

## **Summary of Petition to Vacate Platted Lands Pursuant to Section 177.101, Florida Statutes**

The Petition to Vacate Platted Lands within unincorporated Clay County requests the vacation of a portion of the following plat recorded in the public records of Clay County, Florida.

### **Plat Proposed to be Vacated**

That portion of Long Branch City within unincorporated Clay County      PB 2 PG 26

### **Petitioner/ Fee Owner of Platted Lands Proposed to be Vacated**

The Petitioner /Fee Owner of the platted lands proposed to be vacated is:

Jax-Palatka Farms, LLC  
7643 Gate Parkway Suite 104-334  
Jacksonville, Florida 32256

### **Description of Lands Proposed to be Vacated**

The Petition to Vacate Land is approximately 90 acres area.

### **Lands Dedicated to the Public that are Proposed to be Vacated**

All road rights of way within the Petition to Vacate Lands were dedicated to the public in the Long Branch City Plat and will be vacated by this Petition to Vacate (the “Rights of Way”). The Rights of Way have never been open for public use and no improvements have been made within the right of way. The Petitioner owns the land on both sides of all rights of way to be vacated.

### **Purpose of Petition to Vacate Platted Lands**

The purpose of the Petition to Vacate the LBC Plat located in unincorporated Clay County is to eliminate the development pattern established outside the Town of Penney Farms by the LBC Plat and return the Petition to Vacate Lands to acreage. The LBC Plat outside the Town Limits defines a development pattern that is inconsistent with the adopted Future Land Use Map for the County and is not anticipated to be consistent with future development plans. The Petition to Vacate Lands includes all of the LBC Plat that lies within unincorporated Clay County (approximately 90 acres).

All of the Petition to Vacate Lands are owned by a single entity, Jax-Palatka Farms, LLC. Vacating the LBC Plat within the unincorporated County is proposed to allow future development consistent with the land development regulations applicable at the time of development without the requirement to replat the Petition to Vacate Lands. Future development of the Petition to Vacate Lands will be subject to those land development regulations in effect at the time development is proposed, including requirements for platting of acreage.

The Petition to Vacate Lands do not include any land within the Town of Penney Farms.

Nature of the County's interest in the lands proposed to be vacated. Road rights of way are located within the Petition to Vacate Lands. Dedicated to the public by the LBC Plat recorded in PB 2 PG 26 in 1926, the road rights of way proposed to be vacated total 25 acres, more or less, in area. None of the road rights of way proposed to be vacated have been opened for public use and no improvements have been made within the rights of way. The Petitioner owns the land on both sides of the road rights of way proposed to be vacated. Pursuant to Section 177.101, Florida Statutes, approval of this Petition to Vacate will also vacate the streets within the area to be vacated:

(5) Every such resolution by the governing body shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the offices of the circuit court clerk and duly recorded in the public records of said county.

**Ownership of Lands Not Proposed to be Vacated Is Not Affected**

The ownership of lands within the LBC Plat that is not proposed to be vacated is not affected by the Petition to Vacate.

**Access to Lands owned by Persons other than the Petitioner within the Portion of the Plat Not Proposed to be Vacated**

There is no change to the right of convenient access to lands owned by persons other than the Petitioner within that portion of the LBC Plat that is not proposed to be vacated.

**Change in rights afforded owners within the overall plat as a result of the proposed Vacation**

There is no change in rights afforded owners within the overall plat as a result of the proposed vacation. The lands within the portion of the LBC Plat that are not vacated by this Petition are located within the Town of Penney Farms and will remain platted lots.