

Doug McDowell

From: Terry Mullervy <terry@mullervy.co.uk>
Sent: Tuesday, February 4, 2020 11:53 AM
To: Planning Info
Subject: 5456 First Coast Highway

Dear Sirs:

As a resident of summer Beach, I received notice of a public hearing, via post in the above styled matter.

That matter is in connection with the following applications: CPA020-002; NOPC20-001; FD20-001

I have no objection to the proposed development itself, but I am very concerned the impact the planned project will have on traffic in the immediate area. Specifically, the corner of the First Coast Highway and Julia Street, which is very congested now and will only be more so with the addition of more traffic the development will bring.

I feel it is mandatory for that corner to either have installed a traffic light or the construction of a traffic circle to improve the flow of traffic. Without such a change to the existing traffic pattern, I would be against any development in the immediate area.

Sincerely,

Terence A. Mullervy
5136 Sea Chase Drive #2
Amelia Island, Florida
32034

Doug McDowell

From: David Slagel <d.slagel@yahoo.com>
Sent: Wednesday, January 29, 2020 4:46 PM
To: Planning Info
Subject: 5456 First Coast Highway, Amelia Island, Fl 32034

Dear Planning and Economic Opportunity Department-

I received your letter regarding the hearing to discuss a proposed zoning change at 5456 First Coast Highway, Amelia Island, Fl 32034. I own a house/condo at 95049 Summerwoods Xing unit 1501. I am in favor of keeping the property zones as commercial property and not changing it. The south end of the island currently has far fewer businesses compared to the north end of the island and over time this type of property could be developed into a business that will serve those who live at the south end. It was most likely zoned commercial originally by a thoughtful zoning committee who was looking out for the best long term interest of our island. I feel that chipping away at zoning a little at a time just so a contractor/developer can profit on 28 builds is very short sighted.

Please put me on record as opposing the zoning change.

Thank you,

David Slagel

Doug McDowell

From: Gerard Goeke <gerardgoeke@gmail.com>
Sent: Monday, January 20, 2020 7:56 AM
To: Planning Info
Subject: 5456 First Coast Hwy resining

County Commissioners :

We are in receipt of your public notice regarding the rezoning request and related applications to approve 28 residential units at 5456 First Coats Hwy.

We live off Amelia Island Parkway in the Ocean Village subdivision and use First Coast Highway on a daily basis. As it is now, the intersection of First Coast and Amelia Parkway is difficult to manage due to the amount of the traffic. Amelia Island has grown over the years and the amount of cars and trucks entering and exiting the island has multiplied. We often find ourselves having to make a right turn at this intersection, and eventually making a U turn in order to travel south on First Coast Hwy. This is also a very busy intersection for cyclists and walkers, both residents as well as tourists staying at the Ritz and Omni. We frequently walk and bike through this area.

If you deem this rezoning worthy, please require the developer to pay for a round-about and appropriate bicycle crossings as this is one of the least safe intersections we encounter here on the island and it will only get worse if you add 28 residences.

Thank you

Gerard & Pat Goeke
1773 Village Court
Fernandina Beach, FL
(703)915-2568

To: Nassau County Planning and Zoning Board
Nassau County Board of County Commissioners

From: Eugene C. Kepple
95158 Summerwoods Circle, Unit 2002
Fernandina Beach, FL 32034
(309) 645-4299
kepplelaw1@frontier.com

Re: **The Enclave**
FD19-002

3.21 Acres on South Side of Julia Street Between Julia Street and Lewis Streets
CPA20-002
NOPC20-001
FD20-001

Personal Observations: I drive Amelia Island Parkway/Julia Street to the corner of First Coast Highway (A1A) at least once each day to enter First Coast Highway. Amelia Island Parkway ends at its intersection with Julia Street, so it is Julia Street that intersects First Coast Highway.

