

1 Introduced by the Council President at the request of the Mayor:  
2  
3

4 **ORDINANCE 2024-**

5 AN ORDINANCE CLOSING AND ABANDONING AND/OR  
6 DISCLAIMING A PORTION OF AN OPENED AND IMPROVED  
7 ALLEY, ESTABLISHED IN THE PLAT OF HENDRICKS  
8 SUBDIVISION OF HOMESTEAD TRACT SOUTH  
9 JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE  
10 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,  
11 FLORIDA, LOCATED IN COUNCIL DISTRICT 5, AT THE  
12 REQUEST OF KAREN HIRSHBERG AND G.I.S. HOLDINGS,  
13 INC., SUBJECT TO RESERVATION UNTO THE CITY OF  
14 JACKSONVILLE OF AN ALL UTILITIES, FACILITIES AND  
15 ACCESS EASEMENT OVER THE CLOSURE AREA; PROVIDING  
16 FOR APPROVAL SUBJECT TO CONDITIONS; WAIVING  
17 COUNCIL RULE 3.107 (REINTRODUCTION OF BILLS)  
18 *COUNCIL RULES*, AS TO THE REQUIREMENT THAT AN  
19 ORDINANCE THAT FAILED PASSAGE NOT BE  
20 REINTRODUCED FOR TWELVE MONTHS; PROVIDING AN  
21 EFFECTIVE DATE.  
22

23 **WHEREAS**, on January 10, 2023, quasi-judicial Ordinance 2023-007  
24 was introduced to Council to consider a request to rezone property  
25 located at 1004 Hendricks Avenue, 1454 and 0 Prudential Drive, and 0  
26 Home Street in the Southbank area of Downtown Jacksonville; and

27 **WHEREAS**, associated with Ordinance 2023-007 was a request to  
28 close and abandon an adjacent alley, which was filed as Ordinance  
29 2023-213 (the "Alley Closure Legislation"); and

30 **WHEREAS**, the Alley Closure Legislation was denied by the Council  
31 on June 27, 2023 along with a denial of Ordinance 2023-007 through a

1 nine (9) to nine (9) tie vote; and

2 **WHEREAS**, Council Rule 4.601 requires a "majority vote" by the  
3 voting Council members in order to take affirmative action on all  
4 legislation; and

5 **WHEREAS**, an interpretation of the nine (9) to nine (9) tie vote  
6 on Ordinance 2023-007, in conjunction with the "majority vote"  
7 language of Council Rule 4.601, resulted in a denial of Ordinance  
8 2023-007 because of its failure to obtain a majority vote in support  
9 of the rezoning request; and

10 **WHEREAS**, the applicant challenged the Council's action,  
11 resulting in a settlement agreement being reached between the parties,  
12 which contemplated the filing of legislation for Council to consider  
13 this alley closure application along with a modified rezoning proposal  
14 which is pending before the Council as Ordinance 2024-152; and

15 **WHEREAS**, the settlement agreement only requires the filing of  
16 this legislation and does not in any way require a particular outcome  
17 in Council's consideration of this Ordinance; now therefore,

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

19 **Section 1. Closure and Abandonment.** A portion of an opened  
20 and improved alley, established in the Plat of Hendricks Subdivision  
21 of Homestead Tract South Jacksonville, as recorded in Plat Book 2,  
22 Page 8 of the current public records of Duval County, Florida, located  
23 in Council District 5, a depiction and description of which is  
24 attached hereto as **Exhibit 1** and incorporated herein by this  
25 reference, is hereby closed and abandoned and/or disclaimed as an  
26 alley at the request of Karen Hirshberg and G.I.S. Holdings, Inc.  
27 (the "Applicants"); provided however, there is reserved unto the City  
28 of Jacksonville ("City") an all utilities, facilities and access  
29 easement on, over, under, through and across the closure area for  
30 ingress and egress and for all utilities and facilities, so as to  
31 provide the City with continued access to repair and maintain its

1 utilities and facilities in the area.

2 The Applicants paid the closure application fee of \$2,091.00 and  
3 this sum has been deposited into the City's General Fund. This  
4 closure request was reviewed and approved by the various city, state,  
5 and utility agencies that might have an interest in the alley and  
6 there were no objections to the Applicants' request; provided that,  
7 the Downtown Investment Authority's approval of this closure is  
8 contingent upon the Council's passage of Ordinance 2024-152.

9 **Section 2. Purpose.** The Applicants own properties  
10 adjacent to the closure area (R.E. Nos. 080290-0000 and 080297-0000)  
11 and have requested this closure to allow for a mixed-use development  
12 on the adjacent parcels.

13 **Section 3. Hold Harmless Covenant.** The closure and  
14 abandonment by the City of its interests in the alley described herein  
15 is subject to each Applicants' execution and delivery to the City of  
16 a Hold Harmless Covenant, in substantially the same form attached  
17 hereto as **Exhibit 2** and incorporated herein by this reference.  
18 Accordingly, the closure and abandonment of the alley shall not be  
19 recorded in the public records until execution and delivery to the  
20 City by each Applicant of the required Hold Harmless Covenant.

21 **Section 4. Waiver of Council Rule 3.107 (Reintroduction of**  
22 **Bills), Council Rules.** Council Rule 3.107 (Reintroduction of Bills),  
23 Part 1 (General Rules), Chapter 3 (Legislation), is hereby waived as  
24 to the requirement that an ordinance shall not be reintroduced at  
25 Council until at least twelve months from the date of the Council  
26 meeting at which it failed passage. A waiver of Council Rule 3.107  
27 is being requested because the alley closure is associated with a  
28 modified rezoning application being considered by the Council as a  
29 result of a settlement agreement to resolve a zoning challenge.

30 **Section 5. Effective Date.** This Ordinance shall become  
31 effective upon signature by the Mayor or upon becoming effective

1 without the Mayor's signature.

2

3 Form Approved:

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5

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6 Office of General Counsel

7 Legislation prepared by: Joelle J. Dillard

8 GC-#1615612-v4-Leg\_2024\_-\_Hendricks\_Ave\_Alley\_Closure\_(Hirshberg-GIS\_Holdings).docx

**Hendricks Ave. Alley Closure  
RE 080297-0000  
Location Map**



Hendricks Ave. Alley Closure  
RE 080297-0000  
Aerial Map



**LEGAL DESCRIPTION**

**December 20, 2023**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.



**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

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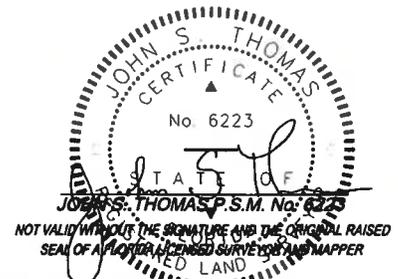
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:
CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg			

