

**MEMORANDUM**

**TO:** Commissioner England  
Commissioner George  
Commissioner Samora  
Commissioner Rumrell  
Commissioner Torres

**FROM:** Max Royle, City Manager 

**DATE:** December 16, 2020

**SUBJECT:** Request to Vacate Alley on West Side of A1A Beach Boulevard between 13<sup>th</sup> and 14<sup>th</sup> Streets Adjoining Lots 22-27, Minorca Subdivision, and Lots 65-67 and 78-79, Atlantic Beach Subdivision

**INTRODUCTION**

As noted above, the alley requested for vacation is on the west side of the Boulevard between 13<sup>th</sup> and 14<sup>th</sup> Streets. The alley begins on the west side of the A1A Beach Boulevard right-of-way, goes through the newly renovated Beachside Diner property, and ends at the east boundary of the Ocean Woods subdivision. It goes through two older subdivisions: Atlantic Beach and Minorca. The majority of the adjacent property owners have requested that the alley be vacated.

The Comprehensive Planning and Zoning Board reviewed the application at its November 17, 2020, meeting, and by a 7-0 vote recommended that the alley be vacated subject to the condition that "the preservation of the functionality of the drainage and utility easement be unimpeded in the vacated alley".

**ATTACHMENTS**

Attached for your review is the following:

- a. Pages 1-17, the application that was submitted to the Planning Board and on which the Board based its recommendation to you.
- b. Page 18, a memo from the Building Department's Executive Assistant, Ms. Bonnie Miller, in which she states to you the Board's recommendation that the alley be vacated.

**ACTION REQUESTED**

It is that you hold the public hearing and that you decide whether to have the alley vacated.

If you agree with the vacation request, then the City Attorney will prepare an ordinance for first reading at your February 1<sup>st</sup> meeting. Section 18-53 (c) (1) of the City's General Code requires that the ordinance have a full legal description of the property to be vacated and have from a legal plat book or map an exhibit that shows the alley's exact location.

If you pass the ordinance on first reading, it will be scheduled for a public hearing and final reading at your March 1<sup>st</sup> meeting.



**City of St. Augustine Beach Building and Zoning Department**

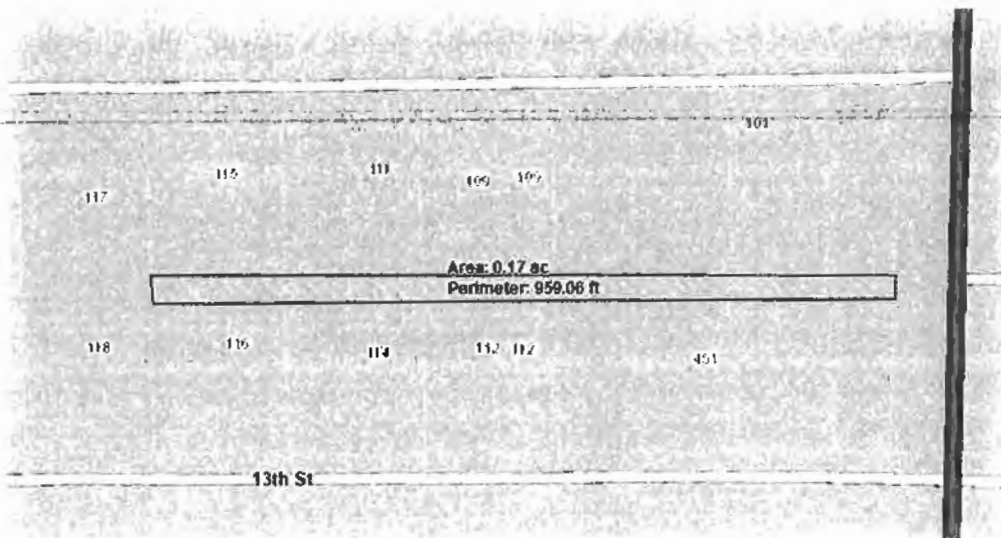
**TO: Comprehensive Planning and Zoning Board and Max Royle, City Manager**

