

**From:** [Naomi Braff](#)  
**To:** [Katie Brock](#)  
**Cc:** [Christina Evans](#)  
**Subject:** RE: Drury Lane RV Park Opposition  
**Date:** Tuesday, April 05, 2022 12:35:29 PM

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**From:** Katie Brock <[kbrock@nassaucountyfl.com](mailto:kbrock@nassaucountyfl.com)>  
**Sent:** Tuesday, April 05, 2022 11:17 AM  
**To:** Naomi Braff <[nbraff@nassaucountyfl.com](mailto:nbraff@nassaucountyfl.com)>  
**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>; Amy Bell <[abell@nassaucountyfl.com](mailto:abell@nassaucountyfl.com)>  
**Subject:** Fw: Drury Lane RV Park Opposition

Please see the opposition below for the RV park off Sadler Rd.

### **Katie Brock**

Nassau County, FL|Board of County Commissioners

96135 Nassau Place|Yulee, FL 32097

P: (904) 530-6010 E: [kbrock@nassaucountyfl.com](mailto:kbrock@nassaucountyfl.com)

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**From:** Marty Whiteman <[mwhitemanfl@gmail.com](mailto:mwhitemanfl@gmail.com)>  
**Sent:** Tuesday, April 5, 2022 10:46 AM  
**To:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>; Katie Brock <[kbrock@nassaucountyfl.com](mailto:kbrock@nassaucountyfl.com)>  
**Subject:** Drury Lane RV Park Opposition

Mr. Pope,

Please take this letter as opposition to an RV Park/ Luxury Cottages at the corner of Drury Road and Sadler Road! My wife and I are ten (10+) year residents of Cape Sound Condominium Community, which is directly adjacent to the proposed development.

Our opposition is about the quality of life that all of our community is enjoying! Having transitory people within feet of our East Wall is opening up a Safety issue for the permanent residents, most of whom are senior citizens! RV Parks are generally inhabited by people whose intentions are good, but there are typically late night parties around fire pits or other gatherings. The RV people have fun meeting new friends and that is what RVing is about! This is great, but not in a residential area where people, mostly elderly, have retired and are living out their lives in peaceful tranquility! Please drive out to Drury Road and see how close it is to the Sixty four (64) Condominiums in our community! This is not the place for an RV Park and/or Luxury Cottages for temporary visitors! Nor

is it right to change the peaceful life of the Voting Taxpayers of the Cape Sound Community!

Additionally, after contacting our County Commissioners, we were told that the property had already been rezoned to accommodate the proposed RV Park. We, Nor the Other Residents of Cape Sound were Notified of this Zoning Change!

Your help in preventing this inappropriate use of the land in this area is much appreciated.

Sincerely,  
Timothy and Elizabeth Whiteman  
(770) 823-6538  
(404) 849-2470

Sent from my iPad

**From:** [Carole](#)  
**To:** [Planning Department](#)  
**Subject:** Development Plan for Campground/RV Resort on Sadler Rd.  
**Date:** Monday, December 12, 2022 5:01:35 PM

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Re: Application FD22-006 Development Plan for Campground/RV Resort

Dear Planning Board Members,

I'm unable to attend the planned Dec. 20 public hearing regarding the above application but would like to address the Board in this letter.

Even though Sadler Rd. is a currently mixed-use street that functions well together in commercial shopping center, hotel and residential use together, the intent to add campsites in the middle of town is completely inappropriate for the high traffic area on Sadler Rd. Camping in state parks is already available in the mid-town location at Fort Clinch in a natural setting away from the heavy bustle of traffic. If more camping area is needed, other nearby state park locations could be considered. Not far from this property in question is where Sadler Rd. narrows to one lane each way. Large RVs and camping vehicles entering and exiting Sadler could easily block drivers' views when they make turns, and safe traffic flow would certainly be affected.

Please re-think this proposal for adding such an ill-conceived location for in-town camping.

Sincerely,  
Carole Phillips  
2173 Surf Side Drive  
Fernandina Beach FL

**From:** [Steve Hylka](#)  
**To:** [Planning Department](#)  
**Subject:** Proposed RV park on Sadler  
**Date:** Sunday, December 18, 2022 11:04:00 AM

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We respectfully ask the planning committee to reconsider the addition of a RV park off Sadler. We bought our condo to be part of a residential community away from the hotels and increased congestion. We believe that the RV park will not only diminish the value of our property by bringing more undesirable transient traffic, yet will also increase crime rates and the risk of fire in such a heavily wooded and beautiful area. Our awesome city should be focused on bringing in new residents and beautifying the run down areas opposed to running the risk of further deterioration. Just look around and it's very clear that a RV park is taking us in the exact opposite direction of where we should be headed - and will cause many of us to reconsider our residence.

Cape Sound condo owner.

December 16, 2022

Mr. Joshua MacBeth  
Nassau County Planning Department  
96161 Nassau Pl.  
Yulee, FL. 32097

Re: FD22-006

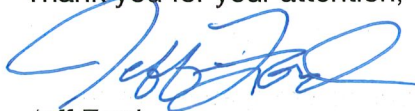
Dear Mr. MacBeth:

Joshua, my name is Jeff Ford. My wife and I are residents of Cape Sound, across the street from the subject property. We do not believe that this development is consistent with other properties in the area. Nor is it in any way an asset to the area or Amelia Island. My principle reasons are outlined below.

1. Large RV's have large wastewater storage capacity. Normal RV "resort" operations provide for vehicles to offload their waste into the wastewater facility provided by the campground. This property intends to use a septic system. The combination of Bath House operations and RV dumping has the potential to overwhelm the septic system. This potential problem becomes more likely the older the septic system gets. The septic systems proximity directly next to a water treatment facility allows for no margin of error regarding the septic system or water treatment plants operation. At one time in my life I lived next door to a failing septic system and can assure you that it is not conducive to having guests at a cookout!
2. The entrance is too close to Ryan Rd. The exit empties onto a residential street.
3. The plan provides 4 parking spaces. Many to most large RV's tow cars with them. Where are those cars to park?
4. The Bath House appears to be approximately 8'x18'. It is too small of a space to provide proper bathing and sanitary services to perhaps 40-50 guests.
5. The volume of traffic on Sadler Rd. and 8th St. is well known. These vehicles, while few in number move slowly and are cumbersome in traffic. Their presence can only exacerbate the congestion on Sadler and 8th.

In short, it is simply not the type of development that Nassau County should be promoting and approving on Amelia Island. Land is scarce and shoehorning this project onto such an obviously inadequate piece of property is a mistake.

Thank you for your attention,



Jeff Ford  
1885 White Sands Way  
Fernandina Beach, FL 32034  
(502) 376-4604  
Jeff.Ford1@me.com

**From:** [Jean Kerry](#)  
**To:** [John Martin](#); [Alyson McCullough](#); [jgray@nassaucountyfl.com](mailto:jgray@nassaucountyfl.com); [kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com); [A.M. "Hupp" Huppmann](#); [Holly Coyle](#)  
**Subject:** Rezoning application of 10/19/21 of Sadler Rd property incorrectly. Stated water supply and wastewater treatment as being provided by City of Fernandina Beach  
**Date:** Sunday, December 18, 2022 2:51:53 PM

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*Applicant gave inaccurate information on his rezoning application of 10/19/21 which was cited by planning staff in their review of this rezoning and and recommendation for approval.*

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

- The proposed CG zoning district typically allows only non-residential uses. It will not alter population density and thus will not impact schools and parks.
- The site is within the primary service area of the City of Fernandina Beach which serves the area with central water and sewer. It would be the responsibility of the property owner to request water and sewer service from the City of Fernandina Beach and voluntary annexation into the City.
- The site is located on Sadler Road, a County-maintained road classified as a major collector. Any specific traffic impacts or operational improvements will be addressed in the site plan review process.

**From:** [A.M. "Hupp" Huppmann](#)  
**To:** [Holly Coyle](#)  
**Subject:** Fw: The proposed RV park off of Sadler  
**Date:** Monday, December 19, 2022 11:35:33 AM

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Dear Holly,

As with previous email. Forwarded for inclusion as public comments for the PZB agenda item.

Respectfully,

Hupp

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**From:** mickgarrett@comcast.net <mickgarrett@comcast.net>  
**Sent:** Sunday, December 18, 2022 5:26 PM  
**To:** A.M. "Hupp" Huppmann <ahuppmann@nassaucountyfl.com>  
**Subject:** The proposed RV park off of Sadler

Commissioner Hupp,

What a nice time we had at the Walker's Point Christmas party last night. We *thoroughly enjoyed your entertainment*. Thank you so much for being there and sharing your music with us.

*Regarding a voice for another purpose*, I am writing to ask you **to oppose** the RV park development's petition for installation of a dump station/leech pit at the entrance to Pirate's Bay subdivision. Typically, dump stations are located at the exits of RV parks, ostensibly off Sadler in this case. This places it adjacent to DeNucci's. Customers sit outside to enjoy their ice cream. No one wants to inhale the aroma of sewerage along with ice cream. Installing a sewer pit on this very narrow parcel of land is unacceptable and the answer is not to relocate the dump station closer to the bordering homes in Pirates Bay either.

An RV park is a **commercial** business. A commercial business should not be permitted to perpetually introduce more sewerage from 20 rental lots into the aquifer, simply because the owners do not want the expense of city sewer service. We already know all 20 spaces will be fully booked in a millisecond if this facility opens well into the next decade. It is next to impossible to rent an RV space at Fort Clinch as it is and this facility will be no different. Twenty big-

box rigs continuously occupying a space generates a lot of sewerage. It will be booked year-round like Ft. Clinch. We have no 'off season' on Amelia Island.

Kindly require this new construction to be professionally connected to the city sewer system so that human waste will be processed a sanitary manner versus leeching into groundwater on Amelia Island. There are many who oppose this RV project entirely, most of all the residents of Pirate's Bay. This opposition at minimum, must be without the added insult of trying to maintain a food service business or residing in the immediate vicinity of a pit of human excrement dumped by not always considerate tourists operating RVs.

Your kind consideration of this request is most appreciated.

*Corinne A. Garrett*

*Artist*

*321.228.0673*

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**From:** [Taco Pope](#)  
**To:** [A.M. "Hupp" Huppmann](#); [Jean Kerry](#); [Holly Coyle](#); [Gabriel Quintas](#)  
**Subject:** Re: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer  
**Date:** Monday, December 19, 2022 12:03:25 PM

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Holly/Gabriel,

Please see the below. Please be sure these emails are included in the application packet.

-taco

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

Nassau County, FL | Board of County Commissioners

96135 Nassau Place | Yulee, FL 32097

P: (904) 530-6010 E: [tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)

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**From:** A.M. "Hupp" Huppmann <[ahuppmann@nassaucountyfl.com](mailto:ahuppmann@nassaucountyfl.com)>  
**Sent:** Monday, December 19, 2022 11:39 AM  
**To:** Jean Kerry <[ameliaislandpsychology@gmail.com](mailto:ameliaislandpsychology@gmail.com)>  
**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Re: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer

Dear Dr. Kerry,

Thank you for your email concerning the Agenda Item (Breakers RV Park) for the upcoming Planning & Zone Board Meeting.

I have forwarded your email to the staff for inclusion in the public comment section of this PZB agenda item. I will retain the email as well for consideration if this item is presented to the BOCC for consideration in the future.

