

## **RESOLUTION 23-**

### **A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AUTHORIZING THE VACATING OF A PORTION OF THE STREETS IN THE PLAT OF PALMETTO ACRES AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Board of County Commissioners (Board) is authorized to adopt a resolution vacating streets, either in whole or in part, in subdivisions located in Alachua County pursuant to Sections 177.085(1) and 177.101, Fla. Stat., and Sections 324.01 and 402.64 of the Alachua County Code; and

**WHEREAS**, Prairie Parking LLC is the owner of a portion of Palmetto Acres as recorded in Plat Book D, Page 44 of the public records of Alachua County Florida and has applied to the Alachua County Public Works Department to vacate a portion of the streets described as follows:

Parcels of land being more particularly described and shown in **EXHIBIT "A"** as attached hereto and by reference made a part hereof; and

**WHEREAS**, as required by Sections 177.085(1) and 177.101, Fla. Stat., and Sections 324.01 and 402.64 of the Alachua County Code, Prairie Parking LLC owns the fee simple title to all of the lots abutting the portion of the streets sought to be vacated; and

**WHEREAS**, the Public Works Department staff, after conducting the investigation required under sections 324.02(4) and 402.64 of the Alachua County Code, has determined that the application by Prairie Parking LLC meets the minimum statutory requirements for partial street vacation; and

**WHEREAS**, Prairie Parking LLC has satisfied the publication of legal notice requirements of Sections 177.085(1) and 177.101, Fla. Stat., and Sections 324.01 and 402.64 of the Alachua County Code, see **EXHIBIT "B"** attached hereto and by reference made a part hereof; and

**WHEREAS**, Prairie Parking LLC has certified that all state and county taxes (and municipal taxes if applicable) have been paid; and

**WHEREAS**, the Board has determined that vacating the portion of the streets will not affect the ownership or right of convenient access of persons owning other parts of the subdivision or adjacent properties.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA, COUNTY FLORIDA:

**Section 1. Findings.** The Board finds, determines and declares that the recitals in the preamble are true and correct, and hereby incorporates them by reference.

**Section 2. Approval of the application to vacate a portion of the streets.** The portion of the streets described in **Exhibit "A"** is vacated, and the property covered by such portion of the plat, either in whole or in part, is returned to acreage.

**Section 3. Authority of the Chair.** The Chair is hereby authorized to execute any documents approved by the County Attorney related to this portion of the plat vacation.

**Section 4. Effective Date.** This resolution shall take effect when a certified copy of the adopted resolution 23-\_\_\_\_\_, together with a copy of the proof of publication of the Notice of Public Hearing, and a copy of the proof of publication for the adopted Resolution 23-\_\_\_\_\_ has been filed with the Clerk of the Circuit Court and duly recorded in the public records of Alachua County, Florida.

**DULY ADOPTED** in regular session, this \_\_\_\_ day of \_\_\_\_\_, 2023.

BOARD OF COUNTY COMMISSIONERS  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_  
Anna Prizzia, Chair

ATTEST:

\_\_\_\_\_  
J. K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Alachua County Attorney's Office

## SKETCH OF DESCRIPTION

SITUATED IN

LEITNER TRACT, TOWNSHIP 11 SOUTH, RANGE 20 EAST

ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION OF ROAD TO BE VACATED (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN THE LEITNER TRACT OF THE LEVY GRANT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF PALMETTO DRIVE AS SHOWN ON THE PLAT OF PALMETTO ACRES RECORDED IN PLAT BOOK D, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 9 OF PALMETTO ACRES AS PER PLAT IN PLAT BOOK "D" PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE N.64°30'E A DISTANCE OF 293.91 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF PALMETTO SUBDIVISION, A DISTANCE OF 119.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 441; THENCE CONTINUE N.51°06'35"W., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 441 A DISTANCE OF 108.97 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PALMETTO DRIVE AND SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 441, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE N.51°06'35"W., ALONG SAID SOUTHERLY LINE OF HIGHWAY 441 A DISTANCE OF 44.57 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED PALMETTO DRIVE AND THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 441; THENCE RUN S.65°10'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 67.37 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5022, PAGE 1936 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.34°37'21"W., ALONG SAID NORTH LINE, A DISTANCE OF 47.56 FEET; TO THE WESTERN MOST CORNER OF SAID LANDS DESCRIBED; THENCE RUN S.51°02'26"E., ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 17.61 FEET TO THE INTERSECTION OF THE AFOREMENTIONED SOUTH RIGHT OF WAY OF PALMETTO DRIVE; THENCE RUN N.65°10'00"E., ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 120.28 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 4167 SQUARE FEET MORE OR LESS.