**FROM: Brian Law, Building Official**

**SUBJECT: Vacating Alley between 13<sup>th</sup> and 14<sup>th</sup> street west of A1A Beach Boulevard**

**DATE: 12-11-2020**

An application has been submitted by Kyle and Elizabeth Morin, who reside at 111 14<sup>th</sup> Street, for the vacating of an alley lying between 13<sup>th</sup> and 14<sup>th</sup> street west of A1A Beach Boulevard. The illustration below is the alley being requested to vacate.



The illustration below is aerial imagery from 2019 depicting the current buildings adjacent to the alley.



The west side of Beachside Diner's parking lot is separated from the residential houses by a solid fence which is part of the conditional use order for outside dining for that facility. The west side of the alley to be vacated is landlocked by homes addressed as 117 14<sup>th</sup> Street and 118 13<sup>th</sup> Street. This specific scenario appears to create a non-accessible alley by City staff without removing the Beachside Diner's fence. In the event access was needed the fence could be removed to grant access as it is a site-built wooden fence. At this time, the alley is currently being utilized for overhead utilities and as such the City would be remiss to vacate this alley without a utility easement. A site visit on December 8, 2020 with Alyssa Fink, Engineer II for Florida Power & Light (FPL), Public Works Director Bill Tredik, and Bonnie Miller, Building and Zoning Department, was conducted and the comments from Ms. Fink are included with the application information, stating FPL has no objection to the alley vacation provided FPL is granted an easement from the property owners covering their facilities, which are adjacent to three properties on the north side of the alley. These properties are 109 14<sup>th</sup> Street, 111 14<sup>th</sup> Street, which is the applicant, Kyle Morin's, property, and 115 14<sup>th</sup> Street.

Comments are also included from Mr. Tredik, Commander Daniel Carswell, City's Police Department, PJ Webb, St. Johns County Fire Rescue, and Melissa Caraway, St. Johns County Utility Department.

City of St. Augustine Beach Building and Zoning Department  
Vacating Alley/Easement/Street Application

2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

WWW.STAUGBEACH.COM BLDG & ZONING (904) 471-8758 FAX (904) 471-4470

1. Legal description of the alley/easement/street for which the vacation is being sought:

Minorca Subdivision, Lot 1677800001

1670700002

Atlantic Beach  
Subdivision

2. Location (N, S, W, E). West Side of A1A Beach Blvd Between 13th and 14th Street

3. Is the property seaward of the Coastal Construction Control Line (CCCL)? Yes ☒ No (Circle one)

4. Name and address of applicant(s):

Kyle and Elizabeth Morin, 111 14th Street, St. Augustine, FL 32080

5. Recorded in Map Book \_\_\_\_\_ Page(s) \_\_\_\_\_ of the Public Records of St. Johns County, Florida:

6. Reason(s) for vacation or abandonment of alley/easement/street:

Easement is no longer maintained by public works and the majority of owners wish to maintain the property by gaining an additional 7.5 feet each.

7. Please check if the following information required for submittal of this application has been included:

☒ Plat, map, or site location drawing of alley/easement/street to be vacated

☒ List of names and addresses of owners of real property abutting and/or adjoining the alley/easement/street for which the vacation is requested (to be acquired from St. Johns County Real Estate/Survey Department, telephone number 904-209-0804)

☒ Owner Permission Form (if applicable)

☒ First-class postage stamped legal-size (4-inch-by-9½-inch) envelopes with names and addresses of owners of real property abutting and/or adjoining the alley/easement/street to be vacated

☒ Other documents or relevant information to be considered

☒ Fourteen (14) copies of the completed application including supplemental documentation and relevant information

Per Ordinance No. 15-05, Section 18-51-e of the St. Augustine Beach Code, the names and addresses of the owners of the real property bounding and abutting the property for which the vacation is requested shall be obtained from the current tax assessment roll. The written consent of each owner shall be obtained by the applicant and filed upon submittal of the application to vacate, but if 100% of the real property owners do not submit their written consent, then a minimum of 70% of the real property owners must sign a written consent and the applicant must demonstrate that the vacation will not adversely affect nor negatively impact those property owners who have not signed a written consent, which demonstration may necessitate the applicant obtaining the opinion of a traffic engineer, surveyor, or other professional. Nothing about this subsection changes the way in which vacated alleys, easements, or streets vest property rights.

