

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

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4 **ORDINANCE 2025-335-E**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION  
7 OF TWO UNNAMED RIGHTS-OF-WAY AS RECORDED IN PLAT  
8 BOOK 5, PAGE 93, JACKSONVILLE HEIGHTS  
9 IMPROVEMENT COMPANY, OF THE CURRENT PUBLIC  
10 RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED IN  
11 COUNCIL DISTRICT 12, AT THE REQUEST OF  
12 GROUNDSWELL SMITH PARTNERS, LLC, SIMON HOEK  
13 SPAANS, ALINA MARIA GONZALEZ, AND CYNTHIA  
14 ROBERTS; PROVIDING FOR APPROVAL SUBJECT TO  
15 CONDITIONS; PROVIDING AN EFFECTIVE DATE.  
16

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

18 **Section 1. Closure and Abandonment.** An unopened and  
19 unimproved portion of two unnamed Rights-of-Way as recorded in Plat  
20 Book 5, Page 93, Jacksonville Heights Improvement Company, of the  
21 current public records of Duval County, Florida, located in Council  
22 District 12, a depiction and description of which is attached hereto  
23 as **Exhibit 1** and incorporated herein by this reference, is hereby  
24 closed and abandoned and/or disclaimed at the request of Groundswell  
25 Smith Partners, LLC, Simon Hoek Spaans, Alina Maria Gonzalez, and  
26 Cynthia Roberts (collectively, the "Applicant").

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

1           **Section 2.           Purpose.**   The Applicants own the fee parcels  
2 where the closure area is located (R.E.#s: 002258 0310 and 002261  
3 0200 and 002260 0010) and has requested this closure to allow for a  
4 mixed-use development of single-family dwellings and town homes on  
5 adjacent parcels.

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

14           **Section 4.           Effective Date.**   This Ordinance shall become  
15 effective upon signature by the Mayor or upon becoming effective  
16 without the Mayor's signature.

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18 Form Approved:

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20                 /s/ Harry M. Wilson, IV          

21 Office of General Counsel

22 Legislation Prepared By: Harry M. Wilson, IV

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