

**RESOLUTION NO. 2025- 093**

**A RESOLUTION SETTING THE TIME AND PLACE FOR PUBLIC HEARING ON THE CLOSING, VACATING, AND ABANDONING OF AN EXISTING PUBLIC OR PRIVATE STREET, ALLEYWAY, ROAD, OR HIGHWAY, OR THE RENOUNCING AND DISCLAIMING OF ANY RIGHT OR INTEREST OF SAID NASSAU COUNTY, FLORIDA, AND THE PUBLIC, TO SAID STREET, ALLEYWAY, ROAD, OR HIGHWAY KNOWN AS A PORTION OF RIVERSIDE DRIVE, FERNANDINA BEACH, FLORIDA.**

**WHEREAS**, Anne Coonrod and The Commercial Range at Amelia LLC, applicants, have 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:

**LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

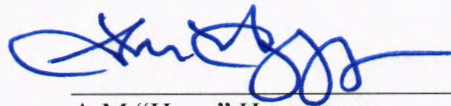
**WHEREAS**, Section 336.09, Florida Statutes, authorizes this Board to vacate, abandon, discontinue and close any existing public or private street, alleyway, road, highway, or other place used for travel, and to renounce and disclaim any right and interest of Nassau County, Florida, and of the public, in and to lands delineated on any recorded map or plat as a dedication or prescription for street, alleyway, road or highway purposes, outside of the corporate limits of any municipality, after giving notice of and holding a public hearing to determine whether such action should be taken.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Nassau County, Florida, in a meeting duly assembled on this 14th day of April, 2025, that a public hearing will be held on said petition at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida,

on the 12th day of May, 2025 at 5:00 p.m., or as soon thereafter as the matter may be heard.

**BE IT FURTHER RESOLVED** that pursuant to Section 336.10, Florida Statutes, public notice of said meeting will be published in a newspaper of general circulation in Nassau County, Florida at least two weeks prior to the date of said hearing.

BOARD OF COUNTY COMMISSIONERS  
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.

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