KYLE MORIN

Print name (owner or his/ her agent)

Print name (applicant or his/her agent)

[Signature]

10/12/20

Signature /date

Signature /date

111 14th ST. ST. AUGUSTINE, FL 32080

Owner/agent address

Applicant/agent address

603-801-4137

Phone number

Phone number

### Charges

Application Fee: \$300.00

Date Paid:

10/13/2020

Legal Notice Sign: \$10.00

Date Paid:

10/13/2020

Received by

Bonnie Miller

Date

10/13/2020

Invoice #

I2002628

Check # or type of credit or debit card

518

14th STREET



13th STREET



10th St

KLINS

MORIN

DARIOS

SOMEWHERE ON  
A1A PARTNERS LLC

-9-

CITY OF ST. AUGUSTINE BEACH

ROBBINS

KULYK/  
KACZMARSKY

COHEN

SOMEWHERE ON  
A1A PARTNERS LLC

10th St

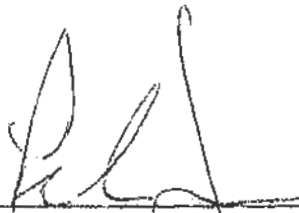
September 30<sup>th</sup>, 2020

City of St. Augustine Beach  
Planning and Zoning Board  
2200 A1A South  
St. Augustine Beach, FL  
32080

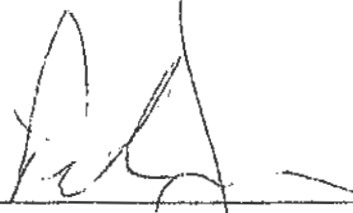
To Whom It May Concern,

By signing below, we are acknowledging our formal request to have the utility easement behind our properties in the Minorca Subdivision vacated by the city. We understand that in doing this, we will be taking possession of the property. We are asking for this vacation per the town regulations to do so and will be submitting the Vacating Alley/Easement/Street Application along with this petition.

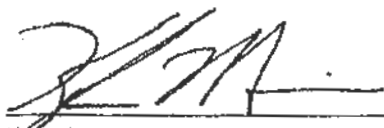
Thank you for your consideration.



Peter Darios, Partner  
Somewhere on A1A Partners LLC  
2-50 ATLANTIC BCH LOTS 65 66 & 67 78 & 79 OR4278/1608



Peter Darios  
8-99 MINORCA SUBD LOT 25 OR3972/1937



Kyle Morin  
8-99 MINORCA SUBD LOT 26 OR4910/126

  
Gabe Kling

8-99 MINORCA SUBD LOT 27 OR4243/466

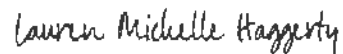
  
Celeste Cohen

8-99 MINORCA SUB LOT 24 OR1703/1942 & 2460/628(Q/C)

  
Sonia Kulyk

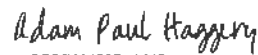
8-99 MINORCA SUBD LOT 23 OR3489/203

DocuSigned by:

  
5015A0B20DBB42F

Lauren Michelle Haggerty

DocuSigned by:

  
DEDB00136FAA44D

Adam Paul Haggerty

  
Elizabeth Robbins

8-99 MINORCA SUB LOT 22 OR3727/1480(S/A) & 3817/1103(Q/C) & 3817/1104

**From:** Bill Tredik  
**To:** Bonnie Miller  
**Cc:** Brian Law; Lex Taylor; Max Royle  
**Subject:** RE: Vacating Alley Application between 13th and 14th Streets  
**Date:** Wednesday, December 9, 2020 12:55:30 PM

