



City of Green Cove Springs Florida

Phone: (904) 297-7500
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321 Walnut Street
Green Cove Springs, FL 32043

www.greencovesprings.com
Florida Relay - Dial 7-1-1

April 4, 2022

Clay County BCC
P.O. Box 1366
Green Cove Springs, FL
32043

Certified Mail: Return Receipt Requested

Re: Voluntary annexation of approximately 13.92 acres of property generally located east of US 17 and CR 209 into corporate limits of the City of Green Cove Springs

Dear Chairman Bolla and County Commissioners,

Pursuant to the requirements set forth in F.S. 171.044(6), this letter serves as official notification to the Clay County Board of County Commissioners that the City Council of the City of Green Cove Springs has authorized the voluntary annexation of a portion of real property known as Property Appraiser Parcel # 016499-007-00. The property is generally located east of US 17 and CR 209.

A copy of the ordinance legal notice, including a map identifying the parcel and the legal description, is attached herewith. As required by F.S. 171.044(2), legal notice of the proposed annexation will be published on April 14, 2022 and April 21, 2022 in the Clay Today. The above referenced Ordinance is currently scheduled to be heard by the Green Cove Springs City Council on Tuesday, May 17, 2022 at 7:00 p.m. for the first public hearing and Tuesday, June 7, 2022 at 7:00 p.m. for the adoption hearing. All meetings will be held in the Green Cove Springs City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Please feel free to contact me at (904) 297-7500, ext. 3312, if you have any questions or need further information.

Sincerely,

A handwritten signature in blue ink that reads "Steve L. Kennedy".

Steve L. Kennedy
City Manager

LEGAL NOTICE

CITY OF GREEN COVE SPRINGS - 321 WALNUT STREET - GREEN COVE SPRINGS, FLORIDA 32043
TEL. (904) 297-7500 - FAX (904) 284-4849

For Immediate Release/Run Twice

Furnish Proof of Publication to the Development Services Representative

Bill to: City of Green Cove Springs
321 Walnut Street, Green Cove Springs, FL 32043
Attn: Heather Glisson

Date: April 11, 2022

Contact: Heather Glisson, Planning Technician

Phone: (904) 297-7500, ext. 3334 **Fax:** (904) 284-4849

Run Twice: NOT IN THE LEGAL OR CLASSIFIED SECTION, 18pt Title
2" X 10" COLUMN on April 14 and April 21, 2021 – Furnish Affidavit

NOTICE OF PROPOSED ANNEXATION PUBLIC HEARING NOTICE

The City of Green Cove Springs proposes to adopt the following Ordinance:

ORDINANCE NO. O-XX-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 13.92 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING GENERALLY LOCATED EAST OF US 17 AND CR 209; 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.

The following public hearings have been scheduled and will be held in the City Council Chambers, 321 Walnut Street Green Cove Springs, Florida, to hear comments, if any, regarding said Ordinance:

