

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 EASEMENTS: (1) FOR INGRESS AND  
7 EGRESS AND ALL UTILITIES OVER A PREVIOUSLY  
8 CLOSED PORTION OF THE RIGHT OF WAY GENERAL  
9 AVENUE AS ESTABLISHED IN ORDINANCE 2015-633-E,  
10 AS RECORDED IN BOOK 17341, PAGE 567 OF THE  
11 CURRENT DUVAL COUNTY PUBLIC RECORDS, AND (2) FOR  
12 DRAINAGE AS ESTABLISHED IN THE PLAT OF GENERAL  
13 AVENUE, RECORDED IN PLAT BOOK 64, PAGE 92, BOTH  
14 LOCATED IN COUNCIL DISTRICT 12, AT THE REQUEST  
15 OF PUBLIX SUPER MARKETS, INC.; PROVIDING FOR  
16 APPROVAL SUBJECT TO CONDITIONS; PROVIDING AN  
17 EFFECTIVE DATE.  
18

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

20 **Section 1. Closure and Abandonment.** Those easements (1)  
21 for ingress and egress and all utilities over a previously closed  
22 portion of the Right of Way General Avenue, as established in closure  
23 Ordinance 2015-633-E, as recorded in Book 17341, Page 567 of the  
24 current Duval County Public Records, and (2) for drainage, as shown  
25 and established in the Plat of General Avenue, recorded in Plat Book  
26 64, Page 92, as recorded in the current public records of Duval  
27 County, Florida, both located in Council District 12, depictions and  
28 descriptions of both of which are attached hereto as **Exhibit 1** and  
29 incorporated herein by this reference, are hereby closed and abandoned  
30 and/or disclaimed at the request of Publix Super Markets, Inc. (the  
31 "Applicant").


1 Applicant has paid two easement with encroachment closure  
2 application fees totaling \$3,164.00 and this sum has been deposited  
3 into the City's General Fund. The Applicant's request was reviewed  
4 and approved by the various city, state, and utility agencies,  
5 including JEA, that might have an interest in the matter, and there  
6 were no objections.

7 **Section 2. Purpose.** The Applicant has requested this  
8 closure to accommodate the development of a 369,780 square foot cold  
9 storage warehouse on R.E. Parcel No. 006829-9100.

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

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

21  
22 Form Approved:

23   
24 \_\_\_\_\_

25 Office of General Counsel

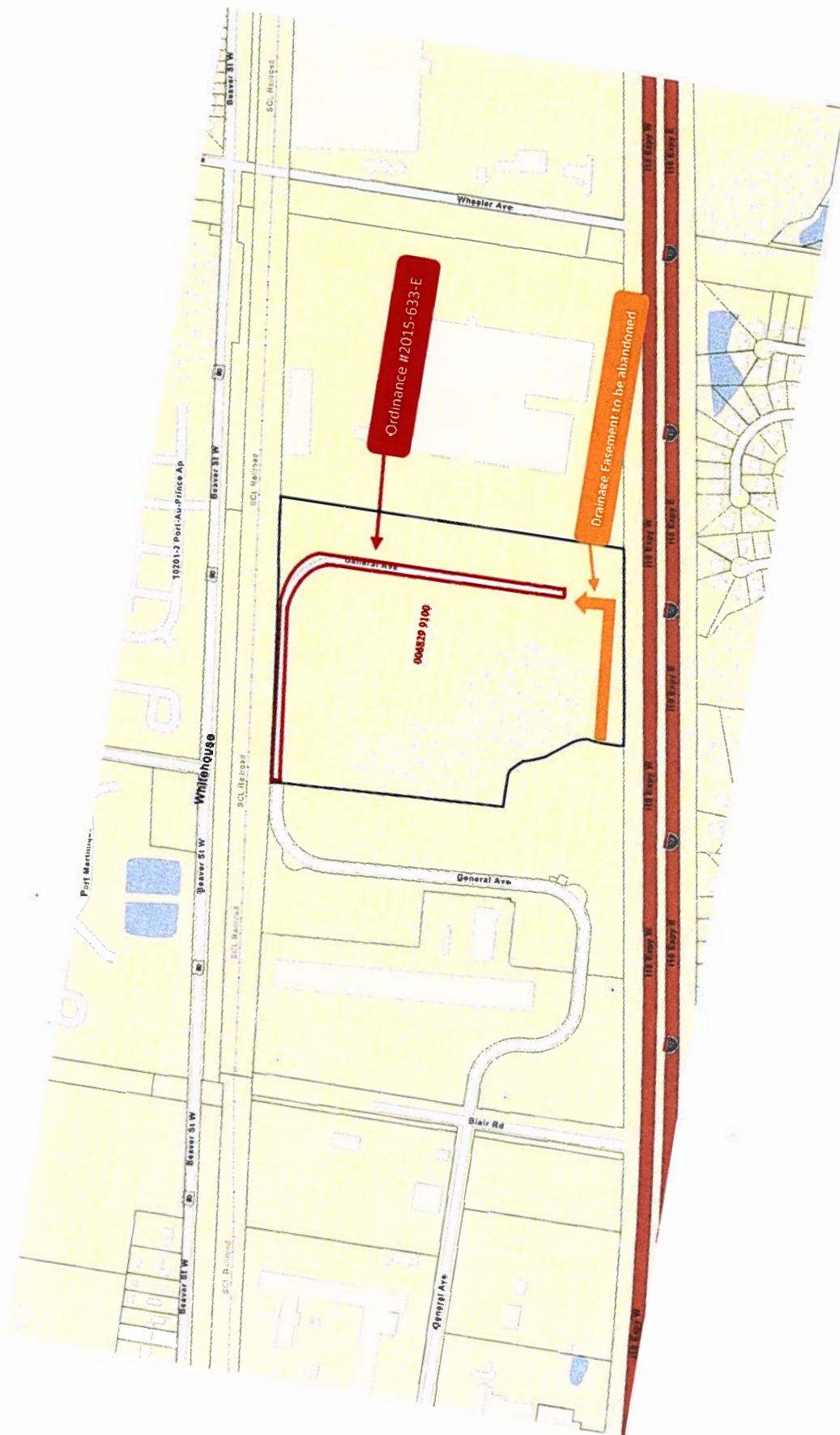
26 Legislation Prepared By: Harry M. Wilson, IV

