

## **ORDINANCE NO. O-07-2024**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ANNEXING APPROXIMATELY 23.37 ACRES OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY; SAID PROPERTY BEING LOCATED AT 4169 CR 15A. 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 (Jacob Manthei, AB Truemont 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 REPEALER.** Any ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.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 2<sup>nd</sup> DAY OF APRIL 2024**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

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Constance Butler, 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 16<sup>th</sup> DAY  
OF APRIL 2024.**

**CITY OF GREEN COVE SPRINGS, FLORIDA**

\_\_\_\_\_  
Constance Butler, Mayor

ATTEST:

\_\_\_\_\_  
Erin West, City Clerk

APPROVED AS TO FORM:

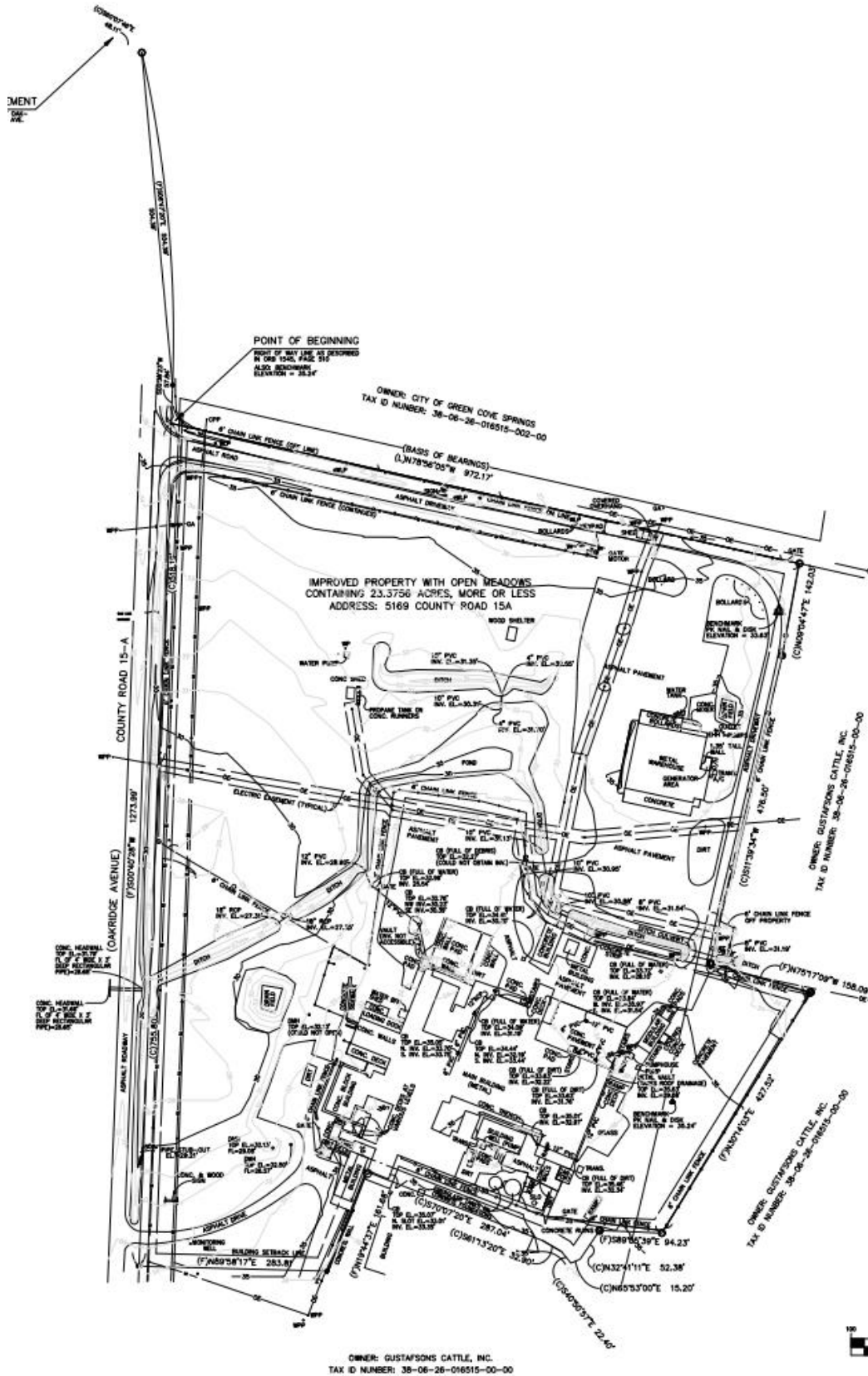
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L. J. Arnold, III, City Attorney

**EXHIBIT "A"**

A tract of land situated in the Bayard Tract; Clay County, Florida, as per plat thereof prepared by Charles F. Smith recorded in Deed Book "J", pages 273 and 274 of the public records of said county, said tract being a portion of Sections 6 and 7- Block 51, Clinch Estate, as per plat thereof by Gould T. Butler recorded in Plat Book 1, pages 31, 32, 33 and 34 of said public records, All lying in the G.I.F. Clark Grant; Section 38, Township 6 South, Range 26 East; Clay County, Florida; said tract being more particularly described as follows:

Commence at the intersection of the centerline of Oakridge Avenue (County Road 15A) with the Centerline of Green Cove Avenue and run South along the centerline of said Oakridge Ave. with a curve concave Westerly, said curve having a central angle of 15 deg 52 min 10 sec, a radius of 1909.86 feet, an arc length of 528.98 feet and a chord bearing and distance of S 07 deg 13 min 41 sec E, 527.29 feet; thence run S 00 deg 42 min 24 sec W, along said centerline, 51.51 feet; thence leave said centerline and run S 78 deg 56 min 05 sec E, 35.58 feet to an iron rod on the Easterly right of way line of said Oakridge Avenue, said right of way as described in Official Records Book 1545, page 510 and page 513 of said public records and the Point of Beginning; thence run S 00 deg 42 min 24 sec W, along said right of way, 518.46 feet to iron pipe at the Northwest corner of said Official Records Book 1545, page 510; thence continue S 00 deg 42 min 24 sec W, along said right of way line and along the West line of aforesaid lands, 755.80 feet to an iron pipe at the Southwest corner of said lands; thence run East along the South line of said lands with the following courses and distances: East 283.81 feet; N 19 deg 48 min 59 sec E, 161.55 feet; S 70 deg 11 min 01 sec E, 287.10 feet; S 60 deg 56 min 01 sec E, 32.90 feet, S 40 deg 33 min 38 sec E, 22.40 feet; N 66 deg 10 min 19 sec E, 15.20 feet; N 32 deg 26 min 40 sec E, 52.20 feet; S 88 deg 48 min 20 sec E, 94.2 feet to an iron pipe at the Southeasterly corner of said lands; thence leave said South line and run N 30 deg 15 min 03 sec E, 428.28 feet to an iron rod; thence run N 75 deg 16 min 14 sec W, 158.18 feet to an iron rod; thence run N 11 deg 45 min 19 sec E, 477.17 feet to an iron rod; thence run N 09 deg 04 min 47 sec E, 142.03 feet to an iron rod; thence run N 78 deg 56 min 05 sec W, 972.65 feet to the Point of Beginning.

EXHIBIT "B"



OWNER: GUSTAFSONS CATTLE, INC.  
TAX ID NUMBER: 38-06-26-016515-00-00