

**From:** [Carole](#)  
**To:** [Planning Department](#)  
**Subject:** Development Plan for Campground/RV Resort on Sadler Rd.  
**Date:** Thursday, January 12, 2023 8:18:56 AM

---

Dear Nassau County Planning Commissioners,

As a resident of Nassau County, I sent an email to the Nassau County Planning Board on Dec. 12, 2022 expressing my reasons for objection to the planned campground/RV resort on Sadler Rd. Since I cannot attend the upcoming Jan. 23, 2023 public hearing, I am addressing Commissioners in this letter.

The current Nassau County Commissioners have seen recent exploding growth and construction throughout Nassau county, while Amelia Island and Fernandina Beach continue to try to curb overbuilding within its limited space. It is my plea that consideration be given to this limited area by County Commissions making planned development decisions based on the recognition of the difference in the island's limited area vs. unlimited land opportunities in the larger county.

As stated in my earlier letter in December, Sadler Road functions well as a mixed-use thoroughfare with hotel, shopping center and residential existing together. Consequently, Sadler Road is a busy high-traffic area in the middle of the island. Traffic activity of large RV's and camper trailers is not conducive to this already busy road that is a main direct route to the beach. Camping is available within Fort Clinch and could be made available at other nearby state parks to accommodate those who want to camp on the island.

In addition, Sadler Rd. narrows to one lane each way near the property in question. Large RV's and camping trailers could easily block drivers' views of the narrowing road ahead as they turn in and come out of the planned camping area, creating unsafe traffic conditions. There is also a tight round-about at the nearby end of Sadler. Perhaps the County Commissioners should become familiar with the property location and Sadler Rd. limitations if they aren't already familiar with it. The traffic safety issue is very real.  
Sincerely,  
Carole Phillips  
2173 Surf Side Drive  
Fernandina Beach FL

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

From: Carole <bphill2576@aol.com>  
To: [planning@nassaucountyfl.com](mailto:planning@nassaucountyfl.com) <[planning@nassaucountyfl.com](mailto:planning@nassaucountyfl.com)>  
Sent: Mon, Dec 12, 2022 5:01 pm  
Subject: Development Plan for Campground/RV Resort on Sadler Rd.

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 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:** [Development Applications](#)  
**To:** [Laurie Goltry](#)  
**Subject:** FW: In support of Breakers Rv Resort  
**Date:** Thursday, January 12, 2023 3:26:56 PM

---

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)

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

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

From: Debbie FERGUSON <[fergie18@bellsouth.net](mailto:fergie18@bellsouth.net)>  
Sent: Thursday, January 12, 2023 3:25 PM  
To: Planning Info <[planninginfo@nassaucountyfl.com](mailto:planninginfo@nassaucountyfl.com)>  
Subject: In support of Breakers Rv Resort

My name is Deborah Ferguson, I live at 1323 Beech Street, Fernandina Beach. My residence is literally on the corner of Beech and 14th street. I look out my kitchen window to see Emergency Vehicles (especially fire trucks, since I live by fire station), Amazon trucks, school buses, service trucks, RV campers, motorcycles, golf carts, bicycles, cars and just about anything that can ride down a street. I watch the children walk home from school. I have never seen a child get run over.

Very rarely have I seen a back up, unless by an emergency vehicle or a delivery truck. Never by an Rv camper. I have a Florida State park pass. I frequent Fort Clinch two to three times a week. Never have I been held up on the main road by an Rv Camper. I have seen Rv's, trucks, emergency vehicles all use the round about on A1A. So when I hear Pirates Bay Community using fear of traffic backup on a five lane road. I want to see their study of how they came to that conclusion?

-I heard complaints of RV's going to run up and down Pirate's Bay Subdivision roads. / That can be solved by a 'NO through traffic for RV's allowed' sign.

-I heard of children possibly being run over by 45ft Rv's, (did not see one 45ft lot on site plans). / RV drivers are very cognizant of their surroundings, especially children who are at most RV Parks.

-I heard of the RV park partying all hours of the night. / All the RV parks I have stayed at have quiet time by 10pm. After a long day of sightseeing, shopping, exploring, beaching and enjoying the island, I would assume most campers would be tired and ready to sleep.

