

1 Introduced by the Council President at the request of the Mayor:  
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4 **ORDINANCE 2024-467**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING PORTIONS OF CERTAIN RIGHTS-OF-WAY  
7 WITHIN THE CITY OF JACKSONVILLE TO INCLUDE: AN  
8 OPENED AND IMPROVED PORTION OF THE PANTHER CREEK  
9 PARKWAY RIGHT-OF-WAY, ESTABLISHED IN THE PLAT OF  
10 PANTHER CREEK PHASE ONE, AS RECORDED IN PLAT  
11 BOOK 56, PAGES 15, 15A-H, OF THE CURRENT PUBLIC  
12 RECORDS OF DUVAL COUNTY, FLORIDA, , IN COUNCIL  
13 DISTRICT 12, AT THE REQUEST OF PANTHER CREEK  
14 PRESERVE, LLC, SUBJECT TO RESERVATION UNTO THE  
15 CITY OF JACKSONVILLE AND JEA OF AN ALL  
16 UTILITIES, FACILITIES AND ACCESS EASEMENT AND  
17 RESERVATION; PROVIDING FOR APPROVAL SUBJECT TO  
18 CONDITIONS; PROVIDING AN EFFECTIVE DATE.  
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20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Closure and Abandonment.** The Council hereby  
22 approves the closure and abandonment of certain portions of the  
23 following rights-of-way in the City of Jacksonville: an opened and  
24 improved portion of the Panther Creek Parkway right-of-way,  
25 established in the Plat of Panther Creek Phase One, recorded in Plat  
26 Book 56, page 15, 15A-H, of the current public records of Duval  
27 County, Florida, directly north of and abutting the parcel assigned  
28 R.E. No. 001860-1060, a description and depiction of which is attached  
29 hereto as **Exhibit 1** and incorporated herein by this reference, are  
30 hereby closed and abandoned and/or disclaimed as right-of-way at the  
31 request of Panther Creek Preserve, LLC. (the "Applicant"); provided

1 however, there is reserved unto the City of Jacksonville and JEA an  
2 all utilities, facilities and access easement on, over, under, through  
3 and across the closure areas for ingress and egress and for all  
4 utilities and facilities, including but not limited to, water, sewer,  
5 drainage and electric, so as to provide the City and JEA continued  
6 access to repair and maintain these utilities and facilities.

7 The Applicant paid the right-of-way closure application fee of  
8 \$2,091.00 and this amount has been deposited into the General Fund.  
9 The closure request was reviewed and approved by the various city,  
10 state, and utility agencies that might have an interest in the right-  
11 of-way and there were no objections to the Applicant's request.

12 **Section 2. Purpose.** The Applicant has requested the  
13 closure to construct a passive park that will serve the Panther Creek  
14 community.

15 **Section 3. Hold Harmless Covenant.** The closure and  
16 abandonment by the City of its interests in the subject portions of  
17 the Panther Creek Parkway right-of-way is subject to the Applicant's  
18 execution and delivery to the City of a Hold Harmless Covenant, in  
19 substantially the same form attached hereto as **Exhibit 2** and  
20 incorporated herein by this reference. Accordingly, the closure and  
21 abandonment of this right-of-way shall not be recorded in the public  
22 records until execution and delivery to the City by the Applicant of  
23 the required Hold Harmless Covenant.

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

1 Form Approved:

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3           /s/ Harry M. Wilson, IV          

4 Office of General Counsel

5 Legislation Prepared By: Harry M. Wilson, IV

6 Panther Creek Parkway Legislation (Right of Way Closure).docx