

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

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4 **ORDINANCE 2025-525**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING AN OPENED AND IMPROVED PORTION OF  
7 MANCHESTER ROAD RIGHT-OF-WAY AS RECORDED IN PLAT  
8 BOOK 20, PAGE 7, URBAN HILLS, OF THE CURRENT  
9 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED  
10 IN COUNCIL DISTRICT 9, AT THE REQUEST OF  
11 AVONDALE CORPORATION OF JACKSONVILLE, LLC, AND  
12 HAMILTON STREET TRADING, LLC, SUBJECT UNTO  
13 RESERVATION TO CITY AND JEA OF A NON-EXCLUSIVE  
14 ALL-UTILITIES, FACILITIES, AND ACCESS EASEMENT  
15 ON, OVER, UNDER, THROUGH, AND ACROSS THE CLOSURE  
16 AREA; PROVIDING FOR APPROVAL SUBJECT TO  
17 CONDITIONS; PROVIDING AN EFFECTIVE DATE.

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

20 **Section 1. Closure and Abandonment.** An opened and improved  
21 portion of Manchester Road Right-of-Way as recorded in Plat Book 20,  
22 Page 7, Urban Hills, of the current public records of Duval County,  
23 Florida, located in Council District 9, a depiction and description  
24 of which is attached hereto as **Exhibit 1** and incorporated herein by  
25 this reference, is hereby closed and abandoned and/or disclaimed at  
26 the request of Avondale Corporation of Jacksonville, LLC and Hamilton  
27 Street Trading, LLC (collectively, the "Applicant"), subject unto  
28 reservation unto City and JEA of a non-exclusive all-utilities,  
29 facilities, and access easement on, over, under, through, and across  
30 the closure area.

31 The Applicant has paid the closure application fee of \$2,091.00

1 and this sum has been deposited into the City's General Fund. This  
2 closure request was reviewed and approved by the various city, state,  
3 and utility agencies that might have an interest in the right-of-way  
4 and there were no objections to the Applicant's request.

5       **Section 2. Purpose.** The closure area bisects parcels  
6 owned by Avondale Corporation of Jacksonville, LLC (R.E.#: 094418-  
7 0000) and Hamilton Street Trading, LLC (R.E #: 094253-0400) and the  
8 parties seek to fence in the closure area as part of their respective  
9 commercial properties.

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

18       **Section 4. Effective Date.** This Ordinance shall become  
19 effective upon signature by the Mayor or upon becoming effective  
20 without the Mayor's signature.

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22 Form Approved:

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24           /s/ Harry M. Wilson, IV          

25 Office of General Counsel

26 Legislation Prepared By: Harry M. Wilson, IV

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