

Alyssa Neil

From: Aaron C. Bell
Sent: Saturday, June 27, 2020 1:35 PM
To: Jim Davis
Cc: Planning Info
Subject: Re: Proposed zoning change at Julia and First Coast Highway

Dear Mr Davis

Thank you for your input. I will take it consideration.

Copying Planning to ensure your comments are entered into the record.

Best regards

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

From: Jim Davis <jaswd@aol.com>
Sent: Saturday, June 27, 2020 1:21 PM
To: Aaron C. Bell
Subject: Proposed zoning change at Julia and First Coast Highway

I see that a zoning change from Commercial to High Density Residential will be considered by the county Planning and Zoning Board on July 7. The Board of County Commissioners will consider the planning board's recommendations on July 13. I have written to the Planning and Zoning Board to express my opposition to the change. As a resident of Ocean Village, I have seen a significant increase in traffic in the area over the last couple of years. In particular, the intersection of Julia and First Coast Highway is already dangerous. At times it is nearly impossible to make a left turn from Julia to First Coast, a situation that encourages taking chances. A high density development on Julia will add many more cars at that intersection making matters much worse.

In addition to the added traffic, a high density development at that location is out of character with this part of the island. Property values will likely suffer should it come to pass.

If the Planning and Zoning Board recommends the proposed zoning change to the Board of County Commissioners, I urge you to vote no. Our part of Amelia Island will be better off.

Thanks,
James Davis

1808 Atlantic Place

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.

Alyssa Neil

From: Rannie <boogity@ymail.com>
Sent: Sunday, June 28, 2020 6:10 AM
To: Planning Info
Subject: Building on Julia

How disappointing it is to see all the building hence the destruction of our beautiful island. Allowing the new development on Julia will only increase the already busy and dangerous access onto A1A.

Hoping that all involved understands that The Parkway is a registered canopy road and Cannot damage her tree line. Not like the fast one pulled on the north of the parkway canopy.

Does anyone on the planning board ever give any thought to evacuations?

Sent from my iPhone

Alyssa Neil

From: herb Adams <herbyray@aol.com>
Sent: Sunday, June 28, 2020 11:39 AM
To: Planning Info
Subject: Parcel ID# 00-00-30-0820=006-0010

Just received a letter on request to amend the FLUM for a proposed development.

First--the letter states this is a small change--sure don't see how that's true.

Secondly--We are one step away from becoming a Florida version of Hilton Head--at some point county leaders have to step up and make the right decisions.

Third--The traffic at this intersection is already bad--on most days it takes 4 to 5 minutes to make a left turn and if you are making a right turn you are forced to bear right into the office complex and enter AIA farther down.

Lastly--as the selling agent on this property--Bruce Jaskinsky needs to recuse himself in the voting process.

Thanks for your time--look forward to you making the right decisions for Amelia Island residents.

Herb Adams
95177 Summerwoods Cir--unit 1006

Alyssa Neil

From: Patricia van Amerongen <glittuh@aol.com>
Sent: Friday, June 26, 2020 10:43 AM
To: Planning Info
Subject: Development/Julia street

Enough!! No more building, tearing down trees creating MORE traffic on this island!!!

Sent from my iPhone

Alyssa Neil

From: Lynda Bell <lyndahbell@yahoo.com>
Sent: Sunday, June 28, 2020 3:43 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Michael Mullin; Taco Pope
Subject: Fw: First Coast Highway Land Parcel development concerns

As a resident of unincorporated Nassau County, I agree with the opinion of the Amelia Tree Conservancy regarding the below mentioned Land Parcel. I have previously written you about this parcel and am writing again at their request. There is no reason to approve this zoning change request and many reasons to follow the current zoning as specified in the Comprehensive Plan and Future Land Use Map.

Regards,
Lynda Bell

94196 Gull Point Place, Fernandina Beach, FL 32034
LyndaHBell@yahoo.com

After delays due to Covid-19, the Planning and Zoning Board (on July 7) and the Nassau County Board of County Commissioners (on July 13) will conduct Public Hearings related to the parcel of land at 5456 First Coast Highway. This is the intersection of First Coast Highway, the Parkway and Julia Street, the site of the former Summer Beach Realty office.

The developer (Artisan) is asking that the maximum building lot coverage be amended from 40% to 50% and that the minimum setback of buildings from property lines be decreased. The number of residential units planned is far greater than the parcel can accommodate, **7 fourplexes**. Further, the design does not take the features of the site into account. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. High density residential should be out of the question for this parcel.

This parcel often contains extensive standing water. This could be the result of the development around it or could relate to the marsh on the other side of A1A.

The Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected. A1A on Amelia Island is a Florida scenic highway/byway. This means that we must have 100 feet of scenic land. Between utility pruning and development, there is almost no "scenic" highway today.

Broader concerns:

We live on a barrier island with finite limitations. Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. We are concerned about evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have. We need responsible research to determine the carrying capacity of Amelia Island.

Part of this concern regarding sustainability relates to impact on the economy. This design degrades the character of the island, as have other developments, all built with county approval. Further cheapening of the island will result in declining property values and a decline in tourism. Loss of the character of a place, or "sense of place" has been proven to initiate serious economic decline, as no one is attracted to or cares about the place.

Amelia Tree Conservancy Board of Directors

Berta Arias, Arthur Herman, Diana Herman, Margaret Kirkland, Russ Jahn, Lyn Pannone, Rebecca Raymond, Cheryl Witt

Alyssa Neil

From: Karen Berger <karenb1424@hotmail.com>
Sent: Monday, June 29, 2020 8:45 PM
To: Planning Info
Subject: Development on Julia at First Coast Highway

Members of the Planning and Zoning committee:

Please reconsider and turn down the developers idea of building 7 four-plexus on the corner of Julia and First Coast Highway. The traffic is already too much at the corner; we need to keep all the trees we possibly can and more development is going to ruin the natural beauty of this area. No more large developments, PLEASE Karen Berger
106 Sea Marsh Road

Alyssa Neil

From: Christine Bessett <csbessett@gmail.com>
Sent: Saturday, June 27, 2020 11:19 AM
To: Planning Info
Subject: Julia and A1A Proposed Development

Importance: High

We are writing this email as opposition to the proposed development at Julia and A1A. We would request this email be read/included into the record.

- 1) This proposed development would put at risk our already stressed emergency services, power grid, water and sewer systems.
- 2) Beach parking is already an issue, especially at the South end. Adding more need for parking would put walker, bikers at risk as likely parking would be along the Parkway verses a parking lot.
- 3) The Parkway is a canopy road, A1A is a scenic highway. Removal of trees would not only be aesthetically a loss but considering some of this area is wetland the trees do help with flood control.
- 4) Traffic would increase at the junction of Julia and A1A which at current levels is a dangerous intersection. Any need for updating this intersection would result in taxpayer burden.

Additionally, Bruce Jasinski's conflict of interest is evident by his name on the For Sale Sign located on this property. If any other Board members could benefit from this proposal in any way they too should recuse themselves.

Again, we strongly request this zoning change be denied.

Regards,
Christine and Jim Bessett
95177 Summerwoods Circle
Summerwoods of Amelia

Bruce Jasinski's conflict of interest is evident by his name on the For Sale Sign located on this property. If any other Board members could benefit from this proposal in any way they too should recuse themselves.

1. 1.Amelia Island Parkway is a Canopy Road and A1A is a Florida Scenic Highway/Byway, both have requirements designed to protect the trees and buffer.
- 2.

Alyssa Neil

From: Aaron C. Bell
Sent: Monday, June 29, 2020 12:02 PM
To: Eric Blum
Cc: Planning Info
Subject: Re: 5456 First Coast Highway proposed developemnt

Dear Mr Blum

Thank you for your input. I will take it into consideration.

Copying Planning so your comments are part of the records.

Best regards,

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

From: Eric Blum <eblum@elbcap.com>
Sent: Monday, June 29, 2020 11:20:56 AM
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>
Subject: 5456 First Coast Highway proposed developemnt

We strongly object to any development on the parcel of land at 5456 First Coast Highway, but especially any high density development. We already have more than enough development on our precious barrier island. The Artisan proposal represents a danger to the very character of our Island and clearly repudiates the environmental, social and economic concerns stressed in our County's own Vulnerability Study. Moreover, such development is both a safety and sustainability issue. How will this affect traffic at what is already a dangerous intersection? How will development affect evacuation procedure and time?

At the very least, significant and substantial independent research and studies must be done before any further development, as the adequacy of our water, sewer and electrical infrastructure on this part of the Island is already inadequate to support the existing level of development.

For all of the above reasons, we cannot allow the Artisan proposal, or any other similarly selfish and harmful high density development to proceed. Setting aside the loss of character which will lead to decreased property values and a decline in tourism, further development will threaten the very ability of our Island to sustain and regenerate itself.

Carol and Eric Blum 48 Long Point Drive

Eric

Eric L. Blum

"It is easier to be a critic than an author"

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.

Alyssa Neil

From: Ronald Blum <reblum@live.com>
Sent: Saturday, June 27, 2020 5:10 PM
To: Planning Info
Subject: Amend planning

We understand you are having a hearing on July 7, to amend a zoning requirement on the parcel of land between Julia St and First Coast Highway.

We oppose this amendment for many reasons, the impact of this new density will strain many facilities and the congestion to that area would now be even more dangerous. The environmental impact study needs to address the increase traffic flow, additional facilities needed and amending the existing requirement is not in the interests of the community.

Sincerely Yours

Ron Blum

18 Dewberry Court

Fernandina Beach, Fl

Sent from Ronald E. Blum

Alyssa Neil

From: Richard Blundell <blundell31@gmail.com>
Sent: Monday, June 29, 2020 11:29 AM
To: Planning Info
Subject: 5456 first coastal highway property

I am in complete agreement with the arguments against further development of this property for the reasons mentioned by the conservancy group

Alyssa Neil

From: Jefry Bohn <jbohn@sek.com>
Sent: Wednesday, July 01, 2020 11:09 AM
To: Planning Info; 'dleeper@nassuacountyfl.com'; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Opposition to Changes for 5456 First Coast Highway

I am a full-time Nassau County resident living at The Preserve 95048 Elderberry Lane, Fernandina Beach.

I am writing to oppose the changes to the Comprehensive Plan and Future Land Use Map proposed by Artisan for the parcel at 5456 First Coast Highway.

The purpose of responsible zoning is to preserve the character of a community. Expanding the maximum building lot coverage and decreasing the minimum setbacks which would allow an expansion of the number of residential units planned for this property does NOT preserve the character of the parcel or community. High density should be out of the question for this parcel.

What is the use of zoning if each time a developer wants to change the character of the parcel they are allowed to do so?

I have no problem retaining the current zoning and development criteria for this parcel.

This property sits at the beginning of one of the most scenic canopy roads on Amelia Island. The canopy has to be preserved.

Furthermore, I attend many BOCC meetings and water drainage is always the major concern for citizens when new developments occur. I live a mile from this parcel and walk and bike by it constantly. This parcel often contains standing water as is. A higher density development on the property will just increase drainage problems in the adjoining properties.

I am not opposed to responsible development, but clearly this proposed higher density development on this property is NOT appropriate.

I ask you as a responsible Nassau County Citizen to please oppose this requested change.

Thank you for your consideration.

Jefry Bohn 95048 Elderberry Lane, Fernandina Beach, FL



Jefry Bohn, CPA
Member of the Firm

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Hagerstown, MD | 21742



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Alyssa Neil

From: Gary Brewster <gary.brewster@gmail.com>
Sent: Saturday, June 27, 2020 9:49 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Artisan Homes Project AIA and Julia Road Amelia Island

Dear Sirs:

The county notified me that the developer, Artisan Homes, is petitioning to change the maximum building lot coverage from 40% to 50% and to decrease the minimum setback of buildings from the property lines at this location.

The number of residential units planned is far greater than the parcel can accommodate and high density residential development of this site should not and must not be allowed. This lot frequently has standing water and serves as a critical source of flood management to the adjacent areas. Destroying this wetland area would pose risks to the surrounding properties, the Parkway and marsh. It is imperative that the required trees and buffer zones are maintained e.g. 100 feet of scenic land along the AIA highway. This buffer zone has already been compromised by past over development and pruning. Any more encroachment is unacceptable.

Then there are the broader issues of carrying capacity on the island. You have already granted Artisan homes to build a large extension to the Enclave along AIA which will add more burden to the traffic issues on the island (including evacuation), aquifer and water supply, electrical and sewer infrastructures etc. These are currently inadequate to support the levels of development on the island and some, such as the amount of fresh-water in the aquifer cannot be expanded through infrastructure projects.

Why hasn't the commission shared impact assessments conducted prior to granting any of these approvals? Is it perhaps that no one has required an in depth assessment on the capacities of the island or resulting impacts to wildlife and habitat from these developments? If so, these must be conducted and shared with the citizens of the island before moving forward with any further approvals.