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908  

 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

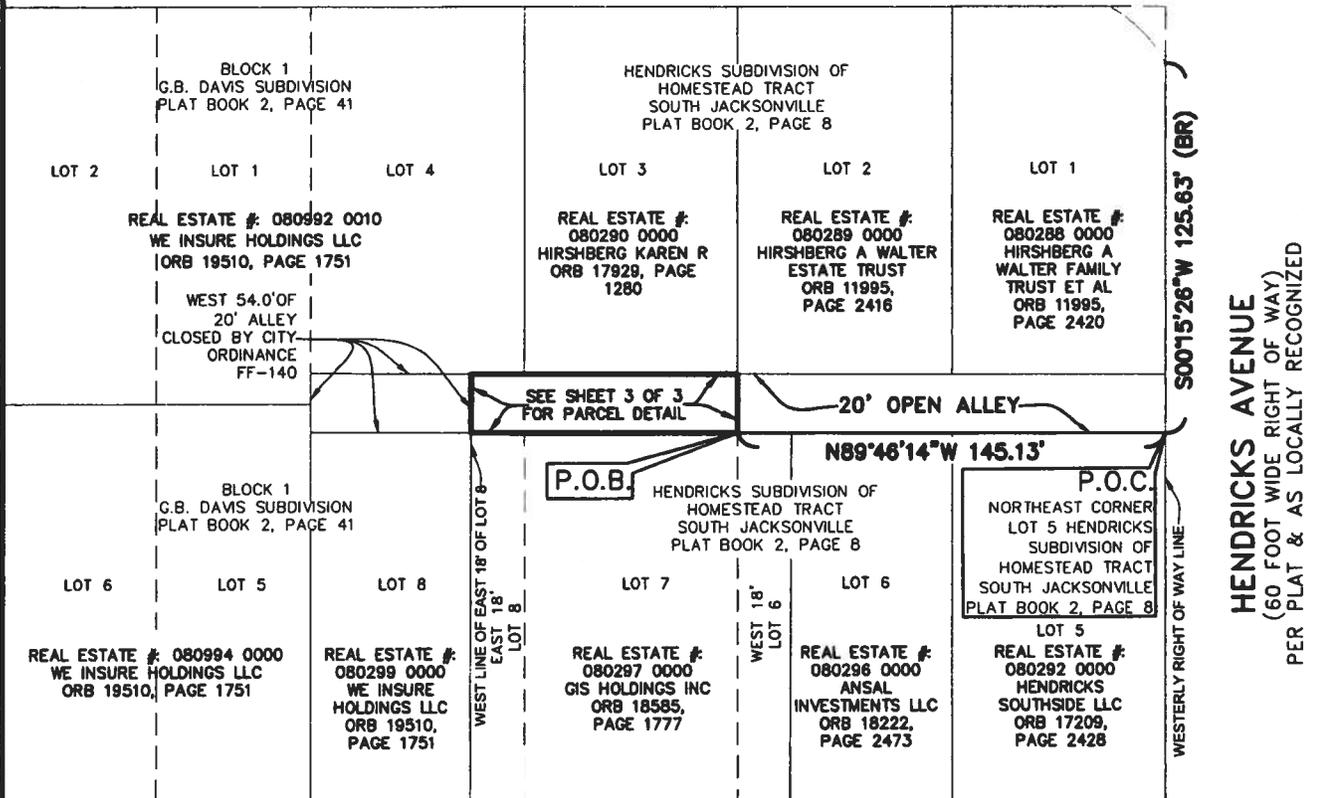
**SKETCH AND DESCRIPTION**



REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13868, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HENDRICKS AVENUE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

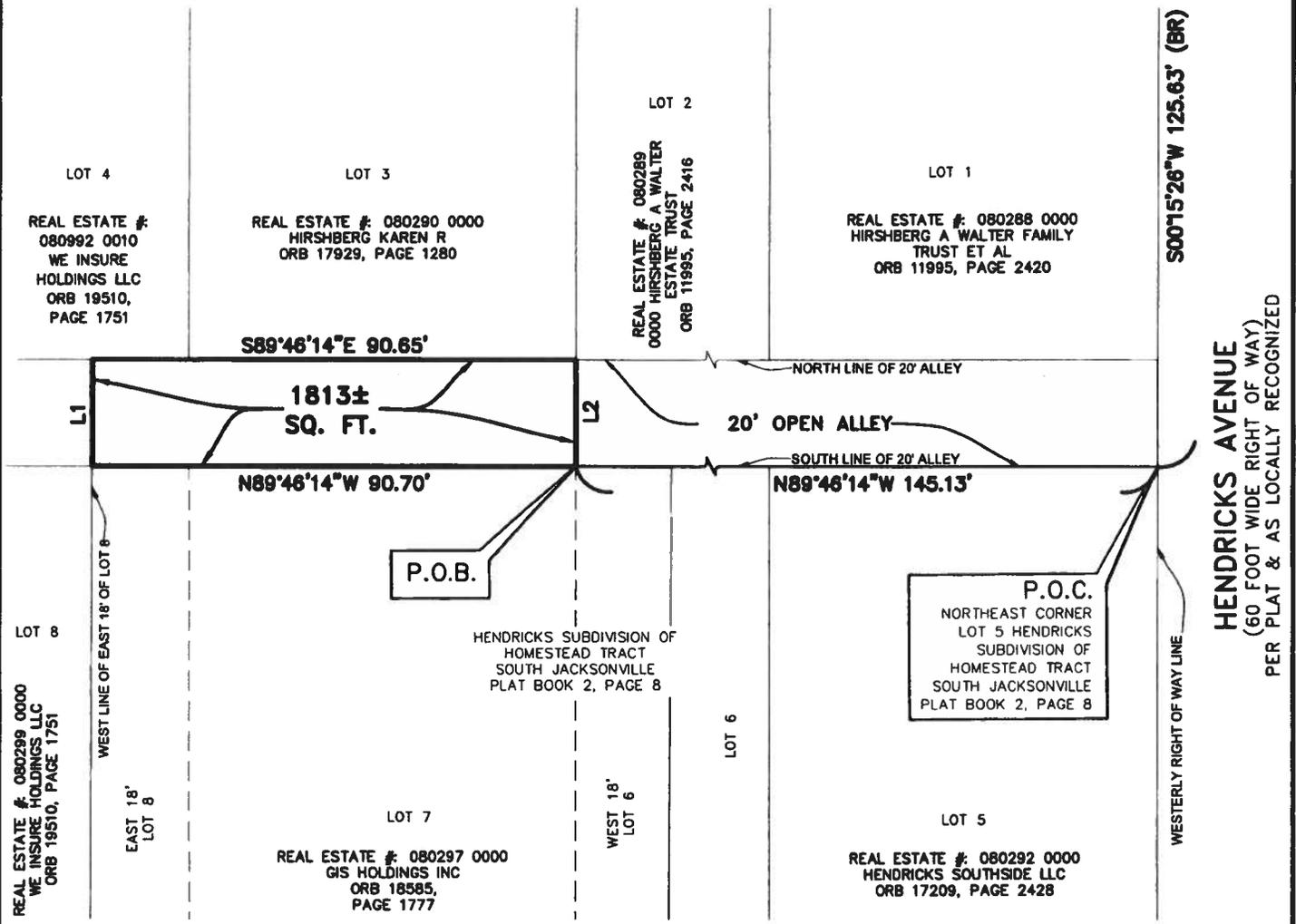
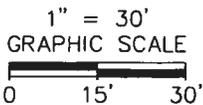
**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

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FILE No. A-443  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

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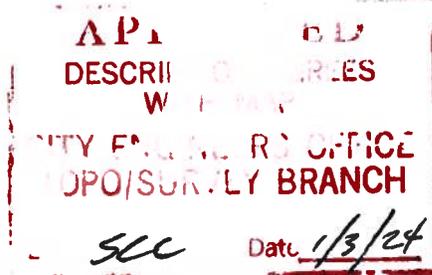
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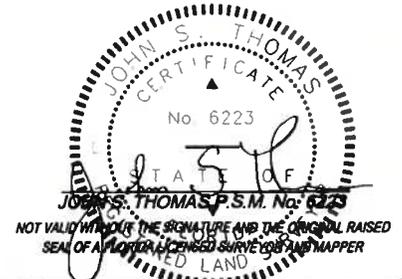
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



**GENERAL NOTES:**

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INC	INCORPORATION
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(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**