27 GC-#1689204-v1-General\_Avenue\_Easements\_Closure.docx

# EXHIBIT 1

0 General Avenue (Vacating Easements)  
RE#006829-9100 (for location purposes)  
Aerial Map

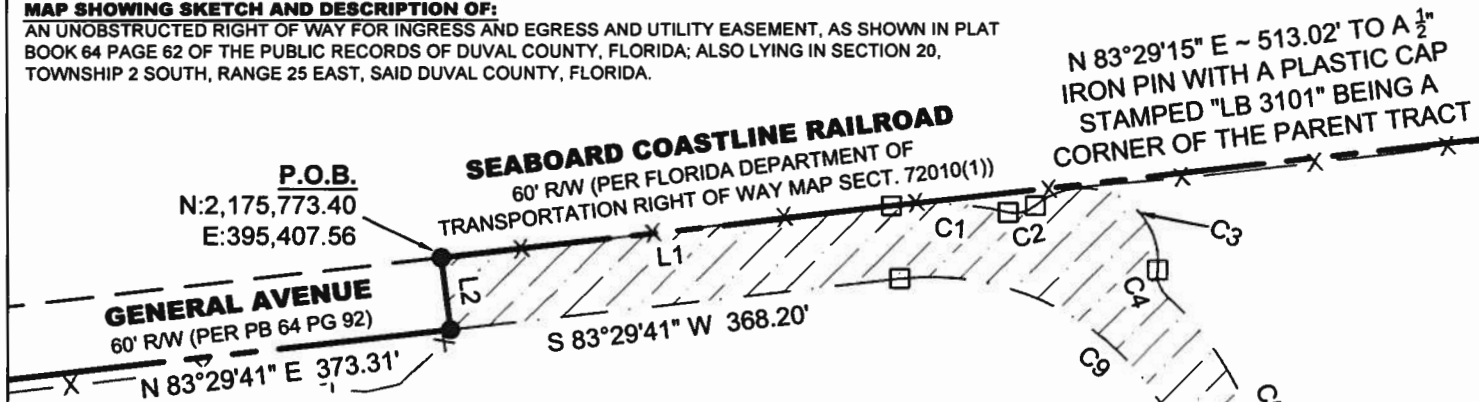






# MAP SHOWING SKETCH AND DESCRIPTION OF:

AN UNOBSTRUCTED RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY EASEMENT, AS SHOWN IN PLAT BOOK 64 PAGE 62 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA.



## ESMT. CURVE LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	95.51'	95.05'	S 86°46'09\" E	19°32'41\"
C2	25.00'	23.53'	22.67'	N 76°07'43\" E	53°55'28\"
C3	60.00'	144.81'	112.13'	S 61°52'49\" E	138°16'53\"
C4	25.00'	23.52'	22.66'	S 19°50'29\" E	53°53'51\"
C5	280.00'	227.32'	221.13'	S 23°31'49\" E	46°30'56\"
C6	25.00'	21.67'	21.00'	S 25°06'43\" E	49°40'06\"
C7	60.00'	292.54'	77.65'	S 89°43'41\" W	279°21'26\"
C8	25.00'	21.67'	21.00'	N 24°33'43\" E	49°40'20\"
C9	220.00'	369.55'	327.61'	N 48°23'48\" W	96°14'36\"



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:41:16-04'00'

