

AMELIA PARK COMMERCIAL DISTRICT QUESTIONNAIRE

(names and identifying information only, deleted)

Q 4 Which of the following contributed to your decision to purchase property in Amelia Park?

Check all that apply

RESPONSES

- Stores, etc on the property in question
- Location to family
- was promised to uphold rules and statutes NOT
- Fernandina Beach location
- Classy homes with classy neighbors. No transience.
- small yards to care for.
- Old town charm without antique home maintenance

Q 6 What do you believe is the best course of action for APNA to work cooperatively with Wells Fargo and the City of Fernandina Beach in response to the rezoning request? Check one response only.

RESPONSES

- shops with day and evening appeal-boutiques, cafes, restaurants
- Single family homes that reflect the design elements of APNA
- I'm clear what I would support, but I would not support a majority vote being representing what the neighborhood feels/thinks. I would personally only support single family detached houses.
- Tennis courts would be nice. Please, No Apartments!
- Continue original plan
- recreation and green space
- Petition for Greenspace.
- Oppose any rezoning
- Wells Fargo and the City of FernAndina Beach should mandate and except only the original plan for that land.
- Think about residents of Amelia Park buying this property and using it for a green space or recreation area, we need some trees and green area
- Keep the original intent of the TND principles!
- Want retail or cafe type. I am an artist and would love it if you would zone it out and make it several affordable art studios with a cafe call me...
- Stay the course, I'm not concerned about the bank's profits
- APNA should buy the property from the bank
- I do not support rezoning for Apts, townhomes or other houses
- I believe townhomes could be a beautiful add to the entrance way, but would like to make certain my home in the condos does not end up feeling "overcrowded".
- Work with the bank for the best outcome where we have input to final product

Q 7 Do you see a value in Amelia Park Neighborhood Association acquiring any or all the parcels at a cost to homeowners?

RESPONSES

- Dependent on cost
- Depends on price

- Yes, with reservations. Wells Fargo is playing hardball?
- Possible yes, depending on price and number of residents to be assessed
- Market will determine cost and uses for these parcels. Parcels should be procured by a developer preferable rezoned for single family detached houses.
- Need much more information
- I do not want to own any of this property
- Depends on cost.
- I like the idea, but depends on the cost
- Currently not in my budget.
- Acquiring will require at least a Super Majority and may be very difficult. Mandating the original will complete the design of the development achieving all the differentiators.
- Possibility, but would require some creative financing to preclude a impossible-to-pass referendum. Would also require a viable plan with a clearly defined return on investment for current residents..
- Depends on the cost
- Maybe, depending on the plan & economics
- Not as a community but by homeowners who would like to partner
- This question is premature if the cost to the homeowners isnt estimated and included for consideration
- Not if our annual fees are increased for purchase
- Possible, depending on cost
- Wells Fargo wants their \$1MM; two parcels closer to town square could bring more money if townhouses (built to APNA stds) and APNA buy at significantly reduced price the two commercial properties. APNA could sell the common area on the west side of 15th St near North Park where there are two private lanes and a 25' common area as a 40' lot and use the money to defray the cost of the commercial lots. That new lot could be developed now while 15th St is being built out.
- Yes, but unlikely option.

Q 8 If the property remains zoned as commercial, are you interested in participating in a private effort to explore the possibilities of developing the properties? Check all that apply.

RESPONSES

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Q 10 We invite you to share other comments and suggestions.

RESPONSES

- This link shows a little of what I was hoping for although not so in-you-face design. Stores below, condos above and designed to fit in with AP mood and architecture.
- I understand that small shops would be a nice fit. However, they would likely not work. The shops' overhead would not allow them to compete with local stores (such as Walmart). I suggest rezoning to some sort of residential property (not apartments). The type, design, etc. could be such to fit in with the current setting. I believe that only a few people want commercial zoning and they are attempting to bully the rest of us - and I don't like this.
- Since APNA is showing good faith in working with the desire of Wells Fargo to rezone, request that Wells Fargo invest in community upgrades, i.e. additional lighting in allies, assistance with natural gas installation, beautification and updating of green spaces.
- Make sure if single family homes If houses are built they have to follow APNA guidelines & the lots are an appropriate size. At a recent meeting, I recall discussion about making the lots narrower than our current lots. This is a bad idea. I don't want to cram in houses on narrow lots.,
- Whatever happens, the most critical thing is to make sure that in return for allowing rezoning, said property becomes subject to our association architectural & maintenance rules & regs
- We lived in one of the first planned communities in Reston, Virginia for 24 years. I was a new idea of living, working, educating, playing, and social outreaching. Now, when I go back to visit, the undeveloped portion when we left has become a suburban nightmare to me. We should try to keep the vision that we all bought into in Amelia Park alive.
- Where would people park in commercial business? We have problem on Perimeter now with all the cars on street. No one drives the 15 mile speed zone at all.