2426 PHILIPS HIGHWAY  
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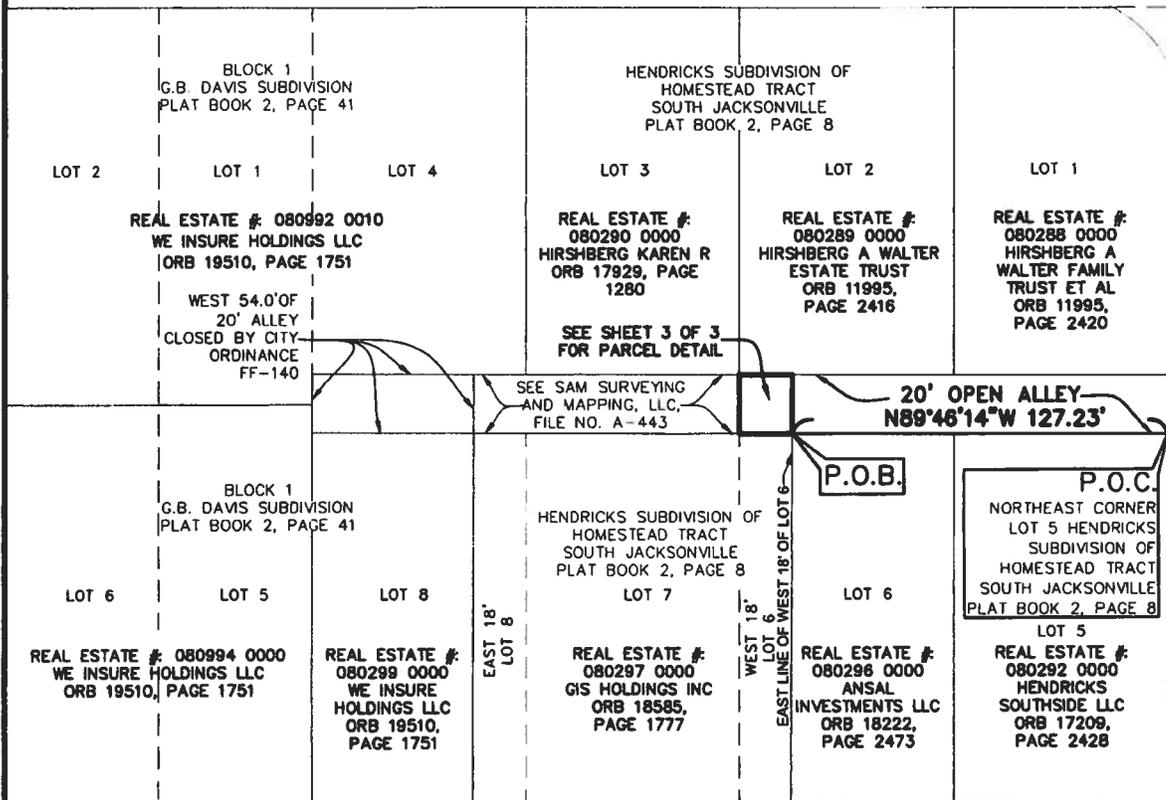
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REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

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(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
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SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

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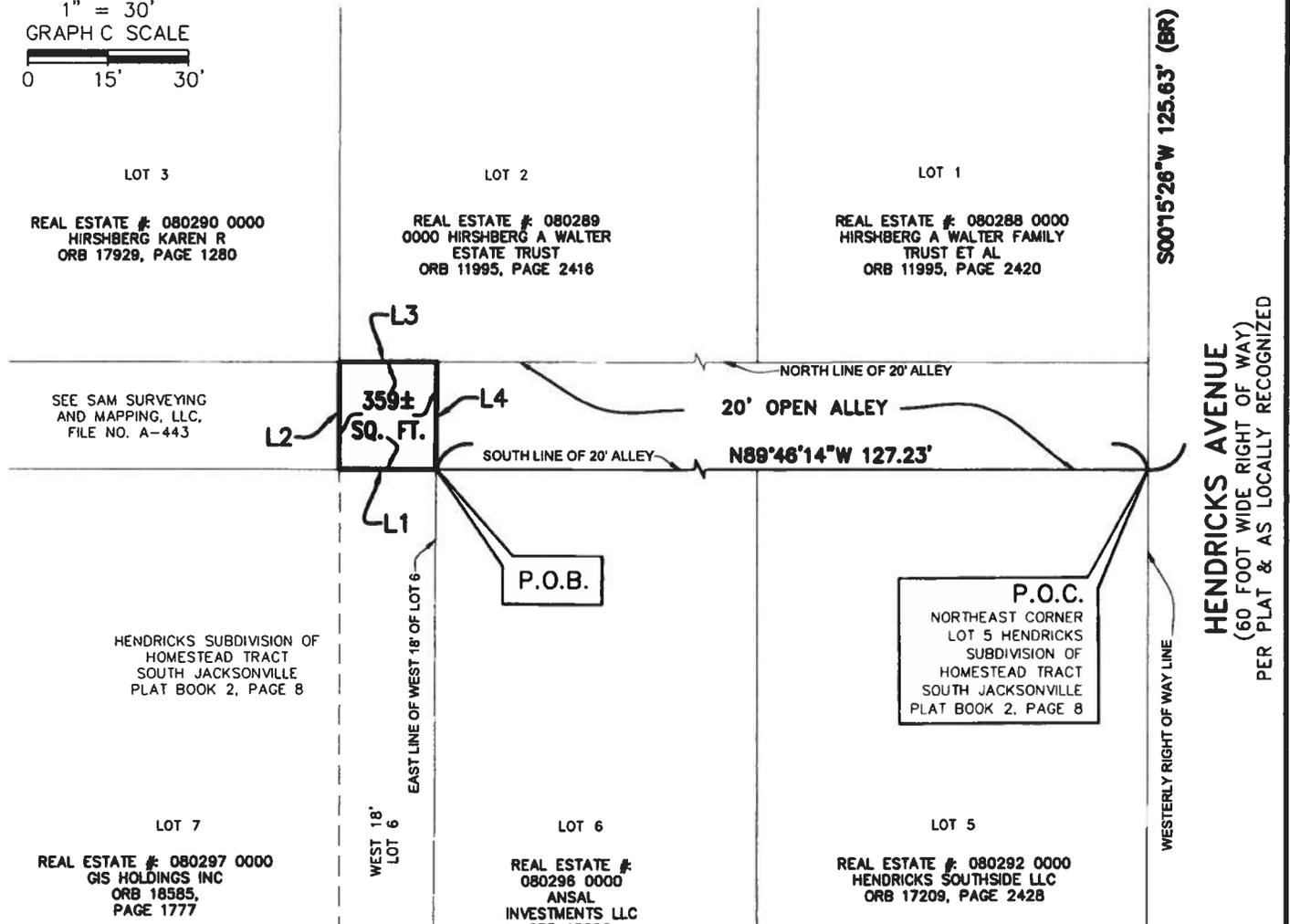
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CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 2 OF 3



1" = 30'  
GRAPHIC SCALE  
0 15' 30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:
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SHEET 3 OF 3

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by Karen Hirshberg, whose address is **1994 River Rd.**, Jacksonville, Florida 32207 (“Grantor”) in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 (“City”).

**IN CONSIDERATION** for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE 2024-\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 080290-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Property”); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit “A”**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City’s or JEA’s exercise of their rights in the reserved easement.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:**

(Sign) \_\_\_\_\_

\_\_\_\_\_

(Print) \_\_\_\_\_

By: \_\_\_\_\_

Name:

(Sign) \_\_\_\_\_

Title:

(Print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_.

{NOTARY SEAL}

\_\_\_\_\_  
[Signature of Notary Public-State of Florida]

[Name of Notary Typed, Printed, or Stamped]

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**December 20, 2023**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 145.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 90.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 18 FEET OF LOT 8, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 00°20'33" EAST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID 20 FOOT ALLEY; THENCE SOUTH 89°46'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.65 FEET; THENCE SOUTH 00°12'03" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.

APR 13 2024  
DESCRIPTION FILES  
W  
CITY ENGINEERING OFFICE  
C/O/SURVEY BRANCH  
SCC Date 1/3/24

**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

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CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



JOB No. 22-058 FILE No. A-443 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 10/06/2022	REVISION:	DATE:	BY:

CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

SHEET 1 OF 3

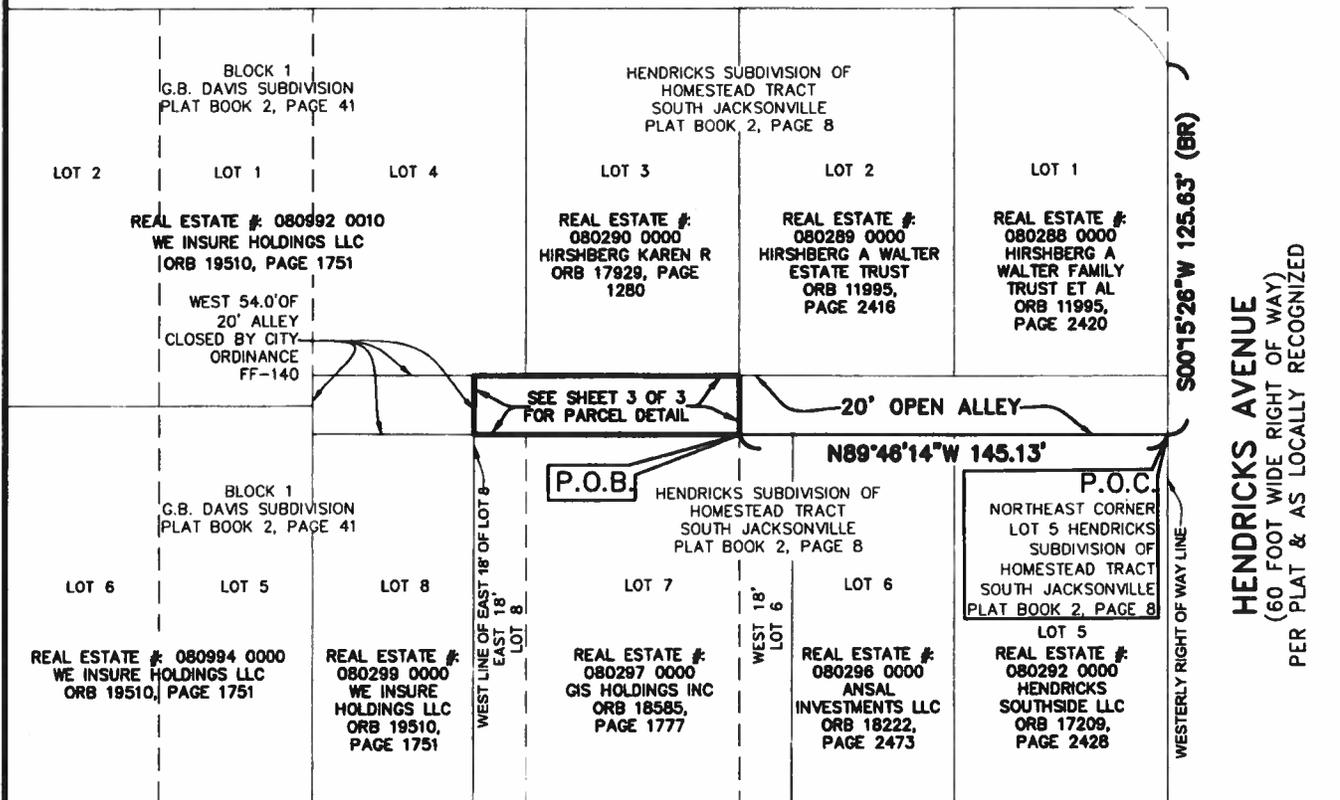
**SKETCH AND DESCRIPTION**



REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

JOB No. 22-058  
FILE No. A-443  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
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SHEET 2 OF 3



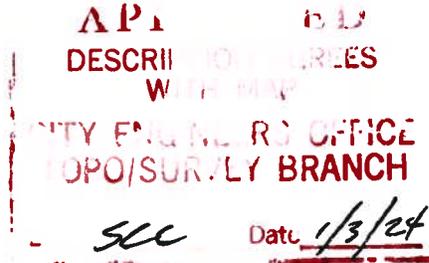
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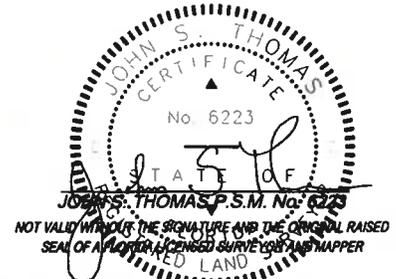
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'28" WEST.
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INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



JOB No. 22-058 FILE No. A-483 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM\22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

