

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

2
3
4 **ORDINANCE 2025-**

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 3, PAGE 41, PLAT OF JACKSONVILLE FARMS, OF
9 THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
10 FLORIDA, LOCATED IN COUNCIL DISTRICT 12, AT THE
11 REQUEST OF GARDEN STREET COMMUNITIES SOUTHEAST,
12 LLC, SUBJECT UNTO RESERVATION TO CITY AND JEA OF
13 A NON-EXCLUSIVE ALL-UTILITIES, FACILITIES, AND
14 ACCESS EASEMENT ON, OVER, UNDER, THROUGH, AND
15 ACROSS THE CLOSURE AREA; PROVIDING FOR APPROVAL
16 SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE
17 DATE.
18

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

20 **Section 1. Closure and Abandonment.** An unopened and
21 unimproved portion of two unnamed Rights-of-Way as recorded in Plat
22 Book 3, Page 41, Plat of Jacksonville Farms, of the current public
23 records of Duval County, Florida, located in Council District 12, a
24 depiction and description of which is attached hereto as **Exhibit 1**
25 and incorporated herein by this reference, is hereby closed and
26 abandoned and/or disclaimed at the request of Garden Street
27 Communities Southeast, LLC (the "Applicant"), subject unto
28 reservation unto City and JEA of a non-exclusive all-utilities,
29 facilities, and access easement on, over, under, through, and across
30 the closure area.

31 The Applicant has paid two closure application fees of \$4,182.00

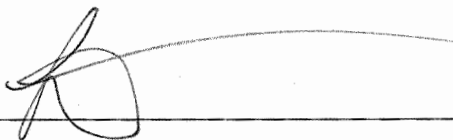
1 and this sum has been deposited into the City's General Fund. This
2 closure request was reviewed and approved by the various city, state,
3 and utility agencies that might have an interest in the right-of-way
4 and there were no objections to the Applicant's request.

5 **Section 2. Purpose.** The Applicant owns the fee parcel
6 where the closure area is located (R.E.#: 001532-0020) and has
7 requested this closure to allow for the development of a single-
8 family subdivision called Baldwin Point.

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

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

20
21 Form Approved:

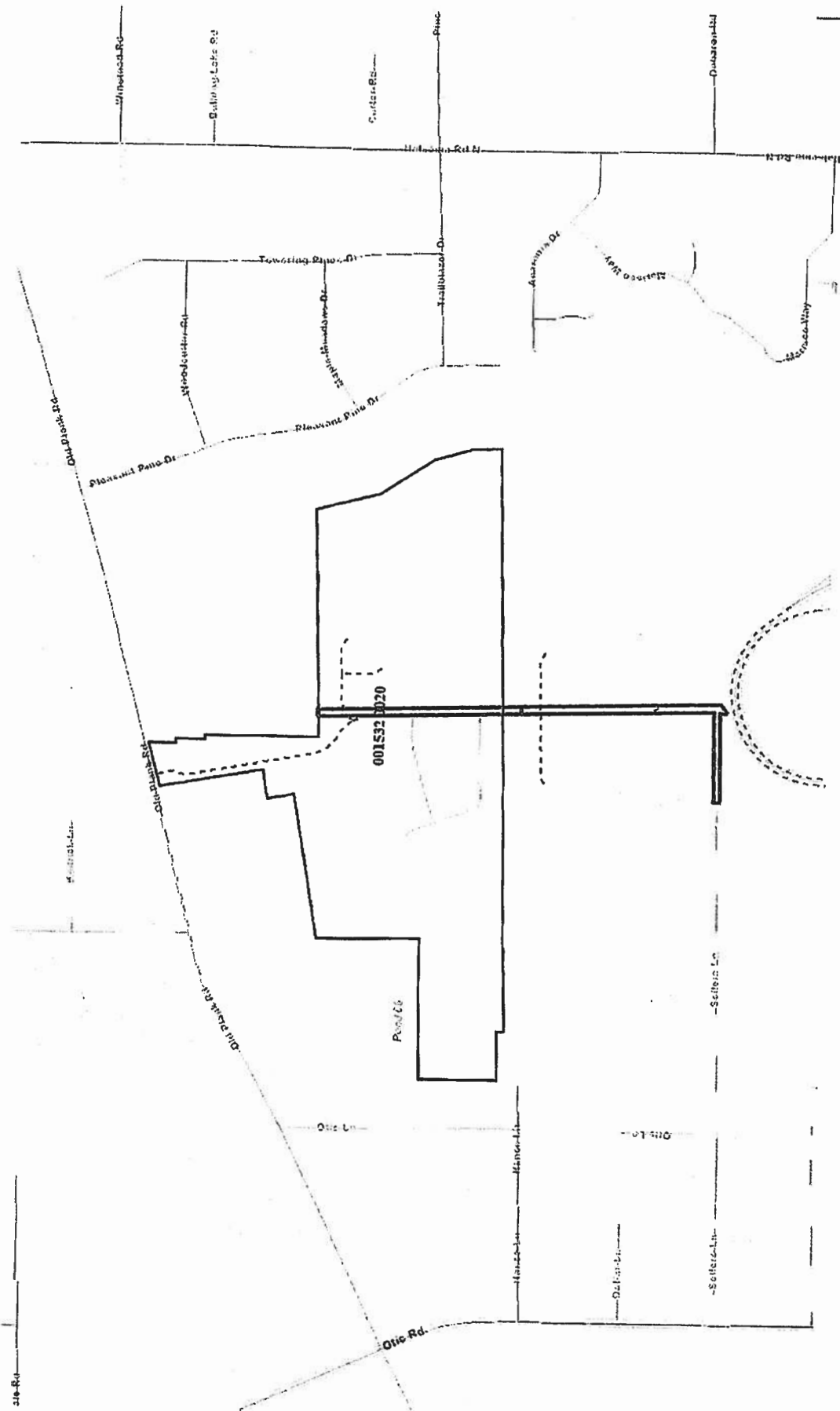
22 
23 _____

24 Office of General Counsel

25 Legislation Prepared By: Harry M. Wilson, IV

26 GC-#1689304-v1-Jacksonville_Farms_ROW_Closure_Garden_Street.docx

Garden St Closure
RE 001532-0020
Location Map



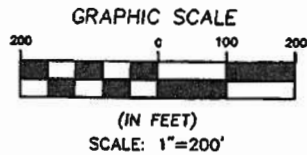
Garden St Closure
RE 001532-0020
Aerial Map



MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH,
RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "A"



CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

THIS IS NOT A SURVEY

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SEC Date 3/6/22

N. LINE OF THE SE. 1/4 OF THE SE. 1/4, SECTION 15
15' WIDE UNNAMED PLATTED ROAD
(NOT OPEN)
DISCLAIMED BY ORDINANCE 91 197-82

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 15, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

±0.46 ACRES

LEGAL DESCRIPTION:

A PORTION OF THE UNNAMED PLATTED RIGHT OF WAYS LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AS DEPICTED ON THE PLAT OF JACKSONVILLE FARMS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 00°03'46" EAST, ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID TRACT 8, THE EAST LINE OF TRACT 1 AND ALONG A NORTHERLY PROLONGATION OF SAID TRACT 1, ALL OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, A DISTANCE OF 1333.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 88°59'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO SAID EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°03'46" WEST, ALONG THE EAST LINE OF SAID SECTION 15, 1,333.35 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.46 ACRES OR 20,000.01 SQUARE FEET, MORE OR LESS.



