

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

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4 **ORDINANCE 2025-524**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR
6 DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION
7 OF BRANAN FIELD ROAD AS RECORDED IN PLAT BOOK 5,
8 PAGE 93, JACKSONVILLE HEIGHTS IMPROVEMENT
9 COMPANY, OF THE CURRENT PUBLIC RECORDS OF DUVAL
10 COUNTY, FLORIDA, LOCATED IN COUNCIL DISTRICT 12,
11 AT THE REQUEST OF KAY C. HUGHES C/O DREAM FINDERS
12 HOMES, LLC; PROVIDING FOR APPROVAL SUBJECT TO
13 CONDITIONS; PROVIDING AN EFFECTIVE DATE.
14

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

16 **Section 1. Closure and Abandonment.** An unopened and
17 unimproved portion of Branan Field Road as recorded in Plat Book 5,
18 Page 93, Jacksonville Heights Improvement Company, of the current
19 public records of Duval County, Florida, located in Council District
20 12, a depiction and description of which is attached hereto as **Exhibit**
21 **1** and incorporated herein by this reference, is hereby closed and
22 abandoned and/or disclaimed at the request of Kay C. Hughes c/o Dream
23 Finders Homes, LLC (the "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.#: 002340-0000) and has
31 requested this closure to allow for a development to be called Branan

1 Field Road.

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.

13
14 Form Approved:

15
16 /s/ Harry M. Wilson, IV

17 Office of General Counsel

18 Legislation Prepared By: Harry M. Wilson, IV

19 GC-#1698528-v1-Jacksonville_Heights_ROW_Closure_(Branan_Field_Road)