

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

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4 **ORDINANCE 2025-737**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR
6 DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION
7 OF ROSS BOULEVARD RIGHT-OF-WAY AND AN ABUTTING
8 UNOPENED AND UNIMPROVED PORTION OF AN UNNAMED
9 RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK 5, PAGE
10 65, IN THE PLAT OF GARDEN CITY, OF THE CURRENT
11 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED
12 IN COUNCIL DISTRICT 8, AT THE REQUEST OF
13 COASTLAND GROUP, LLC; PROVIDING FOR APPROVAL
14 SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE
15 DATE.

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

18 **Section 1. Closure and Abandonment.** An unopened and
19 unimproved portion of the Ross Boulevard Right-of-Way and an abutting
20 unopened and unimproved portion of an unnamed right-of-way, as
21 recorded in Plat Book 5, Page 65, in the Plat of Garden City, of the
22 current public records of Duval County, Florida, located in Council
23 District 8, a depiction and description of which is attached hereto
24 as **Exhibit 1** and incorporated herein by this reference, are hereby
25 closed and abandoned and/or disclaimed at the request of Coastland
26 Group, LLC (the "Applicant").

27 The Applicant has paid two closure application fees of \$2,091.00
28 with one encroachment fee (for a total of \$4,698.00) and this sum has
29 been deposited into the City's General Fund. These closure requests
30 were reviewed and approved by the various city, state, and utility
31 agencies that might have an interest in the rights-of-way and there

1 were no objections to the Applicant's requests.

2 **Section 2. Purpose.** The Applicant owns the fee parcel
3 where the closure areas are located (See R.E. No. 019705-0000 for
4 location purposes) and has requested these closures in preparation
5 for a future commercial development.

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

14 **Section 4. Effective Date.** This Ordinance shall become
15 effective upon signature by the Mayor or upon becoming effective
16 without the Mayor's signature.

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18 Form Approved:

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20 /s/ Harry M. Wilson, IV

21 Office of General Counsel

22 Legislation Prepared By: Harry M. Wilson, IV

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