and no longer required this additional access point. Although it is not accessible from your property, it is nearby. We want to answer any questions you may have before processing the documents which finalize our request. The intended use of the right-of-way is a combined access point for three of the parcels that are adjacent, rather than creating multiple access points along A1A. Please see the attached image showing the areas discussed.

If you have any questions I can be reached at 417-861-3054.

Sincerely,

Tom

Tom Carter  
Terra Innovations



2nd Street Easement  
Proposed to abandon

120 Meadowcrest Ln

103  
109  
112  
116  
120  
121  
113  
117  
109  
113  
112  
580  
586

Mr. Richard Atwood  
120 Meadowcrest Lane  
Ponte Vedra Beach, Fl. 32082

Dear Mr. Atwood

Terra Innovations recently closed on two parcels adjacent to your home. Parcel numbers 0615630010 fronting A1A North & 0615510350 near your home/property. We and the property owners to the south are requesting the County close and abandon the unimproved access road known as Second Street North. This right-of-way was originally intended to serve the planned neighborhood where your home is located. During the final planning the original developer must have changed plans and no longer required this additional access point. Although it is not accessible from your property, it is nearby. We want to answer any questions you may have before processing the documents which finalize our request. The intended use of the right-of-way is a combined access point for three of the parcels that are adjacent, rather than creating multiple access points along A1A. Please see the attached image showing the areas discussed.

If you have any questions I can be reached at 417-861-3054.

Sincerely,

Tom

Tom Carter  
Terra Innovations



109  
109 Springmoor

2nd Street Easement  
Proposed to abandon

103

116

112

120

586

108

121

113

117

109

112

118

119

580

Mr. & Mrs. Ian Hellman  
109 Springmoor  
Ponte Vedra Beach, Fl. 32082

Dear Mr. & Mrs. Hellman,

Terra Innovations recently closed on two parcels adjacent to your home. Parcel numbers 0615630010 fronting A1A North & 0615510350 near your home/property. We and the property owners to the south are requesting the County close and abandon the unimproved access road known as Second Street North. This right-of-way was originally intended to serve the planned neighborhood where your home is located. During the final planning the original developer must have changed plans and no longer required this additional access point. Although it is not accessible from your property, it is nearby. We want to answer any questions you may have before processing the documents which finalize our request. The intended use of the right-of-way is a combined access point for three of the parcels that are adjacent, rather than creating multiple access points along A1A. Please see the attached image showing the areas discussed.

If you have any questions I can be reached at 417-861-3054.

Sincerely,

Tom

Tom Carter  
Terra Innovations



# UTILITY CLEARANCE

**Utility Clearance Letters Summary**  
**Application Number: VACROA 2023000004**

**Beaches Energy/TECO Energy:** **CLEARED** p.1-2 (page 2 shows confirmation of utility easement required by Beaches)

*Confirming party: Don Cuevas [dcuevas@beachesenergy.com](mailto:dcuevas@beachesenergy.com)*

**JEA Real Estate**—p.3 **No clearance necessary** as they do not service this area.

*Confirming party: Dina Alexander [realestate@jea.com](mailto:realestate@jea.com)*

**Florida Power and Light:** p.4 **No clearance necessary** as they do not service this area.

*Confirming party: Brian Mcgough [brian.mcgough@fpl.com](mailto:brian.mcgough@fpl.com)*

**AT&T Florida:** **CLEARED** p.5

*Confirming party: Chanda Wright [cw2588@att.com](mailto:cw2588@att.com)*

**Comcast Communications and Comcast Fibercore:** **CLEARED** p.6

*Confirming party: Liam McKenna [liam\\_mckenna@comcast.com](mailto:liam_mckenna@comcast.com)*



Taylor Rider &lt;taylor@terrainnovations.com&gt;

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**TECO field visit**

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**Don Cuevas** <DCuevas@beachesenergy.com>

Mon, Dec 11, 2023 at 4:12 PM

To: Taylor Rider &lt;taylor@terrainnovations.com&gt;

Cc: "Guagliardo, Brad S." &lt;BSGuagliardo@tecoenergy.com&gt;, Tom Carter &lt;tom@terrainnovations.com&gt;, "Evans, Randy E." &lt;REEvans@tecoenergy.com&gt;, "Farris, James A." &lt;jafarris@tecoenergy.com&gt;, Jeffrey Ferrel &lt;jeff@terrainnovations.com&gt;

Hi Taylor,

I will send the easement form on a separate email. Yes, BES and TECO conditional approval will be subject to the 10' Utility Easement. Thank you.

Don C.

