

## R21-002 Citizen Comments

Name	Email Address	Date Rec'd	Position/Comments
Margaret Kirkland/ATC	<a href="mailto:kirkland.mrk@gmail.com">kirkland.mrk@gmail.com</a>	10/31/2021	opposed
Bill Dunlop	<a href="mailto:wbd235@gmail.com">wbd235@gmail.com</a>	11/1/2021	opposed
Jackye Rubin	<a href="mailto:jrubin45@yahoo.com">jrubin45@yahoo.com</a>	11/1/2021	opposed
Erin Peterson	<a href="mailto:peterston1.erin@gmail.com">peterston1.erin@gmail.com</a>	11/1/2021	opposed
Rannie Tucker	<a href="mailto:Boogity@ymail.com">Boogity@ymail.com</a>	11/1/2021	opposed
Pam Green	<a href="mailto:pgreen999@yahoo.com">pgreen999@yahoo.com</a>	11/1/2021	opposed
Helen Perry	<a href="mailto:hsnead01@gmail.com">hsnead01@gmail.com</a>	11/1/2021	opposed
William G Hayes	<a href="mailto:hayeswg07@ameliaislandfl.org">hayeswg07@ameliaislandfl.org</a>	11/1/2021	opposed
Carole Foran	<a href="mailto:carole4kids@mindspring.com">carole4kids@mindspring.com</a>	11/1/2021	opposed
Ingeborg Jahn	<a href="mailto:russelljahn@bellsouth.net">russelljahn@bellsouth.net</a>	11/1/2021	opposed
Cherry Gallagher	<a href="mailto:cherrydgallagher@icloud.com">cherrydgallagher@icloud.com</a>	11/1/2021	opposed
Alexandra Lejoux	<a href="mailto:arlajoux@aol.com">arlajoux@aol.com</a>	11/1/2021	opposed
Janet Cote-Merow	<a href="mailto:jcotemerow@yahoo.com">jcotemerow@yahoo.com</a>	11/1/2021	opposed
Linda Adam	<a href="mailto:lindaa6139@aol.com">lindaa6139@aol.com</a>	11/1/2021	opposed
Dana Zielinski	<a href="mailto:dpzielinski@gmail.com">dpzielinski@gmail.com</a>	11/1/2021	opposed
Charlton deWitt	<a href="mailto:breckd@gmail.com">breckd@gmail.com</a>	11/1/2021	opposed
Lisa Engels	<a href="mailto:14lisa@comcast.net">14lisa@comcast.net</a>	11/2/2021	opposed
Andrew B Summa	<a href="mailto:absumma@yahoo.com">absumma@yahoo.com</a>	11/2/2021	opposed
Kris Nichols	<a href="mailto:carey95@aol.com">carey95@aol.com</a>	11/2/2021	opposed
Wendy Marshall	<a href="mailto:marshawe1@yahoo.com">marshawe1@yahoo.com</a>	11/2/2021	opposed
Nancy Petrillo	<a href="mailto:npetrillo@comcast.net">npetrillo@comcast.net</a>	11/2/2021	opposed
Wilma Allen	<a href="mailto:wilmaa65@gmail.com">wilmaa65@gmail.com</a>	11/2/2021	opposed
Wendelle Burdick	<a href="mailto:welivewell@verizon.net">welivewell@verizon.net</a>	11/2/2021	opposed
Ben Long	<a href="mailto:b@5r6z.com">b@5r6z.com</a>	11/2/2021	opposed
Don Klima	<a href="mailto:dlloydklima@gmail.com">dlloydklima@gmail.com</a>	11/2/2021	opposed
Don Klima	<a href="mailto:dlloydklima@gmail.com">dlloydklima@gmail.com</a>	11/3/2021	opposed/ response to T. Crowe
Kent Croon	<a href="mailto:kentcroon@gmail.com">kentcroon@gmail.com</a>	11/3/2021	opposed
Daniel Schuster	<a href="mailto:teldan2@yahoo.com">teldan2@yahoo.com</a>	11/3/2021	opposed
Catherine Klein	<a href="mailto:ckleinfla@comcast.net">ckleinfla@comcast.net</a>	11/4/2021	opposed
Catherine Adams	<a href="mailto:adamsc1525@yahoo.com">adamsc1525@yahoo.com</a>	11/4/2021	opposed
Robert & Cindy Buchanan	<a href="mailto:cindyliz@bellsouth.net">cindyliz@bellsouth.net</a>	11/11/2021	opposed
Ralph & Ethel Liniado	<a href="mailto:ralph.liniado@gmail.com">ralph.liniado@gmail.com</a>	11/11/2021	opposed
Roger & Susan Rydell	<a href="mailto:susanmrydell@gmail.com">susanmrydell@gmail.com</a>	11/13/2021	opposed
Sandra Kerry	<a href="mailto:sleak53@icloud.com">sleak53@icloud.com</a>	11/15/2021	opposed
James Aberson & Amy Beverly	<a href="mailto:j.e.aberson@gmail.com">j.e.aberson@gmail.com</a>	11/16/2021	owners/in support

**From:** [Barry Holloway](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: R21-002: 4820 First Coast Hwy  
**Date:** Wednesday, November 3, 2021 11:24:20 AM

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Fyi

Barry

----- Forwarded message -----

**From:** Margaret Kirkland <[kirkland.mrk@gmail.com](mailto:kirkland.mrk@gmail.com)>  
**Date:** Sun, Oct 31, 2021, 11:23 PM  
**Subject:** R21-002: 4820 First Coast Hwy  
**To:** Barry Holloway <[barryholloway3077@gmail.com](mailto:barryholloway3077@gmail.com)>, <[toddericksen@yahoo.com](mailto:toddericksen@yahoo.com)>, Cameron Moss <[jcameronmoss@gmail.com](mailto:jcameronmoss@gmail.com)>, Betsie Huben <[Betsie.Huben@gmail.com](mailto:Betsie.Huben@gmail.com)>, <[Dan.Morris@apextechnology.com](mailto:Dan.Morris@apextechnology.com)>, Jimmy L. Higginbotham <[Chigginbotham66@gmail.com](mailto:Chigginbotham66@gmail.com)>, Wayne Arnold <[waynegwenarnold@comcast.net](mailto:waynegwenarnold@comcast.net)>, Linda Morris <[linda.morris@nassau.k12.fl.us](mailto:linda.morris@nassau.k12.fl.us)>, <[Joseph.zimmerman@zimmermangroup.net](mailto:Joseph.zimmerman@zimmermangroup.net)>, <[bluet@duvalschools.org](mailto:bluet@duvalschools.org)>  
**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>, Michael Mullin <[mmullin@nassaucountyfl.com](mailto:mmullin@nassaucountyfl.com)>, Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>, Holly Coyle <[hcoyle@nassaucountyfl.com](mailto:hcoyle@nassaucountyfl.com)>, Berta Arias <[bertaarias@me.com](mailto:bertaarias@me.com)>, Arthur Herman <[hart9874@aol.com](mailto:hart9874@aol.com)>, Diana Herman <[dlh1229@aol.com](mailto:dlh1229@aol.com)>, K Hub <[kristinhuben@hotmail.com](mailto:kristinhuben@hotmail.com)>, Russ Jahn <[russelljahn@bellsouth.net](mailto:russelljahn@bellsouth.net)>, Lyn Pannone <[lynpannone@aol.com](mailto:lynpannone@aol.com)>, Rebecca Raymond <[r.raymond1@yahoo.com](mailto:r.raymond1@yahoo.com)>, Cheryl Witt <[cwitt3@bellsouth.net](mailto:cwitt3@bellsouth.net)>

Dear Nassau County Planning & Zoning Board Members:

The Board of Directors and members of Amelia Tree Conservancy are concerned about R21-002, the application for an increase in density for 4820 First Coast Hwy.

The rationale provided by the Department of Planning is that the density of surrounding properties justifies consistency with that density. That might make sense if we were in a rural area. However, we are located on a barrier island at a time when we need to be preparing for climate change and sea level rise. Despite available data and efforts of the state to encourage coastal areas to plan for resiliency, we are still applying planning practices that are inappropriate for our context, practices that destroy the protections that experts are recommending: retention and conservation of wooded parcels as part of a natural approach to resiliency to support stormwater processing, temperature moderation and other functions of our trees. When we increase density on a barrier island, we need to be looking at the environmental consequences. We no longer have sufficient undeveloped land to compensate for such actions. The report lacks any consideration of this reality or our future.

