

Name	Email Address	Date Rec'd	Position/Comments
Jackie Gray	jsgray01@gmail.com	1/15/2022	opposed
Rannie Tucker	boogity@ymail.com	1/15/2022	opposed
Larry Westbrook	manowaraviation8@gmail.com	1/16/2022	opposed
Patricia Harris	pastorpatharris@gmail.com	1/17/2022	opposed
Theresa Cunningham	tcunninghamlmhc@bellsouth.net	1/19/2022	opposed
Lisa Reese	lireese@outlook.com	1/20/2022	opposed
Janet and William Fagaly	wfagaly@aol.com	1/24/2022	opposed
Lynda Bell	lyndahbell@yahoo.com	1/24/2022	opposed
Trueman & Nike Seamans	niketruem@aol.com	1/24/2022	opposed
Larry & Terry Pung	ljung@gmail.com	1/24/2022	opposed
Karen Smith	k9krazykaren@gmail.com	1/24/2022	opposed
Mark Satter	satter.web@gmail.com	1/25/2022	opposed
Steve & Becky Williams	becnwonwms@aol.com	1/25/2022	opposed
Helen Cook Eustace	helenceustace@gmail.com	1/25/2022	opposed
Sherry Stefina	sherrystefina@comcast.net	1/25/2022	opposed
Nancy Patrillo	npatrillo@comcast.net	1/25/2022	opposed
Marcia & Bob Weygant	rwyg52@gmail.com	1/25/2022	opposed
Gerard & Patricia Goeke	pgoeke1123@gmail.com	1/25/2022	opposed
Nancy Stein	nancy.m.stein@gmail.com	1/25/2022	opposed
Debra Ross	Debra.Ross@taylorregional.org	1/25/2022	opposed
Pamela Fox	fox.raycraft@gmail.com	1/25/2022	opposed
Megan Buck	megankbuck1@gmail.com	1/25/2022	opposed
Lisa Hair	lhair58@yahoo.com	1/26/2022	opposed
Maya Locastro	maya.home@comcast.net	1/26/2022	opposed
Suzanne Doggett	suzdog@gmail.com	1/26/2022	opposed
Meredith & Brian McCormick	meredith.mccormick5@gmail.com	1/26/2022	opposed
Wayne & Florence Weir	wayne3121@bellsouth.net	1/26/2022	opposed
John Crescenzo	john.crescenzo1@gmail.com	1/26/2022	opposed
Carol Barclay	nanakayckb@aol.com	1/26/2022	opposed
Janine Varney	j9varney@gmail.com	1/26/2022	opposed
Paula Lavin	paulaclavin@gmail.com	1/26/2022	opposed
Linda Rieke	linda@theriekes.com	1/26/2022	opposed
Mary Pat Campbell	4camp@bellsouth.net	1/26/2022	opposed
Richard Blundell	blundell31@gmail.com	1/26/2022	opposed
Jane Chittick	jane.chittick@icloud.com	1/26/2022	opposed
Judy Raggi Moore	langjrm@emory.edu	1/26/2022	opposed
Kim Acheson	kimacheson@me.com	1/27/2022	opposed
Thea & Bob Gude	theagude@aol.com	1/27/2022	opposed
Jeff & Tom Sawyer	monalab@comcast.net	1/27/2022	opposed
Jerry Blancett	blancett46@gmail.com	1/27/2022	opposed
C. Hoffman	corkyhoffman@yahoo.com	1/27/2022	opposed
Gene Kepple	keppelaw1@frontier.com	1/27/2022	opposed
Ed Lucas	edwardelucas@gmail.com	1/27/2022	opposed
Denise Ventura	dmventura@outlook.com	1/27/2022	opposed
Ocean Village Comm Assn & Sea Ch	suzdog@gmail.com	1/27/2022	opposed
Wanda Warner & Dave Tober	wandawarn@aol.com	1/27/2022	opposed
Russell Jahn	russelljahn@bellsouth.net	1/27/2022	opposed
Paul Howard	paulh@icloud.com	1/28/2022	questions
Helen Sessions	heb621@comcast.net	1/28/2022	opposed
Dana Zielinski	dpzielinski@gmail.com	1/29/2022	opposed
Dan & Jan Meier	djmeier25@msn.com	1/29/2022	opposed
Jennifer Wade	jwade2589@gmail.com	1/30/2022	opposed

Name	Email Address	Date Rec'd	Position/Comments
Janet Cote-Merow	jcotemerow@yahoo.com	1/30/2022	opposed
Gary Pond	garypond1@aol.com	1/30/2022	opposed
John C. Holloran	holloran@aol.com	1/31/2022	opposed
Morgan Granger	granger.m11@gmail.com	1/31/2022	opposed
Randy Britnell & Marla Miller	rrbrintnell@yahoo.com	1/31/2022	opposed
Jim & Anita Comisky	jim.comisky@gmail.com	1/31/2022	opposed
Charles and Carol Underhill	underhill3@msn.com	1/31/2022	opposed
Philip & Debroah Schneider	dpschneider@comcast.net	1/31/2022	opposed
Andrea Hoffman	andreahoffman1@yahoo.com	1/31/2022	opposed
William & Mary Foster	whf1774@gmail.com	1/31/2022	opposed
Michelle Davidson & Jiri Tulpa	jgtulpa@gmail.com	1/31/2022	opposed
Michael & Leah Sumner	robin.p.ferrante@gmail.com	2/1/2022	opposed
Terri Rufus	tbrufus@gmail.com	2/1/2022	opposed
Kathryn Lauten	kmlauten@gmail.com	2/1/2022	opposed
Dwight Nash	dogdoc2@comcast.net	2/1/2022	opposed
Chadd Charland	chaddscott@hotmail.com	2/1/2022	opposed
Charlton DeWitt	cbdewitt@aol.com	2/1/2022	opposed
Eileen Cole	eileenbc2@hotmail.com	2/1/2022	opposed

Doug McDowell

From: Planning Info
Sent: Tuesday, January 18, 2022 12:06 PM
To: Doug McDowell
Subject: FW: Concern for development on Parcel ID# 00-00-30-0820-0006-0010 - public hearing on December 1st

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Laurie Goltry, Administrative Specialist I

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6300 E: lgoltry@nassaucountyfl.com



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

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

From: jsgray01@gmail.com <jsgray01@gmail.com>
Sent: Saturday, January 15, 2022 1:43 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: jsgray01@gmail.com
Subject: FW: Concern for development on Parcel ID# 00-00-30-0820-0006-0010 - public hearing on December 1st

I sent this over a year ago and still have the same concern over the development.

From: jsgray01@gmail.com <jsgray01@gmail.com>
Sent: Saturday, November 21, 2020 10:50 AM
To: jmartin@nassaucountyfl.com; jgray@nassaucountyfl.com; tford@nassaucountyfl.com; kfarmer@nassaucountyfl.com; acbell@nassaucountyfl.com; cameron@performanceadvisorsllc.com; bjasinsky@gmail.com; nick@gilletteassociates.com; betsie.huben@gmail.com; chiggenbotham66@gmail.com; Barryholloway3077@gmail.com; waynegwenarnold@comcast.net; johnstackrealty@gmail.com; Gress123@windstream.net; morris.linda9@gmail.com
Cc: jsgray01@gmail.com
Subject: Concern for development on Parcel ID# 00-00-30-0820-0006-0010 - public hearing on December 1st

Hi,

I am writing as a concerned citizen about the proposed property development on Parcel ID# 00-00-30-0820-0006-0010 (Julia Street and First Coast Highway).

My concern is over the traffic in that area and what the county proposes to do about it if approving building additional multifamily residential units AND commercial property.

There are many of us that ride our bikes and walk through that area. It is very dangerous crossing Julia street on the bike path with traffic turning right and not paying attention and the traffic on Julia not paying attention when

approaching the stop sign on First Coast Highway. Amelia Parkway that turns into Julia is 30 miles per hour but most traffic goes about 40 on that road. First Coast Highway traffic is going between 45 and 60 miles per hour through that intersection.

I would suggest prior to approving any applications for changes that a study be done on the traffic (cars, foot, golf carts, and bikes) before adding additional traffic to the mix. The idea of a circle that is pedestrian and bike friendly would do wonders at slowing the traffic down and reduce the risk of accidents and pedestrian injury.

Thank you in advance,
Jackie Gray
4904 Spanish Oaks Circle
Fernandina Beach, FL 32034

Doug McDowell

From: Planning Info
Sent: Tuesday, January 18, 2022 12:06 PM
To: Doug McDowell
Subject: FW: PUD. Parcel ID# 00-00-30-0820-0006-0010

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Laurie Goltry, Administrative Specialist I
96161 Nassau Place | Yulee, FL 32097
P: (904) 530-6300 E: lgoltry@nassaucountyfl.com

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

From: Rannie <boogity@ymail.com>
Sent: Saturday, January 15, 2022 12:41 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: PUD. Parcel ID# 00-00-30-0820-0006-0010

I very strongly oppose FD21-001 for parcel D1 of the summer Beach development! Especially the 15 multi family units. Please consider placing someone at the corner of Julia and 1st Coast Highway to monitor at least a weeks amount of traffic between 9am and 6pm to monitor the dangers already present just trying to enter 1st Coast Highway.

Thank you for your attention to this potentially very dangerous outcome.

Rannie Tucker
Boogity @ ymail.com
Sent from my iPhone

From: [Planning Info](#)
To: [Doug McDowell](#)
Subject: FW: Application No: FD21-001
Date: Tuesday, January 18, 2022 12:05:01 PM
Attachments: [image001.png](#)

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Laurie Goltry, Administrative Specialist I

96161 Nassau Place | Yulee, FL 32097

P: (904) 530-6300 E: lgoltry@nassaucountyfl.com



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

From: Larry <manowaraviation8@gmail.com>
Sent: Sunday, January 16, 2022 3:46 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application No: FD21-001

January 16th, 2022

***Ref: Parcel ID# 00-00-300820-0006-0010
5456 First Coast Highway, Fernandina Beach, Fl. 3203***

Members of the Nassau County Planning and Zoning Board,

***Allowing the development of 7,000 square feet of commercial and office space and 15 multifamily residential units at the intersection of
Julia Street and First Coast Highway will probably be an improvement as far as the aesthetics and condition of the property described. This development will certainly increase traffic flow during construction and will greatly increase traffic at this intersection after it becomes occupied.***

The intersection of Julia St. and First Coast Highway is already a very busy, difficult to navigate and dangerous intersection. The speed limit of 45mph is not obeyed by at least 60% of the vehicles, traffic coming off of Julia St. onto First Coast Highway and residents of Harrison Cove

Villas have to negotiate oncoming traffic from three different directions. It's just a matter of time until a potentially fatal accident occurs.

The intersection already is in need of a traffic flow solution and with the increase in traffic from this addition will make it imperative for the county or the developer build to and maintain a roundabout to control the speed and flow. The roundabouts at Bailey Road, Fletcher and Sadler, Amelia Parkway and 14th St and the two roundabouts at The Omni Plantation have no doubt saved lives by preventing accidents.

A traffic flow solution must be a part of this improvement.

Sincerely,

***Larry Westbrook
95204 Barclay Place
Harrison Cove Villas
Fernandina Beach, Fl. 32034***

Doug McDowell

From: Planning Info
Sent: Tuesday, January 18, 2022 12:04 PM
To: Doug McDowell
Subject: FW: FD21-001

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Laurie Goltry, Administrative Specialist I
96161 Nassau Place | Yulee, FL 32097
P: (904) 530-6300 E: lgoltry@nassaucountyfl.com

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

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

From: Patricia Harris <pastorpatharris@gmail.com>
Sent: Monday, January 17, 2022 1:51 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: John Harris <johncharris51@gmail.com>
Subject: FD21-001

Dear Commissioners,

I am writing to comment on the proposed development at 5456 First Coast Highway, Fernandina Beach, FL (FD21-001).

This property which is on the corner of Julia St. and First Coast Highway is at an uncontrolled (except by stop signs in 2 directions) intersection, which can be very difficult to use at certain times of the day. Left turns onto First Coast Highway from Julia St. are already very difficult, particularly at morning and evening rush hours and at noontime, as well as at the school opening and closing times for the Montessori School located across the street from the proposed development. Any further traffic from businesses and a residential community will exacerbate the issue. Any development on this property has to allow for some modification of this intersection to allow for traffic control. There are three traffic circles, further south on First Coast Highway, at intersections which are less traveled than this one.

In addition, this piece of property is located at the edge of historic American Beach. Any development should be in a design and scale that is in keeping with this community and should not distract from the historic character of the neighborhood.

Thank you very much for your consideration of this issue.

Patricia L. Harris
1819 Village Ct.
Fernandina Beach FL 32034

Doug McDowell

From: Thad Crowe
Sent: Saturday, January 29, 2022 11:55 AM
To: Doug McDowell
Subject: FW: Zoning change at Sadler Road/Pirates Bay

From: tcunninghamlmhc@bellsouth.net <tcunninghamlmhc@bellsouth.net>
Sent: Wednesday, January 19, 2022 7:35 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>; toddericksen@yahoo.com; Phil@acrfl.com; cameron@performanceadvisorsllc.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Zoning change at Sadler Road/Pirates Bay

Dear Nassau County Commissioners and Planning/Zoning Board Members,

I am writing to express my strong opposition to any changes in the existing zoning for the parcel of land on Sadler Road at Pirates Bay. What is the point of having zoning laws that preserve the beauty and integrity of our environment if they are changed, seemingly, whenever a developer asks?

This over-development of our beautiful, formerly serene, island must be curtailed. The quality of life here has deteriorated noticeably since we moved here in 1998, and I can only imagine how native Amelia Islanders must feel.

It seems that the *will of the people* matters little in these zoning issues, based on what has happened in recent years. I respectfully request that you listen to and honor the will of Amelia Island residents in the Sadler Road/Pirates Bay matter, as well as in the rezoning issues that will surely arise in the future.

Sincerely,

Theresa A. Cunningham
95054 Willet Way
Amelia Island

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Doug McDowell

From: Planning Info
Sent: Thursday, January 20, 2022 8:56 AM
To: Doug McDowell
Subject: FW: Application No. FD21-001

From: Lisa Reese <lireese@outlook.com>
Sent: Thursday, January 20, 2022 8:52 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application No. FD21-001

I have recently received a Notice of Public Hearings regarding the property at 5456 First Coast Highway. It is not clear from this notice exactly what change the application is requesting, but I want to reiterate my very strong desire that there be no change in zoning anywhere in east Nassau County that would allow an increase in residential units.

This area is still trying to absorb the already approved increase. Our roads are often overwhelmed and it has become common for people to have to wait through one or two traffic lights at major intersections, which has also led to an increase in people running red lights. There are not enough service providers in many fields to meet the demand. Too much of our precious tree canopy – one of the things that sets this area apart from much of Florida – has been lost.

Please hold residential zoning limits where they are.

Thank you,
Lisa I. Reese
Taxpayer and Registered Voter

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: Planning Info
Sent: Monday, January 24, 2022 3:46 PM
To: Doug McDowell
Subject: FW: Application No:FD21-001

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

From: WILLIAM FAGALY <wfagaly@aol.com>
Sent: Monday, January 24, 2022 2:37 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application No:FD21-001

Dear Nassau County Planning and Zoning Board members:

In regard to the above identified application, please consider the impact the proposed development will have on the traffic on First Coast Highway. If this application is approved the volume of traffic will increase considerably. A roundabout will need to be built. Please insist that the developers pay for it and have it in place before starting the development of the parcel of land.

Also, consider the increased traffic volume on Julia Street. This will adversely affect the locals and tourists who run, bike and walk on the trail along Amelia Island Parkway and further down First Coast Highway. This land parcel should be developed into a park with benches for people to gather rather than be used commercially or residentially.

American Beach is already being developed and the volume of traffic to the area is already increasing. This area near the The Ritz Carlton Hotel and Omni Resort needs to keep the tranquil character that so many visitors come here to enjoy. Please consider the impact on tourism when you discuss the future of this parcel of land.

Thank you for your attention to this matter.

Best regards,
Janet and William Fagaly

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: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 24, 2022 1:11 PM
To: Doug McDowell
Subject: Fwd: Summer Beach Cobb Parcel

Just got this.

Barry

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

From: Lynda Bell <lyndahbell@yahoo.com>
Date: Mon, Jan 24, 2022, 12:54 PM
Subject: Summer Beach Cobb Parcel
To: Aaron C. Bell <acbell@nassaucountyfl.com>, Tom Ford <tford@nassaucountyfl.com>, Jeff Gray <jgray@nassaucountyfl.com>, MBA John Martin <jmartin@nassaucountyfl.com>, Klynt Farmer <kfarmer@nassaucountyfl.com>, Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>

Dear County Commissioners and County Planning and Zoning Board:

As residents of unincorporated Nassau County, we join with other individuals and concerned organizations regarding the development of the Summer Beach Cobb parcel. We agree the current plan demonstrates the same level of disrespect for the parcel and its context as the last iteration.

This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. This canopied intersection is an entrance to both Amelia Island Parkway and American Beach. This plan for development degrades the character of the island.