Bonnie:

In discussion with the City Attorney and the City Manager, it seems it may be better to have the easement dedicated to the City concurrent with the vacation of the alley. I would, therefore, like to modify my previous statement to read:

"Public Works has no objection to the vacation of the 14<sup>th</sup> Lane right-of-way, as proposed, provided that an appropriate drainage and utility easement over the vacated right-of-way is concurrently dedicated in perpetuity to the City. "

This would allow the city to continue to permit FPL and Comcast to utilize the City easement for utilities, as well as give the City the ability to prevent private property grade changes which could negatively impact other properties.

Bill

***William Tredik PE, Public Works Director / City Engineer***

*City of St. Augustine Beach  
2200 A1A South  
St. Augustine Beach, Florida 32080  
Ph: (904) 471-1119  
email: btredik@cityofsab.org*

***PLEASE NOTE: Under Florida law, most communications to and from the City are public records. Your emails, including your email address, may be subject to public disclosure.***

**From:** Bill Tredik  
**Sent:** Wednesday, December 09, 2020 12:05 PM  
**To:** Bonnie Miller <bmillier@cityofsab.org>  
**Cc:** Brian Law <blaw@cityofsab.org>; 'Lex Taylor' <lex@dhclawyers.com>  
**Subject:** RE: Vacating Alley Application between 13th and 14th Streets

Bonnie:

Bill

***William Tredik PE, Public Works Director / City Engineer***

*City of St. Augustine Beach*

**From:** [Daniel Carswell](#)  
**To:** [Bonnie Miller](#); [Brian Law](#)  
**Subject:** Re: Vacating Alley Application between 13th and 14th Streets  
**Date:** Friday, October 30, 2020 7:43:14 AM  
**Attachments:** [Outlook-sbau2mks.png](#)  
[Outlook-Obndky24.png](#)

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I have no objections or comments regarding this. Thank you.

**Commander Daniel Carswell**

St. Augustine Beach Police Department  
2300 A1A South  
St. Augustine Beach, FL 32080  
Work: (904) 471-3600  
Cell: (904) 599-7670



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**From:** Bonnie Miller <[bmiller@cityofsab.org](mailto:bmiller@cityofsab.org)>  
**Sent:** Thursday, October 29, 2020 2:25 PM  
**To:** Robert Hardwick <[hardwickra@sabpd.org](mailto:hardwickra@sabpd.org)>; Daniel Carswell <[carswelldp@sabpd.org](mailto:carswelldp@sabpd.org)>  
**Cc:** Brian Law <[blaw@cityofsab.org](mailto:blaw@cityofsab.org)>  
**Subject:** Vacating Alley Application between 13th and 14th Streets

Hi Chiefs Hardwick and Carswell,

Attached is a vacating application to vacate the alleyway between 13<sup>th</sup> and 14<sup>th</sup> Streets directly west of A1A Beach Boulevard just north of the Beachside Diner property at 451 A1A Beach Boulevard.

The applicant, Kyle Morin, has submitted the written consent of all the adjacent property owners with the exception of Longin Kaczmarzsky and Sonia Kulyk, who own 114 13<sup>th</sup> Street.

The Building Department supports the vacation of this alley. If you have any comments or recommendations, please forward them to me, and staff will include them in the information copied to both the Planning and Zoning Board, which will hear the application at its regular monthly meeting on November 17, 2020, and the City Commission, which will hear the application at its regular monthly meeting on December 7, 2020.

Give me or Building Official Brian Law a call or email if you have questions or need more information. If you have no objections to the vacating of this alley, please reply via email, and if you have objections, comments or recommendations please also reply by Monday, November 9, 2020, so staff can include them in the information copied to the Planning and Zoning Board and City

Commission.

