

RESOLUTION NO. 2008- 79

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, DECLARING THE "LINKS LODGE" PROJECT OF THE AMELIA ISLAND COMPANY AN ECONOMIC DEVELOPMENT PRIORITY OF THE BOARD AND APPROVING THE CONVEYANCE OF COUNTY OWNED PROPERTY LOCATED IN NASSAU COUNTY, FLORIDA, PURSUANT TO SECTIONS 125.35 AND 125.045, FLORIDA STATUTES

WHEREAS, the Board of County Commissioners of Nassau County, Florida, is authorized, pursuant to Sections 125.35 and 125.045, Florida Statutes, to sell and convey any real or personal property belonging to the County when it has been determined to be in the best interest of the County to do so, and to convey same to the highest and best bidder for the particular use the Board deems to be the highest and best; and

WHEREAS, the County owns real property, titled to Nassau Amelia Utilities (NAU), and held in fee simple absolute; and

WHEREAS, said County owned property is located within the gated community of Amelia Island Plantation and is subject to the covenants and restrictions of that community, as well as an easement benefiting Amelia Island Company; and

WHEREAS, the County has determined that the usefulness of this said property to the County is limited; and

WHEREAS, the Amelia Island Company desires to construct and operate a new, 136-room luxury resort hotel, which is to be located on Sea Marsh Road (the "Project"); and

WHEREAS, the Project will, upon completion, create approximately seventy-five (75) new jobs, representing an annual payroll of more than \$2 million; and

WHEREAS, in addition to the long-term economic benefits of the project, it will provide a much needed boost to the County's construction industry by providing temporary construction jobs over the Project's twenty-month build-out period; and


WHEREAS, the Nassau County Economic Development Board has granted its support for this economic development project.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County, Florida, this 12th day of March, 2008 as follows:

1. The Board of County Commissioners of Nassau County, Florida, makes a finding that the Links Lodge Project of the Amelia Island Company is an economic development priority of the Board of County Commissioners.
2. The Board does hereby authorize the sale of the property, as more particularly described in the attached Exhibit A, pursuant to Section 125.35, Florida Statutes, for a commitment by the buyer that it would create a specific number of new jobs, for a definite period of time.
3. The Board of County Commissioners reserves the right to reject any and all bids, in whole or in part, and to accept the bid that, in its judgment, is in the best interest of Nassau County, Florida.
4. The bids shall be delivered to the Clerk's Office, located at 76347 Veterans Way, Yulee, Florida 32097, not later than 2:00 p.m., on or before May 22, 2008. No bids will be accepted after the date and time set forth herein.
5. The bids shall be opened at the Clerk's Office on May 22, 2008 at 2:05 p.m. After the bid opening, the bids will be presented to the Board of County Commissioners at the next available Board of County Commissioners meeting.
6. Upon receipt of the bids by the Board of County Commissioners, they shall be tabulated and addressed as determined by the Board of County Commissioners.
7. The property shall be sold in its "as is" condition and the bid shall so state "as is".

8. Any and all questions shall be directed in writing, e-mail acceptable, to Edward L. Sealover, County Coordinator, 96160 Nassau Place, Yulee, Florida 32097, esealover@nassaucountyfl.com
9. If the County accepts a bid, it shall convey the property by Special Warranty Deed, which shall contain a reverter clause, which shall cause the property to re-vest in the County, if the buyer fails to comply with the job creation agreement.

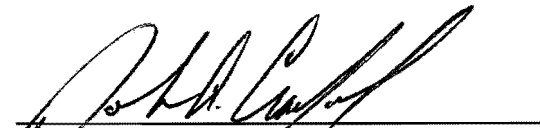
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



MARIANNE MARSHALL

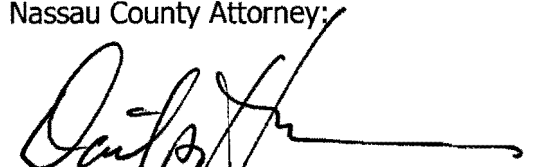
Its: Chair

Attest as to Chair's signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney:



DAVID A. HALLMAN

EXHIBIT "B-2" TO EASEMENT AGREEMENT
("2.55 ACRE PARCEL")

A part of Tract 1, Marsh Creek Village Unit One, Plat Book 4, Page 18 and 19, of the Public Records of Nassau County, Florida, more particularly described as follows: Commence at the Southeasterly corner of said Tract 1, said Southeasterly corner lying in the Southwesterly right-of-way line of State Road No. 105 (A1A); thence North 19 degrees 33 minutes 10 seconds West along said Southwesterly right-of-way line 2239.63 feet to the Point of Beginning; thence continue North 19 degrees 33 minutes 10 seconds West along said Southwesterly right-of-way line 589.95 feet to the Northeasterly corner of said Tract 1; thence South 70 degrees 26 minutes 50 seconds West, 135 feet to the point of curve of a curve to the left, said curve having a radius of 25 feet; thence along and around said curve an arc distance of 39.27 feet to the point of tangency of said curve; thence South 19 degrees 33 minutes 10 seconds East, 10.96 feet to the point of curve of a curve to the right, said curve having a radius of 255 feet; thence along and around said curve an arc distance of 57.71 feet to the point of tangency of said curve; thence South 06 degrees 35 minutes 07 seconds East, 14.36 feet to the point of curve of a curve to the left, said curve having a radius of 120 feet; thence along and around said curve an arc distance of 62.66 feet to the point of tangency of said curve; thence South 36 degrees 30 minutes 00 seconds East, 21.30 feet to the point of curve of a curve to the right, said curve having a radius of 130 feet; thence along and around said curve an arc distance of 98.10 feet to the point of tangency of said curve; thence South 06 degrees 44 minutes 00 seconds West, 44.32 feet to the point of curve of a curve to the left, said curve having a radius of 370 feet; thence along and around said curve an arc distance of 44.44 feet to the point of tangency of said curve; thence South 00 degrees 08 minutes 56 seconds East, 70.83 feet; thence South 87 degrees 50 minutes 52 seconds East, 25.21 feet; thence South 02 degrees 27 minutes 41 seconds East, 130.46 feet; thence North 82 degrees 28 minutes 48 seconds East, 150.36 feet; thence North 65 degrees 51 minutes 34 seconds East, 97.74 feet to the Point of Beginning, containing 2.55 acres more or less.

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FILED AND RECORDED
IN OFFICE

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NASSAU COUNTY, FLA
CLERK CIRCUIT COURT
F.J. GREEN