Amelia Island Parkway is a canopy road. The trees and the required buffer must be respected. Also, A1A on Amelia Island is a Florida scenic highway/byway, and we should protect, where we can when it meets zoning and falls within ordinances, the scenic, natural land and flora remaining around the scenic highway/byway.

This new design does not take the existing features of the site into account. It still appears there is little consideration for the value of the trees on the parcel. Based on the placement of the buildings, it would seem there will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, the hazards of storm surge, or sea-level rise. The Balmoral study of vulnerability in the County stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.

This parcel contains wetland noted on county maps and often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other county parcels on the island.

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 resilience. These are concerns raised in the County's own Vulnerability Study.

Approval of this project sets a negative precedent at a time when we need to be looking ahead and striving for sustainability and resilience in the face of the hazards of storm surge and sea-level rise. It is our desire that you do not approve this project as it is proposed.

Lynda and Kile Bell

Lynda Bell
UF/IFAS Advanced Master Naturalist
94196 Gull Point Place, Fernandina Beach, FL 32034
LyndaHBell@yahoo.com

Doug McDowell

From: Wayne Gwen Arnold <arnoldwaynegwen@gmail.com>
Sent: Monday, January 24, 2022 7:02 PM
To: Doug McDowell
Subject: Fwd: Project at A1A, the Parkway and Julia Street

Sent from my iPhone

Begin forwarded message:

From: Wayne Gwen Arnold <arnoldwaynegwen@gmail.com>
Date: January 24, 2022 at 6:57:58 PM EST
To: Doug McDowell <dmcldowell@nassaucountyfl.com>
Subject: Fwd: Project at A1A, the Parkway and Julia Street

Sent from my iPhone

Begin forwarded message:

From: Nike Seamans <niketrue@aol.com>
Date: January 24, 2022 at 5:26:26 PM EST
To: jmartin@nassaucountyfl.com, acbell@nassaucountyfl.com, jgray@nassaucountyfl.com, tford@nassaucountyfl.com, kfarmer@nassaucountyfl.com, toddericksen@yahoo.com, Phil@acrfl.com, cameron@performanceadvisorsllc.com, betsie.huben@gmail.com, dan.morris@apextechnology.com, chigginbotham66@gmail.com, barryholloway3077@gmail.com, arnoldwaynegwen@gmail.com, bluet@duvalschools.org, joseph.zimmerman@zimmermangroup.net, morris.linda9@gmail.com, tcrowe@nassaucountyfl.com, tpope@nassaucountyfl.com
Cc: joanne@galphincam.com, lynpannone@aol.com
Subject: Fwd: Project at A1A, the Parkway and Julia Street
Reply-To: Nike Seamans <niketrue@aol.com>

Hi Folks,

My husband & I wish to go on record that we are opposed to this action. We live on a small island that is quaint and beautiful especially the canopy roads. We would not like to see trees removed that destroy the beauty of the canopy roads. I am copying friends and neighbors so that they can also write you with their opinion. We plan on attending the February 1 & 28 meetings.

Please see email message from Lyn Pannone below from Amelia Island Tree Conservancy.

Sincerely,

Mr. & Mrs. Trueman & Andronike (Nike') Seamans
4811 Martinique Court
Amelia Island, FL 32034
H: 904-491-8745
C: 757-651-3483 (Nike)

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

From: Lyn Pannone <lynpannone@aol.com>
Sent: Mon, Jan 24, 2022 4:01 pm
Subject: Project at A1A, the Parkway and Julia Street

Dear Supporters:

The strategy and additional information for this effort has been evolving, consequently I am late sending this information.

Please circulate to as many people as you can and get them to attend the Planning & Zoning board meeting on Feb 1 as well as the County Commission meeting on Feb 28. If we have a large enough crowd, we can win! Folks are strongly urged to speak briefly at both meetings. It is likely that if P&Z doesn't approve the plan, the commission won't either.

For those of you who live in Summer Beach and surrounding neighborhoods, especially American Beach, please convince your neighbors to send emails and show up at the meetings on Feb 1 and Feb 28. Both meetings will be held at the James S. Page Governmental Center, 96135 Nassau Place, Yulee at 6:00pm.

Artisan never seems to give up on the property at A1A, Julia and the Parkway, the old Summer Beach Realty office site. It is on the agenda for the February 1, 6:00pm Planning and Zoning board meeting and then for the February 28, 6:00pm County Commission meeting.

The 2 most important things people can do are send emails to both the Planning & Zoning board and the County Commission **AND** attend the meetings in person. One email with copies to all is sufficient. (Email addresses listed below)

Some points to consider:

1. **Amelia Island Parkway is a canopy road.** Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. **Those canopy trees belong to all of us** and they have no right to destroy them. They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected. **This point alone is enough for us to win and convince them to vote NO.**

2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.

3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, from the hazards of storm surge or sea level rise. The Balmoral study of Vulnerability in the County stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.

4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Thanks for helping. It really takes all of us working together to make a difference.

Lyn Pannone
Amelia Tree Conservancy

County Commission Emails:

District One: John F. Martin jmartin@nassaucountyfl.com

District Two: Aaron C. Bell acbell@nassaucountyfl.com

District Three: Jeff Gray, jgray@nassaucountyfl.com

District Four: Thomas R. Ford tford@nassaucountyfl.com

District Five: Klynt A. Farmer kfarmer@nassaucountyfl.com

Planning & Zoning Board Emails

Toddericksen@yahoo.com

Phil@acrfl.com

cameron@performanceadvisorsllc.com

Betsie.Huben@gmail.com

Dan.Morris@apextechnology.com

chigginbotham66@gmail.com

Barryholloway3077@gmail.com

arnoldwaynegwen@gmail.com

bluet@duvalschools.org

Joseph.Zimmerman@zimmermangroup.net

Morris.linda9@gmail.com

tcrowe@nassaucountyfl.com

tpope@nassaucountyfl.com

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 24, 2022 9:09 PM
To: Doug McDowell
Subject: Fwd: Project at A1A, the Parkway and Julia Street

Barry

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

From: Larry Pung <ljpung@gmail.com>
Date: Mon, Jan 24, 2022, 8:32 PM
Subject: Re: Project at A1A, the Parkway and Julia Street
To: jmartin@nassaucountyfl.com <jmartin@nassaucountyfl.com>, acbell@nassaucountyfl.com <acbell@nassaucountyfl.com>, jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>, tford@nassaucountyfl.com <tford@nassaucountyfl.com>, kfarmer@nassaucountyfl.com <kfarmer@nassaucountyfl.com>, Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, joanne@galphincam.com <joanne@galphincam.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>
Cc: Nike Seamans <niketrue@aol.com>, lynpannone@aol.com <lynpannone@aol.com>, Teri Pung <tapung@gmail.com>

Hi Folks,

My wife & I wish to go on record that we are opposed to this action. We live on a small island that is quaint and beautiful, especially the canopy roads. We would not like to see trees removed that destroy the beauty of the canopy roads. The requested changes will have a negative impact on the health of the island, value to the existing property owners, and collectable property taxes for the County Commissioners to work with. We plan on attending the February 1 & 28 meetings.

Please see email message from Lyn Pannone below from Amelia Island Tree Conservancy.

Sincerely,

Larry & Teri Pung
4756 St. Marc Ct
Amerlia Island, FL 32034
931-224-1034

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

From: Lyn Pannone <lynpannone@aol.com>
Sent: Mon, Jan 24, 2022 4:01 pm
Subject: Project at A1A, the Parkway and Julia Street

Dear Supporters:

The strategy and additional information for this effort has been evolving, consequently I am late sending this information.

Please circulate to as many people as you can and get them to attend the Planning & Zoning board meeting on Feb 1 as well as the County Commission meeting on Feb 28. If we have a large enough crowd, we can win! Folks are strongly urged to speak briefly at both meetings. It is likely that if P&Z doesn't approve the plan, the commission won't either.

For those of you who live in Summer Beach and surrounding neighborhoods, especially American Beach, please convince your neighbors to send emails and show up at the meetings on Feb 1 and Feb 28. Both meetings will be held at the James S. Page Governmental Center, 96135 Nassau Place, Yulee at 6:00pm.

Artisan never seems to give up on the property at A1A, Julia and the Parkway, the old Summer Beach Realty office site.

It is on the agenda for the February 1, 6:00pm Planning and Zoning board meeting and then for the February 28, 6:00pm County Commission meeting.

The 2 most important things people can do are send emails to both the Planning & Zoning board and the County Commission **AND** attend the meetings in person. One email with copies to all is sufficient. (Email addresses listed below)

Some points to consider:

1. **Amelia Island Parkway is a canopy road.** Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. **Those canopy trees belong to all of us** and they have no right to destroy them. They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected. **This point alone is enough for us to win and convince them to vote NO.**

2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.

3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, from the hazards of storm surge or sea level rise. The Balmoral study of Vulnerability in the County stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.

4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Thanks for helping. It really takes all of us working together to make a difference.

Lyn Pannone

Amelia Tree Conservancy

County Commission Emails:

District One: John F. Martin jmartin@nassaucountyfl.com

District Two: Aaron C. Bell acbell@nassaucountyfl.com

District Three: Jeff Gray, jgray@nassaucountyfl.com

District Four: Thomas R. Ford tford@nassaucountyfl.com

District Five: Klynt A. Farmer kfarmer@nassaucountyfl.com

Planning & Zoning Board Emails

Toddericksen@yahoo.com

Phil@acrfl.com

cameron@performanceadvisorsllc.com

Betsie.Huben@gmail.com

Dan.Morris@apextechnology.com

chigginbotham66@gmail.com

Barryholloway3077@gmail.com

arnoldwaynegwen@gmail.com

bluet@duvalschools.org

Joseph.Zimmerman@zimmermangroup.net

Morris.linda9@gmail.com

tcrowe@nassaucountyfl.com

tpope@nassaucountyfl.com

Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 8:06 AM
To: Doug McDowell
Subject: FW: Artisan-agenda February 1

From: Karen Smith <k9krazykaren@gmail.com>
Sent: Monday, January 24, 2022 8:53 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>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Artisan-agenda February 1

Artisan never seems to give up on the property at A1A, Julia and the Parkway, the old Summer Beach Realty office site. It is on the agenda for the February 1, 6:00pm Planning and Zoning board meeting and then for the February 28, 6:00pm County Commission meeting.

The 2 most important things people can do to stop this are send emails to both the Planning & Zoning board and the County Commission AND attend the meetings in person. One email with copies to all is sufficient. Email addresses listed below.

Some points to consider:

1. Amelia Island Parkway is a canopy road. Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected.
2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.
3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, from the hazards of storm surge or sea level rise. The Balmoral study of Vulnerability in the County stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.
4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Thanks for helping. It really takes all of us working together to have an impact.

Karen Smith

County Commission Emails:

District One: John F. Martin jmartin@nassaucountyfl.com

District Two: Aaron C. Bell acbell@nassaucountyfl.com

District Three: Jeff Gray, jgray@nassaucountyfl.com

District Four: Thomas R. Ford tford@nassaucountyfl.com

District Five: Klynt A. Farmer kfarmer@nassaucountyfl.com

Planning & Zoning Board Emails

planninginfo@nassaucountyfl.com

tcrowe@nassaucountyfl.com

tpope@nassaucountyfl.com

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

Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 8:15 AM
To: Doug McDowell
Subject: FW: Artisan's proposal to the Planning and Zoning Board

From: Mark Satter <satter.web@gmail.com>
Sent: Tuesday, January 25, 2022 7:54 AM
To: Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Cc: Planning Info <planninginfo@nassaucountyfl.com>
Subject: RE: Artisan's proposal to the Planning and Zoning Board

Planning and Zoning Board Members,

As a resident of Summerwoods of Amelia (95068 Summerwoods Circe, Unit 2202), I am writing to ask you to be thoughtful in your decision regarding Artisan's petition to develop the property at A1A, Julia Street and Amelia Island Parkway. I believe Artisan's proposal is not in Amelia Island's best interests, and if approved, will only exasperate the challenges this location already experiences as well as having a broader environmental impact to the property and surrounding area. I believe a better solution is needed over what is being proposed by Artisan.

Regarding Artisan's proposed project:

1. The parcel is located at an extremely busy public intersection. Considering the canopied intersection is an entrance to both Amelia Island Parkway and American Beach, as well as the increased traffic on A1A, I often must wait for extended periods to access A1A from Julia St. While I endorse and appreciate the need to develop and expand the island's access to families and businesses to experience, to enjoy and reap the benefits of Amelia Island, I also lament the increased traffic and slow loss of the low-keyed calm the island as traditional offered. I believe Artisan's plan will only further degrade the context and the character of the island.
2. I do not believe Artisan's design considers the existing features of the site. The design seems to focus on the elimination of trees rather than retaining and protecting a valuable resource. Trees are critical to the island both aesthetically as well as environmentally. These trees support temperature moderation, erosion and wind protection, and stormwater management. Limiting the trees to the exterior edges of the parcel is insufficient in protecting the property from strong winds, flooding, and potentially the associated hazards of storm surge and sea level rise. I understand it is an established concern that the island is already highly vulnerable and at risk to any hurricane storm surge. Additionally, I have personally seen the extensive standing water found within this parcel. The Artisan plan will undoubtedly require the addition of fill to the property, putting the neighboring homes and business at risk of flooding or damage from rain or storm surge.
3. As you know, Amelia Island Parkway is listed as a canopy road. The current Artisan plan looks to establish 2 driveways through the canopy. These canopy roads belong to the public and are part of the beauty and draw of Amelia Island. Artisan should not be allowed to destroy trees out of convenience and profit. The trees and the necessary environmental buffer must be respected.

I propose instead to delay action on the property until the consideration is given to:

1. Options relieving the exiting traffic burden experienced at A1A and Julia Street, including the installation of a traffic circle.
2. Options that would restore the property to a natural state, be it a preserve or small park.

3. Alternatively, to limit the property to a small business, having minimal environmental impact and lesser traffic impact going forward.

Thank you for your thoughtful review of my comments and consideration of my concerns.

Sincerely,

Mark Satter

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: Planning Info
Sent: Tuesday, January 25, 2022 9:27 AM
To: Doug McDowell
Subject: FW: Julia Rd and A1A

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

From: BECKY WILLIAMS <becnwonwms@aol.com>
Sent: Tuesday, January 25, 2022 8:46 AM
To: Jeff Gray <jgray@nassaucountyfl.com>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Julia Rd and A1A

We are vehemently opposed to even more destruction of our island. Stop the development on Julia and A1A.

Blessings and Joy to you ~
Steve and Becky Williams
1881 Ocean Village Drive

Sent from my iPhone

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

Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 9:28 AM
To: Doug McDowell
Subject: FW: Just Say No!

From: helenceustace@gmail.com <helenceustace@gmail.com>
Sent: Tuesday, January 25, 2022 9:27 AM
To: helenceustace@gmail.com
Subject: Just Say No!

Good Day,

I would like to express my strong objections to the request by Artisan Homes to develop the parcel at the intersection of Julia Street and A1A and ask that their request be denied.

The parcel in question is a part of a treasured canopy road and as such, benefits all those who are fortunate enough to drive, bike, walk or live in the area. Indeed, one could reasonably argue that , as stewards of our environment, these irreplaceable trees *belong* to the residents of Nassau County.

From a practical standpoint, the parcel is situated on a busy intersection that marks the entrance to both the Parkway and American Beach neighborhoods. The addition of another neighborhood will only contribute to congestion and destroy the historic character of American Beach.

Please vote “no” when the development request comes before you.

Respectfully,

Helen Cook Eustace
30 Sea Marsh Road
Amelia Island, FL

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Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 10:37 AM
To: Doug McDowell
Subject: FW: Artisan: A1A & Julia

See below.

Tabitha Bostick | Administrative Specialist I

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



PLANNING
DEPARTMENT
NASSAU COUNTY, FL

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

From: Sherry Stefina <sherrystefina@comcast.net>
Sent: Tuesday, January 25, 2022 10:22 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Artisan: A1A & Julia

Please **DO NOT** approve this plan
The reasons to deny it are obvious:

Storm surge, take down of more trees, adding driveways through the canopy, busy intersection,
degrades the character of this area
Hoping we can count on you.

Regards,

Sherry Stefina
15 Heron Oaks Ct.
Fernandina Beach, FL. 32034
313-310-1926
sherrystefina@comcast.net
the
Fax: 1-888-228-7492

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, January 25, 2022 11:53 AM
To: Doug McDowell
Subject: Fwd: Oppose Development of Former Summe Beach Realty Office Location

Barry

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

From: Nancy Petrillo <npetrillo@comcast.net>
Date: Tue, Jan 25, 2022, 11:52 AM
Subject: Oppose Development of Former Summe Beach Realty Office Location
To: jmartin@nassaucountyfl.com <jmartin@nassaucountyfl.com>, acbell@nassaucountyfl.com <acbell@nassaucountyfl.com>, jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>, tford@nassaucountyfl.com <tford@nassaucountyfl.com>, kfarmer@nassaucountyfl.com <kfarmer@nassaucountyfl.com>, Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>

I oppose the future development of the location surrounding Summer Beach Realty office.

Although there are many reasons, here are just a few.

