



# Amelia Island Plantation

March 27, 1987

Mr. Gene Blackwelder, Chairman  
Board of County Commissioners  
Nassau County  
c/o Florida National Bank  
402 Centre Street  
Fernandina Beach, FL 32034

RE: Long Point Model Construction Agreement

Dear Commissioner Blackwelder:

Enclosed is the executed Agreement between Amelia Island Company and Nassau County concerning the construction of two models on property at Long Point. We appreciate your support of this Agreement and the Board's willingness to cooperate in this small way.

Sincerely,

William R. Moore, AICP  
Director of Planning and  
Development

WRM/jm

Enclosure

cc: Jerry Gresson  
Mike Mullan  
Chick Grant  
Townsend Clarkson

A G R E E M E N T

WHEREAS, the Amelia Island Company has requested permission of Nassau County to construct two (2) models on the property known as Long Point subdivision, and

WHEREAS, the Amelia Island Company is in the process of preparing the Plat for the particular subdivision at Long Point, Amelia Island, Florida, and

WHEREAS, the existing ordinances of Nassau County do not address model units, now therefore for and in consideration of the sum of ten and no/100 dollars (\$10.00) and other mutual covenants contained herein, the parties agree as follows:

1. The Amelia Island Company shall be able to construct two (2) model units. Said model units shall be constructed on the location as indicated on the attached Exhibit A. Said location is outlined in red and said Exhibit is attached hereto and made a part hereof.

2. The model units shall require a building permit and shall conform to the Codes of Nassau County including the Southern Building Code.

3. The County shall allow the construction of said model units simultaneously with the completion of the subdivision planning process and approvals required thereof.

4. The parties acknowledge and agree that the procedures set forth by the County for approval of subdivisions and the approvals required under the Amelia Island South Development order and PUD ordinance shall be adhered to.

5. The models shall not be sold or occupied as residences until such time as the subdivision platting process is completed and the specific development plans are approved pursuant to existing ordinances and development orders.

6. The models shall not be used as sales offices or offices of any type.

7. The County shall allow the construction to begin immediately on said models after the appropriate permits have been applied for and received by Amelia Island Company.

8. Prior to the sale of the model units and/or occupancy of the model units the Board of County Commissioners shall be notified and their approval required prior to the sale or occupancy of said models.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY

BY: Gene R. Blackwelder

Its: Chairman

ATTEST:

By: T. J. Greeson

T. J. Greeson

Its: Ex-Officio Clerk

AMELIA ISLAND PLANTATION COMPANY

BY: [Signature]

Its: President

DIST. 34	Cy 09	ROUTE 017	FOLIO 00273	T 1	C	EFFECTIVE DATE			TRAN 27	<input checked="" type="checkbox"/> Install <input type="checkbox"/> Change To <input checked="" type="checkbox"/> FPL Owned <input type="checkbox"/> Cust. Owned	SERVICE ADDRESS			
ACCOUNT NUMBER						MO	DAY	YR		EASTWOOD & POOL #1TW NAME "NASSAU CTY BCC"				
REV.: B	RATE: 11		GRID COORDINATE						<input checked="" type="checkbox"/> Connect 1-2212-89400-9		<input type="checkbox"/> Disconnect/Remove			
AMT.	QTY.	CODE	RATE EACH	DESCRIPTION						AMT.	QTY.	CODE	RATE EACH	
6.58	1	3H	6.58	9500	Lumen conventional overhead bracket luminaire									
					Lumen, conventional overhead bracket luminaire									
3.18	1	PW	3.18		Wood pole and overhead conductors									
					Ornamental pole and <input type="checkbox"/> overhead <input type="checkbox"/> underground conductors									
					Lumen <input type="checkbox"/> contemporary <input type="checkbox"/> traditional luminaire, pole & conductors									
					Lumen <input type="checkbox"/> contemporary <input type="checkbox"/> traditional luminaire, pole & conductors									
					Underground conductors,									
					Lumen customer owned light									
9.76				TOTAL MONTHLY CHARGE - DOES NOT INCLUDE TAXES & ADJUSTMENTS										

Term of Service: 3 Year (s) from the date the above described facilities are installed.