The intersection of Julia Street with First Coast Highway is, in my opinion, an accident waiting to happen with the current traffic on Julia Street. The intersection's design creates confusion with the right turn lane onto Julia Street from the northbound lane of First Coast Highway resulting in an island for pedestrians and bikes. On most occasions there are pedestrians and bike traffic crossing Julia Street to or from this island. Additionally, the ingress and egress from Harrison Cove (Mackinas) to First Coast Highway is not directly across from Julia Street's entrance to First Coast Highway but rather slightly to the south. This interaction of Julia Street and Mackinas makes a safe turn onto First Coast Highway from Julia Street more difficult. There is often congestion on Julia Street. A turn to the right from Julia Street into the northbound lane of First Coast Highway is the easier of the two turns provided the pedestrian and bike traffic is manageable and there has not been significant delay from a preceding driver seeking to turn left into the southbound lane of First Coast Highway. A turn to the left from Julia Street into the southbound lane of First Coast Highway is the more difficult of the two turns even if the pedestrian and bike traffic is manageable and there has not been significant delay from a preceding driver also seeking to turn to the left. This difficulty is increased if there is a driver seeking to enter the northbound lane of First Coast Highway from Mackinas in which event it is necessary as safely as possible to determine the driver's path of entry into the northbound lane of First Coast Highway.

Concern: The increased traffic on Julia Street which will result from a rezoning of the 3.21 Acres to High Density Residential (**CPA20-002**) with a change to the development order and approval of the final development plan to provide for up to 28 multi-family residential units on the 3.21 Acres (**NOPC20-001** and **FD20-001**) will increase the PUBLIC SAFETY HAZARD at the intersection of Julia Street and First Coast Highway.

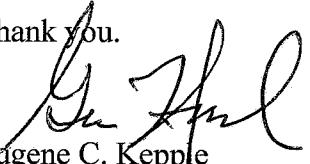
Requested Actions: The PUBLIC SAFETY HAZARD increased by the proposed rezoning, proposed change to the development order, and proposed approval of the final development plan,

all with respect to the 3.21 Acres, needs to be first addressed prior to any action being taken on the proposals set forth in **CPA20-002**, **NOPC20-001**, and **FD20-001**. Costs with respect to a roundabout or traffic light need to be passed on to the developer with a legally enforceable agreement for reimbursement of all costs from the developer being entered into prior to any approvals being granted. Taxpayers should not be left with the costs.

In the alternative, all requested approvals should be denied. At a minimum, the number of residential units on the 3.21 Acres should be restricted to a lesser number which a traffic study commissioned by the County deems appropriate after public hearing.

With respect to **FD19-002 (The Enclave)**, which is the request for the approval of the final development plan for Phase 2, this approval should be denied at this time since **NOPC20-001** seeks to add 12 additional residential units to the 3.21 Acres, which is a reallocation from the Enclave. **CPA20-002**, **NOPC20-001**, and **FD20-001** need to be first addressed. In the alternative, the reallocation proposed to the 3.21 Acres needs to be denied, and the final development plan for Phase 2 of the Enclave denied or approved with the 12 residential units remaining allocated to the Enclave and not reallocated to the 3.21 Acres.

Thank you.



Eugene C. Kepple

Doug McDowell

From: Laurie Goltry
Sent: Tuesday, March 3, 2020 11:38 AM
To: Alyssa Neil
Subject: FW: 5456 First Coast Highway

HERE IS ONE 😊

Laurie Goltry | Administrative Specialist I

Nassau County | Planning and Economic Opportunity
96161 Nassau Place | Yulee, FL 32097
P: (904) 530-6300 E: lgoltry@nassaucountyfl.com



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

From: Michael Mullin <mmullin@nassaucountyfl.com>
Sent: Tuesday, February 25, 2020 7:04 AM
To: dawilliad@aol.com
Cc: Daniel Leeper <dleeper@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Pat Edwards <pedwards@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Justin Taylor <jtaylor@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Adrienne Burke <aburke@nassaucountyfl.com>; Doug McDowell <dmcowell@nassaucountyfl.com>; Laurie Goltry <lgoltry@nassaucountyfl.com>; Valerie Feinberg <vfeinberg@nassaucountyfl.com>
Subject: Re: 5456 First Coast Highway

Good morning: we appreciate your taking the time to provide your in depth comments. I am also copying our interim planning director. Some of your questions can be answered by the department. We will also provide copies of your e mail to the planning and zoning members. I encourage any citizen to attend planning and zoning meetings and board of county commission meetings when planning issues are addressed.if you have any further questions we can certainly meet with you to provide information.

