

1 Introduced by Council Member Peluso:
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4 **ORDINANCE 2024-439**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR
6 DISCLAIMING PORTIONS OF CERTAIN RIGHTS-OF-WAY
7 WITHIN THE CITY OF JACKSONVILLE TO INCLUDE: (1)
8 AN OPENED AND IMPROVED PORTION OF THE GRANT
9 STREET RIGHT-OF-WAY, ESTABLISHED IN THE PLAT OF
10 SPRATT'S SUBDIVISION OF EAST JACKSONVILLE, AS
11 RECORDED IN PLAT BOOK AK, PAGE 438, OF THE
12 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA,
13 (2) AN OPENED AND IMPROVED PORTION OF THE
14 GEORGIA STREET RIGHT-OF-WAY, ESTABLISHED IN THE
15 MEIG'S REPLAT OF SPRATT'S SUBDIVISION OF BLOCK
16 5, JOHNSON'S PLAT OF EAST JACKSONVILLE, RECORDED
17 IN PLAT BOOK 3, PAGE 75, OF THE CURRENT PUBLIC
18 RECORDS OF DUVAL COUNTY, FLORIDA, AND (3) AN
19 OPENED AND IMPROVED PORTION OF THE ALBERT STREET
20 RIGHT-OF-WAY, ESTABLISHED IN THE PLAT OF EAST
21 JACKSONVILLE, RECORDED IN PLAT BOOK Q, PAGE 664,
22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
23 FLORIDA, IN COUNCIL DISTRICT 7, AT THE REQUEST
24 OF RP SPORTS INVESTMENTS, INC., SUBJECT TO
25 RESERVATION UNTO THE CITY OF JACKSONVILLE AND
26 JEA OF AN ALL UTILITIES, FACILITIES AND ACCESS
27 EASEMENT AND RESERVATION; PROVIDING FOR APPROVAL
28 SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE
29 DATE.

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

1 **Section 1. Closure and Abandonment.** The Council hereby
2 approves the closure and abandonment of certain portions of the
3 following rights-of-way in the City of Jacksonville: (1) an opened
4 and improved portion of the Grant Street right-of-way, established
5 in the Plat of Spratt's Subdivision of East Jacksonville, recorded
6 in Plat Book AK, page 438, of the current public records of Duval
7 County, Florida, (2) an opened and improved portion of the Georgia
8 Street right-of-way, established in the Meig's Replat of Spratt's
9 Subdivision of Block 5, Johnson's Plat of East Jacksonville, recorded
10 in Plat Book 3, page 75, of the current public records of Duval
11 County, Florida, and (3) an opened and improved portion of the Albert
12 Street right-of-way, established in the Plat of East Jacksonville,
13 recorded in Plat Book Q, page 664, of the current public records of
14 Duval County, Florida, located in Council District 7, a description
15 and depiction of which is attached hereto as **Exhibit 1** and
16 incorporated herein by this reference, are hereby closed and abandoned
17 and/or disclaimed as rights-of-way at the request of RP Sports
18 Investments, Inc. (the "Applicant"); provided however, there is
19 reserved unto the City of Jacksonville and JEA an all utilities,
20 facilities and access easement on, over, under, through and across
21 the closure areas for ingress and egress and for all utilities and
22 facilities, including but not limited to, water, sewer, drainage and
23 electric, so as to provide the City and JEA continued access to repair
24 and maintain these utilities and facilities.

25 The Applicant paid three right-of-way closure application fees
26 of \$2,091.00 (for a total of \$6,273.00) and this amount has been
27 deposited into the General Fund. These closure requests were reviewed
28 and approved by the various city, state, and utility agencies that
29 might have an interest in the right-of-way and there were no
30 objections to the Applicant's request.

31 **Section 2. Purpose.** The Applicant is under contract with

1 the City to purchase several properties adjacent to the closure areas
2 (see R.E. Nos. 130740-0000, 130649-0000 and 130838-0000 for
3 locational purposes only) as authorized, subject to certain
4 conditions, by Ordinance 2023-87-E and is requesting the closures for
5 development of the Armada Soccer Stadium with a mix of uses including
6 commercial, residential and office spaces.

7 **Section 3. Hold Harmless Covenant and Confirmation by**
8 **Public Works Director.** The closure and abandonment by the City of
9 its interests in the subject portions of the Grant Street, Georgia
10 Street and Albert Street rights-of-way shall be subject to the
11 following conditions: (1) the Applicant's execution and delivery to
12 the City of a Hold Harmless Covenant, in substantially the same form
13 attached hereto as **Exhibit 2** and incorporated herein by this reference
14 and (2) written confirmation by the Director of the Public Works
15 Department that the legal descriptions for each closure area have
16 been reviewed by the Department and are deemed final, complete and
17 correct. Accordingly, the closure and abandonment of these rights-
18 of-way shall not be recorded in the public records until execution
19 and delivery to the City by the Applicant of the required Hold
20 Harmless Covenant and the Real Estate Division's receipt of written
21 confirmation from the Director of the Public Works Department as
22 outlined above.

23 **Section 4. Effective Date.** This Ordinance shall become
24 effective upon signature by the Mayor or upon becoming effective
25 without the Mayor's signature.

26 Form Approved:

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28 /s/ Mary E. Staffopoulos

29 Office of General Counsel

30 Legislation Prepared By: Mary E. Staffopoulos

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