Respectfully,

Hupp

A.M. "Hupp" Huppmann  
County Commissioner, District 2

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**From:** Jean Kerry <[ameliaislandpsychology@gmail.com](mailto:ameliaislandpsychology@gmail.com)>  
**Sent:** Sunday, December 18, 2022 2:54 PM  
**To:** A.M. "Hupp" Huppmann <[ahuppmann@nassaucountyfl.com](mailto:ahuppmann@nassaucountyfl.com)>  
**Subject:** Fwd: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer



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

From: **Alyson McCullough** <[amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)>

Date: Sun, Dec 18, 2022 at 11:29 AM

Subject: Re: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer

To: Jean Kerry <[ameliaislandpsychology@gmail.com](mailto:ameliaislandpsychology@gmail.com)>

Thank you.

Please give me 24 hours to research and have a clear understanding on the circumstances.

**Alyson R. McCullough**

**District 4 County Commissioner**

Nassau County, FL | Board of County Commissioners

96135 Nassau Place | Yulee, FL 32097

P: (904) 319-0689 E: [amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)

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**From:** Jean Kerry <[ameliaislandpsychology@gmail.com](mailto:ameliaislandpsychology@gmail.com)>

**Sent:** Sunday, December 18, 2022 2:27:30 PM

**To:** John Martin <[jmartin@nassaucountyfl.com](mailto:jmartin@nassaucountyfl.com)>; [ahuppmann@nassaufl.com](mailto:ahuppmann@nassaufl.com) <[ahuppmann@nassaufl.com](mailto:ahuppmann@nassaufl.com)>; [jgray@nassauccountyfl.com](mailto:jgray@nassauccountyfl.com) <[jgray@nassauccountyfl.com](mailto:jgray@nassauccountyfl.com)>; Alyson McCullough <[amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)>; Klynt Farmer <[kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com)>; [hcoyle@nassaufl.com](mailto:hcoyle@nassaufl.com) <[hcoyle@nassaufl.com](mailto:hcoyle@nassaufl.com)>

**Subject:** Fwd: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer



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

From: **Sandy Kerry** <[sleak53@gmail.com](mailto:sleak53@gmail.com)>

Date: Sun, Dec 18, 2022 at 11:12 AM

Subject: Rezoning application for zoning change from RS2 to Commercial also incorrectly shows city water & sewer

To: Jean Kerry <[ameliaislandpsychology@gmail.com](mailto:ameliaislandpsychology@gmail.com)>

Not only is the engineering report wrong on the final platt under consideration, but also the rezoning application which inaccurately states that there is city water and sewer. (See letter from City Public Works - Utility Director)

Sent from my iPhone

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**From:** [A.M. "Hupp" Huppmann](#)  
**To:** [jrtroutt@fuse.net](mailto:jrtroutt@fuse.net)  
**Subject:** Re: Proposed Campground / RV Resort Parcel ID #s 00-00-30-0600-0002-0200  
**Date:** Monday, December 19, 2022 1:35:02 PM

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Dear Mr. Troutt,

Thank you for your email concerning the Agenda Item (Breakers RV Park) for the upcoming Planning & Zone Board Meeting.

I have forwarded your email to the Planning Staff for inclusion in the public comment section of this PZB agenda item. I will retain the email as well for consideration if this item is presented to the BOCC for consideration in the future.

Respectfully,

Hupp

A.M. "Hupp" Huppmann  
County Commissioner, District 2

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**From:** jrtroutt@fuse.net <jrtroutt@fuse.net>  
**Sent:** Monday, December 19, 2022 1:17 PM  
**To:** A.M. "Hupp" Huppmann <ahuppmann@nassaucountyfl.com>  
**Subject:** Proposed Campground / RV Resort Parcel ID #s 00-00-30-0600-0002-0200

Dear Commissioner Huppmann,

I reside at 1881 White Sands Way, Fernandina Beach, Nassau County, FL 32034, and write to voice my opposition to the proposed development of the property on the southwest corner of Sadler Road and Ryan Road / Drury Road, Parcel ID #s 00-00-30-0600-0002-0200. Property is said to be owned by Intact Construction Management Group LLC, PO Box 365, Hilliard, FL 32046.

This is the second attempt at placing this type of development in our neighborhood. It was wrong for our area then and it's still wrong. This small parcel with short-term rental turnover does not fit into the residential character of the area around it.

I urge you to side with the residents of this area. Please help us protect the beauty and value of our neighborhood and reject the aforementioned application.

Sincerely,

James R. Troutt  
1881 White Sands Way  
Fernandina Beach, FL 32034  
[jrtroutt@fuse.net](mailto:jrtroutt@fuse.net)  
859-653-4255

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**From:** [Frank Hopf](#)  
**To:** [Todderickson@yahoo.com](#); [johnigresens@gmail.com](#); [Phil@acrfl.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [betsie.huben@gmail.com](#); [arnoldwayneegwen@gmail.com](#); [joseph.zimmerman@zimmermangroup.net](#); [bluet@duvalschools.org](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Cc:** [Len Pearlstine](#); [Lyn Pannone](#); [dlh1229@aol.com](#); [Arthur Herman](#); [bertaarias@me.com](#); [Rebecca Raymond](#); [Kristin Huben](#); [Russ Jahn](#); [Cheryl Witt](#); [Wendelle Burdick](#); [mtcbrj@gmail.com](#); [Alexandra Lajoux](#); [Cynthia Jones-jackson](#); [Elise Pearlstine](#); [Faith](#); [Joyce Tuten](#); [Lauree](#); [PATRICIA BUX](#); [pastorcarltonjones21@gmail.com](#); [Richard Doster](#); [Richard Polk](#); [Robert Prager](#); [Roger Nordlinger](#); [Ron Sapp](#); [Tammi Kosack](#); [Terry Grady](#); [Roadtrip1001](#); [Sandy Kerry](#); [bryn byron](#); [Mark Tomes](#); [Margaret Kirkland](#)  
**Subject:** Re: URGENT: RV Park on Sadler on agenda at P&Z meeting tomorrow  
**Date:** Monday, December 19, 2022 1:59:33 PM

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Dear members of the Nassau County Planning and Zoning Commission,

I just received the plan to develop a trailer park on Sadler that you are being asked to approve tomorrow night . Its plan to use septic tanks is just crazy in this environment. To plan a septic tank for a high volume sewage load in an area so close to the water supply well, so near to the Ocean where we are already experiencing unacceptable bacteria loads earning part of the beach an USEPA designation as an impaired waters is unimaginable . The project is within the 2500' minimum wide Coastal Upland Protection Zone as required by state law so it demands additional protection for the beach and dunes.

No only are we going to have a large number of toilets per square feet of lot discharging into this septic tank system but you must remember these luxury RVs can haul days and days worth of sewerage in their holding tanks to the next available dump location. With this design, the dump location will be our groundwater on Sadler after brief exposure in the septic tank to remove some solids..It is unforgiveable to ask the environment to absorb such a heavy load and expect upsets that will pose great health risks

And the drawings themselves try to perpetuate a lie in identifying "utilities - sewage by the City of Fernandina Beach"

The tank and drain field might be useful to clean up the storm water runoff from the pads and other impervious areas which will become greatly contaminated with diesel, gasoline, oil,ethylene glycol, grease and other RV discharges . If this plan is approved I sure hope it comes with a multimillion dollar bond protecting the drinking water and other almost guaranteed groundwater clean up that will be required in the future to protect public health.

I'm sorry I can not be there tonight because of a prior commitment but I hope you will reject this application as it stands as representing poor and unacceptable planning.

On Mon, Dec 19, 2022 at 11:47 AM Margaret Kirkland <[kirkland.mrk@gmail.com](mailto:kirkland.mrk@gmail.com)> wrote:  
**County** Planning & Zoning meeting, Dec. 20 (tomorrow) at 6:00.

On Mon, Dec 19, 2022 at 12:25 PM Len Pearlstine <[len.pearlstine@gmail.com](mailto:len.pearlstine@gmail.com)> wrote:  
hi Margaret-  
PAB or city commission? Do you know when?

On Mon, Dec 19, 2022 at 11:52 AM Margaret Kirkland <[kirkland.mrk@gmail.com](mailto:kirkland.mrk@gmail.com)> wrote:

Essentially our last chance, and not a strong one, but it would be helpful if we could even get more thorough study. I just received a call from a neighbor, who was referred by Chip. We need to do what we can to try to haul out the troops on this, despite the timing. I just left a message for another neighbor and will post on FB. Please show up if you can and do what you can to spread the word. Showing up is best, but email appeals to the Planning & Zoning Board would help if people can't attend. I am hoping that Kristin will be able to send an email call to action to our entire list.

I am attaching the staff report from the agenda. Among the many problems:

- approval of septic at a time when we should be getting rid of or reducing the amount of septic we have
- proximity to one of the City's wells:
  - approval of septic in close proximity to well
  - danger of fires, fuel leaks
  - safety of water supply
- traffic blocking neighborhood & gridlock on Sadler
- roads too small for large RVs to maneuver without damaging neighborhood properties
- impact on property values of surrounding properties and impact on sense of place of the community

Thank you!!

Margaret

--

*Frank Hopf Ph.D., P.E.(Texas)- MBA*  
dba Dune Science Group  
4653 Genoa Drive  
**Fernandina Beach, Florida**  
**32034**

Office Phone 904-760 6358

Mobile - 832-687-2147

Website - [dunesciencegroup.com](http://dunesciencegroup.com)

email - [fhopf@dunesciencegroup.com](mailto:fhopf@dunesciencegroup.com)

**From:** [Bill Leonard](#)  
**To:** [Planning Department](#)  
**Cc:** [Holly Coyle](#); [Hhuppmann@nassaucountyfl.com](mailto:Hhuppmann@nassaucountyfl.com); [John Martin](#)  
**Subject:** opposition to project case number FD22-006  
**Date:** Monday, December 19, 2022 2:39:47 PM

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Dear Sirs and Madam:

We live in the Pirates Bay community, on Amelia Island/Fernandina Beach FL, and oppose the development of "Breakers RV Resort" for a number of reasons:

1. The **health study report of 10/18/2022**: the proposed RV Resort will **not** have **city water or sewage**, rather **a septic field will be built right next to our community water treatment plant and will also be using "well water"**. **Previous approval for this site was based upon use of city water and sewage**. We have not seen the health study report with regard to the above.

**Potential contamination of the community drinking water** is at risk because of soil contamination due to vehicles leaking oil, hydraulic fluids etc. into the soil. at the proposed RV Resort. Did the health study report consider this most important issue??

2. I/we oppose the Breakers RV Resort because an in-depth **traffic study is not or has not considered the backup of traffic and congestion leading "into and out of" the proposed RV Resort**.

**Driving Off A1A/200 onto Sadler Road "East", two lanes will be narrowed down to one lane after the intersection at Will Hardee Road/Citrona (where Sadler Road continues East toward Fletcher Avenue), by RV'S and motor homes trying to turn into the "Resort" on Sadler Road. Vehicles of the Motor Home size (40-45 in length) require a minimum turning radius of turn of 45-50 feet. This blocks one lane of Sadler Road as well as the vision of vehicles from our community trying to turn left or right (exit) from Ryan Road onto Sadler Road.** Very dangerous also, because **there is a curve** in the road on Sadler which in itself restricts the vision of vehicles from our community trying to exit Ryan Road onto Sadler Road. **With an inside lane blocked, it would be almost impossible for Pirates Bay vehicles to see onto Sadler Road when it is blocked by RV vehicles trying to enter the proposed RV Resort.**

3. I/we oppose the proposed "Beaches RV Resort" because of **environmental considerations**. For example: flooding during heavy rains effecting the proposed septic field at the resort, and effects on community water supply.