Sent from my iPad

On Feb 24, 2020, at 4:23 PM, "dawilliad@aol.com" <dawilliad@aol.com> wrote:

Please see that this is distributed to all members of the P&Z Board.
Thank you.

Subject: 5456 First Coast Highway

Dear Nassau County Commissioners and Planning and Zoning Board Members,

I have recently pulled up the agenda for the February 25 scheduled DRC meeting which will review the FD20-001 Summer Beach. Final Development Approval PIN 00-00-30-0820-006-0010 J.H. Cobb Properties, Inc (Owner), Tim Ritch (Agent). There appears to be inconsistencies between the map submitted and the written request by the Developer. Please clarify whether the review will be based on the map or the written document. Please clarify if there is to be 20 or 25 foot setback from First Coast Highway/A1A. The setbacks are noted differently in the submitted documents. It seems prudent to leave all setbacks as denoted in the original approved submission allocating 25 foot setbacks for all sides of the property lines rather than decreasing from 25 to 20 feet on First Coast property line and decreasing from 20 to 10 feet on the north, east and south property lines. Decreasing the setbacks will only impinge further on the existing wetlands and increase the present drainage issues in this area, particularly with any further addition of added asphalt. As this is a busy intersection it will further impact traffic flow with flooding and potential standing water during heavy rains at the egress to First Coast Highway.

There doesn't seem to be any valid data submitted for the need to increase the maximum building lot coverage from 40% to 50%. This would seem to again add more asphalt coverage to our already stressed drainage system. This should be justified and data provided that it will not impact the environment and drainage capabilities further as well why this addition coverage is needed.

Have there been studies recently to determine whether the Island can support the potable water needs of the additional planned communities? We frequently have "water boil" alerts for our area. This appears to be some type of compromise to our present water system. Can our present system support the additional planned units much less provide potable water for existing structures for our children's life times? With the draw on ground water, what population can we predict to support before saltwater intrusion occurs?.

The Developer plans to provide an opaque screen of his design along the south property line. What does the Developer mean by "opaque" screen? This should be clarified as to designs and materials. It certainly needs to blend with the existing subdivisions on the south side of the Island.

The south end of the Island experiences power outages on a fairly frequent basis. The power grid needs to be assessed to determine what further load it can handle without daily interruptions, particularly with the planned addition of units on numerous sites in the surrounding area. Has this been done recently and what precautions are being taken to prevent further power issues?

The traffic congestion on the south end of the Island has increased dramatically over the past few years, particularly on First Coast Highway. This has caused increased wait times to enter or leave First Coast Highway from Julia/Amelia Island Parkway as well as many subdivisions and business along First Coast Highway. I am requesting a traffic flow study be completed to determine whether the intersection of Julia/First Coast Highway can withstand a potential 56 more cars entering and exiting the planned subdivision so close to the First Coast Highway intersection. If previous traffic studies have not been completed within the past 5 years, they will not have included the 104 units of SummerWoods. This has created a potential of 170 cars per the County 1.7 cars per unit. If the Developer feels it is warranted to increase this traffic congestion, he should provide the study that supports the potential added traffic, resolutions to the

congestion and the funding to cover any added safety requirements/needs i.e. round-about costs.

At the Meeting of the Planning and Zoning Board on Feb 18, two of the members who are realtors voiced their desire to have unlimited building height. They did not feel that the community wished to restrict the building height to 45 feet or under. There needs to be a survey regarding this height restriction as I as well as many people I know in the community prefer to keep the building height of less than 45 feet. Realtors should also recuse themselves from voting on this and similar issues that may influence their personal benefit.