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**From:** Taylor Rider <taylor@terrainnovations.com>**Sent:** Monday, December 11, 2023 4:03 PM**To:** Don Cuevas <DCuevas@beachesenergy.com>**Cc:** Guagliardo, Brad S. <BSGuagliardo@tecoenergy.com>; Tom Carter <tom@terrainnovations.com>; Evans, Randy E. <REEvans@tecoenergy.com>; Farris, James A. <jafarris@tecoenergy.com>; Jeffrey Ferrel <jeff@terrainnovations.com>

[Quoted text hidden]

[Quoted text hidden]



Taylor Rider &lt;taylor@terraininnovations.com&gt;

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**TECO field visit**

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**Taylor Rider** <taylor@terraininnovations.com>

Mon, Dec 11, 2023 at 4:03 PM

To: Don Cuevas &lt;DCuevas@beachesenergy.com&gt;

Cc: "Guagliardo, Brad S." &lt;BSGuagliardo@tecoenergy.com&gt;, Tom Carter &lt;tom@terraininnovations.com&gt;, "Evans, Randy E." &lt;REEvans@tecoenergy.com&gt;, "Farris, James A." &lt;jafarris@tecoenergy.com&gt;, Jeffrey Ferrel &lt;jeff@terraininnovations.com&gt;

We are happy to provide the 10' easement to BES as part of the install of new service. I assume that there is an existing easement for the utilities that are currently in place. It is likely best to use your BES easement form, but I think that would be done at the time we apply for a new service. Please take this as our confirmation in writing that the easement will be granted when the time arrives.

With that being said and with the submission of all previous maps and documents, please let me know if this is adequate and we can proceed with your emailed approval that BES and TECO do not object to this road vacation.

Thank you!

Taylor Rider

C: 803.319.4107

[Quoted text hidden]

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 **Aerial showing parcel to be vacated (1).pdf**  
1587K

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**Taylor Rider** <taylor@terraininnovations.com>

Mon, Dec 4, 2023 at 12:05 PM

To: "Connolly, Eileen M" <connem@jea.com>

Cc: Jeffrey Ferrel <jeff@terraininnovations.com>, Real Estate <realestate@jea.com>, "Traub, Brandon L" <traubl@jea.com>

Thank you, Eileen! I appreciate your quick reply and look forward to hearing from them. Have a great day!

[Quoted text hidden]

---

**Real Estate** <realestate@jea.com>

Mon, Dec 4, 2023 at 3:07 PM

To: Taylor Rider <taylor@terraininnovations.com>, "Connolly, Eileen M" <ConnEM@jea.com>

Cc: Jeffrey Ferrel <jeff@terraininnovations.com>, "Traub, Brandon L" <traubl@jea.com>

Good afternoon Taylor,

JEA does not have any utilities in this location, therefore, JEA Real Estate has no objection to this road vacation.

Thank you,

*Dina Alexander*

Real Estate Services

Office Support Associate



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**From:** Taylor Rider <taylor@terraininnovations.com>

**Sent:** Monday, December 4, 2023 12:05 PM

**To:** Connolly, Eileen M <ConnEM@jea.com>

**Cc:** Jeffrey Ferrel <jeff@terraininnovations.com>; Real Estate <realestate@jea.com>; Traub, Brandon L <traubl@jea.com>

**Subject:** Re: FW: confirmation needed to vacate a road

[External Email - Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.]

[Quoted text hidden]



Taylor Rider <taylor@terraininnovations.com>

## Reply needed from PFLD to vacate a road

**Mcgough, Brian** <Brian.Mcgough@fpl.com>  
To: Taylor Rider <taylor@terraininnovations.com>  
Cc: Jeffrey Ferrel <jeff@terraininnovations.com>

Mon, Dec 4, 2023 at 1:42 PM

Good afternoon,

Unfortunately this is not within FPL service territory. I know that the electric utility in this area is Beaches Energy, so I would reach out to them.

Let me know if you need anything else.

Thank you,

*Brian McGough*

Associate Engineer

Saint Augustine Service Center – FPL

303 Hastings Rd,

St. Augustine, FL 32084

Office: (904) 824-7675 Cell: (904) 837-6234







Email: [brian.mcgough@fpl.com](mailto:brian.mcgough@fpl.com)



Visit the [FPL Project Portal](#) by visiting the link below to manage your FPL Residential and Commercial construction projects.

Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more.

Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader Sharon Mitchell at (o) 904-923-1993 or [sharon.mitchell@fpl.com](mailto:sharon.mitchell@fpl.com).

<p>Begin &amp; Track Your Construction Project</p>  <p>Enter Project Portal</p>	<p>Report an Outage in Your Area</p> 	<p>Tree &amp; Vegetation Maintenance</p> 	<p>Important Project Information</p> 	<p>How to Schedule an Appointment</p> 	<p>FPL's Electric Service Standards</p>  <p>Service Provisions, Metering Equipment &amp; More</p>
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[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

----- Forwarded message -----

From: **WRIGHT, CHANDA C** <[cw2588@att.com](mailto:cw2588@att.com)>

Date: Wed, Sep 27, 2023 at 2:31 PM

Subject: RE: PETITION TO VACATE ROAD - PORTION OF SECOND STREET N AT A1A N

To: Jeffrey Ferrel <[jeff@terraininnovations.com](mailto:jeff@terraininnovations.com)>, PATEL, P K <[pp5963@att.com](mailto:pp5963@att.com)>

Cc: Tom Carter <[tom@terraininnovations.com](mailto:tom@terraininnovations.com)>, WRIGHT, CHANDA C <[cw2588@att.com](mailto:cw2588@att.com)>

Jeff, I'm not seeing facilities in the area you circled on the map, so it doesn't appear that we have an easement.