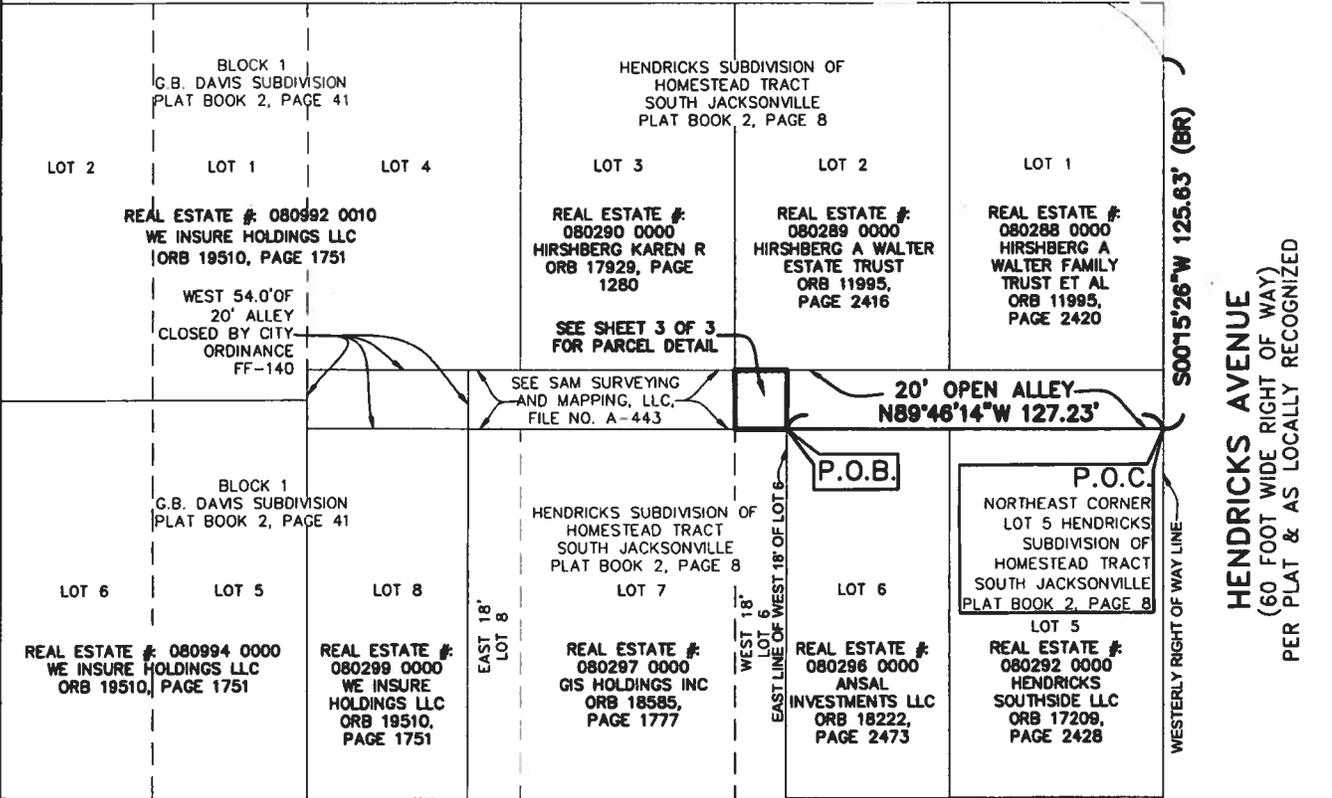
**SKETCH AND DESCRIPTION**



REAL ESTATE #: 080328 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



**HOME STREET**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

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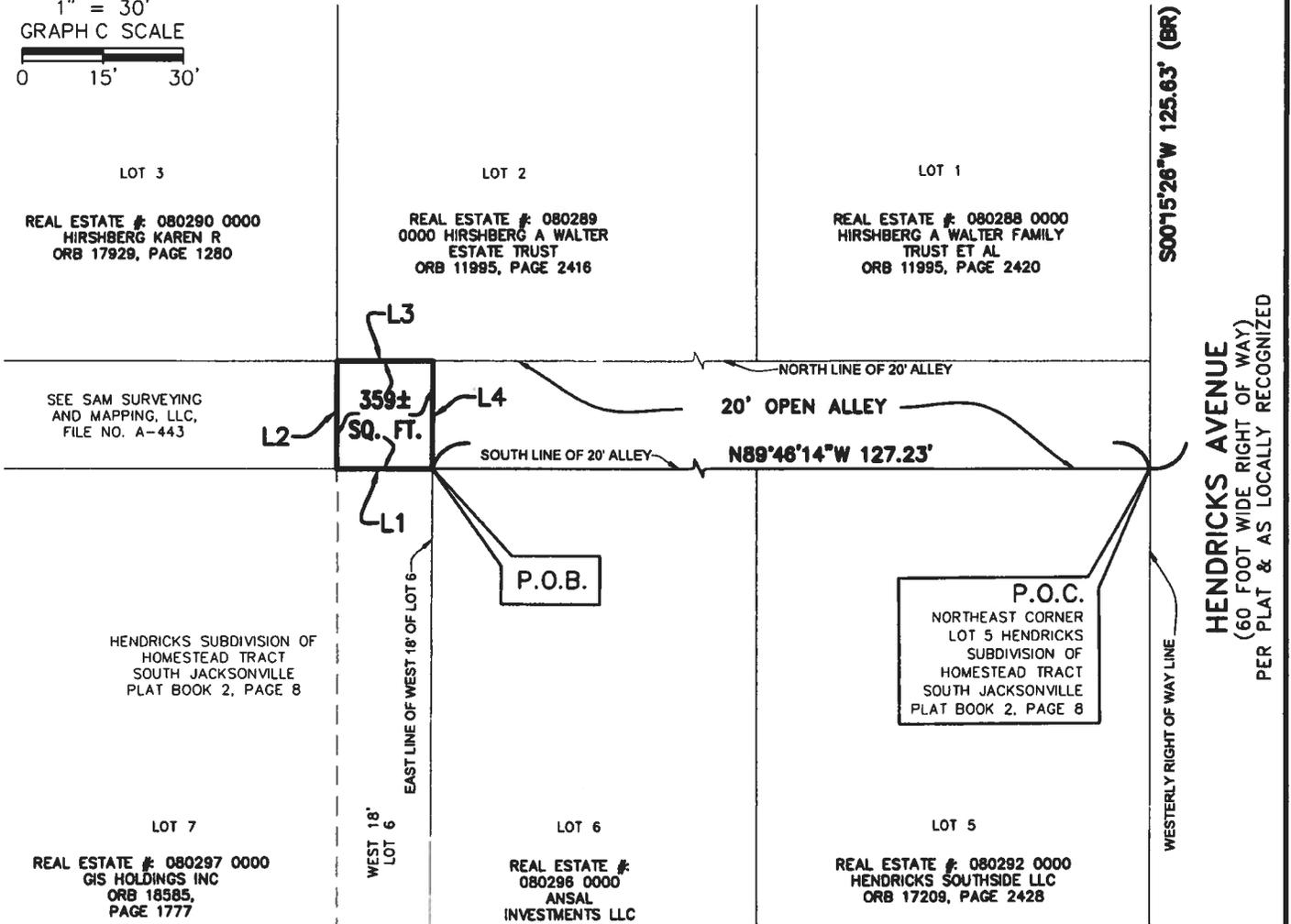
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SHEET 2 OF 3



1" = 30'  
GRAPH C SCALE  
0 15' 30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

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SHEET 3 OF 3

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2024, by G.I.S. Holdings Inc., whose address is **570 Jacksonville Dr.**, Jacksonville Beach, Florida 32250 (“Grantor”) in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 (“City”).

**IN CONSIDERATION** for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE 2024-\_\_\_\_**, a copy of which is attached hereto and incorporated by reference (the “Ordinance”), located near **RE# 080297-0000** in Council District 5 and established in the Hendricks Subdivision of Homestead Tract South Jacksonville Plat and recorded in the Official Public Records of Duval County, Florida at **Plat Book 2 Page 8**.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Property”); including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit “A”**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City’s or JEA’s exercise of their rights in the reserved easement.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:**

(Sign) \_\_\_\_\_

By: \_\_\_\_\_

(Print) \_\_\_\_\_

Name:

Title:

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_.

{NOTARY SEAL}

\_\_\_\_\_  
[Signature of Notary Public-State of Florida]  
[Name of Notary Typed, Printed, or Stamped]

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**December 20, 2023**

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CONTAINING 2,172 SQUARE FEET (0.05 ACRES), MORE OR LESS.

APR 13 2024  
DESCRIPTIVE RECORDS  
W  
CITY ENGINEERING OFFICE  
CPO/SURVEY BRANCH  
SCC Date 1/3/24

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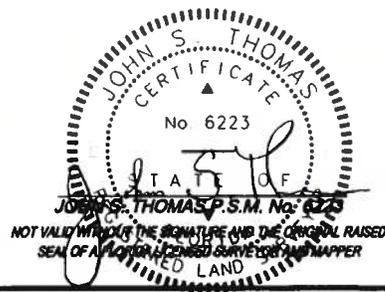
CONTAINING 1813 SQUARE FEET (0.04 ACRES), MORE OR LESS.

**APPROVED**  
**DESCRIPTION AGREES**  
**WITH MAP**  
**CITY ENGINEERS OFFICE**  
**TOPO/SURVEY BRANCH**  
 BY SCC Date 1/3/24

**GENERAL NOTES:**

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P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET



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CAD FILE: P122 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&DDWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 1 OF 3

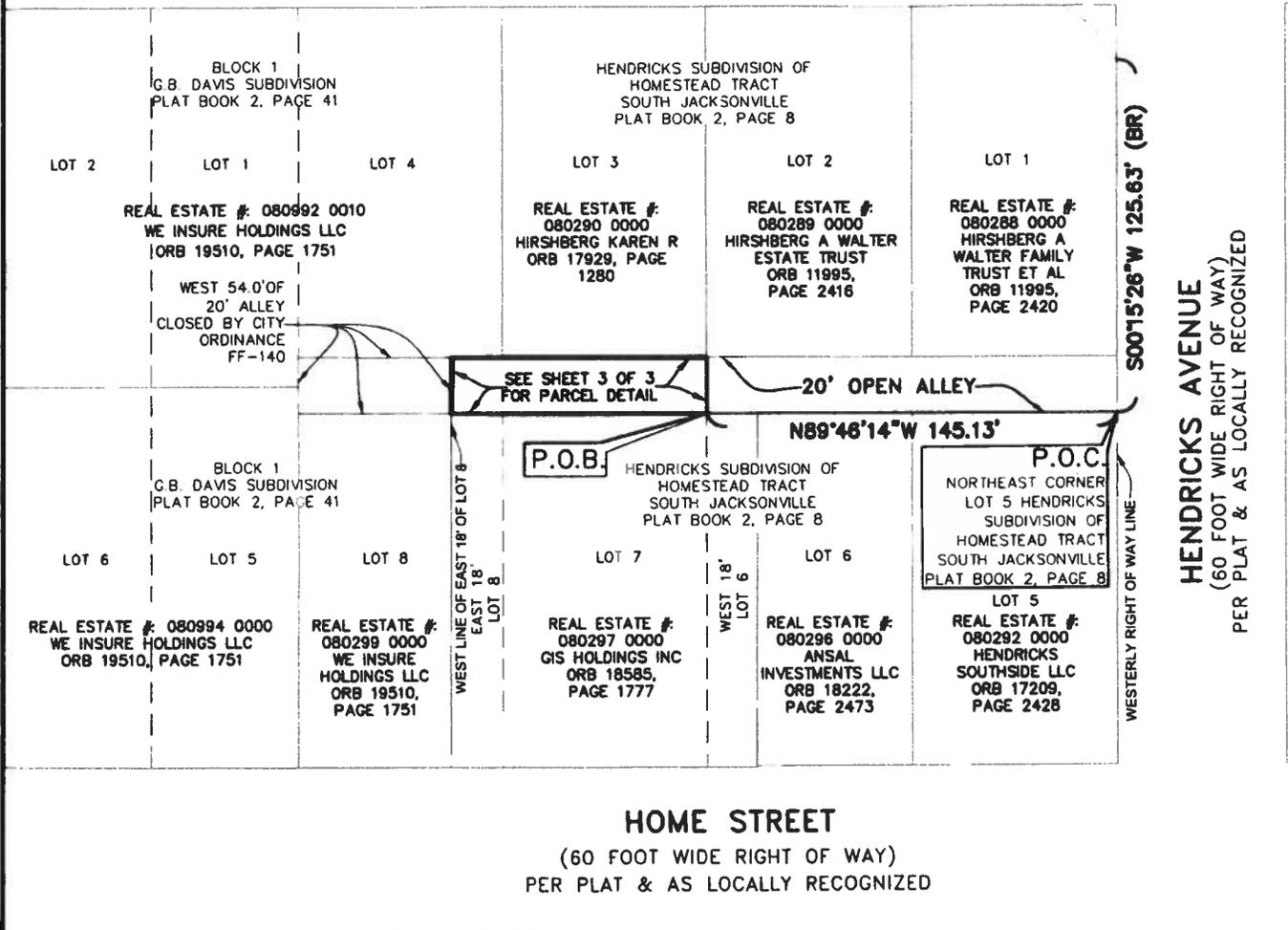
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



