

BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
5:00 PM, May 12, 2025
James S. Page Governmental Complex, 96135 Nassau Place
Yulee, FL 32097

P.



Nassau County Development Services
96161 Nassau Place
Yulee, FL 32097

STAFF REPORT
Board of County Commissioners
Riverside Drive Abandonment
May 12, 2025

APPLICATION FOR ABANDONMENT

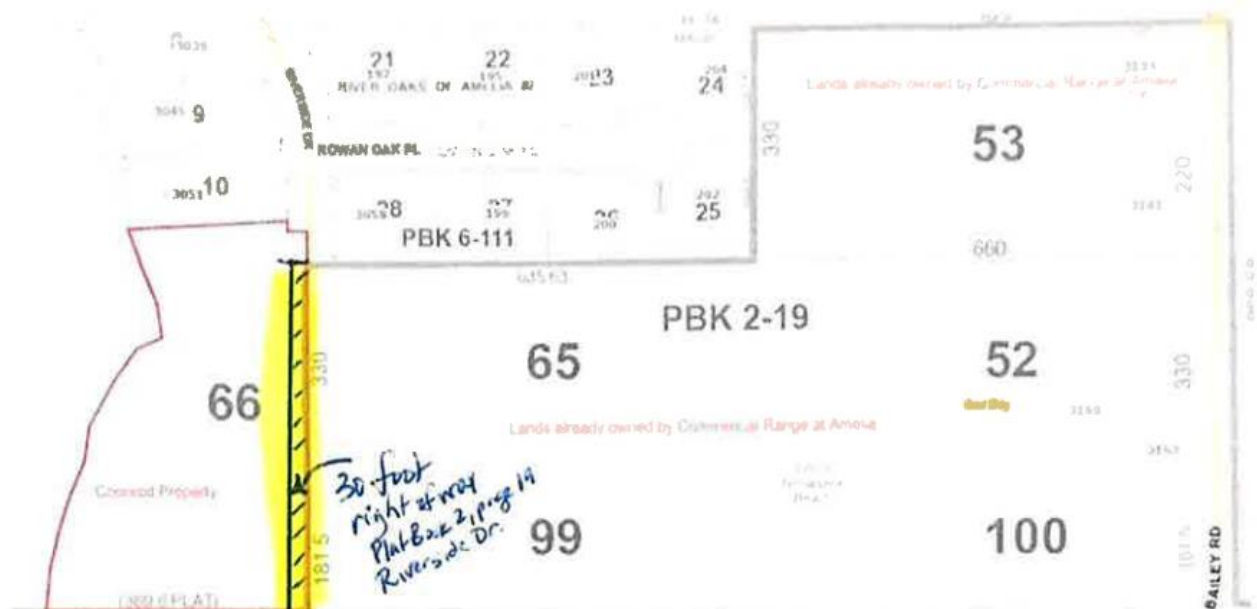
APPLICATION & SURROUNDING AREA INFORMATION:

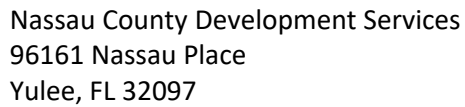
OWNER/APPLICANT:	The Commercial Range at Amelia LLC
AGENT:	Jack Healan
REQUESTED ACTION:	Abandoning a portion of Riverside Drive in Fernandina Beach
APPLICABLE REGULATIONS:	Article III, Sec. 29-47(b) Vacation and annulment -Easements and rights-of-way
PARCEL ID:	00-00-30-044B-0066-0000 & 00-00-30-044B-0052-0000

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Development Services Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The abandonment of a portion of the Riverside Drive right-of-way is in compliance with the Comprehensive Plan, Land Development Code, and Nassau County Code of Laws and Ordinances. None of the County departments that reviewed the application objected to the abandonment (County Engineer, Development Services, Fire Rescue, Planning, Stormwater), and notice was provided to the surrounding utility companies (COFB, FPU, NAU, AT&T, IQ Fiber, Xfinity) with no objection from the one utility response received (FPU). Given the location of the right-of-way adjacent to the municipal boundary for the City of Fernandina Beach, the City was also separately contacted regarding the abandonment application and did not express any objections or concerns.