More traffic problems at an intersection that we all know is dangerous to take a turn.

Area in question is prone to standing water and flooding.

The possible removal of large, beautiful canopy trees along Amelia Parkway

There are better uses of this land than 15 residential units and 3000 square feet of commercial development. Let's try and slow down the amount of growth going on our island.

I hope you will consider my opposing view.

Thank You,

Nancy
Nancy Petrillo

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, January 25, 2022 12:47 PM
To: Doug McDowell
Subject: Fwd: Amelia Prkwy Dvlpmnt Variance

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

Subject: Amelia Prkwy Dvlpmnt Variance

From: Bob Weygant <rwyg52@gmail.com>

Sent: Tuesday, January 25, 2022, 12:41 PM

To:

Toddericksen@yahoo.com,Phil@acrfl.com,cameron@performanceadvisorsllc.com,Betsie.Huben@gmail.com,Dan.Morris@apextechnology.com,chigginbotham66@gmail.com,Barryholloway3077@gmail.com,arnoldwaynegwen@gmail.com,bluet@duvalschools.org,Joseph.Zimmerman@zimmermangroup.net,Morris.linda9@gmail.com,tcrowe@nassaucountyfl.com,tpope@nassaucountyfl.com

CC:

TO: Planning & Zoning Members,

It has come to our attention that a developer is seeking a variance on Amelia Prkwy near the intersection at Julia St.. We are requesting you please give your consideration for denying this request for development.

We have been residents of Ocean Village off of Amelia Prkwy for 5 years. In that time there has been a noticeable increase in traffic and getting more congested especially at the intersection of 1st Coast Hwy. The location of this development would serve to exacerbate the problem with increased traffic exiting and entering at this intersection. An additional concern is protecting the canopy trees that line this thoroughfare and are representative of the appeal of Amelia Island making it a special place to live.

Thank you for your service and your consideration to protect the beauty and convenience of our community.

Sincerely,
Marcia & Bob Weygant

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, January 25, 2022 1:25 PM
To: Doug McDowell
Subject: Fwd: Summer Beach Cobb Parcel -ID#00-00-30—820-0006-0010

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

Subject: Summer Beach Cobb Parcel -ID#00-00-30—820-0006-0010

From: Patricia Goeke <pgoeke1123@gmail.com>

Sent: Tuesday, January 25, 2022, 1:15 PM

To:

jmartin@nassaucountyfl.com,jgray@nassaucountyfl.com,tford@nassaucountyfl.com,kfarmer@nassaucountyfl.com,toddericksen@yahoo.com,phil@acrfl.com,cameron@performanceadvisorsllc.com,betsie.huben@gmail.com,dan.morris@apextechnology.com,chigginbotham66@gmail.com,barryholloway3077@gmail.com,bluet@duvalschoools.org,arnoldwaynegwen@gmail.com,joseph.zimmerman@zimmermangroup.net,morris.linda9@gmail.com,tcrowe@nassaucountyfl.com,tpope@nassaucountyfl.com

CC: Gerard Michael <gerard.goeke@gmail.com>

Dear County Commissioners and County Planning and Zoning Board

As residents in the Ocean Village community located on Amelia Island Parkway, we are writing to voice our concern with the proposed development of the Summer Beach Cobb parcel. We believe that this development will cause a direct adverse effect on all the communities along Amelia Island Parkway, the families in American Beach and the greater Amelia Island Community.

The Proposed 15 residential units (three large multi-family structures) and 7000 square feet of commercial development on this narrow parcel of land will require the developer, Artisan Homes, to completely destroy the current buffer between the road and land. Several large trees will have to be removed eliminating the beautiful canopy the **public** enjoys today. These trees service a real purpose on our island. They protect our land from erosion, provide wind protection and help us manage our stormwater. Our trees and the required buffer must be respected and remain undisturbed.

The proposed development will also exacerbate the existing traffic problem at the intersection of Amelia Island Parkway and First Coast Highway. Today, it is difficult and dangerous to turn left onto First Coast Highway from Amelia Island Parkway. At that intersection we also have pedestrians (walkers and runners) and cyclists using the beautiful trails and crossing Amelia Island Parkway, which will become even more dangerous to them! Amelia Island Parkway is the only southern entrance and exit to many communities and the Ritz Carlton hotel. Adding another community and commercial center will make a bad traffic situation even worse. If there are any improvements made to this parcel it should be at a significantly reduced density, with the requirement of a roundabout at the intersection of Amelia Island Parkway and First Coast Highway.

We live on a barrier island, with limited land and natural resources to enjoy and to protect us from natural disasters. We can not continue to develop our island beyond capacity so that our environment and economic sustainability is destroyed. We ask that you **do not approve** development of the Cobb parcel.

Thank you for your consideration,

Gerard and Pat Goeke
1773 Village Court
Fernandina Beach, FL 32034

Pat Goeke

sent from my surface Pro 4

Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 2:16 PM
To: Doug McDowell
Subject: FW: Zoning and planning A1A, Fernandina Beach

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

From: Nancy Stein <nancy.m.stein@gmail.com>
Sent: Tuesday, January 25, 2022 2:08 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>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Zoning and planning A1A, Fernandina Beach

Dear respected County Commissioners and Board Members,

I am writing to voice our concerns about the issue related to the planned meetings scheduled for February 1 and the 28th regarding the proposed development project on A1A, at Julia and the Parkway.

We are each stewards of the environment that is in peril because of over development and lack of foresight and vision. The tree canopy on Amelia Island and especially at this location serves so many purposes. Not only is this property aesthetically immeasurable with it's moss draped oak trees but the necessity of their existence is crucial to the environmental health of the coastal island.

I implore you to consider the impact of this project on the environment, the livelihood of the residents and the visitors that come to the island to experience the beauty that is now threatened by this project.

When do we say "enough" to those who come to the island to ravage the beauty of this place for the sake of "more".

I thank you for your attention to this matter and your foresight to act for those who will come to this island after we are gone.

Respectfully,
Nancy Stein
246 Beachwood Road
Sandcastles 269/270
Amelia Island, FL 32034

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

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, January 25, 2022 2:50 PM
To: Doug McDowell
Subject: Fwd: Planning and Zoning Meeting+++

Barry

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

From: **Debra Ross** <Debra.Ross@taylorregional.org>
Date: Tue, Jan 25, 2022, 2:27 PM
Subject: Planning and Zoning Meeting+++
To: Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>
Cc: dansmaddock@gmail.com <dansmaddock@gmail.com>

We are writing to ask the County Commissioners and the Planning and Zoning Board to please keep our Island as beautiful and tranquil as it is presently. The new zoning request to build more housing units at the corner of Julia Street and Amelia Island Parkway will only take away from the beauty of the Island and cause more congestion on the roadways.

The trees and the canopy must be considered endangered and should be protected.

Both Boards have done a great job protecting our little slice of heaven and we are all counting on you again to make the right decision.

GROWTH IS NOT ALWAYS A GOOD THING!

Dan and Debra Maddock

5214 Sea Chase Drive

Unit#2

Fernandina Beach, Florida 32034

debra.ross1753@gmail.com

dansmaddock@gmail.com

Debra Ross

Debra Ross

Director, Medical Imaging

Taylor Regional Hospital

222 Perry Highway

Hawkinsville, GA 31036

Phone: 478-783-0288

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Doug McDowell

From: Planning Info
Sent: Tuesday, January 25, 2022 2:54 PM
To: Doug McDowell
Subject: FW: Important note for P&Z Commission

From: Pamela Fox <fox.raycraft@gmail.com>
Sent: Tuesday, January 25, 2022 2:51 PM
To: Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Important note for P&Z Commission

Members of the Planning and Zoning Commission,

Once again a developer, Artisan, is seeking to build a high density development on the corner of Julie St. and A1A. After several attempts to get zoning changes that would further increase the density, they have scaled back to be within their rights to develop as zoned. Fair enough. So why do I write?

We know that the new tree preservation rules begin Feb 1. So this appears to be a rush to avoid compliance with those new rules. And it seems that the reason to rush would be because the plan is to take down as many trees in our canopy as possible. This developer is the same one who razed the area which is now the Enclave development on A1A, created drainage issues, and has done little to save trees in most of that development. This developer, despite receiving many, many calls and requests, also ignores local charities year after year, like Barnabas, because they are not interested in our island or our county. Why give when it's more "fun" to just take?!

The plan they are proposing has two drives cut through the tree canopy off of Julia St. Why two? One should be sufficient and would preserve WAY more trees in our canopy. It might be easier to just cut the trees, but with a little effort, they could redraft their proposal to conserve our trees and at the same time, in the spirit of our doing good, comply with the new tree ordinance.

Julie Street is the gateway to a historic part of our Island, American Beach, and we owe this area and our history good stewardship of the area surrounding it. I welcome a replacement to the decrepit old real estate building that sits on the site now, but hope that this mixed use parcel can blend into our canopy v. stripping it away. I ask you to as this developer, Artisan, to step up and be good stewards of our environment as they develop this property with the thoughtfulness that we have seen other developers and builders apply on our island. A re-draft and re-submission with a single drive on to Julia Street would not be too much to ask.

I appreciate your consideration.

Pam Fox
119 Long Point Drive
703-615-1780
fox.raycraft@gmail.com

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

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, January 25, 2022 5:25 PM
To: Doug McDowell
Subject: Fwd: 5456 First Coast Highway - variance

Barry

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

From: **Megan B** <megankbuck1@gmail.com>
Date: Tue, Jan 25, 2022, 4:41 PM
Subject: 5456 First Coast Highway - variance
To: <jmartin@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <tpope@nassaucountyfl.com>
Cc: <toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <BarryHolloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>

To the Nassau County Planning and Zoning Board and County Board of County Commissioners,

What makes Amelia Island such a special place is the tree canopy and small town feel. The sidewalk and bike trail get so much use from walkers, runners, bikers, dog walkers, etc. It is already a difficult corner to navigate on foot with traffic the way it is. More driveways and cars are going to make it even less safe.

Please consider what the tree removal and construction of commercial space and multi-family units will do the ambiance of this area. This intersection is one of the gateways to American and Summer Beach. I believe that corner should remain as wooded as possible and retain its natural beauty.

Thank you,

Megan Buck
Ocean Village

From: [Planning Info](#)
To: [Doug McDowell](#)
Subject: FW: Oppose Artisan development at A1A, Julia and the Parkway, the old Summer Beach Realty office site.
Date: Wednesday, January 26, 2022 11:04:43 AM

From: Lisa Hair <lhair58@yahoo.com>
Sent: Wednesday, January 26, 2022 10:31 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@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: Oppose Artisan development at A1A, Julia and the Parkway, the old Summer Beach Realty office site.

I would like to express my opposition as a county resident to the proposed Artisan development on the property at A1A, Julia and the Parkway, the old Summer Beach Realty office site.
It is on the agenda for the February 1, 6:00 pm Planning and Zoning board meeting and then for the February 28, 6:00 pm County Commission meeting.

If one developer is allowed to cut down OUR canopy trees and vegetated buffer, shouldn't all developers be able to do it? Canopy tree protection must be enforced or we will lose them, and the charm and bird habitat of our Amelia Island along with them.

I also understand that a developer interest on this site got himself/herself a spot on the decision making committee. That is very poor behavior and I'm glad that situation was caught and corrected by the proper authority.

There are many valid arguments that you are aware of against developing this property in the proposed manner. It is detrimental to the public interest and only enriches the developer by taking from us our canopy trees and vegetated buffer, destruction of the critical "sense of place", degradation of stormwater and other environmental functions essential to sustaining a vulnerable island shared with fragile wildlife.

I am sending this email to the Planning & Zoning Board with copies to the County Commissioners.

Thank you all for your valuable service to the residents of this county, and for protecting all of our interests.

Lisa Hair
81 Marsh Creek Road
Fernandina Beach, FL 32034

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From: [Planning Info](#)
To: [Doug McDowell](#)
Subject: FW: Proposed development at AIA, Amelia Island Parkway and Julia
Date: Wednesday, January 26, 2022 11:20:07 AM

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

From: Maya LoCastro <maya.home@comcast.net>
Sent: Wednesday, January 26, 2022 11:11 AM
To: John Martin <jmartin@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Planning Info <planninginfo@nassaucountyfl.com>
Subject: Proposed development at AIA, Amelia Island Parkway and Julia

Dear Commissioners and Staff,

I write to object to the proposed development at the intersection of A1A, Amelia Island Parkway and Julia.

The proposed plan requires two driveways, which would destroy part of the canopy. The canopy along Amelia Island Parkway is beautiful and should be preserved, not diminished.

In addition, the land for the proposed development almost always has standing pools of water. I'm assuming the developer plans to raise the parcel with fill. Any development for that land should not cause water to flow onto the adjoining streets, causing unsafe driving conditions.

Sincerely yours,
Maya LoCastro

Sent from my iPhone

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Doug McDowell

From: Thad Crowe
Sent: Saturday, January 29, 2022 12:14 PM
To: Doug McDowell
Subject: FW: Scenic Byway regulations

From: Suz Dog <suzdog@gmail.com>
Sent: Wednesday, January 26, 2022 12:11 PM
To: Thad Crowe <tcrowe@nassaucountyfl.com>; Holly Coyle <hcoyle@nassaucountyfl.com>
Subject: Scenic Byway regulations

Dear Mr Crowe and Ms Coyle,
I live very close to the Cobb property on First Coast Highway which is up for a decision on development at the February 1 Planning & Zoning Commission Meeting. Is there a copy of the official regulations surrounding the Ocean Island Trail scenic byway? If so could you send it to me electronically? We are very concerned that the developer is playing fast and loose with the rules surrounding tree canopies. We plan to go to the meeting to express our concerns, but always want to make sure we are working with facts!

Thank you for your help.
Suzanne Doggett
5290 Sea Chase Drive #5
Fernandina Beach FL 32034
tel 904-491-0009

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From: [Planning Info](#)
To: [Doug McDowell](#)
Subject: FW: Artisan Development
Date: Wednesday, January 26, 2022 11:20:30 AM

From: Meredith McCormick <meredith.mccormick5@gmail.com>
Sent: Wednesday, January 26, 2022 11:16 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>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Artisan Development

Thank you for all of the work you do on behalf of Amelia Island.

I am writing today to ask you to protect the beautiful canopy of the island, one of the things that first drew my family to the area, something we see now when we arrive and it makes the island feel like home.

Please conserve as many trees as possible with this Artisan Development to maintain the character of the island. My family has been visiting Amelia Island for 25 years, and bought a property 7 years ago. In the past 7 years storms have had a significant impact in our area, stormwater management with storm surge and disruption of drainage are concerns.

Have the Artisan Developers showed they are invested in our community or just in the development of their sites? If there are issues after their development will they be back to address them? Please consider these factors in your discussion.

Thank you,

Meredith & Brian McCormick

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From: [Planning Info](#)
To: [Doug McDowell](#)
Subject: FW: Nassau Planning Board
Date: Wednesday, January 26, 2022 11:35:09 AM

From: WAYNE WIER <wayne3121@bellsouth.net>
Sent: Wednesday, January 26, 2022 11:25 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Nassau Planning Board

On Tuesday Feb. 1st, 2022, The Planning and Zoning board is considering rezoning a property on the island:

5456 First Coast Highway, Fernandina Beach, 32034

Parcel ID # 00-00-30-8020-0006-0010

It is currently zoned as Commercial, and the developer wants it changed to Planned Unit Development.

While there are several reasons such as flood control, rainwater runoff, and tree removals should be enough to not approve the change, the major concern I see is traffic control.

A1A south from Harris Teeter to the end of the island is already very congested at some times of the day. From my home in Harrison Cove to make a left-hand turn is very dangerous at times due to the current traffic load. 15 residential units plus a commercial development will overload an already congested intersection.

I request that you vote this proposed change down.

Or at least require the developer to pay for the installation of a round-about with most of the property needed for a round-about to come from his property not Harrison Coves entrance and that the round-about must be completed before any construction is started

Wayne and Florence Wier

95096 Barclay Place 5B

Fernandina Beach, Fl 32034

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From: [Barry Holloway](#)
To: [Doug McDowell](#)
Subject: Fwd: Project at A1A, the Parkway and Julia Street
Date: Wednesday, January 26, 2022 12:25:32 PM

Barry

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

From: John Crescenzo <john.crescenzo1@gmail.com>
Date: Wed, Jan 26, 2022, 11:01 AM
Subject: Project at A1A, the Parkway and Julia Street
To: <jmartin@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>
Cc: Victoria Blackwell <vlblackwell@yahoo.com>, Morgan Granger <granger.m11@gmail.com>

To Whom it May Concern:

My wife Morgan and I (Morgan Granger and John Crescenzo) own property within the Florence Point neighborhood (5454 Marshview Lane, Fernandina Beach FL 32034) , nearly adjacent to the proposed building site on A1A, Julia, and the Parkway .

We are **against** the construction at the corner of the parkway, A1A, and Julia street.