## SURVEYOR'S NOTES

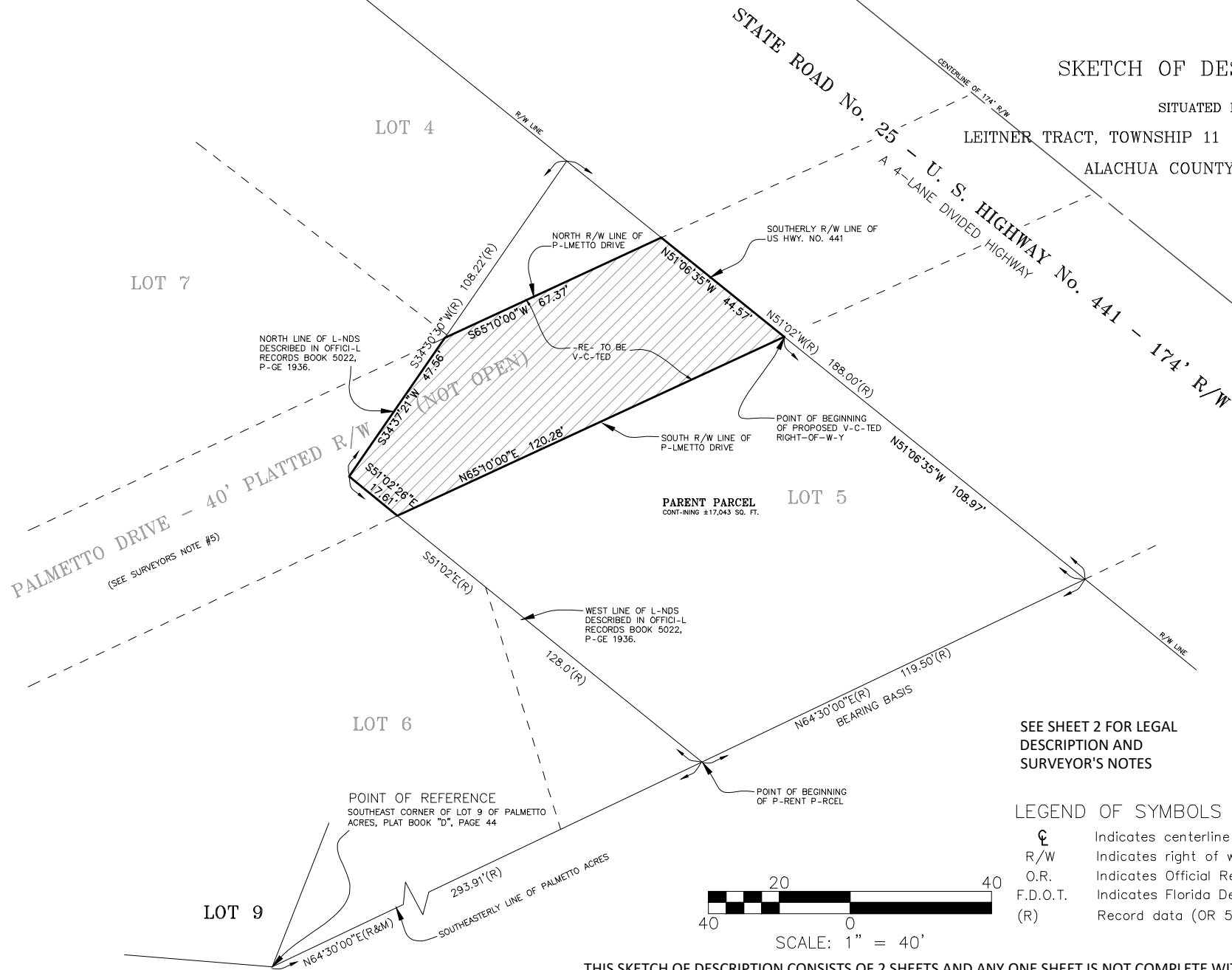
- This is not a boundary survey
- This sketch of description is a graphic depiction of the current boundary in accordance with the legal description shown hereon and may not reflect ownership. No underground features, including but not limited to foundations, structures, installations, or improvements have been located.
- There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The undersigned has not performed an independent search for additional records.
- This map is intended to be displayed at a scale of 1" = 20' or smaller.
- The printed dimensions shown on this survey supersede any scaled dimensions; there may be items drawn out of scale to graphically show their location.
- "Certification" is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- This survey has been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Unauthorized copies and/or reproductions via any medium of this sketch and description or any portions thereof are expressly prohibited without the written consent of George F. Young, Inc. and the undersigned professional surveyor and mapper.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This sketch and description is valid as to the last date of field survey and not the signature date.
- This sketch and description is not valid without the signature and the original raised seal of a Florida professional surveyor and mapper.
- Basis of Bearings: N.64°30'E along the southeasterly line of the Plat of Palmetto Acres as recorded in Plat Book D, Page 44 of the Public Records of Alachua County, Florida
- This sketch and description was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
- No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
- Gross land area of the portion of Palmetto Avenue to be vacated is 4,167 square feet more or less.
- Forty-eight (48) hours before digging, boring, pile-driving, planting, etc. Notify Sunshine 811 by calling 811 so that underground utilities may be field spotted.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.