4. I/ we oppose this "proposed Beaches RV Resort" because of open fires at the site for cooking and potential fire hazard to the community.

5. I/We oppose the "proposed Beaches RV Resort" because of restricting "in time of need" Fire, Emergency, or Police access to the Pirates Bay Drive Community.

6. I/We oppose the "proposed Beaches RV Resort" because of the danger to our children who will be picked up or exited from school buses blocked by RV vehicles from on Sadler Road blocking Ryan Road.

7. I/We oppose "proposed Beaches RV Resort" because vehicles exiting the RV resort could potentially cross Ryan Road onto private property adjacent to and along Ryan Road.

8. I/We oppose "proposed Beaches RV Resort" because of property valuation erosion.



**From:** [Russell Jahn](#)  
**To:** ["Frank Hopf"](#); [Todderickson@yahoo.com](mailto:Todderickson@yahoo.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Cc:** ["Len Pearlstine"](#); ["Lyn Pannone"](#); [dlh1229@aol.com](mailto:dlh1229@aol.com); ["Arthur Herman"](#); [bertaarias@me.com](mailto:bertaarias@me.com); ["Rebecca Raymond"](#); ["Kristin Huben"](#); ["Cheryl Witt"](#); ["Wendelle Burdick"](#); [mtcbrj@gmail.com](mailto:mtcbrj@gmail.com); ["Alexandra Lajoux"](#); ["Cynthia Jones-jackson"](#); ["Elise Pearlstine"](#); ["Faith"](#); ["Joyce Tuten"](#); ["Lauree"](#); ["PATRICIA BUX"](#); [pastorcarltonjones21@gmail.com](mailto:pastorcarltonjones21@gmail.com); ["Richard Doster"](#); ["Richard Polk"](#); ["Robert Prager"](#); ["Roger Nordlinger"](#); ["Ron Sapp"](#); ["Tammi Kosack"](#); ["Terry Grady"](#); ["Roadtrip1001"](#); ["Sandy Kerry"](#); ["bryn byron"](#); ["Mark Tomes"](#); ["Margaret Kirkland"](#)  
**Subject:** RE: URGENT: RV Park on Sadler on agenda at P&Z meeting tomorrow  
**Date:** Monday, December 19, 2022 2:42:18 PM

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Dear Members of the Nassau County Planning and Zoning Commission,

It is sad and disappointing that Mr. Hopf had to point out to the P&Z Commission the very serious risks posed by the planned RV/Trailer park on Sadler Road.

But now that he has - your only rational action – at a minimum – is to table the proposal for further study.

Regards,

Russell Jahn  
1257 Mission San Carlos Drive  
Fernandina Beach, FL 32034

---

**From:** Frank Hopf <fhopf@dunesciencegroup.com>  
**Sent:** Monday, December 19, 2022 1:59 PM  
**To:** [Todderickson@yahoo.com](mailto:Todderickson@yahoo.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [Dan.Morris@apextechnology.com](mailto:Dan.Morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [Betsie Huben <Betsie.Huben@gmail.com>](mailto:Betsie.Huben@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle <hcoyle@nassaucountyfl.com>](mailto:Holly.Coyle@nassaucountyfl.com)  
**Cc:** [Len Pearlstine <len.pearlstine@gmail.com>](mailto:Len.Pearlstine@gmail.com); [Lyn Pannone <lynpannone@aol.com>](mailto:Lyn.Pannone@aol.com); [Diana Herman <dlh1229@aol.com>](mailto:Diana.Herman@dlh1229@aol.com); [Arthur Herman <hart9874@aol.com>](mailto:Arthur.Herman@hart9874@aol.com); [Berta Arias <bertaarias@me.com>](mailto:Berta.Arias@bertaarias@me.com); [Rebecca Raymond <r.raymond1@yahoo.com>](mailto:Rebecca.Raymond@r.raymond1@yahoo.com); [Kristin Huben <kristinmhuben@gmail.com>](mailto:Kristin.Huben@kristinmhuben@gmail.com); [Russ Jahn <russelljahn@bellsouth.net>](mailto:Russ.Jahn@russelljahn@bellsouth.net); [Cheryl Witt <cwitt144@gmail.com>](mailto:Cheryl.Witt@cwitt144@gmail.com); [Wendelle Burdick <welivewell@verizon.net>](mailto:Wendelle.Burdick@welivewell@verizon.net); [Tracy Mark Johnson <mtcbrj@gmail.com>](mailto:Tracy.Mark.Johnson@mtcbrj@gmail.com); [Alexandra Lajoux <arlajoux@aol.com>](mailto:Alexandra.Lajoux@arlajoux@aol.com); [Cynthia Jones-jackson <cynthiajj27@gmail.com>](mailto:Cynthia.Jones-jackson@cynthiajj27@gmail.com); [Elise Pearlstine <epearlstine@gmail.com>](mailto:Elise.Pearlstine@epearlstine@gmail.com); [Faith <floridafaithross@gmail.com>](mailto:Faith@floridafaithross@gmail.com); [Joyce Tuten <jjtuten@gmail.com>](mailto:Joyce.Tuten@jjtuten@gmail.com); [Lauree <lchemke@comcast.net>](mailto:Lauree@lchemke@comcast.net); [PATRICIA BUX <crbux@aol.com>](mailto:PATRICIA.BUX@crbux@aol.com); [Pastor Carlton Jones <pastorcarltonjones21@gmail.com>](mailto:Pastor.Carlton.Jones@pastorcarltonjones21@gmail.com); [Richard Doster <ddoster@byfaithonline.com>](mailto:Richard.Doster@ddoster@byfaithonline.com); [Richard Polk <rich\\_p@bellsouth.net>](mailto:Richard.Polk@rich_p@bellsouth.net); [Robert Prager <riverdoc@comcast.net>](mailto:Robert.Prager@riverdoc@comcast.net); [Roger Nordlinger <roger.nordlinger@gmail.com>](mailto:Roger.Nordlinger@roger.nordlinger@gmail.com); [Ron Sapp <harvesthome67@comcast.net>](mailto:Ron.Sapp@harvesthome67@comcast.net); [Tammi Kosack <TK12note@gmail.com>](mailto:Tammi.Kosack@TK12note@gmail.com); [Terry Grady <tgrady1022@gmail.com>](mailto:Terry.Grady@tgrady1022@gmail.com); [Roadtrip1001 <roadtrip1001@gmail.com>](mailto:Roadtrip1001@roadtrip1001@gmail.com); [Sandy Kerry <sleak53@gmail.com>](mailto:Sandy.Kerry@sleak53@gmail.com); [bryn byron <brynbyron@hotmail.com>](mailto:bryn.byron@brynbyron@hotmail.com); [Mark Tomes](#)

<mtomes2014@gmail.com>; Margaret Kirkland <kirkland.mrk@gmail.com>

**Subject:** Re: URGENT: RV Park on Sadler on agenda at P&Z meeting tomorrow

Dear members of the Nassau County Planning and Zoning Commission,

I just received the plan to develop a trailer park on Sadler that you are being asked to approve tomorrow night . Its plan to use septic tanks is just crazy in this environment. To plan a septic tank for a high volume sewage load in an area so close to the water supply well, so near to the Ocean where we are already experiencing unacceptable bacteria loads earning part of the beach an USEPA designation as an impaired waters is unimaginable . The project is within the 2500' minimum wide Coastal Upland Protection Zone as required by state law so it demands additional protection for the beach and dunes.

No only are we going to have a large number of toilets per square feet of lot discharging into this septic tank system but you must remember these luxury RVs can haul days and days worth of sewerage in their holding tanks to the next available dump location. With this design, the dump location will be our groundwater on Sadler after brief exposure in the septic tank to remove some solids..It is unforgiveable to ask the environment to absorb such a heavy load and expect upsets that will pose great health risks

And the drawings themselves try to perpetuate a lie in identifying "utilities - sewage by the City of Fernandina Beach"

The tank and drain field might be useful to clean up the storm water runoff from the pads and other impervious areas which will become greatly contaminated with diesel, gasoline, oil,ethylene glycol, grease and other RV discharges . If this plan is approved I sure hope it comes with a multimillion dollar bond protecting the drinking water and other almost guaranteed groundwater clean up that will be required in the future to protect public health.

I'm sorry I can not be there tonight because of a prior commitment but I hope you will reject this application as it stands as representing poor and unacceptable planning.

On Mon, Dec 19, 2022 at 11:47 AM Margaret Kirkland <[kirkland.mrk@gmail.com](mailto:kirkland.mrk@gmail.com)> wrote:

**County** Planning & Zoning meeting, Dec. 20 (tomorrow) at 6:00.

On Mon, Dec 19, 2022 at 12:25 PM Len Pearlstine <[len.pearlstine@gmail.com](mailto:len.pearlstine@gmail.com)> wrote:

hi Margaret-

PAB or city commission? Do you know when?

On Mon, Dec 19, 2022 at 11:52 AM Margaret Kirkland <[kirkland.mrk@gmail.com](mailto:kirkland.mrk@gmail.com)> wrote:

Essentially our last chance, and not a strong one, but it would be helpful if we could even get more thorough study. I just received a call from a neighbor, who was referred by Chip. We need to do what we can to try to haul out the troops on this, despite the timing. I just left a message for another neighbor and will post on FB. Please show up if you can and do what you can to spread the word. Showing up is best, but email appeals to the Planning & Zoning Board would help if people can't attend. I am hoping that Kristin will be able to send an email call to action to our entire list.

I am attaching the staff report from the agenda. Among the many problems:

- approval of septic at a time when we should be getting rid of or reducing the amount of septic we have
- proximity to one of the City's wells:
  - approval of septic in close proximity to well
  - danger of fires, fuel leaks
  - safety of water supply
- traffic blocking neighborhood & gridlock on Sadler
- roads too small for large RVs to maneuver without damaging neighborhood properties
- impact on property values of surrounding properties and impact on sense of place of the community

Thank you!!

Margaret

--

**Frank Hopf Ph.D., P.E.(Texas)- MBA**

dba Dune Science Group

4653 Genoa Drive

**Fernandina Beach, Florida**

**32034**

**Office Phone 904-760 6358**

**Mobile - 832-687-2147**

**Website - [dunesciencegroup.com](http://dunesciencegroup.com)**

**email - [fhopf@dunesciencegroup.com](mailto:fhopf@dunesciencegroup.com)**

**From:** [Lauree Hemke](#)  
**To:** [Todderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Cc:** [Admin](#); [Bradley Bean](#); [kgibson@fbfl.org](#); [Mike Lednovich](#)  
**Subject:** RV Park on Sadler  
**Date:** Monday, December 19, 2022 3:13:56 PM

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Dear P & Z members,

My husband and I are writing to express our opposition to the to RV park proposal on Sadler Road. You have received additional concerns from others including from Dr. Frank Hopf who provides specific concerns about the proposed septic tank system and its impact on the island.

