

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



NAYELI JIMENEZ
Research Assistant
(904) 255-5140
NJimenez1@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Ordinance 2025-184

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: March 11, 2025

Committee(s) of Reference: TEU

Date of Analysis: March 10, 2025

Type of Action: Right-of-way closure and abandonment

Bill Summary: This bill approves the closure and abandonment of an unopened, unimproved, and unnamed right-of-way in Maxville and Maxville Farms, as recorded in Plat Book 3, Page 94 of the public records of Duval County, Florida. The right-of-way is located in Council District 12 and is being closed at the request of Andre Land Holdings LLC to allow for the development of a single-family subdivision known as Cecil Point. The bill also requires the applicant to execute a Hold Harmless Covenant with the City, as detailed in Exhibit 2, before the closure and abandonment are officially recorded.

Background Information: The purpose of this legislation is to approve the closure and abandonment of an unopened, unimproved, and unnamed right-of-way in Maxville and Maxville Farms. The applicant, Andre Land Holdings LLC, owns the fee parcel where the right-of-way is located (R.E. # 001291-3110) and has requested this closure to facilitate the development of a single-family subdivision. The closure request was reviewed by various city, state, and utility agencies, and no objections were raised. The applicant has paid a closure application fee of \$2,091.00, which has been deposited into the City's General Fund. The approval of this right-of-way closure is conditioned upon the applicant's execution and delivery of a Hold Harmless Covenant to the City. The closure will not be recorded in public records until the covenant is completed.

Policy Impact Area: Right-of-way management

Fiscal Impact: The applicant has paid a \$2,091.00 application fee, which has been deposited into the City's General Fund. No additional fiscal impact is anticipated.

Analyst: Jimenez