

**RESOLUTION NO. 2023/2024-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, ACKNOWLEDGING THE FILING OF A PETITION TO VACATE CERTAIN PLATTED LANDS WITHIN UNINCORPORATED CLAY COUNTY AND SHOWN ON THE PLAT OF LONG BRANCH CITY RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, PURSUANT TO SECTION 177.101, FLORIDA STATUTES AND THE COUNTY'S PLAT VACATION PROCEDURES; SCHEDULING A PUBLIC HEARING TO CONSIDER THE PETITION; PROVIDING FOR THE PUBLICATION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Recitals

**WHEREAS**, pursuant to Section 177.101, Florida Statutes, a petition (the Petition) has been filed with the Board of County Commissioners (the Board) of Clay County, Florida, on behalf of Jax-Palatka Farms, LLC, to vacate certain platted lands within unincorporated Clay County and shown on the plat of Long Branch City, recorded in Plat Book 2, page 26, public records of Clay County, Florida(the Subject Platted Lands); and,

**WHEREAS**, pursuant to the procedural requirements of Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, the Board desires hereby to establish a date, time and place for a public hearing to consider the Petition, and to authorize and direct the publication of notice thereof; and,

**WHEREAS**, the Subject Platted Lands are depicted in Appendix A and more particularly described as follows:

**PART 1**

Those Certain Lands being a Portion of "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; Said Portions being described as follows:

BLOCKS 56 through 62: All

BLOCK 92: All

BLOCK 93: All

BLOCK 113: All

BLOCK 114: All

BLOCK 115: All

BLOCK 117: All

AND: All of that Portion of the Florida Farms and Industries Company Railroad

Right of Way: as shown on said plat of "Long Branch City"; Lying East of South Kentucky Ave. (shown as Mellontown Ave on said Plat) and West of Clark Ave. (shown as Hal Ave on said Plat).

### **PART 1-A**

That Portion of Certain Dedicated Avenues and Streets as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; Said Portions being described as follows:

That Portion of "Vanderbilt Street", Lying East of Mellontown Ave. (now known as South Kentucky Ave) and West of Hal Ave (now known as Clark Ave.)

That Portion of "Jackson Street", Lying East of Mellontown Ave. (now known as South Kentucky Ave) and West of Hal Ave (now known as Clark Ave.)

That Portion of "Wycoff Ave.", Lying Between Blocks 92, 93, 113 and 114 as shown on said Plat

That Portion of The East 1/2 of "Melontown Avenue" Lying South of the Northerly Line of Florida Farms and Industries Company Railroad Extending South to a Westerly Prolongation of the South Line of Jackson Street as shown on said Plat

That Portion of "Lloyd Ave.", Lying Between Blocks 56, 93, 114 and 115 as shown on said Plat That Portion of "Seminole Ave.", Lying Between Blocks 56 and 57 as shown on said Plat

That Portion of "Palmetto Ave.", Lying Between Blocks 57, 58, 115 and 117 as shown on said Plat That Portion of "Booker Ave.", Lying Between Blocks 58 and 59 as shown on said Plat

That Portion of "Avery Ave.", Lying Between Blocks 59 and 60 as shown on said Plat That Portion of "Porter Ave.", Lying Between Blocks 60 and 61 as shown on said Plat That Portion of "Schumaker Ave.", Lying Between Blocks 61 and 62 as shown on said Plat

### **PART 2**

Those Certain Lands being a Portion of "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575 and Lying Outside of the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County; Said Portions being described as follows:

**BLOCK 89:**

**LESS AND EXCEPT:** That Portion of said Block 89; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of

said County.

BLOCK 128:

LESS AND EXCEPT: That Portion of said Block 128; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

BLOCK 129: All (Shown on said Plat as Block 139)

AND: All of that Portion of the Florida Farms and Industries Company Railroad Right of Way: as shown on said plat of "Long Branch City", that lies East of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County and West of Taterville Ave as shown on said Plat (also known as Saunders Road) and shown as Ohio Ave on "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida,

#### PART 2-A

That Portion of Certain Dedicated Avenues and Streets as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; and Lying Outside of the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County; Said Portions being described as follows:

That Portion of "Vanderbilt Street", that lies East of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County and West of a Northerly Prolongation of the West Line of Lot 6 in Block 32 as shown on "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida,

That Portion of "Jackson Street", that lies East of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County

#### PART 2-B

That Certain Strip of Land, Being Non Public, Un-Dedicated and Un-Designated as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida, said Certain Strip Lying East of Block 89, East of Jackson Street as shown on said Plat and Extending Southerly from the South Line of Vanderbilt Street to a Easterly Prolongation of the South Line of said Jackson Street.