PARENT TRACT  
REAL ESTATE #: 006829 9100  
PUBLIX SUPER MARKETS, INC.  
1,715,972 +/- SQ. FT.  
39.393 +/- AC.  
OR BK 20970 PG 1869  
OR BK 17341 PG 567  
OR BK 16151 PG 2360  
WHITE CITY SUBDIVISION  
PB 5 PG 71

**GENERAL NOTES**  
1. THIS EXHIBIT IS NOT A MINIMUM STANDARDS BOUNDARY SURVEY. IT IS INTENDED FOR INFORMATIVE PURPOSES.

2. GPS DATA WAS COLLECTED IN FLORIDA EAST STATE PLANE COORDINATES, NORTH AMERICAN DATUM 1983, NORTH AMERICAN VERTICAL DATUM 1988, GEOID 18, US SURVEY FEET

## ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°29'18\" E	368.89'
L2	N 07°05'24\" W	59.87'

## EASEMENT ABANDONMENT EXHIBIT

CLIENT: PUBLIX SUPER MARKETS, INC.  
PO BOX 32018  
LAKELAND, FL 33802

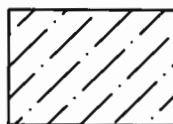
DATE: 7/12/24

**D+L SURVEYING**  
TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
LANCING, TN 37770  
423-223-4225

## LEGEND

- IRON PIN FOUND AS NOTED
- IRON PIN SET
- 5/8\" IRON PIPE W/ PLASTIC CAP STAMPED \"LB 7062\"
- BOUNDARY LINE
- EASEMENT
- FENCING

OR OFFICIAL RECORDS  
BK BOOK  
ORD ORDINANCE  
PB PLAT BOOK  
PG PAGE  
R/W RIGHT OF WAY



CITY OF JACKSONVILLE & JEA ESMT. OVER CLOSED RW FOR INGRESS/EGRESS AND ALL UTILITIES TO BE ABANDONED



GRAPHIC SCALE  
1\" = 150'

SHEET  
1 OF 3

### **Legal Description**

The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a Perpetual Easement and an Ingress/Egress Easement to which will be abandoned. The boundary for the legal description below is based on a boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7442, on November 3, 2023. No monuments have been set for the easement corners, thus the description below is not certified to meet the minimum standards for Land Descriptions as set forth by the current Florida Administrative Code in the Division of Consumer Services Chapter Professional Surveyors and Mappers (5J-17.052) and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

The basis of the bearings for this legal description is grid north as established by Kentucky State Plane Coordinates, Single Zone 1600. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "A. Leftwich LS7442".

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville; being the Publix Super Markets, Inc. tract previously recorded in Official Records 17341 Page 567 (Parent Tract), also in Plat Book 62 Page 94, of the current public records of Duval County, Florida, and being more particularly described as follows:

**Beginning** at an iron pin set in the northwestern corner of the 60' right of way of General Avenue recorded in plat book 64 page 92, as closed per Ordinance 2015-633-E and recorded in Ordinance 17341-567, all of said public records, and being in southern right of way of the Seaboard Coastline Railroad,

Thence, with the southern right of way of the Seaboard Coastline Railroad, N 83°29'18" E a distance of 368.89' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, leaving the southern right of way of the Seaboard Coastline Railroad, and bisecting the lands of the parent tract the following 12 calls, with a curve turning to the right with an arc length of 95.51', with a radius of 280.00', with a chord bearing of S 86°46'09" E, with a chord length of 95.05' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.53', with a radius of 25.00', with a chord bearing of N 76°07'43" E, with a chord length of 22.67' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the right with an arc length of 144.81', with a radius of 60.00', with a chord bearing of S 61°52'49" E, with a chord length of 112.13', to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.52', with a radius of 25.00', with a chord bearing of S 19°50'29" E, with a chord length of 22.66' to a point.

Thence, with a reverse curve turning to the right with an arc length of 227.32', with a radius of 280.00', with a chord bearing of S 23°31'49" E, with a chord length of 221.13' to a point.

Thence, S 00°16'19" E a distance of 869.63' to a point.

Thence, with a curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of S 25°06'43" E, with a chord length of 21.00' to a point.

Thence, with a reverse curve turning to the right with an arc length of 292.54', with a radius of 60.00', with a chord bearing of S 89°43'41" W, with a chord length of 77.65' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

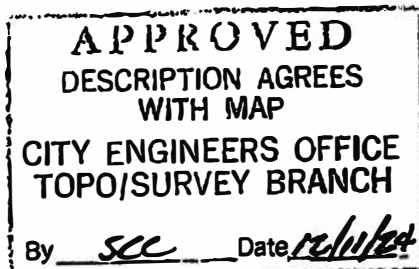
Thence, with a reverse curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of N 24°33'43" E, with a chord length of 21.00' to a point.