The vacation/abandonment has been reviewed for compliance with Nassau County Code of Laws and Ordinances, Article III, Sec. 29-47 (b). – Vacation and annulment of plats, easements, and rights-of-Way. It is consistent with the abandonment requirements.

The application has met the requirements for abandonment, and no objections have been received from County departments or from notified utilities.

RESOLUTION NO. 2025-_____

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 _____ day of _____, 202__.

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.



Nassau County Development Services

96161 Nassau Place
Yulee, Florida 32097
904-530-6225

PROCEDURES FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY, STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.

Applications for Abandonment of right-of-way must be submitted to the Engineering Services Department between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The application must be accompanied by a \$368.00 review fee, \$100 legal fee and a certified mailing fee for each property owner and utility company with utilities located within 300 feet of proposed abandoned property. **These fees are non-refundable.** The following items must be included at time of submittal.

- 1.) Completed original application form.
- 2.) Names and mailing address of all owners and utility companies with utilities within a 300 feet radius of the proposed vacated/abandoned property. The applicant shall obtain this information from the Nassau County Property Appraiser's website (www.nassauflpa.com).
- 3.) Licensed surveyor or attorney must certify a legal description of the road, roadway, Street, alleyway, lot or subdivision proposed to be abandoned.
- 4.) A tax map showing the property or portion of the property must be highlighted.

The applicant shall be responsible for providing the required documents as stated above. The Development Services Department cannot assist in the preparation of the required documents.

Upon receipt of completed application and fees:

- 1.) The Development Services Department will forward the application to the Board of County Commissioners.
- 2.) The Board of County Commissioners will set a time and date for a public hearing.
- 3.) The County will forward all necessary legal advertisements to the local newspaper for advertisement.
Payment for the advertisement is the sole responsibility of the applicant and is payable directly to the newspaper in which it was published.
- 4.) Upon approval of the application, the Board of County Commissioners will adopt a resolution vacating / abandoning the proposed property.



Nassau County Development Services

96161 Nassau Place
Yulee, Florida 32097

APPLICATION FOR VACATION, ABANDONMENT, OR CLOSING OF A ROAD, ROADWAY, STREET, ALLEYWAY, LOT OR SUBDIVISION PLAT.

Address or General Location: 3163 Bailey Road

Property Identification Number: Between 00-00-30-044B-0052-0000 and 00-00-30-044B-0066-0000

PART ONE - APPLICANT INFORMATION:

Applicant/Authorized Agent:

Name: Jack Healan

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

☒ Phone: 904-219-2754 Email: healanm@gmail.com

Owner (If same as Applicant N/A)

Name: See Attached

Mailing Address: _____

Phone: _____ Email: _____

Owners:

Name: Anne Coonrod

Mailing Address: 3017 Riverside Drive, Fernandina Beach, FL 32034

Phone: 904-583-2599 Email: annecoonrod3@gmail.com

AND

Name: The Commercial Range at Amelia LLC

Mailing Address: 4001 Centurion Way, Fernandina Beach, FL 32034

Phone: 904-219-2754 Email: healanmc@gmail.com



Nassau County Development Services
96161 Nassau Place
Yulee, Florida 32097

PART TWO: PROPERTY INFORMATION

Legal Description of the Area to be Abandoned (attach separate sheet if necessary):

