

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

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4 **ORDINANCE 2025-184-E**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING AN UNOPENED, UNIMPROVED, AND UNNAMED  
7 RIGHT-OF-WAY IN MAXVILLE AND MAXVILLE FARMS, AS  
8 RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT  
9 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED  
10 IN COUNCIL DISTRICT 12, AT THE REQUEST OF  
11 APPLICANT ANDRE LAND HOLDINGS LLC; PROVIDING FOR  
12 APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN  
13 EFFECTIVE DATE.  
14

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

16 **Section 1. Closure and Abandonment.** An unopened,  
17 unimproved, and unnamed Right-of-Way in Maxville and Maxville Farms,  
18 as recorded in Plat Book 3, Page 94 of the current public records of  
19 Duval County, Florida, located in Council District 12, a depiction  
20 and description of which is attached hereto as **Exhibit 1** and  
21 incorporated herein by this reference, is hereby closed and abandoned  
22 and/or disclaimed at the request of Andre Land Holdings LLC (the  
23 "Applicant").

24 The Applicant has paid the closure application fee of \$2,091.00  
25 and this sum has been deposited into the City's General Fund. This  
26 closure request was reviewed and approved by the various city, state,  
27 and utility agencies that might have an interest in the right-of-way  
28 and there were no objections to the Applicant's request.

29 **Section 2. Purpose.** The Applicant owns the fee parcel  
30 where the closure area is located (R.E. # 001291 3110) and has  
31 requested this closure to allow for a single-family subdivision called

1 Cecil Point.

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

10       **Section 4.       Effective Date.**       This Ordinance shall become  
11 effective upon signature by the Mayor or upon becoming effective  
12 without the Mayor's signature.

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14 Form Approved:

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16       \_\_\_\_\_/s/ Reece Wilson\_\_\_\_\_  
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18 Office of General Counsel

19 Legislation Prepared By: Harry M. Wilson, IV

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