Further issues include

- approval of septic at a time when we should be getting rid of or reducing the amount of septic we have. Note that recent FL statutes are directing jurisdictions to address the negative impact of septic systems in Florida
- proximity to one of the City's wells:
  - approval of septic in close proximity to well
  - danger of fires, fuel leaks
  - safety of water supply
- traffic blocking neighborhood & gridlock on Sadler
- roads too small for large RVs to maneuver without damaging neighborhood properties
- impact on property values of surrounding properties and impact on sense of place of the community

Our county commissioners and staff working to address the septic issue at American Beach; thus why would we knowing what we know about septic systems willingly endanger our environment?

As this is an decision that impacts city residents, I've copied our city officials so that they are aware of our concerns.

Lauree and Dale Hemke  
751 Barrington Dr  
Fernandina Beach 32034

**From:** [Roger Nordlinger](#)  
**To:** [Todderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwayneegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** RV Park on Sadler  
**Date:** Monday, December 19, 2022 3:39:19 PM

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P&Z Board, are you folks unaware of the negative environmental impact septic tanks and associated fields are creating on Amelia Island? The water quality (groundwater, river systems, and ocean) is degrading. Specifically, with respect to this location existing municipal facilities are available.

There is no need for shoe-horning an RV park at this location. Please focus your efforts on redeveloping under- utilized existing commercial resources and protect our dwindling natural environment.

Thank you,

Roger Nordlinger

1268 Quattlefiled Lane

Fernandina Beach, FL

32034

**From:** [Wendelle Burdick](#)  
**To:** [Todderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Cc:** [Lyn Pannone](#); [Russell Jahn](#); [mtcbrj@gmail.com](#); [bertaarias@me.com](#); [dlh1229@aol.com](#); [Arthur Herman](#); [Rebecca Raymond](#); [Len Pearlstine](#); [Elise Pearlstine](#); [Joyce Tuten](#); [Robert Prager](#); [Terry Grady](#); [Lauree Hemke](#); [Faith Ross](#); [Tammi Kosack](#); [Alexandra Lajoux](#); [Margaret Kirkland](#); [Taco Pope](#); [Mr. Dale L. Martin](#); [kgibson@fbfl.org](#)  
**Subject:** URGENT: RV Park on Sadler on agenda at P&Z meeting tomorrow  
**Date:** Monday, December 19, 2022 4:39:03 PM

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Dear members of the Nassau County Planning and Zoning Commission

We are sorry that we may not be able to attend the Planning and Zoning Board meeting scheduled for tomorrow evening due to a prior commitment but we hope you will reject the application for the RV Park on Sadler Ave. For the reasons stated below, we feel approval of the plan would represent poor and unacceptable planning and it is clear that further study is required to come to a decision that protects public health and the best interests of the county's residents.

- 1) As per Frank Hopf's email to you, to plan a septic tank for a high volume sewage load in an area so close to the water supply well, so near to the Ocean where we are already experiencing unacceptable bacteria loads earning part of the beach an USEPA designation as an impaired waters is unimaginable.
- 2) The project is within the 2500' minimum wide Coastal Upland Protection Zone as required by state law so it demands additional protection for the beach and dunes.
- 3) With this design, the dump location will be our groundwater on Sadler after brief exposure in the septic tank to remove some solids. Not only are we going to have a large number of toilets per square feet of lot discharging into this septic tank system but you must remember these luxury RVs can haul days and days worth of sewerage in their holding tanks to the next available dump location.
- 4) Our roads are too small for large RVs to maneuver without damaging neighborhood properties
- 5) The negative impact on property values of surrounding properties and impact on sense of place of the community.

Thank you in advance for your consideration of our request to delay your vote on this application.

Best regards,

Michael and Wendelle Burdick  
1396 Mission San Carlos Drive  
Fernandina Beach, FL 32034

**From:** [Joyce Tuten](#)  
**To:** [Todderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** RV Park on Sadler  
**Date:** Monday, December 19, 2022 5:46:01 PM  
**Attachments:** [image.png](#)

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Dear Nassau County Planning & Zoning Commission:

Please reject the application for the RV Park on Sadler Rd.

**1. This location will pollute Egans Creek**

- the property is only 700 feet from Egans Creek
- the property is at 22 feet of elevation and slope directly to the Creek, which sits at 0-1 foot of elevation
- Egans Creek flows several miles north toward its outlet at the Amelia River. The creek flows through the state and City protected Egans Creek Greenway, which has 6 miles of trails that are heavily used by residents and tourists alike
- <https://www.fbfl.us/104/Egans-Creek-Greenway>

**2. A septic dump location is unacceptable**

- RVs have "ultra low flow" toilets, resulting in as much as 100 gallons of highly concentrated wastewater from just a single RV dump.
- A park with 19 RV parking spots, would rapidly degrade a septic system
- Many states require specialized waste water treatment systems for such effluent at RV Parks
- RVs toilet systems are famous for odor problems within the RV resulting in owners using deodorizers to control smells. These chemicals can pollute septic systems, killing the very beneficial bacteria that are critical to the function of the septic system
- <https://www.epa.gov/sites/default/files/2015-06/documents/rv-wastewater.pdf>

**3. Coastal Upland Protection Zone**

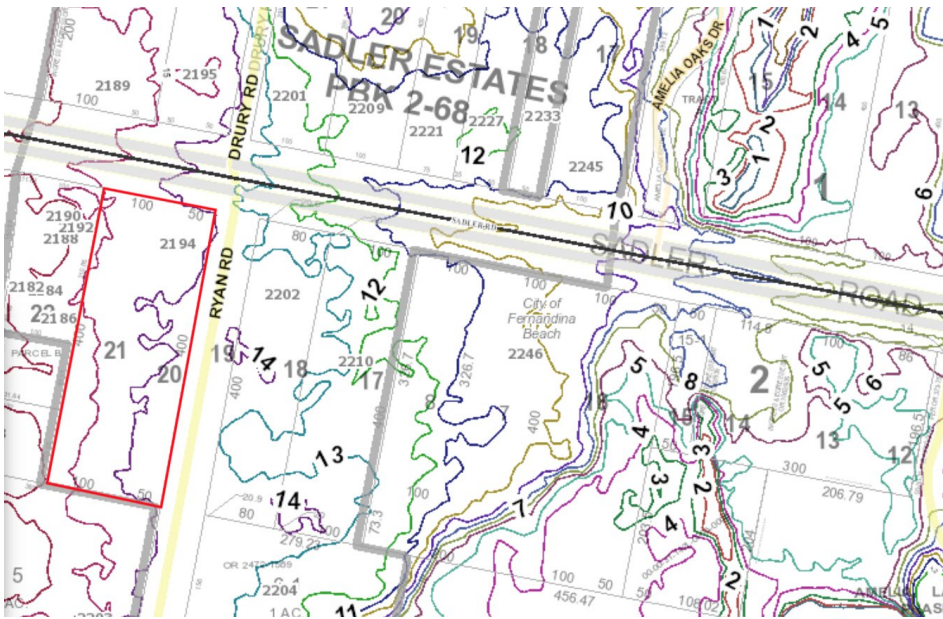
- this project is within the CUPZ, requiring special protection of the dunes and maritime forest
- the property consists of numerous old growth oaks that protect not only the fragile barrier island, but the mainland county lands to the west

**4. Jasmine St public beach access "impaired waters"**

- FDEP and the EPA have listed a nearby beach access as an "impaired waterway" for bacteria
- <https://floridadep.gov/dear/watershed-assessment-section/documents/comprehensive-verified-list>
- at a time when we are scrambling to clean up our watersheds, we can not allow more damage to occur

Thank you  
Joyce Tuten  
2120 Beech St  
Fernandina





Dr. Ruthellen Mulberg  
2265 Captain Kidd Dr.  
Fernandina Beach, FL 32034-7918  
[rmulberg@earthlin.net](mailto:rmulberg@earthlin.net)  
(904)-261-3210

Nassau County Planning  
& Zoning Board Members

12/19/2022

RE: FD22-006 is the proposed Final Development Plan (FDP) for the Breakers RV Resort

Dear Board Members,

It has very recently been brought to my attention by a concerned neighbor, that you are about to make a final recommendation regarding approval of a proposed RV Park at 2194 Sadler Road, Fernandina Beach, FL

To my dismay, it appears that we have yet another case of significantly modifying the historical zoning of a parcel and approving that zoning change “under the radar,” without sufficient notification to the community at large and particularly to the most directly affected residents!

To be honest, I do recall some mention in the *Fernandina Beach News-Leader* regarding a developer’s interest in building an RV park at the entrance to our subdivision . However, that was, many months ago, with no reasonable notification of the ultimate sale. This lot is particularly sensitive, as it is technically in “unincorporated” Nassau County, but “so” contiguous to the city, that impact of any development there not in keeping with the residential nature of that spot, will be profoundly felt by those residing directly across and behind. As a property owner in the city limits, I have been officially notified by mail several times from the City of Fernandina Beach of upcoming hearings to consider zoning changes and variances requested pertaining to properties contiguous to my mine. I am sorely disappointed that apparently the County government does *not* give that same courtesy (even if not technically required). Now because of the diligence and effort of a neighbor, who stopped to read the small announcement of your meeting tomorrow, that was planted (by whom?) at the entrance to “Pirate’s Bay” at Sadler and Ryan Roads, do I become aware of your intention to consider final approval for this Breakers RV “Resort”! Only then do I “dig” into your history of this motion to learn that the property was sold in 2021 and that the new owners were granted a zoning change in February of this year! This is not my definition of due diligence on the part of my elected representatives or the individuals that they appointed to this important board! The general feeling is that at tomorrow’s meeting this proposal will receive this board’s rubber stamp with little if any genuine concern for the rights and wishes of your constituents.

Not only will such an establishment reduce the pedestrian-friendly neighborhood we so prize, the plan to place egress into and out of the park on Ryan Road will profoundly affect the flow of traffic and ability of residents in the vicinity to efficiently commute to and from their homes. As I could not have said it better myself, I totally agree and support the argument submitted Ms. Carole Phillips in her comment submitted 12/12/22:

“...the intent to add campsites in the middle of town is completely inappropriate for the high traffic area on Sadler Rd. Camping in state parks is already available in the mid-town location at Fort Clinch in a natural setting away from the heavy bustle of traffic. If more camping area is needed, other nearby state park locations could be considered. Not far from this property in question is where Sadler Rd. narrows to one lane each way. Large RVs and camping vehicles entering and exiting Sadler could easily block drivers' views when they make turns, and safe traffic flow would certainly be affected”.

In addition to the traffic issue, more subtly, but perhaps even more importantly, how can the addition of 19 RV “slots” and ancillary facilities, not be expected to add undo stress to the septic/sewage system (however it may be engineered, and besides the negative environmental impact on a barrier island); increase the probability and length of power outages, particularly during storms; and generate additional noise likely to reduce the quiet enjoyment that nearby residents ought expect of their homes? I would like to remind you that for over 70 years, this property was occupied by one modest single-family home!

As a long-time resident of the Pirates Bay subdivision, I have watched with increasing alarm the “commercial creep” moving east along Sadler Road. With each plan approved and zoning variance granted to permit the building of high-density hotels and short-term, tourist-focused units, the line between our small-town neighborhoods and beach resort enclave becomes ever more blurred! When will the concerns of residents who pay the bulk of the taxes and bear the majority of the additional burden on our infrastructure and quality of life that this rampant growth creates, finally be acknowledged and genuinely considered?