In the 2020 Nassau County citizens guide, under Board of County Commissioner Section, the topic of growth is addressed. The following is a quote form this Section "While the County cannot legally stop growth, the County can impose stricter standards on new development that protect the high quality of life the citizens of Nassau county enjoy". I can only hope that you all will take your role to protect our quality of life seriously by voting against these changes that will impact our environment and thus our quality of life.

Thank you all for your attention to these issues and for putting my concerns on record.

Regards
Deborah Williams
1782 Jackson Court
Fernandina Beach, Fl 32034

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

February 24, 2020

Commissioner Bell:

In the 2020 Nassau County Citizens Guide, under Board of County Commissioner Section, the topic of growth is addressed. The following is a quote from this Section “While the County cannot legally stop growth, the County can impose stricter standards on new development that protect the high quality of life the citizens of Nassau County enjoy”.

The following are items that may affect the quality of life we enjoy:

1. Infrastructure:
 - a. Unincorporated area of Island has frequent power outages from over taxed power grid
 - b. Internet service outages are frequent
 - c. Sewer system appears to be inadequate for development of 28 more units on Parkway/Julia/A1A plus the 100 projected units on the Enclave. Presently have older homes needing conversion from septic to sewer.
 - d. Frequent Boil-water notices have been sent out for the presently developed area. Additional development will stress the water/sewage systems.
 - e. Presently under outdoor watering restrictions.
 - f. Wetlands protection is important for flood and wildlife protection
 - g. Beaches: More development equates to more crowding of beaches and requires more parking
2. Tree Removal:
 - a. Parkway is a designated Canopy road
 - b. Amelia Island Parkway and are A1A Florida Scenic Highway/Byway. There are requirements for both to protect the trees and buffer.
 - c. Trees help prevent flooding, regulate temperatures (cutting down trees causes elevated temperatures)
3. Traffic Load:
 - a. Presently back-ups for cars entering A1A from existing subdivisions and businesses
 - b. Parkway traffic becoming congested with back-ups to enter A1A. This will increase with 56 potential cars/business traffic trying to access from new development onto already compromised area
 - c. Compromises mandatory evacuations of the Island
4. Historic Landmark Gateway:
 - a. This land is entry for American Beach
5. Presently we are using landfills off the island for storm debris. How much more can they accept?

Other items of interest:

1. Developer presently asking for increase from 16 multi-family units plus commercial usage to 28 multi-family units without commercial use
2. Current minimum set backs are 25 feet from all property lines. The Developer is asking to amend this to 20 feet from the west side of the development and 10 feet from the North, East and South sides. This does not match the map measurements provided in the most recent developer request.
3. Current maximum building lot coverage shall not exceed 40%. The developer is requesting this be amended to up to 50%.
4. Current plan reads as two stories of residential use may be developed over one story commercial and/or office use. The developer is requesting to amend this to read "the parcel will be developed with one hundred percent multifamily use".
5. The current plan reads "commercial and office uses permitted in Parcel D-1 shall be defined in the Nassau Co Zoning Code, Section 15.01 Commercial Neighborhood. CN Permitted Uses and Structures of the Nassau Co Zoning Code, except that the uses in sub-sections (D) Churches and (F) Nursing Homes, etc. shall not be permitted, and restaurants that have full service kitchens shall not be permitted (i.e. limited food service establishments such as coffee shops shall be permitted. The Developer is asking that this be changed to read: "The Developer may elect to provide an opaque screen of its design along the south property line". Not sure what definition of "opaque screen" is in the developers mind.
6. Developer wants to commence development by 30 JUN 2020. Will be completed by 30 JUN 2023.

Sincerely,

Jefry Bohn

95048 Elderberry Lane

Fernandina Beach, FL

Doug McDowell

From: Kailey Saver
Sent: Monday, February 24, 2020 9:56 AM
To: Alyssa Neil; Doug McDowell
Subject: FW: Please stop the clear cutting and overdevelopment

To save in the file for Summer Beach. I think that's what she's talking about.

