

RESOLUTION NO. 2025-121

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 AS AN UNNAMED, UNIMPROVED 60-FOOT RIGHT-OF-WAY OFF RICHARD DRIVE IN FERNANDINA BEACH, FLORIDA.

WHEREAS, Hidden Lake Properties, 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 known as an unnamed, unimproved 60-foot right-of-way north of Richard Drive in Fernandina Beach, more particularly 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 June 9, 2025 in order to set a public hearing; and

WHEREAS, a public hearing was held on July 14, 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 or about June 18, 2025 and June 25, 2025, in a newspaper of general circulation in Nassau County, Florida, at least two weeks prior to the date of the public hearing; and

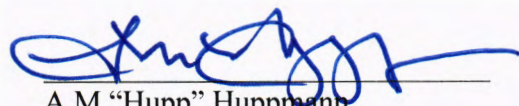
WHEREAS, the Board of County Commissioners, in accordance with Section 336.09, Florida Statutes, has determined that abandoning the public or private street, alleyway, road or highway will not affect the ownership or right of convenient access of persons owning other parts of the subdivision or adjacent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

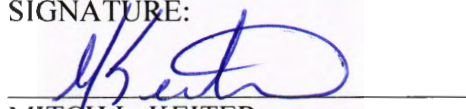
DULY ADOPTED this 14th day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



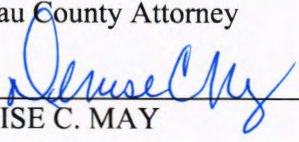
A.M. "Hupp" Huppmann
Its: Chairman

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 UNNAMED ROAD RIGHT-OF-WAY, SITUATED IN "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 3, "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH $89^{\circ}25'28''$ EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 60.00 FEET TO INTERSECT THE WESTERLY LINE OF LOT 2, "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LOT 2, THE FOLLOWING TWO COURSES: (1) THENCE SOUTH $01^{\circ}47'46''$ EAST A DISTANCE OF 105.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $88^{\circ}46'46''$, AN ARC LENGTH OF 46.48 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH $46^{\circ}11'09''$ EAST A DISTANCE OF 41.97 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARD DRIVE, A 60 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "OAK HILL ESTATES UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}25'28''$ WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RICHARD DRIVE, A DISTANCE OF 120.07 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY PERIMETER OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF $91^{\circ}13'14''$, AN ARC LENGTH OF 47.76 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH $43^{\circ}48'51''$ EAST A DISTANCE OF 42.88 FEET; THENCE NORTH $01^{\circ}47'46''$ WEST, ALONG THE EASTERLY PERIMETER OF SAID LOT 3, A DISTANCE OF 104.10 FEET TO THE POINT OF BEGINNING.

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

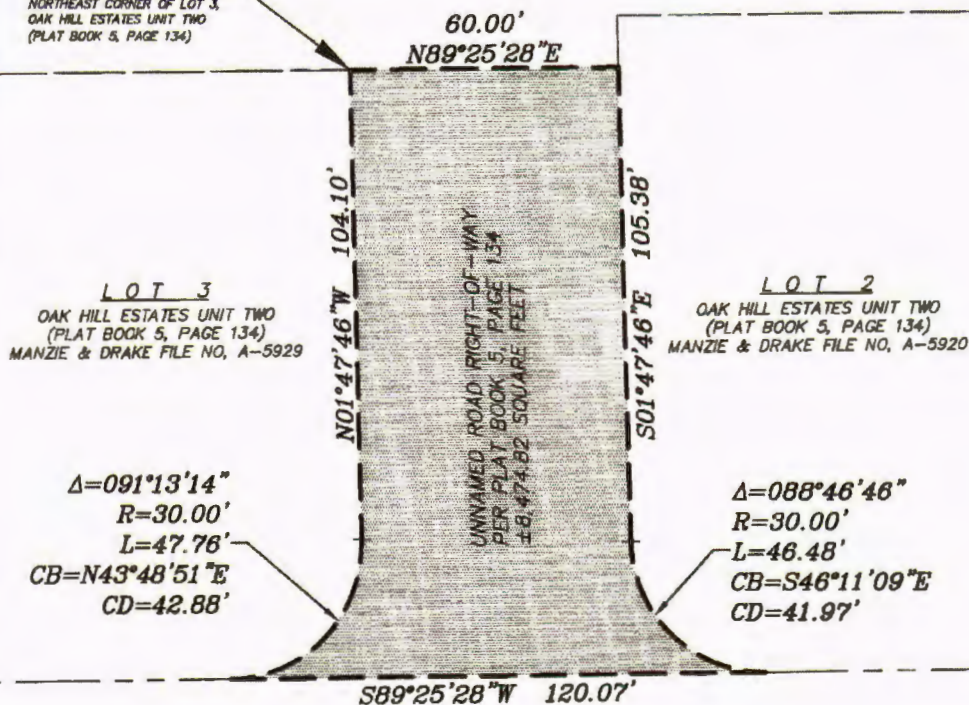
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

P.I.N. = 31-2N-28-0000-0002-0000
O.R.B. 2527, PAGE 1589
MANZIE & DRAKE FILE NO. C-950



POINT OF BEGINNING

NORTHEAST CORNER OF LOT 3,
OAK HILL ESTATES UNIT TWO
(PLAT BOOK 5, PAGE 134)



RICHARD DRIVE

(60-FOOT RIGHT-OF-WAY)