JOB No. 22-058  
FILE No. A-443  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

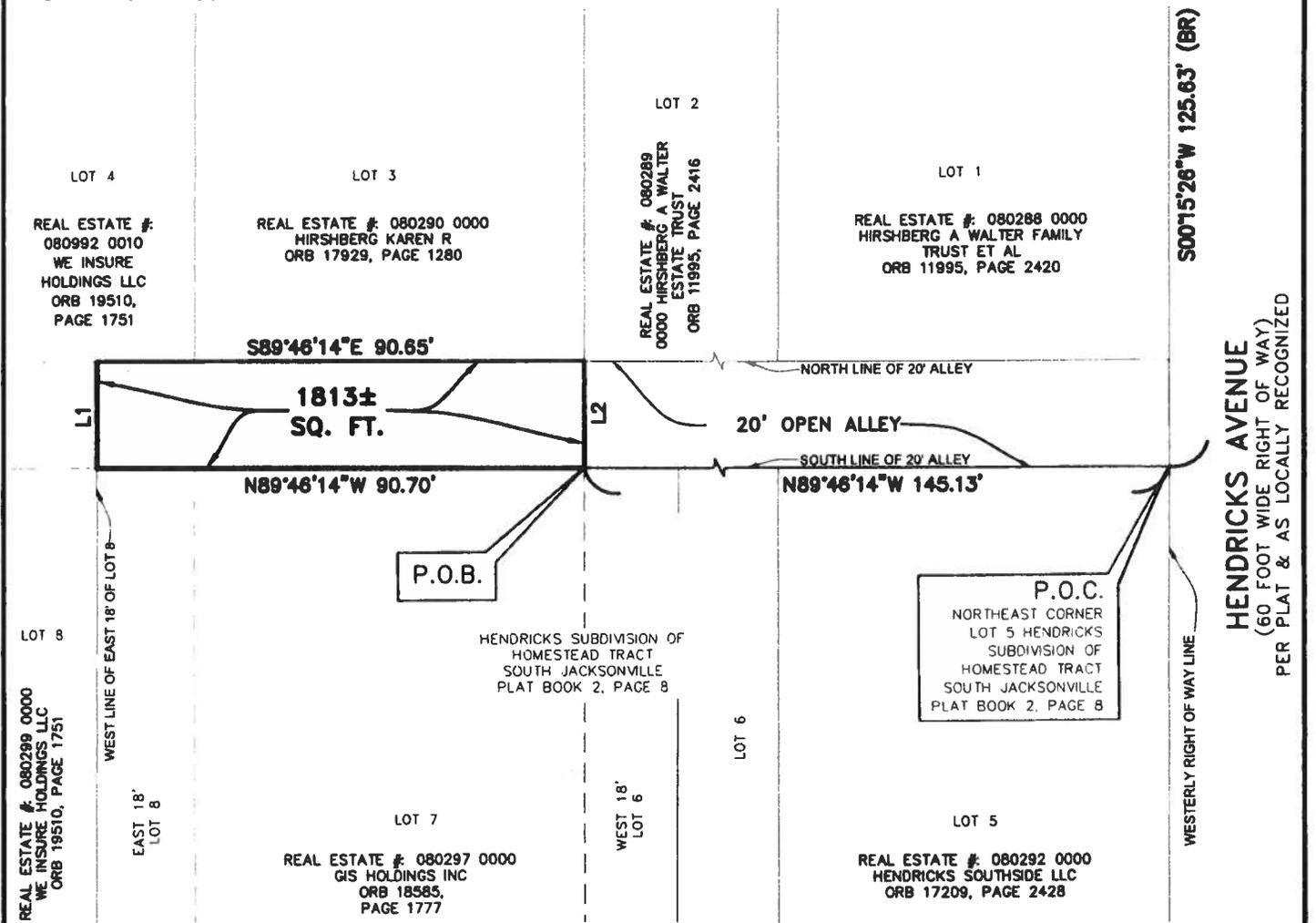
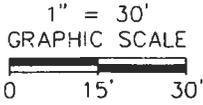
**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM** 2426 PHILIPS HIGHWAY  
JACKSONVILLE, FLORIDA 32207  
(904) 886-0071

www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

SHEET 2 OF 3



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°20'33"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	S00°12'03"W	20.00'

JOB No. 22-058  
 FILE No. A-443  
 PARTY CHIEF: N/A  
 F.B. N/A  
 DRAWN BY: D. TRABA  
 CHECKED BY: J. THOMAS  
 SURVEY DATE 10/06/2022

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
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CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (LEFT PORTION ALLEY) S&D.dwg

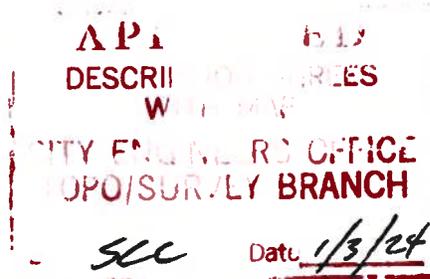
**SKETCH AND DESCRIPTION OF**

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA.

A PORTION OF A 20 FOOT ALLEY, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALSO BEING A POINT ON THE SOUTH LINE OF A 20 FOOT ALLEY, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE NORTH 89°46'14" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°46'14" WEST, CONTINUE ALONG SAID SOUTH LINE, A DISTANCE OF 17.90 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°46'14" EAST, A DISTANCE OF 17.99 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 18 FEET OF LOT 6, SAID HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE; THENCE SOUTH 00°27'28" WEST, ALONG SAID PROLONGATION AND ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

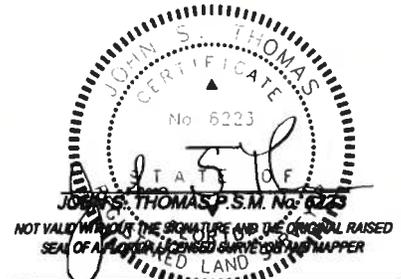
CONTAINING 359 SQUARE FEET (0.01 ACRES), MORE OR LESS.



**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET, 2011 ADJUSTMENT AND ARE REFERENCED TO THE WESTERLY RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING SOUTH 00°15'26" WEST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREAS AS SPECIFIED BY THE CLIENT.
4. ALL LOT AND RIGHT OF WAY INFORMATION DEPICTED HEREON IS BASED ON PROPOSED FUTURE DEVELOPMENT
5. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND	
ORB	OFFICIAL RECORD BOOK
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATION
#	NUMBER
(BR)	BEARING REFERENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
NO.	NUMBER



JOB No. 22-058 FILE No. A-493 PARTY CHIEF: N/A F.B. N/A DRAWN BY: D. TRABA CHECKED BY: J. THOMAS SURVEY DATE 02/28/2023	REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION No. LB 7908

**SAM**

2426 PHILIPS HIGHWAY  
 JACKSONVILLE, FLORIDA 32207  
 (904) 886-0071  
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