People come to Amelia Island for a specific reason. We are unique in that we still maintain the sense and beauty of a natural barrier island with our tree canopies, birds and wildlife. Further development will make us another Hilton Head or other such over- developed beach community and will result in declining tourism and property values as tourists seek elsewhere for the nature and wildlife we will no longer be able to provide for them.

As a resident and taxpayer of Amelia Island I ask you to make the right and responsible decision about this property and any potential developments in our island community.

Sincerely,
Gary Brewster
95178 Willet Way
Amelia Island, Florida 32034

Alyssa Neil

From: Deirdre Brewster <deirdrevienna@gmail.com>
Sent: Thursday, June 25, 2020 5:54 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Parcel of Land at A1A and Julia

Dear Mr. Leeper, Bell, Edwards, Ford, and Taylor,

I have been notified that the developer, Artisan Homes, is asking that the maximum building lot coverage is to be amended from 40% to 50%, and that the minimum setback of buildings from property lines be decreased on this parcel.

The number of residential units planned is far greater than the parcel can accommodate of 7 four-plexes. Further, the design does not take the features of the site into account. There will be virtually no trees left. although we need those trees for temperature moderation, protection from erosion, wind protection, storm water management, etc.

High density residential should be out of the question for this parcel. This parcel often has extensive standing water. This could be the result of the development around it or could relate to the marsh on the other side of A1A. The Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected.

A1A on Amelia Island is a Florida scenic highway/byway. This means that we must have 100 feet of scenic land.

Between utility pruning and development, there is almost no "scenic" highway today.

Furthermore, I am concerned about capacity issues such as the feasibility of evacuation, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. For example, on this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have. We need a research-based understanding of the capacities of Amelia Island. Neither the City nor the County is looking at wildlife habitat or wildlife corridors even though birds and other wildlife are primary attractions on the island. Another concern is impact on the economy. This design degrades the character of the island. Further cheapening of the island will result in declining property values and a decline in tourism, etc.

Loss of our "sense of place" will have a serious economic impact as well as a quality of life impact.

I ask you with hope and concern to make the right decision about this parcel for Amelia Island.

kind regards
Deirdre Brewster
95178 Willet Way
Amelia Island, FL 32034

Alyssa Neil

From: Penney Burnett <ppb719@gmail.com>
Sent: Sunday, June 28, 2020 8:09 AM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: "Notice of Public Hearing July 7th, 2020"

I am writing to you in opposition to the developers request to amend the FLUM from commercial (COM) to high density residential (HDR) on 3.21 acres along Julia Street, Amelia Island to allow the construction of 28 multifamily units.

Traffic and degradation of our environment are unacceptable as I am confident your studies will show.

Thank you for your consideration.

Penney Burnett
719 Ocean Club Place
Amelia Island, FL 32034

Alyssa Neil

From: Linda Camilleri <lindac@arcwire.net>
Sent: Tuesday, June 30, 2020 7:49 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: First Coast Highway Development

Good morning all,

It has been brought to our attention that you will be voting on developing the land at the intersection of First Coast Highway, the Parkway and Julia Street with 7 fourplexes.

Please note that we are absolutely against this development. The impact on our community will be terrible. There will be minimum trees remaining which will impact our temperatures, erosion and wind. There is also often extensive standing water and no high density residential should be allowed.

This development will also negatively impact the canopy road and the scenic highway/byway which is already being impacted by utility and pruning. It will forever change the landscape of our community.

Not only a negative impact aesthetically, this development will impact life on the island. It will affect the environment, social and economic sustainability of the island. The increased traffic, evacuation time, water, sewer and electric resources will be more than the island can handle.

In closing, we hope you will research all the above and make a responsible decision. We hate to see our island lose its unique character. We live in a very special place and need to keep it that way.

Thank you for listening to our concerns.

Respectfully submitted,

Linda and Al Camilleri
Amelia Island Plantation

Alyssa Neil

From: cappyinnes@gmail.com
Sent: Monday, June 29, 2020 8:17 AM
To: Planning Info
Subject: Please, please just put on the

Sent from my iPad brakes and keep our island safe from greedy profiteering developers.

Alyssa Neil

From: Lisa Chaffman <ameliahome4u@gmail.com>
Sent: Sunday, June 28, 2020 5:37 PM
To: Pat Edwards; Planning Info; Aaron C. Bell; Daniel Leeper; Justin Taylor; Tom Ford
Subject: The development of property corner of parkway and First coast highway

I live in this area because of the beautiful trees and the canopy on the parkway. I was so annoyed to find out how many trees we lost years ago when the "gas station" went in, in their place, on the round about on First Coast Hwy. because of "no tree ordinance" in the county. I have never visited that gas station because of this. Now years later, here we go again. Our water system is not good at present and will not accommodate this over load. I learned this from our former Mayor. So not just a rumor. The trees are what people come here for, they love the beauty and the cool shade they produce. Just watch when people park their car, they go for the shade. We had boil water alerts all the time. Why would you sell us all out to more development. If we let developers ruin this island, they will. So let's stop them. A tree ordinance needs to be in effect too!

Thanks

Lisa Chaffman

--

Lisa Chaffman

Florida Homes Realty & Mortgage LLC

ameliahome4u@gmail.com

904.556.2026

Also check out Artsyme.Studio

(i love to create)

Alyssa Neil

From: jonichandler1@comcast.net
Sent: Friday, June 26, 2020 2:32 PM
To: Planning Info
Subject: Julia Street development

Please consider a moratorium on building especially when it involves tree removal and wetlands thank you Joni Chandler

Alyssa Neil

From: ALLISON CHURCH <achurch@minerexglobal.com>
Sent: Wednesday, June 24, 2020 3:15 PM
To: Planning Info
Subject: Artisan Homes-28 houses to be built on Julia Street

I'm writing to voice my concern for this island's property values. More and more high density neighborhoods are popping up all over this island. Our beaches are going to be so overcrowded. There are so many beautiful oak trees on Julia that would sadly be cut down.

Please reconsider allowing this development and protect our beautiful island's laid-back charm. Thank you for your time.

Best regards,
Allison Church
26 Wax Myrtle Road

Alyssa Neil

From: Joe conlon <jpconlo@yahoo.com>
Sent: Sunday, June 28, 2020 12:13 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: ARTISAN at Julia and A1A

I am a resident at 2215 Boxwood Lane Amelia Island. Please accept this email as my objection to a change in the FLUM or zoning for the subject site. Further I opposed any residential development on this site. I already avoid making a left turn off Julia. More housing means more congestion in general and in particular at that intersection. Please deny any request for zoning or FLUM change. Thank you.

Sent from my iPad
Joe Conlon
847-910-2504

Alyssa Neil

From: Roz Hume & Ira Copperman <rozira527@gmail.com>
Sent: Tuesday, June 30, 2020 2:59 PM
To: Planning Info; bjasinsky@gmail.com; nick@gilletteassociates.com; betsie.huben@gmail.com; jeff.gray@live.com; chigginbotham66@gmail.com; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: VOTE NO - Parcel of land at 5456 First Coast Highway

To Whom It May Concern:

I am writing to express my strong opinion and request that you **DO NOT APPROVE** any variances on the parcel of land at 5456 First Coast Highway (site of prior Summer Beach Realty).

The reasons to **NOT APPROVE** the variances requested:

- 1) They would require that the old oaks on that site be removed
- 2) This would create increased congestion on First Coast Highway
- 3) This would degrade the quality of Amelia Island and negatively impact property values in the area
- 4) The design ignores the features of the site. High density residential should be out of the question for this parcel. This is a canopy road; the trees and the required buffer must be respected. A1A on Amelia Island is a Florida scenic highway/byway. **This means that the road must have 100 feet of scenic land.**
- 5) Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. Concerns include evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have.

I believe we are already out of control with the pace of development that is degrading the beauty and quality of life on Amelia Island. The least we can do to control the pace and quality of development is to honor the regulations that are already in place so that we can protect our island and it's natural environment.

Sincerely,
Ira Copperman
268 S. Fletcher Ave., B3
Fernandina Beach, FL 32034

Alyssa Neil

From: Dave <dwcunn@aol.com>
Sent: Thursday, June 25, 2020 5:26 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: APPLICATIONS CPA20-02, NOPC20-001, FD20-001

We are in favor of these requests, APPLICATIONS CPA20-02, NOPC20-001, FD20-001.

We do not believe this development will adversely affect this area of Amelia Island. We believe there are other uses such as self storage which would adversely affect this area.

Thank you.

David and Kathryn Cunningham

1840 Atlantic Place
Fernandina Beach, FL 32034

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Alyssa Neil

From: Jim Davis <jaswd@aol.com>
Sent: Saturday, June 27, 2020 10:56 AM
To: Planning Info
Subject: Proposed zoning change at Julia and First Coast Highway

I am responding to the Notice of Public Hearing scheduled for July 7. I will not be able to attend the hearing, but wanted my objection to be heard. The proposed high density residential zoning for the area is totally inconsistent with the nature of this part of Amelia Island. As a resident of Ocean Village a short distance away, I believe a development allowed by the zoning change would negatively impact property values in the area and will certainly create traffic crisis. The intersection of Julia and First Coast is already dangerous. A development allowed by the zoning change would make this significantly worse.

Please do not recommend the proposed zoning change.

James Davis
1808 Atlantic Place
Fernandina Beach, FL 32034

Alyssa Neil

From: Terri Dean <tcdean6@comcast.net>
Sent: Sunday, June 28, 2020 5:44 PM
To: Planning Info
Subject: Development on First Coast Highway

We understand that the Nassau County Board of County Commissioners will conduct Public Hearings related to the parcel of land at 5456 First Coast Highway on July 13. This is the intersection of First Coast Highway, the Parkway and Julia Street, the site of the former Summer Beach Realty office.

We are property owners and full time residents of Golfside South, a Summer Beach community. We would like to express our strong objection to any rezoning of this property as it will affect our quality of life as well as the environmental health of the entirety of Amelia Island, due to the proposed density and to the destruction of trees, which must be preserved to protect both our unique environment and the health of its citizens. Trees offer protection from many environmental threats as well as creating an atmosphere that promotes well-being for those who live here and an inducement for people to visit our island.

Please consider our concerns as you make these important decisions regarding the future of Amelia Island and Nassau County.

Thank you,
Leonard M. and Teresa Dean
4689 Genoa Drive
Fernandina Beach, FL 32034

Alyssa Neil

From: Suz Dog <suzdog@gmail.com>
Sent: Wednesday, July 01, 2020 12:40 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Proposed development objections

We are writing concerning the proposed development of 3.21 acres along Julia Street at the intersection with the A1A, which is the site of the old Summer Beach realty office. The developer wants to amend the Comprehensive Plan Future Land Use Map (FLUM) from commercial (COM) to high density residential (HDR) that would allow for twenty-eight (28) residential units. This is problematic on a number of levels.

- The current site is well treed and helps form the tree canopy which extends the full length of Amelia Island Parkway. A development of this size proposed would do irreparable damage to the tree canopy.
- Traffic is already a growing problem at this intersection and the delays turning south from Julia St onto the A1A can be substantial. This will only increase the traffic density.
- The eastern section of this property is regularly under water and is therefore likely covered by the Department of Environmental Protection's wetlands permitting ordinances. I encourage you to investigate this further before making any decisions.
- This section of the AIA is a part of the Ocean Island Trail scenic byway, and therefore subject to restrictions regarding development.

We hope you will take these issues under consideration as you evaluate the requests for changes from the developer. Our island is already dealing with a wide range of growth related issues and jamming another 28 housing units onto this very small parcel of land will only make things worse.

Sadly, we are unable to attend the upcoming hearings on this subject but want our voices heard. Allowing this developer to build 28 high density units will destroy the integrity of the street, the neighborhood, and ultimately will cause permanent damage to the ecology of the island. Please do not allow it.

Thank you for your consideration.

Suzanne and William Doggett
5290 Sea Chase Drive

Alyssa Neil

From: Alan Donaldson <adonald13@comcast.net>
Sent: Monday, June 29, 2020 11:26 AM
To: Planning Info
Subject: Zoning Change for 5456 First Coast Highway

Please register my opposition to the change in zoning requested by Artisan for this parcel. Amelia Island is already overbuilt and new, expensive-to-buy residences are detrimental. Nassau County should consider providing decent housing for low income citizens as a priority.

Alan Donaldson
13 belted Kingfisher Rd
Amelia Island, FL 32034

Alyssa Neil

From: Freddie Dwozan <freddie@healthcoga.com>
Sent: Thursday, June 25, 2020 2:19 PM
To: Planning Info
Subject: Strongly Oppose!!

