

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

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4 **ORDINANCE 2025-526**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR
6 DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION
7 OF THE EAST STREET RIGHT-OF-WAY AS RECORDED IN
8 PLAT BOOK 12, PAGE 68, TROUT RIVER GARDENS, OF
9 THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
10 FLORIDA, LOCATED IN COUNCIL DISTRICT 8, AT THE
11 REQUEST OF CW-TROUT RIVER, LLC; PROVIDING FOR
12 APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN
13 EFFECTIVE DATE.
14

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

16 **Section 1. Closure and Abandonment.** An unopened and
17 unimproved portion of the East Street Right-of-Way as recorded in
18 Plat Book 12, Page 68, Trout River Gardens, of the current public
19 records of Duval County, Florida, located in Council District 8, a
20 depiction and description of which is attached hereto as **Exhibit 1**
21 and incorporated herein by this reference, is hereby closed and
22 abandoned and/or disclaimed at the request of CW-Trout River, LLC
23 (the "Applicant").

24 The Applicant has paid the closure application fee of \$2,091.00
25 and this sum has been deposited into the City's General Fund. This
26 closure request was reviewed and approved by the various city, state,
27 and utility agencies that might have an interest in the right-of-way
28 and there were no objections to the Applicant's request.

29 **Section 2. Purpose.** The Applicant owns the fee parcel
30 where the closure area is located (R.E.#: 021160-0500) and has
31 requested this closure to allow for a single-family subdivision to

1 be called Trout River.

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

10 **Section 4. Effective Date.** This Ordinance shall become
11 effective upon signature by the Mayor or upon becoming effective
12 without the Mayor's signature.

13
14 Form Approved:

15
16 /s/ Harry M. Wilson, IV

17 Office of General Counsel

18 Legislation Prepared By: Harry M. Wilson, IV

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