**Be It Resolved by the Board of County Commissioners of Clay County:**

Section 1. The Recitals set forth hereinabove are adopted as the findings of the Board, and said findings provide the authority and justification for the adoption of this Resolution.

Section 2. The Board hereby acknowledges receipt of the Petition to Vacate the Subject Platted Lands.

Section 3. Pursuant to Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures, a public hearing before the Board to consider the adoption of a resolution vacating the Subject Platted Lands is hereby scheduled for Tuesday, August 13, 2024, at 5:00 p.m., or as soon thereafter as can be heard, in the Board's meeting room on the Fourth Floor of the Clay County Administration Building located at 477 Houston Street, Green Cove Springs, Florida.

Section 4. Notice of the public hearing scheduled under Section 3 shall be published in the *Clay Today* in the form attached hereto as Appendix B.

Section 5. This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** by the Board of County Commissioners of Clay County, Florida, this 23rd day of July, 2024.

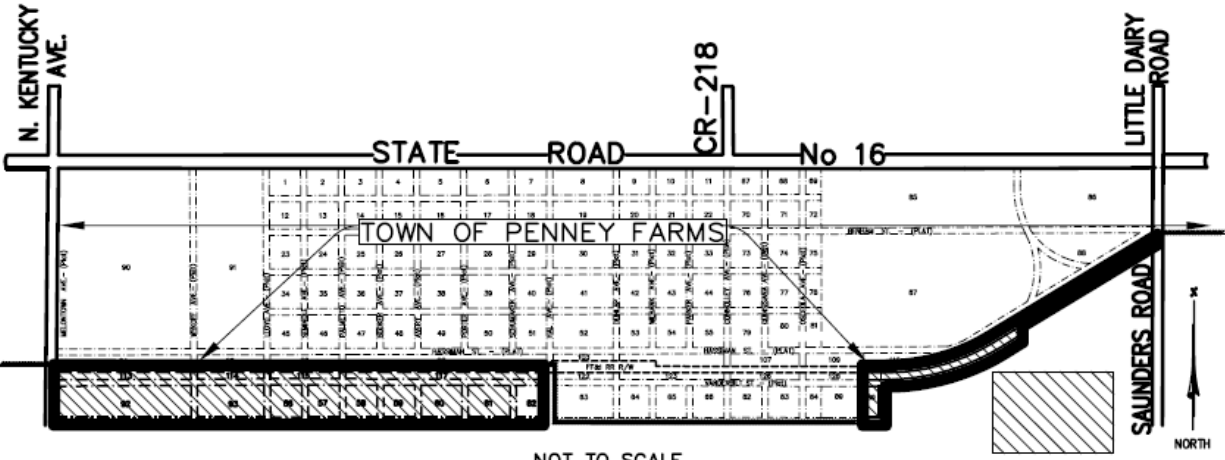
BOARD OF COUNTY COMMISSIONERS  
CLAY COUNTY, FLORIDA

By: \_\_\_\_\_  
Jim Renninger  
Its Chairman

ATTEST:

\_\_\_\_\_  
Tara S. Green  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk to the Board

Appendix A  
[Depicting Subject Platted Lands]



NOT TO SCALE

LANDS INCLUDED IN  
PETITION TO VACATE

Area Included In Petition To Vacant Lying South of  
Town of Penney Farms within Unincorporated Clay County

Appendix B  
[Form of Public Hearing Notice]

*To be advertised **Thursday, August 1, 2024 and Thursday, August 8, 2024***  
in the *Clay Today*:

## **NOTICE OF PUBLIC HEARING ON PETITION TO VACATE PLATTED LANDS**

The Board of County Commissioners (the Board) of Clay County, Florida, has received a petition (the Petition) filed pursuant to Section 177.101, Florida Statutes, on behalf of Jax-Palatka Farms, LLC, to vacate certain platted lands within unincorporated Clay County, Florida, and shown on the plat of Long Branch City, recorded in Plat Book 2, page 26, public records of Clay County, Florida, as hereinafter described. In accordance with the Petition, the Board will hold a public hearing on Tuesday, August 13, 2024, at 5:00 p.m., or as soon thereafter as can be heard, in the Board of County Commissioners Meeting Room on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida, to consider the adoption of a resolution pursuant to Section 177.101, Florida Statutes, and the County's Plat Vacation Procedures to vacate certain platted lands, said platted lands being more particularly described as follows:

### **PART 1**

Those Certain Lands being a Portion of "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; Said Portions being described as follows:

BLOCKS 56 through 62: All

BLOCK 92: All

BLOCK 93: All

BLOCK 113: All

BLOCK 114: All

BLOCK 115: All

BLOCK 117: All

AND: All of that Portion of the Florida Farms and Industries Company Railroad Right of Way: as shown on said plat of "Long Branch City"; Lying East of South Kentucky Ave. (shown as Mellontown Ave on said Plat) and West of Clark Ave. (shown as Hal Ave on said Plat).