1. The parkway, Julia, and especially A1A are already exceptionally heavily traveled roads and it is already difficult to pull in and out of many neighborhoods, shops, and adjoining roads. Adding additional businesses without additional traffic control measures would compound the problem.
2. Amelia Island Parkway is a canopy road and is not only beautiful but helps to regulate the temperature on the island. Removing these beautiful old growth trees would degrade the character of the island significantly. Many other areas of Florida are heavily paved over, please do not make our small island one of them.
3. Replacing the trees at the edge of the property would not be sufficient unless carefully monitored. Often, commercial builders replace removed trees with flora that does not absorb an equivalent amount of water.
4. This parcel commonly floods or has standing water. Removing more trees, adding infill, and putting down more non-penetrable surfaces (concrete/asphalt) would either further compound the problem or cause runoff to be on adjacent properties previously unaffected.
5. The Amelia Island Trail is a beautiful feature of the island for pedestrians and bikes. Adding additional penetrations across the trail not only ruins the beauty of the trail but also compounds the danger of crossing the already abundant roadways and driveways

that cross it.

Thank you,

John Crescenzo

617-797-7185

John.Crescenzo1@gmail.com

5454 Marshview Lane

From: [Barry Holloway](#)
To: [Doug McDowell](#)
Subject: Fwd: I OPPOSE
Date: Wednesday, January 26, 2022 12:26:58 PM

Barry

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

From: <nanakayckb@aol.com>
Date: Wed, Jan 26, 2022, 11:52 AM
Subject: I OPPOSE
To: jmartin@nassaucountyfl.com <jmartin@nassaucountyfl.com>
<jmartin@nassaucountyfl.com> <jmartin@nassaucountyfl.com>, acbell@nassaucountyfl.com <acbell@nassaucountyfl.com> <acbell@nassaucountyfl.com>
<acbell@nassaucountyfl.com>, jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>
<jgray@nassaucountyfl.com> <jgray@nassaucountyfl.com>, tford@nassaucountyfl.com <tford@nassaucountyfl.com>
<tford@nassaucountyfl.com> <tford@nassaucountyfl.com> <tford@nassaucountyfl.com>, kfarmer@nassaucountyfl.com <kfarmer@nassaucountyfl.com>
<kfarmer@nassaucountyfl.com> <kfarmer@nassaucountyfl.com>, Toddericksen@yahoo.com <Toddericksen@yahoo.com> <Toddericksen@yahoo.com>
<Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com> <Phil@acrfl.com> <Phil@acrfl.com>
<Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>
<cameron@performanceadvisorsllc.com> <cameron@performanceadvisorsllc.com> <cameron@performanceadvisorsllc.com>
<Betsie.Huben@gmail.com> <Betsie.Huben@gmail.com> <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>
<Dan.Morris@apextechnology.com> <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>
<chigginbotham66@gmail.com> <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>
<Barryholloway3077@gmail.com> <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>
<arnoldwaynegwen@gmail.com> <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>
<bluet@duvalschools.org> <bluet@duvalschools.org> <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>
<Joseph.Zimmerman@zimmermangroup.net> <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com> <Morris.linda9@gmail.com>
<Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>
<tcrowe@nassaucountyfl.com> <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>
<tpope@nassaucountyfl.com> <tpope@nassaucountyfl.com> <tpope@nassaucountyfl.com>

I would like to go on record that I OPPOSE the project currently being considered for AIA, the Parkway and Julia Street. Please do NOT let this rezoning or project be approved.

Carol Barclay
5342 Great Oak Ct.
Florence Point Subdivision

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Wednesday, January 26, 2022 1:24 PM
To: Doug McDowell
Subject: Fwd: Request for Denial of Development of Parcel off Julia and Amelia Parkway

Barry

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

From: Janine Varney <j9varney@gmail.com>
Date: Wed, Jan 26, 2022, 1:01 PM
Subject: Request for Denial of Development of Parcel off Julia and Amelia Parkway
To: <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>

Dear fellow residents,

Once again we are revisiting a scenario that will have an immediate negative impact and even cause great harm to the residents and guests of our community.

Several interested parties (developers, most recently Artisan Homes) have repeatedly tried to get a variance for the property at the corner of Julia, Amelia Pkwy and first coast Hwy.

This intersection is ALREADY EXTREMELY DANGEROUS for many reasons. As a daily user of this intersection I implore you to deny this request for variance. Even with the bike path markings, stop and "yield" signs the intersection is tricky, especially for visitors.

I have personally experienced near accidents at this intersection on my bike, walking and in my car because of the heavy traffic, failure to yield and also the oncoming traffic by the community directly across from Julia. I have also witnessed two accidents, one involving a bicyclist and one an auto.

An additional 15 residential and 3000 sq feet of commercial development will only result in even more traffic and hazardous conditions.

The other reason we vehemently oppose this type of development is because it will destroy the existing parcel which is the home to several beautiful Amelia Oaks. These trees from the beautiful canopy trees along Amelia Parkway will have to be removed if this project is approved. Remaining trees will likely be impacted and die as well. Please remember these canopy roads belong to the public and are what makes our island such a special place. Developers should not be allowed to destroy them for their own convenience and profit.

Thank you for valuing the safety and beauty of this special place we call home, not just for ourselves, but also for our community.

Sincerely,
Arden and Janine Varney
5 year residents/property owners of Ocean Village and lovers of Amelia Island

--

Janine Varney
904-397-3546
J9Varney@gmail.com
WWW.Welldressedhomes.com
Turning Places you Live into places You Love



Virus-free. www.avast.com

Doug McDowell

From: Planning Info
Sent: Wednesday, January 26, 2022 2:08 PM
To: Doug McDowell
Subject: FW: Development at A1A, the Parkway & Julia

From: Paula Lavin <paulaclavin@gmail.com>
Sent: Wednesday, January 26, 2022 1:52 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>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>
Subject: Development at A1A, the Parkway & Julia

1. **Amelia Island Parkway is a canopy road.** Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. **Those canopy trees belong to all of us and they have no right to destroy them.** They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected.
2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.
3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, or the hazards of storm surge. The county's own Balmoral Study of Vulnerability stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.
4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Thank you,
Paula Lavin

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Doug McDowell

From: Planning Info
Sent: Wednesday, January 26, 2022 4:19 PM
To: Doug McDowell; Thad Crowe; Holly Coyle
Subject: FW: Opposed to further development at Julia and A1A

See below email.

Tabitha Bostick | Administrative Specialist I

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



PLANNING
DEPARTMENT
NASSAU COUNTY, FL

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From: Linda Rieke <linda@theriekes.com>
Sent: Wednesday, January 26, 2022 4:06 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Opposed to further development at Julia and A1A

By my husband and me

*904-277-0568 phone
904-277-0973 fax
100 Sea Marsh Road
Fernandina Beach, FL 32034-5047*

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Wednesday, January 26, 2022 4:56 PM
To: Doug McDowell
Subject: Fwd: Application No: FD21-001

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

Subject: Application No: FD21-001

From: Mary Pat Campbell <4camp@bellsouth.net>

Sent: Wednesday, January 26, 2022, 4:25 PM

To: "Toddericksen@yahoo.com" <toddericksen@yahoo.com>,"Phil@acrfl.com" <phil@acrfl.com>,"cameron@performanceadvisorsllc.com","Betsie.Huben@gmail.com" <betsie.huben@gmail.com>,"Dan.Morris@apextechnology.com" <dan.morris@apextechnology.com>,"chigginbotham66@gmail.com","Barryholloway3077@gmail.com" <barryholloway3077@gmail.com>,"arnoldwaynegwen@gmail.com","bluet@duvalschools.org","Joseph.Zimmerman@zimmermangroup.net" <joseph.zimmerman@zimmermangroup.net>,"Morris.linda9@gmail.com" <morris.linda9@gmail.com>,"tcrowe@nassaucountyfl.com","tpope@nassaucountyfl.com","John Martin" <jmartin@nassaucountyfl.com>,"Aaron C. Bell" <acbell@nassaucountyfl.com>,"Jeff Gray" <jgray@nassaucountyfl.com>,"tford@nassaucountyfl.com","kfarmer@nassaucountyfl.com"
CC:

Dear Members of the Nassau County Planning and Zoning Board and Nassau County Board of County Commissioners,

We write to you today to urge you to deny this application. There are many reasons to deny it, and below we cite a few of the most important.

Amelia Island is a barrier island with ecological needs and importance in our environment. The infrastructure required to support development of this scope would greatly damage our quality of life, and that of the wildlife we protect and love.

The increased traffic is hazardous. It is currently very difficult to negotiate a left turn from the parkway onto A1A, as well as to turn left from A1A southbound, onto the parkway. Adding a development of this size will greatly increase the burdens already in place for residents.

The removal of a protected canopy for driveways will remove shade, beauty, and necessary natural protection. The buffer cannot be impacted in a prudent manner based on the plans we have seen.

The property in question is prone to flooding, and any development will increase the risks of flooding to current and future residents.

Surely, this property can be developed in a manner suitable to Amelia Island and its character, while providing appropriate remuneration to the seller.

Please vote NO to this development.

Thank you for your time and consideration,
Mary Pat and Brian Campbell

1864 Atlantic Place
Fernandina Beach, FL 32034

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Wednesday, January 26, 2022 5:28 PM
To: Doug McDowell
Subject: Fwd:

Barry

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

From: Richard Blundell <blundell31@gmail.com>
Date: Wed, Jan 26, 2022, 5:26 PM
Subject:
To: <Barryholloway3077@gmail.com>



Today I read with dismay that the developers have again moved to destroy our beautiful neighborhood. They seem to be intent on destroying every possible location that makes Amelia Island what it is. It is obvious based on the amount of traffic that is moving onto this island that what was once a paradise has been degraded to an overpopulated suburbia. Traffic is now getting to be a serious problem. Just drive around this community and see the building that is occurring everywhere there is a vacant piece of property. Has anyone considered the effect that this will have on sewage disposal. How will the current sewage tanks in that area handle the huge effluent increase from the proposed property development. That area is also constantly flooded when it rains and the traffic increase in that corner will become very dangerous for people in that area. I think this planning commission should seriously consider that this area was zoned properly when we elected you commissioners. It is what we wanted. It is not the will of the people to change it. A developer wants it changed. Amelia Island should not become another overpopulated, overtaxed community lacking any resemblance to what it once was. The photo above represents what the Enclave has built and is in the process of adding to their footprint.

Richard and Judy Blundell
5241 Village Way

Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 8:08 AM
To: Thad Crowe; Garner Cox; Doug McDowell
Subject: FW: Development at A1A, the Parkway & Julia: February 1, 6:00pm Planning and Zoning board meeting and February 28, 6:00pm County Commission meeting.

See below email.

Tabitha Bostick | Administrative Specialist I
Nassau County | Planning and Economic Opportunity
96161 Nassau Place | Yulee, FL 32097
P: (904) 530-6300 E: tbostick@nassaucountyfl.com



PLANNING
DEPARTMENT
NASSAU COUNTY, FL

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From: Jane Chittick <jane.chittick@icloud.com>
Sent: Wednesday, January 26, 2022 5:47 PM
To: Jane Chittick <jane.chittick@icloud.com>
Subject: Development at A1A, the Parkway & Julia: February 1, 6:00pm Planning and Zoning board meeting and February 28, 6:00pm County Commission meeting.

Dear Elected Members of the Amelia Island and Nassau County Officials:

First, thank you for serving us, the residents and voters. Your willingness to work for the common good is appreciated.

Second, I am opposed to Artisan Homes' request to build two driveways which will entail the removal of beautiful old trees in a Canopy Road and an accompanying buffer zone. Although I did not live here then, I believe Nassau County adopted its "canopy/scenic road" ordinance in 2001. These unique roads are intended "to preserve and enhance the unique maritime forest which benefits the health, safety and general well-being of the inhabitants of Amelia Island." Once destroyed or altered, they cannot be grown again and the County will have lost something that no resident or commercial enterprise can ever replace. In my opinion and more than their use for temperature moderation, protection from erosion, wind protection, stormwater management, all of which are valid reasons, it is the "character" of these roads that is the most important facet. When you destroy an important part of a community's image.

Canopy Roads exist elsewhere in Florida and are treasured. They include Leon County and Tallahassee. For example, Tallahassee has nine Canopy Roads stretching over 78 miles. "What image is more symbolic of Tallahassee's natural splendor than our long stretches of shady, scenic canopy roads? Towering live oaks, sweet gums, hickory trees and stately pines arc ever-so-gracefully over roadways meeting in the middle as if holding hands in a welcoming umbrella overtop drivers, bicyclists and runners. In fact, in 1991 their canopy roads were so treasured that there's a Canopy Roads Citizens Committee to which both the City and County commissions each appoint four members. The committee

meets regularly and is charged with making recommendations to the commissions regarding the preservation of the canopy roads; and to assist in coordinating efforts to protect, maintain, enhance and re-evaluate these roads.

Commercial and residential owners come and go. But Nassau County's Canopy Roads are here to stay - if we allow these natural wonders to exist and thrive.

Please tell Artisan Homes to relocate if they need more driveway space - there are plenty of commercial lots they can occupy without destroying something that is irreplaceably beautiful. Our Canopy Roads.

Thank you for being good stewards of our beautiful and unique island.

Jane Chittick
3411 Sea Marsh Road
Fiddler's Bend
Amelia Island Plantation
Amelia Island, FL 32034
202-520-6901
jane.chittick@icloud.com

Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 8:15 AM
To: Doug McDowell
Subject: FW: Preserve the integrity of Amelia Island - stop the destruction of our treasured and valuable canopy!

From: Moore, Judy Raggi <langjrm@emory.edu>
Sent: Wednesday, January 26, 2022 10:24 PM
To: Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Preserve the integrity of Amelia Island - stop the destruction of our treasured and valuable canopy!

Planning Board members,

As I am sure you have heard from numerous neighbors, I will be brief. In sum, the value of everyone's livelihood on this island depends in large part on the fact that we are on the only barrier island that has taken a stance - albeit not always a strong one - to stop the destructive forces of over-development and poor development. We are the only barrier island that still looks like a Nature's paradise. That definition of Amelia is every resident's primary asset. Artisan is amongst the worst offenders and detractors from our overall property value and quality of life. They should be condemned and banned, not encouraged. They work hard to cheapen the island and our investments here, not enhance them.

Just to remind you of essential reasons why you must contain if not eliminate Artisan from the island:

1. **Amelia Island Parkway is a canopy road.** Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. **Those canopy trees belong to all of us** and they have no right to destroy them. They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected.
2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. American Beach is historically unique and its intended heavy-canopied entrance must be preserved for both its natural and historic value! This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.
3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, or the hazards of storm surge. The county's own Balmoral

Study of Vulnerability stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.

4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

5. Traffic is already ridiculous. More intense dwellings only creates a terrible problem that can then only be solved with even more land destruction.

While I will also be present at the hearing, I trust this email will serve to remind you of your island neighbors' sentiments and vote according to our majority desire. Do us all a favor and tell Artisan to leave beauty to those who value it. They really should seek to over-develop elsewhere.

Trusting you will do the right thing, respectfully,

Judy Raggi Moore
12 Oak Point Circle

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Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 8:39 AM
To: Doug McDowell
Subject: FW: Artisan Homes Request

From: Kim Acheson <kimacheson@me.com>
Sent: Thursday, January 27, 2022 8:19 AM
To: Aaron C. Bell <acbell@nassaucountyfl.com>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Cc: John Martin <jmartin@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>
Subject: Artisan Homes Request

The Letter below was written by Jane Chittick and I completely agree. Please consider this outreach to you as opposition to the additional driveways. There are ample other locations which would not destroy the tree canopy.

Kim Acheson
1024 Captains Court, AIP

Dear Elected Members of the Amelia Island and Nassau County Officials:

First, thank you for serving us, the residents and voters. Your willingness to work for the common good is appreciated.

Second, I am opposed to Artisan Homes' request to build two driveways which will entail the removal of beautiful old trees in a Canopy Road and an accompanying buffer zone. Although I did not live here then, I believe Nassau County adopted its "canopy/scenic road" ordinance in 2001. These unique roads are intended "to preserve and enhance the unique maritime forest which benefits the health, safety and general well-being of the inhabitants of Amelia Island." Once destroyed or altered, they cannot be grown again and the County will have lost something that no resident or commercial enterprise can ever replace. In my opinion and more than their use for temperature moderation, protection from erosion, wind protection, stormwater management, all of which are valid reasons, it is the "character" of these roads that is the most important facet. When you destroy an important part of a community's image it is irreversible.

Canopy Roads exist elsewhere in Florida and are treasured. They include Leon County and Tallahassee. For example, Tallahassee has nine Canopy Roads stretching over 78 miles. "What image is more symbolic of Tallahassee's natural splendor than our long stretches of shady, scenic canopy roads? Towering live oaks, sweet gums, hickory trees and stately pines arc ever-so-gracefully over roadways meeting in the middle as if holding hands in a welcoming umbrella overtop drivers, bicyclists and runners. In fact, in 1991 their canopy roads were so treasured that there's a Canopy Roads Citizens Committee to which both the City and County commissions each appoint four members. The committee meets regularly and is charged with making recommendations to the commissions regarding the preservation of the canopy roads; and to assist in coordinating efforts to protect, maintain, enhance and re-evaluate these roads.

Commercial and residential owners come and go. But Nassau County's Canopy Roads are here to stay - if we allow these natural wonders to exist and thrive.