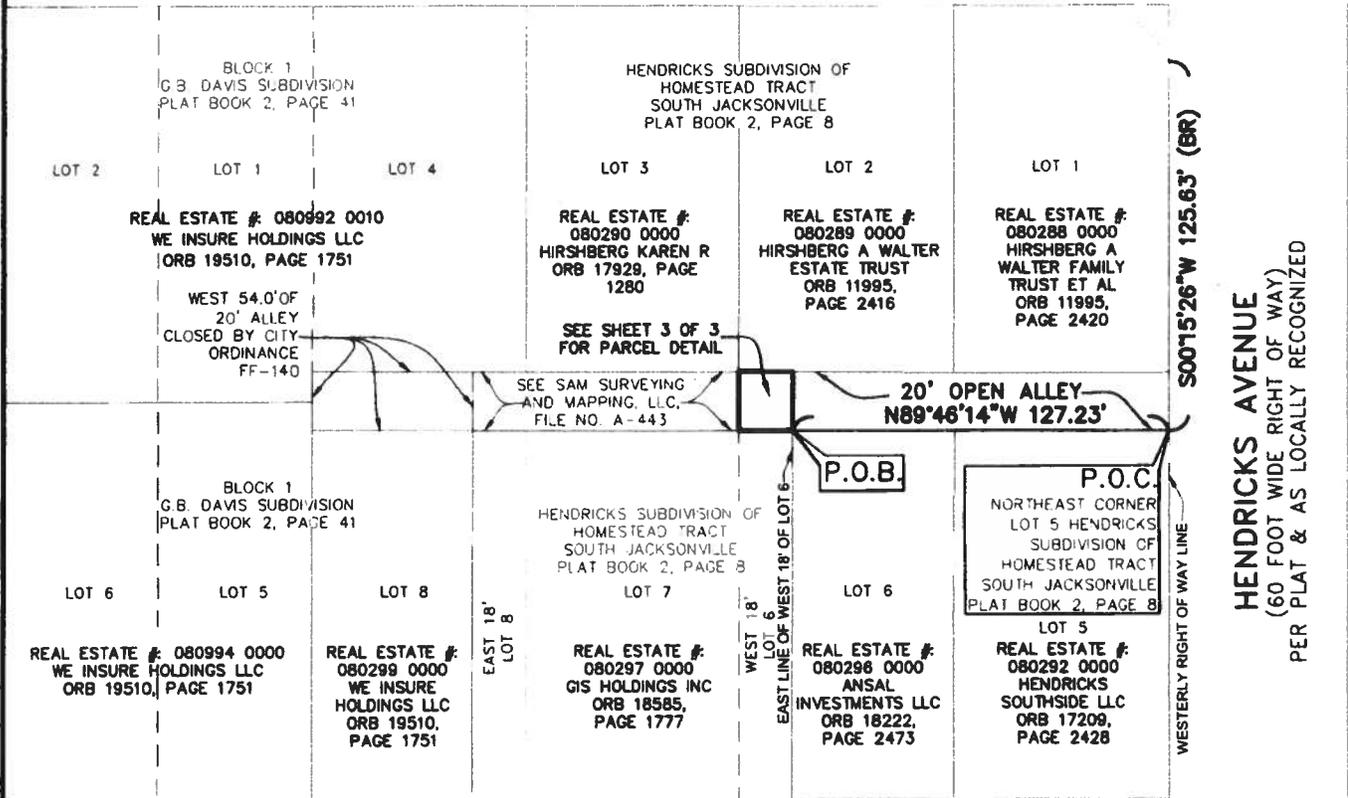
SKETCH AND DESCRIPTION



REAL ESTATE #: 080326 5000  
BRE ESA P PORTFOLIO LLC  
ORB 13968, PAGE 1483

**RIVERPLACE BOULEVARD**  
(80 FOOT WIDE RIGHT OF WAY)  
OFFICIAL RECORD 17288, PAGES 614

**PRUDENTIAL DRIVE**  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED



JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
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CAD FILE: P:\22 SAM22-058 102207 0887 1044 HENDRICKS AVE FOR DMH&D\DWG22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg



1" = 30'  
GRAPHIC SCALE  
0 15' 30'

LOT 3

REAL ESTATE #: 080290 0000  
HIRSHBERG KAREN R  
ORB 17929, PAGE 1280

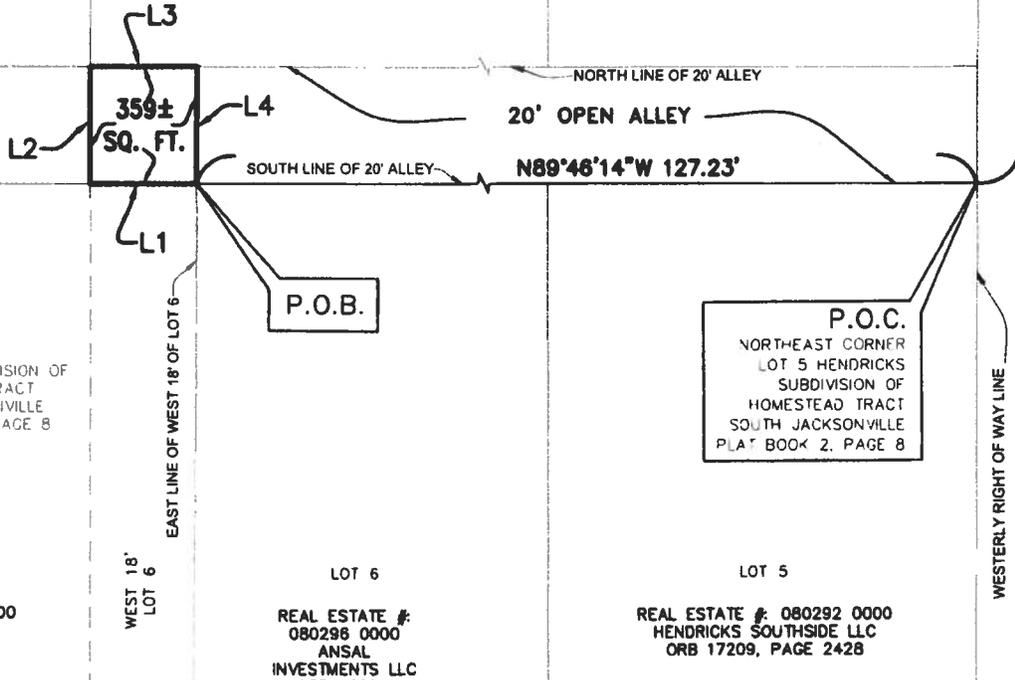
LOT 2

REAL ESTATE #: 080289  
0000 HIRSHBERG A WALTER  
ESTATE TRUST  
ORB 11995, PAGE 2416

LOT 1

REAL ESTATE #: 080288 0000  
HIRSHBERG A WALTER FAMILY  
TRUST ET AL  
ORB 11995, PAGE 2420

SEE SAM SURVEYING  
AND MAPPING, LLC,  
FILE NO. A-443



HENDRICKS SUBDIVISION OF  
HOMESTEAD TRACT  
SOUTH JACKSONVILLE  
PLAT BOOK 2, PAGE 8

LOT 7

REAL ESTATE #: 080297 0000  
GIS HOLDINGS INC  
ORB 18585,  
PAGE 1777

WEST 18'  
LOT 6

LOT 6

REAL ESTATE #: 080298 0000  
ANSAL  
INVESTMENTS LLC

LOT 5

REAL ESTATE #: 080292 0000  
HENDRICKS SOUTHSIDE LLC  
ORB 17209, PAGE 2428

S00°15'26"W 125.63' (BR)

HENDRICKS AVENUE  
(60 FOOT WIDE RIGHT OF WAY)  
PER PLAT & AS LOCALLY RECOGNIZED

WESTERLY RIGHT OF WAY LINE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°46'14"W	17.90'
L2	N00°12'03"E	20.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S89°46'14"E	17.99'
L4	S00°27'28"W	20.00'

JOB No. 22-058  
FILE No. A-483  
PARTY CHIEF: N/A  
F.B. N/A  
DRAWN BY: D. TRABA  
CHECKED BY: J. THOMAS  
SURVEY DATE 02/28/2023

REVISION:	DATE:	BY:

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION No. LB 7908



2426 PHILIPS HIGHWAY  
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(904) 886-0071

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CAD FILE: P:\22 SAM\22-058 102207 0987 1044 HENDRICKS AVE FOR DMH&D\DWG\22-058 HENDRICKS AND HOME STREET (WESTERN PORTION ALLEY) S&D.dwg

SHEET 3 OF 3

# LEGISLATIVE FACT SHEET

DATE: 02/07/24

BT or RC No: \_\_\_\_\_  
(Administration & City Council Bills)

SPONSOR: Public Works/Real Estate in Council member Joe Carlucci's District 5  
(Department/Division/Agency/Council Member)

Contact for all inquiries and presentations: Renee Hunter

Provide Name: Renee Hunter, Chief, Real Estate Division

Contact Number: 904-255-8234

Email Address: reneeh@coj.net

PURPOSE: White Paper (Explain Why this legislation is necessary? Provide; Who, What, When, Where, How and the Impact.) Council Research will complete this form for Council introduced legislation and the Administration is responsible for all other legislation. (Minimum of 350 words - Maximum of 1 page.)