SOUTH LINE OF SECTION 15

NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTH LINE OF
JACKSONVILLE ELECTRIC
AUTHORITY RIGHT OF WAY

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

NOTES:

- 1 THIS IS A SKETCH AND LEGAL DESCRIPTION NOT A SURVEY.
2. BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

EXHIBIT "A"



Digitally signed by Timothy W Schram
DN: cn=Timothy W Schram, o=Florida
00152854, c=US, email=timothy.w.schram@fla.gov
Reason: I hereby certify this Sketch and
Description of Boundary Point Road Closure
and have placed my electronic seal and
signature in accordance with the regulatory
requirements of FL Administrative Code
Section 54-17.062
Location: The seal appearing on this
document was authorized by Timothy W
Schram, P.S.M. #5333 on
Date: 2022.03.01 07:55:56-0500
Post PDF 6.0.0.0 Version: 11.0.1



Prepared By:
RICHARD P.
CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drafted By: C.J.B.
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SKETCH & DESCRIPTION NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

S:\2021\21-080 Baldwin Point\dwg\SKETCH-LEGAL-VACATE ROW-1.dwg

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23 ALL IN TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "B" LEGAL DESCRIPTION:

CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

STLY. LINE OF SECTION 15
WLY. LINE OF SECTION 22
SOUTH LINE OF SECTION 15 & SOUTH LINE
OF JACKSONVILLE ELECTRIC AUTHORITY (R/W)

DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS
TOPO/SURVEY

By SEC Date 3/1/22
±0.88 ACRES

THIS IS NOT A SURVEY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N89°04'05"E
L2	53.63'	S00°31'48"W
L3	42.10'	S45°38'53"W
L4	67.38'	N00°31'48"E
L5	31.94'	N21°01'11"W

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

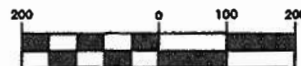
30' WIDE UNNAMED
PLATTED ROAD
(NOT OPEN)

NE. 1/4 OF NE. 1/4 N89°04'05"E 555.89'
SE. 1/4 OF NE. 1/4 S89°04'05"W 543.95'

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

NW. 1/4 OF NW. 1/4

SW. 1/4 OF NW. 1/4

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

EXHIBIT "B"

NOTES:

- THIS IS A SKETCH AND LEGAL DESCRIPTION. NOT A SURVEY.
- BEARINGS SHOWN WITH VALUES IN FEET AND DECIMAL THEREOF BASED ON NORTH AMERICAN DATUM 1983/90, FLORIDA EAST ZONE (0901).
- UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

MAP REVISED 02-28-2022 TO MAKE CORRECTIONS AND ADDRESS THE CLIENT'S COMMENTS.



Prepared By:
RICHARD P.
CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -



Originally signed by Timothy W Schram
DTC C-FLS, On Florida,
0100000000117271831
110015834, CNA Timothy W Schram
Reason: I hereby certify this Sketch
and Description of Garden Street Road
Closure and have placed my electronic
seal and signature in accordance with
the regulatory requirements of F.S.
Administrative Code Section 55-17.002
Location. The seal appearing on this
document was authorized by Timothy
W Schram, P.S.M. 8533 on
Date: 2022-03-01 07:56:31 EDT
Font PDF Editor Version: 11.0.1

I hereby certify that this sketch, performed under my responsible direction
meets the standards of practice for Land Surveyors in accordance with
Chapter 55-17, Florida Administrative Code (Pursuant to Section 472.027,
Florida Statutes), and further certify that there are no visible encroachments
upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drafted By: C.J.B.
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
CITY OF JACKSONVILLE, FLORIDA

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2025, by **Garden Street Communities Southeast, LLC.**, whose address is **100 W. Garden St. 2nd Floor, Pensacola, Florida 32502** ("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 2025-_____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 001532-0020** in **Council District 12** and established in the Plat of Jacksonville Farms in Official Public Records of Duval County, Florida at **Plat Book 3 Page 41**.

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:**

(Sign) _____

(Print) _____

(Sign) _____

(Print) _____

GRANTOR:

By: _____

Name:

Title:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____ 2025, by _____.

