

RESOLUTION 24-

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA, TO VACATE THE PLAT OF SEMINOLE PINES; AUTHORIZING THE CHAIR TO EXECUTE ALL DOCUMENTS RELATED TO THE VACATION OF THE PLAT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (Board) is authorized to adopt a resolution vacating plats, either in whole or in part, in subdivisions located in Alachua County pursuant to Section 177.101(3), Fla. Stat., and Chapter 402 of the Alachua County Code; and

WHEREAS, Ironwood Industrial LLC, as property owner of the plat of Seminole Pines has applied to the Alachua County Public Works Department to vacate a portion of the plat described as follows:

All of the Lots, Blocks, Avenues and Streets lying within the plat of Seminole Pines, as recorded in Plat Book "A", page 179 of the Public Records of Alachua County, Florida also known as Tax Parcel Number 07836-027-000 described as follows:

LEGAL DESCRIPTION:

A PORTION OF LOTS 27, 28 AND 29 IN SECTION 12, TOWNSHIP 9 SOUTH, RANGE 20 EAST, LYING NORTH AND WEST OF THE S.A.L. RAILWAY TRACT, OF THE TOWN OF FAIRBANKS, AS RECORDED IN DEED BOOK "L", PAGE 633, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS THE PLAT OF SEMINOLE PINES, AS RECORDED IN PLAT BOOK "A", PAGE 179, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT MOHAWK STREET (25' RIGHT-OF-WAY WIDTH).

CONTAINING 31.56 ACRES, MORE OR LESS.

WHEREAS, as required by Section 177.101(3), Fla. Stat., and Section 402.63(a) of the Alachua County Code, Ironwood Industrial LLC owns the fee simple title to the plat sought to be vacated; and

WHEREAS, the Public Works Department staff, after conducting the investigation required under section 402.63(b) of the Alachua County Code, has determined that the application by Ironwood Industrial LLC meets the minimum statutory requirements for a plat vacation; and

WHEREAS, Ironwood Industrial LLC has satisfied the publication of legal notice requirements of Section 177.101(4), Fla. Stat, and Section 402.65(c)(2) of the Alachua County Code, see **EXHIBIT "A"** attached hereto and by reference made a part hereof; and

WHEREAS, Ironwood Industrial LLC has certified that all state and county taxes (and municipal taxes if applicable) have been paid as required by Section 177.101(4), Fla. Stat., and Section 402.63(a)(2) of the Alachua County Code; and

WHEREAS, the Board, in accordance with Section 177.101(3), Fla. Stat., and Section 402.64(a) of the Alachua County Code, has determined that vacating the plat owned by Ironwood Industrial LLC will not affect the ownership or right of convenient access of persons owning 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 the plat. The plat of Seminole Pines as described is vacated, and the property covered by the plat, in whole, is returned to acreage.

Section 3. Streets and alleys. All streets and alleys within the plat described in Exhibit "A" are platted public rights-of-way for use by the traveling public and also vacated.

Section 4. Authority of the Chair. The Chair is hereby authorized to execute any documents approved by the County Attorney related to the plat vacation.

Section 5. 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

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Al a c h u a County, Florida; that the attached copy of advertisement: **P u b l i c H e a r i n g - t h e P r o p o s e d V a c a t i o n o f t h e P l a t o f S e m i n o l e P i n e s**, for May 28th, 2024 was published on the publicly accessible website,

<https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **05/14/24**.

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

Signature Ethan Young Data Analyst Coordinator

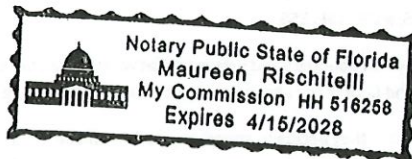
Date 5/14/24

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 14th day of May 2024, by Ethan Long who is personally known to me or who has produced ___ as identification.

Maureen Rischitelli

Signature of Notary Public



Notary Public Seal

ATTACH COPY FROM WEBSITE POSTING



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Public Hearing - the Proposed Vacation of the Plat of Seminole Pines

Tue May 28th 11:30am

[Public Hearings](#) | [Public Works](#)

Jack Durrance, Room 209, 12 SE 1st St, Gainesville, FL 32601, USA [map](#) [directions](#)

Published May 14th, 2024

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 for vacating and abandoning the plat of Seminole Pines, at a public hearing to be held in Room 209 of the Alachua County Administration Building, 12 Southeast 1st Street, Gainesville, Florida, on the 28th day of May, 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:

All of the Lots, Blocks, Avenues and Streets (Except Mohawk Street) lying within the plat of Seminole Pines, as recorded in Plat Book "A", page 179 of the Public Records of Alachua County, Florida also known as Tax Parcel Number 07836-027-000 described as follows:

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A map showing the description boundary and proposed plat 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 TDD users please call 711.

Mary C. Alford, Chair
Board of County Commissioners

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

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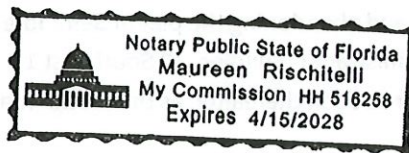
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Maureen Rischitelli

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Tue May 28th 11:30am

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Jack Durrance, Room 209, 12 SE 1st St, Gainesville, FL 32601, USA [map](#) [directions](#)

Published May 7th, 2024

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Mary C. Alford, Chair
Board of County Commissioners



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