

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 OPENED AND IMPROVED PORTION OF
7 GLENCOE STREET AS RECORDED IN PLAT BOOK 4, PAGE
8 19, PLAT OF ARLINGTON HEIGHTS, OF THE CURRENT
9 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LOCATED
10 IN COUNCIL DISTRICT 1, AT THE REQUEST OF FANTASY
11 OUTDOORS LLC; PROVIDING FOR APPROVAL SUBJECT TO
12 CONDITIONS; PROVIDING AN EFFECTIVE DATE.

13
14 **BE IT ORDAINED** by the Council of the City of Jacksonville:

15 **Section 1. Closure and Abandonment.** An opened and improved
16 portion of Glencoe Street as recorded in Plat Book 4, Page 19, Plat
17 of Arlington Heights, of the current public records of Duval County,
18 Florida, located in Council District 1, a depiction and description
19 of which is attached hereto as **Exhibit 1** and incorporated herein by
20 this reference, is hereby closed and abandoned and/or disclaimed at
21 the request of Fantasy Outdoors LLC (the "Applicant").

22 The Applicant has paid the closure with encroachment application
23 fee of \$2,607.00 and this sum has been deposited into the City's
24 General Fund. This closure request was reviewed and approved by the
25 various city, state, and utility agencies that might have an interest
26 in the right-of-way and there were no objections to the Applicant's
27 request.

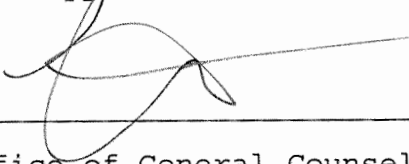
28 **Section 2. Purpose.** The Applicant owns the fee parcels
29 adjacent to the closure area and has requested the closure to adjoin
30 their adjacent parcels (See R.E.#: 141295-0005 for location purposes;
31 the owner of this parcel, while not the Applicant, has jointly filed

1 for the closure). The closure area is currently gated and used as
2 secured access to the Applicant's property.

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

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

14
15 Form Approved:

16 
17 _____

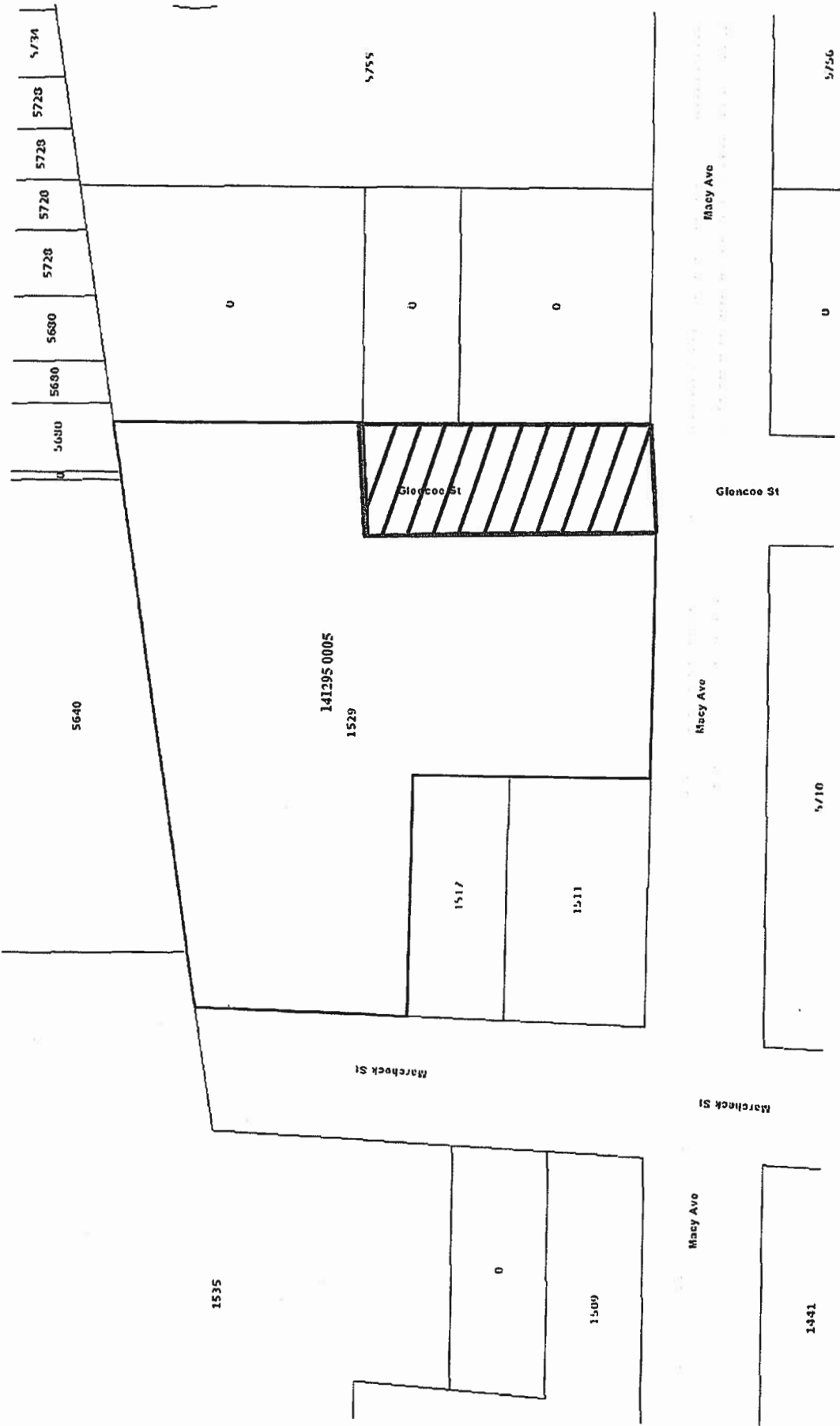
18 Office of General Counsel

19 Legislation Prepared By: Harry M. Wilson, IV

20 GC-#1689253-v1-Glencoe_Street_ROW_Closure.docx

EXHIBIT 1

Glencoe Street Closure
RE 141295-0005
Location Map

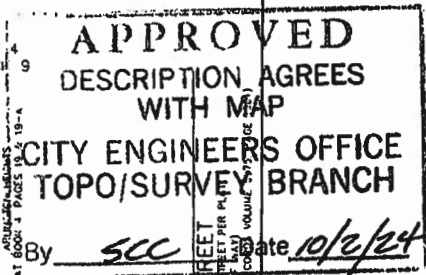


Glencoe Street Closure
RE 141295-0005
Aerial Map



THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, LYING IN AND BEING A PART OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PORTION OF GLENCOE STREET (A 50 FOOT RIGHT OF WAY) LYING EASTERLY OF AND ADJACENT TO LOTS 6, 7 AND 8 BLOCK 8 AND WESTERLY OF AND ADJACENT TO LOTS 4, 5 AND 6, BLOCK 9, ARLINGTON HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGES 19 AND 19-A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. SAID PARCEL LYING NORTHERLY OF AND ADJACENT TO THE NORTH RIGHT OF WAY LINE OF MACY AVENUE (A 50 FOOT RIGHT OF WAY) AND SOUTHERLY OF A PORTION OF GLENCOE STREET, CLOSED BY CITY PETITION 113. SAID PARCEL BEING 50.00 FEET BY 120.00 FEET.



HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this _____ day of _____, 2025, by **Fantasy Outdoors LLC.**, whose address is **5755 Macy Avenue Jacksonville, Florida 32211** ("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 _____**, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 141295-0005 in Council District 1** and established in the Plat of Official Public Records of Duval County, Florida at **Plat Book 4 Page 91, the plat of Arlington Heights**.

