



Alachua County Public Works Department

***Ramon D. Gavarrete, P. E.
Public Works Director***

June 11, 2025



Via U.S. Mail Certified, Return Receipt

Subject: Quail Street Chip Seal
Proposed Special Assessment District
Final Public Hearing

Dear Property Owner,

The Alachua County Board of County Commissioners will hold a public hearing Tuesday, July 8, 2025 at 11:30 a.m., at the County Administration Building, Jack Durrance Auditorium Room 209, 12 S.E. 1st Street, Gainesville, Florida to consider adoption of a resolution establishing and imposing a non-ad valorem assessment for roadway improvements to Quail Street, describing the method of assessing the roadway improvement costs and providing an effective date. A copy of the Notice is attached.

This action was preliminarily approved by the BOCC on June 25th, 2024. At that time, 87.5% of the benefitted properties responded to the Property Owner Interest Poll, and 100% of the responding property owners indicated that they are in support of the creation of a Special Assessment District. All owners had the opportunity to provide public comment to the proposal at that meeting.

This proposal, if approved by the Board of County Commissioners, would be funded through a non-ad valorem assessment against each property that has direct frontage on the chip seal portion roadway. The legal descriptions of the boundaries of the real property subject to the levy are set forth below.

There are a total of 8 property parcels that are affected by the application of the chip seal treatment on this roadway. The cost to chip seal the road is \$62,133.16, which is less than the original estimate. The assessment will cost each of the 8 parcel owners approximately \$766.66 per year for a 10 year period. This amount will be added to your property tax bill from the Property Appraiser as a Special Assessment, or you can pay your total amount (\$7,766.64) in one payment.

The purpose of the assessment is the application of an alternative surface treatment (chip seal) to Quail Street.

The total amount to be levied against each parcel is \$7,766.64 This assessment may be levied over a

5620 NW 120th Lane ■ Gainesville, Florida 32653
Tel: (352) 374-5245

<http://www.alachuacounty.us>

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).

ten year period in the amount of \$766.66per year.

The unit of measure to be applied against each parcel for roadway improvement costs is the average daily vehicle trips of each parcel over the total average daily vehicular trips. There are a total of 8 parcels abutting the improved portion of Quail Street, each being a single unit for measurement.

The total revenue the County will collect by the assessment is \$62,133.16.

Failure to pay the assessment will cause a tax certificate to be issued against your property, which may result in a loss of title.

All affected property owners and interested persons have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice.

If you have any questions, please contact me at: (352) 548-1225 or by email at cpeeples@alachuacounty.us

Sincerely,

C. Perry Peeples,
Real Property Coordinator

Attachment: Notice of Public Hearing

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Tel: (352) 374-5245

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NOTICE OF PUBLIC HEARING

The Board of County Commissioners of Alachua County, Florida, will hold a public hearing on the 8th day of July 2025 at 11:30 AM, or as soon thereafter as the matter may be heard, at the County Administration Building, 12 SE 1st Street, Gainesville, FL, Second Floor, Rm. 209, Jack Durance Board Room, to consider the following item:

The Board of County Commissioners of Alachua County, Florida, hereby provides notice, pursuant to Section 197.3632(4), Florida Statutes, of a public hearing to adopt a non-ad valorem assessment to be levied for the application of an alternative surface treatment (chip seal) for Quail Street.

The boundaries of the real property to be included in the Special Assessment District are: From NE State Road 26, southward abutting Quail Street, consisting of the following Tax Parcels;

18770-000-000; 18770-001-000; 18771-000-000; 18771-001-000; 18732-005-000; 18715-001-001; 18719-000-000; 18720-000-000.

The legal descriptions and map of the real property to be included in the Special Assessment District are attached hereto as Exhibit "A" to the Notice.

The boundaries of the proposed road improvements are:

That part of Quail Street from NE State Road 26 running southerly approximately 900 feet to a point south of South Street, at the southern boundary of Tax Parcel 18732-005-000; lying and being in Section 13, Township 09 South, Range 22 East, Alachua County Florida.

The cost for the improvements is \$62,133.16. The total amount to be levied against each parcel is \$7,766.64. The proposed schedule is that the assessment shall be levied over a ten year period in the amount of \$776.66 per year. This assessment will be collected by the Alachua County Tax Collector as a non-ad valorem assessment.