Please tell Artisan Homes to relocate if they need more driveway space - there are plenty of commercial lots they can occupy without destroying something that is irreplaceably beautiful. Our Canopy Roads.

Thank you for being good stewards of our beautiful and unique island.

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Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 10:50 AM
To: Doug McDowell
Subject: FW: First Coast Hwy & Julia Development Opposition

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

From: THEA GUDE <theagude@aol.com>
Sent: Thursday, January 27, 2022 10:46 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: First Coast Hwy & Julia Development Opposition

Please save the beautiful entrance on first Coast Hwy & Julia from excessive development & tree removal. The canopy road is vital to the character of the area & the beautiful tree canopy must be preserved for a multitude of environmental & aesthetic reasons.

The proposed developer for this parcel has shown through the Enclave development that there is total disregard for the tree canopy & natural environment which defines Amelia Island & provides a unique setting for residents & visitors alike. Once removed, the tree canopy can never be restored to its current state & replacement trees will take decades to mature into a viable canopy.

Please protect what is left of the beauty on Amelia Island. Developers come & go, but the trees remain steadfast if allowed to exist alongside development.

Thank you for your careful attention to future developments that are not in harmony with the natural environment which makes Amelia Island a desirable place to live & to visit. We are counting on you.

Thea & Bob Gude
15 Beachwood Road

Sent from my iPhone

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Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 10:51 AM
To: Doug McDowell
Subject: FW: A1A Parkway and Julia Development

From: monalab@comcast.net <monalab@comcast.net>
Sent: Thursday, January 27, 2022 10:49 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>; Planning Info <planninginfo@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: A1A Parkway and Julia Development

Commissioners, my name is Jeff Sawyer. My husband, Tom, and I recently purchased a home in the Amelia Island Omni Resort. The primary reason for our purchase was the beautiful natural landscape of the island, specifically the many Canopy Roads.

This email is written to ask you to reconsider Artisan's request to install two driveways onto A1A Parkway. Our fear is that we will lose one of the island's valuable assets - the Canopy RD A1A. These roads belong to all of us and it is our obligation to protect them.

My husband and I also own a home on Cape Cod. One of the reasons we bought our home was that the street which led to it had a similar character as here on the island in that it was canopied with Maple trees. My daughter used to say it was like entering Disneyland coming down that street.

Over a period of 28 years, we saw those trees die due to development and poor cutting by utility companies. Regrettably, we had no one to advocate for the preservation of the trees. As we now know, they provided much needed temperature moderation, protection from erosion, wind protection, stormwater management, etc.

We're proud of the regulations and legislation Florida and the Island have put in place to preserve their natural resources. Please continue to do so by reconsidering Artisan's request.

We thank you in advance for considering our request and look forward to learning your decision on this most important issue.

Jeff and Tom Sawyer
2306 Boxwood Lane
Fernandina Beach, FL

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Doug McDowell

From: Planning Info
Sent: Thursday, January 27, 2022 11:33 AM
To: Doug McDowell
Subject: FW: Cart before the horse

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

From: Jerry Blancett <blancett46@gmail.com>
Sent: Thursday, January 27, 2022 11:30 AM
To: Planning Info <planninginfo@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>
Subject: Cart before the horse

Received notice for public hearing for development at south end Amelia island parkway and First Coast Highway. Currently only structure on this property is one rental company building. Proposed is 7,000 sq ft commercial/office space plus 15 multi family residential units.

It boggles my mind that Nassau county would consider development of this property for anything without first fixing this bottleneck intersection. The only 2 south bound roads for the south end of island merge to one at this location. Amelia island parkway southbound traffic must stop and yield to southbound 1st coast hwy after no northbound traffic. The vehicle backup for this problem will be directly in front of proposed new development.

I live 2 houses off Buccaneer trail across from kraft athletic property and have been asking for help from councilman with the number of vehicles plus speed on Buccaneer trail with no results. I understand there is plans to place traffic circle at north end of Buccaneer and Amelia island parkway which will move traffic more efficiently and safely thru this intersection but will do nothing to discourage vehicles traveling south thru to end of island or to end of parkway to take parkway rather than Buccaneer trail. The development at south end of parkway will increase traffic on Buccaneer if parkway/1st coast Hwy bottleneck not addressed before development.

It is my opinion that traffic problem at parkway/1st coast Hwy needs fixing before traffic circle at Buccaneer and parkway.

Sent from my iPad

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Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Thursday, January 27, 2022 2:05 PM
To: Doug McDowell
Subject: Fwd: Proposal on Amelia Island Parkway

Barry

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

From: **C. Hoffman** <corkyhoffman@yahoo.com>
Date: Thu, Jan 27, 2022, 1:36 PM
Subject: Proposal on Amelia Island Parkway
To: Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>

Please don't let Artisan cut unnecessary driveways into our canopy road.

That road is a treasure to our island and should be protected whenever possible. It could never be replaced.

Thank you!

C. Hoffman
8360 Sanctuary Lane
Amelia Island

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Thursday, January 27, 2022 5:05 PM
To: Doug McDowell
Subject: Fwd: Application FD21-001 for Parcel D-1; Planning and Zoning Board Hearing Date 2/1/2022 and Board of County Commissioners Hearing Date 2/28/2022

Barry

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

From: Gene Kepple <kepplelaw1@frontier.com>
Date: Thu, Jan 27, 2022, 4:56 PM
Subject: Application FD21-001 for Parcel D-1; Planning and Zoning Board Hearing Date 2/1/2022 and Board of County Commissioners Hearing Date 2/28/2022
To: <planninginfo@nassaucountyfl.com>
Cc: <toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <betsie.huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.zimmerman@zimmermangroup.net>, <morris.linda9@gmail.com>, <jmartin@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>

Thank you for your service. You have received many emails opposing the approval of this application. My wife and I are firmly opposed to the approval of the application for all the reasons set forth by the other respondents. Let us express several of our concerns.

We, as many others living on the south end of the island, travel on a regular basis through the intersection of Julia/Amelia Island Parkway and First Coast Highway to and from grocery stores, medical appointments, and for pleasure. We are both in our early 70s. We find the turn onto First Coast Highway to the North to be challenging and to the South to be particularly challenging and dangerous. We cannot understand how more living units and commercial property can be approved without a traffic roundabout being first installed. It is only a matter of time until a catastrophic accident with loss of life will occur at this intersection.

In our view, it is unclear what is to happen with the current walking paths which border the property on the North and East. There are many walkers and bikers who use these paths. These paths are often used by vacationers who are staying at the Ritz Carlton.

You are stewards of our island. Please leave the island to future generations in no worse condition than presently.

Thank you,

Eugene Kepple and Janice Kepple

95158 Summerwoods Circle, Unit 2002

Fernandina Beach, FL 32034

Phone (309) 645-4299

Email kepplelaw1@frontier.com

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Thursday, January 27, 2022 5:05 PM
To: Doug McDowell
Subject: Fwd: Unwanted Development

Barry

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

From: Ed Lucas <edwardelucas@gmail.com>
Date: Thu, Jan 27, 2022, 4:52 PM
Subject: Unwanted Development
To: <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jmartin@nassaucountyfl.com>

We are concerned citizens of the Ocean Village neighborhood. we are writing this email to you to voice our strong objection to the granting of a variance and building permit for the property at the corner of Julia Street, the Parkway, and First Coast Highway (former home of Summer Beach realty) to Artisan Homes. This type of development will have a negative environmental impact with the loss of beautiful trees. It will increase traffic in the area and will be a visual eyesore. Please protect our beautiful island from rampant development.

Edward E Lucas
Leslie F. Lucas
1785 Ocean Village Drive
Amelia Island, Florida 32034

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Thursday, January 27, 2022 7:40 PM
To: Doug McDowell
Subject: Fwd: Zoning Application from J.H. Cobb Properties - 5456 First Coast Highway

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

Subject: Zoning Application from J.H. Cobb Properties - 5456 First Coast Highway

From: Denise Ventura <dmventura@outlook.com>

Sent: Thursday, January 27, 2022, 6:49 PM

To:

Toddericksen@yahoo.com, Phil@acrfl.com, cameron@performanceadvisorsllc.com, Betsie.Huben@gmail.com, Dan.Morris@apextech nology.com, chigginbotham66@gmail.com, Barryholloway3077@gmail.com, arnoldwaynegwen@gmail.com, bluet@duvalschools.org, Joseph.Zimmerman@zimmermangroup.net, Morris.linda9@gmail.com, tcrowe@nassaucountyfl.com, tpope@nassaucountyfl.com

CC:

Ladies and Gentlemen of the Nassau County Planning and Zoning Board:

Once again J.H. Cobb Properties is applying to develop the land at the end of our beautiful Amelia Island Parkway, the canopy road that is the essence of Amelia Island. Once again, we are asking you to say no.

On April 3, 2020, Nassau County published Phase II of a Vulnerability Assessment prepared by The Balmoral Group. No doubt this study was undertaken at considerable expense, suggesting that it fully merits the attention of our elected officials.

Some of the items pointed out by this study are:

- Satellite Data shows how often areas on Amelia Island were under water in 1984-1999 compared to conditions during 2000-2015. Not surprisingly, the water frequency on the southern part of the island, where the parcel in question is located, has increased by as much as 100 percent in some places. There is no area on the entire island where water frequency has decreased.
- Our island would be negatively impacted by even a Category I storm.
- Between 70-80 percent of the population in the area east of A1A on the southern part of the island (where this property is located) is over 65 years of age.
- Between 15-20 percent of the population in that same area is disabled.

With these concerns in mind, why would we even consider permitting a development that will:

- Reduce the amount of soil/sand through water can percolate and replace it with concrete footers for 7,000 square feet of retail space, 15 residential units, as well as patios, sidewalks, walkways, and parking lots;
- Create even more traffic at a dangerous intersection, where it is already difficult to turn left onto A1A from Julia Street or left from A1A onto Julia Street;
- Destroy part of the beautiful tree canopy which is the entrance to both American Beach and Amelia Island Parkway.
- Destroy wildlife habitat;
- Add more people to an already vulnerable population who will have difficulty evacuating in the event of a severe storm.

This proposed development does nothing to alleviate the problems uncovered by the Nassau County Vulnerability Assessment, nor is it consistent with the 2030 Comprehensive Plan and the orderly development of Nassau County.

I urge you to vote to deny this application.
Thank you.

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

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Friday, January 28, 2022 8:15 AM
To: Doug McDowell
Subject: Fwd: Cobb Parcel Development

Barry

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

From: **Suz Dog** <suzdog@gmail.com>
Date: Thu, Jan 27, 2022, 10:38 PM
Subject: Cobb Parcel Development
To: <Barryholloway3077@gmail.com>

Dear M. Holloway,

We, the undersigned, are the Board of Directors of Ocean Village Community Association, and the Board of Directors of Sea Chase Condominium Association, representing an Amelia Island neighborhood of 178 residences.

We are writing to you today as a member of the Planning & Zoning board to raise our concerns and opposition to the request for development of the JH Cobb Parcel ID# 00-00-30-0820-006-0010 at 5456 First Coast Highway, Fernandina Beach FL 32034. Because of our specific location at the south end of Amelia Island Parkway, all 178 residences will be decisively, and negatively affected if this development is granted approval.

Historically, this is the applicant's third attempt in two years to get approval for a property that can only be characterized as bad land planning. The proposed site plan is the antithesis to thoughtful land planning. The submitted plans demonstrate:

- (i) the destruction of existing, functioning wetlands.
- (ii) site coverage of 65% of impervious surfaces including roads, buildings, parking, & retention pond, in addition to a significantly higher percentage of disturbed surfaces.
- (iii) the cutting of approximately 122 trees on this three acre site of which a significant percent are protected canopy trees. In effect, no reasonable effort has been made to preserve or protect either the natural resources on the site or the aesthetic impact of this development on a designated canopy road.

There seem to be four clear areas where the desires of the developer are in direct conflict with the needs of the citizens of Nassau County - Environmental concerns, Tree Canopy concerns, Safety concerns and Historic Register concerns.

ENVIRONMENTAL CONCERNS:

1. Following even moderate rain events, the central and eastern section of the site property is regularly under water. Significant flooding (4" of standing water) already occurs on the side streets off of Julia Street after such rains. The development of 4500sf of commercial space plus 15 multifamily units will significantly aggravate and increase this onsite and offsite flooding. No retention pond is

enough to solve the problems they will create. In effect, wetlands have many functions and values, one of the most important being their ability to protect a community from offsite flooding. The greater the percentage of impervious ground cover (buildings, pavement, etc.) from natural, pervious ground, the greater the chance of flooding, particularly in an area where there are existing wetlands.

2. In the executive summary of the 2019 Nassau County Vulnerability Assessment, Phase 2 Report it states that “flooding, stormwater and drainage are top of mind with elected officials and their communities based on recent storm events like Hurricanes Matthew and Irma, but also because of everyday flooding after typical thunderstorms.”

TREE CANOPY CONCERNS:

1. The developer wants permission to put in not just one, but two driveways. This will result in the loss of important protected canopy trees in a location critical to this canopy designated roadway.
2. The detailed tree analysis conducted by the developer indicates that 122 of the current 210 native trees on this three acre site are slated for removal during construction. Table 37-4A Regulations state that Laurel Oak trees, for example, are “Protected Native Canopy Trees.” Why is it that almost 20 Laurel Oak trees IN GOOD CONDITION are being removed by the developer for construction purposes? And why is it that no program (using standard techniques uniformly used by arborists) has been offered to rehabilitate any additional trees with only marginal, correctable damage ?
3. Some of the trees being replaced are decades old, and more than 30” DBH in diameter. Yet the developer plans to replace them with 3” caliper trees. This exchange will likely not compensate for the destruction of the larger, protected canopy trees and will radically change the site’s aesthetics.
4. Following construction there will be asphalt driveways within ten feet of one side of these old stately trees with Amelia Island Parkway on the other side. Even with respect to those trees which will not be removed initially, such a disturbance to the soil and water regime due to the use of heavy construction equipment around these trees will likely result in rapid die-back and death within a few years.

SAFETY CONCERNS:

1. Traffic at the intersection of the First Coast Highway AIA and Julia Street/Amelia Island Parkway is already operating at what appear to be critical levels. The AADT on AIA is over 15,000 vehicles and the Julia Street/Amelia Island Parkway roadway is operating at approximately 6000 vehicles AADT. Left turn movements onto the parkway from the AIA and left turn movements onto the AIA from Julia Street are already subject to long delays without the addition of any new traffic that would arrive due to the proposed development.

2. Notwithstanding the above, no actual traffic study has been done. The developer needs to demonstrate that any additional traffic, such as traffic from this proposed project, is acceptable at the site. Any statement from the developer is insufficient, absent a full and complete traffic study and level of service analysis.
3. The Planning and Zoning Board should require that the developers prove that the level of service, as prescribed by county codes and the Florida Department of Transportation, will not meet the warrants that trigger the need for turn lanes, a roundabout, or signalization.
4. Given the interaction of the existing Amelia Island Bike Trail, Julia Street/Amelia Island Parkway traffic and AIA traffic, bike safety is clearly an issue at this location and has not been addressed at all by the developers.
5. It should be noted that the proposed westerly driveway access is located close to the AIA/Julia Street/Amelia Island Parkway intersection. Depending on the level of service that the traffic survey shows, it may result in vehicles queuing up behind the existing stop sign. It is generally agreed that because of the negative effect curb cuts have on traffic flow, they should be regulated in a manner that minimizes the number of curb cuts serving a particular development site. We believe a singular curb cut could accomplish the developer's goals with respect to any future development of this site, while at the same time protecting the already significant traffic on Julia Street.

HISTORICAL DISTRICT CONCERNS:

1. The parcel under discussion is directly abutting the "American Beach Historic District", established in 1935 and listed on the National Register of Historic Places. The American Beach community is comprised of many historic modest homes, and was one of the first, and largest African American Beach communities in the USA.
2. The streets that will likely be directly affected by further flooding from the loss of wetlands onsite and the new substantial impervious surfaces are all within the American Beach community. There are very strict requirements as to what can be built near an historic site specifically in respect to the aesthetic impact on the historic site. They cannot in any way diminish the use and enjoyment of the historic district by the community. The flooding into the historic area will definitely diminish use and enjoyment.

The developers are trying to confuse the citizens of Nassau County with what they represent as modest changes to the previous proposals. Your decision to vote no on this matter has the power and ability to make sure that future developments are appropriate and follow good land planning protocols. We are not opposed to the development of this site, so long as the developer addresses the issues identified above and protects the gateway to our properties off the parkway by preserving the integrity of the designated canopy road entrance.

Quality of life and generational sustainability are paramount. As residents in the area, we may have emotional reasons to try to stop this development. But it is not emotions that should guide us, rather it is the facts outlined above. As

commissioners and planners, we believe you have a legal obligation to deny this development as presented. They need to go back and correct the issues as stated above and then resubmit a development application for this site. Minimally, the project should include:

- showing not more than 30 % of impervious and/or disturbed coverage
- some effort to cluster the residential units to preserve open space, wetlands, trees
- elimination of the second curb cut that destroys existing canopy trees
- the submission of a traffic study showing a level of surface analysis at the AIA/ Julia Street intersection.