See Attached

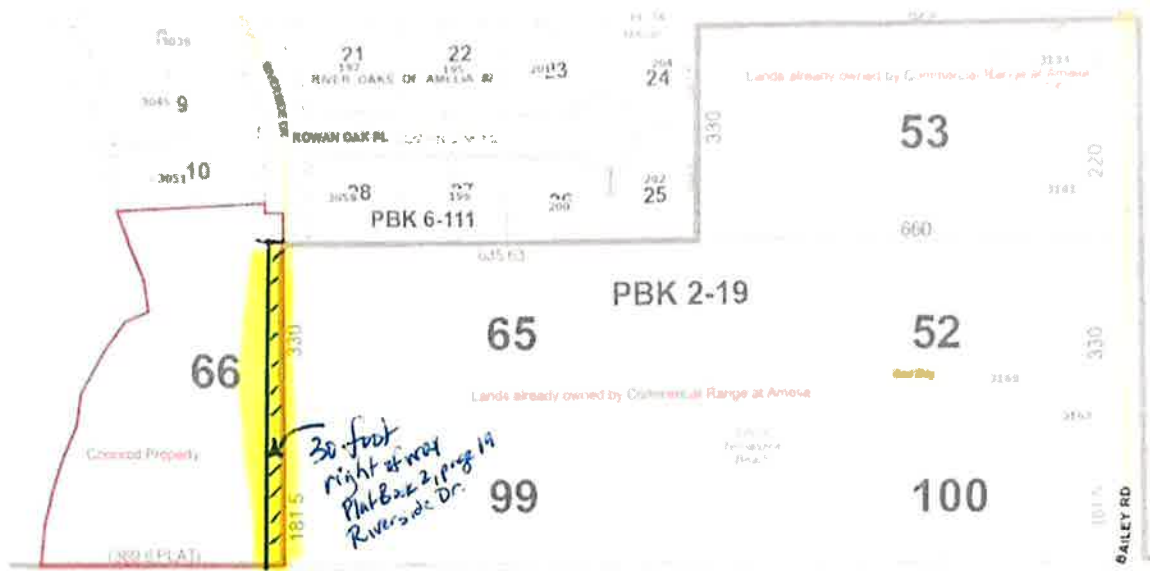
Existing Condition of the Right-of-Way (i.e. Improved / Unimproved, is it being utilized for access):

Unimproved - no access

Intended Use of the Right-of-Way:

To be incorporated into adjoining lots

Portion of Tax Map





Nassau County Development Services

96161 Nassau Place

Yulee, Florida 32097

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, The Commercial Range at Amelia LLC the owner of the following described property

(Give legal description): See Attached

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that Jack Healan
(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

[Signature]
ATTORNEY IN FACT
(Owner's Signature)

State of Florida
County of Nassau

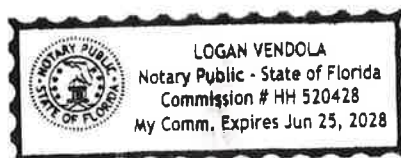
The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2024, by Jack Healan, who is personally known to me or has produced DL as identification.

Oath taken: ✓ Yes No

[Signature]
Notary Signature

My commission expires: 6-25-28

(NOTARY SEAL)



PHONE (904) 530-6225



Nassau County Development Services

96161 Nassau Place
Yulee, Florida 32097

OWNER'S CONSENT AND DESIGNATION OF AGENCY

I, Anne Coonrod the owner of the following described property

(Give legal description): See Attached

Hereby petition the Nassau County Board of County Commissioners for the abandonment of right-of-way herein described and understand that in the event this abandonment request is granted, I shall receive and be responsible for property obtained pursuant to the abandonment,

And affirm that Jack Healan
(Applicant's / Agent's Name)

Is hereby designated to act as agent on my behalf to accomplish the above.

I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of Nassau County Board of County Commissioners and are not returnable.

Anne Coonrod

(Owner's Signature)

State of Florida
County of Nassau

The foregoing instrument was sworn to (or affirmed), subscribed, and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of June, 2024, by Anne Coonrod, who is personally known to me or has produced DL as identification.

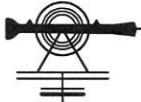
Oath taken: ✓ Yes No

[Signature]
Notary Signature

My commission expires: 6-25-28

(NOTARY SEAL)





LEGAL DESCRIPTION
PORTION OF RIVERSIDE DRIVE
SOUTH PORTION
MARCH 07, 2025

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:

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CONTAINING 0.34 ACRE, MORE OR LESS.