Thanks,

***Bonnie Miller, Executive Assistant  
City of St. Augustine Beach  
Building & Zoning Department  
2200 State Road A1A South  
St. Augustine Beach, Florida 32080  
Telephone Number : 904-471-8758 Extension 204  
Fax Number: 904-471-4470  
Email Address: [bmiller@cityofsab.org](mailto:bmiller@cityofsab.org)***

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**From:** PJ Webb  
**To:** Bonnie Miller  
**Cc:** Brian Law  
**Subject:** RE: Vacating Alley Application between 13th and 14th Streets  
**Date:** Tuesday, November 17, 2020 3:11:29 PM

Hey Bonnie, sorry for the delay in getting back to you. I sent this up the flagpole to get a response when you sent it to me originally. I just heard back from them and we do not have any objection to the proposed vacation. Please let me know if you need anything else from us. Have a good afternoon.

*PJ Webb*

St. Johns County Fire Rescue  
Plans Examiner  
Office: 904-209-1744  
4040 Lewis Speedway  
St. Augustine, FL 32084

Fire Rescue Headquarters  
3657 Gaines Road  
St. Augustine, FL 32084



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OIIIIIIIO

**From:** Bonnie Miller [mailto:bmiller@cityofsab.org]  
**Sent:** Tuesday, November 17, 2020 12:50 PM  
**To:** PJ Webb <pwebb@sjcfl.us>  
**Cc:** Brian Law <blaw@cityofsab.org>  
**Subject:** FW: Vacating Alley Application between 13th and 14th Streets

**From:** Melissa Caraway  
**To:** Bonnie Miller; Phillip Gaskins  
**Subject:** RE: Vacating Alley Application between 13th and 14th Streets  
**Date:** Tuesday, November 17, 2020 1:09:38 PM

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Bonnie,

The SJCUUD has no issues with the vacation of this alleyway.

***Melissa Caraway, M.P.A***

Utility Review Coordinator

St. Johns County Utility Department

St. Johns County Board of County Commissioners

1205 State Road 16, St. Augustine, FL 32084

(904) 209-2606 (904) 209-2607 Fax

mcaraway@sjcfl.us email www.sjcfl.us website

**From:** Bonnie Miller <bmillier@cityofsab.org>

**Sent:** Tuesday, November 17, 2020 12:54 PM

**To:** Melissa Caraway <mcaraway@sjcfl.us>; Phillip Gaskins <pgaskins@sjcfl.us>

**Subject:** Vacating Alley Application between 13th and 14th Streets

Good Afternoon St. Johns County Utility Department,

Attached is a vacating alley application pertaining to the vacation of the alleyway between 13<sup>th</sup> and 14<sup>th</sup> Streets directly west of A1A Beach Boulevard just north of the Beachside Diner property at 451 A1A Beach Boulevard.

The applicant, Kyle Morin, has submitted the written consent of all the adjacent property owners with the exception of Longin Kaczmarzsky and Sonia Kulyk, who own 114 13<sup>th</sup> Street.

This application will be presented to the City's Planning and Zoning Board meeting next month on December 15, 2020, with final consideration given by the City Commission at the Commission's regular meeting on January 4, 2021.

If you have no objections to the vacating of this alley, please reply via email, and if you have objections, comments or recommendations please also reply by Monday, December 7, 2020, so staff can include them in the information copied to the Planning and Zoning Board and City Commission.

Give me or Building Official Brian Law a call or email if you have questions or need more information.

**From:** Fink, Alyssa  
**To:** Kyle Morin; Bonnie Miller  
**Subject:** OUTSIDE ATTACHMENT:RE: FLP Site Visit 12/8/20 at 9AM  
**Date:** Wednesday, December 9, 2020 4:26:59 PM  
**Attachments:** Easement - Exhibit A.pdf  
Easement for Individuals - non-exclusive.doc

\* \* \* \* \* This message originated from outside of your organization! DO NOT click any links or open any attachments unless you validate the sender and know the content is safe. Please forward this email to IT@cityofsab.org if you believe the email is suspicious. \* \* \* \* \*

Good afternoon,

Per our discussion yesterday, FPL has no objection to the alley vacation provided that we are granted an easement from the property owners covering our existing facilities.

