

In favor of Application for Rezoning: CPA20-008.

Jennifer Woodruff <jenniferwoodrufflegal@gmail.com>

Fri 2/12/2021 5:56 PM

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

Good afternoon.

I'm a resident of Pinewood Pointe and I am contacting you because I wanted to express my opinion about the rezoning of CPA20-008.

As a lifelong resident of the Nassau County area and a 10+ year resident of Yulee, I am in favor of these apartments for four reasons.

First, there is not affordable apartment living or homes available in Yulee that are not bound by an HOA. Yulee continues growing, as does Nassau County. It is without question that most of the housing available in Yulee and Fernandina are homes located in HOA subdivisions and apartments exceeding \$1500. The remainder of the housing options in Yulee, specifically, require owning a parcel of land outside one of these developments and being able to afford to either build a custom home on that property or living in a trailer. There is no middle of the road housing option for eastern Nassau County residents. With Yulee growing because of its proximity to Amelia Island, Kingsland, and Jacksonville, Yulee will need to be able to offer more affordable housing for people who do not own land and cannot afford to live in a costly HOA. An affordable apartment complex that is slightly removed from the bustle of the Target and Publix shopping areas can provide that.

Second, the location is perfect for this type of affordable housing. I could see this housing being preferable to people who want easier access to I-95 and do not want to deal with the traffic on A1A, especially with the ongoing construction and two schools positioned along it. Younger professionals who are just starting out in their fields would be interested in living in such housing in that specific area because they could avoid costly city taxes, still be close to the city and Amelia Island for recreation, and could continue saving money to afford a home. Without affordable apartments in this area, the next most affordable apartment complex is in Kingsland, Georgia to the north and around Dunn Avenue to the south. There are no affordable apartment options on Amelia Island or in western Nassau County.

Third, because there are no affordable apartments in the areas previously mentioned, anyone who might want to live in Yulee but cannot afford to purchase a parcel of land, cannot afford expensive condos and apartments, and either cannot afford or does not want to live in one of the abundant HOA operated neighborhoods will choose to either live in Kingsland or Jacksonville. By offering affordable apartments in Yulee, individuals who would be interested in the proximity lifestyle and low cost housing would be inclined to spend their money in Yulee by dining and shopping locally. This puts money back into Nassau County from people who, otherwise, would not spend their money in Yulee. This can create more business opportunities for Yulee and, eventually, western Nassau County, thus providing more jobs and boosting the local economy.

Fourth, the Pinewood Pointe HOA should not have control over the greater Yulee community and economy. I have lived in the Pinewood Pointe neighborhood since 2009 and have been wholly

unsatisfied with the HOA. Because there are no affordable housing options in Yulee and nothing to do in Yulee that interests me, I am actually moving to Jacksonville within the year. For the duration of my time in the Pinewood Pointe neighborhood, the HOA neglected a vacant lot next to mine, causing mine to be overrun with weeds. They have never lowered the cost of the HOA dues, despite the community being empty when I moved in and it being nearly full as of today. Furthermore, their policies and the cost to maintain my property keeps increasing to the point that I can no longer afford to live there. Despite this, I have not seen a substantial rise in my property's value because I cannot keep up with these repairs and demands, demands that were not there when I moved into the neighborhood. The Pinewood Pointe HOA is making a concerted effort and encouraging residents to contact you so that they can prevent the apartment complex from being built. They are concerned that the apartment complex will lower the value of the Pinewood Pointe neighborhood. Though it may temporarily do this, the effects will diminish over time because Yulee will grow (as will West Nassau) and more businesses will begin to open. The lasting effects of more business, more jobs, and more revenue coming into Yulee will help the property values regain their positive trend. Therefore, their concerns are completely unwarranted and should not be considered.

On a personal note, I believe the Pinewood Pointe HOA is more concerned about the appearance of the neighborhood being adjacent to apartments. They are very concerned with appearances (even requiring us to have fences to conceal our trash cans from the road, which is entirely impossible given some home's corner locations). I believe their concerns are more about the "class" of person who might live next door to them and, that is absurd. They use words in their email such as "horrendous" to describe the apartments. Again, it is all about looks and who is living there - not about what's better for Yulee, the residents of Yulee, or the greater Nassau economy.