{NOTARY SEAL}

[Signature of Notary Public-State of Florida]

[Name of Notary Typed, Printed, or Stamped]

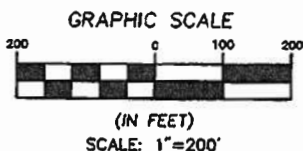
Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "A"



CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

THIS IS NOT A SURVEY

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By SCC Date 3/6/22

15' WIDE UNNAMED PLATTED ROAD
(NOT OPEN)
DISCLAIMED BY ORDINANCE 91 197-82

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 15, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

±0.46 ACRES

LEGAL DESCRIPTION:

A PORTION OF THE UNNAMED PLATTED RIGHT OF WAYS LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AS DEPICTED ON THE PLAT OF JACKSONVILLE FARMS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTIONS 14, 15, 22 AND 23, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°05'11" WEST, ALONG THE SOUTH LINE OF SECTION 15, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF TRACT 8 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 00°03'46" EAST, ALONG SAID PROLONGATION AND THE EASTERLY LINE OF SAID TRACT 8, THE EAST LINE OF TRACT 1 AND ALONG A NORTHERLY PROLONGATION OF SAID TRACT 1, ALL OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15, A DISTANCE OF 1333.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 15; THENCE NORTH 88°59'59" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 15.00 FEET TO SAID EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°03'46" WEST, ALONG THE EAST LINE OF SAID SECTION 15, 1,333.35 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.46 ACRES OR 20,000.01 SQUARE FEET, MORE OR LESS.



SOUTH LINE OF SECTION 15

NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTH LINE OF
JACKSONVILLE ELECTRIC
AUTHORITY RIGHT OF WAY

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

NOTES:

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4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

EXHIBIT "A"



Digitally signed by Timothy W Schram
DN: cn=Timothy W Schram, o=CLARSON AND ASSOCIATES, INC., ou=Professional Surveyors and Mappers, email=timothy@clarson.com, c=US
Reason: I hereby certify this sketch and description of Garden Street Road Closure and have placed my electronic seal and signature in accordance with the regulatory requirements of P.A. Administrative Code Section 5J-17.002 Location. The seal appearing on this document was authorized by Timothy W Schram, P.E. 6533 on Date: 2022.03.02 07:45:56-0500
Post PDF Editor Version: 11.9.1



Prepared By:
RICHARD P. CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfl.com

Proudly Surveying in Jacksonville and Northeast Florida since 1952

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021
Survey Scale: 1"=200'
Field Bk/Pg: N/A
Crew Chief: N/A

Drafted By: C.J.B.
Reviewed By: T.W.S.
Project No.: 21-890

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
SKETCH & DESCRIPTION NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 22 AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 23 ALL IN TOWNSHIP 2 SOUTH, RANGE 24 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

EXHIBIT "B" LEGAL DESCRIPTION:

CERTIFIED TO:
GARDEN STREET COMMUNITIES SOUTHEAST, LLC.

POINT OF BEGINNING
CORNER COMMON TO SECTIONS
14, 15, 22 AND 23

STLY. LINE OF SECTION 13
NLY. LINE OF SECTION 22
N89°05'11"E 15.00'
SOUTH LINE OF SECTION 15 & SOUTH LINE
OF JACKSONVILLE ELECTRIC AUTHORITY R/W
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY DEPARTMENT
By SCC Date 3/1/22
±0.88 ACRES

THIS IS NOT A SURVEY

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N89°04'05"E
L2	53.63'	S00°31'48"W
L3	42.10'	S45°58'53"W
L4	67.38'	N00°31'48"E
L5	31.94'	N21°01'11"W

NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

30' WIDE UNNAMED
PLATTED ROAD
(NOT OPEN)
NE 1/4 OF NE 1/4 N89°04'05"E 555.89'
SE 1/4 OF NE 1/4 S89°04'05"W 543.95'

SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

GRAPHIC SCALE



(IN FEET)

SCALE: 1"=200'

NW 1/4 OF NW 1/4

SW 1/4 OF NW 1/4

SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 23, JACKSONVILLE FARMS
(P.B. 3, PG. 41)

EXHIBIT "B"

NOTES:

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3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

MAP REVISED 02-28-2022 TO MAKE CORRECTIONS AND ADDRESS THE CLIENT'S COMMENTS.