THIS SKETCH OF DESCRIPTION CONSISTS OF 2 SHEETS AND ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER

CREW CHIEF	INITIALS	DATE	 <p>George F. Young, Inc.</p> <p>3721 NW 40th TERRACE, SUITE B GAINESVILLE, FLORIDA 32606-8149          PHONE (352) 378-1444 FAX (352) 372-2502          BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM          CIVIL &amp; TR-NSPORTATION ENGINEERING ECOLOGY IGIS LANDSC-PE -RCHITECTURE          PL-NNING SURVEYING SUBSURF-CE UTILITY ENGINEERING          GAINESVILLE • L-KEWOOD RANCH • ORL-ND • ST. PETERSBURG • T-MPA</p>	SKETCH OF DESCRIPTION PRAIRIE PARKING, LLC		JOB NO. 22009001GS
DRAWN	NW	9/7/22		SECTION , TOWNSHIP 11 S., RANGE 20 E.		SHEET NO.
CHECKED	TH	9/13/212		PREPARED FOR: PRAIRIE PARKING, LLC		2 of 2
FIELD BOOK				12130 S. HWY 441		
FIELD DATE				MICANOPY, FL 32667		

## SKETCH OF DESCRIPTION

SITUATED IN

LEITNER TRACT, TOWNSHIP 11 SOUTH, RANGE 20 EAST  
ALACHUA COUNTY, FLORIDASEE SHEET 2 FOR LEGAL  
DESCRIPTION AND  
SURVEYOR'S NOTES

## LEGEND OF SYMBOLS &amp; ABBREVIATIONS

⊕	Indicates centerline of right of way
R/W	Indicates right of way
O.R.	Indicates Official Records Book
F.D.O.T.	Indicates Florida Department of Transportation
(R)	Record data (OR 5022, P.1936)

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	INITIALS	DATE
CREW CHIEF		
DRAWN	NW	9/7/22
CHECKED	TH	9/13/22
FIELD BOOK		
FIELD DATE		

N-TH-N L. WEBER PSM LS 7115

D-TE



## George F. Young, Inc.

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 G-INESVILLE I L-KEWOOD R-NCH I ORL-ND O I ST. PETERSBURG I T-MP-

SKETCH OF DESCRIPTION  
PRAIRIE

SECTION , TOWNSHIP 11 S., RANGE 20 E.  
 PREPARED FOR: PRAIRIE PARKING, LLC  
 12130 S HWY 441  
 MICANOPY, FL 32667

JOB NO.  
22009001GS  
 SHEET NO.  
1 OF 2

## EXHIBIT B

### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Board of County Commissioners of Alachua County, Florida, will consider the adoption of a Resolution to vacate, abandon, discontinue and close a portion of the streets in the plat of Palmetto Acres as recorded in Plat Book D Page 44 of the Public Records of Alachua County, Florida at a public hearing to be held in Room 209 of the Alachua County Administration Building, 12 Southeast 1st Street, Gainesville, Florida, on the **13th** day of **June, 2023** at **11:30 A.M.**, or as soon thereafter as the matter may be heard; said portion of the plat being described as follows.

A TRACT OF LAND SITUATED IN THE LEITNER TRACT OF THE LEVY GRANT, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF PALMETTO DRIVE AS SHOWN ON THE PLAT OF PALMETTO ACRES RECORDED IN PLAT BOOK D, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A map showing the description boundary and proposed street vacation can be reviewed in the County Manager's office located on the second floor of the above County Administration Building.

All persons are advised that, if they decide to appeal any decision made at this public hearing, they will need a record of the proceeding and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested persons are invited to attend and be heard. Anyone with a disability who needs an accommodation, please call 904 462-0055 or TTD 711

Anna Prizzia, Chair  
Board of County Commissioners

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