

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

**ORDINANCE 2025-399**

AN ORDINANCE CLOSING AND ABANDONING AND/OR  
DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION  
OF TWO UNNAMED RIGHTS-OF-WAY AS RECORDED IN PLAT  
BOOK 3, PAGE 41, PLAT OF JACKSONVILLE FARMS, OF  
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,  
FLORIDA, LOCATED IN COUNCIL DISTRICT 12, AT THE  
REQUEST OF GARDEN STREET COMMUNITIES SOUTHEAST,  
LLC, SUBJECT UNTO RESERVATION TO CITY AND JEA OF  
A NON-EXCLUSIVE ALL-UTILITIES, FACILITIES, AND  
ACCESS EASEMENT ON, OVER, UNDER, THROUGH, AND  
ACROSS THE CLOSURE AREA; PROVIDING FOR APPROVAL  
SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE  
DATE.

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

**Section 1. Closure and Abandonment.** An unopened and  
unimproved portion of two unnamed Rights-of-Way as recorded in Plat  
Book 3, Page 41, Plat of Jacksonville Farms, of the current public  
records of Duval County, Florida, located in Council District 12, a  
depiction and description of which is attached hereto as **Exhibit 1**  
and incorporated herein by this reference, is hereby closed and  
abandoned and/or disclaimed at the request of Garden Street  
Communities Southeast, LLC (the "Applicant"), subject unto  
reservation unto City and JEA of a non-exclusive all-utilities,  
facilities, and access easement on, over, under, through, and across  
the closure area.

The Applicant has paid two closure application fees of \$4,182.00

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 Applicant owns the fee parcel  
6 where the closure area is located (R.E.#: 001532-0020) and has  
7 requested this closure to allow for the development of a single-  
8 family subdivision called Baldwin Point.

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

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

20  
21 Form Approved:

22  
23           /s/ Harry M. Wilson, IV          

24 Office of General Counsel

25 Legislation Prepared By: Harry M. Wilson, IV

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