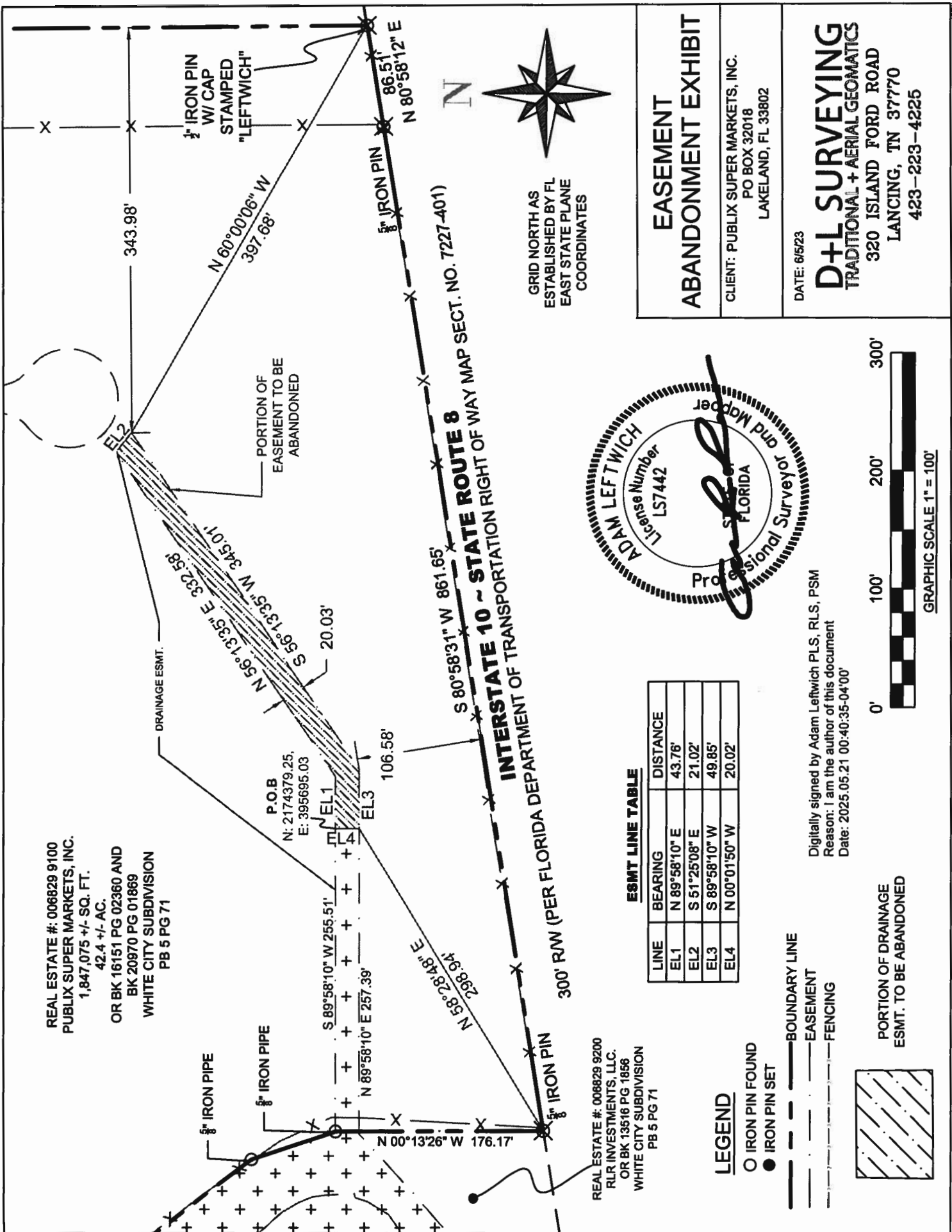
Thence, N 00°16'41" W a distance of 869.69' to a point.

Thence, with a curve turning to the left with an arc length of 369.55', with a radius of 220.00', with a chord bearing of N 48°23'48" W, with a chord length of 327.61' to a point.

Thence, S 83°29'41" W a distance of 368.20', to an iron pin set, being the southeastern terminus of 60' right of way of General Avenue.

Thence, with the right of way of General Avenue N 07°05'24" W a distance of 59.87' to the point of Beginning, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7442, on November 3, 2023.





REAL ESTATE #: 006829 9100  
PUBLIX SUPER MARKETS, INC.  
1,847,075 +/- SQ. FT.  
42.4 +/- AC.  
OR BK 16151 PG 02360 AND  
BK 20970 PG 01869  
WHITE CITY SUBDIVISION  
PB 5 PG 71

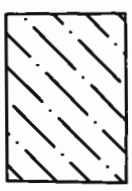
REAL ESTATE #: 006829 9200  
RLR INVESTMENTS, LLC.  
OR BK 13516 PG 1858  
WHITE CITY SUBDIVISION  
PB 5 PG 71