### Chanda Wright

SR Specialist-OSP Design Engineer

Construction & Engineering- Southeast

### AT&T

9400 Historic Kings Rd S, Jacksonville, FL 32257

M: 904-563-5743 | [cw2588@att.com](mailto:cw2588@att.com)

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## Roberta Gibbs

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**From:** Solomon, Tim <Tim\_Solomon@comcast.com>  
**Sent:** Thursday, September 28, 2023 6:59 AM  
**To:** McKenna, Liam; Roberta Gibbs  
**Subject:** RE: PETITION TO VACATE ROAD - PORTION OF SECOND STREET N AT A1A N

Robert  
see below

Thanks

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**From:** McKenna, Liam <Liam\_McKenna@comcast.com>  
**Sent:** Wednesday, September 27, 2023 6:08 PM  
**To:** Solomon, Tim <Tim\_Solomon@cable.comcast.com>  
**Subject:** FW: PETITION TO VACATE ROAD - PORTION OF SECOND STREET N AT A1A N  
**Importance:** High

Tim,  
Comcast do not object to vacating the section of Parcel ID 0615600001 between Parcel ID's 061530010 & 061520220 shown on map.

Liam Mc Kenna  
North Florida  
Construction Supervisor  
8130 CR44 Leg A  
Leesburg  
Florida 34788

Office Phone - 904-362-5141

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**From:** Roberta Gibbs <rgibbs@solidrockengineering.com>  
**Sent:** Thursday, July 20, 2023 11:54 AM  
**To:** McKenna, Liam <Liam\_McKenna@comcast.com>  
**Subject:** FW: PETITION TO VACATE ROAD - PORTION OF SECOND STREET N AT A1A N

Good morning Mr. McKenna,

I am sorry to keep emailing you but I am trying to get an answer as to whether Comcast has utility lines in the parcel our client is trying to vacate. I've attached a couple of maps showing the parcel. If there is someone else I should reach out to, please let me know.

Thank you.

Regards,

Attachment 3  
**CORRESPONDENCE**

**From:** [Lynn Brown](#)  
**To:** [Brandon Tirado](#)  
**Subject:** Meeting April 1 Agenda  
**Date:** Monday, March 18, 2024 6:14:40 PM

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Mr. Tirado,

I received a notice that a public hearing will be held on 4/1/24 regarding VACROA-2023000004, Ferrell-Becker Petition. I am not in favor of the petition and would like more information on the process to voice my opinion. Why is Thomas Carter asking that the SJC vacate the right of way and for what purpose? I think Thomas Carter is acting on behalf of Ocean Terra Reef, LLC.

Thank you,

Lynn Brown, Homeowner  
105 Glenmawr Ct  
PVB, FL 32082

Sent from my iPad

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Summerfield Association, Inc.  
100 Chelmsford Place  
Ponte Vedra Beach, FL 32082

March 14, 2024

Dear Ponte Vedra Zoning Board,

The Summerfield HOA fully supports our two homeowners, William McQuilkin and Richard Atwood, whose homes border this vacation application, Mr. McQuilkin and Mr. Atwood respectfully request that the vacated property is not clear-cut of all trees.

Summerfield has proven that a neighborhood that encourages saving trees and planting new trees leads to a beautiful neighborhood that has great community pride.

I would appreciate if this letter is shared with Thomas Carter. Please let me know if I can assist you with any Summerfield HOA questions.

Sincerely,

Jim Howard  
President, Summerfield HOA  
904-860-4281

SUMMERFIELD ASSOCIATION /Resident

116 MEADOWCREST LN.

PONTE VEDRA BEACH, FL. 32082

19 March, 2024

Dear Ponte Vedra Zoning Board,

My name is William R. McQuilkin and I have been a resident of Summerfield subdivision for 33 years. During these 33 years I have enjoyed the privacy of the wooded area provided by the county right-a-way and adjacent woods protecting my property and my neighbors privacy. The protection of the environment, ecology and noise pollution to the neighborhood has been invaluable. It's been like a park here with squirrels, rabbits, wild birds and the occasional fox prowling the neighborhood, amazing!

I'm asking the Board to respectfully take into consideration the continuing support of the environmental, ecological and privacy (A1A noise pollution) of the Summerfield, Meadowcrest Ln. neighborhood. The right-a-way and the adjoining woods have been a peaceful haven for us and the vulnerable wild life for many decades. To spoil it now would be a huge blow to everyone and the environment.

I look forward to the boards continued foresight in protecting the ecological, environmental and natural forests concerning our subdivision and the right-a-way in question. Ponte Vedra Beach is an upscale aesthetically appealing community, the more we protect it the more we will protect ourselves and the environment as a gift that it is from the Creator.

Thank you for your professional consideration to my request and The Summerfield Association. I hope you will take all parties concerns and wisely protect our environment and our residents privacy.

Sincerely,

William R. McQuilkin

Resident, Summerfield Subdivision

757-641-4082