I hope and pray that it may well start with all of you.

Thank you for your attention and kind consideration.

Dr. Ruthellen Mulberg

cc: Nassau County Commissioners  
Taco Pope, Nassau County Manager  
Holly Coyle, Planning Dept. Interim Director

**From:** [Deborah Olauson](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [phil@acrfl.com](mailto:phil@acrfl.com); [johnjgrsens@gmail.com](mailto:johnjgrsens@gmail.com); [danmorris@apextechnology.com](mailto:danmorris@apextechnology.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](mailto:Holly_Coyle); [highinbotham66@gmail.com](mailto:highinbotham66@gmail.com)  
**Subject:** Camper parking on Sadler? Be serious!  
**Date:** Monday, December 19, 2022 8:11:58 PM

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With all that is going on, this was easy to miss.

Look over the bridge for open space. Not on one of the main drags through Amelia Island to the beach. Seriously one of those campers would be like threading a whale through a culvert pipe.

Please reality check here folks. Not not needed, not necessary.

Thank you.

Deborah Olauson  
Frank Bimbo  
1542 Inverness Road  
Fernandina Beach

**From:** [Aloha Design \(Deborah Biggs\)](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com);  
[dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com);  
[bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Cc:** [Hupp Huppmann](#)  
**Subject:** RV Park Proposal on Sadler  
**Date:** Monday, December 19, 2022 10:26:28 PM

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Greetings!

My husband and I just found out about this agenda item a few minutes ago (approx. 2130 hours on 12-19-2022).

While we do not have all of the zoning information at this time, we do want to let you know that we are in favor of an RV/Camping location on the Island.

We have owned a 38' motorhome since 2001 and have traveled all over the country--almost 40,000 miles. We eventually settled on Amelia Island (county area) in 2009. We have never had a "fuel leak, " fire, oil spill, sewage spill or any other malady mentioned from one post we saw tonight on "NextDoor" tonight from someone allegedly living in "Marsh Creek, AIP."

At no time did we ever have issues with traveling on the island while looking for a permanent place to live, nor traveling throughout coastal Florida.

Those that "doth protest too much" most likely know nothing about RV's, campers, travel trailers, etc. and their ability to maneuver city streets. Unlike some of the boats that are transported through our county without the proper permits for "extra wide or extra tall" designations," There are NO Rv's or travel trailers that exceed the legal 8.5' width.

Right now, the only place one can "camp" on the island legally is at Ft. Clinch State park. The park is booked months in advance, meaning many visitors to our county/Amelia Island are forced to spend their money in surrounding counties to park their units.

Unfortunately, we have a commitment at an event at our local American Legion on the island for the same time as your hearing so we cannot be present.

However, we will be happy to discuss this issue with any of you that do not have experience with Recreational Vehicles to let you know the good AND the bad of the industry.

Best regards,

**Earl "Duke" Lebold and Deborah Biggs**  
**95753 Alligator Creek Road**  
**Fernandina Beach, FL 32034**  
**Duke: 310-850-1775; Deborah: 757-897-6699**

**From:** [denise Giakas](#)  
**To:** [Holly Coyle](#)  
**Subject:** RV Park on Sadler  
**Date:** Monday, December 19, 2022 10:45:08 PM

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I am a homeowner on South Fletcher and am very opposed to the development of an RV Park on Sadler Road. This type of development will not only negatively impact our property values, but will contribute even more heavy traffic already being experienced on Sadler and its intersections. We definitely do not need nor want this kind of development amidst the well kept subdivisions in the vicinity.

Please vote no on this proposal.

Respectfully,  
Denise D. Giakas

Sent from my iPhone

**From:** [Wendy Marshall](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com)  
**Subject:** Please vote NO to the proposed RV campground on Sadler Rd.  
**Date:** Monday, December 19, 2022 10:51:27 PM

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This is a very bad plan for use of this land on Sadler Rd. for a multitude of reasons, including, but not limited to those listed below:

- Approval of septic at a time when we should be getting rid of or reducing the amount of septic we have
- Proximity to one of the City's wells
- **Danger of fires, fuel leaks**
- Safety of water supply
- Traffic blocking neighborhood & gridlock on Sadler
- Roads too small for large RVs to maneuver without damaging neighborhood properties
- Impact on property values of surrounding properties
- Impact on beauty of the community
- Tree destruction

Again, as a very concerned citizen, I urge you to vote "no" to this proposal and help to prevent our beautiful island from becoming overdeveloped and turned into a Myrtle Beach. Don't let money and greed take over and destroy the beauty of this island that you have been entrusted to help protect and preserve.

Thanks in advance,  
Wendy Marshall  
Amelia Park Homeowner

**From:** Margaret Kirkland  
**To:** Todderickson@yahoo.com; Philip Griffin; johnjgresens@gmail.com; betsie.huben@gmail.com; dan.morris@apextechnology.com; chigginbotham66@gmail.com; arnoldwaynegwen@gmail.com; bluet@duvalschools.org; joseph.zimmerman@zimmermangroup.net; morris.linda9@gmail.com; Holly Coyle; Robert Companion; Taco Pope  
**Subject:** FD22-006 The Breakers (00-00-30-0600-0002-0200)  
**Date:** Monday, December 19, 2022 11:34:57 PM

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Dear Nassau County Planning and Zoning Board:

At every stage of the approval process, I have submitted reasons and supporting evidence regarding why this project should not be implemented, on behalf of my family, the Comp Plan/LDC Working Group and Amelia Tree Conservancy, yet there seems to be little understanding of the ramifications of the project. For those of us who live on Amelia Island, it is not just a bad idea; it is a frontal assault to our future wellbeing.

There is a very long list of strong reasons why this project should not be implemented, but I will focus on only a few in this letter.

1. **Approval of septic when we should be reducing the amount of septic we use** in consideration of our vulnerability to storm surge, flooding, sea level rise (documented in Fernandina Beach since 1897). (See the 2020 Vulnerability Assessment conducted for the County by the Balmoral Group <https://www.nassaucountyfl.com/DocumentCenter/View/20842/Final-Phase-II-Vulnerability-Assessment> ). The state has instituted a number of initiatives to address the potential threats posed by septic, particularly in coastal areas and floodplains, and the County has initiated a program to replace septic in American Beach, promising to repeat this in other areas of the island. Yet the County continues to approve new septic projects on this barrier island. This is not wise. Experts warn of the exorbitant costs of post-disaster restoration, and we are now witnessing this in other parts of the state.
2. **Proximity to one of the City's wells:** It is clearly unwise to put a dense RV park on septic and replete with other pollutants adjacent to one of the City's major well heads. This is a direct threat to the City water supply.
3. **Traffic blocking neighborhood & creating gridlock on Sadler:** We already have significant traffic problems and this will make them far worse. It is curious that the traffic studies we see rarely relate to our daily experiences. Our roads on this island are too small for large RVs to maneuver without damaging neighborhood properties. Every day we watch RV drivers struggle to maneuver even our main roads with wide eyes and fear on their faces.
4. **Impact on property values of surrounding properties and character of the community:** One of the primary drivers of the economy on Amelia Island is the character of the community. We see the importance of this in the Fernandina Beach Vision 2045 Plan and in input from tourists. This RV park will permanently alter that character in a negative way. More immediate for the neighbors in the area is the impact that this RV park will have on their property values.



We appreciate your consideration of these factors in making your decision. Another attempt to develop an RV park on the east side of Ryan was denied several years ago. We hope you will do the same in this case.

Respectfully submitted,

Margaret Kirkland

John E. Baker

1377 Plantation Point Drive

**From:** [tcunninghamlmhc@bellsouth.net](mailto:tcunninghamlmhc@bellsouth.net)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com);  
[dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com);  
[bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** Proposed RV Park  
**Date:** Monday, December 19, 2022 11:56:42 PM

---

Dear Planning and Zoning Board Members,

I am writing to ask each of you to vote NO on the outrageous proposal to build an RV park on Sadler Road.

As a resident of Amelia Island for 25 years, I've enjoyed the idyllic beauty, lifestyle, and serenity of this place—all of which have been increasingly encroached upon and compromised by excessive development, overcrowding, traffic problems and the eroding of concern for our beautiful environment.

This RV park proposal is so wrong on many levels, and you're undoubtedly aware of every one of them. Please stand against further degradation of this beautiful island and the way of life it has always offered, which sadly, we appear to be losing.

Thank you for serving our community and for considering this request.

Sincerely,  
Theresa A. Cunningham  
95054 Willet Way  
Amelia Island

**From:** [Mac Telford](#)  
**To:** [Phil@acrfl.com](#); [johnjgresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** Proposed RV park at Sadler Road  
**Date:** Tuesday, December 20, 2022 7:46:40 AM

---

Dear Representatives,

I am writing to express my concern over the proposed use of the property at the corner of Ryan and Sadler Roads.

I believe the addition of an RV park at this location is incongruent with the existing surrounding neighborhood and businesses.

Further, I believe the large vehicles inherent in such a use will create traffic hazards, and this use will invite a potentially vagrant population.

I encourage you to reject this proposal.

Sincerely,

John Telford

96039 Woodmere Way, Fernandina Beach  
32034

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: Sadler/Ryan RV park  
**Date:** Tuesday, December 20, 2022 10:00:23 AM

---

Tabitha Bostick | Administrative Specialist I  
Nassau County|Development Services  
96161 Nassau Place|Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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

From: Susan Rutan <[smarierutan@gmail.com](mailto:smarierutan@gmail.com)>  
Sent: Tuesday, December 20, 2022 9:55 AM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: Sadler/Ryan RV park

Good morning,

I am writing to express my concerns about the proposed Breakers RV resort at Sadler & Ryan Road. I am a current homeowner in the Pirates Bay neighborhood.

My primary concerns include the following:

1. Pedestrian and vehicular safety for residents due to the exit of large RV on to Ryan Road. Many of us walk in the neighborhood, as well as routinely use the Ryan/Sadler intersection to exit the neighborhood. I am concerned that exit these large vehicles onto a residential street will make it less safe for resident to walk and drive in the area.
2. Negative impact on property values as a result of having a RV park at the entrance of an otherwise quiet residential neighborhood.
3. The loss of over 20 mature live oaks which provide wind shelter, improve air quality, and are a gorgeous natural resource worthy of protection.
4. The impact on our water quality & pressure from having up to 19 "homes" added to the water use for our neighborhood.

In general, this feels like another example of the county choosing development interests over the best interests of tax-paying residents of Amelia Island.

Please reconsider this development. It is an ill suited use for this property.

Susan M. Rutan

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: RV Park  
**Date:** Tuesday, December 20, 2022 8:24:07 AM

---

See below.

Tabitha Bostick | Administrative Specialist I  
Nassau County|Development Services  
96161 Nassau Place|Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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

From: Shari Roan <[shari@thegoldenstatecompany.com](mailto:shari@thegoldenstatecompany.com)>  
Sent: Monday, December 19, 2022 8:58 PM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: RV Park

I am a resident of Fernandina Beach. I am contacting you to voice my opposition to the RV park on Sadler Road. The fact that this development would require septic is crazy in this era of emphasis on clean water and removal of septic systems for environmental, health, and safety considerations. This RV Park would be a poor fit for this particular part of the island. Please prohibit the construction of this RV park on this environmentally sensitive island property.

