

1 Introduced by the Council President at the request of the Mayor:
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3

4 **ORDINANCE 2019-650-E**

5 AN ORDINANCE REPEALING IN PART ORDINANCE 2003-
6 657-E, WHICH ABANDONED CERTAIN ROADWAYS IN
7 CONNECTION WITH THE CONSTRUCTION OF THE DUVAL
8 COUNTY COURTHOUSE, AS TO THE RIGHTS-OF-WAY
9 ALONG WEST MONROE STREET (BETWEEN PEARL STREET
10 AND JULIA STREET) AND PEARL STREET (BETWEEN
11 WEST ADAMS STREET AND WEST DUVAL STREET) TO
12 ACCOMMODATE CONSTRUCTION OF THE NEW JEA
13 HEADQUARTERS BUILDING; DEDICATION OF REOPENED
14 RIGHTS-OF-WAY AS CITY ROADS; RECORDING OF
15 ORDINANCE BY OFFICE OF GENERAL COUNSEL;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, pursuant to Ordinance 2003-657-E (the "Abandonment
19 Ordinance"), the City, in part, abandoned portions of West Monroe
20 Street and Pearl Street in anticipation of the construction of the
21 Duval County Courthouse as a part of the Better Jacksonville Plan;
22 and

23 **WHEREAS**, from the time of the enactment of the Abandonment
24 Ordinance, a portion of the roads abandoned thereunder, described
25 as West Monroe Street (between Pearl Street and Julia Street) and
26 Pearl Street (between West Adams Street and West Duval Street), a
27 description of which is attached hereto as **Exhibit 1** (collectively,
28 the "Rights-of-Way"), were not closed to the public, and the City
29 has continually and uninterruptedly maintained the Rights-of-Way as
30 City roads; and

1 **WHEREAS**, as authorized by Ordinance 2019-401-E, the City and
2 Ryan Companies US, Inc. ("Developer") have entered into that
3 certain Purchase and Sale Agreement dated July 8, 2019
4 ("Agreement"), pursuant to which the Developer will purchase an
5 approximately 1.52 acre parcel of unimproved real property located
6 at 337 West Adams Street (the "Property"), which is bounded to the
7 west and north by the abandoned Rights-of-Way, and to construct
8 thereon an approximately 207,810 square foot office building and
9 structured parking facility to serve as the new JEA headquarters;
10 and

11 **WHEREAS**, pursuant to the Agreement, the City is obligated to
12 file this Ordinance in order to open and rededicate the previously
13 abandoned Rights-of-Way adjacent to the Property, as depicted on
14 **Exhibit 1** attached hereto; now therefore

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

16 **Section 1. Ordinance 2003-657-E Repealed in Part.**
17 Ordinance 2003-657-E (the "Abandonment Ordinance"), attached hereto
18 as **Exhibit 2** and incorporated herein by this reference, regarding
19 the abandonment of a portion of the right-of-way along West Monroe
20 Street and Pearl Street as necessary to accommodate the
21 construction of the Duval County Courthouse, is hereby repealed in
22 part as to that certain portion of West Monroe Street (between
23 Pearl Street and Julia Street) and Pearl Street (between West Adams
24 Street and West Duval Street), a description of which is attached
25 hereto as **Exhibit 1** and incorporated herein by this reference. The
26 purpose of the partial repeal of the Abandonment Ordinance is to
27 re-establish and dedicate as City roads the Rights-of-Way.

28 **Section 2. Dedication as City Road.** Pursuant to the
29 affidavit attached hereto as **Exhibit 3** and incorporated herein by
30 this reference, since the date of the enactment of the Abandonment
31 Ordinance in 2003 the Rights-of-Way, as depicted on **Exhibit 1**

1 attached hereto and incorporated herein by this reference, were not
2 closed to the public and the City has continuously and
3 uninterruptedly maintained the Rights-of-Way. Accordingly,
4 pursuant to Section 95.361, *Florida Statutes*, the Rights-of-Way are
5 deemed to be dedicated to the public and all right, title,
6 easement, and appurtenances in and to the roads shall vest in the
7 City.

8 **Section 3. Recording of Ordinance by Office of General**
9 **Counsel.** The Office of General Counsel is hereby directed to
10 record a certified copy of this Ordinance as enacted, including all
11 exhibits attached hereto, in the office of the Clerk of the Circuit
12 Court for Duval County and consistent with Section 95.361, *Florida*
13 *Statutes*, such recording shall be prima facie evidence of ownership
14 of all right, title, easement, and appurtenances in and to the
15 Rights-of-Way by the City.

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

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20 Form Approved:

21
22 /s/ John Sawyer

23 Office of General Counsel

24 Legislation prepared by: John Sawyer

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26 _Ryan_Companies.doc