Therefore, the apartment complex should be built. I'm sorry that it will be coming in after I have left, because I would have liked to have lived there, at least through this transition in my life. It would have been nice to have had an affordable non-section 8 housing option available to me in my hometown. The apartments will truly help the Yulee economy and building them during this recession is a smart move.

Thank you for taking the time to read my very lengthy email.

I hope you have a wonderful day.

Sincerely,

Jennifer Woodruff

From: [Doug McDowell](#)
To: [Laurie Goltry](#)
Subject: FW: Support for Rezoning CPA 20-008
Date: Wednesday, February 17, 2021 9:23:17 AM

This came to late for last night but we can put in the file and consolidated for March 2. (2 now in favor).

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: Erica Leinmiller <eleinmiller@gmail.com>
Sent: Tuesday, February 16, 2021 6:55 PM
To: Thad Crowe <tcrowe@nassaucountyfl.com>; Doug McDowell <dmcdowell@nassaucountyfl.com>;
mmullin@nassaucountycl.com
Subject: Support for Rezoning CPA 20-008

Good evening,

I am writing in support of rezoning for higher density residential buildings in Yulee. My husband and I own a home in the Hideaway neighborhood, and we recognize the need for affordable housing. That often means increasing density, and as homeowners we are happy to see that happen so that our community can continue to be a place where people of varying incomes and means can call home.

Thank you for your civic work in support of Nassau County!

Sincerely,
Erica Leinmiller and Micah Dose
Hideaway Homeowners

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.

Doug McDowell

From: AHA <advantagehearing@yahoo.com>
Sent: Thursday, February 18, 2021 2:45 PM
To: Thad Crowe; Doug McDowell
Subject: CPA20-008

To Whom It May Concern,

My name is Ryan Strickland and I am the owner of Yulee Bowling located at 850822 Highway 17, Yulee FL. I am writing in regards to the proposed apartment complex on Highway 17. This will actually neighbor our property and I know is being contested by some people in the community. I have had extensive experience with economic development and have never seen proposed developments or change not having resistance from people within the area. I do not mean to sound judgmental or ugly, but in my experience the people that normally oppose these changes wither have too much time on their hands and are not contributing members of the community or they are only looking at it through a self serving perspective. Newer affordable housing tends to improve quality of life for many and drive more people to reside within that area. By increasing residential quality and population numbers, it will attract more businesses and jobs to the area. All of this of course increases tax revenue for the county as well as drives the local economy through the residents within the apartment complex paying taxes and supporting all the businesses that are convenient to where they reside. Of course we have an economic interest that would be served by having more families in the area, but this benefits every business from the gas stations to the local restaurants, even the multi national franchises within the area. What is good for the economy is good for the community and new housing options for hundreds of families is definitely good for the economy and we would welcome them as a neighbor.

Thanks and appreciation,

Ryan Strickland
336-862-2100

Doug McDowell

From: Cindy Jacoby <cindy.jacoby@bizhelpconsulting.com>
Sent: Saturday, February 20, 2021 9:28 PM
To: Thad Crowe; Doug McDowell
Subject: Subject: CPA20-008 Support for Rezoning

Gentlemen

As a business owner and resident of Nassau County and the newest board member of Nassau Habitat for Humanity, I would like to express my support for the zoning variance to allow for Class A apartments. Any initiative that creates housing for workers such as teachers, sanitation workers and first responders has my support.

Respectfully,

Cindy Jacoby
28 N 4th Street
Fernandina Beach, FL 32034

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Cindy Jacoby
Chief Engagement Officer
BizHelp Consulting
404-435-9218
www.BizHelpConsulting.com

Doug McDowell

From: jeff@pureautocenter.com
Sent: Thursday, February 25, 2021 10:56 AM
To: Thad Crowe; Doug McDowell
Subject: CPA20-008 Support for Rezoning

Thad, Doug and County Staff,

I am a business owner in Nassau County nearby to the proposed 270-unit apartment development on Highway 17 (CPA20-008). I am writing to express my support for the rezoning efforts for the project.

As a business owner in the community, I am excited for the impacts that this will positively make on my business, and how this apartment community will create new, affordable housing options for employees, local residents, and people moving to Nassau County.

Thank you,

Jeff Stewart
Pure Auto Centers Llc
904-500-PURE(7873)