Thank you  
Sharon Roan

Sent from my iPhone

From: Wendy Marshall  
To: Planning Department  
Subject: Development Plan for Campground/RV Resort on Sadler Rd.  
Date: Monday, December 19, 2022  
Re: Application FD22-006 Development Plan for Campground/RV Resort

Dear Planning Board Members,

Since I will be out of town and unable to attend your Planning meeting on the 20th of December, I am submitting this letter to voice my strong opposition to the proposed Campground/RV Resort on Sadler Rd.

This will greatly impact the area where this campground is being proposed, in so many ways, for not only the residents living in Pirate's Cove, but also everyone who lives on the island and travels on Sadler Rd. It will not only be an eyesore, but also will impact the traffic on Sadler.

The intent to add campsites in the middle of town is completely inappropriate for the high traffic area where this is proposed on Sadler Rd. Camping in state parks is already available in the mid-town location at Fort Clinch, in a much more natural setting. If more camping spots are needed, other nearby state park locations could be considered.

Another reason to reject this proposal is the possibility of it becoming a long-term travel trailer, motorhome, and camper rental spot. RV owners might decide that they want to just move here and live in their RVs, campers, motorhomes, permanently, right by the beach, for only \$500 per week? Maybe \$1,500 to \$2,000 per month? If you check the prices of other "RV Campgrounds" in Florida - that's the going rate. Without restrictions on long-term "camping", campers could come and sprawl out with their awnings and pop-outs opened wide - maybe a clothesline, firepit, BBQ, a boat or jet ski, and of course the tow behind car and motorcycle. What's to prevent that from occurring?

So many folks who visit our island approach the beach on Sadler. Do we want this kind of eyesore to be one of the first places they see as they drive down Sadler towards the beach, or the rest of us, for that matter? Do we want our island to become a Myrtle Beach? I don't believe so. If we don't properly manage growth, it ultimately will, one development at a time.

The County labored through 19 meetings over 2 years struggling with the camping on the beaches issue, and finally came to the realization that camping cannot be managed. If you approve this, you will be enabling a nuisance use next to existing residential neighborhoods.

I ask that you please vote no to the approval of this development.

Sincerely,  
Wendy Marshall  
Amelia Park Homeowner

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: RV Park  
**Date:** Tuesday, December 20, 2022 8:23:11 AM

---

See below.

Tabitha Bostick | Administrative Specialist I  
Nassau County|Development Services  
96161 Nassau Place|Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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

From: Judy Myler <[cjmyler@msn.com](mailto:cjmyler@msn.com)>  
Sent: Monday, December 19, 2022 10:12 PM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: RV Park

This email is to most strongly voice our opposition to the RV park on Sadler Ave.

Totally inappropriate use of this property.

Charles & Judy Myler  
5 Sweetwater Oaks Dr

Sent from my iPhone

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: RV Park Proposal on Sadler  
**Date:** Tuesday, December 20, 2022 8:22:42 AM

---

Please see email below.

**Tabitha Bostick | Administrative Specialist I**

Nassau County | Development Services  
96161 Nassau Place | Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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---

**From:** Aloha Design (Deborah Biggs) <[alohadesign01@gmail.com](mailto:alohadesign01@gmail.com)>  
**Sent:** Monday, December 19, 2022 10:30 PM  
**To:** Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
**Subject:** Fwd: RV Park Proposal on Sadler

I was advised that we should also send our comments to you.

I hope you have an awesome day!!

Best regards,

**Deborah Biggs**  
**757-897-6699 cell**

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

From: **Aloha Design (Deborah Biggs)** <[alohadesign01@gmail.com](mailto:alohadesign01@gmail.com)>  
Date: Mon, Dec 19, 2022 at 10:25 PM  
Subject: RV Park Proposal on Sadler  
To: <[derrickson@yahoo.com](mailto:derrickson@yahoo.com)>, <[Phil@acrfl.com](mailto:Phil@acrfl.com)>, <[johnjgresens@gmail.com](mailto:johnjgresens@gmail.com)>, <[betsie.huben@gmail.com](mailto:betsie.huben@gmail.com)>, <[Dan.Morris@apextechnology.com](mailto:Dan.Morris@apextechnology.com)>, <[chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com)>, <[arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com)>, <[bluet@duvalschools.org](mailto:bluet@duvalschools.org)>, <[joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net)>, <[morris.linda9@gmail.com](mailto:morris.linda9@gmail.com)>, <[hcoyle@nassaucountyfl.com](mailto:hcoyle@nassaucountyfl.com)>  
Cc: Hupp Huppmann <[hupp1966@gmail.com](mailto:hupp1966@gmail.com)>

Greetings!



My husband and I just found out about this agenda item a few minutes ago (approx. 2130 hours on 12-19-2022).

While we do not have all of the zoning information at this time, we do want to let you know that we are in favor of an RV/Camping location on the Island.

We have owned a 38' motorhome since 2001 and have traveled all over the country--almost 40,000 miles. We eventually settled on Amelia Island (county area) in 2009. We have never had a "fuel leak, " fire, oil spill, sewage spill or any other malady mentioned from one post we saw tonight on "NextDoor" tonight from someone allegedly living in "Marsh Creek, AIP."

At no time did we ever have issues with traveling on the island while looking for a permanent place to live, nor traveling throughout coastal Florida.

Those that "doth protest too much" most likely know nothing about RV's, campers, travel trailers, etc. and their ability to maneuver city streets. Unlike some of the boats that are transported through our county without the proper permits for "extra wide or extra tall" designations," There are NO Rv's or travel trailers that exceed the legal 8.5' width.

Right now, the only place one can "camp" on the island legally is at Ft. Clinch State park. The park is booked months in advance, meaning many visitors to our county/Amelia Island are forced to spend their money in surrounding counties to park their units.

Unfortunately, we have a commitment at an event at our local American Legion on the island for the same time as your hearing so we cannot be present.

However, we will be happy to discuss this issue with any of you that do not have experience with Recreational Vehicles to let you know the good AND the bad of the industry.

Best regards,

**Earl "Duke" Lebold and Deborah Biggs**  
**95753 Alligator Creek Road**  
**Fernandina Beach, FL 32034**  
**Duke: 310-850-1775; Deborah: 757-897-6699**

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: RV camp  
**Date:** Tuesday, December 20, 2022 8:22:06 AM

---

Please see email below.

Tabitha Bostick | Administrative Specialist I  
Nassau County|Development Services  
96161 Nassau Place|Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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

From: Earlene Ashbaugh <[ashtaxladi9@icloud.com](mailto:ashtaxladi9@icloud.com)>  
Sent: Monday, December 19, 2022 10:52 PM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: Re: RV camp

Hello Planning Commission,

I live on 1st Avenue near the Dairy Queen. My taxes have gone up significantly over the past three years of my occupancy. I now pay approximately \$12,000 a year.

I am concerned that your office thinks it is okay to bring into our community a transient development a few blocks from my home.

Are they going to pay as much in taxes as I do?

Are you now going to decrease my taxes because you reduced my property value?

Are you now going to provide each homeowner with a free security system?

Are you going to enforce the noise ordinance while the parties are ongoing ...speaking about why people take RV trips?

Are you going to provide street cleaners in every neighborhood since transients could care less about their trashing our roads and beach?

Are you going to widen the roads, maintain them for added poundage, or widen the bridge to the island to accommodate the large RV's? Who pays for road maintenance?

Who will pay for the added clean up of our beach? Are you going to raise our taxes for cleanup?

A lot of scooters, handicap scooters, bikes, walkers, dog walkers use Sadler Road...how will you give added protection to them...since a very large RV does have blind spots?

What size dogs will be allowed to occupy an RV, and how many?

What is the limit on pets in the camp? How will they be contained?

Will the transient be schooled on picking up after their pet?

Will you supply pet stations?

Is this going to be an adult camp, or family, or young adults?

Will there be a fence around the camp so as to not be an eye sore with laundry, wet bathing suits, etc. a fence that is solid?

Will the RVs be using car haulers?

Will the RVs be able to drive through neighborhoods?

Will the transient be charged by the city a beach pass?

When they unload their cars off car haulers...where will they park their cars?

I'm sure there May be more questions.

As of right now I am opposed to having this camp around the corner from where I live all year round.

Thank you,  
Earlene E Ashbaugh  
2168 1st Ave

Sent from my iPhone

**From:** [Development Applications](#)  
**To:** [Planning Department](#)  
**Subject:** FW: Trailer Park  
**Date:** Tuesday, December 20, 2022 8:20:24 AM

---

Please see email below.

Tabitha Bostick | Administrative Specialist I  
Nassau County|Development Services  
96161 Nassau Place|Yulee, FL 32097  
P: (904) 530-6225 E: [tbostick@nassaucountyfl.com](mailto:tbostick@nassaucountyfl.com)

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

From: Lisa Leonard <[pleolleo@aol.com](mailto:pleolleo@aol.com)>  
Sent: Tuesday, December 20, 2022 7:54 AM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: Trailer Park

I live in Pirates Bay and I am against the plans of a trailer park being developed at the corner of my development. I believe it will bring down the home prices in the area. I bought here because it is a beautiful development close to the beach. Putting something like what you're proposing there, will look terrible, cause traffic concerns and most of all, bring down the prices of homes in my neighborhood. Please do not let this pass.  
Alice Leonard

Sent from my iPad

**From:** [Development Applications](#)  
**To:** [Laurie Goltry](#)  
**Subject:** Fw: RV Park on Saddler  
**Date:** Tuesday, December 20, 2022 10:55:14 AM

---

**Please use our new e-mail address: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)**

**Nassau County Development Services**

96161 Nassau Place | Yulee, FL 32097

O: 904-530-6225 | E: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)

---

**From:** Development Applications <[DevelopmentApps@nassaucountyfl.com](mailto:DevelopmentApps@nassaucountyfl.com)>  
**Sent:** Tuesday, December 20, 2022 3:53 PM  
**To:** Holly Coyle <[hcoyle@nassaucountyfl.com](mailto:hcoyle@nassaucountyfl.com)>; Gabriel Quintas <[GQuintas@nassaucountyfl.com](mailto:GQuintas@nassaucountyfl.com)>  
**Cc:** Joshua Macbeth <[jmacbeth@nassaucountyfl.com](mailto:jmacbeth@nassaucountyfl.com)>  
**Subject:** Fw: RV Park on Saddler

**Please use our new e-mail address: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)**

**Nassau County Development Services**

96161 Nassau Place | Yulee, FL 32097

O: 904-530-6225 | E: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)

---

**From:** Hanna Marynenka <[hmarynenka@gmail.com](mailto:hmarynenka@gmail.com)>  
**Sent:** Tuesday, December 20, 2022 3:39 PM  
**To:** Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
**Subject:** RV Park on Saddler

Good morning,

My name is Hanna Roux. My husband and I own a property on Inverness Rd. I am unable to attend the planned meeting on Dec. 20th regarding a proposal for developing campsite on Saddler Rd right next to Pirate Bay neighbourhood but I would like to address the Board in this letter. I ask you members of the Board to vote NO on the proposed plan to put a campsite

on the corner of the Pirates Bay neighborhood. Although we love to camp and regularly take our camper out to be close to nature, we also have seen many examples of how fast a campsite can get rundown and how dangerous some site can be. Camping is for being close to nature. When people camp, they are looking for seclusion ...privacy. The proposed plan is a complete opposite. Putting a campsite right in the middle of the city can bring many issues to the communities including but not limited to the following:

- Higher crime

- Septic issues

- Safety of water supply

- Danger of fires and fuel leaks. I follow many camping groups on Facebook and I have seen a lot of situations where RVs were caught on fire due to propane tanks exploding

- Increased traffic which is already bad without having multiple rigs going in and out of the camping site

- Decrease in property values

We bike through Pirate Bay neighborhood with our child to get to the beach or Egan's Creek and if this plan is approved, it will increase the traffic making it very dangerous for bikers.