In recent years, Nassau County has approved a number of developments that have greatly degraded the character of the island. The functional buffers that once blocked the view of many developments (including ROW and undeveloped parcels behind them) are being

decimated by the development of those parcels behind the ROW or commercial development of the parcel along A1A or the Parkway. Note that an example is in process directly across A1A from 4820 First Coast Hwy. The increasing number of these developments has degraded the character (“sense of place”) of the island. Not only does this destroy the aesthetics, but it will also severely impact the economy. This causation has been documented in research by Edward McMahon and other researchers. Such degradation will result in a decline in property values, the desirability of the island as a residence or a place to visit, and hence a decline in business and tourism, with associated loss of County revenue. The County is dependent on the island for the largest portion of its tax income and tourism is our largest industry. According to Gil Langley, tourism on Amelia Island is totally based on our environment. Destruction of that sense of place will greatly reduce the revenue of that industry.

Destruction of the trees on this parcel will increase our vulnerability to heat island effect, flooding, wind damage and erosion. We live on a barrier island with finite limitations. Development beyond the carrying capacity destroys the environmental, social and economic sustainability of the island and precludes resiliency. The unincorporated part of the island is surprisingly close to being completely built out. We urge you to vote “no” on this application. It sets a terrible precedent at a time when we need to be looking ahead and striving for resiliency and sustainability.

Respectfully submitted,

Berta Arias, Arthur Herman, Diana Herman, Kristin Huben, Russell Jahn, Margaret Kirkland, Lyn Pannone, Rebecca Raymond and Cheryl Witt  
Board of Directors  
Amelia Tree Conservancy

**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Proposed ZONING Change  
**Date:** Monday, November 1, 2021 5:11:18 PM

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For packet

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**From:** WBD Gmail <wbd235@gmail.com>  
**Sent:** Monday, November 01, 2021 5:08 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Proposed ZONING Change

Gentlemen / Commissioners ,

I am a resident of Nassau County . I am advised that there is a proposed Zoning change for property on or near First Coast Hwy ( on Amelia Island )  
Also known as A1A . I live where I have to access Buccaneer on a daily basis . Buccaneer flows into First Coast Hwy and has become a shortcut for many travelers . At certain times of the day , it is a waiting game until enough traffic passes to allow me to access Buccaneer .  
As you can imagine , I would be opposed to any change in Zoning or ordinance that would cause traffic to increase .

But here's the thing , Zoning Laws have been passed with purpose in mind . They are not " general guidelines " .....

I am well aware that every now and then circumstances may require the commissioners / county to have to consider a Zoning change

Due to unusual circumstances . However , entertaining Zoning changes on a routine basis should either be banned or it should be an easy

Decision for you as commissioners to vote NO to Zoning changes just because some developer realizes he / she can make more money

If the can double or triple the density of a piece of property .

The changes rarely affect the developer other than putting more money in their bank account .

I request that if this property comes before you requesting a Zoning change or variance to increase density , that you will vote " N O " .

Thank you for your time and consideration .

Bill Dunlop

William B & Carol Dunlop  
4446 Titleist Drive  
Fernandina Beach , Fl 32034

Sent from [Mail](#) for Windows

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: zoning change  
**Date:** Monday, November 1, 2021 5:11:49 PM

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For the packet

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**From:** jackye rubin <jrubin45@yahoo.com>  
**Sent:** Monday, November 01, 2021 5:05 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Cc:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** zoning change

Sirs.

When are developers going to stop buying land in hopes of obtaining a zoning variance?

This is a barrier island. Loss of canopy coverage in an area that has already lost too many trees makes us vulnerable to storm damage, erosion, and storm water damage.

Every time I leave the canopy on Buccaneer Trail I am saddened by the loss of trees. Please don't allow this to continue. Tourists come here because of the sense of nature. Don't deprive them, and us, of this.

I ask you to carefully read the statement from the Amelia Tree Conservancy and act accordingly.

Jackye Rubin

45 Beach Walker Road

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Zoning for 4820 First Coast Hwy  
**Date:** Monday, November 1, 2021 5:12:21 PM

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For the packet

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**From:** Erin Peterson <peterson1.erin@gmail.com>  
**Sent:** Monday, November 01, 2021 4:24 PM  
**To:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucountyfl.com; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Subject:** Zoning for 4820 First Coast Hwy

Good afternoon, I am unable to attend the upcoming zoning meeting on November 2 but would like to express my thoughts on the proposed zoning change for the address noted in the subject line.

I am against this zoning variance for the following reasons:

- Loss of tree canopy in an area that has already lost too much due to development
- Fewer trees cause issues with stormwater and flooding
- Increased traffic
- Vulnerability of the island due to overdevelopment
- Evacuation time in case of hurricanes

Thank you for your consideration.

**Erin Peterson**  
[peterson1.erin@gmail.com](mailto:peterson1.erin@gmail.com)

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Zoning Change -OPPOSE  
**Date:** Monday, November 1, 2021 5:15:46 PM

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For the packet

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**From:** Rannie Tucker <Boogity@ymail.com>  
**Sent:** Monday, November 01, 2021 11:44 AM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Zoning Change -OPPOSE

Re; Zoning Variance vote-November 8

I am opposed to the zoning changes proposed for the 1.67 acre parcel located at 4820 First Coast Highway on Amelia Island. The variance request to increase the residences allowed on this parcel from 4 to 13 should not be allowed **for the following reasons**

- Loss of tree canopy in an area that has already lost too much due to development • • - -
- Fewer trees cause issues with storm water and flooding • Increased traffic •
- Vulnerability of the island due to overdevelopment •
- Loss of Sense of Place leading to decreasing values and fewer tax dollars from tourism
- Evacuation time in case of hurricanes

Rannie Tucker

Nassau County Florida Resident

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Greed Is Not Good for Nassau County  
**Date:** Monday, November 1, 2021 5:16:42 PM

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For the packet

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**From:** Pam Green <[pgreen999@yahoo.com](mailto:pgreen999@yahoo.com)>  
**Sent:** Monday, November 01, 2021 10:36 AM  
**To:** John Martin <[johnmartin@nassaucountyfl.com](mailto:johnmartin@nassaucountyfl.com)>; Jeff Gray <[jgray@nassaucountyfl.com](mailto:jgray@nassaucountyfl.com)>; Tom Ford <[tford@nassaucountyfl.com](mailto:tford@nassaucountyfl.com)>; Klynt Farmer <[kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com)>; Aaron C. Bell <[acbell@nassaucountyfl.com](mailto:acbell@nassaucountyfl.com)>; Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>  
**Subject:** Greed Is Not Good for Nassau County

Hello,

It is mind boggling that the developer of a 1.67-acre parcel zoned for four to five homes is coming before commissioners to ask for a zoning change increasing the number of homes to 13. Realistically, a parcel zoned for up to five units is not suitable for 13.

Was the original zoning limitation of five homes incorrect? If not, it should remain unchanged. With limited county land and resources in the county, it would be inconceivable that this request be granted. To do so, the commissioners willfully ignore the negative impact on wildlife, traffic in general, traffic during an emergency evacuation, and more importantly, the will of county residents who want to contain growth, ensuring some semblance of our quality of life.

I ask that you deny this zoning variance request.

Also, any idea when those living in proximity to the 200/Amelia Concourse area will be able to breathe clean air again rather than the stench of excrement currently permeating the air?

Best wishes,  
Pam Green  
23615 Bahama Point  
FB, FL

**Pam Green**  
**603.494.4006**

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: STOP THE VARIANCES!  
**Date:** Monday, November 1, 2021 5:17:08 PM

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For the packet

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**From:** Helen Perry <hsnead01@gmail.com>  
**Sent:** Monday, November 01, 2021 10:32 AM  
**To:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Subject:** STOP THE VARIANCES!

I am writing today to express my concern for the number of variances that the county approves. Each month it seems that there are new developers seeking to get approval for more and more despite what zoning and FLUM has put forward. This time at 4820 First Coast Hwy on Amelia Island. The property is between The Colony townhouses and Cocina South at Palmetto Walk. The developer is asking to build 13 residences instead of the currently allowed 4 or 5 homes.

Heres why this is a bad idea:

- Loss of tree canopy in an area that has already lost too much due to development (Loss of canopy is irrevocable - these trees take decades to get where they are and replacing them with "Landscaping" is not the same.)
- Fewer trees cause issues with storm water and flooding
- Increased traffic- which we already have problems with
- Vulnerability of the island due to overdevelopment ( I cannot stress this enough- our community is unique because we have kept it small. No one wants this to be the next Miami, or Jax Beach, or Daytona- we cannot undo this once it is done!)
- Loss of Sense of Place leading to decreasing values and fewer tax dollars from tourism
- Evacuation time in case of hurricanes I would encourage the board to consider the will of the community already living here. This is NOT a development we need or want. Please say no to this variance.

