

RESOLUTION 25-

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA, TO VACATE A PORTION OF MONTROSE STREET IN THE PLAT OF GROVE PARK; 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, Andrew S. Finn, Betty L. Finn and Robert F. and Patricia Anne Brack as the owners of a portion of Grove Park as recorded in Plat Book A, Page 5 of the public records of Alachua County Florida have applied to the Alachua County Public Works Department to vacate a portion of Montrose Street described as follows:

Parcel 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 Section 177.101(3), Fla. Stat., and Section 402.63(a) of the Alachua County Code, Andrew S. Finn, Betty L. Finn, and Robert F. and Patricia Anne Brack own the fee simple title to portion of the plat abutting the Right-of-Way 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 Andrew S. Finn, Betty L. Finn and Robert F. and Patricia Anne Brack meets the minimum statutory requirements for a plat vacation; and

WHEREAS, Andrew S. Finn, Betty L. Finn and Robert F. and Patricia Anne Brack have 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 "B"** attached hereto and by reference made a part hereof; and

WHEREAS, Andrew S. Finn, Betty L. Finn and Robert F. and Patricia Anne Brack have certified that all state and county taxes (and municipal taxes if applicable) have been paid; 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 portion of Montrose Street in the Plat of Grove Park abutting property owned by Andrew S. Finn, Betty L. Finn and Robert F. and Patricia Anne Brack 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. A portion of the plat of Grove Park 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 portion of 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 this portion of the plat vacation.

Section 5. Effective Date. This resolution shall take effect when a certified copy of the adopted resolution 25- , 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 _____, 2025.

BOARD OF COUNTY COMMISSIONERS
ALACHUA COUNTY, FLORIDA

By: _____
Charles Chestnut, IV, Chair

ATTEST:

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

APPROVED AS TO FORM:

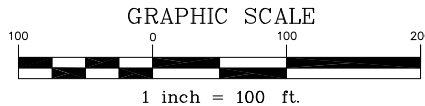
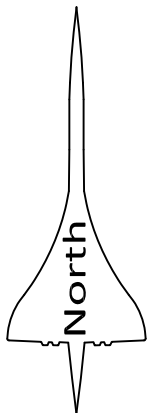
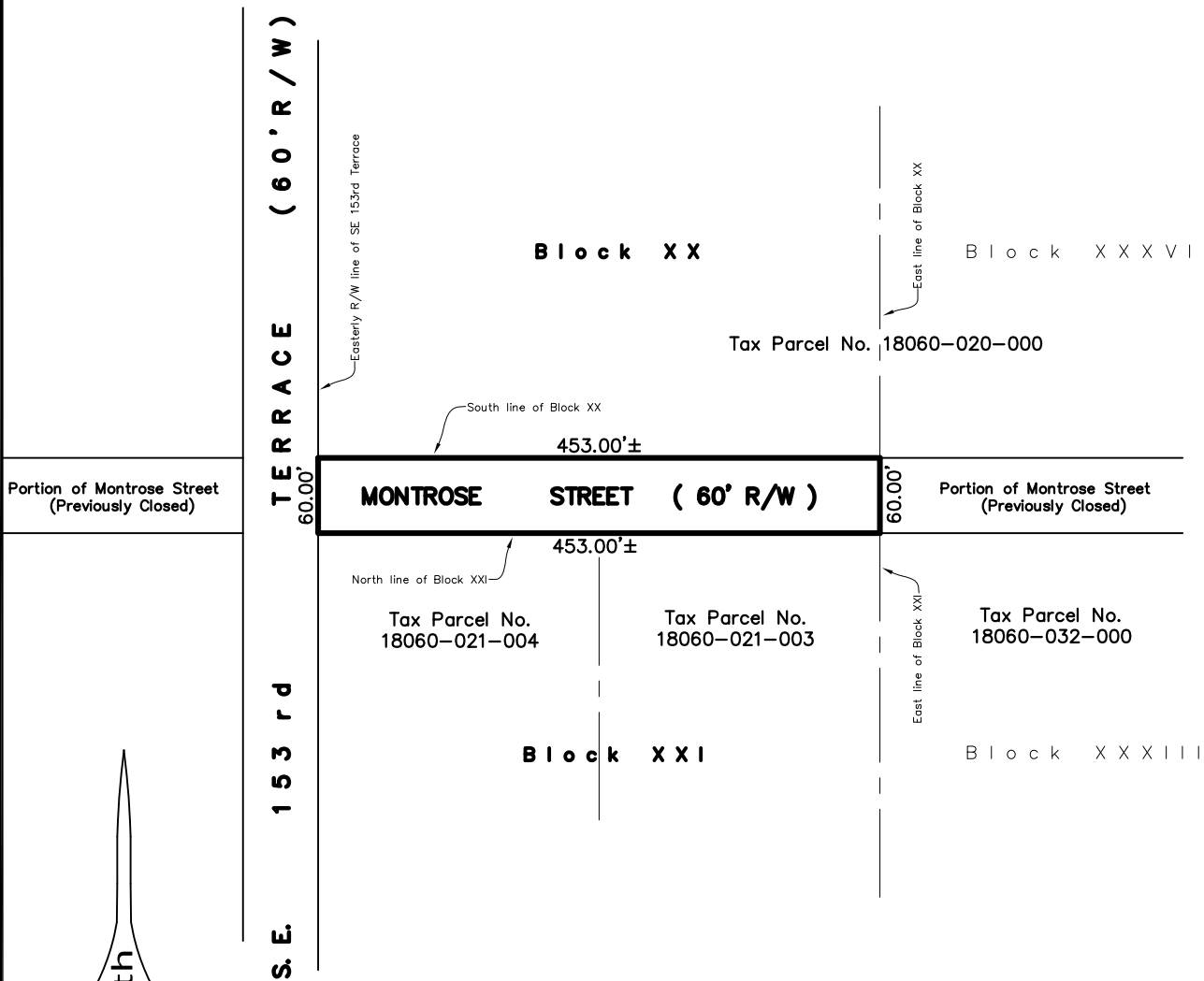
Alachua County Attorney's Office

