



Tringali Statement: May 16, 2023

The “Third and Beech” Tringali properties are within the immediate viewshed of the historic district. As a result, **changes to those parcels will substantially impact the historic district in as real and as concrete a way as they would if they were within the linear boundary of the historic district. They will also impact perceptions of our commercial downtown.**

Here are some of the important considerations:

1. **Maintaining the small-town character of Fernandina Beach is a high priority for citizens.** This priority has been a constant for many years. It is one of the top two priorities in Vision Plan 2045, and was also a very high priority in the 2019 EAR.
2. **This small-town character is one of the major attractions of the island and therefore fundamental to the city and county economy.** This is true for residents as well as tourists. This attraction for tourists has been documented repeatedly in the research of the Amelia Island Convention and Visitors Center, and this is consistent with what we have learned from our own direct contact with both visitors and new residents. In comparison with other beach towns, this seems to be our competitive edge at a time when people are looking for a safe non-urban environment to relax or raise their children in.
3. **Changing the viewshed of the historic district is changing the historic district.** Our visual perception drives what our mind understands as the historic district (neither visitors nor residents are examining the County Appraiser’s maps as they walk or ride around the city). If we built houses compatible with the types and styles that existed historically, that would expand the historic district in the minds of all. Development of this or any block in an incongruous manner reduces the size of the historic district perceptually. The historic district is already quite diminished as a result of previous decisions that were made despite the fact that the quaint character of the historic district is a major driver in the financial vitality of downtown.
4. **Quality viewshed in line with the character of the city is clearly a value that can be seen in both the LDC and Comprehensive Plan.** Much of the language in the LDC defines the allowable visual impact of development: building placement, view corridors, and buffers between different land uses, around equipment, between developments and roads, etc. The following paragraph represents but one example of a paragraph expressing these values:

4.05.12. BUFFER REQUIREMENTS. The use of properly landscaped and maintained buffer areas can reduce the potential incompatibility of adjacent land uses, maintain open space, protect established residential neighborhoods, and enhance community identity. In order to minimize negative effects between adjacent zoning districts, this section requires a landscaped buffer area to be provided. The separation of land uses and the provision of landscaping along public rights-of-way through a buffer are designed to minimize potential nuisances, and to enhance community beautification.



This value and the importance of community character are also expressed in a number of places in the **Comprehensive Plan**. For example,

OBJECTIVE 1.06. COMMUNITY CHARACTER. Community character is reflected in lot sizes, house sizes, site placement, height, architectural features and existing vegetation. The City shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life, in order to prevent teardowns, encourage re-use, infill and new development.

These values represent the will of the community, so we expect them to be applied to the Tringali properties.

Incompatible development of these parcels may have additional negative impacts on nearby residents:

- Changing the viewshed may infringe on the rights of the current historic district property owners by diminishing the value of their homes.
- Elevating the development could result in flooding of the older homes or businesses in the neighborhood. In the next block to the west (behind City Hall), the land was elevated and townhouses were built, resulting in stormwater management issues.

This area and the character of its development are important to the future of Fernandina Beach and the integrity of the historic district, aesthetically, economically, socially and environmentally. Also important is adherence to Fernandina Beach values, codes and procedures.

Respectfully submitted,

Conserve Nassau Board of Directors



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