Helen Perry  
Concerned Resident

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Population Density on Amelia Island  
**Date:** Monday, November 1, 2021 5:17:49 PM

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For the packet

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**From:** W. G. Hayes <hayeswg07@ameliaislandfl.org>  
**Sent:** Monday, November 01, 2021 7:35 AM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; jgray@nassaucountyfl.com; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>  
**Subject:** Population Density on Amelia Island

To the Nassau County Board of commissioners:

I understand that once again a developer has filed a request for a zoning change that would increase the housing density on the south end of the island.

In my opinion you should not only deny this request, but also make it clear that you will likely deny any and all future requests of a similar nature. Increasing the population density on this island will endanger what makes it so attractive to visitors and endanger the lives of those who live here in the event of a hurricane evacuation.

Thank you for your careful consideration of this important topic. Let's not kill the goose that lays the golden eggs.

William G. Hayes  
Amelia Island

Sent from my Galaxy

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Request for zoning change on Amelia Island  
**Date:** Monday, November 1, 2021 6:00:46 PM

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For the packet

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**From:** Carole Foran <carole4kids@mindspring.com>  
**Sent:** Monday, November 01, 2021 5:53 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucountyfl.com; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Request for zoning change on Amelia Island

I am a property owner on Amelia Island and this about sums up my reasons for opposing this request. I couldn't have said it any more clearly or succinctly.

Thank you,  
Carole Foran

## Considerations for Our Future

- **Failure to consider our location on a barrier island and environmental impacts:** We live on a barrier island that is primarily environmentally sensitive land. Based on the County's Vulnerability Study, it is highly vulnerable to storms, storm surge and sea level rise. Complete buildout of the island is dangerous and a threat to our resiliency and sustainability. It is essential that climate change, sea level rise and other currently existing data, as well as research on the most effective strategies for building resiliency (natural approaches), be thoroughly integrated into our planning. According to experts, the longer we wait, the more exorbitant the costs.
- **Negative impact on our future economy and tax base as a result of loss of sense of place/character:** Research has documented the importance of the character of a location (its "sense of place") on its future economy. We are concerned about the dramatic changes that have taken place on Amelia Island in terms of a) the extent of development, b) the lack of consideration of development on the character of the island and its desirability as a place to visit or live, c) the cheap-looking developments that impact the character, and d) the loss of buffers that previously prevented casual visitors from seeing the extent and nature of development—development along A1A and the Parkway that is either on the road or that reduces the effectiveness of the ROW buffers.
- **Increased density with no compensatory open space:** The basic assumption

behind recent planning trends regarding increased density to preserve undeveloped habitat/wildlife corridors or parks/open space for humans is that there is undeveloped land set aside for these purposes. Without undeveloped parcels or open space, this theory simply increases density, removing habitat/corridor and crowding residents, who may not be able to evacuate safely.

- **Failure to consider wildlife habitat and corridors:** In both the City and County, we have statements about protecting wildlife habitat and corridors, yet we haven't seen that applied in planning or requirements for development.

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: 4820 First Coast Hwy  
**Date:** Monday, November 1, 2021 6:13:07 PM

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For the packet

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**From:** Russell Jahn <russelljahn@bellsouth.net>  
**Sent:** Monday, November 01, 2021 6:10 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; tpop@nassaucountyfl.com; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** 4820 First Coast Hwy

Gentlemen,

Isn't the Enclave development enough for you to realize the devastation caused by their ongoing expansion of tract housing? Another zoning change to accommodate 13 residences on a 1.67 acre parcel should not be considered if you hope to retain some of the fine protective features that characterize this island and its sensitivity.

Regards,

Ingeborg Jahn

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Cc:** [Taco Pope](#)  
**Subject:** Fwd: Zoning Change Request  
**Date:** Monday, November 1, 2021 9:16:33 PM

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For the packet

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**From:** Taco Pope <tpope@nassaucountyfl.com>  
**Sent:** Monday, November 1, 2021 6:53:48 PM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>; Holly Coyle <hcoyle@nassaucountyfl.com>  
**Subject:** Fw: Zoning Change Request

**Taco E. Pope, AICP | County Manager**

Nassau County, FL | Board of County Commissioners  
96135 Nassau Place | Yulee, FL 32097  
P: (904) 530-6010 E: [tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)

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**From:** Cherry Gallagher <[cherrydgallagher@icloud.com](mailto:cherrydgallagher@icloud.com)>  
**Sent:** Monday, November 1, 2021 5:41 PM  
**To:** Taco Pope <tpope@nassaucountyfl.com>  
**Subject:** Zoning Change Request

Hello,

I am writing to you to ask you to vote against the request for a zoning change for the property at 4820 First Coast Highway. I am concerned that the density is too high, trees will be lost and the ambiance and therefore the unique nature of our island will be negatively impacted. There are also safety concerns related to storms and evacuation emergencies.

Thank you for your consideration,

Cherry Gallagher  
21 Little Dunes Circle  
Amelia Island, FL 32034 Sent from my iPad

Sent from Sent from my iPad

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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:** [Doug McDowell](#)  
**Subject:** Fwd: Please Deny the Request to Change Zoning for Parcel 00-00-30-0760-0006-0020  
**Date:** Monday, November 1, 2021 9:40:12 PM

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**From:** Alexandra Lajoux <arlajoux@aol.com>  
**Sent:** Monday, November 1, 2021 6:58:44 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucouontyfl.com <jgray@nassaucouontyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Cc:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Please Deny the Request to Change Zoning for Parcel 00-00-30-0760-0006-0020

### **Esteemed County Commissioners (and Staff):**

**First, let me commend you for the work you have done so far in your roles. You have all been responsive to the community--in your communications and your votes (as well as your policies).**

**Therefore it is with confidence that I come to you to ask you to DENY the recently requested zoning change filed by the owners and Oglethorpe Development Company, which is coming up for a vote on November 8. I am referring to the the property on the East side of First Coast Highway between Tradewinds Way and Plantation Oaks Lane, Parcel ID # 00-00-30-0760-0006-0020. The application, R21-002, proposes to rezone approximately 1.67 acres from Residential Single-Family 1 (RS-1) to Residential General 1 (RG-1).**

**As noted by the Amelia Tree Conservancy, this request, if granted, would pose several problems:**

- *Failure to consider principles appropriate for a barrier island in the face of climate change and sea water rise*
- *Loss of tree canopy in an area that has already lost too much due to development. Note also that development is in process directly across A1A from this parcel.*
- *Fewer trees cause issues with storm water management, erosion, heat island effect, etc.*
- *Vulnerability of the island when the state is urging coastal areas to increase resiliency*
- *Loss of character/"sense of place," leading to decreasing values and fewer tax*

- dollars from tourism*
- *Evacuation time in case of hurricanes or industrial accident*

**In addition, wildlife that rely on the parcel for its current attributes will be disturbed or displaced, lessening the natural charm of our island. This concerns me most of all. The forces of development will always be stronger than defenseless nature. Only zoning can achieve a balance. Please hold the line!**

**Sincerely,  
Alexandra Lajoux  
646 Spanish Way East  
Fernandina Beach FL 32034**

***Author, *Empowering Municipal Sustainability: A Guide for Towns, Cities, and Citizens* (De Gruyter, 2021)***

**RE:**

**Public Notices October 13, 2021**  
Tuesday, October 12, 2021

**BOARD OF COUNTY  
COMMISSIONERS  
NASSAU COUNTY, FLORIDA  
INVITATION TO BID**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Nassau County, Florida invites sealed bids for:

**FIRE EXTINGUISHER  
MAINTENANCE &  
ON-CALL SERVICES**

**SOLICITATION NO. NC21-049 (Re-bid)**

For detailed information regarding the due date and requirements for this solicitation, please visit the Nassau County website at <https://rebrand.ly/nassauflpcm>. Solicitation information and documents can be obtained free-of-charge from [www.demandstar.com](http://www.demandstar.com).