DESCRIPTION SKETCH

DESCRIPTION: For Road Closing

A portion of Montrose Street as shown on the plat of "GROVE PARK" as per plat thereof recorded in Plat Book A, Page 5 of the Public Records of Alachua County, Florida; said portion being more particularly described as follows:

That portion of Montrose Street lying between Blocks XX (20) and XXI (21) extending from the Easterly right of way line of SE 153rd Terrace on the West and a previously closed portion of Montrose Street between Blocks XXXVI (36) and XXXIII (33) as shown on said plat bounding on the East, lands to be contiguous and adjoining to all the lands and rights of way described herein.



ABBREVIATION SCHEDULE	
Right of Way	R/W
Official Records Book	ORB
Length	L
Identification Number	I.D.
Deed Measurement	(D)
Actual Measurement	(A)
Plat Measurement	(P)

Not to Scale	— / —
Iron Corner	○
Concrete Monument	□
Power Line	— P — P —
Fence Line	— X — X —
Centerline	— · — · —

SURVEYORS CERTIFICATION TO: Betty Finn

I hereby certify that the map shown hereon is a true and correct representation of a Field Survey conducted under my supervision, meeting all current requirements of Standards of Practice.

BY: [Signature] Date Signed: 08/13/24 DATE OF SKETCH August 13, 2024

Keystone Surveying & Mapping, Inc. LB#8219 Roger L. Mullins LS#5554

Lands shown hereon lie in Flood Zones N/A as scaled from F.I.R.M. Panel No. N/A

Flood Zone Delineation shown hereon is merely an opinion of this Surveyor and NOT the FINAL authority as to the actual location of those lines. Flood Zones are to be verified by County, State and Federal Government Officials.

NOTES:

- This map is INVALID unless Signed by and Sealed by the original Land Surveyor named hereon.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, NO field work was performed.
- NO Title, Ownership Rights, Easements or liens were researched other than those shown hereon.

KEYSTONE SURVEYING & MAPPING, Inc.
 (352)473-9495 Cell(352)478-1803
 keystonesurveying@outlook.com
 305 Sylvan Way
 Keystone Heights, Florida 32656
 Project # K0624 Drawn By: RLM

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 Alachua County, Florida; that the attached copy of advertisement: **Public Hearing - Proposed Vacation of a Portion of Montrose Street in Grove Park**, for January 28th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **1/14/25**.

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

Signature Ethan Long Data Analyst Coordinator

Date Jan 14th, 2025

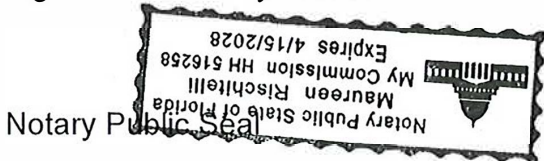
Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 14th day of January 2025, 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

Search this site...

[How Can We Help You?](#)

[County Offices](#)

[Business Resources](#)

[Contact Us](#) (</ContactUs/Pages/ContactUs.aspx>)

Home (https://alachuacounty.us)

Home

- [Home](#) (https://alachuacounty.us)
- [2020 Charter Review Commission](#)
- [Alachua County Access Portal](#)
- [Arts Council](#)
- [Business Resources](#)
- [Citizen Services](#)
- [County News](#)
- [County Offices](#)
- [Employment](#)
- [Legal Disclaimers](#)
- [Search](#)
- [Stay Engaged](#)
- [Transparency](#)
- [Video Archive](#)
- [Videos](#)
- [Volunteering](#)
- [modal-test](#) (/Pages/modal-test.aspx)
- [Alachua County Meetings & Events](#)

Public Hearing - Proposed Vacation of a Portion of Montrose Street in Grove Park

Tue Jan 28th 11:30am

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

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

Published January 14th, 2025

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 Grove Park as recorded in Plat Book A, Page 5 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 **28th** day of **January, 2025** at **11:30 A.M.**, or as soon thereafter as the matter may be heard; said portion of the plat being described as follows.