LEGEND

CL = CENTERLINE
Δ = CENTRAL ANGLE
CB = CHORD BEARING
CD = CHORD DISTANCE
L = LENGTH
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
P.I.N. = PARCEL IDENTIFICATION NUMBER

JOB NO. 15657-3-RW-SKETCH

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

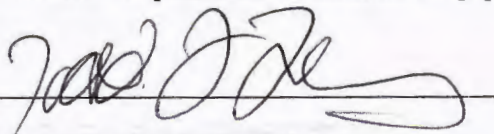
Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF PUBLIC HEARING
HIDDEN LAKE PROPERTIES

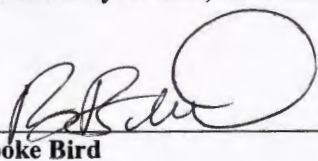
Was published in said newspaper in the issue(s) of

06/18/2025 06/25/2025
Ad # 868346

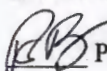
Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.



Sworn to and subscribed to before me
This 25th day of June, A.D. 2025



Brooke Bird, Notary Public

 **Personally Known**



**NOTICE OF PUBLIC
HEARING ON VACATION
OF CERTAIN STREETS,
ALLEYWAYS, EASEMENTS,
OR ROADS**

TO WHOM IT MAY CONCERN:

YOU WILL TAKE NOTICE that the Board of County Commissioners of Nassau County, Florida, upon the application of qualified land owners, Hidden Lake Properties, LLC, will hold a public hearing at 5:00 P.M., or as soon thereafter as the matter may be heard, on the 14th day of July, 2025, at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida, to consider and

determine whether it will vacate, abandon, discontinue and close, and will renounce and disclaim any right of Nassau County, Florida, and the public, in and to an unnamed, unimproved right-of-way north of Richard Drive in Fernandina Beach, more particularly described as follows:

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

The public is invited to be present and be heard. If a person wishes to appeal any decision made by the Board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This notice is published pursuant to the provisions of Section 336.10, Florida Statutes.

In accordance with the Americans With Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should contact the County Managers Office at contact@nassaucountyfl.com, 96135 Nassau Place, Suite 1, Yulee, FL 32097, Phone No. 904-530-6010, not later than seventy-two (72) hours prior to the proceeding. If you are hearing or voice impaired, please call the Florida Relay Service at 711 or toll free at 1-800-955-8771 (TTY).

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA
BY: /s/ A.M. Hupp Huppman
Its: Chairman

ATTEST:
/s/ Mitch L. Keiter
Its: Ex-Officio Clerk

EXHIBIT "A"

LEGAL DESCRIPTION
A PORTION OF UNNAMED ROAD RIGHT-OF-WAY, SITUATED IN OAK HILL ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 3, OAK HILL ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 89°2528 EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 60.00 FEET TO INTERSECT THE WESTERLY LINE OF LOT 2, OAK HILL ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LOT 2, THE FOLLOWING TWO COURSES: (1) THENCE SOUTH 01°4746 EAST A DISTANCE OF 105.38 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°4646, AN ARC LENGTH OF 46.48 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 46°1109 EAST A DISTANCE OF 41.97 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF RICHARD DRIVE, A 60 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF OAK HILL ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 134, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 89°2528 WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RICHARD DRIVE, A DISTANCE OF 120.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY PERIMETER OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 91°1314, AN ARC LENGTH OF 47.76 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 43°4851 EAST A DISTANCE OF 42.88 FEET; THENCE NORTH 01°4746 WEST, ALONG THE EASTERLY PERIMETER OF SAID LOT 3, A DISTANCE OF 104.10 FEET TO THE POINT OF BEGINNING.
FNL 2T 06-18-25-2025
#868346

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

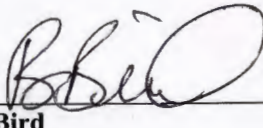
NOTICE OF ADOPTION OF
RESOLUTION 2025-121

Was published in said newspaper in the issue(s) of

07/30/2025
Ad # 873891

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Sworn to and subscribed to before me
This 30th day of July, A.D. 2025


Brooke Bird, Notary Public

 Personally Known



NOTICE OF ADOPTION OF
RESOLUTION VACATING
CERTAIN STREETS,
ALLEYWAYS, ROADS OR
HIGHWAYS

TO WHOM IT MAY CON-
CERN:

NOTICE IS HEREBY GIVEN
that the Board of County Com-
missioners of Nassau County,
Florida, upon the application of
qualified land owners, Hidden
Lake Properties, LLC, did, on
the 14th day of July, 2025
adopt Resolution No. 2025-121,
a Resolution closing, vacating
or abandoning a street, alley-
way, road or highway identified
as an unnamed, unimproved
right-of-way north of Richard
Drive in Fernandina Beach,
Nassau County, Florida more
particularly described as fol-
lows:

LEGAL DESCRIPTION AT-
TACHED HERETO AS EXHIB-
IT A

and that said Resolution re-
nounces and disclaims any
right or interest of said Nassau
County, Florida, and the public,
in and to said street, alleyway,
road or highway.

BOARD OF COUNTY COM-
MISSIONERS
NASSAU COUNTY, FLORIDA
BY: /s/ A.M. Hupp Huppmann
Its: Chairman

ATTEST:
/s/ Mitch L. Keiter
Its: Ex-Officio Clerk

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF UNNAMED
ROAD RIGHT-OF-WAY, SITU-
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FNL 1T 07-30-2025
#873891

RCUD OMB
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