Proposal upcoming - OPPOSE AMENDMENT

development of 3.21 acres along Julia Street - site of the old Summer Beach realty office. The developer to amend the Comprehensive Plan Future Land Use Map (FLUM) from commercial (COM) to high density residential (HDR). To wit: twenty-eight (28) multi-family residential units

Freddie Dwozan, RPh - CEO



***I.V. Care Options
Hospice Care Options, Inc.
Medical Center Prescription Shop
D&B Home Care, Inc.***

478-374-6662
478-374-7943 (pvt.fax)
800-277-7302
478-231-8017 (cell)

freddie@healthcoga.com

Alyssa Neil

From: Vicky Easton <vlbeaston@att.net>
Sent: Monday, June 29, 2020 1:02 PM
To: Planning Info
Subject: Land development

I'm against the corner of First Coast Hwy and Julia St. to be developed beyond the capacity that it has now. When is this going to stop!

We'll have no trees or wildlife left here. This small Island doesn't need to look like Manhattan! If those who come here from up North come here for the beauty of nature, then they better keep it that way, because if not, then they can go back to their cities full of buildings!

Vicky Easton

Sent from my iPhone

Alyssa Neil

From: Lisa Engels <14lisa@comcast.net>
Sent: Tuesday, June 30, 2020 6:58 AM
To: Planning Info
Subject: Our Island is a Special Place

Dear Panning Council,

The canopy road is part of our island's character, beauty and stability. Please don't let them take those protective majestic trees! Our island seems to be under attack by developers, and in the process, we have already lost enough of what Amelia a special preserve. Please step up and protect what we have left.

Lisa Engels
[3 Hickory Lane](#)

Sent from my iPad

Alyssa Neil

From: Aaron C. Bell
Sent: Tuesday, June 30, 2020 11:52 AM
To: Lisa Engels
Cc: Planning Info
Subject: Re: Please consider the the preservation of Amelia!

Dear Ms Engels,

Thank you for your input. I will take it into consideration.

Copying Planning so your comments are made part of the record.

Best regards,

-

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

From: Lisa Engels <14lisa@comcast.net>
Sent: Tuesday, June 30, 2020 9:24 AM
To: Aaron C. Bell
Subject: Please consider the the preservation of Amelia!

Dear Planning and Zoning Committee,

We live on a barrier island with finite limitations. Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. We are concerned about evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have. We need responsible research to determine the carrying capacity of Amelia Island.

Respectfully,
Lisa Engels
3 Hickory Rd

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.

Alyssa Neil

From: Eubanks <tomeubanks@comcast.net>
Sent: Monday, June 29, 2020 2:39 PM
To: Planning Info
Subject: Development of the parcel of land at 5456 First Coast Highway

I am sending this to you due to my concerns about the development of the parcel of land at 5456 First Coast Highway.

It is time that we put a end to “Developers” incrementally destroying the beauty of our precious island to benefit their pocket books.

This company knew full well what the building restrictions were on said parcel when they purchased it, if they have purchased it.

The sale may hinge on getting the changes that they are requesting. We cannot continue to alter the F.L.U.M. solely for the benefit of people who put their profit ahead of trying to preserve what brought them to our island in the first place.

We urge you to deny the F.L.U.M. changes they are requesting.

Sincerely,

Tom Eubanks
Bonnie Eubanks
tomeubanks@comcast.net
5011 Karen Street
Fernandina Beach, FL 32034

Sent from [Mail](#) for Windows 10

Alyssa Neil

From: Planning Info
Sent: Thursday, June 25, 2020 1:46 PM
To: Janet Fagaly
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Thad Crowe
Subject: RE: Parcel 00-00-30-0820-0006-0010

Good Afternoon Ms. Fagaly,

Thank you for reaching out to us related to the Summer Beach D-1 applications. Your comments have been received, your email will be part of the record and shared with other Planning Department staff, the Planning and Zoning Board (PZB) and Board of County Commissioners (BOCC). Presently, the applications are scheduled for the July 7th PZB meeting and the July 13th BOCC meeting.

The application and supporting documents will be available here:

<https://nassaucounty.novusagenda.com/AgendaPublic/> approximately one week prior to the meeting. Additionally, as there are large concerns about the COVID-19 pandemic, should you choose not to attend the meetings, be advised that you can tune in to watch them here: <https://nassauclerk.com/watch-meetings/>.

If you have any questions, please let us know.

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

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

From: Janet Fagaly <jfagaly.1952@icloud.com>
Sent: Thursday, June 25, 2020 12:34 PM
To: Planning Info <planninginfo@nassaucountyfl.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>
Subject: Parcel 00-00-30-0820-0006-0010

Dear Commissioners,

My husband I are concerned about future development of the the above-identified property's impact on the overall quality of living on this gorgeous island.

We would like to address the impact of additional traffic as it specifically affects us. We are new residents from central Florida who left that area for calm and quiet after 40 years of constant, often mismanaged, growth.

My husband cannot walk great distances and I often push him in a wheelchair on the trail. In order to access the trail we have to cross the road. The 30 mph speed limit is often exceeded by drivers. Although there are numerous designated crosswalks with signage warning of them, we have had close calls with drivers coming around the curve too fast. Once when a car had stopped allowing us to cross, it was almost rear ended by a driver who quickly came up behind him.

We feel this situation is only going to worsen with the development of this property as it is proposed and the addition of drivers that will be added to the area.

We also are concerned for the safety of the residents and tourists who use the trail daily. At one point the trail stops and you have to cross the road to continue using it. Vehicles don't always stop to allow safe crossing.

Please take this safety issue into consideration when you decide upon the development of this property.
Thank you for your attention to this matter.

Respectfully,
William and Janet Fagaly

Alyssa Neil

From: Mark Fenn <mwf.fenn@gmail.com>
Sent: Thursday, June 25, 2020 2:40 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Property Developement at 5456 First Coast Highway, Amelia island Florida,32034 Parcel ID: 00-00*30-0820-0006-0010

Dear Members of the NCBOCC and Nassau County Dept. of Planning ,
I live at 95015 Willet Way in the preserve in Summer Beach. I frequently use the Julia Road Access to First Coast Highway. **I am against** putting such a large number of housing units at this intersection for the following reasons:

1. Property is currently zoned commercial.
2. The traffic at this intersection is already quite heavy.
3. Traffic on A1A moves at a very high rate of speed making it difficult to access that road from Julia Street.
4. This is one of two access points to and from the American Beach area where housing is being developed already.
5. As the needs of the growing population of the Southern part of Amelia Island grow there seems to be fewer and fewer spots for additional commercial development.

Therefor I am **against** Application Numbers: CPA20-002; NOPC20-001; and FD20-001

I urge you to **NOT Approve** these applications.

Thank You in advance.

Mark Fenn

Mail Address: 1427 Sadler Rd #332
Fernandina Beach, FL 32034
Residence Address: 95015 Willet Way
Fernandina Beach, FL 32034

Alyssa Neil

From: Pam Fox & Jim Raycraft <fox.raycraft@gmail.com>
Sent: Saturday, June 27, 2020 10:21 AM
To: Planning Info
Subject: thoughts on proposed development at corner of Julia Street

Hello Members of the Nassau County Planning Commission,

We are hearing about a proposed development on the corner of Julia Street. I fully support getting rid of the abandoned summer beach realty building, but the density described is just too much for that area. I feel that when a property is zoned for X, the developer must make plans within the guidelines of X, not Y, not Z. Just like the person who bought part of Cumberland and wanted to change it to sellable lots was shot down, I hope that we keep the zoning in place for this piece of property. The level of traffic in that area is already pretty heavy, and I am hearing that our water, sewer and other infrastructure elements are already maxed out.

Let's support development within the existing plans and stop making exceptions for each new development. Let's keep as many of our trees at the south end as we can. Let's encourage a quality developer to propose a less dense community more in line with those that surround this highly visible area of our island.

Thanks for your consideration.

Pamela Fox
Full Time Island Resident AIP
703-615-1780
fox.raycraft@gmail.com

Alyssa Neil

From: CHRISTINE FREEMAN <freechristine@comcast.net>
Sent: Saturday, June 27, 2020 2:16 PM
To: Planning Info
Subject: 5456 First Coast Highway - opposition to proposed development

Artisian Homes through J.H.Cobb Properties is filing for a request to change this small piece of land at 5456 First Coast Highway, to High Density Residential. They plan on putting in 28 units on this small parcel of land. The traffic there has increased substantially in the past three years and this small Island cannot handle much more. As land is running out for developers, they are now resorting to high density developing which our infrastructure cannot handle. And that doesn't even begin to address the environmental impacts to our small barrier island.

Please do not allow this rezoning/development to happen.

Respectfully,
Christine A Freeman 2125 Purcell Dr
Fernandina Beach, FL 32034
303-503-7769

Alyssa Neil

From: Peggy FULLER <pefuller@bellsouth.net>
Sent: Monday, June 29, 2020 5:33 PM
To: Planning Info
Subject: Julia Street Development

Very disappointed to see more building and concrete and less of our beautiful island. By approving the new development on Julia will only increase an already very busy area onto A1A.

Parkway is a canopy road and is registered to protect not destroy. Another big issue is the wild life, pretty soon they will have no where to go.

Wonder is we need to leave island, it's just that much more traffic and people to deal with.

I am very much against this project. Sure there are areas that already exist that could Be refreshed.

Your Constituent, Peggy Fuller

Sent from my iPad

Alyssa Neil

From: Cherry Gallagher <cherrydgallagher@aol.com>
Sent: Wednesday, July 01, 2020 10:26 AM
To: Planning Info
Subject: Zoning change

I strongly oppose the effort to change the zoning to high density residential at the corner of Julia Street and A1A.

Cherry Gallagher

Sent from my iPad

Alyssa Neil

From: Doug McDowell
Sent: Tuesday, June 30, 2020 3:32 PM
To: Alyssa Neil
Subject: FW: NO VARIANCES - Parcel of land at 5456 First Coast Highway

Follow Up Flag: Follow up
Flag Status: Flagged

Please put in the records for Summer Beach D-1. Thx.

Doug McDowell, AICP | Senior Planner

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



From: Nick Gillette <nick@gilletteassociates.com>
Sent: Tuesday, June 30, 2020 3:28 PM
To: Michael Mullin <mmullin@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>
Subject: FW: NO VARIANCES - Parcel of land at 5456 First Coast Highway

I received this email concerning PZ. To verify residency, I found this below in the public record:

Nassau County Property Appraiser | Property Search | Property Search Results | Tax Maps 4.0

maps.nassauflpa.com/nassautaxmap/?pin=00-00-31-1170-0003-00B0#

Nassau County, FL - Property Appraiser Basemaps Map Layers

Search By:

Owner Name

Enter Owner Name Go!

1 Results

[GIS Report](#)
[Address Details](#)
[Find Adjoining Parcels](#)
[TRIM Notice](#)

Parcel ID:	00-00-31-117
Calculated Acreage:	0.5
Deed Acreage:	0
Property Use	CONDOMINIUM
Ownership Information	
Name	HUME ROSLYN
Mailing Address	COPPERMAN I 268 S FLETCHER FERNANDINA
Situs/Physical Address	268 FLETCHER

Nick E. Gillette, P.E.
Principal/Engineer
Gillette & Associates, Inc.

20 South 4th Street
Fernandina Beach, FL 32034
904-261-8819 – P

From: Roslyn Hume [<mailto:humer527@gmail.com>]

Sent: Tuesday, June 30, 2020 2:50 PM

To: PlanningInfo@NassauCountyFL.com; bjasinsky@gmail.com; Nick Gillette <nick@gilletteassociates.com>; bitsie.huben@gmail.com; jeff.gray@live.com; chigginbotham66@gmail.com; dleeper@nassaucountyfl.com; acbell@nassaucountyfl.com; Pedwards@nassaucountyfl.com; tford@nassaucountyfl.com; jtaylor@nassaucountyfl.com

Subject: NO VARIANCES - Parcel of land at 5456 First Coast Highway

Dear Sirs:

I am writing to express my strong opinion and request that you **DO NOT APPROVE** any variances on the parcel of land at 5456 First Coast Highway (site of prior Summer Beach Realty).

The reasons that I feel so strongly are that:

- 1) This will cause the old oaks on that site to be removed and create increased congestion on First Coast Highway
- 2) This will degrade the quality of Amelia Island and negatively impact property values in the area
- 3) The design does not take the features of the site into account. High density residential should be out of the question for this parcel. This is a canopy road; the trees and the required buffer must be respected. A1A on Amelia Island is a Florida scenic highway/byway. This means that the road must have 100 feet of scenic land.
- 4) Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. Concerns include evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have.

We are already out of control with the pace of development that is degrading the beauty and quality of life on Amelia Island. The least we can do to control the pace and quality of development is to honor the regulations that are already in place in order to protect the island and its natural environment.

Sincerely,

Roslyn Hume
268 S. Fletcher Ave., B3
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.

Alyssa Neil

From: John Harris <johncharris51@gmail.com>
Sent: Saturday, June 27, 2020 4:18 PM
To: Planning Info
Subject: Application#CPA20-002;NOPC20-001;FD20-001

In reference to 5456 First Coast Highway, Amelia Island, three things come to mind. With 28 units, you could end up with 54 more cars trying to negotiate the Julia St./First Coast Highway intersection. You may want to think about a traffic circle there. Secondly, I would hope that the units would be architecturally consistent with the condos already in that area. And thirdly, it borders on an extremely important historical district, American Beach. The impact there, with increased traffic, may not be good. I suspect members of the American Beach Community have already commented on this. Regards, John and Patricia Harris, Ocean Village

Alyssa Neil

From: Aaron C. Bell
Sent: Friday, June 26, 2020 10:12 AM
To: Pamela Hart
Cc: Planning Info
Subject: Re: Artisan Homes development Julia street

Dear Ms Hart

Thank you for your input. I will take it into consideration.

Copying planning for inclusion in the record.

Best regards

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

From: Pamela Hart <chinahart1@icloud.com>
Sent: Wednesday, June 24, 2020 9:44 PM
To: Justin Taylor; Danny Leeper; Aaron C. Bell; Pat Edwards; Tom Ford
Subject: Artisan Homes development Julia street

Please do not change set back requirements for this development or allow the maximum building lot coverage to be amended. We are at capacity for traffic on the island already and have had too many trees removed. We should not make it easier to add more congestion or remove more trees. Sincerely, Pam Hart 912-281-6205

Sent from my iPad

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.

Alyssa Neil

From: susan haynie <susanmhaynie@yahoo.com>
Sent: Tuesday, June 30, 2020 8:14 AM
To: Planning Info
Cc: dlepper@nassaucountyfl.com; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: development of 3.21 acres on Julia Street (5456 First Coast Highway) hearing on 7 July 2020

Dear Nassau P&Z Board and Board of County Commissioners,

As 25 year residents of Sea Chase in Ocean Village, my husband and I request that you NOT rezone the property (3.21 acres on Julia street) from COM to HDR.

We love the island and its peaceful lifestyle and the increase in traffic alone at that dangerous intersection is unacceptable.

Please vote NO!

Thank you,
Susan M. Haynie
5258 Sea Chase Drive, Unit 2
Amelia Island, Fl 32034

Alyssa Neil

From: Roslyn Hume <humer527@gmail.com>
Sent: Tuesday, June 30, 2020 2:50 PM
To: Planning Info; bjasinsky@gmail.com; nick@gilletteassociates.com; betsie.huben@gmail.com; jeff.gray@live.com; chigginbotham66@gmail.com; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: NO VARIANCES - Parcel of land at 5456 First Coast Highway

Dear Sirs:

I am writing to express my strong opinion and request that you **DO NOT APPROVE** any variances on the parcel of land at 5456 First Coast Highway (site of prior Summer Beach Realty).

The reasons that I feel so strongly are that:

- 1) This will cause the old oaks on that site to be removed and create increased congestion on First Coast Highway
- 2) This will degrade the quality of Amelia Island and negatively impact property values in the area
- 3) The design does not take the features of the site into account. High density residential should be out of the question for this parcel. This is a canopy road; the trees and the required buffer must be respected. A1A on Amelia Island is a Florida scenic highway/byway. This means that the road must have 100 feet of scenic land.
- 4) Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. Concerns include evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have.

We are already out of control with the pace of development that is degrading the beauty and quality of life on Amelia Island. The least we can do to control the pace and quality of development is to honor the regulations that are already in place in order to protect the island and it's natural environment.

Sincerely,

Roslyn Hume
268 S. Fletcher Ave., B3
Fernandina Beach, FL 32034

Alyssa Neil

From: Russell Jahn <russelljahn@bellsouth.net>
Sent: Monday, June 29, 2020 10:19 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Hearings regarding 5456 First Coast Highway

Dear Planning & Zoning Board and County Commissioners,

This property is located at a very busy intersection and access point for some of our beaches. It is also an attractive entry point for a major tourist destination, the Ritz Carlton.

While the land is also a swamp, it is heavily treed and serves as an attractive buffer to the commercialism surrounding it.

If you take a look at The Enclave, you will see what the developer, Artisan, has already done to destroy parcels, cram structures together, eliminate trees, and alleviate any sense of place.

If you want to contribute to devastating the beauty, character, and attractiveness of this island by accepting their requested changes to Comprehensive Plan and FLUM this would be a very good place to do it.

Please do not grant this request.

Thank you,

Russell Jahn

Alyssa Neil

From: Joblon, Christine <Christine.Joblon@tetrattech.com>
Sent: Monday, June 29, 2020 2:11 PM
To: Planning Info
Subject: 5456 First Coast Highway

Please do not change zoning on this parcel to High Density Residential. Enough is enough. The County cannot provide resources and facilities for those already living there. Do not increase density until resources and facilities can support the increase of residents. County Poor Planning Is Costing County Tax Payers Too Much.

Thank you,

Christine Joblon
Richard Joblon
Magdalena Joblon
Fernandina Beach, FL

Alyssa Neil

From: Nancy Jones <nrjbulldog@comcast.net>
Sent: Sunday, June 28, 2020 6:04 AM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Tom Ford; Justin Taylor
Subject: Development on Julia Street

Please do not consider this development. As a resident of this area I oppose it and ask that you keep it zoned as it was; already too much traffic on A1A and it seems that the character of this island has completely changed and we don't need more "Hilton Head" aspects....Nancy Jones (904-583-09380)

There is a proposed development on Julia Street, at the site of the old Summer Beach Office at the corner of A1A.

There will be a public hearing Thursday July 7 on the development of 3.21 acres along Julia Street, which is the site of the old Summer Beach realty office. The developer, ARTISAN (cookie cutter homes) wants to amend the Comprehensive Plan Future Land Use Map (FLUM) from commercial (COM) to high density residential (HDR). Twenty-eight (28) multi-family residential units - - (i.e. 7 "fourplexes") will be crammed into that corner.

I believe that when land is zoned a particular way, developers should respect that zoning and not try to change it. If this parcel is to be developed residential, it does not have to be high density, and can be developed in a more thoughtful way. In addition to the many environmental issues, i.e. , removal of trees, impacted wetlands, strain on our water system and landfills, etc., the most immediate and long term negative impact on our community will be the increased traffic at Julia and First Coast Highway, one of the most dangerous intersections on the island. Further cheapening of the island will result in declining property values, a decline in tourism, etc. Loss of our "sense of place" will have a serious economic impact, as well as a quality of life impact for those of us who drive by this area or ride our bikes on the A1A path.

Alyssa Neil

From: peter kelly <hoyaman64@yahoo.com>
Sent: Monday, June 29, 2020 10:20 AM
To: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Planning Info
Subject: 5456 First Coast Highway-July 13, 2025 BOCC Hearings Re:Zoning Change

Dear Nassau County Board of County Commissioners,

Please safeguard the land parcel at 5456 First Coast Highway and do not allow the high density residential plan proposed for this parcel.

The downgrade proposal for this beautiful parcel of land would degrade this beautiful part of Amelia Island, cheapen Amelia Island further (already under continuing siege from relentless efforts by tract developers who profit mightily from residential overbuilding and downzoning), and lower adjacent property values.

We are rapidly losing residential land parcels on Amelia Island and do not allow further zoning downgrading by tract developers who are not acting in the best interests of the Amelia Island community by despoiling beautiful land parcels through overdevelopment and construction of cheap housing. The entire Amelia Island community will severely suffer long term from this despoiling activity which results as a consequence of residential land downzoning. In both the short term and the long term, the entire Amelia Island community will be the losers if this rezoning downgrade receives approval.

Please be diligent about the preservation of important Amelia Island land parcels and please recognize that no one on Amelia Island benefits from downzoning except the developers who are here today and gone tomorrow. Rather than allowing downzoning, please maintain present zoning or even consider up zoning so these few remaining beautiful land parcels are not despoiled by deliberate efforts of developers to downgrade zoning.

Thank you, in advance, for your consideration.

Peter Kelly
57 Long Point Drive
Amelia Island, FL 32034

Alyssa Neil

From: J Thomas King <jteeking@aol.com>
Sent: Sunday, June 28, 2020 2:04 PM
To: Planning Info
Cc: Daniel Leeper
Subject: Julis Street Zoning Change

We are absolutely opposed to any change to the zoning of the 3.21 acres along Julia Street requested by ARTISAN Corp.

The property is zoned COM and needs to remain as such.

The intersection at Julia & First Coast Highway is among the most dangerous in Nassau County. Allowing increased density at that location would be totally irresponsible on the part of the Zoning Board.

The owners bought that parcel knowing full well its zoning limits and should never have assumed that the Board would ignore the best interests of our community and approve such a dangerous proposal. We request that this zoning change proposal be rejected!

J Thomas & Loraine King
Fernandina Beach

Alyssa Neil

From: Don Klima <dloydklima@gmail.com>
Sent: Friday, June 26, 2020 4:39 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Tom Ford; jtaylor@nassaucountyfl.c; Pat Edwards
Subject: Application # CPA20-002 -5456 First Coast Highway, Amelia Island, J. H. Cobb Properties, LLC

Re: Application # CPA20-002 -5456 First Coast Highway, Amelia Island, J. H. Cobb Properties, LLC

Dear Members of the Nassau County Planning and Zoning Board:

We have been Nassau County residents for over 10 years and reside at 95248 Willet Way within the Preserve community. We appreciate the opportunity to share our views on this matter before the Planning and Zoning Board for action.

While Amelia Island is our home and of great personal value as such, it is also a signature asset of incomparable value to Nassau County, providing it with a nationally recognized identity. Entrusted to you is the responsibility to help us all protect this rich Nassau County character. For those of us who have had the privilege to live here, it has become increasingly clear that the rate and scale of development have brought Amelia Island to a critical tipping point. The cumulative effect of incremental developments threatens Amelia Island's quality of life and sense of place.

This proposal to increase the density of the development at 5456 First Coast Highway is a perfect case in point. We strongly urge you to deny the requested change in the Future Land Use Map.

The number of residential units planned for this parcel is beyond what the parcel can reasonably accommodate. It would require removal of every tree on the parcel. The Amelia Island Parkway is a canopy road and a Florida scenic highway. The trees and the required buffer are character defining features and should be respected. We have also observed that this parcel often has extensive standing water long after rainfall, and we are concerned that introducing considerable fill on the site would kill more trees and simply pass the problem along to others.

Beyond these immediate parcel features, we are concerned about broader implications for this island community. Capacity issues such as the feasibility of evacuation, traffic, adequacy of our water, sewer and electrical resources, and impact on quality of life are particularly acute on an island. Water, sewer and electrical infrastructure are inadequate to support the level of development that has already been permitted, much less further development. Further impacts to Amelia Island from development will jeopardize property values, and diminish the Island's appeal as a popular tourism destination.

To illustrate why we are concerned we direct your attention to the existing adjoining development of the Enclave subdivision. Regrettably it appears to represent the current development trend on the Island—squeezing maximizing density and profit out of a parcel at the expense of natural values on the site and surrounding area and with no regard for the inherent capacity limitation on an island.

We urge the Nassau County Planning and Zoning Board to vote no on this proposed development.

Respectfully submitted,

/signed/

Don and Karen Klima
95248 Willet Way
Fernandina Beach, Florida 32034

cc: Members of the Nassau County Board of Commissioners

Alyssa Neil

From: JAMES LANG <jrichlang@comcast.net>
Sent: Sunday, June 28, 2020 3:49 PM
To: Planning Info; Aaron C. Bell; Pat Edwards; Tom Ford; Daniel Leeper; Justin Taylor
Subject: July 2020 Public Hearings

Board Members and Commissioners - I understand the Board will hold a public hearing 7 July and the County Commission a public hearing 13 July to consider changes to the Future Use Map and Comprehensive Plan concerning the parcel of land at 5456 First Coast Highway. Because of our current pandemic I will not attend the meeting but wanted to state my objection to these changes the developer is requesting. I have lived on Amelia Island for 25 years and witnessed the destruction caused by approval of changes such as being requested.. Bit by bit the impact is becoming a disaster. Please do not approve these requested changes. Thank you. Respectfully, James R. Lang

Alyssa Neil

From: Barbara Larkins <philandbobbie@icloud.com>
Sent: Thursday, June 25, 2020 5:19 PM
To: Planning Info
Subject: Phil Larkins

As a homeowner in Ocean Village, I find the proposal for a development at Julia street- First coast highway a bad decision. That is one of the worst spot regarding traffic and once again environmental issues would be affected.

Phil Larkins
1875 Atlantic Way

Sent from my iPad

Alyssa Neil

From: Judith Layman <jlayman22@gmail.com>
Sent: Thursday, June 25, 2020 3:51 PM
To: Planning Info; Daniel Leeper
Subject: Artisan Homes building on the island

Please, NO changes to comprehensive plan or future land use.
Do not continue to degrade our charming island.
Do not disrupt wildlife.
No over crowding.

Sincerely,
Judith Layman
Homeowner Amelia Island, Fl

Alyssa Neil

From: Richard Levine <rlevine43@gmail.com>
Sent: Tuesday, June 30, 2020 5:17 PM
To: Planning Info
Subject: Parcel of Land at 5456 First Coast Highway

Planning and Zoning Board,

My name is Richard A. Levine and I reside at 6 Foxtail Road, Fernandina Beach. My wife and I are concerned about Artisan's request to change zoning at 5446 First Coast Highway. Please enforce the existing zoning so we do not let this property become an eyesore. We are not wanting to stop development, but need to enforce existing zoning. Let's t keep the balance of allowing development but keeping with a plan to not destroy the beauty of our island. The beauty of this island is a key economic driver for employment. Do not destroy it by not enforcing established code.

Richard A. Levine

Alyssa Neil

From: Claudeen Lindberg <claudeen41@gmail.com>
Sent: Monday, June 29, 2020 8:29 AM
To: Planning Info
Subject: Julia St land use by Artisan
Attachments: PastedGraphic-2.tiff

We are residents of 42 Beach Walker Rd, FB and we oppose the change of 3.21 acres on Julia St for high density housing. Why did we move to Amelia Island? It has the heart of a village that is quaint, not like so many other Florida beach communities that have no interest in keeping its trees, traffic low and nature disposable. We live in a paradise and it is our job to keep it from getting away from us by allowing any money hungry developers to mess it up.

Please stop these developers from ruining our Village!

Claudeen Lindberg

claudeen41@gmail.com

REMEMBER

*If you forward this PLEASE REMOVE all e-mail addresses before you send it on, and use the BCC area when forwarding to one or more people at once.
"Be kind to your e-mail friends"*

Alyssa Neil

From: Gertie Malloy <grm345@comcast.net>
Sent: Sunday, June 28, 2020 12:10 PM
To: Planning Info
Subject: Julia Street

I am opposed on the construction of 28 residential units at the Julia Street property. We sure don't need the increase in traffic that would ensue, nor the destruction of more trees. G.R. Malloy, long time resident of The Preserve.

Sent from my iPad

Alyssa Neil

From: Sandy Mann <sanmann1@me.com>
Sent: Sunday, June 28, 2020 11:58 AM
To: Planning Info
Subject: Zoning at Julia St and Summer Beach

I strongly appose to the rezoning
Sandy Mann
Don Mann

Sent from my iPhone

Alyssa Neil

From: Linda Martinez <lmart8407@comcast.net>
Sent: Monday, June 29, 2020 8:30 AM
To: Planning Info
Subject: Artisan development on Julia street

I am opposed to the proposed development on Julia and A1A by Artisan homes. The removal of all trees will take away from the canopy Road and the serenity of the location. The number and design of residential units there will degrade the character of the area and will result in declining property values. As a local homeowner I am adamantly opposed to this going in. Please stop this development.

Linda Martinez
Parkway Place Homeowner

Alyssa Neil

From: margaret pbmattera <pbmattera@bellsouth.net>
Sent: Friday, June 26, 2020 7:16 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pedeads@nassaucountyfl.com; Tom Ford; Justin Taylor
Subject: Project at 5456 first coast highway,amelia Island,fl 32034

I am writing in opposition to the project at Julia St and First Coast Highway.
First,asking that Bruce Jasinsky not vote as a member of PandZ as he is also realtor for this property. This will impact the traffic on Amelia Island Parkway adversely by adding more speeding vehicles that already do not give give pedestrians the right of way. Lastly,we need to keep our trees for oxygen,erosion control and cooling.
Sincerely,Margaret Mattera,95158 Summerwoods circle,Fernandina Beach,Fl 32034

Alyssa Neil

From: Chris Mazzucco <CEMazzucco@utexas.edu>
Sent: Sunday, June 28, 2020 1:48 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Proposed variance

Good Afternoon,

I am writing to express my view that variances should not be allowed on the property at the intersection of First Coast Highway, the Parkway and Julia Street, the site of the former Summer Beach Realty office.

No increase in percentage of allowable buildings and especially NO minimum of the setback.

Thank you,
Chris Mazzucco
2111 Oak Bluff Ct
Fernandina Beach, FL. 32034

Alyssa Neil

From: William McCarter <williamsccarter@gmail.com>
Sent: Sunday, June 28, 2020 12:34 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Notice of Public Hearing July 7th, 2020

We are writing to you in opposition to the developers request to amend the FLUM from commercial (COM) to high density residential (HDR) on 3.21 acres along Julia Street, Amelia Island to allow the construction of 28 multifamily units.

Traffic and degradation of our environment are unacceptable as we are confident your impact studies will show.

Thank you for your consideration.

William & Lynn McCarter
133 Sea Marsh Rd
Amelia Island, FL 32034

Alyssa Neil

From: Connie McDaniel <conmcdaniel@icloud.com>
Sent: Tuesday, June 30, 2020 4:25 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Julia Street/A1A 3.21 acre proposed rezoning - opposed

Dear Sirs/Madams: I am emailing today in **opposition** to the requested rezoning of the parcel of land on the corner of Julia/A1A from commercial (COM) to high density residential (HDR). I live on S Fletcher and regularly drive my car and ride my bicycle on Julia/Amelia Parkway and the A1A. There is significant traffic congestion today and it is quite an unsafe intersection for cars, bicyclists and pedestrians. Adding 28 multi-family residential units would significantly add to the congestion and danger of this area. The collateral impact of tree removal, impacted wetlands, strain on our water system and landfills is also not desirable. Thank you for your consideration of my comments.

Regards, Connie McDaniel

Alyssa Neil

From: Peggy Mendelson <peggym7@icloud.com>
Sent: Saturday, June 27, 2020 6:19 PM
To: Planning Info
Subject: Against the multi unit going on Julia rd

Shame on you! cutting down our island. It's not all about money, all the time. That's why it's time to get new blood on the panel and other elected officials.

Look what you did on Atlantic with that hotel on the street. Take a visit to some of these over developed islands. Look at Hilton Head. I have been going there since the development started. It is so crowded over developed. But at least they CARED about what the buildings looked like and how they were set. NOT you guys!

My blood boils when it comes to this planning and zoning board. It seems to me if you are on the board bc you wanted change, to care for our island! But you are doing everything you can to RUIN this island!!!

Many of us think you are getting a lot of money for accepting these negative projects. And it's time to bring in some high powered attorneys. The search is on! We are getting ready before another stupid decision is made by you!

Make better decisions!

Vote NO ! PLEASE CARE

Alyssa Neil

From: Deborah Mewshaw <moosemom1234@hotmail.com>
Sent: Friday, June 26, 2020 12:26 PM
To: Planning Info
Subject: 3.21 acres on Julia street

Please do not change to HDR

Sent from myMail for iOS

Alyssa Neil

From: steve.millage@comcast.net
Sent: Friday, June 26, 2020 10:01 AM
To: Planning Info
Subject: Proposed development along Julia Street, at the site of the old Summer Beach Office

I would be opposed to high density residential on this site. I have not seen an accident, but have seen many close calls of people trying to get onto AIA at that intersection. Adding 28 residential units would create 50+ additional people then trying to get out onto Julia.

Steve Millage
1368 Plantation Point Drive
503-939-2124

Alyssa Neil

From: Kim Mills <ksmills65@me.com>
Sent: Tuesday, June 30, 2020 12:57 PM
To: Planning Info
Subject: Tree removal and development

Please do not remove any trees from the Julia Street location for over development. Thank you, I'm a home owner on the island and like to preserve our beautiful island. Do not over develop

Sent from my iPhone

Alyssa Neil

From: Terry Mullervy <terry@mullervy.co.uk>
Sent: Thursday, June 25, 2020 6:03 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: 5456 First Coast Highway

Dear Sirs:

As a resident of Summer Beach, I received notice of a public hearing 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 Coat 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

Alyssa Neil

From: Betsy Nagle <bjnagle8810@gmail.com>
Sent: Sunday, June 28, 2020 12:23 PM
To: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Planning Info
Cc: Jo Colleran
Subject: Artisan Development 5456 First Coast Highway

We are writing to express our concern about the development proposal at 5456 First Coast Highway. We are residents of Fernandina Beach and have been dismayed to see the lack of consideration for conservation development on the island.

Please do not allow the changes to the Comprehensive Plan and the FLUM that the builder is requesting.

We must start to preserve the what is left of Amelia Island's character. Higher density does not equal a more desirable development. Low impact strategies should be incorporated into this development to adequately address existing surface water and future runoff. Increased density, i.e, hard surface, is not part of the solution.

As many trees as possible should be retained on the property. It is a known fact that that trees are an important factor in storm water management.

We are not against redevelopment, but the Nassau County and City need to start achieving a balance between development and the natural resources that exist on any given parcel on Amelia Island.

If you have any questions, please feel free to contact us.

Thanks for your consideration,

Jo Colleran
Betsy J. Nagle

Alyssa Neil

From: jandsnfernbch@aol.com
Sent: Monday, June 29, 2020 12:31 PM
To: Planning Info; Aaron C. Bell; Pat Edwards; Tom Ford; Daniel Leeper; Justin Taylor

A note to my Nassau County elected officers: I have lived in Nassau County for twenty years in Fernandina Beach and have not written to you before this time. It's not that I never thought you just may need a little scolding or even some well deserved praise now and again, I just never "got around" to it. That is an embarrassment and a flaw as a citizen of this beloved piece of land. But in the past year, I have watched as the drip, drip, drip of repurposing of our precious land has become a flood. When does the proverbial straw finally break the camel's back? The piece of land at 5456 First Coast Highway is the perfect example of development gone mad. As you all well should know that once a grader, plow, or shovel attacks the land, it will never, never be the same again. Please, please, please reject this latest assault on our unique piece of this earth.

Thank you for your listening.

Sandra Neal
1716 McArthur Street

Alyssa Neil

From: shellynord <shellynord@bellsouth.net>
Sent: Tuesday, June 30, 2020 1:36 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: 5456 First Coast Highway

Gentlemen,

As residents of Nassau County who reside on the south end of Amelia Island, we are writing to express opposition to the changes being heard by the Planning and Zoning Board (on July 7) and the Nassau County Board of County Commissioners (on July 13) related to the parcel of land at 5456 First Coast Highway.

The developer is asking that the maximum building lot coverage be amended from 40% to 50% and that the minimum setback of buildings from property lines be decreased. We are confident that the number of residential units planned is far greater than the parcel can accommodate, Seven four-plexes! This request, if granted, will have serious implications to the intersection.

Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. We are concerned about evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have.

Additionally, the devastation to the tress on this parcel will have extremely negative effects on the Island. The foot print cannot sustain the capacity of the proposed project. We urge you to vote against Artisan's request to change the zoning at 5456 First Coast Highway. We need responsible research to determine the carrying capacity of Amelia Island.

Thank you for your time,

Roger and Shelly Nordlinger
1268 Quattlefield Lane
Fernandina Beach, FL

Shelly Nordlinger
ShellyNord@bellsouth.net

Alyssa Neil

From: Sharon Oberholtzer <so10is@yahoo.com>
Sent: Tuesday, June 30, 2020 2:49 PM
To: Planning Info; Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: 5456 First Coast Highway

Gentlemen,

As residents of Nassau County who reside on the south end of Amelia Island, we are writing to express opposition to the changes being heard by the Planning and Zoning Board (on July 7) and the Nassau County Board of County Commissioners (on July 13) related to the parcel of land at 5456 First Coast Highway.

The developer is asking that the maximum building lot coverage be amended from 40% to 50% and that the minimum setback of buildings from property lines be decreased. We are confident that the number of residential units planned is far greater than the parcel can accommodate, Seven four-plexes! This request, if granted, will have serious implications to the intersection.

Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. These are concerns stressed in the County's own Vulnerability Study. We are concerned about evacuation time, traffic, adequacy of our water, sewer and electrical resources, impact on quality of life, etc. On this part of the island, water, sewer and electrical infrastructure are inadequate to support the level of development we currently have.

Additionally, the devastation to the tress on this parcel will have extremely negative effects on the Island. The foot print cannot sustain the capacity of the proposed project. We urge you to vote against Artisan's request to change the zoning at 5456 First Coast Highway. We need responsible research to determine the carrying capacity of Amelia Island.

Thank you for your time,

Mark and Sharon Oberholtzer
1275 Gerbing Road
Fernandina Beach, Florida 32034

Alyssa Neil

From: Tom Oden <teoden@bellsouth.net>
Sent: Wednesday, July 01, 2020 12:26 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Lee Sessions; Jim Heinz; Leon Kumpe; Suzanne Doggett
Subject: 5356 First Coast Highway, Amelia Island, Florida, 32034

Reference: Related applications CPA20-002; NOPC20-001; FD20-001.

Ladies and gentlemen,

I am writing to you on behalf of 178 homeowners in Ocean Village at Summer Beach, a residential community one-half mile north of the subject property on Amelia Island Parkway. Many homeowners and affected organizations have written to you in opposition to the referenced applications, providing thoughtful specific reasons for their opposition. I will not reiterate these points of opposition but will summarize in my own words. To wit: **Approval of this development will be an unmitigated ecological, environmental, and public safety disaster for the character of the south end of Amelia Island.**

Looking ahead, I propose that the county postpone all development applications for the unincorporated portions of the island until the Covid-19 pandemic is declared under control and there is a clearer understanding of how, if, and when the economy might recover.

Respectfully submitted,

Tom Oden
1889 Ocean Village Drive
President, Board of Directors
Ocean Village Community Association

Alyssa Neil

From: Vann Parker <hvparker@mindspring.com>
Sent: Monday, June 29, 2020 12:20 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Connie Parker
Subject: 5456 First Coast Highway Zoning Change Requests

Planning and Zoning Board

Dear Sirs:

This is to register the objections of my wife and myself to the zoning changes requested for the property at 5456 First Coast Highway. We have been homeowners in Ocean Village since 2003, and we feel that the proposed development of a high density multi-family facility will be a great detriment to our area. The additional traffic that will be generated will be a big problem on Amelia Island Parkway, and the intersection is already a safety problem. In addition, the various environmental problems that will be caused should result in rejection of the requests for changes. Please reject the zoning changes.

Thank you very much for your help on this matter.

Vann Parker & Connie Parker
5218 Village Way
Amelia Island, FL 32034

Alyssa Neil

From: Nancy Petrillo <npetrillo@comcast.net>
Sent: Thursday, June 25, 2020 3:55 PM
To: Planning Info
Subject: Opposition to Development at Julia Street

Hello,

I would like to express my opposition to the proposed changes to the development of 3.21 acres along Julia Street the site of the old Summer Beach realty office. The area is already densely populated with businesses, homes and condos. It is very difficult to take a turn on to Rt 1a, without taking your life in your hands with the excessive amount of traffic.

In addition to the many environmental issues, i.e. , removal of trees, impacted wetlands, strain on our water system and landfills, etc., the most immediate and long term negative impact on our community will be the increased traffic at Julia and First Coast Highway which is already one of the most dangerous intersections on the island.

Please take my opposition into consideration.

Sincerely,

Nancy
Nancy Petrillo
1828 Ocean Village Ave.
Amelia Island, FL 32034

Alyssa Neil

From: Janet Yahoo <okjanetp@yahoo.com>
Sent: Sunday, June 28, 2020 11:13 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Opposition to proposed development on 5456 First Coast Hwy/Julia Street

As residents of Summer Beach and frequent users of the road and bike path adjacent to this parcel, we are firmly against the proposed zoning change requested by the developer. The area is used by many bikers and increased car traffic will pose a risk to walkers and bikers using the path and crossing streets where they intersect the path. There is also a school directly across the street.

The proposed use is inconsistent with the area and will remove much needed tree cover. Additionally, the turn onto A1A is already a tenuous location. Increased car traffic from 28 housing units will make that situation even more unsafe. Please do the right thing and deny this request.

Thank you
Janet Pfeffer

Alyssa Neil

From: Judith Pillans <pillansj@bellsouth.net>
Sent: Tuesday, June 30, 2020 5:33 PM
To: Planning Info
Subject: Julia Street development

Please do not go forward with this unacceptable development of this project. With each tree that is felled AMELIA Island loses a bit of the charm and special atmosphere which makes this an amazing place to live. It is time that our officials begin to take notice of the wishes of the residents of this community. We love our island and continue to be frustrated when the almighty dollar seems to rule. Please please exercise the proper judgment in this case. We are depending on you to make good decisions for the present and the future of AMELIA Island.

Thank you.

Charles and Judy Pillans

Sent from my iPad

Alyssa Neil

From: Thomas Polito <politota58@gmail.com>
Sent: Wednesday, July 01, 2020 6:44 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Applications CPA20-002, NOPC20-001, and FD20-001

July 1, 2020

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

RE: Applications CPA20-002, NOPC20-001, and FD20-001

I am writing to express my concern regarding the proposed development of Parcel ID# 00-00-30-0820-006-0010, located at 5456 First Coast Highway, Amelia Island, FL 32034.

My concern is simple. For this development to proceed, changes need to be made to the intersection of Julia Street and First Coast Highway. This intersection needs to be converted to a roundabout (traffic circle). This intersection is already very congested and the additional proposed development will only make things worse. I am NOT in principle opposed to the development of residential housing units on this property. However, the issue needs to be addressed now, not after additional development makes the situation more serious. This is a quality of life and, more importantly, a serious safety issue.

This intersection is already a difficult location for traffic both entering or exiting Julia Street to or from First Coast Highway due to the current traffic volume. This intersection is the southern connection of Amelia Island Parkway to First Coast Highway, feeding traffic from a number of residential communities on Amelia Island Parkway, the Amelia Surf and Racquet Club, and the Ritz-Carlton. The intersection is also the access point for the Harrison Cove neighborhood across First Coast Highway from Julia Street.

This area is experiencing growth and increased traffic from several sources. The expanding development of The Enclave is adding vehicles to First Coast Highway flowing in both directions through this intersection. Additional construction in the American Beach area is also feeding additional traffic flow to this intersection via Julia Street. The likely future development of the large parcel near the south end of Amelia Island has the potential to contribute many more vehicles flowing through this intersection.

Cars attempting to exit Julia Street to turn left onto southbound First Coast Highway routinely backup traffic on Julia Street, making it difficult to even turn right (northbound) onto First Coast Highway. Even without cars backing up, the current volume of northbound traffic on First Coast Highway makes a right hand turn out of Julia Street difficult at many times of the day. Based on the layout of the proposed development, it is likely that there will be times that vehicles may not be able to even exit the development property onto Julia Street because of backed up vehicles waiting at the intersection.

Cars traveling southbound on First Coast Highway attempting to turn left onto Julia Street often have to wait long periods of time for an opening in the northbound traffic flow to permit the left-hand turn. I have seen numerous near miss rear-end accidents due to cars traveling southbound having to swerve into the entrance lane to the Harrison Cove neighborhood (Mackinas Gateway) to avoid collision with the vehicles waiting to turn onto Julia Street.

The current conditions are close to untenable. Adding 28 residential units to this location will add many daily vehicle traverses of this intersection. This location needs a roundabout (traffic circle). As you know, further south on First Coast Highway several roundabouts safely manage the traffic flow into and out of various parts of Amelia Island Plantation without substantially restricting the through traffic on First Coast Highway. This location needs to be improved to that same level of safety.

As I stated early in my letter, I am not opposed in principle to the residential development at this location. What I ask is that you make the conversion of this intersection to a roundabout a condition of approval of this development. Without this change, I believe it is only a matter of time before we begin to have tragic accidents in this location.

Sincerely,

Thomas A. Polito

1824 Atlantic Place

Ocean Village Neighborhood

politota58@gmail.com

904-206-3971

Alyssa Neil

From: Kiersten Prince <kandkprince@gmail.com>
Sent: Wednesday, June 24, 2020 2:27 PM
To: Planning Info
Subject: Julia street development

Hello,

I am a resident of Harrison Cove, which is located at the intersection of A1A and the parkway. I have lived in the area for nearly 8 years and love calling Amelia island home. I am within walking distance to the proposed development. My family and I walk and ride our bikes by there often.

I have many concerns about a new development at this site. For example, the traffic at the interaction is already terrible most times of day. The road is very busy and many people ignore the school bus stop and continue to turn and speed by.

The water, sewer and electrical resources are already taxed in this area and adding another development would make it even worse.

The trees in this area are beautiful and part of our natural canopy that helps with wind mitigation, storm surge and is a home to many local birds and wildlife. This area already does not drain well.

My husband and I are both local physicians and want to raise our family here but have been disheartened by the massive, seemingly destructive, growth.

Continuing to fill every inch of the island only devalues the property and quality of life of those who already call this place home.

Thank you for your consideration in this matter.

Sincerely,

Kiersten Prince

Sent from my iPhone

Alyssa Neil

From: Larry Pung <ljpung@gmail.com>
Sent: Monday, June 29, 2020 9:21 PM
To: Planning Info; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Comments on the parcel of land at 5456 First Coast Highway

Please do not amend the current building requirements. These requirements do not prevent the builder from making a profit under the current requirements. Here are my concerns related to the requests of the builder.

The Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected. We live on a barrier island with finite limitations. Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency.

Sustainability is not just limited to natural resources, it also includes impact on the economy. This design degrades the character of the island, further cheapening the island. This will result in declining property values and a decline in tourism.

Larry Pung
4756 Saint Marc Ct
Amelia Island, FL 32034

Alyssa Neil

From: Teri Pung <tapung@gmail.com>
Sent: Monday, June 29, 2020 9:21 PM
To: Planning Info; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: Comments on the parcel of land at 5456 First Coast Highway

Please do not amend the current building requirements. These requirements do not prevent the builder from making a profit under the current requirements. Here are my concerns related to the requests of the builder.

The Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected. We live on a barrier island with finite limitations. Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency.

Sustainability is not just limited to natural resources, it also includes impact on the economy. This design degrades the character of the island, further cheapening the island. This will result in declining property values and a decline in tourism.

Teri Pung
4756 Saint Marc Ct
Amelia Island, FL 32034

Alyssa Neil

From: John Rasmussen <jerasmuss@gmail.com>
Sent: Monday, June 29, 2020 4:18 PM
To: Planning Info
Subject: Zoning hearing July 7 regarding Application number CPA20-002, NOPC20-001 and FD20-001

June 29, 2020
Department of Planning and Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

There are several issues that are very important to consider in these rezoning issues.

Traffic: The traffic on the First Coast Highway is very substantial with more than 50% of cars/trucks exceeding the speed limit. In addition, traffic from Amelia Island Parkway/Julia Street which feeds into First Coast Highway is also very substantial and more often than not will cause long delays in turning left and right.

In addition, existing traffic that leaves the Mackinas subdivision on Mackinas Gateway also faces similar problems turning left and right as mentioned above.

Currently there is no light or roundabout in this very busy intersection.

Furthermore, by adding 28 family units on the 5456 First Coast Highway property will result in potentially 56 cars to an already substantial traffic burden. The property location map does not indicate where the entrance/egress is located, thus making it difficult to assess the veracity of this drawing.

The perfect solution would be for a roundabout to be constructed where Julia Street/ Mackinas Gateway and First Coast Highway meet. This roundabout would greatly enhance the flow of traffic as well as ensuring that the very high speeds currently being driven on First Coast Highway will be markedly reduced. It has been remarkable that no fatalities/accidents have occurred on this heavily trafficked intersection, but that is just a matter of time.

The writer is not familiar with who has the power to authorize construction of a roundabout, but whether it is Nassau County or Florida DOT, or the State Legislature, it doesn't matter. I urge you to use common sense and ask for your help in bringing about a solution to this dangerous situation.

John Rasmussen
95062 Mackinas Circle
Fernandina Beach, FL 32034
678-936-0800

Cc: Board of County Commissioners, Nassau County
Aaron Bean, Representative, Florida Legislature
Robert Monti, President, Harrison Cove HOA

--

Alyssa Neil

From: Lisa Reese <lireese@outlook.com>
Sent: Tuesday, June 23, 2020 6:14 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

Alyssa Neil

From: leslie ritter <leslieritter14@gmail.com>
Sent: Monday, June 29, 2020 3:04 PM
To: Planning Info
Cc: Daniel Leeper; Tom Ford; Aaron C. Bell; Pat Edwards; Justin Taylor
Subject: artisan development on Julia Street

To whom it may concern:

Please do not change the zoning to high density, to accommodate Artisan's proposed development.

Decline in property value

Cheap building

increased traffic

Dangerous intersection

Are just a few of the negatives that it would create.

Respectfully,

Leslie Ritter

Please make this an official part of the hearing on July 7th.

Alyssa Neil

From: jackye rubin <jrubin45@yahoo.com>
Sent: Thursday, June 25, 2020 7:29 PM
To: Planning Info
Subject: change of FLUM

Please do not change the FLUM of the Julia Street parcel from COM to HDR.
That is one of the more dangerous intersections on the Island and definitely on the south end.

Thank you,
Jackye Rubin
45 Beach Walker Road

Alyssa Neil

From: Robert Ryan <rryan111@gmail.com>
Sent: Sunday, June 28, 2020 4:10 PM
To: Planning Info
Subject: Julia Street Development

To Whom It May Concern:

The intent of this communication is to express our opposition and displeasure with the proposed zoning change and subsequent development of the property on Julia St. near First Coast Highway.

We purchased our home on Amelia Island many years ago primarily because of the pristine, uncrowded and simple life it afforded in a small living community. At the time we perceived it as a wonderful contrast to much of Florida to the South. Developers are unrelenting and see opportunity and dollars wherever they can cram in more projects. Little regard or attention is paid to those who currently reside nearby. Potential profits carry more weight than the feelings of those who disagree.

When will you, as community leaders, have the courage to say.....Enough is enough ??? Listen to the reasonable voices of those you represent.

For the preservation of Amelia Island as a special place, we remain,
Bob and Rosemary Ryan
Golfside North

Alyssa Neil

From: Andy Scott <andyscott223@gmail.com>
Sent: Thursday, June 25, 2020 2:57 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Tom Ford; Pat Edwards; jdtaylor@nassaucountyfl.com
Subject: 3.21 Acre Development along Julia Street Amelia Island

I saw the public notice of the hearing on the property in the Subject Line above. I live along Amelia Island Parkway not far from this parcel of land. I am not necessarily opposed to the development per se, but I do think it would be irresponsible to add 28 new residences on that property without first addressing the need to do something about the intersection at First Coast Highway and Julia Street. I don't think adding a traffic light is the right solution, but rather a roundabout is more in keeping with that stretch of Highway. Before changing the zoning to residential, let the developer prorate the cost of the roundabout to his overall pricing of each new unit he proposes.

Thanks you.

Andy Scott
1864 Ocean Village Drive

904-310-5655
Sent from my iPhone

Alyssa Neil

From: Jerry Seneker <jerryseneker@me.com>
Sent: Wednesday, July 01, 2020 9:52 AM
To: Planning Info
Subject: First Coast 50 Acre development

Please allow this project to proceed without further delay!

Jerry Seneker

404-626-9064

Sent from my iPhone

Alyssa Neil

From: Jean Shea <jeansshea@me.com>
Sent: Sunday, June 28, 2020 1:34 PM
To: Planning Info

We are against the building plans for the former Summer Beach location.

Respectfully yours
Tom and Jean Shea
3062 Sea Marsh Road

Sent from my iPad

Alyssa Neil

From: Judy Sherman <judyandsteven@comcast.net>
Sent: Wednesday, June 24, 2020 2:05 PM
To: Planning Info
Subject: Julia/first Coast Highway

Please do but approve the petition to build on this corner. The density will naturally increase traffic but before that destroy the lovely natural beauty of that plot of the island.

We have more than enough housing going up that is destroying the trees and natural beauty of our island.

Please don't allow this to happen!!

Judy Sherman
95035 Woodberry Lane

Sent from my iPhone

Alyssa Neil

From: S.M. Sherman <sshern101@gmail.com>
Sent: Wednesday, June 24, 2020 12:15 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford
Subject: Large development on First Coast and Julia

I am commenting on the proposed request by a developer to rezone property near First Coast and Julia. I received the notice to allow a variance to build 28 multi family units this week. We live on the Island and oppose this change. The Island is already showing signs of overcrowding with traffic lines ,not seen in previous years. Services need not be taxed to the max before we cease unreasonable development.

Currently traffic on First Coast Highway is extreme during many hours of the day and it is difficult to get out of Harris Teeter to First Coast Highway. Additional traffic from 28 new homes would also create much more traffic. This development would add unreasonable density and stress County services and no variance should be granted.

Thank You.

Steven M. Sherman

Alyssa Neil

From: Kathleen Smeraglinolo <kands1626@gmail.com>
Sent: Saturday, June 27, 2020 5:45 PM
To: Planning Info
Subject: High Density Development south end

County Commissioners,

I'm a resident of Amelia Island South End. I understand there is a proposal to change zoning and allow multi high density units at the intersection of Julia Street and First Coast Highway. If any of you have ever driven on this part of the island, you would know that this particular area is one of the most dangerous to drive, bike, or walk due to the sheer mass of cars, trucks, landscaping vehicles. To increase the population would be devastating.

I oppose the County changing the zoning to accommodate this High Density development.

Kathy Smeraglinolo

Sent from my iPhone

Alyssa Neil

From: Clint Smith <clint3460@gmail.com>
Sent: Sunday, June 28, 2020 4:26 PM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Subject: 5456 First Coast Highway

Let me add my voice to the others who object to the zoning changes to allow high density housing, destruction of more trees etc. We have a beautiful county and need to preserve the natural beauty. Would be a shame to continue the development trend until we lose our uniqueness.

Alyssa Neil

From: jamesdthompson <jamesdthompson@bellsouth.net>
Sent: Sunday, June 28, 2020 1:55 PM
To: Planning Info
Subject: Public Hearings related to the parcel of land at 5456 First Coast Highway.

I strongly oppose the proposed development of the parcel of land at 5456 First Coast Highway. The residential units planned is far greater than the parcel can accommodate, 7 fourplexes. Twenty eight units would be far out of line with density at any other development within miles. We do not need more density on Amelia Island near the beach.

There should be no more development East of A!A on Amelia Island!!! If I had wanted to live in Miami Beach I would have bought there.

Jim Thompson
1190 Beach Walker Rd

Alyssa Neil

From: B Thornton <pthorn6780@gmail.com>
Sent: Sunday, June 28, 2020 10:02 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor
Cc: gmail
Subject: 5456 First Coast Highway

Artisan should not be approved for permission to exceed the original Land Use Plan. It's time to take a stand to protect this island for the coming years and future generations. You know their Plan exceeds the number of parcels to be allowed. You know their plan puts those proposed units where their is known seepage from excess rains not to mention hurricanes. Loss of native plants and trees which stabilize the sandy soil, provide habitat for hundreds of living creatures all of whom contribute to the health of Amelia Island and the earth. You know the loss of more trees on this island or anywhere on earth speeds up the already fast approaching disasters of global climate change. With that comes the rising level of oceans. That increase in sea level is already impacting new home areas during hurricanes and or super high tides.

The proposal by Artisan isn't made with any concern for the impact to all of this island such continued building has created. The proposal is simply to make money by ignoring Land Planning and the mess created by bringing more people to Amelia Island. Traveling from Fernandina to Jacksonville on AIA you can observe the island becoming one long mall. It starts at I-95, comes down that mess to Fernandina and is now happening along AIA as it heads south. The Parkway was meant to move traffic easily to the south. Instead it's become a source of more places to build. Build, Build, Build until all native trees are gone and instead there is pretty much asphalt or cement or a bunch of buildings covering Amelia Island.

Growth is inevitable. That is why such care must be taken to not further damage the land. Artisan should readjust their plan to meet current guideline. Why they didn't do that in the first place speaks volumes. They and their contractor, obviously don't care about the "health" of Amelia Island. The increased impact on services, water management, habitat protection seem low priorities. The Land Use Plan was developed to preserve and protect Amelia Island.

Please say NO to Artisan's plan. If they want to redo it based on the Land Use requirements, fine. What good are laws if a few get special permission to ignore them.

Sincerely,

Berniece Thornton
503-399-7510

Alyssa Neil

From: Denise Ventura <dmventura@outlook.com>
Sent: Monday, June 29, 2020 6:31 PM
To: Planning Info
Subject: Proposed Changes to Artisan Homes Petition

Mr. Nick Gillette, Chair
Nassau County Planning and Zoning Board
James S. Page Governmental Complex
96135 Nassau Place
Yulee, FL 32097

Dear Mr. Gillette:

I am writing to express my deep concern for the proposed changes to Artisan Homes' petition for its development at Julia Street and Highway A1A. I was able to discern two changes to the previous plan: a change in the maximum building lot coverage from 40 percent to 50 percent, and a decrease in the minimum setback of buildings from both the street and from other buildings. There may be additional changes of which I am not aware. When considering whether to grant these changes, I think you have to ask yourself what possible benefit these changes have for the residents of Nassau County.

I am a recent homeowner here on Amelia Island; I purposely did not buy a new home, because I did not want to add to the overbuilding that is threatening to ruin our island. I moved here for the natural beauty of a barrier island, the uncrowded beaches, the beautiful tree canopy, the birds and other wildlife, the distance between me and my neighbors. If others want the same things (and I don't blame them), they are welcome to buy one of many already existing homes and condos. If this drives up the prices of our homes, Nassau County will collect more taxes based on the value of our residences and businesses. We don't need to let developers keep building.

I have learned a lot about flood management since moving here; indeed, my own neighborhood of 24 homes may have to spend a large sum of money to increase the size of our retention ponds because of this issue. I am sure we are not an isolated case. We can ill afford to convert yet more of our soil and natural ground cover to more hardscape.

We have issues that are common to many communities: How will this increased building affect our aquifer and clean water supply, our electrical, gas, sewer infrastructures, the natural habitats for wildlife, our evacuation route in the event of a hurricane or other disaster? However, these issues are more critical, urgent, and intensified because we live on an island. We can't expand to the north, south, east or west. This is all there is.

When considering this and future requests of developers, I respectfully ask that you weigh the drawbacks for the residents of Nassau County against the benefit for a developer from outside our county.

Thank you for your consideration.

Best wishes,

Denise M. Ventura
1789 Hammock Ct.
Fernandina Beach, FL 32034

Alyssa Neil

From: Vincent Villani <vfillani@yahoo.com>
Sent: Monday, June 29, 2020 4:13 PM
To: Planning Info
Subject: F5456 First Coast Highway Zoning Issue

This is to register my objection to any change in zoning of subject lot as such would create significant adverse issues related to traffic, tree removal, overcrowding, water & sewer capacity.

Thank you,

Vince Villani
Resident: 154 Long Point Drive, Fernandina Beach, Fl. 32034

Alyssa Neil

From: Susan Walsh <gunnerspc@comcast.net>
Sent: Monday, June 29, 2020 1:41 PM
To: Planning Info
Cc: Aaron C. Bell; Pat Edwards
Subject: New planned development at corner of Julia St. and A1A

I am totally opposed to changing the zoning in order to develop more housing on the above corner. There are already too many new developments on the island, with no thought to tree loss, traffic, hurricane evacuation, and bicyclists using the A1A trail.

This area is already too congested. Please do not allow this to happen!

Thank you, Susan Walsh 32 Ocean Club Dr. 32034

Sent from my iPad

Alyssa Neil

From: Bob@rwalterlawoffice.com
Sent: Monday, June 29, 2020 5:56 PM
To: Planning Info
Subject: Julia Street Development

We wish to object and oppose the proposed zoning changes and development of the property on Julia Street near First Coast Highway. We own one of the condos across the street from this proposed development. This property is not large enough to accommodate 28 units. There is not enough parking provided in this development. The primary reason for our opposition is the traffic at this intersection. This intersection is already the worst intersection on Amelia Island. Adding any additional traffic to this intersection will aggravate a terrible situation. We own a condo in Harrison Cove Villas and we are not able to exit from Mackinas except to turn right onto First Coast Highway because of the heavy traffic. In addition, I normally cross the street at that intersection and I take my life into others hands as I attempt to cross First Coast Highway. Adding any extra traffic will result in bodily injury and traffic accidents.

Marie and Robert Walter
95021 Barclay Place, Villa 3B

Alyssa Neil

From: WANDA WARNER <wandawarn@aol.com>
Sent: Sunday, June 28, 2020 6:37 PM
To: Planning Info
Subject: July 7 public hearing re Artisan Homes

June 28, 2020

Dear Sir and Madam:

It is our understanding that the Planning and Zoning Board will hold a July 7 public hearing on Artisan Home's plan to build multi-family homes on a 3-acre parcel at 5456 First Coast Highway.

We would have no objections if Artisan planned to abide by current zoning, density, setback and other ordinances/regulations, but that is not the case.

Rather, the developer wishes to change the Comprehensive Plan and the Future Land Use Map and to reclassify those three acres from Commercial to High-Density Residential to pack in as many homes as possible: 28 to be exact.

To accomplish that, the developer needs county approval to grant a variance to existing regulations that are intended, among other things, to protect Amelia Island's beauty, to shield its residents and property from harm when hurricanes and strong storms occur and to ensure safe and sustainable development that is commensurate with the size, purpose and location of the parcel in question.

It is unsettling to see another applicant seeking FLUM and zoning changes to suit his purposes with seemingly little or no regard to the welfare of the island and the people living on it. It begs asking what is the purpose of FLUM and related ordinances if developers can expect to move forward on projects that conflict with the county's strategic rationale behind those ordinances and map?

Thankfully, the Board is an influential steward of this precious island.

You can recommend that the Commission not approve a development that can result in traffic congestion, excessive density, strained utilities, deterioration of the tree canopy, and the tarnishing of Amelia Island's scenic beauty and unique character that draw in much-needed tourists.

You can advise the Commission to vote against a development that is a burden, not a blessing.

We respectfully ask that you please do so.

Thank you.

Wanda Warner & David Tober

8 Marsh Hawk Road Fernandina Beach

Alyssa Neil

From: Aaron C. Bell
Sent: Monday, June 29, 2020 10:55 AM
To: Andrew Watson
Cc: Planning Info
Subject: Re: Artisan Homes Development on Julia

Dear Mr Watson,

Thank you for your input. I will take it into consideration.

Copying Planning so your comments are on the record.

Best regards

-

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

From: Andrew Watson <aowats2@gmail.com>
Sent: Saturday, June 27, 2020 7:08:32 PM
To: Aaron C. Bell <acbell@nassaucountyfl.com>
Subject: Artisan Homes Development on Julia

Commissioner Bell:

I wish to register my belief that the petitioned-for changes to existing building codes should not be granted to Artisan Homes as

I believe that the development, even under existing rules, will be problematical in terms of traffic, the environment, and, last but not least, the beauty and character of that part of the island.

I drive on Julia Street to and from First Coast Highway practically daily. I have owned property on the south end of the island since

2002 and have been a Homesteaded resident since 2007. In the past 2-3 years, negotiating the intersection of these two roads

has become very problematic given increased density and traffic. I have had to wait for up to 4 or 5 minutes, sometimes even

more, in order to make a left turn onto First Coast Highway, and, given this increase in traffic, I have seen more than a few vehicles make rushed and dangerous turns. Given the addition of the bike path 5 or so years ago, this has also added potentially dangerous accidents. Clearly, a development of the size proposed by Artisan will require the addition of an unattractive and out-of character traffic light at that intersection, which, in turn, further robs the island (and certainly that part of the island) of its quaint, "laid-back" character. With Covid-19 and decreased revenues, it may be tempting to "go for" short-term added revenue, but I urge the Commissioners to carefully assess the full costs of required infrastructure and

environmental adjustments. Once a development of this type is built, especially as proposed with lesser setbacks, I'd expect fewer tourists

to be attracted to Amelia's unique offerings. I first visited the island as a tourist in 1975, and was immediately taken by its charm. The island

must grow to prosper, but the challenge is to develop responsibly.

The Commissioners are well aware of the surge in development on this island in that last 4-5 years and the uproar that this has created among many residents, centered often on added traffic, stresses on the infrastructure and services, and, importantly, the damage done to irreplaceable trees and canopy, so much of which has been taken away.

A development of this density would obviously require the destruction of the majority of trees on that property and its vicinity, which would be very destructive of the whole look and character of that area, and threaten drainage needs. Today, when driving onto the island via Hecksher, one is treated to a visual and peaceful splendor, all the way from the state parks across the causeway, by the Plantation and all the way through to the Ritz-Carlton. These two resorts are, undeniably, the principal tourist attractions on the island, responsible for a sizable portion of occupancy taxes, etc. Building a high-density development that denudes the property would destroy this beauty.

Some development should obviously replace the abandoned and dilapidated property currently there, but authorities should ensure that such development enhances, rather than destroys Amelia Island's attractiveness.

Please do not amend current building requirements as Artisan proposes.

Respectively,

Andrew Watson
1590 Regatta Drive
Amelia Island, 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.

Alyssa Neil

From: Andrew Watson <aowats2@gmail.com>
Sent: Saturday, June 27, 2020 7:06 PM
To: Planning Info
Subject: Proposed Artisan Development on Julia Street

I wish to register my belief that the petitioned-for changes to existing building codes should not be granted to Artisan Homes as I believe that the development, even under existing rules, will be problematical in terms of traffic, the environment, and, last but not least, the beauty and character of that part of the island.

I drive on Julia Street to and from First Coast Highway practically daily. I have owned property on the south end of the island since 2002 and have been a Homesteaded resident since 2007. In the past 2-3 years, negotiating the intersection of these two roads has become very problematic given increased density and traffic. I have had to wait for up to 4 or 5 minutes, sometimes even more, in order to make a left turn onto First Coast Highway, and, given this increase in traffic, I have seen more than a few vehicles make rushed and dangerous turns. Given the addition of the bike path 5 or so years ago, this has also added potentially dangerous accidents. Clearly, a development of the size proposed by Artisan will require the addition of an unattractive and out-of-character traffic light at that intersection, which, in turn, further robs the island (and certainly that part of the island) of its quaint, "laid-back" character. With Covid-19 and decreased revenues, it may be tempting to "go for" short-term added revenue, but I urge the Commissioners to carefully assess the full costs of required infrastructure and environmental adjustments. Once a development of this type is built, especially as proposed with lesser setbacks, I'd expect fewer tourists to be attracted to Amelia's unique offerings. I first visited the island as a tourist in 1975, and was immediately taken by its charm. The island must grow to prosper, but the challenge is to develop responsibly.

The Commissioners are well aware of the surge in development on this island in that last 4-5 years and the uproar that this has created among many residents, centered often on added traffic, stresses on the infrastructure and services, and, importantly, the damage done to irreplaceable trees and canopy, so much of which has been taken away.

A development of this density would obviously require the destruction of the majority of trees on that property and its vicinity, which would be very destructive of the whole look and character of that area, and threaten drainage needs. Today, when driving onto the island via Hecksher, one is treated to a visual and peaceful splendor, all the way from the state parks across the causeway, by the Plantation and all the way through to the Ritz-Carlton. These two resorts are, undeniably, the principal tourist attractions on the island, responsible for a sizable portion of occupancy taxes, etc. Building a high-density development that denudes the property would destroy this beauty.

Some development should obviously replace the abandoned and dilapidated property currently there, but authorities should ensure that such development enhances, rather than destroys Amelia Island's attractiveness.

Please do not amend current building requirements as Artisan proposes.

Respectively,

Andrew Watson
1590 Regatta Drive
Amelia Island, FL 32034

Alyssa Neil

From: Candis Whitney <candiswhitney@gmail.com>
Sent: Sunday, June 28, 2020 11:26 AM
To: Planning Info; Aaron C. Bell; Daniel Leeper; Justin Taylor; Pat Edwards; Tom Ford
Subject: 5456 First Coast Highway

Please do not allow any variances, exceptions, changes to current zoning and building requirements on this property.
Thank you,
Candis Whitney
1720 Blue Heron Ln
fernandina, 32034

Alyssa Neil

From: Priscilla Wiest <prwiest@hotmail.com>
Sent: Friday, June 26, 2020 8:33 PM
To: Planning Info
Subject: Future Land Use Map

Hello

I do not support this request to change the Comprehensive Plan nor the Future Land Use Map.

The new development on the island on this Historic canopy protected street would cause a devastating loss of trees, a great increase in traffic and a toll on the water usage.

This development will cost county taxpayers an increase in money for services required when storms negatively impact the island. The development will lessen tree cover remaining for temperature moderation, protection from erosion, wind protection, and storm water management. High density residential should be out of the question for this parcel.

The Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected. A1A on Amelia Island is a Florida scenic highway/byway. This means that we must have 100 feet of scenic land. Between utility pruning and development, there is almost no "scenic" highway today.

Respectively,
Priscilla and Tim Wiest
Ocean Village

Alyssa Neil

From: dawilliad@aol.com
Sent: Friday, June 26, 2020 10:33 AM
To: Planning Info; Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Doug McDowell
Subject: Fwd: 5456 First Coast Highway Rezoning-Julie Street and First Coast Highway

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

Subject: 5456 First Coast Highway Rezoning

Dear Nassau County Commissioners and Planning and Zoning Board Members,

This is in regards to the final Development Approval Pin 00-00-30-0820-0010 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. It would be helpful to be provided information as to how the Increasing of the setbacks will impact the designated scenic highway land requirements and historic canopy road buffer requirements.

The Parkway is a designated canopy road. This is not only aesthetically pleasing but provides a useful environmental purpose. These trees provide temperature moderation, storm water management and erosion and wind protection. They are a valuable resource in protecting us from extreme damage during hurricanes, wind storms, etc. and should not be ignored when planning new developments.

Nassau County needs to provide justification and data that this construction will not impact the environment and drainage capabilities in this area any further. 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.

If you have been past the designated land recently, you will have seen standing water there for several weeks. Construction at the site will potentially increase the water flow over the Parkway causing further traffic issues. This is a busy intersection and further flooding/standing water can only impede traffic flow and back log egress to and from A1A onto the Parkway and into American Beach. Potential standing water issues and increased traffic issues will also impede evacuation of Island residents during emergencies.

There needs to be a moratorium on further development on the Island until there have been studies completed to determine whether the Island can support the potable water needs of the additional planned communities, assess the adequacy of sewer and electrical resources, effect of increased population and traffic flow to the environment as well as the effect on our wildlife.

We would hope that any Commissioner or Planning and Zoning member, be they realtor, construction suppliers, etc, with any connection to any development in Nassau County would reclude themselves from working on rezoning or developments in Nassau County. These major decisions should include input from all tax payers in the County. County representatives should not be surmising the residents desires without listening to our issues and concerns

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

Regards

George and Deborah Williams

1782 Jackson Court

Fernandina Beach, Fl 32034

Alyssa Neil

From: BECKY WILLIAMS <becnwonwms@aol.com>
Sent: Thursday, June 25, 2020 2:19 PM
To: Planning Info
Subject: Julie snd A1A development

For the myriad of reasons that you already know; this area must not be developed as requested by the developer. Please, hear us and deny this request.

Blessings and Joy to you ~

Becky and Steve Williams and all of our we neighbors we have spoken with ~ Ocean Village

Sent from my iPhone

Alyssa Neil

From: dawilliad@aol.com
Sent: Thursday, June 25, 2020 3:15 PM
To: Planning Info
Cc: Daniel Leeper; Aaron C. Bell; Pat Edwards; Tom Ford; Justin Taylor; Doug McDowell
Subject: Rezoning A1A and Julia St property

Please see that this is distributed to all members of the P&Z Board. It had been sent previously.
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

Alyssa Neil

From: Dana Zielinski <dzielinski@gmail.com>
Sent: Wednesday, June 24, 2020 6:19 PM
To: Aaron C. Bell; Daniel Leeper; Justin Taylor; Pat Edwards; Tom Ford; Planning Info
Subject: 5456 First Coast Highway

We sent an earlier email regarding the development of the property at 5456 First Coast Highway with an attachment. We are-submitting this as an email only in case the attachment could not be opened. Due to the upsurge of new Covid-19 cases in Nassau County, we do not feel safe attending the meetings. Because of this, we are asking that this email be read aloud in both meetings of the Planning and Zoning Board and the BOCC whenever they do occur. We are also asking any Board Member who has a conflict of interest recuse themselves on this matter.

Dear Nassau County Leaders,

We are writing to ask that when deciding on this and other development issues you will strongly consider the impact your decision will have on this beautiful island. We do not have unlimited resources and any further developments will affect the following:

1. Our Water System- we are already on mandatory outdoor watering restrictions and all indications are that sufficient water will be a major factor in the near future.
2. Our Power Grid- we have experienced several outages recently.
3. Evacuation-more development adversely affects our means to evacuate in a safe manner during an emergency.
4. Our Land Fills- they are not infinite, where will the garbage go when they are full? What will the future cost be to address this problem?
5. Our Trees- we need them not only aesthetically, but as protection against flooding and temperature control. Amelia Island Parkway is a Canopy Road and A1A is a Florida Scenic Highway/Byway, both have requirements designed to protect the trees and buffer.
6. Our Roads- the increased traffic creates a great strain on our existing roads and creates the need for road closures for repairs, more traffic circles and traffic lights. This results in even more loss of our valuable trees. The cost of any traffic improvements falls on the taxpayer- who doesn't want more development in the first place- not the developer who created the expense.
7. Our Beaches- Amelia Island is known for the beautiful uncrowded beaches. More development equates to crowded beaches and parking issues.
8. Our Wetlands- the protection of our wetlands is ultra-important for flood prevention and wildlife protection. The map of this property shows wetland that will be impacted.
9. This property is the gateway to American Beach, a historic treasure. It certainly deserves better than this.

We have read the developer's plan. The developer is asking that the maximum building lot coverage be amended from 40% to 50% and that the minimum setback of buildings from property lines be decreased. This is unacceptable.

Nassau County shamefully lags behind most counties in Florida in land conservation. The way to rectify this is to stop high density, explosive growth. Please vote no on this proposed development.

Respectfully submitted,

Tommy and Dana Zielinski

Taxpayers and Registered Voters

1799 Arbor Dr.