

Introduced by the Council President at the request of the Mayor and amended by the Transportation, Energy and Utilities Committee:

ORDINANCE 2025-399-E

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 **Revised Exhibit 1**, labeled as "Revised Exhibit 1, Rev Map & Sketch, June 17, 2025 - TEU" 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

1 the closure area.

2 The Applicant has paid two closure application fees of \$4,182.00
3 and this sum has been deposited into the City's General Fund. This
4 closure request was reviewed and approved by the various city, state,
5 and utility agencies that might have an interest in the right-of-way
6 and there were no objections to the Applicant's request.

7 **Section 2. Purpose.** The Applicant owns the fee parcel
8 where the closure area is located (R.E. No. 001532-0015) and has
9 requested this closure to allow for the development of a single-family
10 subdivision called Baldwin Point.

11 **Section 3. Hold Harmless Covenant.** The closure and
12 abandonment by the City of its interests in the right-of-way is
13 subject to Applicant's execution and delivery to the City of a Hold
14 Harmless Covenant, in substantially the same form attached hereto as
15 **Revised Exhibit 2**, labeled as "Revised Exhibit 2, Rev Hold Harmless,
16 June 17, 2025 - TEU" and incorporated herein by this reference.
17 Accordingly, the closure and abandonment of the right-of-way shall
18 not be recorded in the public records until execution and delivery
19 to the City by the Applicant of the required Hold Harmless Covenant.

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

23
24 Form Approved:

25
26 /s/ Mary E. Staffopoulos

27 Office of General Counsel

28 Legislation Prepared By: Harry M. Wilson, IV

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