

1 Introduced by Council Member Gaffney:  
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4 **ORDINANCE 2022-329**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION  
7 OF 32<sup>ND</sup> STREET RIGHT-OF-WAY, ESTABLISHED IN THE  
8 NORTH SPRINGFIELD TERRACE PLAT, AS RECORDED IN  
9 PLAT BOOK 3, PAGE 88 OF THE CURRENT PUBLIC  
10 RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL  
11 DISTRICT 7, AT THE REQUEST OF KEYSTONE  
12 INVESTMENTS, L.L.C.; PROVIDING FOR APPROVAL  
13 SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE  
14 DATE.  
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16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Closure and Abandonment.** An unopened and  
18 unimproved portion of 32<sup>ND</sup> Street right-of-way, established in the  
19 North Springfield Terrace Plat, as recorded in Plat Book 3, Page 88  
20 of the current public records of Duval County, Florida, located in  
21 Council District 7, a depiction and description of which is attached  
22 hereto as **Exhibit 1** and incorporated herein by this reference, is  
23 hereby closed and abandoned and/or disclaimed as a right-of-way at  
24 the request of Keystone Investments, L.L.C. (the "Applicant"). The  
25 Applicant paid the right-of-way closure application fee of \$2,091.00  
26 and this amount has been deposited into the General Fund. This  
27 closure request was reviewed and approved by the various city, state,  
28 and utility agencies that might have an interest in the right-of-way  
29 and there were no objections to the Applicant's request.

30 **Section 2. Purpose.** Pending approval and closing of a land  
31 swap agreement with the City filed contemporaneously with this

1 Ordinance, the Applicant will own property adjacent to the closure  
2 area comprising the parcel at 0 32<sup>nd</sup> Street (R.E. No. 132997-0000)  
3 and a portion of the parcel assigned R.E. No. 111074-0000 to  
4 consolidate its properties without the encumbrance of a right-of-way.

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

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

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17 Form Approved:

18  
19 /s/ Harry M. Wilson, IV

20 Office of General Counsel

21 Legislation prepared by: Harry M. Wilson, IV

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