ESMT LINE TABLE

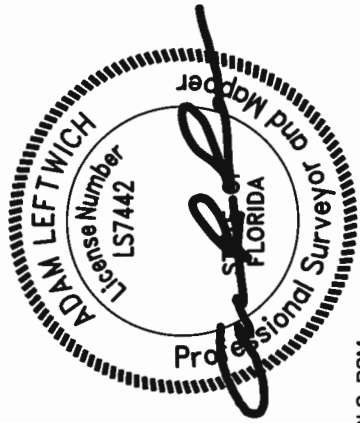
LINE	BEARING	DISTANCE
EL1	N 89°58'10" E	43.78'
EL2	S 51°25'08" E	21.02'
EL3	S 89°58'10" W	49.85'
EL4	N 00°01'50" W	20.02'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- BOUNDARY LINE
- - - EASEMENT
- - - FENCING



PORION OF DRAINAGE  
ESMT. TO BE ABANDONED



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:40:35-04'00'



EASEMENT  
ABANDONMENT EXHIBIT

CLIENT: PUBLIX SUPER MARKETS, INC.  
PO BOX 32018  
LAKELAND, FL 33802

DATE: 6/5/23

**D+L SURVEYING**  
TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
LANCING, TN 37770  
423-223-4225

GRID NORTH AS  
ESTABLISHED BY FL  
EAST STATE PLANE  
COORDINATES



## Legal Description

Easement Description Note: The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a 20' Drainage Easement to which will be abandoned. The boundary for the legal description below is based on a partial boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7422 on November 3, 2023. The description below is not a boundary survey and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville, being a portion of the Publix Super Markets, Inc. tract previously recorded in Official Records Book 16151 Page 2360 and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Florida State Plane Coordinates, East. All iron pins set are ½"x18" iron pins with 1" yellow plastic cap stamped "Leftwich LS7422".

**Commencing** at a 5/8" iron pipe located in the common line of Publix Super Markets, Inc. and RLR Investments, LLC, and located N 00° 13' 26" W a distance of 176.17' from a 5/8" iron pin located in the north Right of Way of the Interstate 10 – FL State Route 8, also a common corner of the Publix Super Markets, Inc. and RLR Investments, LLC tracts and the southwestern most corner of the parent tract.

Thence from said iron pipe, and with the northern line of the aforesaid easement, N 89°58'10" E a distance of 255.51' to an un-monumented point which is the **TRUE POINT OF BEGINNING**, lying at a location described in state plane coordinates as being N: 2174379.25, E: 395695.03.

Thence, with the line of the aforesaid easement the following six calls, N 89°58'10" E a distance of 43.76' to a point.

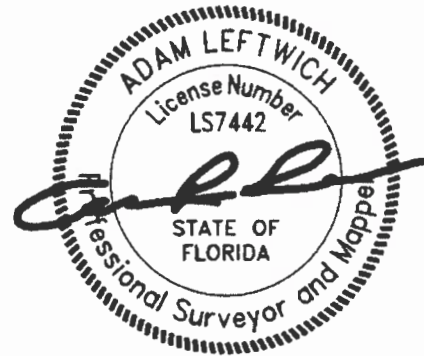
Thence, N 56°13'35" E a distance of 332.58' to a point.

Thence, S 51°25'08" E a distance of 21.02' to a point.

Thence, S 56°13'35" W a distance of 345.01' to a point.

Thence, S 89°58'10" W a distance of 49.85' to a point.

Thence, N 00°01'50" W a distance of 20.02' to the point of **Beginning**, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7422, on November 3, 2023.



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:41:00-04'00'



## EXHIBIT 2

### HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_ day of \_\_\_\_\_, 2025, by Publix Super Markets, Inc., whose address is 3300 Publix Corporate Pkwy., Lakeland, FL 33811 ("Grantor" or "Publix") 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# 006829-9100** in Council District 12 and as recorded in **Plat Book 64, Page 92** and as established in the **Plat of General Avenue**, of the Current Public Records of Duval County, Florida and in closure **Ordinance #2015-633-E**.

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 by Publix's employees, personnel, or agents for negligence 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:**  
Publix Super Markets, Inc.

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

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

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

Name: William W. Rayburn, IV

Title: Vice President of Real Estate Assets

(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 \_\_\_\_\_, 2025, by William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc.