DESCRIPTION: For Right-of-Way Vacation

A portion of Montrose Street as shown on the plat of "GROVE PARK" as per plat thereof recorded in Plat Book A, Page 5 of the Public Records of Alachua County, Florida; said portion being more

particulars described as follows:

particularly described as follows:

That portion of Montrose Street lying between Blocks XX (20) and XXI (21) extending from the Easterly right of way line of SE 153rd Terrace on the West and a previously closed portion of Montrose Street between Blocks XXXVI (36) and XXXIII (33) as shown on said plat bounding on the East, lands to be contiguous and adjoining to all the lands and rights of way described herein.

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

Charles Chestnut, IV, Chair
Board of County Commissioners

If Required Business Impact Attached

 Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email [✉ legalnotices@alachuacounty.us](mailto:legalnotices@alachuacounty.us) and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at [✉ legalnotices@alachuacounty.us](mailto:legalnotices@alachuacounty.us).

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

[View Alachua County's Website Accessibility Policy And Procedures \(/Depts/EO/Pages/Website-Accessibility.aspx\)](#)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

[Facebook](#)

[Instagram](#)

[Twitter](#)

[YouTube](#)

[Flickr](#)


[Contact us](#)

[\(/ContactUs/Pages/contactus.aspx\)](#)

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or [✉ publicrecordsrequest@alachuacounty.us](mailto:publicrecordsrequest@alachuacounty.us). Please visit the Public Records Request [\(/Depts/Communications/Pages/PublicRecordsRequest.aspx\)](#) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence Platform™ to help identify and prioritize accessibility issues on our website.

 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

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 Alachua County, Florida; that the attached copy of advertisement: **Public Hearing - Proposed Vacation of a Portion of Montrose Street in Grove Park**, for January 28th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **1/7/25**.

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

Signature Ethan Long Data Analyst Coordinator

Date Jan 14th, 2025

Business Impact Estimate published with the advertisement and attached.

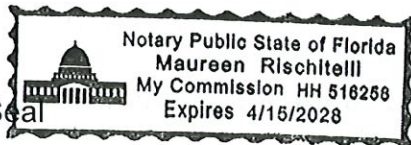
THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 14th day of January 2025, 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



Search this site...

[How Can We Help You?](#)

[County Offices](#)

[Business Resources](#)

[Contact Us](#) (</ContactUs/Pages/ContactUs.aspx>)

Home (https://alachuacounty.us)

Home

- [Home](#) (https://alachuacounty.us)
- [2020 Charter Review Commission](#)
- [Alachua County Access Portal](#)
- [Arts Council](#)
- [Business Resources](#)
- [Citizen Services](#)
- [County News](#)
- [County Offices](#)
- [Employment](#)
- [Legal Disclaimers](#)
- [Search](#)
- [Stay Engaged](#)
- [Transparency](#)
- [Video Archive](#)
- [Videos](#)
- [Volunteering](#)
- [modal-test](#) (/Pages/modal-test.aspx)
- [Alachua County Meetings & Events](#)

Public Hearing - Proposed Vacation of a Portion of Montrose Street in Grove Park

Tue Jan 28th 11:30am

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

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

Published January 7th, 2025

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 Grove Park as recorded in Plat Book A, Page 5 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 **28th** day of **January, 2025** at **11:30 A.M.**, or as soon thereafter as the matter may be heard; said portion of the plat being described as follows.

DESCRIPTION: For Right-of-Way Vacation

A portion of Montrose Street as shown on the plat of "GROVE PARK" as per plat thereof recorded in Plat Book A, Page 5 of the Public Records of Alachua County, Florida; said portion being more particularly described as follows:

particularly described as follows:

That portion of Montrose Street lying between Blocks XX (20) and XXI (21) extending from the Easterly right of way line of SE 153rd Terrace on the West and a previously closed portion of Montrose Street between Blocks XXXVI (36) and XXXIII (33) as shown on said plat bounding on the East, lands to be contiguous and adjoining to all the lands and rights of way described herein.

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

Charles Chestnut, IV, Chair
Board of County Commissioners

If Required Business Impact Attached

 Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email [✉ legalnotices@alachuacounty.us](mailto:legalnotices@alachuacounty.us) and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at [✉ legalnotices@alachuacounty.us](mailto:legalnotices@alachuacounty.us).

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

[View Alachua County's Website Accessibility Policy And Procedures \(/Depts/EO/Pages/Website-Accessibility.aspx\)](#)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

[Facebook](#)

[Instagram](#)

[Twitter](#)

[YouTube](#)

[Flickr](#)

[Contact us](#)

[//ContactUs/Pages/contactus.aspx](#)

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or [✉ publicrecordsrequest@alachuacounty.us](mailto:publicrecordsrequest@alachuacounty.us). Please visit the Public Records Request [\(/Depts/Communications/Pages/PublicRecordsRequest.aspx\)](#) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence Platform™ to help identify and prioritize accessibility issues on our website.

 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL