

## Doug McDowell

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**From:** Veronica Depretis <vdepretis@gmail.com>  
**Sent:** Sunday, January 3, 2021 7:31 PM  
**To:** Planning Info  
**Subject:** Opposing CPA20-008 public comment

I would like to oppose the proposed amendment to the Future Land Use Map (CPA 20 -008). I believe that the application to change the existing FLUM designation from Medium density residential (MDR) and commercial (COM) to High Density Residential (HDR) would have a negative impact on neighboring residential neighborhoods, the zoned schools and transportation.

After careful review of all provided documentation by the county it is my belief that the potential impact to the neighboring residential area has not been considered. It is my understanding that construction of the proposed area is not expected to be completed until 2025, this leaves residents in the area subject to noise, air pollution and construction vehicle impacts that were not addressed in the documents. More specifically many single family homes that exist on or around Pinewood drive, Palm Tree Drive and all residents within the Pinewood pointe/Hideaway HOA communities are well within the area that would reasonably be expected to endure these negative effects. Most notably the proposed entrance to the community on pinewood drive is of grave concern. Pinewood drive is a very narrow road with limited markings. As a resident who travels this roadway on a daily bases it should be noted that this roadway also includes a very sharp almost 90 degree turn that in normal vehicles can be very dangerous. The addition of construction vehicles on this road would be extremely hazardous without significant improvements and or the widening of this roadway. The same is true in the increase to traffic once construction is complete. In the Traffic study provided it was noted that 27.5% of traffic coming from the new development would utilized pinewood drive to arrive or depart from the east end of SR200. As stated before this road would be made considerably more dangerous in its current state by adding this additional traffic.

On the subject of Schools, in a letter dated August 28<sup>th</sup>, 2020 Dr. Kathy Burns Superintendent of Schools issued a School Concurrency Deficiency Notice reporting that there is not sufficient School capacity for the project. This same letter gave the developer the opportunity to mitigate the impacts that were later agreed to be a payment in the amount of \$1,347,132 to be made to enable the school district to maintain the level of service standard for school capacity this money is to be used for a school capacity project identified in the financially feasible five year district work plan. While this is an agreeable mitigation it does not help our struggling schools now. Nassau County is growing and the county thus far has been unable to keep up with the demands of its residents. For example, Nassau County has 15 Public Schools in which all but 3 are either at capacity or overcapacity. The 3 schools that are listed In the Florida Inventory of School Houses as not at capacity are located on the very west side of the county and are unaffected by this proposed project, they include Bryceville Elementary Callihan Elementary and Hilliard Elementary. In Yulee South the area in which this project is proposed 5,922 housing units were approved to be constructed by 2020 of which only 3,210 have been completed leaving 2,712 Units pending development. Our schools are already overcrowded, we have homes that have already been approved for construction and we don't currently have the space inside our schools to support them. Growth in our communities is inevitable and in most cases positive, however in the case of Nassau County we need to catch up with our infrastructure before we begin rezoning areas for homes that we cannot support.

Additionally, in regards to our schools students require safe and timely transportation to and from schools. Currently in Nassau County the schools are struggling to maintain School Bus Drivers. The job is demanding and quite honestly does not pay enough. Because of this routes are long, buses are crowded and will just become more crowded with this continued growth. At this point to support this project Nassau County Schools Transportation will be required to find space and or additional drivers to support a potential for 89 additional students. Again that's just for this project, that number does not include the other already approved projects in South Yulee.

Finally, the business community has not caught up with the residential growth. More specifically child care centers. Nassau County does not have before or after school programs within their schools like many other counties. Because of this private childcare must be obtained. Based on information gathered from the Florida department of children and Families website I was able to locate 6 childcare centers that supported the needs of students attending public schools in South Yulee. Those centers were listed as providing transportation to or from school, a service that is vital to working families. Between those 6 centers they are able to support an estimated 1,100 children. The FISH capacity reports for Yulee Elementary and Yulee primary schools alone account for 1,500 Children. This number does not include Wildlight Elementary where while that school is not zoned for the proposed development many of their students attend the daycares that are being referenced. Additionally the estimated 1,100 children that these centers can support include children who are not yet school aged. Nassau County, more specifically South Yulee does not have the childcare capacity. Parents are already struggling to find care for their children or having to make career changes to support this lack of service. Rezoning for this project would just add additional pressure to an already strained system.

I am asking the board to deny the request to rezone this area. I encourage growth where and when the growth can be supported. At this time, in this location the burden on the community and more importantly its children would be much too great. Thank you for your time.

Very Respectfully,

Veronica Dunn-DePretis

## Doug McDowell

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**From:** guy drost <drost727@yahoo.com>  
**Sent:** Monday, January 4, 2021 1:04 PM  
**To:** Planning Info  
**Subject:** Apartments (Pinewood/US 17/ 200)

To Whom it May Concern,

Apartments: Pinewood, US 17 and 200 behind Tractor Supply.

Please don't destroy our community and county by bringing in low rent apartments. Please don't turn our community into another Orange Park. One of many concerned Nassau County residents.

Respectfully,

Guy Drost

13:24 ring



[Sent from Yahoo Mail on Android](#)

## Doug McDowell

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**From:** Patty Young <patty100@icloud.com>  
**Sent:** Friday, January 8, 2021 1:56 PM  
**To:** Doug McDowell  
**Subject:** Zoning change

Please do not squeeze 280 more families into this small area. We have long waits now to get onto 17. It is dangerous now, with that many more cars pulling in and out the danger will greatly increase. The Hideaway is already over crowded and these added apartments will have a very negative impact on the danger of pulling in and out on 17 and 200. Thank you for considering the impact of this to everyone

Sent from my iPhone

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: Proposed apartment complex  
**Date:** Monday, January 11, 2021 11:52:49 AM  
**Attachments:** [image001.png](#)

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For CPA20-008 (check and make sure this hasn't been forwarded by someone else)

**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](mailto:dmcdowell@nassaucountyfl.com)



**From:** i i <sandras.3124@gmail.com>  
**Sent:** Friday, January 8, 2021 10:45 PM  
**To:** Doug McDowell <[dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)>  
**Subject:** Proposed apartment complex

The Hideaway and Pinewood Pointe are safe and quiet neighborhoods. As a homeowner and parent the apartment complex raises several safety and maintenance concerns

1) Increase of traffic and people speeding

The increase in traffic poses a safety risk for all, especially the kids at bus stops or playing. When the intersection of 200 and 17 was under construction we had many people cutting through our neighborhood. We had a huge problem with people speeding, especially around the blind curve on Vegas. I personally was almost struck by a speeding car from someone who was cutting through. Cars would pass stopped school buses. Mailboxes were being hit by speeding cars and people not paying attention.

The increase in traffic is also going to affect our private roads that our communities are responsible for maintaining. The increase in road maintenance is going to cause our already high HOA dues to increase.

Not only will the traffic affect our neighborhoods it will cause more traffic on our already congested roads. Roads such as Paiges Dairy are already in disrepair and too narrow for the traffic it already has.

SR 200 is the only main road in our town. Evacuation and events in Fernandina cause traffic problems. Everyday there are more and more accidents on this road. People running red lights because light cycles are too short or tired of waiting several light cycles.

Our mill trucks are going to encounter more careless drivers than we already have. Several of our right turn lanes were removed when the road was expanded causing the trucks to travel slower clogging the roads. These trucks are important to our economy and have come under attack several times by new residents.

## 2) Crime

As we saw when Jacksonville closed the game rooms the crime in our county increase overnight. This complex is going to invite the same people back in our county. Not only will it affect the county crime, this will literally put the crime in our backyards in The Hideaway and Pinewood Pointe.

We have elderly people that live on Pinewood drive. Elderly are easy targets for criminals. Ms. Maggie is 95 years old and has lived in her house for more than 60 years. She is an easy target and location for criminals.

## 3) Schools

Our schools are already over crowded, large class sizes and portables are being used. Now we are faced with COVID and more kids would be going to our overcrowded schools. We only have one middle and high school. Our schools are on two lane roads. There are times traffic from the middle and highschool backs up from 200 to the schools.

How will this and others like it affect our Title 1 status?

## 4) Environment

We have sport fishing ponds and walking trails in our communities. We already have a problem with nonresidents fishing at one of the ponds and leaving trash everywhere. This trash is not only an eyesore that we as homeowners have to clean but the trash also ends up in the pond. We have ducks, geese, turtles and even an alligator that has coexisted with us for over 6 years. We as a community make sure to not feed it and give it space and respect. We also have two Gopher tortoise that frequently cross Vegas and Nevada. Again as a community we are careful to watch for them and make sure they cross safely.

Gopher Tortoises are a keystone species. This much habitat destruction will affect the tortoises and the over 200 species that used their burrows.

We also have deer that live in those woods. Where are they going to go? How many are going to get hit? How many people are going to be injured or killed by deer running into the road?

Our beaches are our county's pride and joy. With more residents it will increase the use of our beaches. We have seen how this affects our sea turtles. 2020 was the best year for our turtles in a long time. With COVID and quarantining, less visitors and residents used the beaches allowing the turtles obstacle and human free nesting.

## 5) Rapid Growth



The growth in the county is happening at too rapid of a pace. It is growing at a rate that is overwhelming our healthcare, schools, shopping, first responders and even vet care for our pets. Well visits at several pediatrician offices are booking weeks to months out. Sometimes even sick appointments are not available for a several days. This causes parents to take their children to the ER or urgent care. These co-pays are much higher than a PCP visit.

With this growth we are rapidly reaching the threshold of USDA loans. These loans help many that would not otherwise be able to own a home because of down payments and high interest rates.

#### 6) Loss of enjoyment

This complex is going to have a direct impact on our community and we will have loss of enjoyment. We are facing crime, increased traffic and shorten life of our roads. This may also have a negative affects on our home values. The reason we love our neighborhoods and what attracts people is because it is quiet, safe and tucked away. Many natives and long time residents don't even know we exist and why many people live here.

As a homeowner in The Hideaway and proud Nassau county resident, I ask that this land not be rezoned. This is not the right land for this type of use.

Please enter this email into public record.

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

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Monday, January 11, 2021 11:53:31 AM  
**Attachments:** [image001.png](#)

---

For CPA20-008 (forwarded by MM to me)

**Doug McDowell, AICP | Senior Planner**

Nassau County | Planning and Economic Opportunity

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6300 E: [dmcowell@nassaucountyfl.com](mailto:dmcowell@nassaucountyfl.com)



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**From:** Michael Mullin <[mmullin@nassaucountyfl.com](mailto:mmullin@nassaucountyfl.com)>  
**Sent:** Saturday, January 9, 2021 9:14 AM  
**To:** Jennifer Ihrig Schmidt <[jenniferihrigschmidt@gmail.com](mailto:jenniferihrigschmidt@gmail.com)>; Doug McDowell <[dmcowell@nassaucountyfl.com](mailto:dmcowell@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>  
**Cc:** Susan Gilbert <[sgilbert@nassaucountyfl.com](mailto:sgilbert@nassaucountyfl.com)>  
**Subject:** RE: CPA20-008 (Preserve at Yulee)

Thank you for your e-mail. I trust you will attend the next Planning hearing to address the Board. Your e-mail will be provided to each Board member.

**From:** Jennifer Ihrig Schmidt <[jenniferihrigschmidt@gmail.com](mailto:jenniferihrigschmidt@gmail.com)>  
**Sent:** Saturday, January 9, 2021 8:41 AM  
**To:** Doug McDowell <[dmcowell@nassaucountyfl.com](mailto:dmcowell@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>; Michael Mullin <[mmullin@nassaucountyfl.com](mailto:mmullin@nassaucountyfl.com)>  
**Subject:** CPA20-008 (Preserve at Yulee)

Good morning,

I am writing to share my opposition to the request for the 270 apartment building construction project. This zoning change and proposed development will impact our environment, schools, childcare availability, safety, traffic, and increased ingress and egress of our private roads within both HOAs (for which we are financially responsible).

Please do not approve this zoning change.

Jennifer Schmidt

86269 Venetian Ave, Yulee, FL 32097

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Instead, please contact this office by phone or in writing.

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Monday, January 11, 2021 11:55:25 AM

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For CPA20-008 (forwarded by MM to me)

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

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

From: Michael Mullin <mmullin@nassaucountyfl.com>  
Sent: Saturday, January 9, 2021 2:36 PM  
To: Joy <jac3962@gmail.com>  
Cc: Susan Gilbert <sgilbert@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>  
Subject: RE: CPA20-008 (Preserve at Yulee)

Thank you for your e-mail. It will be sent to each planning and zoning meeting. I trust you will attend the meeting and address the planning board.

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

From: Joy <jac3962@gmail.com>  
Sent: Saturday, January 9, 2021 1:55 PM  
To: Michael Mullin <mmullin@nassaucountyfl.com>  
Subject: CPA20-008 (Preserve at Yulee)

Good afternoon Mr. Mullin,

I am a resident in the Pinewood Pointe/Hideaway subdivision in Yulee. I am gravely concerned about the zoning change and proposed 270 unit apartment complex and the impact to the area.

This zoning change and proposed development will impact our environment, schools, childcare availability, safety, traffic, and increased ingress and egress of our private roads within both HOAs (for which we are financially responsible).

Please add my email as part of the public record.

Thank you for your time and consideration.

Best Regards,  
Joyce Cassidy

Sent from my iPhone

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

**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: NO to CPA20-008  
**Date:** Monday, January 11, 2021 2:57:40 PM

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**From:** Audrey Birmingham <audreybirmingham@gmail.com>  
**Sent:** Monday, January 11, 2021 2:47 PM  
**To:** Doug McDowell <dmcowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
**Subject:** NO to CPA20-008

Good afternoon gentlemen. I am writing today to voice my concerns and displeasure at the proposed zoning change at CPA20-008 to high density apartments. This area is NOT capable of withstanding such a massive population volume uptick.

The Hideaway and Pinewood Pointe communities already boast over 310 houses. Assuming 2 cars per house, [which is MORE than generous considering how many houses have 3 and 4 cars sitting in the driveway,] we already have 600 vehicles competing for the very small roadway on Pinewood Dr. The road is barely wide enough for 2 standard vehicles to pass one another. If two large trucks face an encounter, one has to pull into the dirt [there is no shoulder,] or slow to a stop to make passing safe. There are no markings or lines on the roadway. And the neighboring Palm Tree Dr. isn't a suitable road for ANY traffic, considering the sand road is constantly riddled with half a foot deep holes. I drive a car, not a 4 wheel, all terrain vehicle. We haven't even gotten into the 90 degree blind curve. You're wanting to add a MINIMUM of 300 more cars on a road that was built for a dozen homes, not 600. Not to mention, with the state SR 200 is in, there is already always a queue to pull out. This will nearly double the amount of people trying to pull out onto a road that is endlessly under construction.

Roads and infrastructure aside, the area child care, schools and school buses are already at capacity. My child is only 3, but in the 3 years before she starts school, you're opening the possibility of hundreds of more children flooding a system that is already struggling with its burden. I have to stay home with her, as I can not get her into a nearby child care facility. I want her and the other children already living here to receive the best education they can, and drowning the system is not the way to ensure that.

Furthermore, I am not interested in living in the middle of a construction zone for the next 4 years. We chose to buy a house in a completed neighborhood so as to avoid the traffic of construction vehicles, and all of the air and noise pollution. You are willing to subjugate over 300 existing families to strife they did not sign up for enduring.

I am unable to attend the meetings in person, as I am not comfortable with bringing my toddler to a public gathering during the middle of a pandemic, so please have my complaint added to the public records, that I and my family are against this proposed atrocity.

Sincerely,  
Audrey Birmingham

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this

entity. Instead, please contact this office by phone or in writing.

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Monday, January 11, 2021 11:54:12 AM

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For CPA20-008 (check and make sure this hasn't been forwarded by someone else)

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

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

From: Erin Charles <erin.s.charles@gmail.com>  
Sent: Saturday, January 9, 2021 10:58 AM  
To: Doug McDowell <dmcdowell@nassaucountyfl.com>  
Cc: Daniel Adkins <danieladkins26@yahoo.com>  
Subject: CPA20-008 (Preserve at Yulee)

Good morning,

I wanted to state my disapproval for the proposed building of the 270 unit apartment complex. Safety is of major concern over this build. The back road ( Pinewood drive) is an absolute nightmare of a road with a dangerously sharp curve. I just recently moved into my home in Pinewood pointe, although fresh to the area Pinewood drive has hourly near-misses. When it comes to approaching and/driving on that road drivers are often careless. There isn't a curve mirror available to see oncoming traffic. People tend to drive on the other side of the road due to the small width of the road and curve itself. I fear that adding more occupants to the area will turn those hourly near misses into accidents, pile-ups, deaths and severe injuries.

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**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Date:** Monday, January 11, 2021 11:53:58 AM

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For CPA20-008 (forwarded by MM to me)

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

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

From: Michael Mullin <mmullin@nassaucountyfl.com>  
Sent: Saturday, January 9, 2021 9:15 AM  
To: Barbara Hanna <ba\_taran@hotmail.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
Cc: Susan Gilbert <sgilbert@nassaucountyfl.com>  
Subject: RE: Apartment Complex [https://nassaucounty.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=7284&MeetingID=870&fbclid=IwAR2L5vukIw2EChJ\\_j6oxcjEhMZak763t8EbEDYw\\_yq8m6oLm-sJVyxUMXNc](https://nassaucounty.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=7284&MeetingID=870&fbclid=IwAR2L5vukIw2EChJ_j6oxcjEhMZak763t8EbEDYw_yq8m6oLm-sJVyxUMXNc)

Thank you for your e-mail. I trust you will attend the next planning board meeting and address the board. Your e-mail will be provided to the board members.

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

From: Barbara Hanna <ba\_taran@hotmail.com>  
Sent: Friday, January 8, 2021 10:13 PM  
To: Doug McDowell <dmcdowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
Subject: Apartment Complex [https://nassaucounty.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=7284&MeetingID=870&fbclid=IwAR2L5vukIw2EChJ\\_j6oxcjEhMZak763t8EbEDYw\\_yq8m6oLm-sJVyxUMXNc](https://nassaucounty.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=7284&MeetingID=870&fbclid=IwAR2L5vukIw2EChJ_j6oxcjEhMZak763t8EbEDYw_yq8m6oLm-sJVyxUMXNc)

I am appalled that the County is considering approval of this complex. Where will the children that reside in these apartments attend school? Yulee Middle School along with the High School are bursting at the seams. The Primary School is not currently bursting at the seams but only due to Wildlight Elementary opening.

Traffic is already a complete disaster. The widening of SR 200 will not help with this disaster.

It does not appear that anyone has given any thought to planning the rapid development of Yulee. I have watched this area grow and I've been horrified at the lack of planning.

Please do not approve this apartment complex.

Thank you very much for listening to my concerns, Barbara Hanna

Sent from my iPad

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**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: 270 unit apartment complex  
**Date:** Monday, January 11, 2021 11:52:30 AM  
**Attachments:** [image001.png](#)

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For CPA20-008 (check and make sure this hasn't been forwarded by someone else)

**Doug McDowell, AICP | Senior Planner**

Nassau County | Planning and Economic Opportunity

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P: (904) 530-6300 E: [dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)



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**From:** kim pauley <kannpauley@comcast.net>  
**Sent:** Friday, January 8, 2021 6:08 PM  
**To:** Doug McDowell <dmcdowell@nassaucountyfl.com>  
**Subject:** 270 unit apartment complex

I totally disagree with the upcoming plans for this unit. We live her right of of Pinewood pointe Dr. Sometimes it takes 5 or more minutes to turn right on to 200. But then it worse, the intersection of 200 and Miner Rd. ! There are many times it takes 3 traffic cycles to get through it. Imagine 270 plus cars going that way or through our neighborhood whether it be by Hwy 17 or 200. Only people that actually live here would know.

Thank for considering.

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**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Monday, January 11, 2021 11:56:14 AM  
**Attachments:** [image001.png](#)

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For CPA20-008 (check and make sure this hasn't been forwarded by someone else)

**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](mailto:dmcdowell@nassaucountyfl.com)



**From:** Wyatt Smith <[wsmith22@gmail.com](mailto:wsmith22@gmail.com)>  
**Sent:** Sunday, January 10, 2021 7:03 PM  
**To:** Doug McDowell <[dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)>  
**Subject:** CPA20-008 (Preserve at Yulee)

We do not desire this community to be developed with low income housing or any sort of apartment buildings. It will significantly decrease our property values

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**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (preserve at yulee)  
**Date:** Monday, January 11, 2021 3:03:18 PM

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**From:** Jaime Simmons <sailorwife3710@yahoo.com>  
**Sent:** Saturday, January 09, 2021 10:05 AM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
**Subject:** CPA20-008 (preserve at yulee)

I'm a resident in the hideaway community in Yulee fl. It has come to my attention that there will be a zoning change for low income housing for a 270 complex ! Me along with many others are not on board and are opposed to this plan! This is a HUGE safety concern for his in the hideaway and pinewood pointe community. We've already had many car break ins and other criminal activity in our subdivision and adding these low incomes housing complexes will 100% cause more!! We do not wish to see this complex be built and if they do proceed we need to have a gated community for our safety!!

Thank you for your time!

Jaime Simmons

(Hideaway community resident)

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**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Monday, January 11, 2021 11:54:49 AM  
**Attachments:** [image001.png](#)

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For CPA20-008 (forwarded by MM to me)

**Doug McDowell, AICP | Senior Planner**

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96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6300 E: [dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)



---

**From:** Michael Mullin <[mmullin@nassaucountyfl.com](mailto:mmullin@nassaucountyfl.com)>  
**Sent:** Saturday, January 9, 2021 2:35 PM  
**To:** Jennifer Waller <[jennwaller89@gmail.com](mailto:jennwaller89@gmail.com)>; Doug McDowell <[dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>  
**Cc:** Susan Gilbert <[sgilbert@nassaucountyfl.com](mailto:sgilbert@nassaucountyfl.com)>  
**Subject:** RE: CPA20-008 (Preserve at Yulee)

Thank you for your e-mail. Your e-mail will be entered into the record. I trust you will be present at the meeting to address the board.

**From:** Jennifer Waller <[jennwaller89@gmail.com](mailto:jennwaller89@gmail.com)>  
**Sent:** Saturday, January 9, 2021 2:27 PM  
**To:** Doug McDowell <[dmcdowell@nassaucountyfl.com](mailto:dmcdowell@nassaucountyfl.com)>; Michael Mullin <[mmullin@nassaucountyfl.com](mailto:mmullin@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>  
**Subject:** CPA20-008 (Preserve at Yulee)

To whom it may concern,

I request that my email be entered into the public record in opposition of the proposed zoning change for 270-unit apartment complex.

I am a resident of Pinewood Pointe and strongly oppose this proposal.

I look forward to the public meeting January 19, 2021.

Thank you,  
Jennifer Waller  
(770)710-9628

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

**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee) Objection  
**Date:** Thursday, January 14, 2021 9:06:56 AM

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**From:** Stephaniea14 Ashley <stephaniea14@yahoo.com>  
**Sent:** Wednesday, January 13, 2021 7:45 PM  
**To:** Doug McDowell <dmcowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>  
**Subject:** CPA20-008 (Preserve at Yulee) Objection

To Whom it May Concern,

Please add this email to the public record of objecting the proposed zoning change and construction of a 270 unit apartment complex (CPA20-008) near my subdivision Preserve and Hideaway at Yulee. I wholeheartedly and adamantly OBJECT to CPA20-008. This zoning change and proposed development will directly impact the environment, schools, childcare availability, safety, traffic, and increased ingress and egress of our private roads here in our community.

The traffic is already horrible in this area, and adding at a minimum of 270 cars to the local roads (or 540 if more than one car is allowed per apartment). My number one concern is the safety of all the residents in my community. This complex adds the increased chance of crime to happen in my area. The additional traffic also creates a huge concern for safely being able to enter and exit my subdivision and for emergency vehicles to be able to perform their duties as well. The schools in the area are already overcrowded and over saturated and this will only add to and complicate that issue. This will also cause property value for any of the homeowners near this area to plummet causing undue financial stress. Our infrastructure cannot handle this kind of change. There is plenty of other land in the area that can accomodate this kind of complex. All in all, this will greatly impact the quality of life for my family and all of the residents in this area.

Again please add this to public record that I object to CPA20-008.

Sincerely,  
Stephanie Attaway

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

**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee) Objection  
**Date:** Thursday, January 14, 2021 9:06:28 AM

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**From:** Jackson Attaway <jacksonattaway@gmail.com>  
**Sent:** Wednesday, January 13, 2021 7:04 PM  
**To:** Doug McDowell <dmcowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>  
**Subject:** CPA20-008 (Preserve at Yulee) Objection

To Whom it May Concern,

Please add this email to the public record of objecting the proposed zoning change and construction of a 270 unit apartment complex (CPA20-008) near my subdivision Preserve and Hideaway at Yulee. I wholeheartedly and adamantly OBJECT to CPA20-008. This zoning change and proposed development will directly impact the environment, schools, childcare availability, safety, traffic, and increased ingress and egress of our private roads here in our community. The traffic is already horrible in this area, and adding at a minimum of 270 cars to the local roads (or 540 if more than one car is allowed per apartment). My number one concern is the safety of all the residents in my community. This complex adds the increased chance of crime to happen in my area. The additional traffic also creates a huge concern for safely being able to enter and exit my subdivision and for emergency vehicles to be able to perform their duties as well. The schools in the area are already overcrowded and over saturated and this will only add to and complicate that issue. This will also cause property value for any of the homeowners near this area to plummet causing undue financial stress. Our infrastructure cannot handle this kind of change. There is plenty of other land in the area that can accomodate this kind of complex. All in all, this will greatly impact the quality of life for my family and all of the residents in this area.

Again please add this to public record that I object to CPA20-008.

Sincerely,  
Robert J. Attaway

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

**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008  
**Date:** Thursday, January 14, 2021 3:32:17 PM

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

From: Chase Fuller <chasejax904@gmail.com>  
Sent: Thursday, January 14, 2021 3:28 PM  
To: Thad Crowe <tcrowe@nassaucountyfl.com>  
Subject: CPA20-008

CPA20-008

Hello. I am writing to inform you I strongly oppose the building of the apartment complex. The area is too small and will increase traffic to a neighborhood which was built on land near land that was not zoned for such a apartment complex.

Please add my email to the database of those who oppose.

Sent from my iPhone

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



**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee) Please enter into public record  
**Date:** Tuesday, January 19, 2021 9:32:16 AM

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Please put in the file and print a copy for tonight. Check for duplicates. 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

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

From: RITA DAHLHAUSEN <welovejax@bellsouth.net>  
Sent: Monday, January 18, 2021 9:59 PM  
To: Doug McDowell <dmcdowell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
Subject: CPA20-008 (Preserve at Yulee) Please enter into public record

To Whom It May Concern:

Re: CPA20-008 (Preserve at Yulee)

Please enter this opposition to the above mentioned development and proposed zoning change into public record.

As residents and homeowners in Pinewood Pointe Neighborhood, we strongly oppose the proposal to develop cluster housing so close to our neighborhood. Research shows that cluster housing decreases the value of nearby homes within 3 years of development. Therefore, we have personal interest in this opposition.

Additionally, the county is not able to sustain the roads with the current traffic volume and this proposed development will greatly increase traffic. As example, Pinewood Drive is already a narrow road and has had several large potholes for months that have not been corrected. The road is narrow with a speed limit of 20 mph, which is frequently exceeded by drivers. Despite efforts with NCSO placing a speed trailer, this is an ongoing problem. Adding traffic from cluster housing will make the road even more unsafe. Paiges Dairy is another example of a road that is not maintained, and certainly has been in need of a traffic light at Chester. If the county cannot afford to maintain and develop current high need areas, this cluster housing development will just add to that problem.

As Pinewood Point and Hideaway homeowners, we are responsible for the road upkeep within our neighborhood where Vegas Blvd starts. We already have concerns of people using our neighborhood as a way to cut through to avoid US17 and SR200 traffic, therefore adding wear to our privately owned roads. This kind of cut through traffic is bound to increase with cluster housing, especially with the increased traffic and backups we already experience at the corner of US17 and SR200.

As employees of Nassau County Schools, we are concerned about the impact this kind of development will have on our already crowded classrooms and schools.

We urge you to deny this change in zoning, as Nassau County is not ready for this kind of cluster housing and the location is not ideal for the increased traffic it will create.

Respectfully submitted,  
Ronald and Rita Dahlhausen  
86094 Caesars Ave,  
Yulee FL 32097

**From:** [Thad Crowe](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: Opposition to the Application for Rezoning Application CPA20-008  
**Date:** Monday, February 01, 2021 5:01:00 PM

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**From:** Linda Berry <lrberry21@gmail.com>  
**Sent:** Monday, February 01, 2021 11:16 AM  
**To:** Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>; barryholloway3077@gmail.com; nick@gilletteassociates.com  
**Cc:** pinewoodpointehoa <pinewoodpointehoa@gmail.com>  
**Subject:** Opposition to the Application for Rezoning Application CPA20-008

All,

As a five-year resident of Pinewood Pointe, and Secretary of the Pinewood Pointe Homeowners Association Board of Directors, I would like to state my objection to the proposed zoning change application.

I am not an expert in zoning, but ask the Planning and Economic Opportunity Department, how it could possibly consider a zoning change that is in direct conflict with the Nassau County Comprehensive Plan and its own regulations for high density? I'm not sure I understand how the Department can justify making a decision that conflicts with its own established guidelines for the County. To change the zoning to high density and approve it to a figure higher than allowed by the County's own Land Use categories is beyond comprehension.

Of great concern to Pinewood Pointe residents is the amount of new traffic from the proposed complex that would be generated on State Road 17 in front of The Hideaway main entrance (at Nevada Ave.) and the complex's rear exit on Pinewood Dr. Much of the traffic for the proposed complex will enter onto Route 17 and head south making it extremely difficult for The Hideaway and Pinewood Pointe residents to be able to turn left going to work in the morning. The Hideaway and Pinewood Pointe consist of approximately 350 existing homes. This will be compounded with the future extension of William Burgess Blvd. and the proposed developments already approved in the William Burgess/Harts Road area. There are no traffic signals to help with the flow of traffic. Secondly, Pinewood Drive is barely two lanes wide, unmarked, and the edges of the road are crumbling. There are no shoulders or turn lanes. The backup in the morning for The Hideaway and Pinewood Pointe residents on Pinewood Drive to State Road 200/A1A (heading into Yulee and Amelia Island) will be further magnified by traffic exiting the apartment complex from the proposed rear exit. It will be especially bad in the 8:30-9:15 a.m. time frame as parents from this part of Nassau County (and school buses) take children to the schools on Miner Road. It often takes three to four changes of the traffic light at Miner Road just to get through now during school drop-off hours. The applicant has failed to demonstrate adequate infrastructure and the increased traffic will create an even greater bottle neck on State Road 200 that already exists in the morning.

I recently left The Hideaway on a Saturday afternoon around 2:00 p.m. to make a left turn to head

south to River City. With the north/south traffic on 17 and the traffic also coming north off William Burgess, it took me four minutes to make a left turn . . . on a Saturday! It is inexcusable to approve a development that will so grossly impact the existing residents.

The County should deny the request. This proposed 270 multi-family complex is incompatible with the surrounding uses. The existing zoning preserves the density allocation established by the Future Land Use Map of the Comprehensive Plan that was approved and should not be changed. It would also set a terrible precedent for future development zoning requests.

Thank you for considering my request. Please include this email as part of the administrative record.

Respectfully,

Linda Berry  
86267 Caesars Ave.  
Yulee, FL 32097

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

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: Opposition to Application for Rezoning – CPA20-008  
**Date:** Monday, February 08, 2021 9:26:47 AM  
**Attachments:** [image001.png](#)

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Same sender but slightly different e-mail. Save in file Thx.

**Doug McDowell, AICP | Senior Planner**

Nassau County | Planning and Economic Opportunity

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6300 E: [dmcowell@nassaucountyfl.com](mailto:dmcowell@nassaucountyfl.com)



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**From:** Theresa Crews <raiders0704@yahoo.com>  
**Sent:** Sunday, February 7, 2021 7:20 PM  
**To:** Doug McDowell <dmcowell@nassaucountyfl.com>  
**Subject:** Opposition to Application for Rezoning – CPA20-008

Mr McDowell,

I am a homeowner in the Hideaway and Pinewood Pointe community and I am sickened and so distraught over the application for this rezoning. I am a single older woman who bought my home almost 6 years ago. This is my dream home. I feel safe and secure in this community with some amazing neighbors. In the years that I have owned my home, my equity has grown to a substantial amount of money....my retirement. With the rezoning of the land that is beside our community, my equity is in jeopardy. The low income housing that could possibly be built within a mile of my home, will bring the property value of my home down. I will be forced to sell the home that I love and wanted to live in for the rest of my days. This is a scenario that is not acceptable!

There are also other factors that could also be devastating to our community. One of the access points for these apartments will be on Pinewood Dr. I cannot imagine the traffic that road will see with the addition of 270 apartments with a possibility of 2 vehicles per apartment. Our community is not gated, so we as well could see an influx in unwanted traffic. Because there is a cemetery in next to our community, we are unable to have a gated community. This application changes our surrounding area from medium density residential and commercial to high density residential. For this reason alone, this should be denied because it exceeds the maximum gross densities for permitted for HDR.

The impact to our already overcrowded schools could be extremely detrimental to Nassau County.

This zoning change and proposed development will impact our environment, schools childcare availability, safety, traffic and increased ingress and egress of our private roads within both of our HOA's (for which we are financially responsible). For these reasons, I am asking that you vote no and deny this rezoning application. With all the land available in our county, I am confident that there is a much better suited area for the 270 apartments that are referenced in this application.

Thank you for your understanding,

Theresa Crews

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: CPA20-008 (Preserve at Yulee)  
**Date:** Thursday, February 11, 2021 1:18:04 PM  
**Attachments:** [image001.png](#)

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Put this is the file- we will gather any new ones in the next day or so and update the agenda if necessary.

**Doug McDowell, AICP | Senior Planner**

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



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**From:** Damon Riggins <damon.riggins1@gmail.com>  
**Sent:** Thursday, February 11, 2021 1:15 PM  
**To:** Doug McDowell <dmcowell@nassaucountyfl.com>  
**Subject:** CPA20-008 (Preserve at Yulee)

Hi Doug,  
Can you please forward this to the P&Z Board.

This email is in regards to the planned Reserve at Yulee apartment complex. While I do not live adjacent to the area I live in Yulee and this will affect my family. It seems as though the powers to be have no regards for the surrounding area or Yulee as a whole. In the past two years alone there have been the start or completion of three apartment complexes in Yulee/FB. There is a new complex in Wildlight, one on the Island and one being constructed on Semper Fi Drive. The one on Semper Fi was constructed without the consideration of the poor conditions of the road and the surrounding traffic. So know the county thinks its a great idea to build a apartment complex with over 250 units with access on Hwy 17 and Pinewood Drive. Pinewood Drive as you are well aware is in very poor condition and feeds onto a busy SR A1A and into a private neighborhood on the other end. There are no lights on the area of 17 where the other entrance will be....accidents. Our schools are at capacity and our transportation department are already short on buses. This complex will bring more traffic trough the Hideaway....is the county planning on taking over the roadways in that community...? I have been following the actions of the P&Z board and don't feel there putting the needs of the surrounding residents first. This was made clear when the P&Z board approved property on Edwards Rd to rezoned to commercial. In the middle of a residential area...! Please vote no on this request.

Damon Z Riggins

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

## Doug McDowell

---

**From:** Theresa Crews <raiders0704@yahoo.com>  
**Sent:** Sunday, February 7, 2021 7:20 PM  
**To:** Doug McDowell  
**Subject:** Opposition to Application for Rezoning – CPA20-008

Mr McDowell,

I am a homeowner in the Hideaway and Pinewood Pointe community and I am sickened and so distraught over the application for this rezoning. I am a single older woman who bought my home almost 6 years ago. This is my dream home. I feel safe and secure in this community with some amazing neighbors. In the years that I have owned my home, my equity has grown to a substantial amount of money....my retirement. With the rezoning of the land that is beside our community, my equity is in jeopardy. The low income housing that could possibly be built within a mile of my home, will bring the property value of my home down. I will be forced to sell the home that I love and wanted to live in for the rest of my days. This is a scenario that is not acceptable!

There are also other factors that could also be devastating to our community. One of the access points for these apartments will be on Pinewood Dr. I cannot imagine the traffic that road will see with the addition of 270 apartments with a possibility of 2 vehicles per apartment. Our community is not gated, so we as well could see an influx in unwanted traffic. Because there is a cemetery in next to our community, we are unable to have a gated community. This application changes our surrounding area from medium density residential and commercial to high density residential. For this reason alone, this should be denied because it exceeds the maximum gross densities for permitted for HDR.

The impact to our already overcrowded schools could be extremely detrimental to Nassau County.

This zoning change and proposed development will impact our environment, schools childcare availability, safety, traffic and increased ingress and egress of our private roads within both of our HOA's (for which we are financially responsible). For these reasons, I am asking that ;you vote no and deny this rezoning application. With all the land available in our county, I am confident that there is a much better suited area for the 270 apartments that are referenced in this application.

Thank you for your understanding,

Theresa Crews

**From:** [Doug McDowell](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: Opposition to Application for Rezoning: CPA20-008  
**Date:** Friday, February 12, 2021 2:59:47 PM  
**Attachments:** [image001.png](#)

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Add this to the file.

**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](mailto:dmcdowell@nassaucountyfl.com)



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**From:** NICK <n1ck\_calvo@yahoo.com>  
**Sent:** Friday, February 12, 2021 12:55 PM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
**Subject:** Opposition to Application for Rezoning: CPA20-008

Good afternoon,

I wanted to write to you about strongly opposing an application for rezoning (CPA20-008).

The reason I strongly oppose this is because it will directly impact my neighborhood, which is adjacent to the land that is trying to be rezoned.

I have lived in this neighborhood for almost a decade and I am not alone in saying that our small and peaceful community would suffer from more traffic and the type of housing being proposed. Our neighborhood would become a main road for a different development, rather than what it is now. We walk these streets, we bike these streets, we gather with neighbors and walk with our kids daily. More thru traffic would not only disturb our peace and way of life but also make it more dangerous for all.

I urge you to consider the opinions of the residents living in the immediate vicinity and stop this rezoning and new housing proposal, it most definitely would not be a good fit for our area.

Thank you for reading,

Nick Calvo

86184 venetian ave

[n1ck\\_calvo@yahoo.com](mailto:n1ck_calvo@yahoo.com)

(please include me in the public record)

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.

## Opposition to Application for Rezoning: CPA20-008.

John Vasile <jbvasile@gmail.com>

Fri 2/12/2021 4:29 PM

To: Michael Mullin <mmullin@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Doug McDowell <dmcowell@nassaucountyfl.com>

Planning and Zoning Committee,

I do not support the proposed zoning change to High Density Residential.

Please add my name in opposition.

Thank you

John Vasile

86189 Vegas Blvd, Yulee, FL 32097.



## Doug McDowell

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**From:** kimhitzelearl <kimhitzelearl@gmail.com>  
**Sent:** Saturday, February 13, 2021 12:48 PM  
**To:** Thad Crowe  
**Cc:** Doug McDowell; Michael Mullin  
**Subject:** objection to application for rezoning

To whom it may concern,

As a homeowner near the proposed development cpa20-008 I am opposed the development proceeding at this time. I am particularly concerned about the traffic impact to the community.

Thank you,

Kim Earl

86539 Rest Haven Court, Yulee

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

## Doug McDowell

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**From:** Susan Gilbert <sjg1022@gmail.com>  
**Sent:** Monday, February 15, 2021 2:52 PM  
**To:** Michael Mullin; Thad Crowe; Doug McDowell; nick@gilletteassociates.com; Jeff Gray  
**Subject:** CPA20-008 - Objection to Approval

Dear Board Members:

We would like to object to CPA20-008, Future Land Use Map (FLUM) amendment, to change the classification of 22.73 acres located on the east side of US Hwy 17 between SR200 and Green Acres Apts. Access, from Medium Density Residential (MDR) and Commercial (COM) to High Density Residential (HDR).

The reason we take issue with the FLUM Amendment is due to transportation. The only accessible roadways for ingress and egress from the proposed development is US 17 and local roadway Pinewood Drive. We travel Pinewood Drive multiple times a day, so we are quite knowledgeable of the current condition and state of Pinewood Drive.

**Pinewood Drive** is a two-lane, County-maintained road, with no shoulders, no striping, and containing a 90-degree turn. Most of Pinewood Drive does not contain sidewalks or bicycle lanes creating a hazardous condition for pedestrians/cyclists.

Currently, Pinewood Drive is not in an ideal condition and contains excessive deterioration causing deep potholes on either side of the roadway. When a driver meets oncoming traffic, due to the narrowness of the road, the driver has two options: 1) stop and wait for the other driver to pass; or 2) run the risk of hitting a pothole, thereby damaging their vehicle. Both scenarios are not safe, and the drivers of the vehicles are placed in a precarious situation.

I hit a pothole on Pinewood Drive last week while attempting to pass oncoming traffic, resulting in two busted tires, and requiring a tow. Since then, we have heard of other residents who have had the exact same scenario happen. The County does "fill" the potholes, but after a couple of "Florida rains" the fill is no longer sufficient, and further potholes have been created.

Why would the County approve development (which is not an “entitlement to the developer”) to increase the traffic on a roadway which is already severely deficient in maintenance and safety to drivers, as well as pedestrians and cyclists? Also, there is no plan, either by the County or the Developer, to make improvements to Pinewood Drive either now, or in the future.

According to the traffic study submitted as evidence in this matter, the current level of service for the Westbound left turn from SR200/A1A onto Pinewood Drive is LOS C (defined as “Traffic flow is stable”) during the AM peak and LOS E (defined as “a roadway which is operating near or at capacity) during the PM peak.

At buildout, the LOS will drop dramatically to LOS F (defined as “a forced flow situation. Vehicle density is beyond the optimum for maximum volume; therefore, traffic volume as dropped below that of level of service E. Frequent and prolonged stoppages may occur, and average travel speeds are very low, as is driver comfort) during the PM peak hour.

The study further states, “Under 2025 build-out conditions, all intersection approaches are anticipated to operate at LOS E [far below LOS Standards of Nassau County] or better, with the exception of the westbound left turn lane from SR200/A1A onto Pinewood Drive. These westbound left turns are anticipated to operate at LOS F during the PM peak hour.”

It is worth noting that the current Nassau County Transportation Element contained within the comprehensive plan (Ordinance 2020-37) states, “**The County will continue to maintain minimum acceptable Levels of Service for the County transportation system.**” Those minimum standards, as adopted by Ordinance 2020-37, is as follows:

Limited Access (Freeways) –

4-lane – C/C/D

6-lane – C/C/D

8 lane – C/C/D

Principle Arterials –

2-lane – C/C/D

4-lane – C/C/D

6-lane – C/C/D

Minor Arterials –

2-lane – C/C/D

4-lane – C/C/D

6-lane – C/C/D

Collectors –

Major – C/C/D

Minor – C/C/D

Nassau County Policy also states, “All development proposals are to be reviewed prior to receipt of construction approval to ensure consistency with the goals, objectives and policies of this Plan, the County’s adopted Future Transportation Map Series, Mobility Plan, the ENCPA Sector Plan Mobility Network and the Schedule of Capital Improvements.”

The evidence would suggest that this proposed development would cause the level of service to decline to a level not supported by the current Nassau County Comprehensive Plan and does not “ensure the consistency with the goals, objectives and policies of this Plan...”

It should be established rule that the County hold themselves to the standard of ensuring the minimum levels of service as outlined in Ordinance 2020-37.

Further, according to the Staff Report, the FLUM Amendment, as proposed, will only result in a 1.1% increase in traffic over the current designation of MDR/COM. However, the staff report also notes, the Affordable Housing aspect of the application, and accompanying “bonus density” results in a 45% increase in traffic. **We are curious to know if the Developer would proceed without the density bonus, thereby only resulting in the 1.1% increase?**

The FDOT Quality of Level of Service Handbook states, “Essentially, LOS F either means travel demand exceeds capacity and the roadway is operating in oversaturated conditions, or another undesirable condition exists.”

This is an accurate description of what is anticipated for Pinewood Drive; oversaturated and undesirable conditions which result in such a drop in level of service which is far below the level of service Nassau County strives for in Ordinance 2020-37.

The safety, comfort and welfare of current residents of Nassau County should be given top priority and attention over developers who come in, develop and leave. The “traffic mess” will be left for the current residents of Nassau County to contend with for years to come. It hardly seems appropriate.

The demand for multi-family housing is not remotely high enough (taking into account the thousands of single-family/multi-family homes already in the pipeline) to warrant the drop in level of service in this particular area of Yulee. The current residents of Nassau County will be on the losing end of any approval of CPA20-008.

We reiterate that we oppose CPA20-008. Please provide this email to the Planning and Zoning Board Members and include in the record. Thank you for your time.

James and Susan Gilbert

86153 Venetian Avenue

Yulee, Florida 32097

## Doug McDowell

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**From:** Molly Calvo <mwick07@yahoo.com>  
**Sent:** Tuesday, February 16, 2021 12:18 PM  
**To:** Michael Mullin; Doug McDowell; Thad Crowe  
**Subject:** Opposition to Application for Rezoning: CPA20-008

Good afternoon,

I wanted to write to you about strongly opposing an application for rezoning (CPA20-008).

The hideaway and pinewood point is the most pleasant neighborhood to live in. It's a safe and friendly community. We can't lose the genuinely amazing comforting community this neighborhood holds.

If the town rezones the land near our community we would jeopardize the daily safe gatherings, neighborhood walks, street games that children and family's do together. It's a quiet place we call home here. The rezoning will cause this quiet paradise to become unsafe with increase in dangerous amounts of traffic.

I urge you to consider the opinions of the residents, the families who feel safe living in the immediate vicinity! Please stop this rezoning and new housing proposal, it most definitely would not be a good fit for our area.

Thank you,

Molly Calvo  
[86184 venetian ave](#)  
Yulee, FL 32097  
Mwick07@yahoo.com  
(please include me in the public record)

## Doug McDowell

---

**From:** Susan Gilbert  
**Sent:** Friday, February 19, 2021 7:46 AM  
**To:** Doug McDowell; Thad Crowe; Holly Coyle  
**Subject:** FW: Opposition to application for Rezoning: CPA20-008

Please make sure this makes it into the record. Thank you!!

Susan D. Gilbert  
Senior Executive Legal Assistant to  
Michael S. Mullin  
Nassau County Attorney  
96135 Nassau Place, Suite 6  
Yulee, Florida 32097  
Phone: (904) 530-6100  
Fax: (904) 321-2658

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.

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

From: Daniel Adkins <danieladkins26@yahoo.com>  
Sent: Thursday, February 18, 2021 6:28 PM  
To: Thad Crowe <tcrowe@nassaucountyfl.com>; Michael Mullin <mmullin@nassaucountyfl.com>  
Subject: Opposition to application for Rezoning: CPA20-008

Dear Nassau County officials,

My wife , son , and I have lived in the hideaway and pinewood point subdivision since last year and we are emailing you to oppose the idea of apartments being built nearby due to many reasons . The main reason being how polluted the local urgent cares already are due to covid . My wife and I were tested two separate dates at two different local urgent cares , set up appointments to eliminate waiting time , and still waited a total of 6 hours . If this land were to be used for multiple apartments this would create even worse traffic to get in and out of our communities from 17 and 200. It's congested in every way possible already . The roads to where apartments plan to be built are curvy and dangerous as is and not wide enough . The crime rate would go up around here and we already have enough of that at the few convenient stores nearby .

Sent from my iPhone

## Doug McDowell

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**From:** Dottie Miller <5dottiemiller@gmail.com>  
**Sent:** Friday, February 19, 2021 12:06 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin  
**Subject:** New Developement behind Tractor Supply

Dear Members

I moved to Hideaway approximately eighteen months ago. I am a senior, live alone and was looking for a nice safe community! The area in question, on 17 is extremely congested as it is now. There is a lot of undeveloped land in Yulee, why there??? How many of you live in Hideaway??? Why are we tax paying residents of Nassau county being made aware of this after the fact???? Is there anything we can do to stop this? There are a lot of retired and single residents in this community. Will you be hiring enough police to keep us safe????

Please Help the Residents of Hideaway  
Dottie Miller  
86039 Mirage Place  
Yulee, Florida 32097



## Doug McDowell

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**From:** Ashley Elliott <ashleyelliott08@gmail.com>  
**Sent:** Tuesday, February 23, 2021 10:47 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin  
**Subject:** Opposition to Application for Rezoning: CPA20-008

To whom it may concern,

I'm writing you to oppose the decision to add a new apartment complex in the proposed location (in between Hwy 17 and Pinewood Dr).

Hwy 17 is already extremely difficult to get out on from our neighborhood (The Hideaway) and I get ran off of the road on a regular basis on Pinewood Dr as it is. Adding more traffic to these streets will only increase delays and the risk of accidents and potential lives lost.

Not to mention that our neighborhood will become a cut through for more traffic. This is not a feasible option, because our HOA pays to maintain our roads and shouldn't have to pay for more road maintenance based on a county decision, all while our property values greatly decrease.

Additionally, the school system is already full as it is and we have more properties in this county than our fire stations can actually accommodate.

Please reconsider the decision to move forward with this project.

Very respectfully,

Ashley Elliott

## Doug McDowell

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**From:** Scott Elliott <scottelliott07@gmail.com>  
**Sent:** Tuesday, February 23, 2021 11:01 PM  
**To:** Doug McDowell; Michael Mullin; Thad Crowe  
**Subject:** Opposition to application for resuming: CPA20-008

To whom it may concern,

I'm writing you to oppose the decision to add a new apartment complex in the proposed location (in between Hwy 17 and Pinewood Dr).

Hwy 17 is extremely difficult to get out on from our neighborhood (The Hideaway) and I get ran off of the road on a regular basis on Pinewood Dr as it is. Adding more traffic to these streets will only increase the risk of accidents and potential injuries/fatalities.

Not to mention our neighborhood will become a cut through for more traffic. Our HOA pays to maintain our roads and shouldn't have to pay for more road maintenance based on a county decision unless the county plans to provide the HOA with money to maintain these roads then this should not even be up for debate. Not to mention our property values will greatly decrease.

Additionally, the school system is already full as it is and we have more properties in this county than our fire stations can actually accommodate.

Please reconsider the decision to move forward with this project.

Very respectfully,

Scott Elliott

## Doug McDowell

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**From:** Marissa Paradis <marissaparadis@gmail.com>  
**Sent:** Friday, February 26, 2021 3:23 PM  
**To:** Doug McDowell  
**Subject:** Opposition to CPA20-008

From the Pinewood Pointe Board . . .

This is the first in a series of informational articles about the proposed apartment complex and its impact on The Hideaway and Pinewood Pointe Residents . . . TRAFFIC.

- The Yulee Residential Re-Zoning and FDOT Traffic Study states that it analyzed all “major” roadways within a one-mile radius of the proposed development on US 17. However, the study does not take into consideration the Nevada Ave./US 17 intersection which is The Hideaway entrance and its impact on our residents. Making a left turn onto 17 will be next to impossible especially during peak hours.
- The Traffic Study indicates that 56.8 percent of the apartment complex traffic will go south onto 17. Our residents will be caught between this traffic and that heading north on US 17, including from William Burgess.
- The Nassau Crossing housing development is already under construction at William Burgess and N. Harts Rd. It will consist of 350 single-family homes, 450 multi-family homes, office and commercial real estate. The Nassau Station development further down William Burgess is just beginning. The impact of traffic turning onto US 17 will have a devastating effect on our resident. We do not see any evidence of a proposed traffic light to assist with the flow of traffic (especially when William Burgess is extended to Miner Rd.). By 2022, this area will have a Loss of Service (LOS) “F” rating . . . meaning it fails the County’s standards for traffic.
- The rear entrance to the proposed complex will bring traffic onto Pinewood Drive. This road is inadequate now, and we see no proof that the road will be widened, have shoulders, or sidewalks.
- From every direction, the roads surrounding us will fail. Think about that the next time you’re turning onto US 17 or Pinewood Dr.

## Doug McDowell

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**From:** Agnes <agnes.conway@hotmail.com>  
**Sent:** Friday, February 26, 2021 4:36 PM  
**To:** Doug McDowell  
**Subject:** Opposition to CPA20-008

We oppose the building of the apartments due to the following:

The Yulee Residential Re-Zoning and FDOT Traffic Study states that it analyzed all “major” roadways within a one-mile radius of the proposed development on US 17. However, the study does not take into consideration the Nevada Ave./US 17 intersection which is The Hideaway entrance and its impact on residents. Making a left turn onto 17 will be next to impossible especially during peak hours.

- The Traffic Study indicates that 56.8 percent of the apartment complex traffic will go south onto 17. Our residents will be caught between this traffic and that heading north on US 17, including from William Burgess.
- The Nassau Crossing housing development is already under construction at William Burgess and N. Harts Rd. It will consist of 350 single-family homes, 450 multi-family homes, office and commercial real estate. The Nassau Station development further down William Burgess is just beginning. The impact of traffic turning onto US 17 will have a devastating effect on our resident. We do not see any evidence of a proposed traffic light to assist with the flow of traffic (especially when William Burgess is extended to Miner Rd.). By 2022, this area will have a Loss of Service (LOS) “F” rating . . . meaning it fails the County’s standards for traffic.
- The rear entrance to the proposed complex will bring traffic onto Pinewood Drive. This road is inadequate now, and we see no proof that the road will be widened, have shoulders, or sidewalks.
- From every direction, the roads surrounding us will fail.

The effects on already overcrowded schools would have a detrimental impact.

A decrease in property values for residents in The Hideaway.

John & Agnes Conway

Sent from my iPhone

## Doug McDowell

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**From:** Marissa Suarez <MSuarez@cnyfertility.com>  
**Sent:** Friday, February 26, 2021 4:38 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; barryholloway3077@gmail.com  
**Subject:** Proposed single family development

To whom it may concern,

My name is Marissa Suarez and my husband David Suarez and I own a home located at 86015 Fortune Dr Yulee, FL, 32097. We would like to discuss the proposed family development that is being presented. We have grave concerns and questions as to why you feel the need the complex must be built in that area.

Why is that particular area of land? Is Yulee not open with enough land? Why do you feel the need to move something that is stated as "low income" near residential homes? To see our property value trend down and for money to be brought into your pockets? I am assuming if someone proposed a low-income housing unit near your house, you would not be too satisfied as well. There is a surplus of areas available in Yulee, that do not disturb any neighboring areas. Also, what is associated with "low-income" housing, violence. We will begin to attract Jacksonville residents who will bring crime from Jacksonville (which if you have not done your research, as I am sure you have not), is at an all-time high with the corona virus.

Trending along with violence, are we going to pay additional money help enforce the laws? Or how about the overpopulation currently in the county without enough medics to supply everyone living here. Have you thought about the implications of current issues such as this, prior to bringing on more issues? I see not. In addition, how will you be able to then afford more police to enforce the laws and control the traffic. In the Hideaway community, we have passing traffic that comes through to cut out drive time, not at all abiding by the speed limits regulations set for by YOUR COUNTY. This neighborhood prides itself in being family oriented. How are the already short, staffed medics in the overpopulated city going to attend to a child being hit by a driver who is speeding through the neighborhood? Or how will local law enforcement get there in time to attend to the accident?

If there is sufficient evidence to show what I have stated above to not be true and accurate, please inform me with evidence as such. I am pretty sure you are all aware what we are opposing is to be true and factual. IF there is no issue to building "low-income" residential complexes, please I urge you all to purchase a home within our neighborhood and see your property values decrease. We are a small community that take pride in what we own. My husband and I rent out our home in Yulee so that he can continue his military services. We have a decent amount of military family members that live in our community as well. I hope you all feel ashamed of yourself to continue to propose this family development knowing the sacrifice our families have given just to see our property values go down the gutter for your own selfishness.

Regards,

*Marissa Suarez*  
CNY Fertility  
195 Intrepid Lane  
Syracuse, NY 13205  
315-469-8700  
315-469-6789, Fax



Visit CNY Fertility: [Twitter](#) | [Facebook](#) | [Website](#)  
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## Doug McDowell

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**From:** Tammy Grimm <tammygrimm.88@gmail.com>  
**Sent:** Friday, February 26, 2021 8:12 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; Barryholloway3077@gmail.com  
**Subject:** Subject: Opposition to CPA20-008

Hello,

As a concerned citizen I am writing because I am adamantly OPPOSED to the proposed re-zoning and building of an apartment complex on 17. For the below reasons and many others (such as overcrowding of already full schools, and the inability of current infrastructure to support this proposal) I believe that this should be denied! Please listen to the citizens of The Hideaway and Pinewood Pointe who will be DIRECTLY negatively impacted by this proposal, as well as ALL of Yulee.

The Yulee Residential Re-Zoning and FDOT Traffic Study states that it analyzed all “major” roadways within a one-mile radius of the proposed development on US 17. However, the study does not take into consideration the Nevada Ave./US 17 intersection which is The Hideaway entrance and its impact on our residents. Making a left turn onto 17 will be next to impossible especially during peak hours.

The Traffic Study indicates that 56.8 percent of the apartment complex traffic will go south onto 17. Our residents will be caught between this traffic and that heading north on US 17, including from William Burgess.

The Nassau Crossing housing development is already under construction at William Burgess and N. Harts Rd. It will consist of 350 single-family homes, 450 multi-family homes, office and commercial real estate. The Nassau Station development further down William Burgess is just beginning. The impact of traffic turning onto US 17 will have a devastating effect on our resident. We do not see any evidence of a proposed traffic light to assist with the flow of traffic (especially when William Burgess is extended to Miner Rd.). By 2022, this area will have a Loss of Service (LOS) “F” rating . . . meaning it fails the County’s standards for traffic.

The rear entrance to the proposed complex will bring traffic onto Pinewood Drive. This road is inadequate now, and we see no proof that the road will be widened, have shoulders, or sidewalks.

From every direction, the roads surrounding us will fail. Think about that the next time you’re turning onto US 17 or Pinewood Dr.

Respectfully,

Tammy Grimm

Montecarlo CT, Yulee, FL

## Doug McDowell

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**From:** James Grimm <jgrimy83@gmail.com>  
**Sent:** Friday, February 26, 2021 8:15 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; Barryholloway3077@gmail.com  
**Subject:** Subject: Opposition to CPA20-008

Hello,

I am adamantly OPPOSED to the proposed re-zoning and building of an apartment complex. For the below reasons and many others (such as overcrowding of already full schools, and the inability of current infrastructure to support this proposal) I believe that this should be denied! Please listen to the citizens of The Hideaway and Pinewood Pointe who will be DIRECTLY negatively impacted by this proposal, as well as ALL of Yulee.

The Yulee Residential Re-Zoning and FDOT Traffic Study states that it analyzed all “major” roadways within a one-mile radius of the proposed development on US 17. However, the study does not take into consideration the Nevada Ave./US 17 intersection which is The Hideaway entrance and its impact on our residents. Making a left turn onto 17 will be next to impossible especially during peak hours.

The Traffic Study indicates that 56.8 percent of the apartment complex traffic will go south onto 17. Our residents will be caught between this traffic and that heading north on US 17, including from William Burgess.

The Nassau Crossing housing development is already under construction at William Burgess and N. Harts Rd. It will consist of 350 single-family homes, 450 multi-family homes, office and commercial real estate. The Nassau Station development further down William Burgess is just beginning. The impact of traffic turning onto US 17 will have a devastating effect on our resident. We do not see any evidence of a proposed traffic light to assist with the flow of traffic (especially when William Burgess is extended to Miner Rd.). By 2022, this area will have a Loss of Service (LOS) “F” rating . . . meaning it fails the County’s standards for traffic.

The rear entrance to the proposed complex will bring traffic onto Pinewood Drive. This road is inadequate now, and we see no proof that the road will be widened, have shoulders, or sidewalks.

From every direction, the roads surrounding us will fail. Think about that the next time you’re turning onto US 17 or Pinewood Dr.

Respectfully,

James R. Grimm

Montecarlo CT, Yulee, FL



## Doug McDowell

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**From:** Yisset Taveras Luna <yideluna@hotmail.com>  
**Sent:** Friday, February 26, 2021 9:41 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; Barryholloway3077@gmail.com  
**Subject:** Opposition to CPA20-008

Good evening,

I am writing to you to oppose on proposed apartment complex and its impact on The Hideaway and Pinewood Pointe Residents.

The rear entrance to the proposed complex will bring traffic onto Pinewood Drive. This road is inadequate now, and we see no proof that the road will be widened, have shoulders, or sidewalks. This could also decrease our community safety due to the amount of vehicles coming through our neighborhood. Please take in consideration our concerns.

Yisset Taveras

Thank you

Yisset Taveras

## Doug McDowell

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**From:** Jonas Luna <jl34741@aol.com>  
**Sent:** Friday, February 26, 2021 10:48 PM  
**To:** Doug McDowell

Good evening,

I am writing to you to oppose on proposed apartment complex and its impact on The Hideaway and Pinewood Pointe Residents.

This will affect our community tremendously due to the heavy traffic that this construction will generate . The roads are inadequate now, imagine once this building are habituated . Please take in consideration our concerns.

Thank you  
Jonas luna

## Doug McDowell

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**From:** Lindsay Betteridge <lbyrose@aol.com>  
**Sent:** Sunday, February 28, 2021 11:50 AM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; Barryholloway3077@gmail.com  
**Subject:** Opposition to CPA20-008

Good morning,

I am writing to express my opposition to CPA20-008, for the high density residential rezoning of the area behind tractor supply, adjacent to the Hideaway, Hideaway Lakes, and Pinewood Point subdivisions.

At this time, there are a lot of proposed improvements to Nassau county, which is great. However, it does not appear that Nassau county in Yulee in particular has the infrastructure to accommodate all these new projects. The developers present a nice plan of things they say that they will do for the county, such as improving the roads. However, without an actual approved plan how does the board know what the road will or should actually look like in order to support this development? Rezoning this area for this developer without obtaining some kind of assurances seems quite risky. What if the area gets rezoned and then the plans for this developer fall through, I believe that means anyone could come in and build high density residential as the area has now been rezoned.

My main concerns honestly are road safety, infrastructure, and existing property values.

The road along side tractor supply which is designated as a secondary entrance for this development is already extremely dangerous. The road dog legs twice and it is unclear how this road would be modified to accommodate the large influx of drivers who would use the road. Additionally, at main entrance to the Hideaway along 17, it is already becoming increasingly difficult to turn left on to 17 especially during peak hours. With the proposed William Burgess improvement project, more subdivisions and transportation options are proposed. However, this will also increase the number of cars on the road along 17 and likely make it extremely time consuming if not almost impossible to turn left on to 17 from the Hideaway main entrance. It seems irresponsible to continue to build these developments without first addressing the roads and infrastructure in order to support these developments and make them successful.

With regard to infrastructure, can the Nassau county infrastructure, as it currently stands, support this high density residential building? Specifically regarding electrical, sewer, water. Again it seems that the infrastructure requires modification and expansion before any agreement to build is approved. Additionally, from my understanding, there are natural wetlands between the proposed development and the Caesars Ave. loop. Do we have any guarantee that the developer will provide their own retention ponds to keep water away from Pinewood Pointe during tropical storms or hurricanes?

My last point of opposition is in regard to the property values for the current homeowners in that area. Many of the homeowners in this area have chosen to purchase in Nassau county and we already fight with people who cut through our neighborhood from 17 to get to 200 and cut out the light there. These are supposed to be private roads but we have continuous traffic. The upcoming development projects in this area, this project and the William Burgess expansion, will only make our roads more crowded and therefore more dangerous. This could seriously affect our property values. If property values decrease, people will start to lose interest in the area. While I don't disagree that some apartments are needed for the support staff who work out on Amelia Island, it does not seem that the area that has been selected for this plan is the best choice, if the infrastructure is not there to actually support it.

Thank you for your time.

## Doug McDowell

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**From:** Kim Earl <kimsearl@hotmail.com>  
**Sent:** Monday, March 1, 2021 6:23 PM  
**To:** Thad Crowe  
**Cc:** Michael Mullin; Doug McDowell  
**Subject:** New apartments cpa20-008

We are opposed to this new development for the following reasons.

1. Increased traffic within the neighborhood and on Highway 17
2. There is a large amount of building going on in this county and we are concerned about the schools handling the amount of children coming into the system in a short amount of time.
3. Traffic planning for all roads leading into and near the Hideaway development.

Thank you,

Don and Kim Earl

86539 Rest Haven Court, Yulee FL

## Doug McDowell

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**From:** John Lynch <JohnLynch@registerinsulation.com>  
**Sent:** Monday, March 1, 2021 6:24 PM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; barryhalloway3077@gmail.com  
**Subject:** Opposition to the Proposed Re-Zoning to HDR for Apartment Complex for Yulee  
**Importance:** High

Good Evening, I am taking a moment from my schedule to voice my opposition to the proposed rezoning of the area around and behind the Yulee Bowling Alley and in front of the Hideaway Sub-Division. There are numerous, common sense issues with this rezoning request. I will list a few below. As a concerned, voting citizen of Nassau Co. I take these issues very seriously. As well as the safety of my family and friends.

1. The zoning request is inconsistent with the Nassau County Comprehensive Plan. We aren't even abiding by the plan we currently have in place.
2. Applicant has failed to demonstrate adequate infrastructure to accommodate proposed amendment. Wildlight is the latest in a series of moving ahead before the infrastructure is ready to support the added living units.
3. Ingress and egress of traffic thru the Hideaway would make it unsafe because of increased vehicle and pedestrian traffic and lack of turn lanes and sidewalks. The Hideaway currently is in crisis as we are used as a "cut-off" to A1A. I am on my 3<sup>rd</sup> mailbox in 14 months as we are consistently bombarded by traffic from 17 speeding and driving recklessly through our neighborhood. I was informed by the sheriffs officer that I called after the 2<sup>nd</sup> box was hit that it was more than likely a drunk driver trying to avoid any officers at the intersection! This will only be made worse by the increased traffic going from all of the homes and apartments already being built along William Burgess. The Nassau Crossing housing development is already under construction at William Burgess and N. Harts Rd. It will consist of 350 single-family homes, 450 multi-family homes, office and commercial real estate. The Nassau Station development further down William Burgess is just beginning. The impact of traffic turning onto US 17 will have a devastating effect on our resident. We do not see any evidence of a proposed traffic light to assist with the flow of traffic (especially when William Burgess is extended to Miner Rd.). By 2022, this area will have a Loss of Service (LOS) "F" rating . . . meaning it fails the County's standards for traffic. Haven't we suffered enough from the A1A debacle?! When finished it will already be insufficient to handle the current and coming housing and businesses. We currently have ZERO enforcement of traffic laws in our subdivision. The citations that could be written in two days in our subdivision could fund the sheriffs office for a month!
4. Approving this zoning change would set a dangerous precedent for future developers. Affordable housing units already exist in the vicinity within the Green Acres and Yulee Villas complexes. The I do not have a problem with affordable housing in our community; it has a problem with using it as a means to an end for a FLUM Amendment. We don't even have confirmation that these will be "for the life of the development" only that they are proposed for 15 years. So .... they put them in for 15 years to get the zoning and amendment changes they want, then the affordable units go away. The Developer then gets full rent on all 270 units. There is also a discrepancy in the number of affordable units proposed. *The Nassau County Department of Planning and Economic Opportunity Staff Report* indicates "one-third" which is approximately 90 units; however, the presentation emailed to our HOA by the Developer states "71" affordable units. Either way, these affordable units are being added simply to qualify for the bonus density. Adding affordable housing under the "bonus density" rule in FL.01.03 may be legal, but it certainly doesn't appear ethical.
5. The effect on our already over-crowded schools would have a detrimental impact. We are overcrowded already in the Nassau Co. School System. And we want to add more! Let alone the effect that Covid has had on our school system and the funding it does and will receive.

6. Complete lack of medical services and doctors offices. Our local doctors offices are completely overwhelmed and are already a month out to get an appointment, and even with an appointment the wait is often hours with an appointment as they are doing their best to squeeze people in.
7. Drainage. I worked 15 years after a crushing blow from Cancer destroyed my financial structure. I put all I had into my home in the Hideaway. I paid more to stay in Florida, instead of moving the Georgia. Now, with so many wet lands around me, I am very concerned that this complex will make things much worse for those wetlands and where exactly will the water go if his complex is built? Do we have any guarantee that they will provide their own retention ponds to keep water away from The Hideaway during tropical storms or hurricanes? Is the Hideaway going to be left on the hook for our ponds being overwhelmed? It is just one more thing, along with the roads that will be effected by this proposed build.
8. I come back to traffic. Their presentation says they will improve “a portion of Pinewood Dr.”, but without an approved PUD Agreement, how do we know that will actually happen? We have traffic that will cause our roads to fail, affordable housing being used to amend the Future Land Use Map and not even guaranteed for the life of the apartments, and a PUD Agreement that we haven’t seen. Without an approved PUD Agreement, we have no safeguards for what would be built around us.
9. There is MORE than enough housing being built along William Burgess alone that we can afford to wait until further improvements are made to the roads, etc. before approving such a re-zoning. This is just entirely too close the A1A intersection with US 17. US 17 from A1A to 295 is simply not ready for the current traffic, let alone when the housing on William Burgess is complete. All that we will be doing to stifling growth, just as the 4 years of construction on A1A has done. No one wants to live in an area constantly under road construction.

Thank you for your time. I will see you tomorrow.

**John M. Lynch**

Project Coordinator

Office: 904-619-3989 | Mobile: 904-583-3395



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## Doug McDowell

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**From:** Diane Clark <dclark1@tapestry.com>  
**Sent:** Tuesday, March 2, 2021 8:46 AM  
**To:** Thad Crowe; Doug McDowell; Michael Mullin; nick@gilletteassociates.com; barryholloway3077@gmail.com  
**Subject:** Opposition to CPA20-008  
**Importance:** High

Dear PEO Officials

I am writing to express my strong opposition to the proposed apartment complex which I believe will negatively impact my community. My concerns relate to the below:

- Increased traffic in our community that will pose a threat to the safety of our residents. I recently had twin boys and chose to live in this neighborhood so my children would be in a quiet, safe environment as they grow. Increased traffic will change the dynamic of our community and, if those drivers are 'cutting through' they will likely be doing so at increased speed.
- General increase to traffic flow in the surrounding areas on roads that are already suffering with the current burden.
- Cost of maintaining the community roads will increase due to the increase in traffic – traffic that is not related to home owners or visitors to our community
- Pond liability and possible flooding due to the proximity to our communities
- Protected wetlands that this development would negatively impact/displace
- Questionable Affordable Housing Units being used to change the Land Use map and zoning, and a Planned Unit Development Agreement that we have not seen and has not been approved

I urge you to consider these points and vote against this development.

Thank you

***Diane Clark  
The Hideaway  
86416 Moonlit Walk Circle  
Yulee, FL 32097  
Tel: 904 524 5140***

## Doug McDowell

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**From:** Amy Hill <ameslynne@yahoo.com>  
**Sent:** Tuesday, March 2, 2021 2:54 PM  
**To:** Thad Crowe; Doug McDowell; barryholloway3077@gmail.com; Michael Mullin; nick@gilletteassociates.com  
**Subject:** Opposition to CPA20-008

Board,

I'd like to ask you to please reconsider the CPA20-008 future land use map development amendment.

While the community may have minimum influence on this decision, the residents of adjacent neighborhoods, businesses and churches oppose this amendment. And if the goal is truly to have affordable housing, it seems suspicious for the county to support such a "permanent" amendment, through adding the bonus density units, for such a SHORT commitment period in return.

Additionally, the influx of traffic is extremely concerning. If you are going to approve this initiative against the wishes of the community, at the very least, please do NOT allow an entry/exit thoroughfare on Pinewood Drive. This road is already neglected, and more traffic would rapidly deteriorate an already poor roadway.

Thank you for your consideration,  
Amy Hill  
Resident, Pinewood Pointe