{NOTARY SEAL}

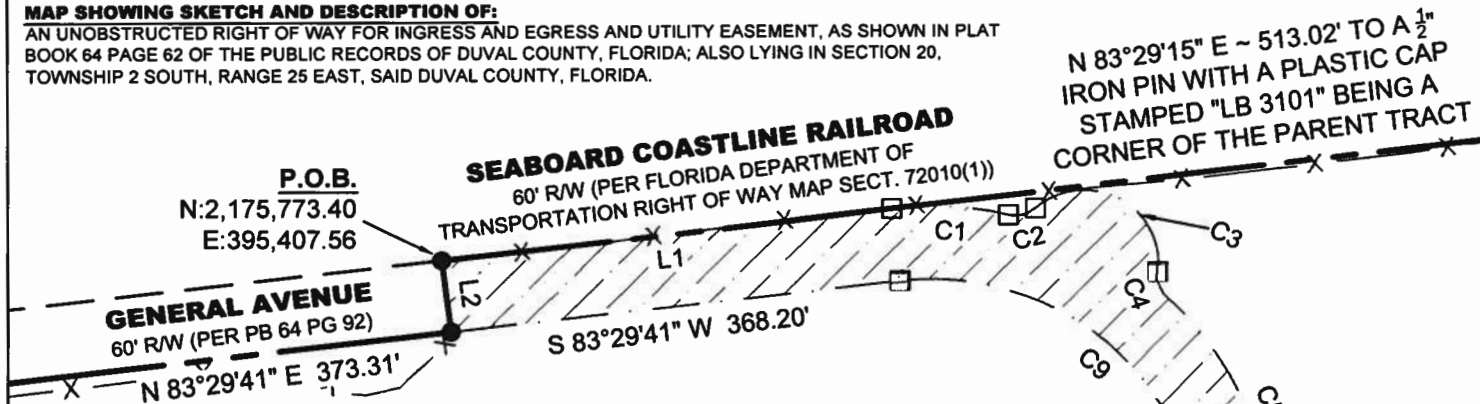
\_\_\_\_\_  
[Signature of Notary Public-State of Florida]  
[Name of Notary Typed, Printed, or Stamped]

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

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

# MAP SHOWING SKETCH AND DESCRIPTION OF:

AN UNOBSTRUCTED RIGHT OF WAY FOR INGRESS AND EGRESS AND UTILITY EASEMENT, AS SHOWN IN PLAT BOOK 64 PAGE 62 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; ALSO LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY, FLORIDA.



## ESMT. CURVE LINE TABLE

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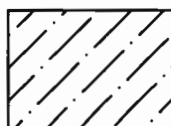
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TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
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### LEGEND

- IRON PIN FOUND AS NOTED
- IRON PIN SET
- 5/8" IRON PIPE W/ PLASTIC CAP STAMPED "LB 7062"

--- BOUNDARY LINE  
--- EASEMENT  
--- FENCING

OR OFFICIAL RECORDS  
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ORD ORDINANCE  
PB PLAT BOOK  
PG PAGE  
R/W RIGHT OF WAY



CITY OF JACKSONVILLE & JEA ESMT. OVER CLOSED R/W FOR INGRESS/EGRESS AND ALL UTILITIES TO BE ABANDONED



GRAPHIC SCALE  
1" = 150'

SHEET  
1 OF 3

### **Legal Description**

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**Beginning** at an iron pin set in the northwestern corner of the 60' right of way of General Avenue recorded in plat book 64 page 92, as closed per Ordinance 2015-633-E and recorded in Ordinance 17341-567, all of said public records, and being in southern right of way of the Seaboard Coastline Railroad,

Thence, with the southern right of way of the Seaboard Coastline Railroad, N 83°29'18" E a distance of 368.89' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, leaving the southern right of way of the Seaboard Coastline Railroad, and bisecting the lands of the parent tract the following 12 calls, with a curve turning to the right with an arc length of 95.51', with a radius of 280.00', with a chord bearing of S 86°46'09" E, with a chord length of 95.05' to a 5/8" iron pipe with a 1¼" plastic cap stamped "LB7062", being a corner of the parent tract.



Thence, with a reverse curve turning to the left with an arc length of 23.53', with a radius of 25.00', with a chord bearing of N 76°07'43" E, with a chord length of 22.67' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the right with an arc length of 144.81', with a radius of 60.00', with a chord bearing of S 61°52'49" E, with a chord length of 112.13', to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 23.52', with a radius of 25.00', with a chord bearing of S 19°50'29" E, with a chord length of 22.66' to a point.

Thence, with a reverse curve turning to the right with an arc length of 227.32', with a radius of 280.00', with a chord bearing of S 23°31'49" E, with a chord length of 221.13' to a point.

Thence, S 00°16'19" E a distance of 869.63' to a point.

Thence, with a curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of S 25°06'43" E, with a chord length of 21.00' to a point.

Thence, with a reverse curve turning to the right with an arc length of 292.54', with a radius of 60.00', with a chord bearing of S 89°43'41" W, with a chord length of 77.65' to a 5/8" iron pipe with a 1 1/4" plastic cap stamped "LB7062", being a corner of the parent tract.

Thence, with a reverse curve turning to the left with an arc length of 21.67', with a radius of 25.00', with a chord bearing of N 24°33'43" E, with a chord length of 21.00' to a point.