SERVICE AGREEMENT AND EASEMENT FOR OUTDOOR SECURITY LIGHTING

The Company hereby agrees to supply and the Customer hereby agrees to receive and pay for all power, energy and service required for the Outdoor Security Lights and other facilities as listed above and located at the address shown, in accordance with the Company's applicable Rate Schedule OSL and General Rules and Regulations for Electric Service, or any effective superseding and applicable rate schedule and rules and regulations in effect according to the Company's approved tariff, for the Term of Service specified above, and thereafter until canceled by either party.

The Customer hereby grants the Company the right to enter upon, occupy, and use such areas of the Customer's premises as are necessary to enable the Company to construct, install, operate, maintain, and repair said electric facilities which are Company-owned. The Customer grants the same above right to the Company for the purpose of relamping Customer owned facilities. The right to trim trees, if trimming thereof should be necessary to provide for the operation of all such facilities on the Customer's premises, is also hereby granted by the Customer to the Company.

I (we) agree to the terms and conditions above.

FPL 220 8221-1-340

Customer Nassau County BCC

By H. E. Scarborough III

4/5 19 87

By *[Signature]*



## Amelia Island Plantation®

March 9, 1987

Honorable Gene Blackwelder, Chairman  
Board of County Commissioners  
of Nassau County  
Fernandina Beach, FL 32034

RE: LONG POINT VILLAGE

Dear Commissioner Blackwelder:

Amelia Island Plantation (Amelia Island Company) is planning a unique cluster of single-family homes for our new Long Point Subdivision. This development will consist of 33 single-family detached structures on fee-simple lots. We will market one of four homes with its lot. A reduced copy of the site plan is attached which illustrates the concept.

In order to deliver our product for the 1987 selling season, we need to build two model units while simultaneously completing the subdivision platting process. Therefore, we respectfully request that the Board of Commissioners of Nassau County authorize its staff to approve building permits for the two model units outlined in red on the site plan. Granting this request will enable us to show perspective buyers a completed home at about the same time as we complete the subdivision plat.

The proposed plan and development concept has been reviewed by the County Planning Commission and County staff with favorable comments although no formal approval has been sought or given. We are confident that the proposed subdivision can be approved and we know that the proposed subdivision is consistent with the approved PUD and that the granting of this request will not create any undesirable precedent for the County Commission.

Thank you in advance for your consideration and approval of this request.

