

RESOLUTION 23-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, AUTHORIZING THE VACATING OF A PORTION OF THE STREETS AND ALLEYWAYS IN THE REVISED PLAT OF ORANGE HEIGHTS 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, Torri Strong and Charles Fort and Pricilla Fort, husband and wife are the owners of a portion of The Revised Plat of Orange Heights as recorded in Plat Book A, Page 3 of the public records of Alachua County Florida and have applied to the Alachua County Public Works Department to vacate a portion of the streets and alleyways 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, Torri Strong and Charles Fort and Pricilla Fort, husband and wife own the fee simple title to all of the lots abutting the portion of the streets and alleyways 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 Torri Strong and Charles and Pricilla Fort meets the minimum statutory requirements for partial street vacation; and

WHEREAS, Torri Strong and Charles and Pricilla Fort have 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, Torri Strong and Charles and Pricilla Fort have 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 and alleyways described in **Exhibit A** 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 and alleyways 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:

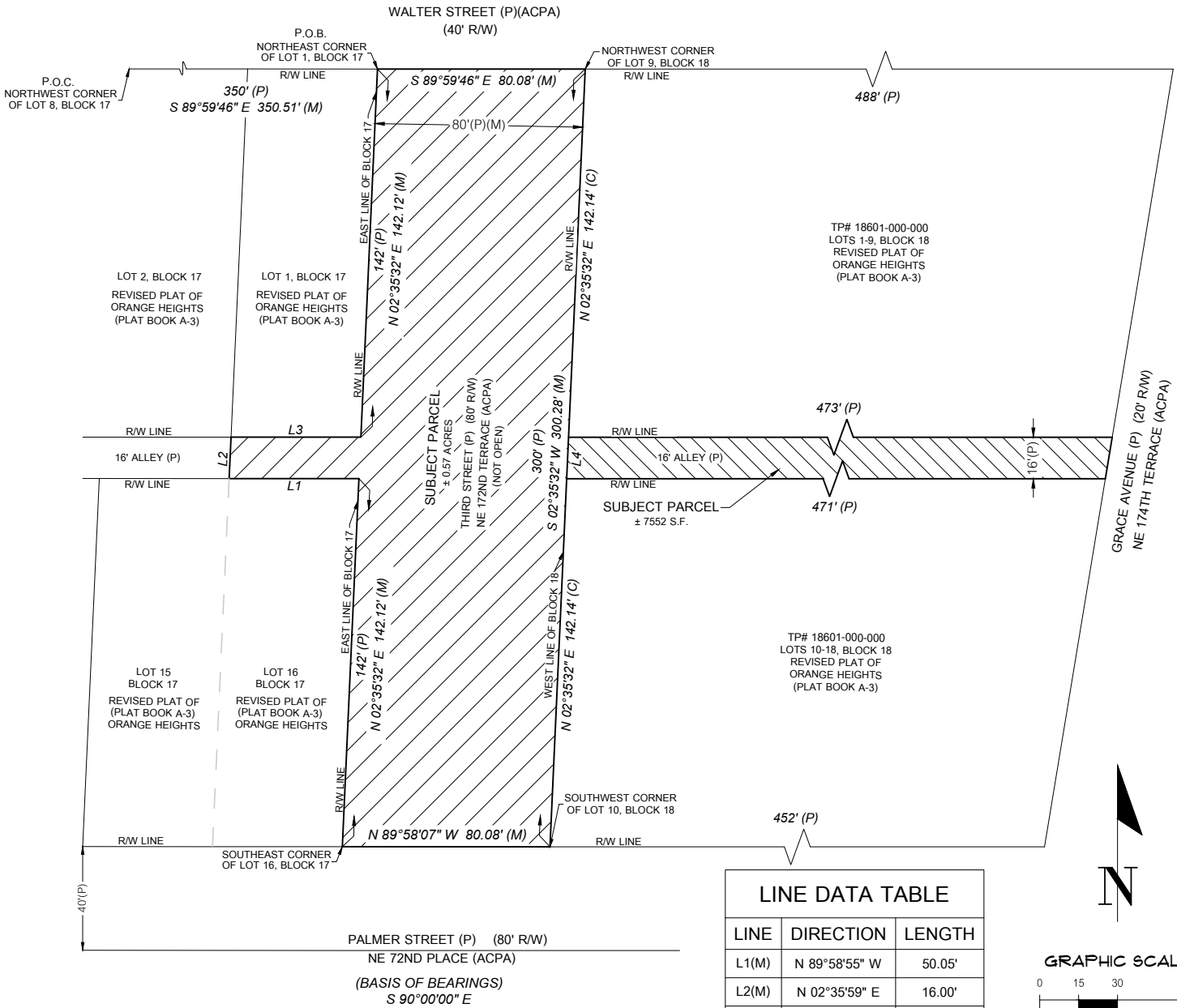
Alachua County Attorney's Office

Exhibit A

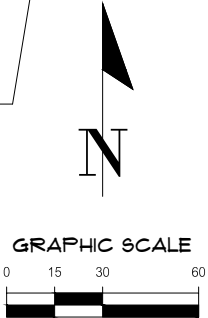
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 22 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	N 89°58'55" W	50.05'
L2(M)	N 02°35'59" E	16.00'
L3(M)	S 89°58'55" E	50.05'
L4(C)	N 02°35'32" E	16.00'