We represent all 178 of our residents in asking you to deny this request as presented. We are stewards of this small barrier island and it is our responsibility to stop bad land use. Thank you for your consideration.

Respectfully submitted,

Ocean Village Board of Directors

John Haag: 1743 Ocean Village Drive, Fernandina Beach FL 32034 jchaag@gmail.com

Suzanne Doggett: 5290 Sea Chase Drive #5, Fernandina Beach FL 32034 suzdog@gmail.com

Patricia Goeke: 1773 Village Court, Fernandina Beach FL 32034 pgoeke1123@gmail.com

Leon Kumpe: 5136 Sea Chase Drive #5 Fernandina Beach FL 32034 lwkumpe@comcast.net

Loyd Pakradooni: 1839 Atlantic Place, Fernandina Beach FL 3234 lpakradooni@gmail.com

Sea Chase Condominium Association Board of Directors

-

Lee Sessions: 5276 Sea Chase Drive #5 Fernandina Beach FL 32034 leesessionsjr@gmail.com

Sue Burke: 5158 Sea Chase Drive #3 Fernandina Beach FL 32034 beachburke@bellsouth.net

Peggy McCurry: 5284 Sea Chase Drive #5 Fernandina Beach FL 32034 pegmccurry@gmail.com

Andrea Speight: 5142 Sea Chase Drive #5 Fernandina Beach FL wsp87586@gmail.com

Leon Kumpe: 5136 Sea Chase Drive #5 Fernandina Beach FL 32034 lwkumpe@comcast.net

Doug McDowell

From: Thad Crowe
Sent: Saturday, January 29, 2022 12:19 PM
To: Doug McDowell
Subject: FW: Concern about the 5456 FCH Development - P&Z to discuss Feb. 1

From: WANDA WARNER <wandawarn@aol.com>
Sent: Thursday, January 27, 2022 1:25 PM
To: betsie.huben@gmail.com; chigginbotham66@gmail.com; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; arnoldwaynegwen@gmail.com; joseph.zimmerman@zimmermangroup.net; Phil@acrfl.com; Barryholloway3077@gmail.com; cameron@performanceadvisorsllc.com; bluet@duvalschools.org; dan.morris@apextechnology.com; toddericksen@yahoo.com; Taco Pope <tpope@nassaucountyfl.com>; Thad Crowe <tcrowe@nassaucountyfl.com>
Cc: Klynt Farmer <kfarmer@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>
Subject: Concern about the 5456 FCH Development - P&Z to discuss Feb. 1

Dear Sirs and Madams:

Though we are not opposed per se to the proposed construction of condos and a business at 5456 First Coast Highway (FCH), it is troubling to see that substantial protective canopy will be lost, much of it gone forever to make room for the new structures and stormwater pond.

Our concerns:

- It would take upwards of 100 years and more for replacement trees to reach the size of the existing oaks.
- That presumes the effects of climate change won't interfere with the new trees' ability to grow and flourish, which could happen.
- The Summer Beach area will be deprived permanently of considerable protective canopy where FCH meets Julia Street/Amelia Island Parkway, leaving homeowners and businesses more vulnerable to hurricanes and other volatile weather.
- The whole county will be deprived of the beauty that greets residents and visitors when they travel on what might be the most beautiful road in Nassau. It never fails that our guests are awestruck (as are we) when riding under that canopy. Amelia Island Parkway is the county's pride and joy.

To its credit, the county has adopted vigilant practices to protect the canopy, recognizing many critical communal benefits from the island's maritime forest. After reviewing the staff report on the FCH development under consideration, the developer's documentation and the county's tree ordinance that takes effect next week, we wish to pose the following questions:

- The staff report notes that 53% of the trees' DBH inches will be saved, but how many of the lost inches will come from the removal of older, glorious trees? The ones that have endured decades of wind and storms to stand above the others?
- For trees targeted for removal -- especially the glorious ones -- are you satisfied that all steps have been taken to try to save them? That the placement of a driveway, a condo building or the commercial building can't be shifted one way or another to save a magnificent specimen(s)? That a driveway can't be eliminated? That in some cases, limbs could be cut back rather than whole trees removed? Each rescued tree makes a difference.
- Could prized trees be saved if the 15 proposed condos were reduced in number to 14 or 13 or...? We ask that question with a personal awareness of the impact that would have on a developer. We would not contemplate this question except the county and community are in agreement that the canopy's preservation is of vital importance to Amelia Island's future. We agree.

Thank you.

Wanda Warner & David Tober

8 Marsh Hawk Road Amelia Island

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Doug McDowell

From: Thad Crowe
Sent: Saturday, January 29, 2022 12:48 PM
To: Doug McDowell
Subject: FW: Project at A1A, the Parkway and Julia Street

From: Russell Jahn <russelljahn@bellsouth.net>
Sent: Thursday, January 27, 2022 7:33 PM
To: toddericksen@yahoo.com
Cc: cameron@performanceadvisorslic.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Project at A1A, the Parkway and Julia Street

Dear Planning & Zoning Board,

Zoning changes should only be considered if the change benefits the surrounding area and the residents who live there. This potential change would provide absolutely no benefit to this island but would also severely impact the residents who live in the surrounding areas, help to destroy an important canopy road, and, of course, continue to increase traffic and congestion. It would be an unnecessary and undesirable plan to a very busy intersection that is critical to our uniqueness and attraction. I urge you not to approve the plan.

Thank you,

Ingeborg Jahn
1257 Mission San Carlos
Fernandina Beach, FL 32034

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Doug McDowell

From: Planning Info
Sent: Friday, January 28, 2022 11:25 AM
To: Doug McDowell
Subject: FW: Application FD21-001

From: PAUL HOWARD <paullh@icloud.com>
Sent: Friday, January 28, 2022 11:21 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application FD21-001

Hello,

What type of Multi-family units are being planned by the developer? What retail price point? What plans are there for traffic on first coast highway? Should the developer be responsible for a round about to ease/slow traffic?

Thank you,

PAUL HOWARD

352-427-6055 c
paullh@icloud.com

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Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Friday, January 28, 2022 11:30 AM
To: Doug McDowell
Subject: Fwd: Proposed Variance re Julia Street

Barry

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

From: Helen Sessions <heb621@comcast.net>
Date: Fri, Jan 28, 2022, 11:20 AM
Subject: Proposed Variance re Julia Street
To: <jmartin@nassaucountyfl.com>, Aaron C. Bell <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>

I write in opposition to the variance proposed for the property at the corner of Julia Street, the Amelia Island Parkway, and First Coast Highway.

Both residents and visitors enjoy the beauty of Amelia Island , much of that beauty derived from the treasured live oak trees. The granting of this variance would jeopardize a number of the live oak trees on this parcel of land through their outright destruction to make way for the proposed development or their death by incursion of the development on their root systems.

The canopy roads are one of the draws of Amelia Island. The development proposed here is unneeded and would be detrimental to the canopy, all for the profit of the developers.

I urge you to save Amelia Island's precious heritage by denying this variance.

Thank you for your consideration.

Best regards,

Helen Sessions
Sea Chase resident

Sent from my iPhone

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Saturday, January 29, 2022 2:40 PM
To: Doug McDowell
Subject: Fwd: Project at A1A, Parkway & Julia St

Barry

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

From: Dana Zielinski <dpzielinski@gmail.com>
Date: Sat, Jan 29, 2022, 2:37 PM
Subject: Project at A1A, Parkway & Julia St
To: <jmartin@nassaucountyfl.com>, Aaron C Bell <acbell@nassaucountyfl.com>, Jeff Gray <jgray@nassaucountyfl.com>, Thomas R Ford <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, Betsie Huben <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, Jimmy L. Higginbotham <Chigginbotham66@gmail.com>, Barry Holloway <barryholloway3077@gmail.com>, Wayne Arnold <waynegwenarnold@comcast.net>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, Thad Crowe <tcrowe@nassaucountyfl.com>, Taco Pope <tpope@nassaucountyfl.com>

Dear Nassau Co Leaders,

We are writing to ask that when deciding on this issue you will strongly consider the impact your decision will have on this beautiful island:

1. Our Trees- Amelia Island is known for the beautiful oak trees and the canopy they make over the roads. This development will remove trees we can ill afford to lose- neither aesthetically nor environmentally.
2. Expense of either a red light or traffic circle- Attempting to exit Julia onto First Coast Highway is getting more difficult with each new development. The Enclave is adding more units which equates to more cars. Something will have to be done in the near future to address this and it will fall on the already overtaxed current residents of Nassau County, not the developers.
3. Our Wetlands- the protection of our wetlands is ultra-important for flood prevention and wildlife protection. The map of this property shows wetland that will be impacted. **Flooding on this property occurs after heavy rainfall. This is documented in the Nassau County Vulnerability Study of April 2020.**
4. This property is the gateway to American Beach, a historic treasure. It certainly deserves better than this.

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 development 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

Respectfully submitted,

Tommy and Dana Zielinski

Taxpayers and Registered Voters

1799 Arbor Dr.

Doug McDowell

From: Planning Info
Sent: Monday, January 31, 2022 8:26 AM
To: Doug McDowell
Subject: FW: Application No. FD21-001 Pubic Comments

From: DANIEL MEIER <djmeier25@msn.com>
Sent: Saturday, January 29, 2022 5:20 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application No. FD21-001 Pubic Comments

Planning Department

As a property owner and resident near the aforementioned proposed action, I would strongly recommend that the Planning Board and Board of County Commissioners require that a roundabout traffic control replace the current intersection of First Coast Highway and Julia Street. Entering First Coast Highway from Julia Street is already a dangerous undertaking. Additional traffic and congestion will undoubtedly ensue from this development, making the intersection even more dangerous. Nearby intersections on First Coast Highway to the north and south, at David Gregory Drive, Amelia Village Circle, Beach Lagoon Road, and Fletcher Avenue have been changed to roundabouts in recent years to address this same problem.

Sincerely,

Dan Meier and Jan Meier
4800 Amelia Island Parkway
Fernandina Beach, FL

djmeier25@msn.com

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

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Sunday, January 30, 2022 11:53 AM
To: Doug McDowell
Subject: Fwd: Project at A1A, the Parkway and Julia Street

Barry

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

From: Jennifer Wade <jwade2589@gmail.com>
Date: Sun, Jan 30, 2022, 11:04 AM
Subject: Project at A1A, the Parkway and Julia Street
To: <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>

Dear County Commissioners and Planning and Zoning Board Members,

I am a resident of Amelia Island. I live off of Amelia Island Parkway at San Remo Dr. I grew up here when it was called Fernandina Beach and when I graduated from high school, I served 28 years in the Air Force. In May of 2019, I was able to finally return to my home.

A lot has changed about my lovely island home since I left. I was able to visit a few times, but not much in the last 15 years. I used to travel down Fletcher Avenue and see the ocean all along the way. I am unable to do that now. Everywhere I look there are high rises or huge houses. I used to be able to travel from one end of the island to the other end in 10 minutes or less. Now it takes 15-20 to get downtown on a slow day.

I moved out to the south end because it was the least developed and I could ride my bike a short distance and see the beach. I can also ride or walk on the paths and see foliage, greenery, and plants, which are some of the things I used to see all over the island. The downside to living off of Amelia Island Parkway is the traffic. Just because the signs say to go slow doesn't mean the people driving cars or motorcycles pay attention to it. When you do get onto the parkway and head to A1A, it can take you 3 to 5 minutes to turn onto A1A. The traffic is very heavy most of the time and you have to really hit the gas to get out safely.

There is a constant proposal to change the Future Land Use Map at 5456 First Coast Highway that will have a huge negative impact on this end of the island as well as the entire county. There are so many things it will impact including, but definitely not limited to the tourism industry. Much of Amelia depends on this for their livelihood. More land removed, more high rises, more traffic, less vegetation and more cement, less access to the beach, and much more use of the overextended utilities. Access off the island, if it should become necessary, will be compromised and another blow to the environment.

The main reason that Amelia Island has always been such a wonderful place to visit and bring family and to live is slowly being destroyed. Fishermen loved to drive down the beach to fish and that is slowly being taken away. People love to walk on the beach and look for shells, and watch the beautiful sunrise and sunset. Slowly, places for them to go to enjoy this are being taken unless they own beach property. Beautiful Amelia Island is becoming another Hilton Head except much worse as we will have lost our public beach. The old residents of Fernandina and Amelia Island and their descendants can't afford to live here anymore. Taxes keep getting higher to pay for all the necessary things that are needed when there are so many residents.

There needs to be a research-based understanding of the capacities of Amelia Island before we completely destroy its environmental, social, and economic sustainability. Please deny the requested change to the County FLUM and look to

creating a sustainable and affordable foundation for Amelia Island and all of the county. We can continue with tourism, but not ruin what's left of the beautiful attractions we have and we can take care of our environment for the generations to come.

Respectfully submitted,

Jennifer Wade

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Sunday, January 30, 2022 12:25 PM
To: Doug McDowell
Subject: Fwd: Please Vote NO on Project at A1A, the Parkway and Julia Street

Barry

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

From: **Jan Cote-Merow, Computer Coach** <jcotemerow@yahoo.com>
Date: Sun, Jan 30, 2022, 11:59 AM
Subject: Please Vote NO on Project at A1A, the Parkway and Julia Street
To: jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>, Phil@acrfl.com <phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <betsie.huben@gmail.com>, Dan.Morris@apextechnology.com <dan.morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <joseph.zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>, toddericksen@yahoo.com <toddericksen@yahoo.com>, Klynt Farmer <kfarmer@nassaucountyfl.com>, Tom Ford <tford@nassaucountyfl.com>, jgray@nassaucountyfl.com <jgray@nassaucountyfl.com>, John Martin <jmartin@nassaucountyfl.com>, Aaron Bell <acbell@nassaucountyfl.com>

From: Jan Cote-Merow
Fernandina Beach, FL
904 583 2870

I am respectfully asking all of you for your assistance in voting down this project for the following reasons:

1. **Amelia Island Parkway is a canopy road.** Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. **Those canopy trees belong to all of us** and they have no right to destroy them. They cannot be allowed to destroy trees for their convenience. The trees and the required buffer must be respected.
2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.
3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand

storm winds, nor can it protect the parcel from flooding, from the hazards of storm surge or sea level rise. The Balmoral study of Vulnerability in the County stresses the fact that the island is highly vulnerable to even a Category 1 hurricane storm surge.

4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Sincerely, Jan Cote-Merow

Doug McDowell

From: Planning Info
Sent: Monday, January 31, 2022 8:25 AM
To: Doug McDowell
Subject: FW: Application for Development of Property at end of Amelia Island Parkway (No. FD21-001)

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

From: Gary Pond <garypond1@aol.com>
Sent: Sunday, January 30, 2022 4:43 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: toddericksen@yahoo.com; Phil@acrfl.com; cameron@performanceadvisorsllc.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: Application for Development of Property at end of Amelia Island Parkway (No. FD21-001)

Good afternoon - I am the current president of the BOD of the 4999 Parkway Community Association, our entrance being located directly on the Amelia Island Parkway across from the Summer Beach Village. Although I am out of town at the moment and will not be able to attend the meeting, I would like to provide some input regarding the proposed development.

I have lived in the 4999 Parkway subdivision for nearly 29 years now, and have seen much growth during that time - some good and some bad. I do understand that there are inherent, and necessary, rights for all property owners in this county and state. However, making changes to existing land rules and regulations that benefit few while causing undue hardship to many is not acceptable in my opinion.

For those of you who do not live on the Parkway, it has become very dangerous to cross as a pedestrian - particularly in front of our neighborhood - due to the high usage and frequent excessive speeding. One of the reasons for this is that this section of road is used as a cut-through for folks trying to avoid the traffic circle in front of Harris Teeter, and since the asphalt on this section was repaired a few years ago it is now a super-speedway of sorts. Changing zoning requirements that would result in adding any additional housing/vehicles to this already congested situation would not be responsible.

Additionally, turning left onto A1A from Julia Street in a vehicle is a scary and tricky endeavor. This situation will also surely be worse if excessive development on this lot is allowed.

Lastly, any loss of mature trees resulting from the proposed changes is a significant concern as we will never recover those. This island has suffered enough from unplanned development.