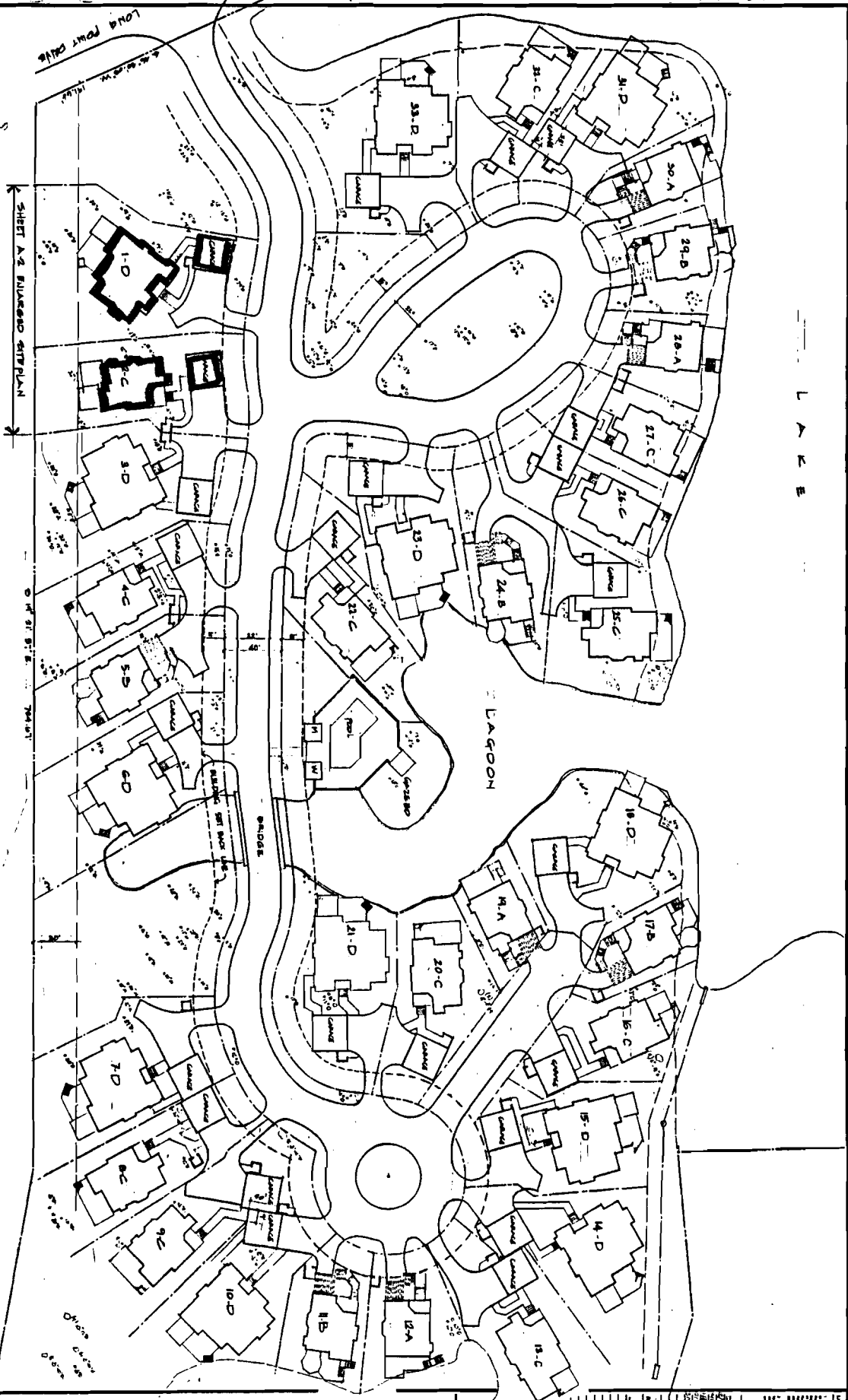
Sincerely,

William R. Moore  
Director of Planning and Development

Attachments

WRM/rr

cc: County Commission Members  
County Commission Clerk  
County Engineer  
County Attorney