LEGEND:

- (P) = DATA BASED ON PLAT OF RECORD
- (M) = DATA BASED ON FIELD MEASUREMENTS
- (C) = COMPUTED MEASUREMENTS
- O.R.B. = OFFICIAL RECORDS BOOK
- S.F. = SQUARE FEET
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- ACPA = ALACHUA COUNTY PROPERTY APPRAISER

DESCRIPTION:

(SEE ATTACHED)

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 90°00'00" E FOR THE CENTERLINE OF PALMER STREET.

CERTIFIED TO:

TORRI STRONG

SHEET NO. 1 OF 2	This map prepared by:	AUSTIN BLAZS	DATE:	05-11-2023	SCALE:	1" = 60'
	Certificate of Authorization No. L.B. 5075		TECHNICIAN:	WES	VERIFY SCALE BARS ARE ONE HALF INCH ON ORIGINAL DRAWING	
	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		CHECKED BY:	AB	IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
		Professional Surveyor & Mapper Fla. License No. 7401	PROJECT NUMBER:	22-0113.02		

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1985 **FLORIDA**
CA-5075

Exhibit A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK 17 OF THE REVISED PLAT OF ORANGE HEIGHTS, PLAT BOOK A-3, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 89°59'46" EAST, ALONG EXISTING RIGHT OF WAY LINE OF WALTER STREET (40 FOOT RIGHT OF WAY), A DISTANCE OF 350.51 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 17 OF SAID PLAT; THENCE CONTINUE SOUTH 89°59'46" EAST, ALONG SAID RIGHT OF WAY LINE OF WALTER STREET, A DISTANCE OF 80.08 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 18 OF SAID PLAT, ALSO BEING THE EAST RIGHT OF WAY LINE OF THIRD STREET (80 FOOT RIGHT OF WAY)(ALSO KNOWN AS NE 172ND TERRACE); THENCE RUN SOUTH 02°35'32" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF THIRD STREET, A DISTANCE OF 300.28 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 18 OF SAID PLAT, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF PALMER STREET (ALSO KNOWN AS NE 72ND PLACE); THENCE RUN NORTH 89°58'07" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.08 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 17 OF SAID PLAT, ALSO BEING THE WEST RIGHT OF WAY LINE OF THIRD STREET (80 FOOT RIGHT OF WAY); THENCE RUN NORTH 02°35'32" EAST, ALONG SAID RIGHT OF WAY OF THIRD STREET, A DISTANCE OF 142.12 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK 17 OF SAID PLAT; THENCE DEPARTING SAID RIGHT OF WAY, RUN NORTH 89°58'55" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 16, BLOCK 17, A DISTANCE OF 50.05 FEET TO THE NORTHWEST CORNER OF LOT 16, BLOCK 17; THENCE RUN NORTH 02°35'59" EAST, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 17; THENCE RUN SOUTH 89°58'55" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BLOCK 17 TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 17, ALSO BEING THE WEST RIGHT OF WAY LINE OF THIRD STREET (80 FOOT RIGHT OF WAY)(ALSO KNOWN AS NE 172ND TERRACE); THENCE RUN NORTH 02°35'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 142.12 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING ± 0.57 ACRES.

ALSO

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 16-FOOT-WIDE ALLEY LYING BETWEEN LOTS 1 THRU 9, OF BLOCK 18 AND LOTS 10-18, OF BLOCK 18 OF THE REVISED PLAT OF ORANGE HEIGHTS, PLAT BOOK A-3, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PARCEL CONTAINING ± 7552 SQUARE FEET.

CERTIFIED TO:

TORRI STRONG

SHEET NO.:
2 OF 2

This map prepared by: AUSTIN BLAZS
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
SEE SHEET ONE OF TWO
Professional Surveyor & Mapper Fla. License No. 7401

DATE: 05-11-2023
TECHNICIAN: WES
CHECKED BY: AB
PROJECT NUMBER: 22-0113.02
SCALE: 1" = 60'
VERIFY SCALE
BAR IS ONE HALF INCH ON ORIGINAL DRAWING
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1986 **FLORIDA** CA-5075

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 and alleyways in the Revised Plat of Orange Heights as recorded in Plat Book A Page 3 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 PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 22 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINING ± 7552 SQUARE FEET.

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

Please publish on Tuesday, 05/23/23 and 05/30/23

Bill Account No. 204647 and
Send proof of publication to:
Office of Management and Budget
12 SE First Street
Gainesville, Florida 32601