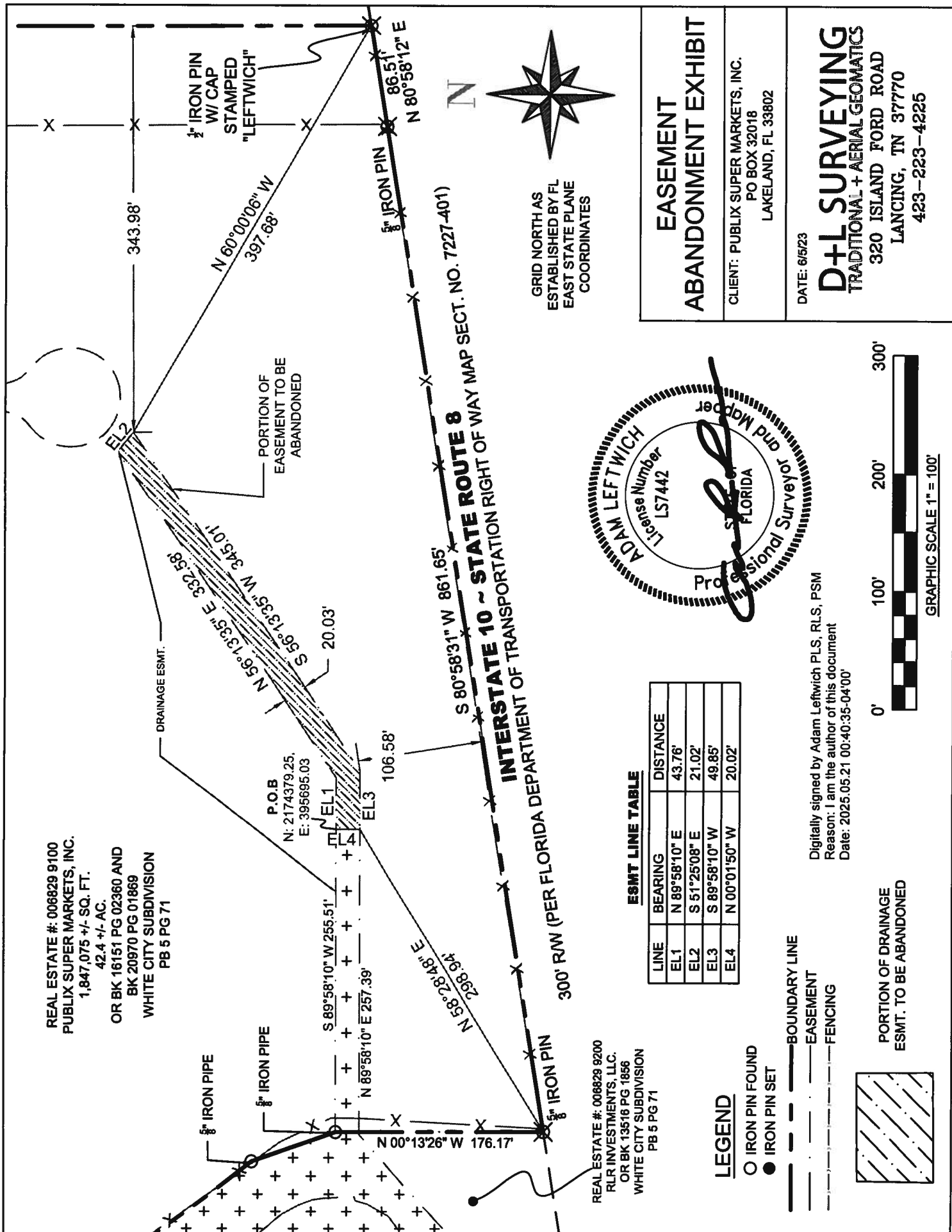
Thence, N 00°16'41" W a distance of 869.69' to a point.

Thence, with a curve turning to the left with an arc length of 369.55', with a radius of 220.00', with a chord bearing of N 48°23'48" W, with a chord length of 327.61' to a point.

Thence, S 83°29'41" W a distance of 368.20', to an iron pin set, being the southeastern terminus of 60' right of way of General Avenue.

Thence, with the right of way of General Avenue N 07°05'24" W a distance of 59.87' to the point of Beginning, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7442, on November 3, 2023.



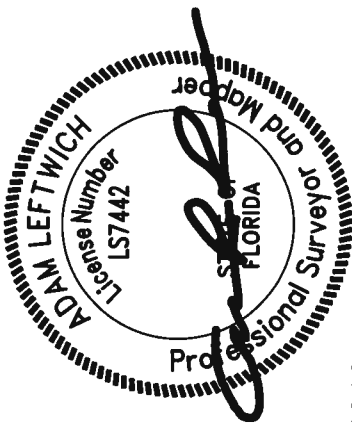


**EASEMENT  
ABANDONMENT EXHIBIT**

CLIENT: PUBLIX SUPER MARKETS, INC.  
PO BOX 32018  
LAKELAND, FL 33802

DATE: 6/5/23

**D+L SURVEYING**  
TRADITIONAL + AERIAL GEOMATICS  
320 ISLAND FORD ROAD  
LANSING, TN 37770  
423-223-4225



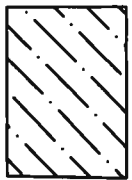
Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:40:35-04'00'