Planning and Zoning Commission: Tuesday, April 26, 2022, 5:00 pm

City Council: Tuesday, May 17, 2022, 7:00 pm

City Council: Tuesday, June 7, 2022, 7:00 pm*

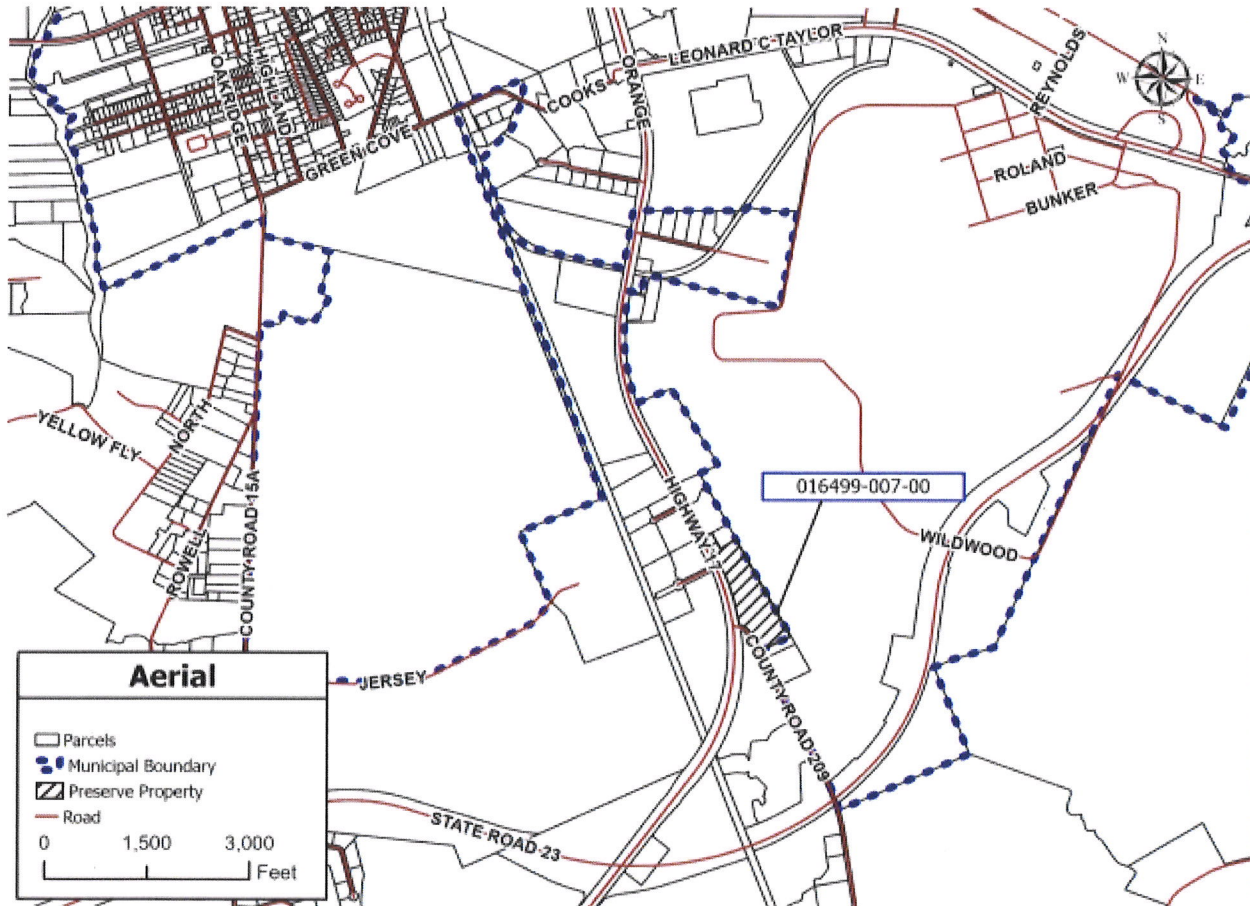
*Tentative

Please be advised that if a person decides to appeal any decision made by the Council with respect to any matter considered at these scheduled public hearings, they will 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.

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact City Hall at (904) 297-7500 at least three (3) days prior to the meeting. Hearing impaired persons may access through Florida Relay – Dial 7-1-1.

A Map clearly showing the area proposed to be annexed is provided below. The complete legal description by metes and bounds and the ordinance can be obtained at the office of the City Clerk at City Hall for review during the hours of 7:30 AM to 5:00 PM, Monday through Thursday.

All interested individuals are invited to attend this public hearing.



City of Green Cove Springs
Heather Glisson, Planning Technician
City Hall, 321 Walnut Street
Green Cove Springs, Florida 32043

EXHIBIT "A"

Legal Description

A PARCEL OF LAND CONSISTING OF A PORTION OF LOTS 3, 4 AND 5, BLOCK 13, CLINCH ESTATE, ACCORDING TO PLAT BOOK 1, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ON THE NORTH LINE THEREOF, SOUTH 68°04'14" WEST, A DISTANCE OF 304.53 FEET, TO THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 28°13'15" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. A DISTANCE OF 1,104.56 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 28°13'15" EAST, ALONG THE AFORESAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 1,337.15 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, SOUTH 69°38'54" WEST, ALONG THE AFORESAID NORTHERLY LINE OF THAT NON-EXCLUSIVE EASEMENT TO TECO PEOPLES GAS, (TEMPORARY EASEMENT), AS PER OFFICIAL RECORDS BOOK 3167, PAGE 1557 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 478.21 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 209", (AN 80 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 23°43'25" WEST, A DISTANCE OF 2.21 FEET, TO A POINT OF INTERSECTION IN SAID RIGHT-OF-WAY LINE;

COURSE No. 2: RUN THENCE, NORTH 36°44'27" WEST, A DISTANCE OF 67.07 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 28°13'56" WEST, A DISTANCE OF 430.86 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "STATE ROAD No. 15~U.S. HIGHWAY No. 17", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; PRESENTLY); RUN THENCE, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROAD No. 15~U.S. HIGHWAY No. 17", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 2,988.79 FEET, THROUGH A CENTRAL ANGLE OF 13°36'55" TO THE LEFT, AN ARC DISTANCE OF 710.23 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°26'31" WEST, 708.56 FEET;

COURSE No. 2: RUN THENCE, NORTH 28°14'52" WEST, ALONG THE TANGENCY OF LAST SAID CURVE, A DISTANCE OF 340.34 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, NORTH 61°42'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 773 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, A DISTANCE OF 80.07 FEET, TO A POINT, BEING THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, AND THEN SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1410, PAGE 756 OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 28°13'14" EAST, A DISTANCE OF 271.77 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 61°46'45" EAST, A DISTANCE OF 320.01 FEET, TO THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 718, PAGE 126 OF THE CURRENT PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINED 606,663 SQUARE FEET, OR 13.92 ACRES, MORE OR LESS, IN AREA.