

1 Introduced by the Council President at the request of the Mayor:

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4 **ORDINANCE 2025-333**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR
6 DISCLAIMING AN OPENED AND UNIMPROVED PORTION OF
7 MAITLAND AVENUE AS RECORDED IN PLAT BOOK 4, PAGE
8 19, ARLINGTON HEIGHTS, OF THE CURRENT PUBLIC
9 RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED IN
10 COUNCIL DISTRICT 1, AT THE REQUEST OF SURESH
11 RAMKISSOON; SUBJECT TO RESERVATION UNTO JEA OF
12 A NON-EXCLUSIVE ALL UTILITIES, FACILITIES AND
13 ACCESS EASEMENT OVER THE CLOSURE AREA; PROVIDING
14 FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN
15 EFFECTIVE DATE.
16

17 **BE IT ORDAINED** by the Council of the City of Jacksonville:

18 **Section 1. Closure and Abandonment.** An opened and
19 unimproved portion of Maitland Avenue as recorded in Plat Book 4,
20 Page 19, Arlington Heights, of the current public records of Duval
21 County, Florida, located in Council District 1, a depiction and
22 description of which is attached hereto as **Exhibit 1** and incorporated
23 herein by this reference, is hereby closed and abandoned and/or
24 disclaimed at the request of Suresh Ramkissoon (the "Applicant");
25 provided, however, there is reserved unto JEA a non-exclusive all
26 utilities, facilities, and access easement on, over, under, through
27 and across the closure area for ingress and egress and for all
28 utilities and facilities.

29 The Applicant has paid the closure application fee of \$2,091.00
30 and this sum has been deposited into the City's General Fund. This
31 closure request was reviewed and approved by the various city, state,

1 and utility agencies that might have an interest in the right-of-way
2 and there were no objections to the Applicant's request.

3 **Section 2. Purpose.** The Applicant owns the fee parcel
4 adjacent to the closure area (R.E.# 141446 0400) and has requested
5 this closure to allow for the development of a warehouse to support
6 neighboring businesses.

7 **Section 3. Hold Harmless Covenant.** The closure and
8 abandonment by the City of its interests in the right-of-way is
9 subject to Applicant's execution and delivery to the City of a Hold
10 Harmless Covenant, in substantially the same form attached hereto as
11 **Exhibit 2** and incorporated herein by this reference. Accordingly, the
12 closure and abandonment of the right-of-way shall not be recorded in
13 the public records until execution and delivery to the City by the
14 Applicant of the required Hold Harmless Covenant.

15 **Section 4. Effective Date.** This Ordinance shall become
16 effective upon signature by the Mayor or upon becoming effective
17 without the Mayor's signature.

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19 Form Approved:

20
21 /s/ Harry M. Wilson, IV

22 Office of General Counsel

23 Legislation Prepared By: Harry M. Wilson, IV

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