A copy of the proposed resolution and map showing the boundaries of the real property subject to the levy will be available at the Office of County Commissioners, Second Floor, Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida, 32601.

All affected property owners and all persons interested in the proposed special assessment district have the right to appear at the public hearing and the right to file written objections within 20 days of the publication of this notice.

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/TTY users please call 711 (Florida

Relay System).

Charles Chestnut IV, Chair
Board of County Commissioners

EXHIBIT "A" TO THE NOTICE

Legal Descriptions and Map of Benefitted Properties

Parcel # 18770-000-000

Commencing at the original intersection of Bellamy Avenue and Quail Street in Melrose, Florida and run thence South along the West line of Quail Street a distance of 285 feet; thence West 362 feet more or less to the East line of Goodson's Addition to Melrose; thence run North along the East line of Goodson's Addition to the South line of Bellamy Avenue; thence along the South line of Bellamy Avenue to the Point of Beginning.

Less and except:

Beginning at the intersection of Quail Street, (33 feet wide) and Bellamy Road, opposite the Southeast corner of property of Mrs. Thelma Preston, and running thence South with the West side of Bellamy Street 168 feet, to a new line of the property of the Grantors; thence West on a new line 100 feet to a stake, thence North 183 feet, more or less to the South side of Bellamy Road; thence with the South side of Bellamy Road to the Beginning, said tract of land being 100 feet wide at right angles to Quail Street, which would make the distance along the South side of Bellamy Road something over 100 feet, less and except right of way.

Also less and except:

A parcel of land situated in Section 13, Township 9 South, Range 22 East, Alachua County, Florida, said parcel begin more particularly described as follows:

Commence at the intersection of the Old Southerly right of way line of the Bellamy Road with the West right of way line of Quail Street and run South, along said West right of way line 285 feet to the Southerly line of lands described in Official Records Book 988, Page 931 of the Public Records of Alachua County, Florida, and a concrete monument; thence run West along said South line, 263.7 feet to a concrete monument and the Point of Beginning; thence continue West along said South line, 98.30 feet to a concrete monument; thence run N 03° 32' 18" E, 217.31 feet to an iron pipe on the South right of way line of State Road No. 26; thence run N 82° 25' 16" E, along said South right of way line 100.00 feet to an iron pipe, thence run S 03° 32' 18" W, 230.53 feet to the Point of Beginning.

Parcel # 18770-001-000

BEGINNING AT THE INTERSECTION OF QUAIL STREET, (33 FEET WIDE) AND BELLAMY ROAD, OPPOSITE THE SOUTH EAST CORNER OF THE PROPERTY OF MRS. THELMA PRESTON, AND RUNNING THENCE SOUTH WITH THE WEST SIDE OF BELLAMY STREET 168 FEET, TO A NEW LINE OF THE PROPERTY OF THE GRANTORS; THENCE WEST ON A NEW LINE 100 FEET TO A STAKE, THENCE NORTH 183 FEET, MORE OR LESS TO THE SOUTH SIDE OF BELLAMY ROAD; THENCE WITH THE SOUTH SIDE OF BELLAMY ROAD TO THE BEGINNING; SAID TRACT OF LAND BEING 100 FEET WIDE AT RIGHT ANGLES TO QUAIL STREET, WHICH WOULD MAKE THE DISTANCE ALONG THE SOUTH SIDE OF BELLAMY ROAD SOMETHING OVER 100 FEET. LESS AND EXCEPT ROAD RIGHT OF WAY AND LESS AND EXCEPT THE PORTION OF LANDS LYING BELOW THE RIGHT OF WAY FOR STATE ROAD 26.

Parcel # 18771-000-000

A parcel of land lying in Section 13, Township 9 South, Range 22 East, Alachua County, FL; said parcel being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of Lot 4 of "Goodson's Addition to Melrose," as per plat thereof recorded in Deed Book L, Page 217 of the public records of said county; thence run North 00°28'58" East, along the East line of Lot 5 of said "Goodson's Addition to Melrose," a distance of 167.00 feet to an iron rod at the Northwest corner of lands described in OR Book 221, Page 462 of the public records of said county; thence continue North 00°28'58" East, along the East line of said Lot 5, a distance of 41.34 feet to an iron rod and the POINT OF BEGINNING; thence continue North 00°28'58" East, along the East line of said Lot 5, a distance of 41.34 feet to an iron rod; thence run North 88°25'38" East, a distance of 392.63 feet to an iron rod on the West line of Quail Street, a 33-foot county road right-of-way; thence run N 00 deg 03 min 07 sec E along the West line of said Quail Street a distance of 290.19 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 988, Page 931 of the public records of said county; thence run N 89 deg 52 min 29 sec W, along the North line of said lands and a Westerly prolongation thereof a distance of 390.21 feet to an Iron Rod on the East line of Lot 5 of "Goodsons Addition to Melrose"; thence run S 00 deg 28 min 58 sec , along said East line of Lot 5 a distance of 301.83 feet to an Iron Rod and the Point of Beginning.