Kailey Saver, AICP
Senior Planner
Nassau County Planning
ksaver@nassaucountyfl.com
nassaucountyfl.com/planning
904.530.6325

From: nancyjack dickson <nancyjackathens@hotmail.com>
Sent: Monday, February 24, 2020 7:17 AM
To: Kailey Saver <ksaver@nassaucountyfl.com>
Subject: Please stop the clear cutting and overdevelopment

We need trees and green space, we don't need more development with its clear cutting - the island will blow away without the trees to anchor us here.

Thank you

Nancy and Jack Dickson

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Doug McDowell

From: Kailey Saver
Sent: Monday, February 24, 2020 2:18 PM
To: Doug McDowell; Alyssa Neil
Cc: Valerie Feinberg
Subject: FW: Re-zoning at Amelia Island Parkway & First Coast Highway Intersection

For the record.
Kailey Saver, AICP
Senior Planner
Nassau County Planning
ksaver@nassaucountyfl.com
nassaucountyfl.com/planning
904.530.6325

From: Brad Coker <bcoker@comcast.net>
Sent: Monday, February 24, 2020 1:45 PM
To: Kailey Saver <ksaver@nassaucountyfl.com>
Subject: Re-zoning at Amelia Island Parkway & First Coast Highway Intersection

I have recently learned of a plan to rezone about three acres of land on the outskirts of American Beach from commercial to residential in order to accommodate about 30 new townhouses. This property sits along Amelia Island Parkway between Julia Street and First Coast Highway – I am assuming you know which one I am referring to.

Cramming over two dozen townhouse units on to that small parcel of land is insane. Totally surrounded by commercial property – including the back side of a storage facility & a shopping center – it is not even an attractive site for housing.

Most importantly, it will have a horrible effect on an already worsening traffic situation at that location. The intersection of Amelia Island Parkway & First Coast Highway has become a very bad 7 increasingly dangerous in the last few years. Go to the site and try to make a left from AIP to go south on First Coast anytime during heavy traffic hours (which now is most of the day) and you could sit there for 10 minutes. Dropping another 50 cars day on top of that will require a traffic signal – and if added it would be the only one on First Coast/Hecksher Drive between Gateway and JaxPort (a distance of over 20 miles).

This re-zoning should not be approved. It is not in the best interest of the neighborhoods in this community and will put further strain on the taxpayers.

Brad Coker
Summer Beach
1642 Rigging Way
Fernandina Beach 32034
(904) 261-2444 (w)

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Doug McDowell

From: Adrienne Burke
Sent: Monday, January 27, 2020 12:49 PM
To: Doug McDowell
Cc: Alyssa Neil
Subject: FW: Summer beach flum

Follow Up Flag: Follow up
Flag Status: Flagged

Adrienne Burke, AICP, Esq. | Director

Nassau County | Planning + Code Enforcement
96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6329 E: aburke@nassaucountyfl.com



From: Aaron C. Bell <acbell@nassaucountyfl.com>
Sent: Monday, January 27, 2020 11:37 AM
To: Taco Pope <tpope@nassaucountyfl.com>; Adrienne Burke <aburke@nassaucountyfl.com>
Subject: Fwd: Summer beach flum

Aaron Bell
District 2 Nassau County Commissioner
C: 904-451-4094

From: Jeff W <citizens4beachaccess@gmail.com>
Sent: Monday, January 27, 2020 9:10:30 AM
To: Aaron C. Bell <acbell@nassaucountyfl.com>
Subject: Summer beach flum

Please oppose the flum changes for the 22nd DRI change to the summer beach DO.
The agenda item is set for Feb 24.

