

January 19, 2018

Doug McDowell
Strategic Planner
Nassau County Department of Planning & Economic Opportunity
96161 Nassau Place
Yulee, FL 32097

**RE: Applications for Small-Scale Amendment to the Future Land Use Map ("SSA") and
Rezoning to Planned Unit Development ("PUD")
Prosser Reference No. 116023.03**

Mr. McDowell:

Thank you for your steadfast diligence helping us maintain Application No. R17-006. Last month, the Applicant decided to combine the subject property with adjacent property and modify the intended plan of development. Thus, a different preliminary development plan will be necessary. On behalf of the Applicant, I hereby request withdrawal of Application No. R17-006. In its stead, I respectfully submit the enclosed application for Small-Scale Amendment to the Future Land Use Map as well as the replacement application for rezoning to Planned Unit Development. The amendment application seeks to increase the permissible residential density of a small portion of the subject property in order to allow for up to 245 dwelling units. The rezoning application incorporates the adjacent property, mandates traditional neighborhood and streetscape design standards, and proposes the Applicant's participation in addressing several regional transportation and recreation improvements. Five (5) copies of both applications along with their respective filing fees are enclosed. I shall provide you with portable document format ("PDF") versions of both applications via electronic mail later today.

The Applicant's revised preliminary development plan is shaped in no small part by recommendations from the Planning and Economic Opportunity Department. There may be instances where Staff prefers alternative verbiage or modification to the site layout. The Project Team is certainly willing to address any such suggestions. I respectfully request that prior to issuance of any Staff Report to the Planning and Zoning Board that the Applicant be given an opportunity to address any Staff comments and revise the application accordingly. Subsequent to this filing, our Project Team will meet with County Staff on January 24 to discuss the steps necessary to realize some of the contributions proposed by the Applicant in the rezoning application.

If I can be of any further assistance with this review, please do not hesitate to contact me at 904.739.3655 or trobbins@prosserinc.com.

With kind regards, I am

PROSSERTM

Anthony S. Robbins, AICP
Senior Planner

Enclosures

Copy: Emily Pierce
Peter Leach
Kevin Justice
Bruce Robbins