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]

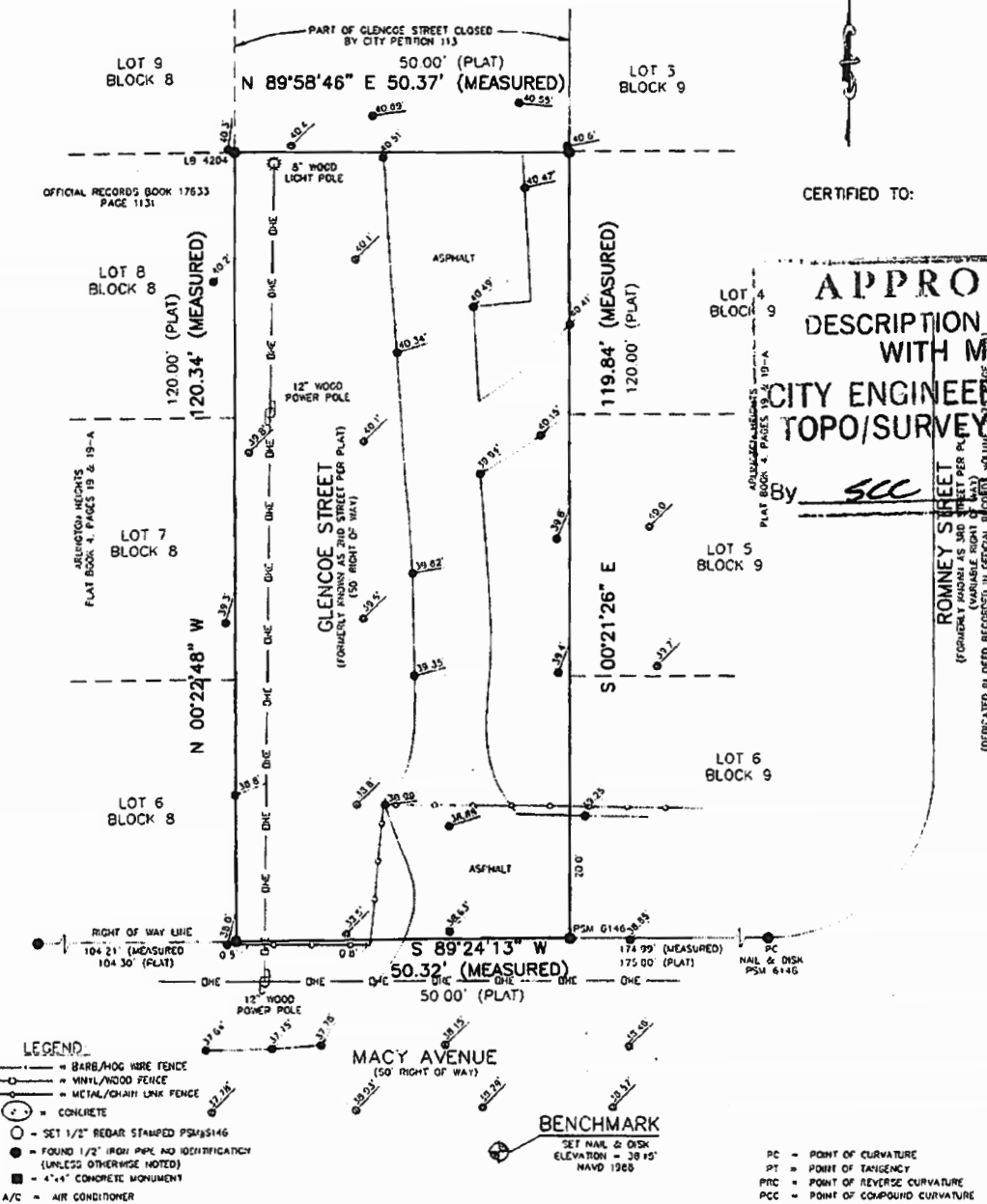
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____

Type of Identification Produced _____

MAP SHOWING BOUNDARY SURVEY OF

THAT CERTAIN PIECE PARCEL OR TRACT OF LAND, LYING IN AND BEING A PART OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
A PORTION OF GLENCOE STREET (A 50 FOOT RIGHT OF WAY) LYING EASTERLY OF AND ADJACENT TO LOTS 6, 7 AND 8, BLOCK 8 AND WESTERLY OF AND ADJACENT TO LOTS 4, 5 AND 6, BLOCK 9, ARLINGTON HEIGHTS, AS RECORDED IN PLAT BOOK 4, PAGES 19 AND 19-A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA SAID PARCEL LYING NORTHERLY OF AND ADJACENT TO THE NORTH RIGHT OF WAY LINE OF MACY AVENUE (A 50 FOOT RIGHT OF WAY) AND SOUTHERLY OF A PORTION OF GLENCOE STREET, CLOSED BY CITY PETITION 113. SAID PARCEL BEING 50.00 FEET BY 120.00 FEET.