Jeff Walukonis

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Doug McDowell

From: Adrienne Burke
Sent: Monday, February 24, 2020 6:28 PM
To: Alyssa Neil; Doug McDowell
Subject: Fwd: 5456 First Coast Highway

Adrienne Burke, AICP, Esq.
Director
Nassau County Planning + Code Enforcement
aburke@nassaucountyfl.com
nassaucountyfl.com/planning
904.530.6329

Begin forwarded message:

From: "dawilliad@aol.com" <dawilliad@aol.com>
Date: February 24, 2020 at 4:23:38 PM EST
To: Daniel Leeper <dleeper@nassaucountyfl.com>, "Aaron C. Bell" <acbell@nassaucountyfl.com>, Pat Edwards <pedwards@nassaucountyfl.com>, Tom Ford <tford@nassaucountyfl.com>, Justin Taylor <jtaylor@nassaucountyfl.com>, Michael Mullin <mmullin@nassaucountyfl.com>, Taco Pope <tpope@nassaucountyfl.com>, Adrienne Burke <aburke@nassaucountyfl.com>, Doug McDowell <dmcowell@nassaucountyfl.com>, Laurie Goltry <lgoltry@nassaucountyfl.com>
Subject: Fwd: 5456 First Coast Highway

Please see that this is distributed to all members of the P&Z Board.
Thank you.

Subject: 5456 First Coast Highway

Dear Nassau County Commissioners and Planning and Zoning Board Members,

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The south end of the Island experiences power outages on a fairly frequent basis. The power grid needs to be assessed to determine what further load it can handle without daily interruptions, particularly with the planned addition of units on numerous sites in the surrounding area. Has this been done recently and what precautions are being taken to prevent further power issues?

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In the 2020 Nassau County citizens guide, under Board of County Commissioner Section, the topic of growth is addressed. The following is a quote from this Section "While the County cannot legally stop growth, the County can impose stricter standards on new development that protect the high quality of life the citizens of Nassau county

enjoy". I can only hope that you all will take your role to protect our quality of life seriously by voting against these changes that will impact our environment and thus our quality of life.

Thank you all for your attention to these issues and for putting my concerns on record.

Regards
Deborah Williams
1782 Jackson Court
Fernandina Beach, FL 32034

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Doug McDowell

From: Lisa Reese <lireese@outlook.com>
Sent: Tuesday, January 21, 2020 4:01 PM
To: Planning Info
Subject: Parcel ID# 00-00-30-0820-0006-0010

I have received the notice of public hearings on Application Nos. CPA20-002, NOPC20-001, and FD20-001, all relating to the property at 5456 First Coast Highway on Amelia Island.

I would like to go on record as opposing changing any part of this property from commercial to residential, most particular high-density residual. The property in question is at an intersection that has become increasingly busy and sometimes dangerous due to the increase in traffic. Adding many more cars there would most likely require a traffic light, which would be an ugly addition to what has been a mostly residential road, and would hinder good traffic flow on First Coast Highway.

Moreover, I am strongly opposed to ANY property in east Nassau County being changed to high-density residential in the near future. There are already a very large number of housing units under construction in our area, with even more already approved, and we desperately need to slow down and absorb what is coming before we approve any more. No doubt much thought went into the current FLUM and it should be respected. Please wait to see what impact the additional population will have on our roads, schools, health-care providers, and all other services required to support them.

Thank you,
Lisa I. Reese
Taxpayer and Registered Voter

Doug McDowell

From: Michael Mullin
Sent: Sunday, February 16, 2020 10:21 AM
To: Lynda Bell
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Taco Pope; Adrienne Burke; Doug McDowell; Laurie Goltry; Sabrina Robertson; Susan Gilbert
Subject: Re: 5456 First coast Highway re-zoning request - opposed

Thank you for sharing your thoughts on the rezoning. I will provide copies to the planning and zoning members and it will also be placed in the record. Planning and zoning meetings are , by law, quasi judicial. I urge all parties for and against an item to attend the meetings and provide testimony. We can also send you the specifics of quasi judicial proceedings. Please check with the planning department as to the hearing dates. Thank you again for your e mail.

Sent from my iPad

On Feb 15, 2020, at 9:06 PM, Lynda Bell <lyndahbell@yahoo.com> wrote:

As a resident of Nassau County, and specifically unincorporated Amelia Island, I am very much against the requested zoning change on property located at 5456 First Coast Hwy near Julia St. Applications have been filed to rezone from commercial to HIGH Density Residential. Proposing to put 28 units on 3.21 acres The area is too congested already. The property was originally zoned to accommodate the realty office located on this property. The building and business were just right for the location. Once again someone wants to add more development than should be allowed, and create all of the negative impacts caused by reducing the native vegetation.