-I heard reference to American Beaches septic concerns and cost. / That cannot be a comparison due to new, stringent, state regulations regarding septic tanks.

I did not see or hear anything that would cause me not to support a very much needed RV resort. I am in favor of the Breakers RV Resort.

Sincerely,

Deborah Ferguson  
Also sent to all five commissioners

**From:** [Holly Coyle](#)  
**To:** [Holly Coyle](#)  
**Subject:** FW: Proposed Travel Trailer Park at Sadler Road and Pirates Bay Neighborhood  
**Date:** Friday, January 13, 2023 1:07:43 PM

---

---

**From:** Susan Rutan <[smarierutan@gmail.com](mailto:smarierutan@gmail.com)>  
**Sent:** Thursday, January 12, 2023 6:33 PM  
**To:** John Martin <[jmartin@nassaucountyfl.com](mailto:jmartin@nassaucountyfl.com)>  
**Cc:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Proposed Travel Trailer Park at Sadler Road and Pirates Bay Neighborhood

Commissioner Martin,

I am writing to you regarding my grave concerns about the proposed Travel Trailer Park on the corner of Sadler Road and my neighborhood, Pirates Bay, in Fernandina Beach. This issue is on the agenda for the County Board of Commissioners meeting on January 23, 2023.

As a resident of Pirates Bay, I am concerned about this Park being built in my neighborhood for many reasons - pedestrian and vehicular safety, environmental safety, drinking water safety, and the impact on the value of our homes. However, for the purpose of my correspondence with you today, I want to focus on how this proposed Travel Trailer Park does not meet all the required development guidelines in Section 28.09 of the County Land Development Code.

Development Guideline 1 of Section 28.09 indicates “no entrance nor exit from a park shall discharge traffic into any residential district”. Based on the plan submitted by the developer for the Travel Trailer Park, all travel trailers using the proposed Park will exit directly onto the road which is the main entrance to my neighborhood, Ryan Road. This road is not only used by the residents of Pirates Bay as the primary entrance and exit from our neighborhood, it is marked as the main entrance by two large permanent signs saying “Pirates Bay” set on on either side of Ryan Road. From what I understand from long-time residents, Ryan Road was initially and for many years the only entrance and exit to the Pirates Bay neighborhood - until a secondary entrance/exit point became available as a result of another development built south of the Pirates Bay neighborhood. Ryan Road is clearly a residential road used as the primary entrance to our residential neighborhood. Based on this information, it is clear to me the planned Travel Trailer Park directly violates Development Guideline 1. I would expect the Board to vote NO on the proposal on the basis of this violation alone.

Development Guideline 6 of Section 28.09 indicates that all traffic into and out of the Park shall “be through entrances and exits designed for the safe and convenient movement of traffic”. Since the check-in for the Park is immediately inside the entrance, any arrival of multiple travel trailers at or near the same time will result in travel trailers waiting on Sadler Road to turn into the Park while those before it check-in. Additionally, since the exit from the Park onto our neighborhood main entrance road is very close to Sadler Road, there is a great likelihood that travel trailers exiting the Park at or near the same time will line up on our neighborhood road awaiting access to Sadler Road. This will inhibit the safe and convenient entrance and exit of residential traffic into and out of

the Pirates Bay neighborhood. More concerning, however, is the high likelihood of travel trailers exiting with a right hand turn onto Ryan Road - to avoid likely backups at Ryan and Sadler - and driving through our residential neighborhood looking for another way to access Sadler Road. This will certainly impact the safe and convenient movement of residents' traffic through our neighborhood. There is no evidence in the Park's plan to indicate it was designed for the safe and convenient movement of traffic on Sadler Road, Ryan Road, or in other parts of the Pirates Bay neighborhood. In fact, it seems it was designed with little or no consideration for the safe and convenient flow of traffic. Based on this information, it is clear to me the planned Travel Trailer Park directly violates Development Guideline 6. I would expect the Board to vote NO on the proposal on the basis of this violation alone.

Development Guideline 7 of Section 28.09 indicates parks will provide "adequate off-street parking, loading and maneuvering space" and no such parking, loading, and maneuvering "shall be permitted on any public street, sidewalk, or public right-of-way."

