

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



JEFFREY R. CLEMENTS
Chief of Research
(904) 630-1377

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 630-3403

Bill Type and Number: Ordinance 2018-788

Sponsor: Council President Bowman:

Date of Introduction: November 13, 2018

Committee(s) of Reference: TEU

Date of Analysis: November 16, 2018

Type of Action: Easement Closure

Bill Summary: This ordinance closes and abandons a fifteen foot storm and sanitary sewer easement (“Easement”) in Council District 3, established in Ordinance 1971-829-365-E, and appearing as Alleyway in Block Six of the Atlantic Highlands Subdivision, as recorded in Plat Book 9, page 37, of the current Public Records of Duval County, Florida, at the request of Townsend Atlantic Properties, LLC, the adjacent property owner (the “Applicant”), to allow Applicant to expand the construction of the warehouse/office facility approved by Ordinance 2017-418-E; it provides for approval subject to conditions.

Background Information: Ordinance 2017-418-E rezoned 1.0± acres at 1627 San Pablo Road South from Commercial Office (CO) to Planned Unit Development (PUD) to enable the Applicant to expand the construction of a warehouse/office facility that was approved by the ordinance. The Applicant, Townsend Atlantic Properties, LLC, requests that the storm and sanitary easement be closed and abandoned. Closure of the easement is subject to the execution and delivery to the City by the Applicant of a Hold Harmless Covenant. The closure shall not be recorded in the Public Records until execution and delivery of the required Hold Harmless Covenant.

Policy Impact: Enabling closure applicant to expand business facility.

Fiscal Impact: The closure applicant paid a closure application fee.

Analyst: Jackson