

RESOLUTION 2025-_____

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA, ACCEPTING MAINTENANCE
RESPONSIBILITY FOR KATY STREET AND RELEASING THE
MAINTENANCE BONDS; PROVIDING FOR FINDINGS; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Century Communities of Florida, LLC constructed the Katy Street right-of-way within Concourse Crossing Phase 1, a residential development located west of Old Nassauville Road/County Road 107 and south of Amelia Concourse;

WHEREAS, the sixty-foot right-of-way was previously conveyed to the County via Right of Way Warranty Deed dated December 9, 2019 from the prior owner, Nassau I Amelia, LLC, recorded in Official Records Book 2539, Page 1789 of the official records of Nassau County, Florida; and

WHEREAS, the construction of said Katy Street right-of-way was accepted as complete by Nassau County on December 15, 2022; and

WHEREAS, Century Communities of Florida, LLC obtained a maintenance bond for said Katy Street right-of-way for a 26-month period commencing on December 16, 2022 and expiring on February 16, 2025, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**; and

WHEREAS, Exhibit “B”, attached hereto and incorporated herein, depicts the location of Katy Street as highlighted;

WHEREAS, the rights-of-way were inspected prior to expiration of the maintenance bonds on or around November 15, 2024 by County staff;

WHEREAS, all required repairs have been completed by Century Communities of Florida, LLC.

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. RELEASE OF BONDS. The County approves and authorizes the release of the maintenance bond provided in **Exhibit “A.”** Said maintenance bond can expire and terminate pursuant to its own terms.

SECTION 3. ACCEPTANCE OF MAINTENANCE. The County acknowledges and

accepts, as of the Effective Date, its maintenance responsibility for Katy Street right-of-way referenced herein and depicted in **Exhibit “B”**. The County shall maintain Katy Street according to its applicable standards and shall not be responsible for any streetlights or landscaping located within the right-of-way.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect on the date that the 26-month maintenance bond expires, on February 16, 2025.

DULY ADOPTED this _____ day of _____, 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