Thank you for your time and attention,
Gary Pond, 4999 Parkway Association President
1778 Hammock Drive, Amelia Island, FL

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Doug McDowell

From: Wayne Gwen Arnold <arnoldwaynegwen@gmail.com>
Sent: Monday, January 31, 2022 9:51 AM
To: Doug McDowell
Subject: Fwd: Letter attached on Artisan Homes/J.H.Cobb Properties

Sent from my iPad

Begin forwarded message:

From: "John C. Holloran" <holloran@aol.com>
Date: January 31, 2022 at 9:35:47 AM EST
To: toddlericksen@yahoo.com, Phil@acrfl.com, cameron@performanceadvisorsllc.com, betsie.huben@gmail.com, dan.morris@apextechnology.com, chigginbotham66@gmail.com, Barryholloway3077@gmail.com, arnoldwaynegwen@gmail.com, bluet@duvalschools.org, joseph.zimmerman@zimmermangroup.net, Morris.linda9@gmail.com, tcrowe@nassaucountyfl.com, tpope@nassaucountyfl.com
Subject: Letter attached on Artisan Homes/J.H.Cobb Properties
Reply-To: "John C. Holloran" <holloran@aol.com>

Please review the attached and take into consideration tomorrow evening.jh

John C. Holloran, Esquire
5090 Spring House Circle
Harrisonburg, VA 22802
540-433-7890
Fax: 540-830-2468
SuperLawyer, Criminal Defense
Legal Elite, Virginia Business Magazine

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THE LAW OFFICE OF
JOHN C. HOLLORAN, ESQ.
ATTORNEY AND COUNSELLOR AT LAW
www.holloran.us ♦ PHONE: 540.433.7890

JOHN C. HOLLORAN

holloran@aol.com

January 31, 2022

Dear Board Member:

The purpose of this correspondence is to register my objection to the request by Artisan Homes/J.H. Cobb properties to build their project near the intersection of Julia Street and First Coast Highway.

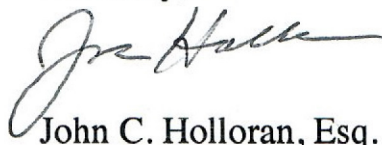
We purchased our home for the beauty and quietude provided by the beautiful canopy road on the South end of the island. We live on 1783 Hammock Drive, about 1 mile from the proposed building site.

In my opinion, I think the size of this proposal, the destruction of the native trees, the issues it will cause with stormwater drainage and the loss of protection from future storms augurs a firm "No" to the developer. I don't think those canopy trees should be touched in any way; they are too historic and majestic to let commercialization of that area take place.

I believe strongly that the urbanization of the South End of the Island should not give way to this kind of developer and development. I am currently in Virginia and headed down there this week, otherwise I would be at the meeting to let my voice be heard.

Please say NO to this development proposal.

Sincerely,



John C. Holloran, Esq.

Doug McDowell

From: Planning Info
Sent: Monday, January 31, 2022 9:55 AM
To: Doug McDowell
Subject: FW: Public Comment on the Development of A1A, Amelia Island Parkway, and Julia Street

From: Morgan Granger <granger.m11@gmail.com>
Sent: Monday, January 31, 2022 9:42 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: toddericksen@yahoo.com; Phil@acrfl.com; cameron@performanceadvisorsllc.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>; Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>
Subject: Public Comment on the Development of A1A, Amelia Island Parkway, and Julia Street

Good morning County Staff, Commissioners, and Board Members,

I am writing in opposition to the proposed development of the property located at the intersection of A1A, the Amelia Island Parkway, and Julia Street on Amelia Island in Nassau County, FL (Tax Parcel ID:00-00-30-0820-0006-0010). I believe my husband has already provided some of his input, however, I am a historic preservation professional with experience in environmental planning, city planning, and floodplain management and would like to provide my personal feedback drawn from professional experience.

I would also like clarification on the following:

1. Which tree ordinance will dictate the preservation and removal of trees on the property? (Current expiring on 02-06-2022, or new effective 02-07-2022)
2. What is the actual square footage of retail space which has been approved? The physical letter I received stated 7,000 square feet while the Staff Report for the application states 4,500 square feet.

I understand the property is a parcel within an approved and amended PUD development and will inevitably be developed. However, as an adjacent property owner, I have several concerns for the plans currently under consideration.

First and foremost is the preservation of trees. It is my understanding that the property owner will attempt to remove trees which lie on the public right of way outside of their parcel boundary. This is unacceptable. These trees belong to the public as a whole and are significant contributors to the canopied roadways which are specifically protected under the County's Tree Ordinances, both the current and the revised ordinance taking effect on February 7, 2022. I understand this is being considered a separate matter and will be heard in March 2022.

I understand that the proposed project complies with the requirements of the current tree ordinance as described in the Staff Report. Simply because it complies with the requirements does not mean approval is the right decision. Removal of these trees diminishes the character of the canopied road and one of two main entrance roadways to the National Register listed American Beach district. Removal additionally alters the land's water absorption, removes valuable

habitat for wildlife (we have active bald eagle nests in the immediate area), and impacts the level of shadiness thereby reducing the cooling effect trees provide.

The subject property regularly has standing water, especially following larger rain events. Although the property is in a Flood Hazard Zone X the property directly opposite is an AE with base flood elevation of 7 feet. We are all well aware how often flood maps change and we cannot deny that sea levels are rising. Therefore, the likelihood of the subject parcel becoming a significant area of flooding is eminent. Removing trees and paving a large portion of the property with impermeable surfaces will exacerbate this problem. Requiring elevated structures and water diversion will protect the property but will push water onto adjacent properties many of which have older structures which are not significantly elevated.

The plans show a large retention pond to mitigate water runoff, however, there are much better solutions to prevent runoff to adjacent properties and pooling on the property. These include the preservation of more trees. Tree replanting with appropriate species (Did you know that palm trees absorb as much water as grass occupying the same amount of ground level in square footage? This makes palms a horrible option for replanting but they are commonly accepted as mitigation or replacement. Similarly a mature live oak absorbs approximately 92 pounds of carbon each year compared to a palm's less than 1 pound.) Water can also be mitigated by requiring permeable or semi permeable pavements and green roofs. Please consider requiring these types of environmentally friendly options; and if they are required please assure they are enforced for years to come.

The plans show two curb cuts along the Parkway. It has been rumored that the applicant wishes to also install a curb cut to A1A thus crossing the multi purpose path. This is unnecessary and ridiculous as there are already many vehicular crossings. The path is regularly used by people of all ages and adding an unnecessary transect risks the lives of those utilizing this wonderful feature.

The proposed commercial space and additional residential units will increase traffic along the Parkway and A1A. It is already difficult to turn left across A1A and adding more people is not the solution. Additionally, the Montessori School is across the Parkway and increasing traffic in an area with young children is never a good idea.

I would also like to point out the future land use map (FLUM) has this area designated for solely commercial use. A single story commercial only space fit within the mature trees feels more appropriate to the site given these considerations.

Again, I understand that development of the property will occur despite the public input, however, I believe there is a better option for the property particularly in regard to tree preservation and water management. I hope that the P+Z Board and County Commissioners consider the application carefully and are able to reach a reasonable solution which protects our natural environment while allowing for a smaller development effort on the property.

Thank you for your time and consideration.

Morgan Granger, MSHP, MA
granger.m11@gmail.com
704.737.4305

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Doug McDowell

From: Planning Info
Sent: Monday, January 31, 2022 10:00 AM
To: Doug McDowell
Subject: FW: Application # FD21-001 Changing current zoning at 5456 First Coast Hwy, Fernandina Beach

From: Randy Brintnell <rrbrintnell@yahoo.com>
Sent: Monday, January 31, 2022 9:59 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Application # FD21-001 Changing current zoning at 5456 First Coast Hwy, Fernandina Beach

We are opposed to changing the current zoning at 5456 First Coast Highway, Fernandina Beach, FL that would allow 15 multi-family residential units at that location. We drive by that area many times every week of the year and we have seen a large increase in the traffic on First Coast Hwy, particularly in the area under discussion. The access to First Coast Hwy from Julia Street is already very difficult and adding multi-family units on Julia would result in increased traffic making it even more difficult and more dangerous. Accordingly we ask that the requested zoning change be denied.

Sincerely,

Randy Brintnell and Marla Miller
4440 South Fletcher Avenue
Fernandina Beach, FL

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Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 31, 2022 10:35 AM
To: Doug McDowell
Subject: Fwd: Proposed Development at A1A, the Parkway and Julia Street

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

Subject: Proposed Development at A1A, the Parkway and Julia Street

From: Jim Comisky <jim.comisky@gmail.com>

Sent: Monday, January 31, 2022, 10:04 AM

To:

Toddericksen@yahoo.com, Phil@acrfl.com, cameron@performanceadvisorsllc.com, Betsie.Huben@gmail.com, Dan.Morris@apextechnology.com, chigginbotham66@gmail.com, Barryholloway3077@gmail.com, arnoldwaynegwen@gmail.com, bluet@duvalschools.org, Joseph.Zimmerman@zimmermangroup.net, Morris.linda9@gmail.com, tcrowe@nassaucountyfl.com, tpope@nassaucountyfl.com, Anita Comisky <acomisky@gmail.com>

CC:

Dear Planning Board Members:

We are 9 year residents of Amelia Island and 7 of those years on Amelia Parkway at 4999 Parkway now called Ocean Hammocks.

We are definitely opposed to the proposed development for the following reasons:

1. The Parkway is a beautiful canopy street that will be greatly diminished by the cutting of substantial trees at the proposed site
2. The Parkway over the last 7 years has become very busy with a significant amount of traffic that makes it difficult to get out of our subdivision.
3. For all the years we have been here the property for the proposed development has had substantial standing water. Where does all that water go if the development is completed. What are the developers plans for this?
4. The Julia and Buccaneer Trail intersection is a major one at this end of the island. It is already difficult and hazardous to get out into traffic. The amount of new housing at this site will make the intersection even more difficult and dangerous to navigate.
5. American Beach is an historic site and this is the gateway to American Beach. This will significantly diminish the ambiance and accessibility to this area.

Thank you for your consideration on this issue

Jim and Anita Comisky
1776 Hammock Drive
Amelia Island, FL 32034

Doug McDowell

From: Planning Info
Sent: Monday, January 31, 2022 11:42 AM
To: Doug McDowell
Subject: FW: Subject Application No: FD21-001

From: Trey Carol Underhill <cunderhill3@msn.com>
Sent: Monday, January 31, 2022 11:40 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Cc: Klynt Farmer <kfarmer@nassaucountyfl.com>; Tom Ford <tford@nassaucountyfl.com>; Jeff Gray <jgray@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; John Martin <jmartin@nassaucountyfl.com>
Subject: Subject Application No: FD21-001

DATE: January 31, 2022

TO: Dept of Planning and Economic Opportunity

CC: Nassau County Commissioners

REF: 5456 First Coast Hwy, Fernandina Beach, FL 32034

Parcel ID# 00-00-30-0820-0006-0010

Application #: FD21-001

As full-time residents of Amelia Island, we are writing to object to the proposed zoning change for the subject property. Our reasons for this objection include:

1. Most of the site appears to be located in a wetland area with a draining problem with an abundance of mature oak trees that will have to be removed. Times have changed and we need to protect our environment and not give in to developers who only have one motive. Have them donate the site to a land conservation entity and while they are at it have them remove or renovate that eye sore of a trailer already on the land.
2. Traffic is horrible at the intersection of Julia and First Coast Highway. Additional homes at this site will just further delay traffic access to First Coast Highway. A combination of 7,000 sq ft of commercial and office space and 15 multifamily residential units is too much for this area. Additionally, plenty of used commercial space is available in the area. Why do we need to add any more new buildings?
3. Just review the Enclave Development (right down the road from this development) to get an idea of what Artisan Homes, LLC really does in building a development. Many mature trees were torn down to build the development. Additionally, the trail they recently built to the beach removed and or destroyed more trees.

Some trees are so badly damaged, that they will need to be removed before they begin to fall over on the path and possibly injure people. Will the new Amelia Island Tree Ordinance effective Feb. 7, 2022 be enforced?

The location should not be changed from commercial to high density residential. After looking into this matter further they want to change the setback and remove some trees to make the proposed plan work for them. Just Say No. Initial setback requirements were established to maintain a constant look for the area. If they have already purchased the property, they can always donate or gift the property to the county for a wetland area and/or just remodel the current building on the site to current codes. In many areas of Florida if a developer wants to build, they must provide a service to the area.

We, the local residents, are not receiving anything from this developer to encourage you to move forward on this project. However, if you do move forward with this then say no to any setback changes, reduce the quantity of homes being proposed, no oaks to be removed, maintain the wetland as it exists today. Lastly, have the builder/developer fund pay the entire cost for a traffic circle at the intersection of Julia and First Coast Highway.

Additionally, why can't I view the proposed site plan on your website? I heard they have requested to the highway department for an entrance on First Coast Highway. Is that true?

Thank you,

Charles and Carol Underhill

1768 Village Court

Fernandina Beach, FL 32034

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Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 31, 2022 11:48 AM
To: Doug McDowell
Subject: Fwd: Proposed Development Julia Street and First coast Highway. Amelia Island.

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

Subject: Proposed Development Julia Street and First coast Highway. Amelia Island.

From: PHILIP SCHNEIDER <dpschneider@comcast.net>

Sent: Monday, January 31, 2022, 11:15 AM

To:

Phil@acrfl.com,Betsy.Huben@gmail.com,Dan.Morris@apextechnology.com,chigginbotham66@gmail.com,Barryholloway3077@gmail.com,arnoldwaynegwen@gmail.com,Bluet@duvalschools.org,Joseph.Zimmerman@zimmermangroup.net,Morris.linda9@gmail.com,tpope@nassaucountyfl.com

CC:

Planning and zoning commission,

Please vote nay to the proposed development at Julia Street and First Coast Highway, South Amelia Island, by Artisan Homes.

This was defeated before and needs to be defeated again. There are numerous reason that development is bad for the area.

1. Infrastructure. Water/sewer. Can my water pressure get any lower? Traffic and roads. Have any of you been on First Coast Highway 8am on a weekday? The past 10 years I come onto First Coast Hwy from Julia/Al Parkway. The increase and difficulty turning left is horrible. Next thing you will want a light! The increased traffic on the 30 mph Stretch of Amelia Island Pkwy. Between Ritz and Julia is overwhelming to the point of becoming unsafe.

2. Environment. Our beautiful tree canopied road is in jeopardy. The idea that you will allow tree cutting is unacceptable. The canopy roads are special on Amelia Island for residents and tourists. They belong to the public and not a developer.

The South end of Amelia Island is a maritime forest. Our trees are our protection from hurricanes. This was evident after Matthew comparing the damage to the north end of the island to the south end.

3. Benefit. What do the residents of South Amelia Island gain from this? Retail space. Can't fill the empty spaces that are available. More homes and people is not progress. More cars and traffic is not progress... stress on our natural unique environment is not progress.

I challenge each of you to please come and look for yourself. This property is full of water after a hearty rain. It backs up on commercial property and is close to historic areas. There is no Benefit to the residents for this development. I have lived at this address since 1997. There has been good development and progress. This is not.

As planners you are to protect our community, not allow outsiders to profit for profit sake. Please do not allow this travesty. This is Bad Land Management.

Thank you for you time and service.

Philip Schneider

Deborah D. Schneider

1801 Ocean Village Place
Amelia Island, Florida

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 31, 2022 2:47 PM
To: Doug McDowell
Subject: Fwd: Amelia Island Parkway

Barry

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

From: Andrea Hoffman <andrea Hoffman1@yahoo.com>
Date: Mon, Jan 31, 2022, 12:31 PM
Subject: Amelia Island Parkway
To: Toddericksen@yahoo.com <Toddericksen@yahoo.com>, Phil@acrfl.com <Phil@acrfl.com>, cameron@performanceadvisorsllc.com <cameron@performanceadvisorsllc.com>, Betsie.Huben@gmail.com <Betsie.Huben@gmail.com>, Dan.Morris@apextechnology.com <Dan.Morris@apextechnology.com>, chigginbotham66@gmail.com <chigginbotham66@gmail.com>, Barryholloway3077@gmail.com <Barryholloway3077@gmail.com>, arnoldwaynegwen@gmail.com <arnoldwaynegwen@gmail.com>, bluet@duvalschools.org <bluet@duvalschools.org>, Joseph.Zimmerman@zimmermangroup.net <Joseph.Zimmerman@zimmermangroup.net>, Morris.linda9@gmail.com <Morris.linda9@gmail.com>, tcrowe@nassaucountyfl.com <tcrowe@nassaucountyfl.com>, tpope@nassaucountyfl.com <tpope@nassaucountyfl.com>

I am writing to object to the Artisan proposal to carve two driveways into the Canopy Road. This proposal would impact both the safety and aesthetics of a prized area.

Thank you for protecting the beauty of Amelia Island.

Sincerely,

Andrea Hoffman
8360 Sanctuary Lane
Amelia Island

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Monday, January 31, 2022 2:47 PM
To: Doug McDowell
Subject: Fwd: Proposed Development

Barry

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

From: **William Foster** <whf1774@gmail.com>
Date: Mon, Jan 31, 2022, 12:58 PM
Subject: Proposed Development
To: <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>
Cc: Gary & Nancy Pond <GaryPond1@aol.com>

January 31, 2022

Members of the Planning and Zoning Boards,

The mission of the planning and zoning board is to serve and listen to the community. We ask that you, please, listen to us now.

Artisan Homes/J.H.Cobb Properties is requesting a change in zoning to build up to 7,000 square feet of commercial and office space. In addition they want to build 15 multifamily residential units at 5456 First Coast Highway. This change actually puts a burden on the people who live in this community.

Spot zoning changes only hurt this tranquil area by increasing traffic and congestion and by removing our beautiful canopy trees. This would be a direct contradiction to the county's Comprehensive Plan. A zoning change allowing more commercial development would dilute the integrity and serenity of this special neighborhood. There is enough commercial use going on in the area and another establishment is not needed nor necessary.