In examining the plan design for the proposed Travel Trailer Park, it is very clear there is no loading or maneuvering room provided within the Park itself. There are no parking spaces provided for additional trailers or cars brought by the people leasing space in the park. Additionally, there are no parking spaces for friends or family visiting the people staying in the Park. A simple Google search of the turning radius of a 40 foot vehicle reveals that the inner radius is approximately 21 feet and approximately 40 feet for the outer turning radius. Given the turning radius for large travel trailers entering from Sadler Road at a 90 degree right turn and exiting onto to Ryan Road at a 90 degree turn, it is literally impossible for these travel trailers to access or depart the Travel Trailer Park without maneuvering on Sadler Road and on again Ryan Road (which is only about 22 feet wide.) Based on this information, it is clear to me the planned Travel Trailer Park directly violates Development Guideline 7. I would expect the Board to vote NO on the proposal on the basis of this violation alone.

I also encourage you to consider why you would approve the proposed Travel Trailer Park which plans to install and use a septic system very near a city well when you are well aware of the potential risk of groundwater and other contamination from septic systems and the downstream costs of fixing such problems. American Beach is a clear and present example.

Your own Planning and Zoning Board unanimously recommended against this proposed Travel Trailer Park. Please vote NO on the proposed Travel Trailer Park at the corner of Sadler Road and the Pirates Bay neighborhood.

Respectfully,

Susan M. Rutan  
2526 Captain Hook Drive  
Pirates Bay neighborhood  
Fernandina Beach

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:** [Taco Pope](#)  
**To:** [Gabriel Quintas](#); [Holly Coyle](#)  
**Subject:** Fw: Proposed RV Park on Sadler Road  
**Date:** Wednesday, January 11, 2023 5:46:01 PM

---

**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)

---

**From:** Mac Telford <[jmactelford@gmail.com](mailto:jmactelford@gmail.com)>  
**Sent:** Wednesday, January 11, 2023 5:03 PM  
**To:** John Martin <[jmartin@nassaucountyfl.com](mailto:jmartin@nassaucountyfl.com)>; A.M. "Hupp" Huppmann <[ahuppmann@nassaucountyfl.com](mailto:ahuppmann@nassaucountyfl.com)>; Jeff Gray <[jgray@nassaucountyfl.com](mailto:jgray@nassaucountyfl.com)>; Alyson McCullough <[amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)>; Klynt Farmer <[kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com)>; Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Proposed RV Park on Sadler Road

Dear Commissioners,

I am writing today to ask that you vote against the proposed use of the property at Saddler and Ryan Roads.

I have several concerns about an RV park at that location.

First and foremost is safety. Such large vehicles exiting onto Ryan Road, a residential street and sole entrance into Pirates Bay, would seem hazardous for residents entering and leaving their neighborhood. Further, there would be circumstances where these large vehicles would have to queue up on Saddler, creating traffic hazards for both residents and tourists.

My second concern is environmental. There are proposed slots for 19 RVs on the site. Customers of the RV park would have to use an on-site septic system for septic disposal, and an on-site well for access to fresh drinking water. Given the recent push to stop septic tanks and use the sewage system, this just doesn't make sense to me. Given recent reports in the News Leader concerning poor drinking water quality, as close as Jasmine Road, again, this doesn't make sense.

Lastly, RV tourists will be least likely to bolster the local economy. Likely they would stock up on supplies off island, and spend their time in the RV park, rather than dining locally.

In summary, I believe the proposed RV park is a poor choice for this particular site, and on a road that is a main tourist entrance to the beach.

Thank you for your consideration.

John Telford  
96039 Woodmere Way  
Fernandina Beach 32034

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

**From:** [Taco Pope](#)  
**To:** [Holly Coyle](#); [Gabriel Quintas](#)  
**Subject:** Fwd: Proposed Travel Trailer Park on Amelia Island  
**Date:** Friday, January 13, 2023 7:58:10 PM

---

Sent via the Samsung Galaxy S21 FE 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

---

**From:** penzig@aol.com <penzig@aol.com>  
**Sent:** Friday, January 13, 2023 7:47:31 PM  
**To:** Taco Pope <tpope@nassaucountyfl.com>  
**Subject:** Proposed Travel Trailer Park on Amelia Island

Dear Commissioner Pope:

I am writing about the proposed RV park on the corner of Sadler Rd. and Ryan Rd. on Amelia Island. When one turns right from Sadler Rd. onto Ryan Rd., *despite the misleading traffic survey presented by the builder*, one is immediately in a residential neighborhood. As a physician, I have grave concerns about the impact of putting a short-stay facility accommodating huge vehicles (some as big as busses) on the safety, health and character of this quiet, diverse setting known as Pirates Bay. Many of us who live here are retired. But others have children attending local schools; elderly parents living in the home of adult children; and families with special physical and mental health challenges. These large vehicles will create air pollution from their exhaust, hazardous traffic, and will interfere with local resident getting to school, work, and medical appointments. This is why there are statutes prohibiting such facilities in residential areas. Just because this gerrymandered property, once home to an old Fernandina Beach family, has managed to get itself re-zoned as commercial does not mean that ignoring the needs of the surrounding homeowners is a healthy, safe or moral idea. Thank you for your consideration.

Sincerely,

**Penelope P. Ziegler, M.D.**

Medical Director Emerita  
Florida Professionals Resource Network  
Consultant, Affinity eHealth  
2669 Captain Hook Drive  
Fernandina Beach, FL 32034  
penzig@aol.com 757-880-5537

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:** [Taco Pope](#)  
**To:** [Holly Coyle](#); [Gabriel Quintas](#)  
**Subject:** Fw: Trailer Park  
**Date:** Tuesday, January 17, 2023 3:18:57 PM

---

**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)

---

**From:** [hbabin@aol.com](mailto:hbabin@aol.com) <[hbabin@aol.com](mailto:hbabin@aol.com)>  
**Sent:** Tuesday, January 17, 2023 3:09 PM  
**To:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Trailer Park

**Proposed Trailer Park**

I am writing to express my concern about the trailer park proposed for the parcel at the entrance to my Pirates Bay residential area. A trailer park presents hazard for traffic, water pollution and children. Nassau County Code section 28.09 applies to this situation. The code states no trailer park shall be located so that an entrance or exit discharges traffic into any residential district which this proposal certainly does. The site plan shows the exit directly into Pirates Bay neighborhood.

The front of the trailer park will cause traffic snarls along Sadler Road. Past experience shows these trailers can be slow and cumbersome when entering and exiting trailer parks. The space for maneuvering is very tight and limited. This not only affects traffic but also the school bus stop at that corner.

The septic tank and drain field should not be situated at the entrance to Pirates Bay and adjacent to the existing water facility. The possibility of leakage and contamination are not acceptable when Pirates Bay is on sewerage and water connections. At a time when we are trying to do away with septic systems we should not add a new one.

Additionally, from the site plan it appears 21 trees are going to be removed. Save the trees.

I respectfully request your consideration of these facts.

Respectfully

Herbert Babin  
2335 Pirates Bay Dr

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:** [Taco Pope](#)  
**To:** [Holly Coyle](#)  
**Subject:** Fw: RV park on Sadler and Ryan roads  
**Date:** Wednesday, January 18, 2023 10:58:16 AM

---

**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)

---

**From:** Ann Telford <[aytelford@gmail.com](mailto:aytelford@gmail.com)>  
**Sent:** Wednesday, January 18, 2023 10:48 AM  
**To:** John Martin <[jmartin@nassaucountyfl.com](mailto:jmartin@nassaucountyfl.com)>; ahuppmann@nassaucountyfl.com  
<[ahuppmann@nassaucountyfl.com](mailto:ahuppmann@nassaucountyfl.com)>; Jeff Gray <[jgray@nassaucountyfl.com](mailto:jgray@nassaucountyfl.com)>; Alyson McCullough  
<[amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)>; Klynt Farmer <[kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com)>; Taco Pope  
<[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** RV park on Sadler and Ryan roads

Dear Commissioners:

I am writing regarding the proposed RV park to be located off Sadler Rd and Ryan Rd, adjacent to the Pirates Bay subdivision. I oppose this use of the land for the following reasons:

**1) Municipal code 28.09 - Travel trailer parks and campgrounds**

**(6) Design of access to park: All traffic into or out of the park shall be through entrances and exits designed for the safe and convenient movement of traffic. RVs coming and going on either Sadler or Ryan would not provide safe and convenient movement of traffic, whether pedestrian or vehicle.**

