

From: [Thad Crowe](#)
To: [Taco Pope](#); [Denise May](#)
Cc: [Susan Gilbert](#); [Joshua Macbeth](#); [Christina Evans](#)
Subject: RE: Reference: CPA22-003 & R21-008
Date: Tuesday, July 05, 2022 9:36:58 AM

From: randy levangie <rjlsail@gmail.com>
Sent: Wednesday, June 29, 2022 2:06 PM
To: John Martin <jmartin@nassaucountyfl.com>
Subject: Reference: CPA22-003 & R21-008

Mon, Jun 27 at 12:42 PM

To the Honorable Nassau County Board of Commissioner,
Mr. John Martin

Reference: CPA22-003 & R21-008

Hold the line!

In 2019 Nassau county citizens and leadership came together and invested thousands of hours to form the SR200/A1A Corridor Master Plan. It was approved, adopted and published in December 2021.

This plan has a Future Land Use Map (FLUM) page 10, which clearly shows the proposed site as Industrial land.

To quote from Nassau County Evaluation and Appraisal Report,
“Issue 4- Protect and expand land designated for job generating land uses
The County has a relatively low proportion of land designated for certain job- generating land uses, especially industrial and business park -type uses. “

This land is exactly the land that needs to be protected.

Additionally,

“The County is at a point where it must choose between allowing continued unbalanced residential and commercial growth or guide development in a more balanced manner, by encouraging additional areas to accommodate higher wage primary industries and business park users.” (emphasis mine)
This is exactly why the SR200 plan was developed. This land is a prime position for a business park or other higher wage industry.

The SR200 plan goes on to show TRANSECT-BASED land development code, pages 80-91. This site is in a T-4 Urban Edge/Urban General Zone and is defined thus: "This zone is intended to be a compact mixed-use zone arranged primarily as residential urban fabric"

This is where the line is drawn to stop commercial creep and we must hold the line.

This item will soon be on your agenda. We are confident that you will honor the thousands of hours of hard work and dedication that the leadership and citizens of Nassau County invested in developing the SR200/A1A Corridor Master plan for the future of Nassau County. You must hold the line and guide development in a more balanced manner as set forth by the plan. 15 tires stores in a 5-mile radius is not balanced!

Thank you for your vote against the rezoning of this site and for the future of Nassau County.

Randy LeVangie
Realtor -FL/TN
703-856-0985

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