Please provide authorization for the Public Works Real Estate Division to request the legislation necessary for the City Council to approve the closure and abandonment of an opened and improved portion of an alley, as recorded in Plat Book 2, Page 8, Hendricks Subdivision of Homestead Tract South Jacksonville, of the Current Public Records of Duval County, Florida. See maps attached and RE# 080297-0000 for location purposes.

The Applicants, Karen Hirshberg and G.I.S. Holdings, Inc., have requested the closure to allow for a mixed-use development on adjacent parcels. The applicants have paid the \$2,091.00 closure application fee. No City, State, or other agency has objected to this closure request, (DIA's approval contingent on a new rezoning bill succeeding).

An all-utilities, facilities, and access easement will be reserved over the closure area in favor of the City.

If additional information or assistance is required, please contact Renee Hunter at 255-8234 or ReneeH@coj.net.

APPROPRIATION: Total Amount Appropriated: \_\_\_\_\_ as follows:

List the source **name** and provide Object and Subobject Numbers for each category listed below:

(Name of Fund as it will appear in title of legislation)

Name of Federal Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____

Name of State Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____

Name of City of Jacksonville Funding Source(s):	From: _____	Amount: _____
	To: _____	Amount: _____

Name of In-Kind Contribution(s):	From: _____	Amount: _____
	To: _____	Amount: _____

Name & Number of Bond Account(s):	From: _____	Amount: _____
	To: _____	Amount: _____

PLAIN LANGUAGE OF APPROPRIATION / FINANCIAL IMPACT / OTHER:

Explain: Where are the funds coming from, going to, how will the funds be used? Does the funding require a match? Is the funding for a specific time frame? Will there be an ongoing maintenance? ... and staffing obligation? Per Chapters 122 & 106 regarding funding of anticipated post-construction operation costs.

(Minimum of 350 words - Maximum of 1 page.)

The applicant has paid the \$2,091.00 closure application fee which has been deposited in the General Fund 00111.152001.349070.000000.00000000.000000.

**ACTION ITEMS: Purpose / Check List. If "Yes" please provide detail by attaching justification, and code provisions for each.**

<b>ACTION ITEMS:</b>	<b>Yes</b>	<b>No</b>	
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Justification of Emergency: If yes, explanation must include detailed nature of emergency.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Note: If yes, note must include explanation of all-year subfund carryover language.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.</p>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Attachment &amp; Explanation: If yes, attach the Contract / Agreement and name of Department (and contact name) that will provide oversight. Indicate if negotiations are on-going and with whom. Has OGC reviewed / drafted?</p> <div style="border: 1px solid black; padding: 2px;"> <p>OGC has approved the hold harmless covenant template.</p> </div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate RC/BT form(s).</p>
Waiver of Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; padding: 2px;"> <p>Council Rule 3.107 per OGC.</p> </div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
Related Enacted Ordinances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Code Reference: If yes, identify related code section(s) and ordinance reference number in the box below and provide detailed explanation and any changes necessary within white paper.</p> <div style="border: 1px solid black; padding: 2px;"> <p>Resubmission (due to settlement) of previously denied bill 2023-213.</p> </div>

**ACTION ITEMS CONTINUED: Purpose / Check List.** If "Yes" please provide detail by attaching justification, and code provisions for each.

**ACTION ITEMS:**

	Yes	No	
Continuation of Grant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation: How will the funds be used? Does the funding require a match? Is the funding for a specific time frame and/or multi-year? If multi-year, note year of grant? Are there long-term implications for the General Fund?  
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate form(s).
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation: List agencies (including City Council / Auditor) to receive reports and frequency of reports, including when reports are due. Provide Department (include contact name and telephone number) responsible for generating reports.  

**BUSINESS IMPACT ESTIMATE**

Pursuant to Section 166.041(4), F.S., the City is required to prepare a Business Impact Estimate for ordinances that are NOT exempt from this requirement. A list of ordinance exemptions are provided below. Please check all exemption boxes that apply to this ordinance. If an exemption is applicable, a Business Impact Estimate IS NOT required.

- The proposed ordinance is required for compliance with Federal or State law or regulation (Florida Statute 336.09);
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If none of the boxes above are checked, then a Business Impact Estimate IS REQUIRED to be prepared by the using agency/office/department and submitted in the MBRC filing packet along with the memorandum request, legislative fact sheet, etc. A Business Impact Estimate form can be found at: <https://www.coj.net/departments/finance/budget/mayor-s-budget-review-committee>

0

Division Chief: Renee Hunter  
(signature)

Date: 2/7/24

Prepared By: Sandy Bond  
(signature)

Date: 2/7/24

**ADMINISTRATIVE TRANSMITTAL**

To: MBRC, c/o the Budget Office, St. James Suite 325

Thru: Nina Sickler, P.E., Director Public Works  
(Name, Job Title, Department)  
Phone: 255-8748 E-mail: nsickler@coj.net

From: Renee Hunter, Chief, Real Estate  
Initiating Department Representative (Name, Job Title, Department)  
Phone: 255-8234 E-mail: reneeh@coj.net

Primary Contact: Renee Hunter, Chief, Real Estate  
(Name, Job Title, Department)  
Phone: 255-8234 E-mail: reneeh@coj.net

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor  
Phone: 255-5000 E-mail: BNorris@coj.net

**COUNCIL MEMBER / INDEPENDENT AGENCY / CONSTITUTIONAL OFFICER TRANSMITTAL**

To: John Sawyer, Office of General Counsel, St. James Suite 480  
Phone: 904-255-5074 E-mail: [jsawyer@coj.net](mailto:jsawyer@coj.net)

From: \_\_\_\_\_  
Initiating Council Member / Independent Agency / Constitutional Officer  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Primary Contact \_\_\_\_\_  
(Name, Job Title, Department)  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

CC: Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor  
Phone: 255-5000 E-mail: [BNorris@coj.net](mailto:BNorris@coj.net)

Legislation from Independent Agencies requires a resolution from the Independent Agency Board approving the legislation.

Independent Agency Action Item:      **Yes**      **No**  
Boards Action / Resolution?             Attachment: If yes, attach appropriate documentation. If no, when is board action scheduled?

**FACT SHEET IS REQUIRED BEFORE LEGISLATION IS INTRODUCED**

# Business Impact Estimate

***This form must be posted on the City of Jacksonville's website by the time notice of the proposed ordinance is published.***

**ORDINANCE NUMBER TO BE ASSIGNED (2023-\_\_\_\_) title of ordinance** AN ORDINANCE CLOSING AND ABANDONING AND/OR DISCLAIMING AN OPENED AND IMPROVED PORTION OF PORTION OF AN ALLEY RIGHT-OF-WAY, ESTABLISHED IN THE PLAT OF HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 5, AT THE REQUEST OF KAREN HIRSHBERG AND G. I. S. HOLDINGS INC.; PROVIDING FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE DATE.

Summary of the proposed ordinance: AN ORDINANCE AS REQUIRED UNDER FLORIDA STATUTE 336.09 CLOSING AND ABANDONING AND/OR DISCLAIMING AN OPENED AND IMPROVED PORTION OF PORTION OF AN ALLEY RIGHT-OF-WAY, ESTABLISHED IN THE PLAT OF HENDRICKS SUBDIVISION OF HOMESTEAD TRACT SOUTH JACKSONVILLE, AS RECORDED IN PLAT BOOK 2, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 5, AT THE REQUEST OF KAREN HIRSHBERG AND G. I. S. HOLDINGS INC.; PROVIDING FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE DATE.

An estimate of the direct economic impact of the proposed ordinance: \$2,091 CLOSURE APPLICATION FEE HAS BEEN DEPOSITED INTO THE GENERAL FUND. THIS LEGISLATION WILL NOT REQUIRE BUSINESSES TO INCUR ANY DIRECT COMPLIANCE COSTS NOR WILL ANY NEW CHARGES OR FEES BE ASSESSED BY THIS LEGISLATION FOR WHICH BUSINESSES WILL BE FINANCIALLY RESPONSIBLE.

Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: NONE OTHER THAN APPLICANT.

Additional information the governing body deems useful (if any): N/A