

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Resolution 2026-0073

Introducer/Sponsor(s): Council Member White

Date of Introduction: January 27, 2026

Committee(s) of Reference: R, TEU

Date of Analysis: January 29, 2026

Type of Action: Returning lands to acreage; making findings; abandoning unopened roads; ensuring legal access to abutting properties

Bill Summary: This resolution concerns the vacation of portions of a plat of Jacksonville Heights Subdivision, pursuant to Section 177.101(3), *Florida Statutes*, and returns a portion of the lands on that plat to acreage. It also abandons certain unopened roads within the plat that have not become suitable and necessary for the traveling public. The resolution ensures legal access to abutting properties.

Background Information: Section 177.101(3), *Florida Statutes*, authorizes the governing bodies of counties and municipalities to adopt resolutions vacating plats of subdivisions, returning the property covered by that plat to acreage when a person applying for vacation is the owner of those lands. The Jacksonville Heights Subdivision plat is recorded in Plat Book 5, Page 93, in the current public records of Duval County and encompasses lands west of I-295 and North of I-10 on the Westside of Jacksonville.

While the rights-of-way located within these lands are presumed to be dedicated public rights-of-way, none of the platted rights-of-way located there were ever opened, improved, or accepted by the City for maintenance, nor have they become highways suitable for the traveling public. Theograce Holdings, LLC, has applied to vacate those portions of the plat. The remaining lots, or portions of lots, owned by others within the plat will not become landlocked parcels with no right of convenient access upon vacation of the plat, but will continue to have legal access. The applicant has also agreed and understands that vacation of the plat and reversion of the land to acreage will have no effect on the recorded easements previously granted to third parties by the applicant's predecessors in title, and those easements are unaffected by this resolution.

Policy Impact Area: Vacation of property

Fiscal Impact: No cost to the City.

Analyst: Russell