Attached is our standard easement cover letter and example exhibit. A surveyed exhibit and/or legal description of the property is acceptable. The form must be signed by the property owner and recorded with St. Johns County.

Please let me know if you have any questions.

Thank you,

*Alyssa Fink*

Engineer II  
Florida Power & Light  
St. Augustine Service Center  
303 Hastings Rd  
St. Augustine, FL 32084  
Office: 904-824-7689 Cell: 904-295-5665  
Email: [Alyssa.Fink@FPL.com](mailto:Alyssa.Fink@FPL.com)



**FPL** Please contact me with any questions or concerns. If you cannot reach me, please contact my Engineering Leader Scott Lewis at (o) 904-824-7647, (c) 904-484-4256 or [Scott.Lewis@fpl.com](mailto:Scott.Lewis@fpl.com)  
Visit the new FPL Project - rta: at [FPL.com/construction](https://www.fpl.com/construction) 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.  
Visit [ESS](#) for FPL's Electric Service Standards.

**From:** Kyle Morin . <kylemorin9@gmail.com>  
**Sent:** Thursday, December 03, 2020 1:42 PM  
**To:** Bonnie Miller <bmillerr@cityofsab.org>; Fink, Alyssa <[Alyssa.Fink@fpl.com](mailto:Alyssa.Fink@fpl.com)>  
**Subject:** FLP Site Visit 12/8/20 at 9AM

Alyssa,

Work Request No. \_\_\_\_\_

Sec. \_\_, Twp \_\_ S, Rge \_\_ E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

**EASEMENT  
(INDIVIDUAL)**  
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:

Reserved for 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 further 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 said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 20\_\_\_\_.

Signed, sealed and delivered in the presence of:

By: \_\_\_\_\_

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Print Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Witness' Signature)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization,

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

and \_\_\_\_\_ who is (are) personally known to me or has (have)

produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public, Signature

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number, if any

**From:** [Brian Law](#)  
**To:** [Bonnie Miller](#)  
**Subject:** FW: Vacating Alley Application between 13th and 14th Streets  
**Date:** Monday, December 14, 2020 4:54:02 PM

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**From:** Bill Tredik <btredik@cityofsab.org>  
**Sent:** Monday, December 14, 2020 4:34 PM  
**To:** sonia kulyk <soniakulyk@hotmail.com>  
**Cc:** Brian Law <blaw@cityofsab.org>  
**Subject:** RE: Vacating Alley Application between 13th and 14th Streets

Ms. Kulyk:

I was planning to call you back this afternoon. In order to vacate the right of way, the City will require a drainage and utility easement to be created in it's stead. The drainage and utility easement will be the same 15' width as the current right-of-way. This will allow utilities to continue to serve the properties; and will also allow the city to protect the existing drainage flow patterns: Owners will not be allowed to place structures in the 15' drainage and utility easement which block drainage.

Fences would be allowed, provided they are constructed in a manner to allow sufficient drainage between or under the boards, and with the understanding that the city or utility companies may need to remove them to perform work in the future. Items which impede drainage (e.g. walls, planters, pool decks, fences without openings for flow, fill, etc. will not be allowed in the easement.

The bottom line is the property would become the individual homeowners', but their use would be limited to activities which do not impede drainage. If the City's drainage easements rights are not respected, the City could enforce the easement requirements through code enforcement or actual removal of the offending obstruction.