**ATTEST:**

**JOHN A. CRAWFORD  
EX-OFFICIO CLERK  
THOMAS R. FORD  
CHAIRMAN  
BOARD OF COUNTY  
COMMISSIONERS  
NASSAU COUNTY, FLORIDA  
FNL 2T 10-13-20-2021  
#665946**

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## **REZONING NOTICE**

NOTICE IS HEREBY GIVEN that on Tuesday, November 2, 2021, at 6:00 PM. or soon thereafter as the matter may be heard, the Planning and Zoning Board of Nassau County will hold a public hearing at the Commission Chambers, James S. Page Governmental Complex, 96135 Nassau Place, Yulee, Florida 32097 to consider application No. R21-002 for rezoning. Also, be it known that on Monday, November 8, 2021, at 6:00 P.M. or soon thereafter as the matter may be heard, the Board of County Commissioners of Nassau County will hold a public hearing on application for rezoning No. R21-002, at the Commission Chambers, James S. Page Complex location concerning the following described property in Nassau County.

Location for the above described property is: On the east side of First Coast Hwy. between Tradewinds Way and Plantation Oaks Lane, Parcel ID # 00-00-30-0760-0006-0020

R21-002 proposes to rezone approximately 1.67 acres from Residential Single-Family 1 (RS-1) to Residential General 1 (RG-1).

This application is filed by: James E. Aberson and Amy A. Beverly, 4820 First Coast Hwy., owners. Oglethorpe Development LLC, 608 Ocean Club Court, Fernandina Beach, FL 32034, agent.

This hearing will be conducted as a quasi-judicial hearing.

All interested parties are invited to attend the public hearings and to be heard. Copies of the proposed Ordinance and supporting information are available for inspection in the Department of Planning and Economic Opportunity, 96161 Nassau Place, Yulee, FL 32097. Comments may also be directed in writing to the Department of Planning and Economic Opportunity, e-mailed to [planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com), or received by telephone at (904) 530-6300. All comments will become part of the record in this matter and subject to Florida's public records law.

Individuals with disabilities needing a reasonable accommodation to participate in this proceeding should contact the office of the County Manager at least two days prior to the proceeding at (904) 530-6010 or, if the hearing impaired, Florida Relay Service at 1-800-955-8770 (v) or 1-800-955-8771 (TDD).

THE PUBLIC IS INVITED TO BE PRESENT AND BE HEARD. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

The Planning and Zoning Board and the Board of County Commissioners may continue hearings on this matter.

Linda Morris, Chair  
Nassau County Planning  
and Zoning Board  
Thomas Ford, Chair  
Nassau County Board of  
County Commissioners  
FNL 2T 10-13-20-2021  
#665956

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: Opposed to increased density for Parcel on first Coast Highway  
**Date:** Tuesday, November 2, 2021 6:21:31 AM

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**From:** Jan Cote-Merow <jcotemerow@yahoo.com>  
**Sent:** Monday, November 1, 2021 9:42:18 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Opposed to increased density for Parcel on first Coast Highway

jmartin@nassaucountyfl.com, acbell@nassaucountyfl.com,  
jgray@nassaucountyfl.com, tford@nassaucountyfl.com,  
kfarmer@nassaucountyfl.com, Tpoppe@nassaucountyfl.com,  
Tcrowe@nassaucountyfl.com

It is my understanding that On Tuesday Nov 2, the Nassau county Planning and Zoning Board will consider an application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Hwy on Amelia Island. The property is between The Colony townhouses and Cocina South at Palmetto Walk. The developer is asking to build 13 residences

**I am against this zoning variance because of:**

- Failure to consider principles appropriate for a barrier island in the face of climate change and sea water rise
- Loss of tree canopy in an area that has already lost too much due to development. Note also that development is in process directly across A1A from this parcel.
- Fewer trees cause issues with storm water management, erosion, heat island effect, etc.
- Vulnerability of the island when the state is urging coastal areas to increase resiliency
- Loss of character/"sense of place," leading to decreasing values and fewer tax dollars from tourism
- Evacuation time in case of hurricanes or industrial accident

I would say we should not rezone but should stay with the currently allowable zoning for this parcel

Sincerely

Jan Cote-Merow

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: Concern about an application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Hwy on Amelia Island - Vote No  
**Date:** Tuesday, November 2, 2021 6:21:47 AM

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**From:** lindaa6139 (null) <lindaa6139@aol.com>  
**Sent:** Monday, November 1, 2021 9:45:06 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; gray@nassaucouontyfl.com <gray@nassaucouontyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Re: Concern about an application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Hwy on Amelia Island - Vote No

hello, my name is Linda ADAM and I live in the south end of the island and Summer Beach. I drive on First Coast highway most every day for business and pleasure. I see there is a request for a zoning change for 4820 First Coast highway on the county agenda for November 02 and again on Nov 08. I would like to ask your support and voting no for the change in Zoning.

The tree canopy and trees in this area have been severely impacted by their various projects including the enclave. So many trees are gone and my concern is about the changes which increase flooding and impact from hurricanes and storms. The increase above zoning for housing also is a negative impact for our current neighbors and myself to get off the island for evacuation purposes. When the owners bought the property they knew what the zoning was and my request is that they should design their project according to the current zoning. We as voters and as those in your role are under no obligation to Grantham increased usage increasing numbers of homes just to support they're making more money on their project. We are here for a long time and are committed to maintaining the safety and the beauty of our island. I asked for your help in voting against this requested change in Zoning. Thank you so much, homeowner and voter, Linda ADAM at 1826 Ocean Village Avenue, Fernandina Beach Florida

Sent from my iPhone

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: 4820 First Coast Hwy  
**Date:** Tuesday, November 2, 2021 6:22:04 AM

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**From:** Dana Zielinski <dpzielinski@gmail.com>  
**Sent:** Monday, November 1, 2021 10:17:50 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** 4820 First Coast Hwy

Dear County Leaders,

We are asking that you vote no to the developer's application to increase the zoning on the property at 4820 First Coast Highway from the allowed 4 or 5 homes to 13 residences. The reasons to deny this are many but to name a few: More crowding of beaches which adversely affects our tourism, loss of our trees that help prevent flooding, more traffic and more time needed to evacuate during a hurricane threat. Please consider the following:

County leaders addressed the topic of growth in the *2020 Nassau County Citizens Guide*. The following is taken from page 7 under the Board of County Commissioner section, "While the County cannot legally stop growth, the County can impose stricter standards on new development that protect the high quality of life the citizens of Nassau County enjoy."

The most compelling argument against this variance comes from Nassau County studies. The following information was taken directly from the 2019 Nassau County Growth Trends Report: A seventy-nine (79) percent population expansion over the next 26 years is, more likely than not, a conservative estimate.

Nassau County is not currently prepared to responsibly handle the projected population expansion. While the cumulative effect of small land use changes may seem minor in the short term, over time, these incremental changes will shape the future landscape of Nassau County. Land conservation, through fee-simple acquisition, conservation easements and regulatory control, is essential to protecting natural ecological functions such as storm-water management and floodplain functionality, and preservation.

We trust that you will do the right thing for Nassau County and its citizens and vote NO to this application.

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

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: No zoning change, please, for 4820 First Coast Highway  
**Date:** Tuesday, November 2, 2021 6:22:21 AM

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**From:** Breck DeWitt <breckd@gmail.com>  
**Sent:** Monday, November 1, 2021 11:44:26 PM  
**To:** Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucouontyfl.com <jgray@nassaucouontyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>  
**Subject:** No zoning change, please, for 4820 First Coast Highway

Dear Commissioners,

It has come to many of our attention that a developer is once again looking to take their purchase of a plot of land on Amelia Island, at 4820 First Coast Highway, and try to drastically increase the number of dwellings they can cram onto a small space, to magnify their profitability via a request for a zoning change. I would ask that you deny this request to increase the density associated with that property.

Those of us in the area (I own a home about a mile directly south of this land) and on the Island in general are seeing too much of a push by developers to take any land they can acquire, and take advantage of the popularity of our island and Nassau County, trying to maximize profits at the expense of our islands natural beauty, resiliency, resources, and our residents quality of life. We have seen too many developments like the Enclave, just south of this developers property, and others like the Marriott, that started out promising limited loss of our unique canopy and natural beauty but, instead, nearly clear cut those areas to cram as many units or rooms as would fit on the property they have.

We must push back and not allow these developers to try to change the nature and community of our island by putting more dwellings in a given space than our infrastructure and resources can support while we also protect what makes Amelia Island unique and a treasure for its residents and visitors.

Please vote no to changing the zoning for that property. Development for that area is fine as long as it follows the existing zoning AND also respects the new law you recently passed to protect our remaining trees and canopy.

Thank you!