Please think about families in Pirate Bay and Lakewood neighbors and about preserving our beautiful island.

Respectfully,  
Hanna Roux

Sent from my iPhone

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**From:** [Laura Fornecker](#)  
**To:** [Planning Department](#)  
**Subject:** Re: FD22-006 Proposed Breakers Campground/RV Resort  
**Date:** Monday, December 19, 2022 6:09:54 PM

---

I am writing to object to the above proposed usage of the land that is within 300' of my property.

- 1) I am concerned with the septic tank being so close to the Fernandina Beach water treatment.
- 2) I am concerned with the noise potential since people can come and go at all hours.
- 3) If there is a limited check-in time, and an RV has arrived late, I am concerned that they will park in the lot across the street from my property and start creating a mess and noise there.
- 4) Most RVs tow a car. That site is so small for as many spots as proposed, so where will the cars park?
- 5) That being said, what is to stop the property owner from halving the spaces and doubling the amount of RVs - going from class A to class C?

We already have camping on the island. Yes, there is a waiting list but people also wait years to get into national parks. No one is saying to increase spaces at the parks. We need to preserve the beauty of the island and not make this Myrtle Beach south.

I am shocked that this proposal even got this far. Just because a person has a business plan does not mean that we need to entertain such a plan. We should have stopped it in its tracks right from the beginning. We should not give them all these hoops to jump through perhaps thinking they will never be able to achieve them, because at this point, it looks like the only way to stop it now, is for the county to be sued. What kind of planning committee is that? Please do not allow this to go through. The consequences will be ones that the island will live with for years to come.

Laura Fornecker  
2168 White Sands Way  
Cape Sound  
Fernandina Beach, FL. 32034

**From:** [Development Applications](#)  
**To:** [Holly Coyle](#); [Gabriel Quintas](#)  
**Cc:** [Joshua Macbeth](#); [Laurie Goltry](#)  
**Subject:** Fw: FD22-006 Breakers rv park  
**Date:** Tuesday, December 20, 2022 10:54:57 AM

---

**Please use our new e-mail address: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)**

### **Nassau County Development Services**

96161 Nassau Place | Yulee, FL 32097

O: 904-530-6225 | E: [developmentapps@nassaucountyfl.com](mailto:developmentapps@nassaucountyfl.com)

---

**From:** M Hrtmn <[wesomary@yahoo.com](mailto:wesomary@yahoo.com)>  
**Sent:** Tuesday, December 20, 2022 3:35 PM  
**To:** Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
**Subject:** FD22-006 Breakers rv park

Good day to the powers that be,

Please register this email as a voice in opposition to the Breakers rv park. While it is a small rv park it seems completely inappropriate for the area. I say this as an rv owner. Rv campgrounds are generally not quiet places. RVs make a good amount of noise as they come in and get set up and same leaving. RVers also will arrive late in the evening and depart early in the morning. Then there is all the other noise associated with campgrounds. Children voices, music, adults partying etc. all add to the noise level in the neighborhood.

The added traffic on busy Sadler road seems like a safety issue. Large RVs need room to turn and maneuver. Without changes to the road and entrance, the rvs heading towards the beach on Sadler would possibly have to make their right turn from the left lane therefore turning across the right lane . Seems dangerous.

Listening to the social media chatter, people seem to be concerned that this will become a place for long term stays resulting in derelict and trashy vehicles. Some people even believe this development will be a trailer park. I would hope there would at least be limits on the length of stay as well as the condition of the vehicles. I have stayed at campgrounds where there are rules about the age and condition of the rv.

Most RVers stay for a few days and then move on. This pattern goes to my point about increased traffic and noise for the neighborhood. While Sadler is a commercial area, the people living in Pirates Bay will be most effected . RV parks should be in less densely populated areas. This area is just not appropriate for this proposal.

Thank you,  
Mary Hartman

Sent from my iPad

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:** [Genie](#)  
**To:** [Todderrickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** RV Park on Sadler  
**Date:** Tuesday, December 20, 2022 9:46:38 AM  
**Attachments:** [image.png](#)

---

Dear Nassau County Planning & Zoning Commission:

Please reject the application for the RV Park on Sadler Rd.

I and many others strongly oppose an RV Park on Sadler for the following reasons:

**1. This location will pollute Egans Creek**

- the property is only 700 feet from Egans Creek
- the property is at 22 feet of elevation and slope directly to the Creek, which sits at 0-1 foot of elevation
- Egans Creek flows several miles north toward its outlet at the Amelia River. The creek flows through the state and City protected Egans Creek Greenway, which has 6 miles of trails that are heavily used by residents and tourists alike
- <https://www.fbfl.us/104/Egans-Creek-Greenway>

**2. A septic dump location is unacceptable**

- RVs have "ultra low flow" toilets, resulting in as much as 100 gallons of highly concentrated wastewater from just a single RV dump.
- A park with 19 RV parking spots, would rapidly degrade a septic system
- Many states require specialized waste water treatment systems for such effluent at RV Parks
- RVs toilet systems are famous for odor problems within the RV resulting in owners using deodorizers to control smells. These chemicals can pollute septic systems, killing the very beneficial bacteria that are critical to the function of the septic system
- <https://www.epa.gov/sites/default/files/2015-06/documents/rv-wastewater.pdf>

**3. Coastal Upland Protection Zone**

- this project is within the CUPZ, requiring special protection of the dunes and maritime forest
- the property consists of numerous old growth oaks that protect not only the fragile barrier island, but the mainland county lands to the west

**4. Jasmine St public beach access "impaired waters"**

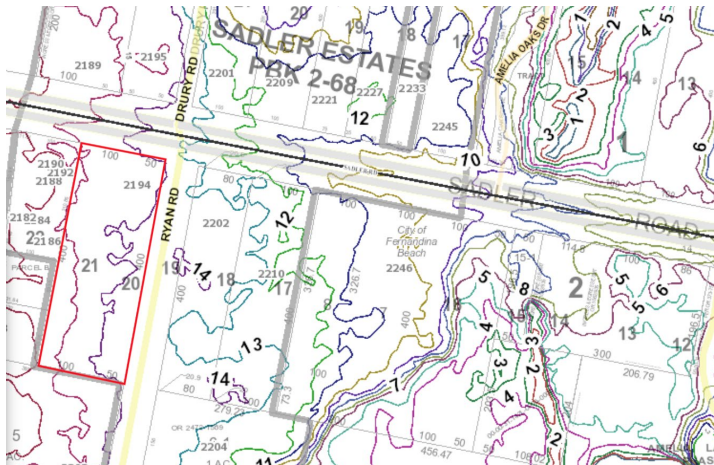
- FDEP and the EPA have listed a nearby beach access as an "impaired waterway" for bacteria
- <https://floridadep.gov/dear/watershed-assessment-section/documents/comprehensive-verified-list>
- at a time when we are scrambling to clean up our watersheds, we can not allow more damage to occur

Thank you

Genie Manterfield

708 N 15th St

Fernandina Beach



**From:** [Betsie Huben](#)  
**To:** [Denise May](#); [morrisli@nassau.k12.fl.us](mailto:morrisli@nassau.k12.fl.us); [Holly Coyle](#)  
**Subject:** Fwd: Vote no on RV park  
**Date:** Tuesday, December 20, 2022 9:52:20 AM

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This came in to me from someone's iPhone - can't tell if it has gone to all or not so forwarding to you via email.

Best Regards,

**Betsie Huben, MRP, SFRC**  
**Pineywoods Realty of Amelia Island**  
**501 Centre Street, Suite 127, Amelia Island, FL 32034**

**Mobile (919) 333-0836 Email: [Betsie.Huben@gmail.com](mailto:Betsie.Huben@gmail.com)**

2018 Sherry Stein Volunteer of the Year \* 2018 & 2019 AINCAR Honor Society

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

**From:** **Maureen Robinson** <[mrob2@icloud.com](mailto:mrob2@icloud.com)>  
**Date:** Tue, Dec 20, 2022 at 9:50 AM  
**Subject:** Vote no on RV park  
**To:** <[betsie.huben@gmail.com](mailto:betsie.huben@gmail.com)>

Sent from my iPhone

**From:** [Alwynne alwynne](#)  
**To:** [dderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnjgresens@gmail.com](#); [betsie.huben@gmail.com](#);  
[dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwayneegwen@gmail.com](#);  
[bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** RV Park on Sadler Road  
**Date:** Tuesday, December 20, 2022 9:54:44 AM

---

Dear Planning and Zoning Board Members,

I understand there is a review of a project for an RV park on Sadler Road this evening. While I support the general idea of an RV park on the island, it is my opinion that this is not an appropriate location due to its proximity to Egan's Creek.

I hope you consider the significant, negative environmental consequences as you review this project and ask you to vote NO.

Sincerely,

Alwynne Lamp

**From:** [robert.simoneau](#)  
**To:** [Holly Coyle](#)  
**Subject:** Proposed RVPark on Sadler Rd at Ryan Rd  
**Date:** Tuesday, December 20, 2022 10:01:08 AM

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This is a terrible idea. As a home owner in Pirates Bay at 2315 Captain Kidd Dr, Fernandina Beach, FL 32034 I, Robert G and Maureen Simoneau share the following facts and urge the County Commissioners to not approve this proposed development.

This project will have enormous negative impact. Here are some of the reasons the project should not be approved:

- o approval of septic at a time when we should be getting rid of or reducing the amount of septic we have
- o proximity to one of the City's wells:
- o danger of fires, fuel leaks
- o safety of water supply
- o traffic blocking neighborhood & gridlock on Sadler
- o roads too small for large RVs to maneuver without damaging neighborhood properties
- o impact on property values of surrounding properties and impact on sense of place of the community and tree.

--

Robert (Bob) G. Simoneau  
2315 Captain Kidd Drive, Fernandina Beach, Fl 32034  
Tel: Home Office [+1 603 496-9752](#); Emergency: [+1 603 591-8508](#)  
Website: <https://livingbenefitsexperts.com/robertsimoneau>  
Email: [robertgsimoneau@gmail.com](mailto:robertgsimoneau@gmail.com)

-Living Benefits Expert/Adult Educator/Marketing Associate at **Life Made to Order Financial-a Five Rings Financial Agency\***

\*Life Made to Order Financial (<https://www.facebook.com/LifeMadeToOrderFinancial/>) is a Five Rings Financial Agency. Five Rings {<https://www.fiveringsfinancial.com/>} Financial is the "Google" of the financial services industry, specializing in educating and empowering clients toward reaching their goals of financial independence.

**From:** [Jennifer Johnston](#)  
**To:** [Phil@acrfl.com](#); [johnjgresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwayneegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** RV park on Sadler  
**Date:** Tuesday, December 20, 2022 10:35:35 AM

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I am writing to encourage you to please vote NO to the RV park on Sadler. The road cannot handle the traffic and there are too many walkers and bikers on the road for it to be deemed safe. It is also going to destroy beautiful trees that are needed to maintain the beauty of our once quaint island.

