

**RESOLUTION NO. 2025- 092**

**A RESOLUTION CLOSING, VACATING, AND ABANDONING AN EXISTING PUBLIC OR PRIVATE STREET, ALLEYWAY, ROAD, OR HIGHWAY, OR RENOUNCING AND DISCLAIMING ANY RIGHT OR INTEREST OF SAID NASSAU COUNTY, FLORIDA, AND THE PUBLIC, TO SAID STREET, ALLEYWAY, ROAD, OR HIGHWAY KNOWN RIVERSIDE DRIVE, FERNANDINA BEACH, FLORIDA).**

**WHEREAS**, The Commercial Range at Amelia LLC, ("Applicant"), has petitioned the Board of County Commissioners of Nassau County, Florida, to vacate, abandon, discontinue and close, and to renounce and disclaim any right and interest of Nassau County, Florida, and the public, in and to the certain public or private street, alleyway, road or highway described as follows:

**Lands described in the legal description attached hereto as Exhibit "A"  
and by this reference made a part hereof**

and;

**WHEREAS**, the Board of County Commissioners is authorized to adopt a resolution abandoning and disclaiming any right or interest to that certain public or private street, alleyway, road or highway pursuant to Section 336.09, Florida Statutes; and

**WHEREAS**, the application of Applicant, was duly presented to the Board of County Commissioners at its regular meeting on April 14, 2025 in order to set a public hearing; and

**WHEREAS**, a public hearing was held on May 12, 2025 by the Board of County Commissioners of Nassau County, Florida; and

**WHEREAS**, it was determined that the public or private street, alleyway, road or highway described herein does not serve a public purpose and the Board of County Commissioners has no objections to closing, vacating and/or abandonment; and

**WHEREAS**, public notice was published in accordance with the requirements of Section 336.10, Florida Statutes, and all state and county taxes due and payable assessed against the owners of the lands to be abandoned have been paid in full; and

**WHEREAS**, a notice of public hearing on vacation of certain streets, alleyways, roads or highways was duly published on April 23, 2025 and April 30, 2025, in a newspaper of general circulation in Nassau County, Florida, at least two weeks prior to the date of the public hearing; and

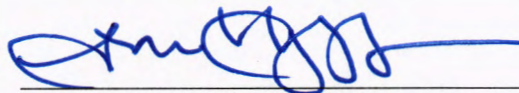
**WHEREAS**, the Board of County Commissioners, in accordance with Section 336.09, Florida Statutes, has determined that abandoning the public or private street, alleyway, road or highway will not affect the ownership or right of convenient access of persons owning other parts of the subdivision or adjacent properties, and is in the best interests of the public welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Nassau County, Florida, that:

1. **RECITALS.** The above recitals are true and correct and are incorporated as legislative findings.
2. Upon request of Applicant, the Board finds that the public or private street, alleyway, road or highway described in Exhibit "A" attached hereto, located within Nassau County, Florida, is hereby closed, vacated, and/or abandoned insofar as this Board of County Commissioners has the authority to do so and this Board hereby renounces and disclaims any right of the County, and the public, in and to the described property.
3. From this date forward, Nassau County shall not be responsible for the maintenance and/or repair of the public or private street, alleyway, road or highway described in Exhibit "A" attached hereto.
4. This Resolution shall be spread upon the minutes of the Board of County Commissioners of Nassau County, Florida, and said Applicant and, pursuant to Section 336.10, Florida Statutes, shall publish a notice of its adoption one (1) time, within thirty (30) days hereafter in a newspaper of general circulation in Nassau County, Florida.

**DULY ADOPTED** this 12th day of May, 2025.

BOARD OF COUNTY COMMISSIONERS OF  
NASSAU COUNTY, FLORIDA

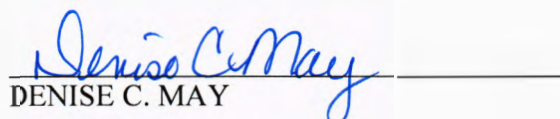


A.M. "HUPP" HUPPMANN  
Its: Chairman

ATTEST AS TO CHAIRMAN'S  
SIGNATURE:

  
MITCH L. KEITER  
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY:

  
DENISE C. MAY

**EXHIBIT A**

LEGAL DESCRIPTION

A PORTION OF RIVERSIDE DRIVE (A 30' RIGHT-OF-WAY) AS SHOWN ON THE PLAT OF "OCEAN BREEZE FARMS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 10, "RIVER OAKS OF AMELIA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 407, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "RIVER OAKS OF AMELIA", A DISTANCE OF 62.37 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°59'16" WEST, ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE AS SHOWN ON SAID PLAT OF "OCEAN BREEZE FARMS", A DISTANCE OF 497.18 FEET TO A POINT OF THE SOUTHERLY LINE OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 28 EAST; THENCE SOUTH 88°32'07" EAST, ALONG SAID SOUTHERLY SECTION LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°59'16" EAST, A DISTANCE OF 497.43 FEET; THENCE NORTH 89°00'44" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRE, MORE OR LESS.