CERTIFIED TO:

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

By SCC date 10/2/24

ROMNEY STREET
(FOR THE CITY OF JACKSONVILLE, FLORIDA)
(DEDICATED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 19, PAGE 19-A)

- LEGEND**
- BARB/HOG WIRE FENCE
 - VINYL/WOOD FENCE
 - METAL/CHAIN LINK FENCE
 - CONCRETE
 - SET 1/2" REBAR STAMPED PSM#5146
 - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
 - 4"x4" CONCRETE MONUMENT
 - A/C AIR CONDITIONER

- NOTES**
- BEARINGS ARE BASED ON THE ASSUMED BEARING OF S 00°31'26" E ALONG THE EASTERLY BOUNDARY LINE OF SUBJECT PARCEL.
 - BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120077, PANEL 0378 J.
 - THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
 - THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

- PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

REVISIONS

DATE	DESCRIPTION

JOB # 45351-A DATE OF FIELD SURVEY: 8-30-24

SCALE 1" = 20'

Ray Thompson
SURVEYING, Inc.
Going the DISTANCE for You
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.04, FLORIDA STATUTES, NO. 6146.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER # 6146
STATE OF FLORIDA LICENSE BUSINESS NO. 7469

LAND SURVEYS CONSTRUCTION SURVEYS SUBDIVISIONS

LEGISLATIVE FACT SHEET

DATE: 03/27/25

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

SPONSOR: Public Works/Real Estate in Councilmember Ken Amaro's District 1
(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 Glencoe Street, as recorded in Plat Book 4, Page 19, in the plat of Arlington Heights, of the Current Public Records of Duval County, Florida. See maps attached and RE# 141295-0005 for location purposes.

The Applicant, Fantasy Outdoors LLC., has requested the closure to join their adjacent properties. The area is currently gated and used as secured access to the applicant's property. The closure will remove the City's interest in the area currently in use by the applicant. The applicant has paid the \$2,607.00 closure with encroachment application fee. No City, State, or other agency has objected to this closure request.

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 \$2,607.00 closure application with encroachment 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: 25px; 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: 25px; 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: 25px; 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. 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; height: 25px; margin-top: 5px;"></div>
Contract / Agreement Approval?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	OGC has approved the hold harmless covenant template. <div style="border: 1px solid black; height: 25px; margin-top: 5px;"></div>
Related RC/BT?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attachment: If yes, attach appropriate RC/BT form(s). 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: 25px; margin-top: 5px;"></div>
Waiver of Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: 25px; 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: 25px; 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: 40px; 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)
Prepared By: Sandra Benge
(signature)

Date: 3/27/2025

Date: 3/27/2025

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: 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 OPENED AND IMPROVED PORTION OF PORTION OF GLENCOE STREET RIGHT-OF-WAY, ESTABLISHED IN PLAT BOOK 4, PAGE 19, OF THE ARLINGTON HEIGHTS PLAT, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 1, AT THE REQUEST OF FANTASY OUTDOOR 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 OPENED AND IMPROVED PORTION OF PORTION OF GLENCOE STREET RIGHT-OF-WAY, ESTABLISHED IN PLAT BOOK 4, PAGE 19, OF THE ARLINGTON HEIGHTS PLAT OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN COUNCIL DISTRICT 1, AT THE REQUEST OF FANTASY OUTDOOR LLC.; PROVIDING FOR APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN EFFECTIVE DATE.

An estimate of the direct economic impact of the proposed ordinance: \$2,607 CLOSURE WITH ENCROACHMENT 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