

1 Introduced by Council Member White:  
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4 **RESOLUTION 2024-451-A**

5 A RESOLUTION CONCERNING THE VACATION OF A  
6 PORTION OF THE PLAT OF PICKETT'S SUBDIVISION  
7 PURSUANT TO SECTION 177.101(3), FLORIDA  
8 STATUTES; RETURNING A PORTION OF THE LANDS SHOWN  
9 ON SAID PICKETT'S SUBDIVISION PLAT TO ACREAGE;  
10 MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.  
11

12 **WHEREAS**, Section 177.101(3), Florida Statutes, authorizes the  
13 governing bodies of counties and municipalities to adopt resolutions  
14 vacating plats of subdivisions in said counties and municipalities,  
15 in whole or in part, returning the property covered by such plat,  
16 either in whole or in part, to acreage upon a showing that the person  
17 making application for such vacation is the owner of that portion of  
18 the lands covered by the plat sought to be vacated, and further, that  
19 the vacation will not affect the ownership or right of convenient  
20 access of persons owning other parts of the previously platted  
21 subdivision; and

22 **WHEREAS**, the Plat of Pickett's Subdivision is recorded in Plat  
23 Book 5, Page 93 in the current public records of Duval County,  
24 Florida(the "Plat"), and encompasses lands west of I-295 and North  
25 of I-10 on the westside of Jacksonville; and

26 **WHEREAS**, while the rights-of-way located within the lands  
27 described in that certain Sketch and Legal Description (Job No. 904-  
28 20-071) prepared by Clary & Associates, Inc. dated on March 26,  
29 2024(the "Sketch"), which is attached to the surveyor's certificate  
30 provided by Michael J. Colligan, Florida Registered Land Surveyor  
31 License No. 6788, dated April 15, 2024 (the "Surveyor's Certificate"),

1 a copy of which is attached hereto and incorporated by reference  
2 herein as **Exhibit 1**, have not become highways suitable for the  
3 traveling public; and

4 **WHEREAS**, Lennar Homes, LLC, a Florida limited liability company  
5 and KW HS Lot Option Pool 01, LLC, a Delaware limited liability  
6 company (collectively the "Applicant"), have applied to vacate those  
7 portions of the Plat described in the Sketch; and

8 **WHEREAS**, the remaining lots or portions of lots owned by others  
9 within the plat will not become landlocked parcels with no right of  
10 convenient access upon vacation of the plat, but will continue to  
11 have their existing legal access; and

12 **WHEREAS**, the Applicant has agreed and understands that vacation  
13 of the plats and reversion of the land to acreage will have no effect  
14 on the recorded easements previously granted to third parties by the  
15 Applicant's predecessors in title, and those easements are unaffected  
16 by this resolution and the plat vacation; and

17 **WHEREAS**, the vacation of the platted roadways within the  
18 Applicant's property will not otherwise affect the right of convenient  
19 access to persons owning other parts of the platted lands and will  
20 not affect the previously granted recorded easements; and

21 **WHEREAS**, as required by Section 177.101(3), Florida Statutes,  
22 the Applicant has provided evidence of ownership of lands within the  
23 plat to be vacated; and

24 **WHEREAS**, public notice as required by law and specifically in  
25 compliance with Section 177.101(4), Florida Statutes, has been given,  
26 and all state and county taxes on the lands to be vacated have been  
27 paid in full or provision made for such payment; now therefore

28 **BE IT RESOLVED** by the Council of the City of Jacksonville:

29 **Section 1. Findings.** The Council finds as fact and  
30 concludes as a matter of law as follows:

31 (a) The Applicant owns fee simple title to the lands within the

1 plats to be vacated, which lands are more particularly described in  
2 the Survey.

3 (b) According to the Surveyor's Affidavit upon the vacation of  
4 the rights-of-way located within the lands described in the Sketch,  
5 the right of convenient access for the remaining lands within the  
6 plat not here being vacated continue to have their existing legal  
7 access.

8 **Section 2. Vacation Approved.** Vacation of that portion of  
9 the Plat of Pickett's Subdivision described in the Sketch is by this  
10 resolution approved. According to Section 177.101(5), Florida  
11 Statutes, this vacation shall not become effective until a certified  
12 copy of this resolution has been filed with the Office of the Clerk  
13 of the Circuit Court and duly recorded in the public records of Duval  
14 County, Florida.

15 **Section 3. Effective Date.** This resolution shall become  
16 effective upon signature by the Mayor or upon becoming effective  
17 without the Mayor's signature.

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19 Form Approved:

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21 /s/ Harry M. Wilson, IV

22 Office of General Counsel

23 Legislation prepared by: Harry M. Wilson, IV

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