Charlton DeWitt  
Summer Beach

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: Please Vote against this dangerous zoning ordinance  
**Date:** Tuesday, November 2, 2021 8:14:33 AM

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**From:** Taco Pope <tpope@nassaucountyfl.com>  
**Sent:** Tuesday, November 2, 2021 7:28:28 AM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>; Holly Coyle <hcoyle@nassaucountyfl.com>  
**Subject:** Fw: Please Vote against this dangerous zoning ordinance

For the official file.

**Taco E. Pope, AICP | County Manager**

Nassau County, FL | Board of County Commissioners  
96135 Nassau Place | Yulee, FL 32097  
P: (904) 530-6010 E: [tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)

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**From:** Lisa Engels <14lisa@comcast.net>  
**Sent:** Tuesday, November 2, 2021 7:11 AM  
**To:** Taco Pope <tpope@nassaucountyfl.com>  
**Subject:** Please Vote against this dangerous zoning ordinance

Dear County staff members,

Please vote against this dangerous ordinance that allows developers to build 13 more residential dwellings. The tree canopy there is already sparse, and we have so much traffic on that stretch of A1A, a hurricane evacuation would be incredibly challenging to say the least. The island needs that maritime canopy for protection against the elements, as well as to preserve the character of our precious island. We here at the south end of the island are very much against this threatening ordinance.

Thank you for your consideration,

Lisa Engels

3 Hickory Lane

Fernandina Beach

Sent from my iPad

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** Fwd: Please vote NO on zoning change for 4820 First Coast Highway on Amelia Island  
**Date:** Tuesday, November 2, 2021 8:15:02 AM

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**From:** A SUMMA <absumma@yahoo.com>  
**Sent:** Tuesday, November 2, 2021 6:53:12 AM  
**To:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Subject:** Please vote NO on zoning change for 4820 First Coast Highway on Amelia Island

Dear Members:

Please vote NO to the zoning change on the 1.67 acre parcel at 4820 First Coast Hwy on Amelia Island. The property is between The Colony townhomes and Cocina South at Palmetto Walk. The developer is asking to build 13 residences instead of the currently allowed 4 or 5 homes.

Any further zoning changes in favor of increasing density on the island results in:

- Loss of tree canopy in an area that has already lost too much due to development
- Fewer trees cause issues with stormwater and flooding
- Increased traffic and burden on our infrastructure
- Vulnerability of the island due to overdevelopment
- Loss of Sense of Place leading to decreasing values and fewer tax dollars from tourism
- Evacuation time in case of hurricanes

Thank you for your time and consideration

Kindly,  
Andrew B Summa

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: 4820 First Coast Hwy zoning change consideration  
**Date:** Tuesday, November 2, 2021 8:44:17 AM

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**From:** Kris Nichols <carey95@aol.com>

**Sent:** Tuesday, November 02, 2021 8:39 AM

**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucouontyfl.com; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>

**Subject:** 4820 First Coast Hwy zoning change consideration

Nassau County Commissioners and Staff:

Please do not amend zoning such that population density is increased on Amelia Island. Keep in mind that there are still many residential sites that are not yet developed! On this barrier island, we have limited roads in and out; we need to be able to safely evacuate. We would also like to avoid traffic gridlock; it often takes quite some time to turn left onto First Coast Hwy now from our neighborhood, and the intersection of Buccaneer Trail and First Coast Hwy. often has long lines of vehicles waiting to get to the City or Yulee.

As important, this barrier island protects the mainland from storms. As more and more trees and vegetation are removed, the natural progression will be for this sand bar to migrate, eliminating a major tourist destination which brings money to our County. Trees and the understory provide water management; I don't care to see my insurance increasing due to flooding.

Much of the appeal of Amelia Island stems from the beautiful tree canopy and the wildlife. Eliminate those and Amelia Island is just another typical Florida beach. Don't allow that to happen. I am a firm believer in private property rights, but an owner is only entitled to the zoning applicable when he purchased. An owner is not entitled to maximize profits to the detriment of the community.

Kris Nichols  
1365 Mission San Carlos Dr  
Amelia Island

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: I am writing to request that you vote in opposition today to increase the zoning on the 1.67 acre parcel at 4820 First Coast Hwy  
**Date:** Tuesday, November 2, 2021 8:51:51 AM

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**From:** Wendy Marshall <marshawe1@yahoo.com>  
**Sent:** Tuesday, November 02, 2021 8:45 AM  
**To:** Wendy Marshall <marshawe1@yahoo.com>  
**Subject:** I am writing to request that you vote in opposition today to increase the zoning on the 1.67 acre parcel at 4820 First Coast Hwy

As a long time resident of this beautiful island, I don't believe the zoning on this piece of land should be altered.

As my elected official, I am asking you to please listen. You have the power to vote against this increase.

Thanks for your time and consideration,  
Wendy Marshall  
Amelia Park Resident

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: Opposed to 4820 First Coast Hwy  
**Date:** Tuesday, November 2, 2021 9:55:50 AM

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**From:** Nancy Petrillo <npetrillo@comcast.net>  
**Sent:** Tuesday, November 02, 2021 9:48 AM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Opposed to 4820 First Coast Hwy

Hello,

I am very much oppose to the changes to increasing number of homes being built at 4820 First Coast Hwy on Amelia Island.

Here are some of the reasons why this should not be approved.

Loss of tree canopy in an area that has already lost too much due to development.  
Fewer trees cause issues with storm water and flooding.  
Increased traffic.  
Vulnerability of the island due to over development.  
Evacuation time in case of hurricanes.

Sincerely,

Nancy

Nancy Petrillo  
1828 Ocean Village Ave.  
Fernandina Beach, Fl 32034

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## Doug McDowell

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**From:** Thad Crowe  
**Sent:** Tuesday, November 2, 2021 10:38 AM  
**To:** Doug McDowell  
**Subject:** FW: No zoning change for 4820 1st coast highway

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**From:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Sent:** Tuesday, November 02, 2021 10:37 AM  
**To:** Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>  
**Subject:** Fwd: No zoning change for 4820 1st coast highway

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**From:** Wilma Allen <[wilmaa65@gmail.com](mailto:wilmaa65@gmail.com)>  
**Sent:** Tuesday, November 2, 2021 10:32:44 AM  
**To:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** No zoning change for 4820 1st coast highway

Hello Mr. Pope,

I see no reason at all to change the zoning for 4820 First Coast Highway and hope you will not allow it.

I live right across the bridge from there. Traffic has grown exponentially in just a few years, whatever time of day or week you choose - not just in summer when it really takes off. Permittiing more houses, tightly packed in an environmentally-sensitive, already crowded area, makes no sense at all.

Please, please, please stick with current zoning designations. Growth has already gotten way out of hand.

Thank you.

Wilma Allen, 96097 Marsh Lakes Drive, Fernandina Beach.

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## Doug McDowell

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**From:** Thad Crowe  
**Sent:** Thursday, November 4, 2021 9:26 AM  
**To:** Doug McDowell  
**Subject:** FW: Vote NO on zoning variance for 4820 First Coast Hwy parcel

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**From:** Wendelle Burdick <welivewell@verizon.net>  
**Sent:** Tuesday, November 02, 2021 1:35 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucountyfl.com; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Vote NO on zoning variance for 4820 First Coast Hwy parcel

Vote NO on the application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Hwy on Amelia Island. The property is between The Colony townhouses and Cocina South at Palmetto Walk. The developer is asking to build 13 residences instead of the currently allowed 4 or 5 homes.

We are against this zoning variance because:

- Loss of tree canopy in an area that has already lost too much due to development which has put our properties in jeopardy. The tree canopy is also the reason we attract visitors, without it we look like every other place in Florida.
- Fewer trees cause issues with storm water and flooding. We don't live in a flood zone but that will change with continued over development.
- Increased traffic. The traffic is already similar to Tampa traffic. There isn't room for more cars, we can't get out of Plantation Point and onto First Coast Hwy without a long wait as it is now.
- Vulnerability of the island due to over development
- Loss of Sense of Place leading to decreasing values and fewer tax dollars from tourism, see first bullet.
- Evacuation time in case of hurricanes

We moved away from Tampa so that in our retirement we would not have to live within endless developments which replaced natural resources and environmental assets.

Thank you in advance for your consideration and your protection of our resources on Amelia Island.

