

## **ORDINANCE NO. O-30-2024**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 1.79 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING LOCATED AT 4604 COUNTY ROAD 209S, IDENTIFIED AS TAX ID NUMBER 016513-001-00; DESCRIBING SAID PROPERTY BY METES AND BOUNDS IN EXHIBIT “A”; FINDING THAT ALL THE OWNERS OF SAID PROPERTY HAVE PETITIONED THE CITY PURSUANT TO CHAPTER 171.044, FLORIDA STATUTES, TO VOLUNTARILY ANNEX SAME; FINDING THAT THE PROPERTY IS CONTIGUOUS TO THE EXISTING CITY LIMITS AND REASONABLY COMPACT; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, all owners (Miller Environmental Holdings LLC) of the property subject hereof have petitioned the City to have their property described in Exhibit “A” and as also depicted in the sketch to accompany description attached hereto as Exhibit “B”, to be annexed into the City limits pursuant to Chapter 171.044, Florida Statutes; and

**WHEREAS**, the City has determined that the property conforms to the requirements of Chapter 171.044, Florida Statutes, for real property to be voluntarily annexed; and

**WHEREAS**, the City has determined that the property is contiguous to the existing City limits and is reasonably compact; and

**WHEREAS**, the Clay County Board of County Commissioners has been given due notice as required in Florida Statute 171.044(6); and

**WHEREAS**, all other notices required by law have been given.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS AS FOLLOWS:**

**Section 1.** That pursuant to the provisions of Chapter 171.044, Florida Statutes, the City Council does hereby voluntarily annex the real property described in Exhibit “A” and depicted on Exhibit “B” into the corporate limits of the City of Green Cove Springs, Florida.

**Section 2. REPEALER.** Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Section 3. SEVERABILITY.** The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

**Section 4. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon passage.

**INTRODUCED AND APPROVED AS TO FORM ONLY ON THE FIRST READING BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ON THIS 15<sup>th</sup> DAY OF OCTOBER 2024**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Steven R Kelley, Mayor

ATTEST:

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Erin West, City Clerk

**PASSED ON SECOND AND FINAL READING BY THE CITY COUNCIL  
OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, THIS 12<sup>th</sup> DAY OF  
NOVEMBER 2024.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Steven R. Kelley, Mayor

ATTEST:

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Erin West, City Clerk

APPROVED AS TO FORM:

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L. J. Arnold, III, City Attorney

# **EXHIBIT “A”**

Tax Parcel Number 38-06-26-016513-001-00

## **LEGAL DESCRIPTION**

A portion of Block 14, Gould T. Butler's survey of the Clinch Estate, according to plat thereof recorded in Plat Book 1, Pages 31, 32, 33, and 34 of the Public Records of Clay County, Florida. Said parcel being more particularly described as follows: Commence at the intersection of the Easterly line of the CSX Transportation Railroad with the Northerly line of County Road No. 226; thence on said Easterly line, North 21degrees 54 minutes 47 seconds West, 4196.03 feet; thence North 68 degrees 05 minutes 13 seconds East 494.74 feet to the Southwest corner of those lands described in Official Records Book 2831, Page 255, of said public records; thence on the Westerly line thereof, North 09 degrees, 27 minutes 50 seconds West, 606.38 feet to the Southwest corner of those lands described in Official Records Book 4211, Page 30, of said public records; thence on the boundaries of thereof run the following 5 courses: (1) continue North 09 degrees 27 minutes 50 seconds West, 95.00 feet; (2) North 80 degrees 51 minutes 00 seconds East, 102.26 feet; (3) North 40 degrees 50 minutes 25 seconds East, 146.84 feet (4) North 18 degrees 22 minutes 44 seconds East, 56.57 feet; (5) North 09 degrees 27 minutes 50 seconds West, 141.14 feet to Northwest corner of last said lands and the point of beginning; thence continue North 09 degrees 27 minutes 50 seconds West 122.83 feet; thence North 05 degrees 32 minutes 10 seconds East, 46.36 feet; thence North 09 degrees 27 minutes 50 seconds West 137.00 feet; thence North 80 degrees 32 minutes 10 seconds East, 250.00 feet to the Westerly line of County Road No 209; thence on said Westerly line South 09 degrees 27 minutes 50 seconds East, 304.62 feet; thence South 80 degrees 32 minutes 10 seconds West, 262.00 feet to the point of beginning.

# EXHIBIT "B"