Melanie Platt

MELANIE G. PLATT, R.S.M.
FLORIDA REGISTRATION NO. 7605
JOB NO. 19107 SHEET 1 OF 2



MANZIE & DRAKE LAND SURVEYING

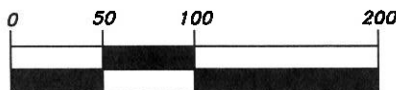


SKETCH OF LEGAL DESCRIPTION

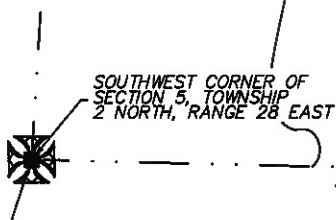
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



SHEET 2 OF 2
JOB NO. 19107

LEGEND

P.I.N. = PARCEL IDENTIFICATION NUMBER

O.R.B. = OFFICIAL RECORDS BOOK

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

P.I.N. = 06-2N-28-0000-0001-0000
O.R.B. 1612, PAGE 946

LOT 9
RIVER OAKS OF AMELIA
(PLAT BOOK 5, PAGES 407 & 408)

LOT 10
RIVER OAKS OF AMELIA
(PLAT BOOK 5, PAGES 407 & 408)

POINT OF
REFERENCE

S00°59'16"W 62.37'

POINT OF
BEGINNING

P.I.N. = 00-00-30-044B-0066-0000
(O.R.B. 671, PAGE 490)

S00°59'16"W 497.18'
RIVERSIDE DRIVE
(30-FOOT RIGHT-OF-WAY) (PLAT BOOK 2, PAGE 19)
N00°59'16"E 497.43'

30.0'

14.919.29 S.F.
0.34 AC.

S88°32'07"E 30.00'

LOT 21
RIVER OAKS OF AMELIA UNIT TWO
(PLAT BOOK 6, PAGE 111)

ROWAN OAK
(60-FOOT RIGHT-OF-WAY)

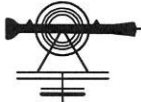
LOT 28
RIVER OAKS OF AMELIA UNIT TWO
(PLAT BOOK 6, PAGE 111)

P.I.N. = 00-00-30-044B-0052-0000
(O.R.B. 2197, PAGE 505)

LOT 65 (OCEAN BREEZE FARMS)
(PLAT BOOK 2, PAGE 19)

LOT 99 (OCEAN BREEZE FARMS)
(PLAT BOOK 2, PAGE 19)

P.I.N. = 19-2N-28-0000-0001-0000
O.R.B. 1903, PAGE 336
O.R.B. 1903, PAGE 369



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Melanie Platt

MELANIE G. PLATT, R.S.M.
FLORIDA REGISTRATION NO. 7605
JOB NO. 19107 SHEET 1 OF 2



MANZIE & DRAKE LAND SURVEYING

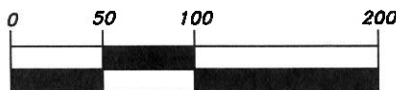


SKETCH OF LEGAL DESCRIPTION

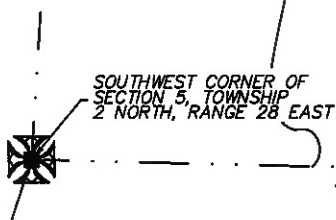
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



GRAPHIC SCALE



(IN FEET) 1 inch = 100 ft.



SHEET 2 OF 2
JOB NO. 19107

LEGEND

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O.R.B. 1903, PAGE 336
O.R.B. 1903, PAGE 369

**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, The Commercial Range at Amelia, LLC, will hold a public hearing at 5:00 P.M., or as soon thereafter as the matter may be heard, on the 12th day of May, 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 a portion of Riverside 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 Manager’s 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” Huppmann
Its: Chairman

ATTEST:

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

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:

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CONTAINING 0.34 ACRE, MORE OR LESS.