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:** [Taco Pope](#)  
**To:** [Holly Coyle](#)  
**Subject:** Fw: Trailer Park at Intersection of Ryan and Sadler, Fernandina Beach  
**Date:** Wednesday, January 18, 2023 12:27:26 PM

---

**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)

---

**From:** Michael Shirk <[michaels990@gmail.com](mailto:michaels990@gmail.com)>  
**Sent:** Wednesday, January 18, 2023 11:39 AM  
**To:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Trailer Park at Intersection of Ryan and Sadler, Fernandina Beach

Dear Manager Pope,

I am writing in opposition to the application that the land at the intersection of Ryan and Sadler ("Breakers RV Project") be permitted as a trailer park.

At the Planning and Zoning Committee meeting, Committee members voted unanimously against permitting this parcel as a trailer park. This vote was based on significant public health and safety concerns.

This is an environmentally sensitive area which will drain into waters feeding the Egan's Creek Greenway. In addition, Ryan Road, where the trailers will enter and exit onto Sadler Road, is a busy thoroughfare and not large enough to accommodate such large vehicles. I encourage you to take a look yourself.

Not only will neighborhood traffic be significantly backed up and delayed, but also drivers (in their cars on Sadler and in the campers) will be at significant risk as these large, slow campers seek to enter Sadler Road from Ryan going either direction.

The use of this parcel as a trailer camp is inconsistent and harmful to the neighborhoods in the area as the trailers rumble through the streets where there are always children playing and people walking, riding their bicycles, and enjoying the neighborhood. Our streets are not straight lines but wind about creating very limited lines-of-sight and maneuvering room if there are people or other vehicles on the road. This risk is significant because drivers of the trailers will be unfamiliar with our streets and roads.

I have heard that there is concern about a legal challenge if you deny permitting this space as a trailer park. Please do not let developers tread upon our health and safety, and bully you around, by the age-old threat of a lawsuit.

To ignore the health and safety concerns of residents because of threats by developers is not how we should make decisions.

Again, I urge you to give significant deference to the unanimous vote of the Planning Committee, and the voices of your constituents, in voting against a trailer park at the intersection of Ryan Road and Sadler Road in Fernandina Beach.

Respectfully submitted,

Michael Shirk  
2355 Pirates Bay Drive  
Fernandina Beach, Fl. 32034  
512.364.0158

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:** [Taco Pope](#)  
**To:** [Holly Coyle](#)  
**Subject:** Fw: RV park off Sadler Rd.  
**Date:** Wednesday, January 18, 2023 12:29:06 PM

---

**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)

---

**From:** Ann Telford <[aytelford@gmail.com](mailto:aytelford@gmail.com)>  
**Sent:** Wednesday, January 18, 2023 11:29 AM  
**To:** A.M. "Hupp" Huppmann <[ahuppmann@nassaucountyfl.com](mailto:ahuppmann@nassaucountyfl.com)>; Jeff Gray <[jgray@nassaucountyfl.com](mailto:jgray@nassaucountyfl.com)>; Alyson McCullough <[amccullough@nassaucountyfl.com](mailto:amccullough@nassaucountyfl.com)>; Klynt Farmer <[kfarmer@nassaucountyfl.com](mailto:kfarmer@nassaucountyfl.com)>; Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** RV park off Sadler Rd.

Dear Commissioners:

I am writing to express my opposition to the proposed RV park at the corner of Sadler and Ryan roads, adjacent to the Pirates Bay subdivision. Recreational vehicles coming and going out of this property would severely impact traffic on these two roads, which would negatively impact Amelia Island residents and visitors.

**Municipal code 28.09**

**(6) Design of access to park: all traffic into or out of park shall be through entrances and exits designed for the safe and convenient movement of traffic.** Large RVs repeatedly going in and out of either road will negatively impact pedestrian and vehicle safety and convenient movement of traffic. I am especially concerned for the residents of Pirates Bay, who use Ryan Road daily as access to work, school, or shopping.

**(7) Off-street parking, loading, and maneuvering space: each travel trailer park or campground shall provide adequate off-street parking, loading, and maneuvering space. In connection with the use of any travel trailer park or campground, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or public right of way.** I believe the RVs WILL have difficulty maneuvering and will thus further slow traffic and potentially block either or both roads. I also believe that extra vehicles (associated with the park) will park on Ryan Road, further hindering the flow of traffic. Not just vehicular! Ryan Rd. is a popular access for residents to take if they want to bike or walk to the beach.

