

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



STEVEN LIBBY
Research Assistant
(904) 255-5147
SLibby@coj.net

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202

Bill Type and Number: Resolution 2026-230

Introducer/Sponsor(s): Council Member Amaro

Date of Introduction: March 24, 2026

Committee(s) of Reference: R, TEU

Date of Analysis: March 23, 2026

Type of Action: Vacating plat and unopened roads; Returning lands to acreage; Making findings regarding legal access

Bill Summary: This bill vacates portions of the plat of subdivision of lot 10, section 33, T1S-27E, pursuant to Section 177.101(3), Florida Statutes, and returns a portion of the lands on said plat to acreage. The bill also vacates certain unopened roads within the boundaries of the Jacksonville Heights subdivision plat that have not been opened and have not become roads suitable and necessary for the traveling public, and finds that legal access to abutting properties is not affected.

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 plat of subdivision of lot 10, section 33, T1S-27E is recorded in Plat Book 1, Page 9 in the current public records of Duval County, Florida and encompasses lands east of I-95 and north of Arlington Expressway on the eastside of Jacksonville.

None of the platted rights-of-way located within the lands described in the sketch prepared by Perret and Associates, Inc. (Job # 2025-604-13) were ever opened, improved, or accepted by the City for maintenance. Additionally, these rights-of-way have not become highways suitable for the traveling public. Richmond American Homes of Florida, LP, a Colorado limited partnership, applied to vacate those portions of the plat and 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.

Policy Impact Area: Vacation of property

Fiscal Impact: There is no cost to the City.

Analyst: Libby