**ESMT LINE TABLE**

LINE	BEARING	DISTANCE
EL1	N 89°58'10" E	43.76'
EL2	S 51°25'08" E	21.02'
EL3	S 89°58'10" W	49.85'
EL4	N 00°01'50" W	20.02'

**LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- BOUNDARY LINE
- - - EASEMENT
- . - FENCING



PORTION OF DRAINAGE  
ESMT. TO BE ABANDONED



GRAPHIC SCALE 1" = 100'

## Legal Description

Easement Description Note: The following legal description is exclusively for the purpose of depicting the portion of the property listed below that had been dedicated as a 20' Drainage Easement to which will be abandoned. The boundary for the legal description below is based on a partial boundary survey completed by D & L Surveying, LLC, Adam Leftwich, LS7422 on November 3, 2023. The description below is not a boundary survey and as such, said description is to be used for the purpose of abandoning the aforementioned easement only and not for the purpose of transferring title.

A certain tract of land lying in Section 20, Township 2 South, Range 25 East, of Duval County, Florida, being located in the city of Jacksonville, being a portion of the Publix Super Markets, Inc. tract previously recorded in Official Records Book 16151 Page 2360 and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Florida State Plane Coordinates, East. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "Leftwich LS7422".

**Commencing** at a 5/8" iron pipe located in the common line of Publix Super Markets, Inc. and RLR Investments, LLC, and located N 00° 13' 26" W a distance of 176.17' from a 5/8" iron pin located in the north Right of Way of the Interstate 10 – FL State Route 8, also a common corner of the Publix Super Markets, Inc. and RLR Investments, LLC tracts and the southwestern most corner of the parent tract.

Thence from said iron pipe, and with the northern line of the aforesaid easement, N 89°58'10" E a distance of 255.51' to an un-monumented point which is the **TRUE POINT OF BEGINNING**, lying at a location described in state plane coordinates as being N: 2174379.25, E: 395695.03.

Thence, with the line of the aforesaid easement the following six calls, N 89°58'10" E a distance of 43.76' to a point.

Thence, N 56°13'35" E a distance of 332.58' to a point.

Thence, S 51°25'08" E a distance of 21.02' to a point.

Thence, S 56°13'35" W a distance of 345.01' to a point.

Thence, S 89°58'10" W a distance of 49.85' to a point.

Thence, N 00°01'50" W a distance of 20.02' to the point of **Beginning**, as surveyed by D & L Surveying, LLC., Adam Leftwich, LS7422, on November 3, 2023.



Digitally signed by Adam Leftwich PLS, RLS, PSM  
Reason: I am the author of this document  
Date: 2025.05.21 00:41:00-04'00'



## **LEGISLATIVE FACT SHEET**

DATE: 04/14/25

BT or RC No: \_\_\_\_\_

SPONSOR: Public Works Real Estate, in Council President 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](mailto: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 City Council to approve the vacation of easements over a previously closed portion of the right of way General Avenue as recorded in Plat Book 64, Page 92 and as established in the Plat of General Avenue, of the Current Public Records of Duval County, Florida and in closure Ordinance #2015-633-E. See maps attached and RE#006829-9100 for location purposes.

The applicant, Publix Super Markets, Inc. (represented by John K. Rice, Esq.) has requested the vacation of both the City of Jacksonville and JEA easements reserved in the ordinance aforementioned, to accommodate the development of a 369,780 square foot cold storage warehouse. The easements are identical in area and legal description. JEA confirmed its approval of the vacation of its easement. The applicant has paid the \$3,164.00 easement with encroachment application fee.

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 \$3,164.00 closure application fee with encroachments 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: 60px; 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: 60px; 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: 60px; 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? OGC has approved the hold harmless covenant template. <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></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: 60px; 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?

☐☒

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?

☐☒

Attachment: If yes, attach appropriate form(s).

Reporting  
Requirements?

☐☒

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

### **BUSINESS IMPACT ESTIMATE**

Pursuant to Section 186.041(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 regul

☐

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;

☐

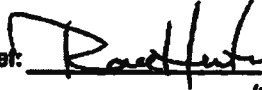
The ordinance relates to procurement; or

☐


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
- 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.col.net/departments/finance/budget/mayor-s-budget-review-committee>

Division Chief:   
(signature)

Date: 4/14/25

Prepared By:   
(signature)

Date: 4/14/25

**ADMINISTRATIVE TRANSMITTAL**

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

**Thru:** Nina Sickler, P.E., Director of Public Works

Phone: 255-8748

E-mail: nsickler@coi.net

**From:** Renee Hunter, Chief, Real Estate

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-8700

E-mail: reneeh@coi.net

**Primary Contact:** Renee Hunter, Chief, Real Estate

Initiating Department Representative (Name, Job Title, Department)

Phone: 255-8700

E-mail: reneeh@coi.net

**CC:** Brittany Norris, Director of Intergovernmental Affairs, Office of the Mayor

Phone: 255-5000

E-mail: bnorris@coi.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@coi.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@coi.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**