We humbly request that you deny the request for the expansion into this residential area and curtail increasing commercial development on the South end of Amelia Island.

Sincerely,

Bill and Mary Foster, 1774 Hammock Drive, Amelia Island, FL 32034

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, February 1, 2022 8:13 AM
To: Doug McDowell
Subject: Fwd: The Artisan project - Amelia Island

Barry

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

From: **Jiri Tulpa** <jgtulpa@gmail.com>
Date: Mon, Jan 31, 2022, 9:18 PM
Subject: The Artisan project - Amelia Island
To: <jmartin@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>, <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwaynegwen@gmail.com>, <Joseph.Zimmerman@zimmermangroup.net>, <bluet@duvalschools.org>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>

Michelle Davidson & Jiri Tulpa
2022
95024 Barclay Place Unit 1
Fernandina Beach, FL 32034
251-786-5055 251-786-5514
Mdavidson61@gmail.com jgtulpa@gmail.com

January 31,

To Whom It May Concern,

I am writing this email concerning the Artisan Project at A1A, Julia Street, and Amelia Parkway.

My husband and I bought our retirement home at Harrison Cove Villas this past July. After searching for the past six years, we decided on Amelia Island. We fell in love with the beautiful canopy roads, the foliage-lined trails leading to the beaches, and the local wildlife. Not to mention the moderate temperatures due to all the trees and foliage. Best of all, the quiet neighborhoods of the South End create the tranquil and quaint home we had been searching for.

We are very worried and upset that our paradise is possibly being redeveloped and eventually ruined by the Artisan project.

The amazing trees on the canopy roads are centuries old and belong to the public and are special to Amelia Island. It is our responsibility as residents of Amelia Island to protect them and do everything in our power to preserve these for future generations. No one, or no company, has the right to come in and destroy them. This operation cannot be allowed to destroy the trees and environment for their convenience, development or profit.

The mere fact that the Artisan Project wants to remove ancient trees and fauna and in their place leave a minimal amount of trees around the circumference of the parcel is absolutely dangerous for our island and neighboring residential neighborhoods. We need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc. A line of trees around the circumference of the parcel cannot withstand storm winds, nor can it protect the parcel from flooding, from the hazards of storm surge or sea level rise. This action will leave the island highly vulnerable to even a Category 1 hurricane storm surge.

This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on the island.

Thank You for time on hearing my husband and I out.

Doug McDowell

From: Thad Crowe
Sent: Tuesday, February 1, 2022 9:08 AM
To: Doug McDowell
Subject: Fwd: New Development

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From: Robin Ferrante <robin.p.ferrante@gmail.com>
Sent: Tuesday, February 1, 2022 8:58 AM
To: John Martin; Aaron C. Bell; Jeff Gray; Tom Ford; Klynt Farmer; toddericksen@yahoo.com; Phil@acrfl.com; cameron@performanceadvisorsllc.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluett@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe; Taco Pope; Leah Sumner; Mike Sumner
Subject: New Development

February 1, 2022

Dear Gentlemen:

For over thirty years our family (and extended family) has been visiting and enjoying Amelia Island. Like our family, Amelia has grown over the years. The reason we have continued to choose Amelia for family relaxation, recreation and even an upcoming wedding is because its growth have been appropriately managed - roads were not widened; trees were not cut; natural habitats were protected; and developments were discreet. The proposed development at the corner of Amelia Island Parkway and First Coast Highway contradicts all of these standards. This intersection is already difficult and dangerous – turning both off and onto Amelia Island Parkway. The intersection and a portion of the roads will have to be enlarged. The trees on the site are beautiful and mature. The scope of the project will require removal of a number of trees and place stress on remaining trees. The trees are also an important part of the canopy feature of Amelia Parkway as visitors travel away from the more commercial areas. This site is low and damp. Extensive ecological studies should be conducted (and made public) as to the impact on any plant and/or animal life on or around the property. Finally, nowhere along Amelia Parkway or First Coast Highway can you readily see multi resident developments. The proposal is in no way in keeping with existing development. If approved, precedent is set for future development, most obviously on the opposite side of this same intersection.

Please do not approve the proposed development of this site. Your decision will have a significant impact on the future development of Amelia Island.

Sincerely,

/s/ *Michael E*

/s/

Leah F. Sumner

Michael E. Sumner
Leah F. Sumner

Doug McDowell

From: Barry Holloway <barryholloway3077@gmail.com>
Sent: Tuesday, February 1, 2022 8:13 AM
To: Doug McDowell
Subject: Fwd: FD21-001 Summer Beach D-1

Barry

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

From: Terri Rufus <tbrufus@gmail.com>
Date: Tue, Feb 1, 2022, 3:18 AM
Subject: FD21-001 Summer Beach D-1
To: <Toddericksen@yahoo.com>, <Phil@acrfl.com>, <cameron@performanceadvisorsllc.com>, <Betsie.Huben@gmail.com>, <Dan.Morris@apextechnology.com>, <chigginbotham66@gmail.com>, <Barryholloway3077@gmail.com>, <arnoldwayneegwen@gmail.com>, <bluet@duvalschools.org>, <Joseph.Zimmerman@zimmermangroup.net>, <Morris.linda9@gmail.com>, <tcrowe@nassaucountyfl.com>, <tpope@nassaucountyfl.com>, <jmartin@nassaucountyfl.com>, <acbell@nassaucountyfl.com>, <jgray@nassaucountyfl.com>, <tford@nassaucountyfl.com>, <kfarmer@nassaucountyfl.com>

Thank you for the opportunity to provide feedback on the proposed project on Julia Street (FD21-001 Summer Beach D-1). I am a resident in Harrison Cove, located directly across A1-A from the proposed development. I have several concerns.

1. **Protection of the Tree Canopy.** The proposal includes destruction of at least two trees on the canopy road. We must protect this unique and beautiful feature of our neighborhood. This should not be allowed.
2. **Removal of over 100 trees.** This will have a negative impact on the environment and surrounding neighborhoods.
3. **Inadequate description of commercial building use.** What is Artisan planning for this property?
4. **Lack of traffic control.** The intersection of Julia Street, First Coast Highway and Mackinas Circle is extremely dangerous. The Florida Department of Transportation conducted a study in the summer of 2021 and determined the volume of traffic met the requirements for improved traffic control. Fortunately, there have not been many serious accidents here. But it is only a matter of time, especially with the increased traffic from this proposed development. I have witnessed and experienced several near misses involving vehicles, pedestrians, and bikers. If this proposal is allowed to move forward, the developers should be required to install a roundabout or a similar form of traffic control.

Unless all these concerns are adequately addressed, I oppose this proposal.

Sincerely,

Theresa Rufus

Harrison Cove

95247 Mackinas Circle

-

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Doug McDowell

From: Thad Crowe
Sent: Tuesday, February 1, 2022 9:22 AM
To: Doug McDowell
Subject: FW: URGENT SMART approaches to development

From: Kathryn Lauten <kmlauten@gmail.com>
Sent: Tuesday, February 01, 2022 9:19 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>; toddlericksen@yahoo.com; Phil@acrfl.com; cameron@performanceadvisorsllc.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; Thad Crowe <tcrowe@nassaucountyfl.com>; Taco Pope <tpope@nassaucountyfl.com>
Subject: URGENT SMART approaches to development

I implore you to NOT accept Artisan Homes' current proposal to develop the property at Julia and First Coast Hwy. The Canopy on this road needs to be protected for the beauty of the island as well as the environmental importance of the canopy trees. Also, currently this intersection is hard to maneuver for current residents (myself included) due to drainage issues and congestion. There are smart ways to develop and reckless ways. I truly believe after studying the issues that this is not a smart way to develop. PRESERVE the trees, REDUCE the traffic impact, and RESPECT the beauty and necessity of the land. There is no reason to accept this proposal as it is. Push for smart development, PLEASE for the current and future good of our island.

Thank you,
Kathryn Lauten

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Doug McDowell

From: Planning Info
Sent: Tuesday, February 1, 2022 10:14 AM
To: Doug McDowell
Subject: FW: Property corner of Julia Street and First coast Highway

From: Dwight Nash <dogdoc2@comcast.net>
Sent: Tuesday, February 01, 2022 10:01 AM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Property corner of Julia Street and First coast Highway

Dear Sir or Madam,

I own property at The Villas @Summer Beach and am writing in opposition to the proposed development that is slated at Julia Street and First Coast Highway. I believe this development will contribute to an already heavy traffic flow. The development should not be allowed for this reason alone. If the project is allowed to move forward it should be with the understanding that a roundabout at that intersection will be built to minimize traffic congestion and facilitate traffic flow.

Respectfully submittedby,

Dwight M. Nash DVM

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Doug McDowell

From: Cameron Moss <cameron@performanceadvisorsllc.com>
Sent: Tuesday, February 1, 2022 11:02 AM
To: Doug McDowell
Subject: FW: Opposition to rezoning at Julia St. and Amelia Parkway

Cameron Moss, President
Performance Advisors, LLC
812-212-0507
<https://www.linkedin.com/in/cameronmoss/>

From: Chadd Scott <chaddscott@hotmail.com>
Sent: Tuesday, February 1, 2022 10:48 AM
To: John Martin, MBA <jmartin@nassaucountyfl.com>; tford@nassaucountyfl.com; kfarmer@nassaucountyfl.com; toddericksen@yahoo.com; Phil@acrfl.com; Cameron Moss <cameron@performanceadvisorsllc.com>; Betsie Huben <betsie.huben@gmail.com>; Dan.Morris@apextechnology.com; Chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; Joe Zimmerman <Joseph.zimmerman@zimmermangroup.net>; Morris.linda9@gmail.com; tcrowe@nassaucountyfl.com; Taco E. Pope, <tpope@nassaucountyfl.com>; Aaron C. Bell <acbell@nassaucountyfl.com>; jgray@nassaucountyfl.com
Subject: Opposition to rezoning at Julia St. and Amelia Parkway

I understand a rezoning for a parcel at Julia Street and Amelia Parkway is up for consideration again after having been denied numerous times already. I oppose any rezoning of this land for the following reasons:

1. Amelia Island Parkway is a canopy road. Artisan wants to carve out 2 driveways through the canopy. Canopy roads belong to the public and are special on Amelia Island. Developers should be allowed destroy public resources for their convenience. The trees and the required buffer must be respected.
2. This parcel is located on a very busy public intersection that is critical to the character of Amelia Island. The canopied intersection is an entrance to both the Parkway and American Beach. This plan degrades this context and the character of the island. Loss of the character of a place, or "Sense of Place," has been demonstrated by urban planners to initiate economic decline.
3. The design does not take the existing features of the site into account. It still appears that the buildings are placed so as to maximize the elimination of trees. There will be few trees left, even though we need those trees for temperature moderation, protection from erosion, wind protection, stormwater management, etc.
4. This parcel often holds extensive standing water. Adding substantial fill to this parcel will simply push the water to neighboring parcels, as has happened with other parcels on island.

Chadd Charland

3046 B First Ave
Fernandina Beach, FL
770-546-6591

Doug McDowell

From: Cameron Moss <cameron@performanceadvisorsllc.com>
Sent: Tuesday, February 1, 2022 1:24 PM
To: Doug McDowell
Subject: FW: Thoughts in regards to Zoning change requests for 5456 First Coast Highway, Fernandina Beach

Cameron Moss, President
Performance Advisors, LLC
812-212-0507
<https://www.linkedin.com/in/cameronmoss/>

From: Breck DeWitt <cbdewitt@aol.com>
Sent: Tuesday, February 1, 2022 1:08 PM
To: Toddericksen@yahoo.com; Phil@acrfl.com; Cameron Moss <cameron@performanceadvisorsllc.com>; Betsie.Huben@gmail.com; Dan.Morris@apextechnology.com; chigginbotham66@gmail.com; Barryholloway3077@gmail.com; arnoldwayneegwen@gmail.com; bluet@duvalschools.org; Joseph.Zimmerman@zimmermangroup.net; Morris.linda9@gmail.com; tcrowe@nassaucountyfl.com; tpope@nassaucountyfl.com; jmartin@nassaucountyfl.com; acbell@nassaucountyfl.com; jgray@nassaucountyfl.com; tford@nassaucountyfl.com; kfarmer@nassaucountyfl.com
Cc: Breck DeWitt <cbdewitt@aol.com>
Subject: Thoughts in regards to Zoning change requests for 5456 First Coast Highway, Fernandina Beach

Good day Planning & Zoning Board and County Commissioners

Before your Planning & Zoning meeting of February 1st, and subsequent Commissioner's meeting on February 28th, I wanted to provide my thoughts on the development and requested zoning change for 5456 First Coast Highway, Parcel ID# 00-00-30-0820-006-0010.

As a very close neighbor to this property, literally half a block away, I wanted to bring some of my own perspectives and experiences of this area to help inform any decision you make.

- First, I am not opposed to homes being developed there in that 3.21 acre plot of land. Even some commercial space built facing First Coast Highway would not be all that objectionable if concerns are addressed appropriately. It is currently zoned to do that. It's just a matter of how several issues are addressed as to whether it can fit into this quiet end of the Island.
- It should be noted that this property adjoins the employee parking lot of the Ritz Carlton. Because of the regular use of this parking lot, traffic at the intersection of First Coast Highway and Julia Street/Amelia Parkway can get very busy and the Shuttle runs constantly.
 - o Recommendation: before this property is developed, the intersection of First Coast Highway and Julia Street/Amelia Parkway should become a rotary like it is in four other locations already on First Coast Highway and soon over at Buccaneer Trail and Amelia Parkway. This would help alleviate the problem of trying to turn onto First Coast Highway for anyone using Amelia Parkway or Mackinas Gateway. As you know, Amelia Parkway has become a major artery on the south side and trying to turn left onto First Coast Highway has become challenging at times.

- It should be noted that we have a serious speeding problem on the portion of Amelia parkway that runs from the Ritz to First Coast Highway. We see people speeding every day that are doing 45-55 mph in a 30-mph zone.
 - o Recommendation: Put 2 more of the 30 MPH speed signs on Amelia parkway about mid-way between the Ritz and First Coast Highway. There is also space to at least put a temporary speed radar sign on the parkway so people will know how fast they are going. I have clocked, with a radar gun, several every day exceeding 50 MPH and some more than 60 MPH. These cars can't slow down in time for people crossing the numerous cross walks used to get to the other side of the parkway for the sidewalk or, to go to the beach if you are on the west side of Amelia Parkway.

- It would appear that the new zoning request is to change the original zoning of 16 single family homes and a bit of Commercial space and turn that instead into high density multi-family homes.
 - o First, it should be noted that 3.21 acres is not enough space, according to the county building codes, for 16 single family homes and 25,000 sq/ft of commercial space in that acreage. Also, single family homes would need another road to service the homes not directly on Julia Street. That would further reduce the available space.
 - o Recommendation: If the request is to rezone for multi-family homes, it should be only if those can somewhat match the character of the Condos of the neighborhoods of the Villas at Summer Beach at Amalfi and San Remo Drive and that of Barclay place across the street from this proposed development.

- Finally, there are many old Live Oak trees on that property. The neighborhoods mentioned above have done a good job of retaining much of the canopy in their developments.
 - o Recommendation: anything built on this property should be required to do the same protection of the trees and canopy and not have a repeat of the clear cutting that happened at the Enclave.

Though we need to support appropriate development on the island, let's not do it at the expense of the character and natural vitality of our island.

Thank you for your time in reading this email. We appreciate your representation of all of us who are full-time residents of the County and Amelia Island

Best regards,
Charlton DeWitt

The Villas at Summer Beach
(904) 601-0221

Doug McDowell

From: Planning Info
Sent: Tuesday, February 1, 2022 2:31 PM
To: Doug McDowell
Subject: FW: Public hearing , First Coast Highway

From: Eileen Cole <eileenbc2@hotmail.com>
Sent: Tuesday, February 01, 2022 2:29 PM
To: Planning Info <planninginfo@nassaucountyfl.com>
Subject: Fwd: Public hearing , First Coast Highway

Sent from my iPhone

Begin forwarded message:

From: Eileen Cole <eileenbc2@hotmail.com>
Date: February 1, 2022 at 2:23:41 PM EST
To: [planninginfo@nassaucountyfl](mailto:planninginfo@nassaucountyfl.com)
Subject: Fwd: Public hearing , First Coast Highway

Sent from my iPhone

Begin forwarded message:

From Eileen Cole , 5050 Outrigger Drive
To: planninginfo@nassaucounty.com
Subject: Public hearing , First Coast Highway

Adding more homes , entrances through the walkway, creating more congestion at this intersection is NOT IN THE BEST INTEREST OF THE COMMUNITY. It is often a traffic nightmare at that intersection already .

But perhaps of even more concern is the removal of the trees and the poor drainage issues . I live here and use that intersection frequently. I see the standing water. Where will it reasonably be able to go if this area becomes concrete and macadam? I sit and wait at the stop sign, as I constantly also watch for walkers and bikers . It is already a very difficult area .

PLEASE DENY the application! For the environmental and safety issues concerned .

Sent from my iPhone

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