Please forward my email to the members of the Planning and zoning board.

Regards,
Lynda Bell
LyndaHBell@yahoo.com

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Doug McDowell

From: Michael Mullin
Sent: Saturday, February 1, 2020 5:06 PM
To: Dana Zielinski
Cc: Aaron C. Bell; Daniel Leeper; Justin Taylor; Pat Edwards; Tom Ford; Doug McDowell; Taco Pope; Adrienne Burke; Laurie Goltry; Planning Info
Subject: Re: 5456 First Coast Highway

Thanks for taking the time to provide your comments. We will include your comments in the record. I hope you can attend public hearings on this matter

Sent from my iPad

On Feb 1, 2020, at 2:00 PM, Dana Zielinski <dptzielinski@gmail.com> wrote:

Dear County Commissioners and Planning and Zoning Board Members,

We have received the notice of public hearings on Application # CPA20-002, NOPC20-001 and FD20-001 all relating to the property at 5456 First Coast Highway on Amelia Island.

We would like to state for the record our opposition to the rezoning of this property from Commercial to Residential, especially High Density Residential. We are opposed for multiple reasons, including:

1. Traffic Increase: It is becoming more difficult now to turn left from Julia/Amelia Island Parkway at almost any time of day. More cars on the island equate to more cars attempting evacuate the island in an emergency situation, which is a serious safety concern that should never be overlooked.
2. Loss of Tree Cover: We can ill afford more tree loss on this island, neither aesthetically nor environmentally. Amelia Island Parkway is a Canopy Road and as such a valuable asset to Nassau County.
3. Negative Impact on Surrounding Property Values: The construction of a high-density development on such a small plot of land would be unsightly and result in loss of property value for surrounding homes.
4. Negative impact on Historic Landmark: The proposed development site is part of the gateway to American Beach, an important and unique part of African-American history. It absolutely deserves better than 28 high-density residential units crammed onto 3.21 acres.
5. Utility Concerns: Our area has experienced several recent power outages, and we are already currently under water restrictions. Imagine the impact that a high-density residential development will have on our already overtaxed power grid and water supply!

While we cannot turn back the hands of time and undo the damage of poor decisions of the past, we can certainly strive to make better decisions now and in the future. We hope that you will take our concerns under advisement and vote NO on the developer's rezoning request.

Respectfully submitted,
Tommy and Dana Zielinski
Taxpayers and Registered Voters
1799 Arbor Dr.

Doug McDowell

From: Kailey Saver
Sent: Monday, February 24, 2020 11:26 AM
To: Thea Gude; Doug McDowell; Alyssa Neil
Subject: RE: Cobb Parcel Development Plan

Thea & Bob,

Thank you for taking the time to email us regarding your concerns on the proposed Summer Beach Development. This project is currently in review and is subject to the Amelia Island Tree Preservation requirements. We are compiling resident comments and will make sure they are included for the Board Members when/if the project goes to them. The public hearings for this project are scheduled for March 24, 2020 at 6:00 PM. Please feel free to reach out to us beforehand to confirm the dates. Feel free to contact us with any questions you may have.

Kailey Saver, AICP
Senior Planner
Nassau County Planning
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nassaucountyfl.com/planning
904.530.6325

-----Original Message-----

From: Thea Gude <theagude@aol.com>
Sent: Monday, February 24, 2020 9:54 AM
To: Kailey Saver <ksaver@nassaucountyfl.com>
Subject: Cobb Parcel Development Plan

Ms. Saver-

We would like for you to be aware of our concerns regarding the rapid development of Amelia Island & the destruction of the natural habitat. Specifically, we would like to voice our concerns over the proposed density of the development at A1A & Julia Street.

Please help in the cause to protect the natural environment on Amelia Island for generations to follow. The tree canopy is a precious resource that once removed will forever be gone.

Thank you for helping to preserve & protect Amelia Island.

Thea & Bob Gude
15 Beachwood

Sent from my iPhone

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.