Prepared By:
RICHARD P.
CLARSON AND ASSOCIATES, INC.

Professional Surveyors and Mappers
1643 Naldo Avenue, Jacksonville, FL 32207
Phone: 904.396.2623 Website: clarsonfi.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this sketch, performed under my responsible direction meets the standards of practice for Land Surveyors in accordance with Chapter 51-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: NOVEMBER 18, 2021 Drafted By: CJB
Survey Scale: 1"=200' Reviewed By: T.W.S.
Field Bk/Pg: N/A Project No. 21-080
Crew Chief: N/A

Professional Surveyor and Mapper No. 6533, State of Florida
TIMOTHY W. SCHRAM, SR.
CREATED & MODIFIED BY: TWS IN AUTOMATICALLY GENERATED DOCUMENT

LEGISLATIVE FACT SHEET

DATE: 03/05/25

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

SPONSOR: Public Works/Real Estate in Councilmember Randy White's District 12
(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 unopened and unimproved portion of un-named right of ways, as recorded in Plat of Jacksonville Farms in Plat Book 3 Page 41, of the Current Public Records of Duval County, Florida. See maps attached and RE# 001532-0020 for location purposes.

The Applicant, Garden Street Communities Southeast, LLC., has requested the two (2) closures to allow for a single-family subdivision called Baldwin Point. The applicant has paid \$4,182.00 in total closure application fees. No City, State, or other agency has objected to this closure request.

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

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 \$4,182.00 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.

ACTION ITEMS:

	Yes	No	
Emergency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Justification of Emergency: If yes, explanation must include detailed nature of emergency. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
Federal or State Mandate?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation: If yes, explanation must include detailed nature of mandate including Statute or Provision. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
Fiscal Year Carryover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Note: If yes, note must include explanation of all-year subfund carryover language. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
CIP Amendment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate CIP form(s). Include justification for mid-year amendment.
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attachment & 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? <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">OGC has approved the hold harmless covenant template.</div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate RC/BT form(s).
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code section(s) in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
Code Exception?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Code Reference: If yes, identify code in box below and provide detailed explanation (including impacts) within white paper. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div>
Related Enacted Ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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. <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></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"/>	<p>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?</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>
Surplus Property Certification?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Attachment: If yes, attach appropriate form(s).</p>
Reporting Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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.</p> <div style="border: 1px solid black; height: 30px; width: 100%;"></div>

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>

Division Chief: Renee Hunter
(signature)

Date: 3/5/2025

Prepared By: Sandra Band
(signature)

Date: 3/5/2025

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

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: 904-255-5000 E-mail: BNorris@coj.net

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

Independent Agency Action Item:

Boards Action / Resolution? ☐ Yes ☐ No

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 (2025-____) title of ordinance AN ORDINANCE CLOSING AND ABANDONING AND/OR DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION OF UN-NAMED RIGHT-OF-WAY, ESTABLISHED IN THE PLAT of JACKSONVILLE FARMS IN PLAT BOOK 3, PAGE 41 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 12, AT THE REQUEST OF GARDEN STREET COMMUNITIES LLC.; PROVIDING FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE DATE.

Summary of the proposed ordinance: AN ORDINANCE CLOSING AND ABANDONING AND/OR DISCLAIMING AN UNOPENED AND UNIMPROVED PORTION OF PORTION OF UN-NAMED RIGHT-OF-WAY, ESTABLISHED IN THE PLAT of JACKSONVILLE FARMS IN PLAT BOOK 3, PAGE 41 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 12, AT THE REQUEST OF GARDEN STREET COMMUNITIES LLC.; PROVIDING FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE DATE.

An estimate of the direct economic impact of the proposed ordinance: \$4,182 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