Sincerely,

Wende and Michael Burdick

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

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**From:** Thad Crowe  
**Sent:** Thursday, November 4, 2021 9:24 AM  
**To:** Doug McDowell  
**Subject:** FW: Application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Highway

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**From:** Don Klima <dlloydklima@gmail.com>  
**Sent:** Tuesday, November 02, 2021 4:48 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>  
**Cc:** Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Highway

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## Doug McDowell

---

**From:** Thad Crowe  
**Sent:** Thursday, November 4, 2021 9:21 AM  
**To:** Doug McDowell  
**Subject:** FW: Application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Highway

---

**From:** Don Klima <dloydklima@gmail.com>  
**Sent:** Wednesday, November 03, 2021 10:46 AM  
**To:** Thad Crowe <tcrowe@nassaucountyfl.com>  
**Cc:** Don and Karen Klima <dkklima@comcast.net>  
**Subject:** Re: Application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Highway

Dear Mr. Crowe:

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I know you and your staff are very aware of the unique planning issues presented by Amelia Island, and we are gratified to know that you will make these concerns known to the Commissioners as they consider this and future rezoning requests.

Thank you again for your response.

-dk

On Nov 2, 2021, at 5:20 PM, Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)> wrote:

Hello Mr. Klima –thank you for your email. I did not copy the commissioners to stay on the right side of the Florida Sunshine Law.

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To address your questions, I refer you to the Staff Report [file:///bocc-fs6/Users/tcrowe/Downloads/R21-002\\_FINAL\\_Staff\\_Report\\_102521%20\(3\).pdf](file:///bocc-fs6/Users/tcrowe/Downloads/R21-002_FINAL_Staff_Report_102521%20(3).pdf)

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justification for the application. We have responded to each of these criteria and have found that on balance the request meets the criteria.

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As far as tree protection, the current rules require that the Applicant preserve a minimum of 45% of protected tree dbh caliper, and this would be required in this case. Tree protection and mitigation plans would be required at the Site Engineering Plan stage.

Regarding precedence, and this is from a non-lawyer, each rezoning application is a unique request with varying on-the-ground elements. Differing circumstances free the elected officials from repeating the same decisions. As professional planning staff, we do use precedent in the sense that we evaluate proposals in the same manner using the same criteria. However the BoCC can go against staff recommendations as long as they provide findings with competent and substantive evidence. This evidence can come from planning staff, from experts, and from nearby residents who are familiar with specific facts.

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I hope this information helps, and please let me know if you have additional questions.

Thanks

**Thad Crowe, AICP | Planning Director**

96161 Nassau Place | Yulee, FL 32097

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

<image003.png>

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**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>

**Subject:** Application to increase the zoning on a 1.67 acre parcel at 4820 First Coast Highway

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

We urge the Nassau County Commissioners to vote no on this proposal to increase the current zoning.

Respectfully submitted,

/signed/

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

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---

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96161 Nassau Place | Yulee, FL 32097

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

<image003.png>

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**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>; Thad Crowe <[tcrowe@nassaucountyfl.com](mailto:tcrowe@nassaucountyfl.com)>

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Respectfully submitted,

/signed/

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

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## Doug McDowell

---

**From:** Thad Crowe  
**Sent:** Thursday, November 4, 2021 9:20 AM  
**To:** Doug McDowell  
**Subject:** FW: Please Vote NO on Mon Nov 8 to R21-002 Proposed Rezoning and Density Expansion

---

**From:** Kent Croon <kentcroon@gmail.com>  
**Sent:** Wednesday, November 03, 2021 2:29 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Cc:** Kent Croon <kentcroon@gmail.com>; jerard maher <jerardmaher@yahoo.com>  
**Subject:** Please Vote NO on Mon Nov 8 to R21-002 Proposed Rezoning and Density Expansion

County Commissioners and All:

First, as a Board of Directors member of the Azalea Pointe Owners Association I would like to say how much we appreciate your work on behalf of our rapidly expanding County and its individual communities. It has been brought to our attention that our Nassau Board of County Commissioners will be meeting on **Monday, November 8th** to vote in regard to '**R21-002 ABERSON-OGLETHORPE LLC**', an application for rezoning and an increase in density for 4820 First Coast Highway'. As you may know from our recent letter to Naomi Braff and correspondence from Thad Crowe and Robert Companion, our Azalea Pointe community of 30 homes is directly across the street from The Colony condominium complex and this adjacent proposed property density expansion. We are greatly concerned as it is already difficult for our homeowners to exit from Spring Blossom Lane both north and south onto A1A/200 during the day and becoming increasingly dangerous with increased early morning and late afternoon traffic.

Therefore, for the many other reasons already brought to you as well as the safety of our community, we as Azalea Pointe Owners Association ask that you vote **NO** in your November 8 meeting to this request for a zoning change and increase in home density as per R21-002. This developer request will negatively impact each of us as homeowners in the Azalea Pointe residential community and we echo the voices of Amelia Island Fernandina Beach Network, Conserve Amelia Now!, Amelia Tree Conservancy, and others.

Thank you for your time and efforts. Best regards.

Sincerely,

Kent A. Croon  
Azalea Pointe Owners Association  
Board of Directors, Member-at-Large

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## Doug McDowell

---

**From:** Thad Crowe  
**Sent:** Thursday, November 4, 2021 9:19 AM  
**To:** Doug McDowell  
**Subject:** FW: 4820 First Coast Hwy - No Please

---

**From:** Daniel Schuster <teldan2@yahoo.com>  
**Sent:** Wednesday, November 03, 2021 9:47 PM  
**To:** Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** 4820 First Coast Hwy - No Please

Gentlemen,  
Please vote no to changing the zoning of the subject property on November 8.

If zoning is to manage growth and infrastructure burden, then changes should be made only in truly exceptional cases where community value is added.

Having additional unplanned high density construction on a resource restricted island runs counter to the community's interests already deeply concerned with infrastructure burden and dwindling green space.

Semper Fi,

Daniel J Schuster  
County Resident on Island

[Sent from Yahoo Mail on Android](#)

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**From:** [Thad Crowe](#)  
**To:** [Doug McDowell](#)  
**Subject:** FW: stop zoning change for 4820 First Coast Highway  
**Date:** Thursday, November 4, 2021 9:18:11 AM

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**From:** Catherine Klein <ckleinfla@comcast.net>  
**Sent:** Thursday, November 04, 2021 9:13 AM  
**To:** Taco Pope <tpope@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>  
**Subject:** stop zoning change for 4820 First Coast Highway

Please stop increasing the zoning density on Amelia Island! I oppose an application to develop 13 residences on a 1.67 acre parcel at 4820 First Coast Hwy between The Colony townhouses and Cocina South at Palmetto Walk. I live nearby and do not want this development.

Thanks,

Cathy Klein  
96103 Hanging Moss Drive , Fernandina Beach

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## Doug McDowell

---

**From:** Amy Bell  
**Sent:** Friday, November 5, 2021 4:00 PM  
**To:** Doug McDowell  
**Subject:** Fw: Constituent Concerns

FYI

### Amy L. Bell | Administrative Manager

Nassau County, FL | Board of County Commissioners  
96135 Nassau Place | Yulee, FL 32097  
P: (904) 530-6010 E: abell@nassaucountyfl.com

---

**From:** Aaron C. Bell <acbell@nassaucountyfl.com>  
**Sent:** Friday, November 5, 2021 3:54 PM  
**To:** Taco Pope <tpope@nassaucountyfl.com>  
**Cc:** Amy Bell <abell@nassaucountyfl.com>  
**Subject:** Fwd: Constituent Concerns

FYI

-

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

---

**From:** Cathy Adams <adamsc1525@yahoo.com>  
**Sent:** Thursday, November 4, 2021 4:39:37 PM  
**To:** Aaron C. Bell <acbell@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Constituent Concerns

Gentlemen,

My name is Catherine Adams and my husband Dennis and I live in the Azalea Pointe development on Amelia Island. We have serious concerns about planned development around our small community.

First we are being told that the 2.84 acre commercial property purchased by Haberhill LLC (Doug Greene) at the front of our homes can only be accessed by using our entry road of Spring Blossom Lane. This is the only way each of the 30 homeowners living in Azalea Pointe have to leave our development. There is no back exit for us - it's Spring Blossom or bust. As I drive around the island, I have yet to find another commercial property that shares it's entry and exit with a residential lane, and this is especially true of commercial properties along A1A. All other commercial property has it's own dedicated access.

In our case there would have to be a new entrance off A1A. I understand that this is a State Road and not County responsibility however we are County residents and need your support in our efforts to change Mr. Greene's current

plans. It is unfair to us for members of the Planning Commission and the County Commission to not help residents in need. To simply say it's a State issue or a FDOT issue is unacceptable. To imply 'That's NOT going to happen' as was quoted to one of our neighbors by a Planning Commission representative is not helpful.