AND

A parcel of land lying in Section 13, Township 9 South, Range 22 East, Alachua County, FL; said parcel being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of Lot 4 of "Goodson's Addition to Melrose," as per plat thereof recorded in Deed Book L, Page 217 of the public records of said county; thence run North 00°28'58" East, along the East line of Lot 5 of said "Goodson's Addition to Melrose," a distance of 167.00 feet to an iron rod at the Northwest corner of lands described in OR Book 221, Page 462 of the public records of said county and the POINT OF BEGINNING; thence continue North 00°28'58" East, along the East line of said Lot 5, a distance of 41.34 feet to an iron rod; thence run North 88°25'38" East, a distance of 392.63 feet to an iron rod on the West line of Quail Street, a 33-foot county road right-of-way; thence run South 00°03'07" West, along said West right-of-way line, a distance of 45.66 feet to an iron rod at the Northeast corner of lands described in OR Book 221, Page 462 of the public records of said county; thence run South 89°03'32" West, along the North line of said lands, a distance of 392.85 feet to the POINT OF BEGINNING.

Parcel # 18771-001-000

A Parcel of land adjoining Lot 4 of Goodson's Addition to Melrose, in Section 13, Township 9, South, Range 22 East as per plat thereof recorded In Deed Book "L", Page 217, on said Parcel's North side. Commencing on said North line of said Lot 4 where it ends on Quail Street, run North along Quail Street, 167 feet; thence run West, 400 feet more less; thence South 167 feet; thence East 400 feet more or less to the Point of Beginning.

Parcel # 18732-005-000

A parcel of land situated in Lot 4 of "Goodson's Addition to Melrose" a subdivision as recorded in Deed Book "L", page 217 of the Public Records of Alachua County, Florida, said parcel being more particularly described as follows:

Begin at a concrete monument at the Northwest corner of said Lot 4 and run N 89°04'42" East, along the North Line of said Lot 4, a distance of 394.00 feet to a concrete monument on the Westerly maintained right-of-way of Quail Street; thence run S 00°59'33" West, along said Westerly maintained right-of-way line 123.87 feet to a concrete monument; thence run S 89 ° 07' 36" West, 392.89 feet to a concrete monument on the West line of said Lot 4; thence run N 00 ° 28'58" East, along the West line of said Lot 4 a distance of 123.49 feet to the Point of Beginning, in Section 13, Township 9 South, Range 22 East, Alachua County, Florida.

Parcel # 18715-001-001

Lots Thirty-nine (39), Forty (40), Forty-one (41) and Forty-two of the Town of Melrose, according to plat thereof recorded in Deed Book "J", pages 847 and 848 Of the Public Records of Alachua County, Florida.