Bill

***William Tredik PE, Public Works Director / City Engineer***

*City of St. Augustine Beach  
2200 A1A South  
St. Augustine Beach, Florida 32080  
Ph: (904) 471-1119  
email: btredik@cityofsab.org*

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**From:** sonia kulyk <[soniakulyk@hotmail.com](mailto:soniakulyk@hotmail.com)>

**Sent:** Monday, December 14, 2020 4:02 PM

**To:** Bill Tredik <[btredik@cityofsab.org](mailto:btredik@cityofsab.org)>

**Subject:** Vacating Alley Application between 13th and 14th Streets

Mr. Tredik,

We are contacting you in regard to the application to vacate the above mentioned alley. It will be before the PNZ board tomorrow.

We live at 114 13<sup>th</sup> St and are the holdouts for the signatures on the application. We object to having this alley vacated because we are concerned that the drainage and flooding issues we have experienced in the past will significantly worsen if the alley is permitted to be vacated.

In reading your memo regarding this, it is unclear to us what your recommendation is, specifically in regard to "giving the city the ability to prevent private property grade changes which could negatively impact other properties"

We are the property directly to the south of the applicant's property and we believe that we will be the most directly impacted if this vacation is permitted.

What is of further concern to us, is that since this application was originally submitted in October 2020, the 2 properties adjacent to ours (115 14<sup>th</sup> St and 111 14<sup>th</sup> St ) have installed in-ground swimming pools. According to the building department, this puts the ISR for both properties (49.8% and 49%) at just about the allowable 50% for our medium density area.

Since we have already had severe flooding issues, most recently during this summer's heavy rain, we are trying to avoid this problem getting worse and know that the 15 ft easement between our properties is the low spot.

In regard to the city's ability to "prevent property grade changes", we are not sure how this can be monitored, as this was exactly what happened in November 2016, when the property changed hands and the lot was filled and graded, without permitting (pictures attached). Since that time, and with the addition of the new house at 115 14<sup>th</sup> St, the flooding has been noticeably worse in our back yard.

If you can provide some clarification to us regarding your recommendation before the PNZ meeting takes place tomorrow, that would be greatly appreciated.

Thanks in advance for your assistance with this,

Lonnie Kaczmarzsky and Sonia Kulyk

904 460 5540

Sent from [Mail](#) for Windows 10

# MEMO

**To:** Max Royle, City Manager  
**From:** Bonnie Miller, Executive Assistant  
**Subject:** Vacating Alley File No. V 2020-01  
**Date:** Wednesday, December 16, 2020

Please be advised that at its regular monthly meeting held Tuesday, December 15, 2020, the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted unanimously to recommend the City Commission approve an application to vacate the 15 (fifteen)-foot-wide alley between 13<sup>th</sup> Street and 14<sup>th</sup> Street, adjacent to and west of A1A Beach Boulevard.

The application was filed by Kyle and Elizabeth Morin, 111 14<sup>th</sup> Street, St. Augustine Beach, Florida, 32080, per Article III, Sections 18-50--18-56 of St. Augustine Beach Code, as amended by Ordinance No. 15-05, PERTAINING TO THE 15 (FIFTEEN)-FOOT-WIDE STRIP OF LAND BETWEEN 13<sup>TH</sup> STREET AND 14<sup>TH</sup> STREET, ADJACENT TO AND WEST OF A1A BEACH BOULEVARD AND ABUTTING LOTS 22, 23, 24, 25, 26, AND 27, MINORCA SUBDIVISION, PARCEL IDENTIFICATION NUMBER 1677800001, AND LOTS 65, 66, 67, 78, AND 79, ATLANTIC BEACH SUBDIVISION, PARCEL IDENTIFICATION NUMBER 1670700002, ALL IN SECTION 34, TOWNSHIP 7, RANGE 30, AS RECORDED IN MAP BOOK 8, PAGE 99, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

The motion to recommend the City Commission approve the vacation of the 15 (fifteen)-foot-wide alley described above was made by Mr. Pranis subject to the condition that the preservation of the functionality of the drainage and utility easement be unimpeded in the vacated alley. Mr. Pranis' motion was seconded by Ms. Odom and passed 7-0 by unanimous voice-vote.