  
 MASTER SITE PLAN

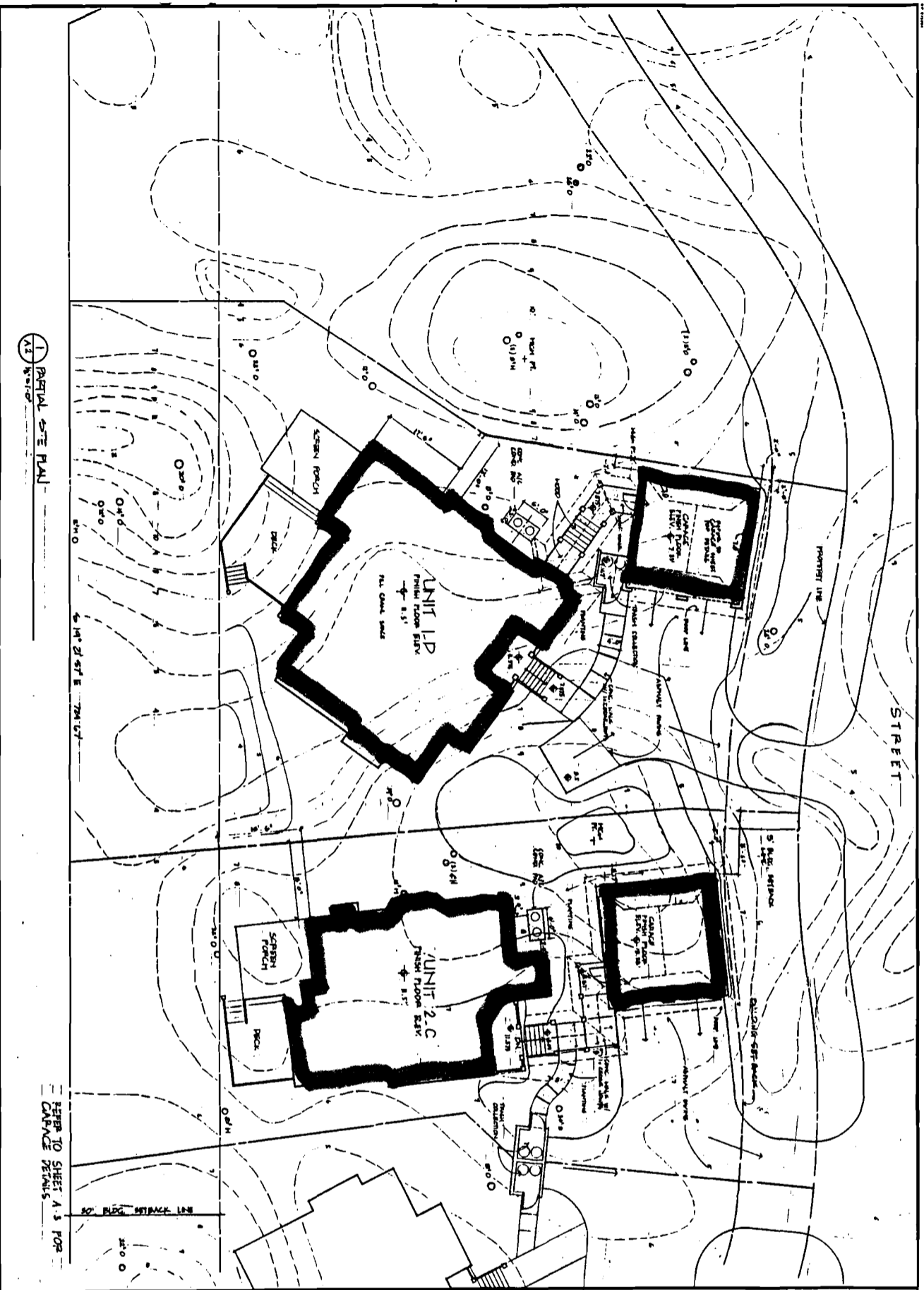
SHEET A-2, SUBSECT SITE PLAN

NOTES:  
 1. THE PLAN SHOWS THE PROPOSED  
 LAYOUT OF THE VILLAGE AND THE  
 PROPOSED QUANTITY OF PAVING AND  
 LANDSCAPING TO BE PROVIDED FOR THE  
 VILLAGE. THE QUANTITY OF PAVING AND  
 LANDSCAPING TO BE PROVIDED FOR THE  
 VILLAGE IS BASED ON THE ASSUMPTION  
 THAT THE VILLAGE WILL BE OCCUPIED  
 BY 1000 PERSONS. THE QUANTITY OF  
 PAVING AND LANDSCAPING TO BE  
 PROVIDED FOR THE VILLAGE IS BASED  
 ON THE ASSUMPTION THAT THE VILLAGE  
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**LONG POINT VILLAGE**  
 AMELIA ISLAND PLANTATION  
 AMELIA ISLAND, FLORIDA  
 Nichols Carter Grant Architects Inc.

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]  
 SHEET: A-2

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/1/78
2	ISSUED FOR PERMIT	10/1/78
3	ISSUED FOR PERMIT	10/1/78
4	ISSUED FOR PERMIT	10/1/78
5	ISSUED FOR PERMIT	10/1/78
6	ISSUED FOR PERMIT	10/1/78
7	ISSUED FOR PERMIT	10/1/78
8	ISSUED FOR PERMIT	10/1/78
9	ISSUED FOR PERMIT	10/1/78
10	ISSUED FOR PERMIT	10/1/78



1 PARTIAL SITE PLAN  
 A 2

REFER TO SHEET A.3 FOR  
 CANVASE DETAILS

<p><b>LONG POINT VILLAGE</b>          AMELIA ISLAND PLANTATION          AMELIA ISLAND, FLORIDA          Nichols Carter Grant Architects Inc.</p>		<p>DATE: 10/1/00          DRAWN BY: J.C.G.          CHECKED BY: J.C.G.          PROJECT NO.: 00-0000</p>
<p>PARTIAL SITE          PLAN          ID # 2-C</p>	<p>SCALE: AS SHOWN</p>	<p>DATE: 10/1/00          DRAWN BY: J.C.G.          CHECKED BY: J.C.G.          PROJECT NO.: 00-0000</p>



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BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY

BY: Gene R. Blackwell

Its: Chairman

ATTEST:

BY: T. J. Greeson

T. J. Greeson

Its: Ex-Officio Clerk

AMELIA ISLAND PLANTATION COMPANY

BY: [Signature]

Its: President