- Again, NO APARTMENTS!
- I am totally against any commercial use of property. Commercial use of any kind will bring the neighborhood down. This is not a big city. It's a nice quiet community and I would like to keep it as such!
- To keep the integrity of a TND we need to ensure this area is kept as commercial, or at least live/work spaces. As the entrance it should be an appropriate look for our community.
- Establishing a transition zone from the commercial to residential seems like a good idea. The business section would be adjacent to the existing commercial area. If apartments were over these businesses there would be a small town effect. On the two western lots there could be more townhomes that would merge well with the existing townhomes around the square.
- One of the many attributes attracting people to Amelia Park has always been it's green spaces and attention to nature. Filling every square inch of the park with homes or commercial detracts from it.
- This writer approached Mr. Joel Embry and his Amelia Park Associates in 2004 with a concept to form a Limited Partnership with their participation to purchase all of the Commercial PUD (50,000 sf commercial development) Vacant Parcels, including the vacant land parcel which now developed and partially vacant at the intersection of Park Avenue and S.14th Street. Frontage on S. 14th Street was critical for a Master Planned Development. However, pursuant to a draft Agreement, the principals in a majority vote stated that there was not sufficient demand for commercial development envisioned for these parcels and declined to risk any funds for the proposed commercial venture. Since that time, demand for commercial space has significantly declined with over 25,000 sf of vacant commercial space within a 3 mile radius of Amelia Park.
- I am concerned that having too many town homes or apartments will increase the population density at the entrance to the community in such a way that it would detract from the already established ambiance. I believe that increased vehicle traffic that the increased density would bring could be a safety factor by inhibiting the access of emergency services to the area.
- Having more homes on that land would increase traffic and parking. Street parking is sometimes difficult to maneuver
- we need to avoid allowing parking on street It is already an issue.
- I feel there is already so much commercial development surrounding Amelia Park it will be difficult to support, but allowing rezoning to single or multi family homes would at least promote development of something rather than vacant lots. We need to allow development of something, as long as it is consistent with our current standards.
- Please no high density rentals or apartments. Back alleys with garages to keep of theme of neighborhood. A neighborhood restaurant was such a good idea, but the layout of KPs, was not conducive to neighborly interactions. What was with those high booths and wierd 2nd story? Wouldn't it be fun to have a great restaurant where neighbors could meet, get a light bite or drink and take your friends and family?

- I would not like to see any more townhomes or rentals units added. There are already enough of those. I would rather see more single family homes. Townhomes, and rental units, bring too many cars, and there is not enough parking for them. Renters do not take care of the properties as a homeowner would, and do not add to the community.
- Most important is that, whatever the ultimate use, the property be brought under Amelia Park's declaration and ARB guidelines----in other words, ANNEXED into neighborhood.
- Thanks for allowing the owners to voice an opinion.
- I think it would be a hard commercial sell. The current units have been available for a few years.
- Keep our neighborhood pristine
- These lots have been zoned for commercial development for years and have not sold. The market has changed. All plans need refinement every 3-5 years. The plan for commercial development is 20 years old. The board owes this community fiscal responsibility. I'm upset we spent almost \$3K for any assessment we did not need. Commercial space is vacant all over this island in areas with far better visibility than this. Single family homes are in high demand. Look at Azalea and 15th Street. Record breaking sales. These four parcels need a creative architectural approach. We also need attractive signage on Park Ave that indicates you are coming into our neighborhood. I implore the board to act responsibly and stop letting the tail wag the dog.
- My dream is a fresh market or whole foods
- I would like to attend the workshop.
- What ever the end decisions it must fit in with our current structures, and adhere to our maintained requirements. I would like them to be in the assoc. I think that would help with cooperation and the neighborliness that is so much a part of the neighborhood. I would hope Joel Embry is involved in the decision making since this is his "baby".
- Avoid apartments and rentals at all costs
- See my idea above. We have eight artist downtown and I would love to see our content move to Amelia Park. We all pay about \$325 a month for our studio space and the public can come in See us paint, buy art and stop in the cafe for coffee!
- Nice homes are what is in demand here now. Commercial properties are struggling all over the island. Our townhouses are not enhancing our home values.
- Changes in zoning could have an impact on traffic and parking, especially to those residents near the affected parcels. This needs to be considered.

- Any commercial development without Amelia Park's review and influence could potentially be extremely detrimental to the entire image of our community.
- Any venture which brings a considerable increase in traffic thru the Park, is not desired. It is obvious that 15th Street is going to have a negative impact on traffic and any more is not necessary. Finally, any development MUST MATCH the intent of ANPA as a traditional neighborhood development.
- Many people bought into AP because of the low cost of our association dues. AP is not in the business of real estate development. Individuals in AP should purchase property if this is important to them.
- As a neighborhood it seems that we should be working closely with Wells Fargo rather than against them.
- Pursue annexation to ensure compatible with Amelia Park standards
- It seems these questions are slanted toward developing commercial property. This doesn't make sense when today there are many vacant units at the entrance already. The last thing the neighborhood needs is additional vacant commercial property. So many of the residents are part-time and renters, so I'm not sure how desirable more commercial property would be. A café or restaurant would be nice. recreational space would be nice. More commercial space would cheapen the neighborhood if it is vacant, which presumably it will be as there isn't a market right now (evidenced by the for rent signs on the existing commercial space) Lots of for sale signs have popped up in the last few weeks, which also cheapens the neighborhood and makes it look less desirable. Low inventory and high interest is what will keep real estate prices stable or increasing.
- APNA should seek to gain agreement with Wells Fargo Bank about the zoning request and inclusion of all 4 parcels within the architectural control of APNA before the zoning meeting so that we are allies, not adversaries. Will be vital when lots are sold to a 3rd party developer(s).
- APNA should not take any action that would add cost to the association or create any possible liability.
- The one Wells Fargo lot near the Dr's office and real estate office condos is supported (parking and access) by a parking lot that could be eliminated with development. What responsibilities does APNA have to those few owners?
- Please do not rush into this decision. It could be to our advantage (or the advantage to neighbors who invest) to obtain the property at the best possible price in 2017. We should not support immediate action.