Parcel # 18719-000-000

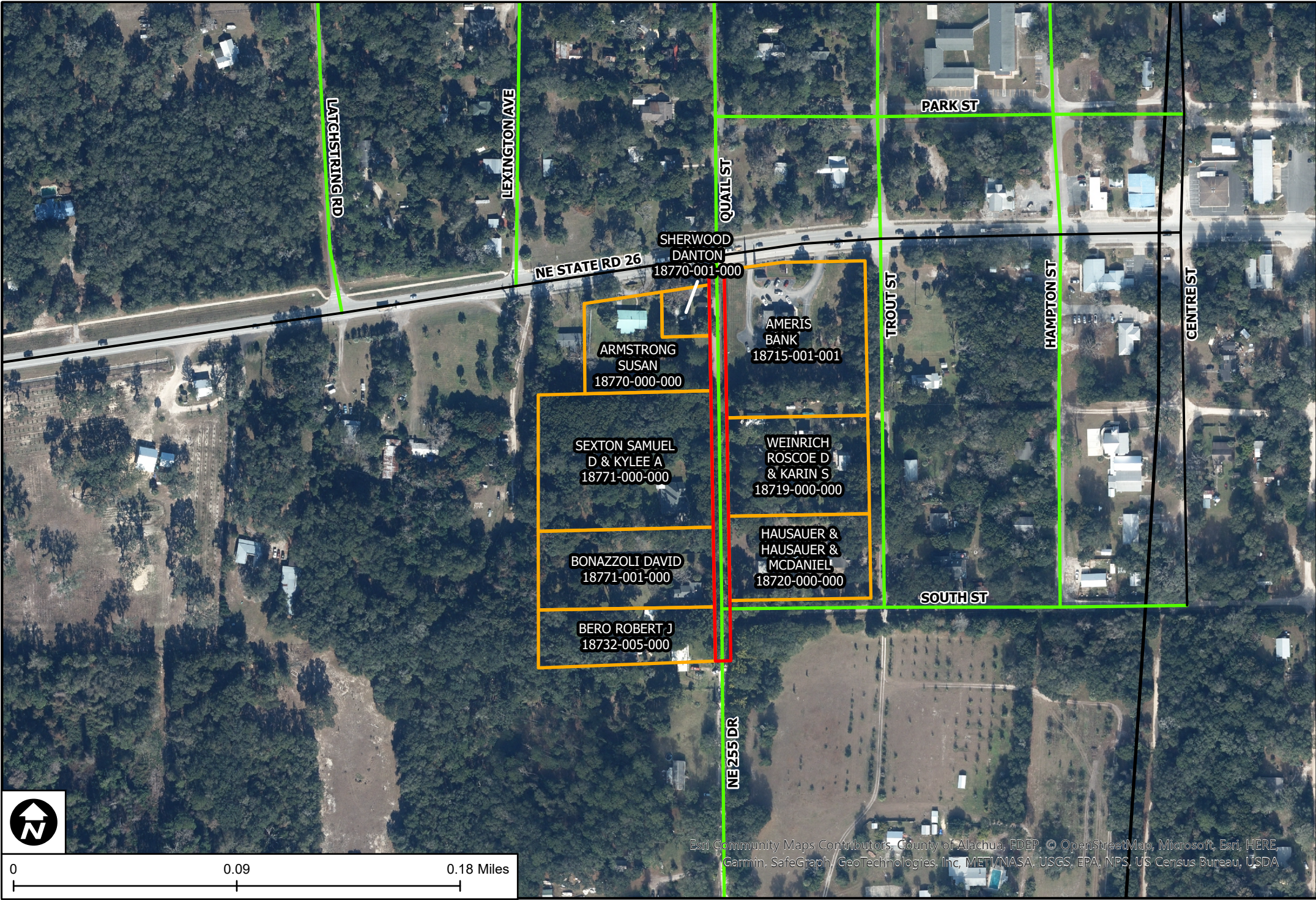
Lots 72 and 73, and the North 33 feet of Lots 74 and 75, of the original plat of the Town of Melrose, as per plat thereof recorded in Deed Book J, Page 847, et seq., all lying and being in Section 13, Township 9 South, Range 22 East, Alachua County, Florida.

Parcel # 18720-000-000

That certain piece, parcel, or tract of land, situate, lying and being in the County of Alachua, State of Florida, known and described as follows:





The South 4/5 of Lots 74 and 75 of the SIMS SURVEY OF THE TOWN OF MELROSE, a subdivision as recorded in Deed Book J, Pages 847 and 848 of the Public Records of Alachua County, Florida and a strip of land lying immediately South of said Lots 74 and 75 running 60 feet North and South and 300 feet East and West along the South line of said Lots 74 and 75 said lying and being in Section 13, Township 9 South Range 22 East, Alachua County, Florida.

MAP FOLLOWS



**Proposed Special Assessment District
Chip Seal Portion of Quail Street
Melrose**

Legend

-  Subject Property
-  Proposed Chip Seal Area
- Roadway Maintenance
-  Alachua County
-  Other

**ALACHUA COUNTY
PUBLIC WORKS**

PHONE: 352-374-5245
FAX: 352-337-6243
MAILING ADDRESS:
5620 NW 120TH LANE
GAINESVILLE, FL 32653

Date: November 08, 2023
Prepared by: PW GIS