Certainly you can see what a negative impact the current plans have on our community. While I know the approvals would have to come from the Florida Department of Transportation and I completely understand that the request would have to come from the property owner Haberhill LLC, it would be most helpful if members of the Commission could point out to Mr. Greene the negative impacts of his current plan and not simply rubber stamp approval. Believe me, we have been trying to do that through our Home Owners Association to no avail.

Now we learn that the developer of the parcel of land opposite our homes, 4820 First Coast Highway, is requesting the current configuration of four or five homes be increased to up to 13 residences. When I say to you it is very difficult for us to head north on A1A from Spring Blossom Lane I am not kidding. Most of my neighbors do head north (left turn) out of Azalea Pointe. I am sure there have been traffic studies done on the tremendous increase of cars traveling A1A through Amelia Island. So we have traffic to the left of us.... traffic to the right.... and now the possibility of additional traffic coming straight at us.

Please vote **NO** to the request to increase the number of homes to be built on the 4820 First Coast Highway property.

I very much appreciate you taking the time to read this email. I pray that you will visit our community and see the impact these changes will make to wonderful Azalea Pointe. I do not believe a single one of my neighbors is in disagreement with the current planned development of the property in front of our community. However we all believe that the entry and exit to the commercial tract from Spring Blossom Lane and the increase in residences on the parcel opposite us will significantly impact our quality of life and the value of our homes.

Sincerely,

Catherine D. Adams  
9577 Hildreth Lane  
Fernandina Beach, FL 32034

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## Doug McDowell

---

**From:** Barry Holloway <barryholloway3077@gmail.com>  
**Sent:** Thursday, November 11, 2021 2:15 PM  
**To:** Doug McDowell  
**Subject:** Fwd: Rezoning of Amelia City Parcel Nov. 16, 2021 meeting

Fyi

Barry

----- Forwarded message -----

From: **cindyliz** <[cindyliz@bellsouth.net](mailto:cindyliz@bellsouth.net)>  
Date: Thu, Nov 11, 2021, 12:35 PM  
Subject: Rezoning of Amelia City Parcel Nov. 16, 2021 meeting  
To: [toddericksen@yahoo.com](mailto:toddericksen@yahoo.com) <[toddericksen@yahoo.com](mailto:toddericksen@yahoo.com)>, [cameron@performanceadvisorsllc.com](mailto:cameron@performanceadvisorsllc.com) <[cameron@performanceadvisorsllc.com](mailto:cameron@performanceadvisorsllc.com)>, [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com) <[betsie.huben@gmail.com](mailto:betsie.huben@gmail.com)>, [Dan.Morris@apextechnology.com](mailto:Dan.Morris@apextechnology.com) <[Dan.Morris@apextechnology.com](mailto:Dan.Morris@apextechnology.com)>, [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com) <[chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com)>, [Barryholloway3077@gmail.com](mailto:Barryholloway3077@gmail.com) <[Barryholloway3077@gmail.com](mailto:Barryholloway3077@gmail.com)>, [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com) <[arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com)>, [blue@duvalschools.org](mailto:blue@duvalschools.org) <[blue@duvalschools.org](mailto:blue@duvalschools.org)>, [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net) <[joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net)>

Dear Commissioners,

We are writing to express our opposition to the Zoning Variance request by Oglethorpe Development of the 1.67-acre parcel at 4820 First Coast Highway in Fernandina Beach, parcel # 00-00-30-0760-0006-0020 at your Nov. 16, 2021 meeting.

We have lived close to this parcel for over 22 years. Oglethorpe Development is attempting to change the zoning from Residential Single Family to Residential General, **a potential increase of 18 residences** if the application goes through as 'affordable housing' as requested. Oglethorpe Development promised Vintage Amelia Apartments on South 14th Street in Fernandina Beach would be 'affordable housing' and the developer turned them into luxury apartments.

This increased density to a potential 18 residences on a 1.67 acre parcel will incur a tremendous loss of heritage trees fronting A1A/First Coast Highway, removing the natural beauty of the frontage of this lot, increase the already over development of this area, and negatively impact the extremely congested traffic of Amelia City.

We respectfully ask that you reject the increased density of this parcel, and keep this parcel as it is currently zoned.

With thanks and best regards,  
Robert and Cindy Buchanan



## Doug McDowell

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**From:** Thad Crowe  
**Sent:** Thursday, November 11, 2021 3:16 PM  
**To:** Doug McDowell  
**Subject:** FW: Parcel # 00-00-30- 0767-0006-0020 4820 First Coast Highway

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**From:** Ralph Liniado <ralph.liniado@gmail.com>  
**Sent:** Thursday, November 11, 2021 3:06 PM  
**To:** John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>  
**Subject:** Parcel # 00-00-30- 0767-0006-0020 4820 First Coast Highway

Commissioners and Staff,

I appreciate your consideration. My wife and I are not against change, but this application will not have a positive impact on the County or our area of Amelia Island.

Oglethorpe Development is the last entity that you should allow a change in zoning to higher density apartments for so-called affordable housing. As you all know, they did a complete reversal on the promised Vintage Amelia Apartments on 14th Street that was recently approved and promptly became expensive and exclusive apartments. I inquired to rent an apartment during phase one and they seemed very selective to me and they were anything but "affordable housing".

My wife Ethel and I live at the end of Quattlefield Lane. The traffic in the last year has become increasingly congested as AIA is the only direct route to Fernandina Beach and surrounds from the South. A standard traffic study will no doubt support what we all know: we don't need to increase the density to satisfy a developer who will no doubt not build what they say anyway, but regardless of the rents, changing zoning to generate more traffic and congestion will have negative results. Eighteen families on 1.67 acres excluding setbacks and easements is really tight. We are not against change or development, but we are vehemently against this idea which can be a crap shoot, due to the quality of the developer that is requesting the change. The product they put on 14th is unattractive and poorly landscaped.

The land will likely be clear-cut and have a negative on the environment and destroy the canopy as is typical even with your best efforts.

Thanks for your consideration. Please do not approve this change in zoning and thanks for all your good work.

Best Regards,

Ralph and Ethel Liniado  
1282 Quattlefield Lane  
Amelia Island, FL 32034  
404 386 7300

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

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**From:** Betsie Huben <betsie.huben@gmail.com>  
**Sent:** Saturday, November 13, 2021 4:04 PM  
**To:** Thad Crowe; Holly Coyle; Doug McDowell  
**Subject:** Fwd: Parcel# 00-00-30-0767-0006-0020/4820 First Coast Hwy Zoning Variance Request

I received the attached and can't tell if it went to the whole group or just me. I'm Sure you will want to share with the entire P&Z board. Thanks in advance for putting this into the record.

Sent from my iPhone

Begin forwarded message:

**From:** Susan Rydell <susanmrydell@gmail.com>  
**Date:** November 13, 2021 at 1:04:30 PM EST  
**To:** betsie.huben@gmail.com  
**Subject:** Parcel# 00-00-30-0767-0006-0020/4820 First Coast Hwy Zoning Variance Request

Dear Ms. Huben,

We are writing to express our opposition to the upcoming Zoning Variance request (currently scheduled to be on the November 16, 2021 agenda) of the 1.67-acre parcel at 4820 First Coast Highway in Fernandina Beach.

We live almost directly across A1A from the property and have been told it is currently approved for 4-5 homes. We understand Spurgeon Richardson is attempting to change the Zoning through a Zoning Variance that would allow 13 or more residences to be built. Because of past projects Mr. Richardson has been involved with, we do not believe he has the best interest of Fernandina Beach/Amelia Island in mind!

This would severely and negatively impact our already congested general traffic, the natural beauty of the area and the ambience of the Island. We therefore respectfully ask that you reject Mr. Richardson's(Oglethorpe Development) Zoning Variance request.

Sincerely,  
Roger and Susan Rydell

## Doug McDowell

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**From:** Holly Coyle  
**Sent:** Monday, November 15, 2021 12:54 PM  
**To:** Doug McDowell  
**Cc:** Thad Crowe  
**Subject:** FW: 1st Coast Rezoning

FYI – Please include with others.

**Holly Coyle | Assistant Planning Director**  
Nassau County | Planning and Economic Opportunity  
96161 Nassau Place | Yulee FL 32097  
P: (904) 530-6300 E: hcoyle@nassaucountyfl.com



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

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**From:** Sandra Kerry <sleak53@icloud.com>  
**Sent:** Monday, November 15, 2021 12:49 PM  
**To:** Holly Coyle <hcoyle@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>  
**Subject:** 1st Coast Rezoning

Holly & Commissioner Bell,  
Please see my comments below regarding the upcoming zoning. I would kindly ask that these be sent to all members of the P&Z Board, as well as the Board of County Commissioners.  
Respectfully submitted,  
Sandra Kerry

The following paragraph is a quote from the letter submitting by Spurgeon Richardson with his rezoning application.