Thank you in advance.

Jennifer Johnston

Sent from my iPhone

**From:** [John Roux](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [bitsie.huben@gmail.com](mailto:bitsie.huben@gmail.com);  
[dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwayneegwen@gmail.com](mailto:arnoldwayneegwen@gmail.com);  
[bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** RV Park  
**Date:** Tuesday, December 20, 2022 10:45:28 AM

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Good Morning to all respective members of planning and zoning commission,

My wife and I own a home on Inverness road and are deeply concerned about the development of the proposed RV resort on Sadler. Are concerns are not selfish but reflect our love of the community so I write you all today to vote no on the proposal. I am in the military and have lived all over the country and have never experienced such unique and wonderful place to live. With experience with RV resorts and they are fun but for a community like ours it will be more of a liability than a asset. This resort would create stress on our emergency response personnel that residents require. Thank you so much for your time.

V/R  
John K. Roux

**From:** [ronald wickham](#)  
**To:** [derickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#);  
[dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#);  
[bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** camping on Sadler  
**Date:** Tuesday, December 20, 2022 12:58:57 PM

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Stop this insanity!!

This beautiful island is being destroyed from the inside with proposals like this!

**From:** [Pam Green](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com);  
[dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [bluet@duvalschools.org](mailto:bluet@duvalschools.org);  
[joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](mailto:Holly_Coyle); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com)  
**Subject:** No RV Park on Sadler Road  
**Date:** Tuesday, December 20, 2022 1:01:42 PM

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To All,

I am writing to urge a “No” vote on this proposed RV Park. Imagine an RV convoy rolling into the Publix parking lot to stock up on beach vacation goodies, and then driving toward Sliders where they encounter their first ever roundabout...think of the possibilities!

Common sense dictates when considering an RV Park's impact on traffic, the water supply, the use of septic tanks which creates a host of polluting possibilities, including the creation of malodorous air for the surrounding residential neighborhoods, and the increased danger of fires due to fuel usage, the answer is “no”.

A residential community is not the location for an RV Park.

Happy Holidays!

Pam Green  
23625 Bahama Point  
FB, FL 32034



**From:** [ronald wickham](#)  
**To:** [derickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#);  
[dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwayneegwen@gmail.com](#);  
[bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly Coyle](#)  
**Subject:** Camping on Sadler  
**Date:** Tuesday, December 20, 2022 1:03:42 PM

---

Stop this madness!

**From:** [Elaine Babcock](#)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com); [dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwayneegwen@gmail.com](mailto:arnoldwayneegwen@gmail.com); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** FD22-006 Final Development Plan (FDP) for the Breakers RV Resort  
**Date:** Tuesday, December 20, 2022 2:34:04 PM

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Dear Planning & Zoning Board:

**Please vote NO** on “FD22-006 Final Development Plan (FDP) for the Breakers RV Resort”.

This zoning proposal gives me pause. I am surprised to learn the property in question has already been rezoned for the development of an RV Park.

As new property owners on Amelia Island, my husband and I find Fernandina Beach a gem of a location. Prior to buying property on Amelia Island, we searched the North Carolina coast through to Hilton Head Island. From what we saw there is no comparison to what is offered here on Amelia Island.

The idea of campsites for temporary and transient recreational vehicles potentially straining city systems, including the potential addition of a septic/leach field, makes little sense. What is there to gain and at what cost to the city, county, and residents?

The timing of this is frustrating for a newcomer; we reviewed information in the short time allowed so as to react/respond to the proposal. With the county having labored through a similar struggle concerning camping on the beaches – for two years, in fact - and coming to a realization such camping could not be managed, how are the concerns raised at that time much different from the proposal on the table today?

Please reconsider this proposal... and **Vote NO**. From watching the City of Charlotte, NC, develop over twenty years to the development of Hilton Head Island, I believe there are far better and more profitable ways to develop this property, and others in Fernandina Beach, to the benefit of the city and Nassau county.

With best regards,

Elaine Babcock  
[ebabcockCLT@gmail.com](mailto:ebabcockCLT@gmail.com)

2142 White Sands Way  
Fernandina Beach, FL 32034

2166 White Sands Way  
Fernandina Beach, FL 32034

**From:** [K Huben](#)  
**To:** [Todderickson@yahoo.com](mailto:Todderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnigresens@gmail.com](mailto:johnigresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com); [dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** RV Park on Sadler - NO THANK YOU  
**Date:** Tuesday, December 20, 2022 2:57:12 PM

---

Good afternoon members of Planning and Zoning,

As I'm sure your inboxes are very full of many residents speaking out against the approval of this plan for trailer park/RV park development I think the most key points I want to make sure are stressed as VERY VERY ALARMING are;

1. Use of Septic. I cannot believe anything anywhere is being approved in our geographic area - from Palm Coast to Savannah - with septic. Nothing on the island should be approved with septic moving forward, regardless of it being in city or county. Especially not anything within a half mile of the beach.
2. Proximity to a city well - causing alarm that any kind of fire, fuel leak, septic issues we are just signing up our residents for HUGE issues. This is truly reckless. Who is going to pay when there is an issue? Because it's not a case of "if" it's merely 'when'.
3. Disruptiive to the community who lives here. The general location is not appropriate for a trailer/RV park - it's a main business route through town, and not unlike the RV park in Fort Clinch RVs should be kept out of teh main traffic of the city.

There is ENDLESS land in the rest of the county to better place this endeavor. Please vote this down regardless of the functional approval the staff has given it.

Thank you,  
Kristin Huben

**From:** [cbdewitt@aol.com](mailto:cbdewitt@aol.com)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com);  
[dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwaynegwen@gmail.com](mailto:arnoldwaynegwen@gmail.com);  
[bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** Opposition to an RV Park on a busy road on Amelia Island  
**Date:** Tuesday, December 20, 2022 3:36:14 PM

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Hello Nassau / Amelia / Fernandina Beach Planning & Zoning

I would like to write to urge you not to approve the proposed project for an RV Park on Sadler Road for the following reasons and probably more. We are year round residents on Amelia Island.

1. We do not need an increase of very large vehicles of this nature on our primary roads. We are attracting more and more visitors to our island and parking is already an issue. We do not need to add another dozen or two of these large vehicles.
2. Since RV's will expect to dump their raw sewage, there will be a need for septic tanks and/or other disposal methods which will potentially threaten our ground water and our animal life that depends on the clean water of the Egan Creek that runs close to the proposed area for this park
3. Just from an aesthetics perspective, we don't need to start adding more trailer parks on island that would be so visible to the many visitors to that part of the island. Let's keep Amelia beautiful. There is plenty of land just off island that would allow the creating of an RV park of this nature but stay hidden from the surrounding communities.

I have nothing against RV owners or renters and their desire to travel to beautiful parts of the country. But just like you wouldn't have an RV Park approved in the more visible areas of a state or national park.

Please say NO to the rezoning of this property to allow an RV Park, septic tanks, and the hazards and aesthetic eyesore this use of the land would create.

Thank you for your consideration in this matter.

Charlton & Carolyn DeWitt  
95029 San Remo Drive #3  
Fernandina Beach, FL 32034  
(615) 715-7288

**From:** [skansen@comcast.net](mailto:skansen@comcast.net)  
**To:** [dderickson@yahoo.com](mailto:dderickson@yahoo.com); [Phil@acrfl.com](mailto:Phil@acrfl.com); [johnjgresens@gmail.com](mailto:johnjgresens@gmail.com); [betsie.huben@gmail.com](mailto:betsie.huben@gmail.com); [dan.morris@apextechnology.com](mailto:dan.morris@apextechnology.com); [chigginbotham66@gmail.com](mailto:chigginbotham66@gmail.com); [arnoldwayneegwen@gmail.com](mailto:arnoldwayneegwen@gmail.com); [bluet@duvalschools.org](mailto:bluet@duvalschools.org); [joseph.zimmerman@zimmermangroup.net](mailto:joseph.zimmerman@zimmermangroup.net); [morris.linda9@gmail.com](mailto:morris.linda9@gmail.com); [Holly Coyle](#)  
**Subject:** NO To RV Park on Sadler Road  
**Date:** Tuesday, December 20, 2022 4:35:20 PM

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Sadler Road is NOT the appropriate place for a RV park!

Sadler Road is a main artery on Amelia Island that connects the mainland to the beach. It is a connection to a main shopping area and several residential areas. To have these large RV's navigating this road would create major gridlock and potential safety issues.

Moreover, to allow this eyesore in the middle of Sadler Road is a betrayal of longtime residential and small business owners.

Like the previously proposed racetrack and the previously proposed high rises on the south end of the island, this is just another example of development without any regard to the community at large or in other words private profit at any cost, everyone else be damned!

VOTE NO!

Tom and MaryJane Smith  
Willet Way  
Amelia Island

**From:** [Kara Stefan](#)  
**To:** [Todderickson@yahoo.com](#); [Phil@acrfl.com](#); [johnigresens@gmail.com](#); [betsie.huben@gmail.com](#); [dan.morris@apextechnology.com](#); [chigginbotham66@gmail.com](#); [arnoldwaynegwen@gmail.com](#); [bluet@duvalschools.org](#); [joseph.zimmerman@zimmermangroup.net](#); [morris.linda9@gmail.com](#); [Holly\\_Coyle](#)  
**Subject:** RV Park on Sadler  
**Date:** Tuesday, December 20, 2022 4:37:18 PM

---

Dear Nassau County Planning & Zoning Commission:

Please reject the application for the RV Park on Sadler Rd.

**1. This location will pollute Egans Creek**

- the property is only 700 feet from Egans Creek
- the property is at 22 feet of elevation and slope directly to the Creek, which sits at 0-1 foot of elevation
- Egans Creek flows several miles north toward its outlet at the Amelia River. The creek flows through the state and City protected Egans Creek Greenway, which has 6 miles of trails that are heavily used by residents and tourists alike
- <https://www.fbfl.us/104/Egans-Creek-Greenway>

**2. A septic dump location is unacceptable**

- RVs have "ultra low flow" toilets, resulting in as much as 100 gallons of highly concentrated wastewater from just a single RV dump.
- A park with 19 RV parking spots, would rapidly degrade a septic system
- Many states require specialized waste water treatment systems for such effluent at RV Parks
- RVs toilet systems are famous for odor problems within the RV resulting in owners using deodorizers to control smells. These chemicals can pollute septic systems, killing the very beneficial bacteria that are critical to the function of the septic system
- <https://www.epa.gov/sites/default/files/2015-06/documents/rv-wastewater.pdf>

**3. Coastal Upland Protection Zone**

- this project is within the CUPZ, requiring special protection of the dunes and maritime forest
- the property consists of numerous old growth oaks that protect not only the fragile barrier island, but the mainland county lands to the west

**4. Jasmine St public beach access "impaired waters"**

- FDEP and the EPA have listed a nearby beach access as an "impaired waterway" for bacteria
- <https://floridadep.gov/dear/watershed-assessment-section/documents/comprehensive-verified-list>
- at a time when we are scrambling to clean up our watersheds, we can not allow more damage to occur

Thank you,

Kathryn Stefan  
23 N 17th St  
Fernandina Beach, FL