

RESOLUTION 24-

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 F.H. THOMPSON'S SUBDIVISION 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, Placebo Grove LLC is the owner of a portion of F.H. Thompson's Subdivision as recorded in Plat Book A, Page 113 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 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, Placebo Grove 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 Placebo Grove LLC meets the minimum statutory requirements for partial street vacation; and

WHEREAS, Placebo Grove 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, Placebo Grove 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 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 24-_____, 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 24-_____ 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 _____, 2024.

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA

By: _____
Mary C. Alford, Chair
Board of County Commissioners


ATTEST:

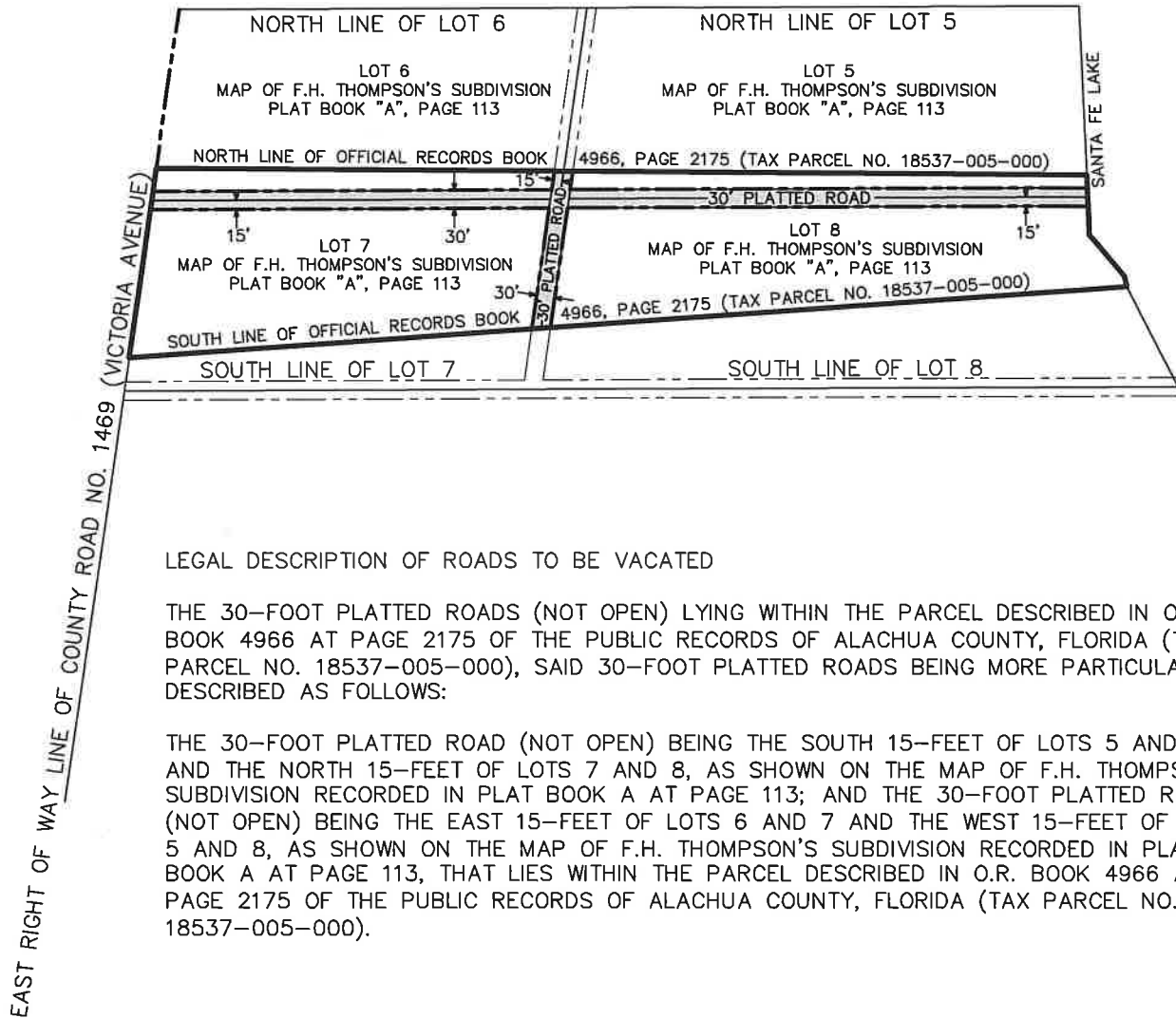
J. K. "Jess" Irby, Esq., Clerk

APPROVED AS TO FORM:

Alachua County Attorney's Office

Exhibit A

 = ROADS TO BE VACATED

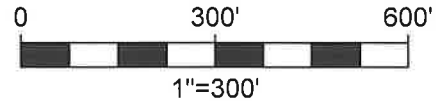


LEGAL DESCRIPTION OF ROADS TO BE VACATED

THE 30-FOOT PLATTED ROADS (NOT OPEN) LYING WITHIN THE PARCEL DESCRIBED IN O.R. BOOK 4966 AT PAGE 2175 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (TAX PARCEL NO. 18537-005-000), SAID 30-FOOT PLATTED ROADS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE 30-FOOT PLATTED ROAD (NOT OPEN) BEING THE SOUTH 15-FEET OF LOTS 5 AND 6 AND THE NORTH 15-FEET OF LOTS 7 AND 8, AS SHOWN ON THE MAP OF F.H. THOMPSON'S SUBDIVISION RECORDED IN PLAT BOOK A AT PAGE 113; AND THE 30-FOOT PLATTED ROAD (NOT OPEN) BEING THE EAST 15-FEET OF LOTS 6 AND 7 AND THE WEST 15-FEET OF LOTS 5 AND 8, AS SHOWN ON THE MAP OF F.H. THOMPSON'S SUBDIVISION RECORDED IN PLAT BOOK A AT PAGE 113, THAT LIES WITHIN THE PARCEL DESCRIBED IN O.R. BOOK 4966 AT PAGE 2175 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (TAX PARCEL NO. 18537-005-000).

THIS IS NOT A BOUNDARY SURVEY



DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G./A.G.	B.G.	7/24/2023	2023-109			

LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOTS 5, 6, 7 AND 8 OF F.H. THOMPSON'S SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGE 113 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

FOR: PLACEBO GROVE PROPERTY

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2022), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389



eda consultants inc.

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www.edafl.com mail@edafl.com

J:\BOB\2023-109.DWG

Exhibit B

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Patricia A. Green
Alachua Co Office Mgt
10 S. W. 2nd Ave 3rd FL
Gainesville FL 32601-6826

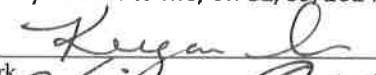
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Govt Bids & Proposals, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

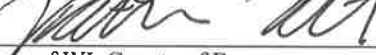
01/02/2024, 01/09/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/09/2024



Legal Clerk



Notary, State of WI, County of Brown
317/27

My commission expires

Publication Cost: \$313.95

Order No: 9657948

of Copies:

Customer No: 534008

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

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 F.H. Thompson's Subdivision as recorded in Plat Book A, Page 113 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 23rd day of January, 2024 at 11:30 A.M., or as soon thereafter as the matter may be heard; said portion of the plat being described as follows.

The 30-foot platted roads (not open) lying within the parcel described in O.R. Book 4966 at Page 2175 of the public records of Alachua County, Florida (Tax Parcel No. 18537-005-000), said 30-foot platted roads being more particularly described as follows:

The 30-foot platted road (not open) being the South 15-feet of Lots 5 and 6 and the North 15-feet of Lots 7 and 8, as shown on the Map of F.H. Thompson's Subdivision recorded in Plat Book A at Page 113; AND the 30-foot platted road (not open) being the East 15-feet of Lots 6 and 7 and the West 15-feet of Lots 5 and 8, as shown on the Map of F.H. Thompson's Subdivision recorded in Plat Book A at Page 113, that lies within the parcel described in O.R. Book 4966 at Page 2175 of the public records of Alachua County, Florida (Tax Parcel No. 18537-005-000).

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
Mary C. Alford, Chair
Board of County Commissioners
1/2, 1/9/24