**“In order to comply** with Nassau County’s FLUM designation of High Density, this application requests a rezoning change from single family to Residential General 1: RG-1 (“RG- 1”). Approval of the zoning request will provide the subject property a **smooth transition** with surrounding properties and ensure compatibility with surrounding uses and the Nassau County FLUM.”

In order to comply - really? Smooth transition - for whom? Certainly not for existing residents. So this property currently exists in a non-conforming use? Really? So because this property (like much of the *existing* property on the island) was zoned single family residential years ago, which was and still IS the current legal zoning, I fail to see the applicant/developer’s rationale in claiming the reason for his application is to *bring it into compliance* with the county’s

FUTURE land use map. Using this “logic” then, would all existing single-family residential homes on our island also be considered non-conforming?

What has happened on our island, unfortunately, is that developers, many who do not live here, and none who even yet OWN the land they represent in these rezoning applications, have come in by droves seeking rezoning right & left. Why? Surely not because as this one states they want to bring it into compliance with the FUTURE land use map. No, it is for profit and profit alone. There’s nothing wrong with that either and I am a firm believer in property rights. As long as the proposed development is not more of a detriment than a benefit to those already living here. That is supposed to be the whole reason we have this rezoning process. So both sides can present their arguments, for and against, the proposed rezoning. But to use the future land use map and other recent surrounding rezonings alone as a reason to approve s would truly be an injustice and very short-sighted.

This Board exists to examine the criteria that the applicant gives to determine if this is in the best interests of all the residents in the area; NOT just whether it conforms to a map! A map which, by virtue of these same rezonings, is constantly changing.

The following are the applicant’s answers on his application to the rezoning review criteria questions. My comments are in bold following each.

a. Explain how the proposed change relates to the established land use pattern.

The adjacent use to the **north** is The Colony condominiums and the FLUM designation for the property is High Density. Therefore, the proposed development conforms to the established land use pattern.

**What about the uses to the south, east and west? East and West are filled with neighborhoods of single family residential homes.**

b. Identify isolated district(s) that would be created by the proposed change.

Since adjacent and surrounding uses are of equal or more intense use, the change would not create an isolated district(s).

**The question is about creating an isolated district, not the *intensity* level of surrounding uses. Adding a greater amount of “intense” use is not a good thing - it will add more congestion and traffic.**

c. Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.

The target market is local work force and resort work force. Because of the proximity of the property to the local employment base and availability of the Amelia bike trail, the impact to public facilities will be minimum.

**This answer presumes everyone on the property will either work on the island or close enough to simply ride their bikes or have a very short commute. It addresses the target market of the applicant, not the impact on *existing* public facilities:**

- **Schools will be impacted with greater demand with an increase of at least 18 households.**
- **Utilities - will increase demand on our water supply, sewer, & electric.**
- **Streets - addition of vehicles of 18 households with 1-2 vehicles per unit will impact our roads.**
- **Traffic - 18 households would generate a minimum of 18 vehicles per unit, greatly increasing traffic and safety concerns on First Coast which already has very high traffic levels. A traffic study should be conducted by applicant at this location to determine the impact of this increase of vehicles First Coast. Further, applicant mentions the Amelia bike trail, which will also be negatively impacted by an increase of vehicles around these trails.**
- **Fire & law enforcement - although not mentioned specifically in criteria, there will undoubtedly be a greater need for these public safety services.**

d. Describe the *existing* and *proposed* conditions for the subject property and surrounding properties.

The condition of the subject property is a deteriorating home situated on an unmanicured lot. Surrounding uses include new retail and restaurants, office professional and dated condominiums.

**This answer does not address question of proposed conditions for the subject property; i.e the impact it will have on environment and surrounding neighborhoods.**

e. Identify Comprehensive Plan policies that support the proposed change, especially long-range land use plan. The property is designated on the FLUM as high density, which, is in compliance with the RG 1 zoning request. The FLUM is the focus of the Comprehensive Plan. It indicates the proposed location, densities, intensities, and distribution of land uses. All goals, objectives and policies contained within this application are consistent with the FLUM. OBJECTIVE FL.01 The County shall use the Future Land Use Map to correlate future land uses with the appropriate *environmental conditions*, the *availability of supporting infrastructure*, and where they are most compatible with surrounding land uses.

**Environmental conditions such as impact on our barrier island's tree conservation have not been addressed by applicant. This development would have a detrimental effect on preservation of our trees and removal of more trees would result in increased soil erosion and potential for flooding. Supporting infrastructure has also not been addressed. Increased density of 18 homes would cause an increase in traffic and public safety concerns (fire, law enforcement), as well as an increased demand on our schools.**

f. Explain how the changed or changing conditions make the approval of this rezoning desirable. The changed condition would be desirable because it would conform with Nassau County's desire or designation to have the property developed as High Density and provides for *Affordable Housing*, in furtherance of the County's goals established in the County's Comprehensive Land Use Plan. Further, the change creates an infill development, thereby reducing urban sprawl.

**Applicant recently made the same promises of affordable housing to the City of Fernandina Beach in his housing project at 14th and Lime Streets. Yet today there are no such affordable housing units at this site.**

g. Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods. The property is situated on a major thoroughfare with existing compatible adjacent and surrounding uses. Further, the few number of *units being proposed will have tenants that will work in the area* and have access to the Amelia Trail System. Therefore, there will not be an adverse impact to adjacent neighborhoods.

**How could the applicant possibly know or guarantee that future tenants will work in the area? That is presumption, not fact. No one could make that assumption. Nor can it be presumed tenants will use bike trails rather than vehicles to commute, which will undoubtedly increase already heavy traffic on First Coast. Future tenants proximity to work and use of bike trails as mentioned is presumption and not based on fact and therefore should not be used to assess the adverse affect on living conditions of adjacent neighborhoods. What CAN be known is that higher density as mentioned throughout this application will increase traffic and a greater need for infrastructure and strain on public facilities.**

h. State that the proposed change will comply with all Federal, State and local drainage requirements. The proposed change will comply with all Federal, State and local drainage requirements.

**Applicant should explain specifically how he will meet drainage requirements especially since this property abuts a State road.**

i. Explain how the proposed change will encourage the improvement or development of *adjacent property* in accordance with *existing* regulations. The adjacent properties to the north and south of the property have been developed with compatible uses.

**Applicant fails to address the east and west surrounding areas of single family homes which are also conforming uses under EXISTING regulations and zoning. Allowing multi-density housing will NOT encourage improvement or further development of our existing use of single family homes in the area**

j. Explain why the property cannot be used with existing zoning.

The present use is non-conforming and in conflict with the FLUM, which, presents several hardships on the current owner. The property cannot be used with the existing zoning because single family use is not compatible with the surrounding zonings.

**This answer is incorrect as there are single family residential homes located in neighborhoods to the east and west of this property. Are they all nonconforming use as well? In fact, this property could be sold today with a rebuilding of a single family home as a conforming use under the existing zoning and it would not have anywhere near the impact an increase of 18 households would have on the area. But without this rezoning, applicant would be unable to build the # of units needed to make the desired profit. It is not so much the hardship on the owner of the property that is being considered as his motive of profit. It is plain common sense that the resources required from the community with an increase of 18 households/tenants would be far greater than with a single family home.**

k. Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.

**The proposed development will be a mixture of both Work force and Affordable Housing; which, according to *reports and newspaper articles*, are desperately needed on Amelia Island and Nassau County.**

**Note: applicant does not state his resources specifically and answer is vague - "reports" and "newspapers" without even citing the name of either the reports or newspapers, nor a single article referenced. As such, this criteria has not been answered or met.**

l. Are there other sites in this general location with similar zoning?

There are no other sites in this general location with a similar zoning.

**The fact that there are no other sites with the RG-1 zoning requested in this area, is one of the main reasons this application should be denied. For all the references made by applicant of "compatibility" and "conforming" with surrounding uses, the fact remains there are no other existing zonings in this class, or even similar zoning classes, in the area. Thus, to bring this RG-1 zoning in would not be consistent with all existing zonings and would, in fact, be detrimental by setting a precedent for this type of zoning to come into the area.**

Sent from my iPhone