### **PART 1-A**

That Portion of Certain Dedicated Avenues and Streets as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; Said Portions being described as follows:

That Portion of "Vanderbilt Street", Lying East of Mellontown Ave. (now known as South Kentucky Ave) and West of Hal Ave (now known as Clark Ave.)

That Portion of "Jackson Street", Lying East of Mellontown Ave. (now known as South Kentucky Ave) and West of Hal Ave (now known as Clark Ave.)

That Portion of "Wycoff Ave.", Lying Between Blocks 92, 93, 113 and 114 as shown on said Plat

That Portion of The East 1/2 of "Melontown Avenue" Lying South of the Northerly Line of Florida Farms and Industries Company Railroad Extending South to a Westerly Prolongation of the South Line of Jackson Street as shown on said Plat

That Portion of "Lloyd Ave.", Lying Between Blocks 56, 93, 114 and 115 as shown on said Plat That Portion of "Seminole Ave.", Lying Between Blocks 56 and 57 as shown on said Plat

That Portion of "Palmetto Ave.", Lying Between Blocks 57, 58, 115 and 117 as shown on said Plat That Portion of "Booker Ave.", Lying Between Blocks 58 and 59 as shown on said Plat

That Portion of "Avery Ave.", Lying Between Blocks 59 and 60 as shown on said Plat That Portion of "Porter Ave.", Lying Between Blocks 60 and 61 as shown on said Plat That Portion of "Schumaker Ave.", Lying Between Blocks 61 and 62 as shown on said Plat

## PART 2

Those Certain Lands being a Portion of "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575 and Lying Outside of the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County; Said Portions being described as follows:

BLOCK 89:

LESS AND EXCEPT: That Portion of said Block 89; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

BLOCK 128:

LESS AND EXCEPT: That Portion of said Block 128; Lying within the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) and as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County.

BLOCK 129: All (Shown on said Plat as Block 139)

AND: All of that Portion of the Florida Farms and Industries Company Railroad Right of Way: as shown on said plat of "Long Branch City", that lies East of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County and West of Taterville Ave as shown on said Plat (also known as Saunders Road) and shown as Ohio Ave on "Section 3 of Plat "A" of Florida Farms and Industries Company's Property in Clay County, Florida, as per the plat thereof recorded in Plat Book 2 on Page 29, of the public records of Clay County, Florida,

#### PART 2-A

That Portion of Certain Dedicated Avenues and Streets as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida and Lying Outside of the present Limits of The Town of Penney Farms as described in Laws of Florida 1974; Chapter 74-575; and Lying Outside of the Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County; Said Portions being described as follows:

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That Portion of "Jackson Street", that lies East of Voluntary Annexation into Town of Penny Farms (Town Ordinance 94-05) as described and recorded in Official Records Book 1584 on Page 314 of the public records of said County

#### PART 2-B

That Certain Strip of Land, Being Non Public, Un-Dedicated and Un-Designated as shown on "Long Branch City" as per plat thereof recorded in Plat Book 2 on Page 26 of the Public Records of Clay County, Florida, said Certain Strip Lying East of Block 89, East of Jackson Street as shown on said Plat and Extending Southerly from the South Line of Vanderbilt Street to a Easterly Prolongation of the South Line of said Jackson Street.

All interested persons are invited to attend the public hearing and be heard by the Board regarding the adoption of the resolution. Pursuant to Section 286.0105, Florida Statutes, a person deciding to appeal any decision made by the Board with

respect to any matter considered at the hearing or at any subsequent hearing to which the Board has continued its deliberations is advised that such person will need a record of all proceedings and may need to ensure that a verbatim record of all proceedings is made, which must include the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 278-4718, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard of hearing persons can access the telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

Board of County Commissioners  
Clay County, Florida

----- END -----

Special Instructions to Publisher:

Please submit galley proof to ([theodore.hovda@claycountygov.com](mailto:theodore.hovda@claycountygov.com)) for approval prior to publication.

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