The 'walkability' and ease of travel on our Island is a source of great pride to us, its residents. I hope you will listen and reflect on the concerns of we the people before you make your decision. Thank you.

Sincerely,

Ann Telford  
96039 Woodmere Way  
Fernandina Beach

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:** [Taco Pope](#)  
**To:** [Holly Coyle](#)  
**Subject:** Fw: Travel Trailer Park at the entrance to Pirates Bay Neighborhood  
**Date:** Wednesday, January 18, 2023 1:22:18 PM

---

**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)

---

**From:** John Meierdierck <[john.meierdierck@ndtamelia.com](mailto:john.meierdierck@ndtamelia.com)>  
**Sent:** Wednesday, January 18, 2023 1:12 PM  
**To:** Taco Pope <[tpope@nassaucountyfl.com](mailto:tpope@nassaucountyfl.com)>  
**Subject:** Travel Trailer Park at the entrance to Pirates Bay Neighborhood

Mr. Pope I am writing to you in regards to the proposed Travel Trailer Park at the entrance to Pirates Bay neighborhood and my name is John Meierdierck and I live at 2561 Pirates Bay Drive Fernandina Beach, fl. Nassau County. I have lived in Pirates Bay since 1994. The reason I am writing you is of my concern about the proposed **Travel Trailer Park at the entrance to Pirates Bay Neighborhood**. My concerns are many such as Location and Access regarding the entrance and exit of traffic into our residential neighborhood. Have you personally come to see the proposed location? It is very small and there was a small old stand-alone house that was taken down. I understand that travel trailer park spaces shall be rented by the day or week only ( Nassau County Code Section 28.09 Travel trailer parks and Campgrounds). This would increase the congestion there for impose a threat to safety when entering or exiting our neighborhood. Note: Our children also currently catch the school bus each day at the neighborhood entrance. We also have many people over 50 who walk past the site some with dogs.

Other Accessory uses for a travel Trailer Park of concern are Management location, Recreational Facilities, Toilets or discharges into the sewer system or septic tanks on site, note: the proposed site i.e., is only feet from a water treatment plant, Showers, Coin-operated laundry facilities, space is too small for any of this.

Statistics show that areas that have a short-term turnaround of out towners have more crime. This should be of a Safety and wellbeing concern.

As I am sure you know that the only Travel Trailer Park currently on Amelia Island is on state land in FT. Clinch. To put one outside the park in the entrance to a small well-established neighborhood like Pirates Bay makes no sense.

For all these reasons I ask your attention to the upcoming meeting on the 23ed of January scheduled for 9:00am and for you to vote no on the proposed Travel Trailer Park site.

John Meierdierck CWO4 USN Ret.

*John Meierdierck*

[John.meierdierck@ndtamelia.com](mailto:John.meierdierck@ndtamelia.com)

(904)206-9822

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.

Jan 19,2023

Jean M Kerry  
2494 Captain Hook Dr  
Fernandina Beach,Fl  
32034

Regarding:  
Development of campsite at Sadler Road, Fernandina Beach 32034

Dear Commissioner;

As a resident of Pirates Bay, I have been following the development of the RV campground located in the middle of Amelia Island. The issue of a septic tank to serve 17 RV's in an environmental sensitive area seems like something out of a 30 year old playbook! American Beach is costing an absorbent amount of money to destroy all current septic tanks.

Our greatest concern is the pattern of discrepancies and non-compliance including the original application for zoning, the site plan discrepancies and non-compliance with permits. Documents indicate the current plan was accepted with the reporting of having City water which is inaccurate. Further, permits expired and failed the required pre and post inspections.

How far does this disinformation go? And more importantly, who is responsible for the accuracy? What is the liability to our citizens caught as collateral damage? What insurance do we have if the drinking water is contaminated by leaks and overflow of a septic tank?

Since due diligence by the developer has not been met, how can this project be approved?

Please consider our extensive research by our experts as way of bringing facts to you. We are doing our due diligence to keep you informed of current findings.

It is a privilege to speak with you and I look forward to our meeting

Kind Regards,

Jean M. Kerry  
754 264 4802