

EXHIBIT A

Sec. 29-47. - Vacation and annulment of plats, easements, and right-of-way.

(a) *Plats.* Plats subdividing land may be vacated or annulled in accordance with F.S. § 177.101.

- (1) The board, in public hearing, may annul a registered subdivision after sixty (60) months if the development proposed in the subdivision plat has not proceeded in a timely manner.
- (2) Applications for vacations of plats shall be accompanied by proof of legal notice publication in two (2) weekly issues of a newspaper of general circulation in Nassau County, together with paid tax certificates.
- (3) Every vacating and annulment resolution adopted by the board shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the office of the circuit court clerk and duly recorded in the public records of Nassau County.

(4)

A portion of a plat may be vacated or annulled as part of an application to replat. A replat of a plat recorded after July 28, 1997 which ~~to~~ increases the number of lots or eliminates open space, recreational areas, or common property, shall require written consent of all property owners within the plat. Such vacation or annulment may only proceed with a companion replat following the procedures outlined in Chapter 29 ~~combined with~~ and subject to the requirements for due public notice as defined in Article 32 of the Land Development Code.

- (5) A replat of a plat recorded on or before July 28, 1997 shall not require written consent of the property owners within the plat but shall follow the procedures outlined in Chapter 29 combined with due public notice as defined in Article 32 of the Land Development Code. The Board of County Commissioners may deny a request for a vacation or annulment if it is determined by the Board of County Commissioners to be a detriment to the subdivision. A detriment may be defined, at the Board's discretion, as actions that:
- a. result in a reduction in common open space or other public space;
 - b. result in a reduction of community recreational elements;
 - c. result in an impediment to access to properties within or outside of the subdivision;
 - d. result in any other negative impact deemed relevant by the Board of County Commissioners which applies to a particular property or situation.

(b) *Easements and rights-of-way.*

- (1) The board, in public hearing, may vacate, abandon, discontinue, and close any existing public or private street, alleyway, road or highway in accordance with F.S. § 336.09.
- (2) Applications for vacation or abandonment of public or private streets, alleyways, roads or highways shall be accompanied by proof of legal notice publication in two (2) weekly issues of a newspaper of general circulation in Nassau County.
- (3) Such vacation and/or abandonment shall not become effective until a certified copy of such resolution has been filed in the office of the circuit court clerk and duly recorded in the public records of Nassau County.