

**From:** [Andrew Holesko](#)  
**To:** [Tammi Bach](#); [Katie Newton](#); [Charles George](#)  
**Cc:** [Brad Wente](#)  
**Subject:** FW: Amelia River Golf Lease and New Uses  
**Date:** Friday, May 5, 2023 11:25:05 AM  
**Attachments:** [image772519.png](#)  
[image919418.png](#)  
[image434709.png](#)  
[image001.png](#)

---

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.**

Tammi, here's an initial list of items that we expect need research, response and approach to respond to the FAA, as the original grantor of the airport land to the City.

Reminder - We haven't seen any proposal or layout of the actual physical improvements that are proposed, but we do know the specific area of the airport being referenced.

1. Consistency with Airport Layout Plan (ALP) drawing,
  - a. Including confirmation that the City can (has ability to) address all immediate and long-term aeronautical needs on remaining land.
2. Potential need for land "release" (i.e., a formal FAA procedure) that allows the City and FAA to assign a permanent, non-aviation land use of existing airport land.
  - a. Land release area (surveyed)
  - b. Potential Use, specific
  - c. Assignment of Fair-Market-Value compensation to the Airport, for land release area
  - d. Specific aviation-related use of funds received from the release.
3. Environmental / NEPA, to make sure that the development of the land, with FAA knowledge, is properly planned
  - a. At a minimum, specific study of Wetlands, floodplain, E&T species and cultural resource/archaeological survey
4. Glare Analysis, with detailed input from FAA (versus what was acceptable in the past, handing them a study that was completed by others, they want to understand inputs and variables assigned)
5. Documentation of some level of Public Notice / Involvement

Note: I am just listing what I think will be important to the FAA, not the other variables that I think may relate to City, residents and local interested parties.

Questions, let me know.

Sincerely,

**Andrew M. Holesko, CM-MBA**

Chief Executive Officer, Sr. Planner

**PASSERO**

---

**From:** Tammi Bach <[tbach@fbfl.org](mailto:tbach@fbfl.org)>  
**Sent:** Friday, May 5, 2023 10:55 AM

**To:** Andrew Holesko <aholesko@passero.com>

**Cc:** Katie Newton <knewton@fbfl.org>; Charles George <cgeorge@fbfl.org>

**Subject:** Amelia River Golf Lease and New Uses

## EXTERNAL

Andrew: thank you for chatting with me earlier this week regarding a proposed solar farm on the Amelia River Golf property at the Airport. When you get a chance, please forward your general list of items we discussed that the FAA might consider necessary to move forward with an amendment to the City's lease with Amelia River Golf and development of a solar farm (approx. 37 acre development) on the undeveloped 129 acres area of the Amelia River Golf lease. I will forward your list to Mr. Tom Miller (Amelia River Golf, LLC) and Florida Public Utilities so they can plan to hire Passero or another consultant to assist with FAA approvals.

Have a great weekend.

**Tammi Bach, J.D., B.C.S.**

**Board Certified Specialist City, County & Local Government Law**

City Attorney

City of Fernandina Beach

204 Ash Street

Fernandina Beach, Florida 32034

(904) 310-3276 | [tbach@fbfl.org](mailto:tbach@fbfl.org)

[www.fbfl.us](http://www.fbfl.us)



**If this email is related to the Board, Committee or Commission that you serve on, please DO NOT REPLY TO ALL.**

Disclaimer: According to Florida Public Records Law, email correspondence to and from the City of Fernandina Beach, including email addresses and other personal information, is public record and must be made available to the public and media upon request, unless otherwise exempted by the Public Records Law. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Passero Associates. The recipient should check this email and any attachments for the presence of viruses. Passero Associates accepts no liability for any damage caused by any virus transmitted by this email.