

RESOLUTION 2025- 080

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA, ACCEPTING LINEAR PARK
TRACTS DEDICATED BY PLAT IN LIBERTY COVE – PHASE 1,
UNIT 1; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, pursuant to Section 34-23 of the Code of Ordinances of Nassau County, Florida, all new residential construction in the unincorporated area of the County must contribute its fair share to the cost of improvement and addition to the County recreation system by paying a park impact fee and recreational facilities impact fee; and

WHEREAS, Section 34-86 of the Code allows credit to be granted against an impact fee imposed by Section 34-23 when a developer donates land or equipment, or constructs capital facilities, as approved by the County; and

WHEREAS, Nassau County entered into that certain Park Donation and Credit Agreement with Liberty Cove Nassau, LLC (“Donor”) on September 11, 2023, which required Donor to donate and convey to the County approximately 37.5 acres of park land to the County associated with the development of Liberty Cove Phase I; and

WHEREAS, Sections 2(a)(1) through (3) of the Agreement identify the parcels to be donated by Donor, which shall be conveyed via final plat pursuant to Section 6(a) of the Agreement: (1) Linear Parcels identified in Exhibit “B” of the Agreement; (2) E3.1 Park Parcel identified in Exhibit “B” of the Agreement; and (3) Park E3.2, Park E3.3, and Park F3 identified in Exhibit “C” of the Agreement and referred to as Community Park Parcels; and

WHEREAS, the final plat for Liberty Cove – Phase 1, Unit 1, was approved by the Board of Commissioners as Tab C on February 10, 2025 and recorded at Official Records Book 2768, Page 1306 of the official records of Nassau County, Florida; and

WHEREAS, Tracts “A,” “N,” and “O” (Linear Park Tracts) were dedicated to Nassau County on said final plat, which constitute a portion of the total Linear Parcels to be dedicated under the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THAT:

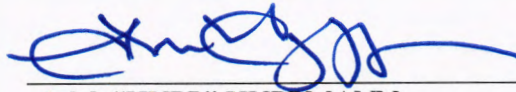
SECTION 1. FINDINGS. The above findings are true and correct and are hereby incorporated herein by reference.

SECTION 2. ACCEPTANCE OF LINEAR PARK TRACTS. The County acknowledges and accepts the dedication of the Linear Park Tracts designated as Tracts "A," "N," and "O" via the final plat for Liberty Cove – Phase 1, Unit 1 (recorded at Official Records Book 2768 Page 1306 of the official records of Nassau County, Florida).

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

DULY ADOPTED this 12th day of May, 2025.

**BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA**



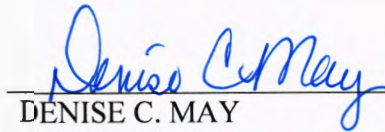
A.M. "HUPP" HUPPMANN
Its: Chairman

ATTEST as to Chairman's Signature:

Approved as to form:



MITCH L. KEITER
Its: Ex-Officio Clerk



DENISE C. MAY
County Attorney