



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 13, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Regular Meeting of July 9, 2025.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. STAFF REPORT**
 - 6.1 Introduction and update from Glenn Akramoff (Project Manager) on Planning Staff changes
- 7. BOARD BUSINESS**
 - 7.1 Discussion - Updates on LDC Text Amendments and Board priorities.
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 10, 2025.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment >10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal

Date: August
05, 2025

Submitted By: Sylvie McCann,
Administrative Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
JULY 9, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER at 5:00 PM

ROLL CALL/ DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Victoria Robas	Mark Bennett
Nick Gillette	Peter Stevenson
Barbara Gingher	

OTHERS PRESENT:

Margaret Pearson, Senior Planner
Kelly Gibson, Planning & Conservation Director
Harrison Poole, City Attorney Pro Tem
Mia Sadler, Planner/Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the PAB Workshop dated June 4, 2025.

Chair Doster led a discussion about the minutes.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Bennett, to approve the Minutes for the Workshop Meeting of June 4, 2025, as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

3.2 Approval of Minutes for the Regular Meeting of June 11, 2025.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gillette, to approve the Minutes for the Regular Meeting of June 11, 2025, as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

4. OLD BUSINESS

There was no old business to discuss.

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5. NEW BUSINESS

5.1 PAB 2025-0005 - PRELIMINARY PLAT REQUEST FOR SIX (6) SINGLE-FAMILY HOMES LOCATED AT 420 CITRONA DRIVE

Applicant: Gillette & Associates, Inc., agent for Coastal Oaks Homes LLC.

Harrison Poole, Attorney Pro Tem for the City, explained that this case was pulled from the agenda by the applicant. A new state law was passed effective July 1st, 2025, where plat and replat reviews must be performed at an administrative staff level without any Board involvement but would still require posted notices allowing a ten-day waiting period for appeal. Mr. Poole explained that a Resolution to temporarily approve this new administrative process will be presented at the next City Commission meeting for approval while the new LDC language is crafted and presented as an LDC amendment.

Chair Doster asked where the public would be able to voice their comments during this new process. Mr. Poole noted that although no hearing will be heard, opportunities to provide input will be available such as in cases of Administrative Staff Reviews and approvals, where there is an appeal process given for a period of 10 days after a notice is posted on said property.

Member Gillette asked if the PAB would assess any of these applications before approvals. Mr. Poole explained that PAB review would not be required.

Member Robas asked if the public would have the opportunity to provide input on these applications. Mr. Poole explained that properties would be required to have a posted notice of the proposed plat. He added that a final plat or replat would be approved by a senior or high-ranking member of the Planning Department. Member Robas then asked about what available recourse will be available for neighbors that oppose a plat or replat. Mr. Poole explained that an appeal process will be in place where the appeal would be heard by the BOA, and consequently to the Circuit Court if the appeal does not satisfy the appealing party.

Member Robas asked if this change was published in any papers or if other notices were given to the public about this law change. Mr. Harrison answered in the negative. Member Robas is concerned that the citizens will have less access to the system and the various cases.

Member Gillette explained that this new plat process would not be different than the applications that currently come before staff today. PUDs, however, would still be reviewed by the PAB and plats and replats will still have to adhere to the LDC and other publicly available land development laws.

Mr. Poole explained that there is already a strict criterion that plats and replats must adhere to and confirmed that the PUD process is not affected by this change of law.

6. BOARD BUSINESS

Chair Doster gave an update regarding the Sadler Road overlay. He stated that he approved the memo written by Staff and that it has been sent to the City Manager, Sarah Campbell. Staff is continuing to gather additional data on adjacent properties and will share this with the City Manager. Once all information is gathered, Mrs. Campbell will set up one-on-one meetings with each commissioner in order to share this information. Following these meetings, the PAB will be able to proceed based on the feedback from the City Commission. Chair Doster explained that the PAB can still proceed with setting up their own Board discussions.

Mrs. Gibson reiterated that the City Manager will meet one-on-one with each commissioner about the topic of the Sadler Road overlay project.

Chair Doster expressed he would like to keep the momentum going on the project. They plan to wait for Mrs. Gibson to report back from the City Manager. Mrs. Gibson clarified that any meetings must be posted at least one week in advance.

Chair Doster called attention to the materials shared by Member Bennett at last month's meeting. Member Bennett said that

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he would like to get more feedback from Mrs. Gibson on the materials.

Mr. Poole mentioned that he could offer some legal advice regarding the “deadline” idea proposed by Member Bennett.

Member Bennett expressed that it was unfair for the City to wait to see what property owners will do with their property, especially when lots are being subdivided or further developed. He will schedule a meeting with Staff to discuss this further.

Chair Doster explained that Staff and Board Members interpret elements of the LDC in different ways. He wants to create a shared understanding of elements of the LDC.

Member Bennett explained that this is a big issue to the City because we don’t know how many lots are able to be developed, that Sections 1.03.04 and 1.03.05 cause confusion, and that there is not a universal understanding. It is unclear how many 25 feet wide lots remain in the City. Chair Doster clarified that Member Bennett will discuss this further with Mrs. Gibson.

Member Gillette asked why a time constraint would be applied to plats that have been around for more than 150 years. He expressed that we shouldn’t have to rely on the public to solve a problem for us. He added that 25-foot-wide lots do not cause problems for us today.

Member Bennett suggested that mandating property owners to separate their lots would increase the City tax base and that a time period to have those underlying lots separated would help with the City’s planning tasks and efforts.

Member Stevenson expressed concerns about the unknowns and their impact of the character of neighborhoods, and that properties could be passed down through generations and that at some point there should be a cut off for dividing lots.

Chair Doster reiterated that Member Bennett will convene with Mrs. Gibson regarding this idea.

Member Robas spoke about narrowing down the number of lots still available for development. She also noted that this information is available somehow, but this board has not been able to get that information. Member Gillette explained that the Nassau County Property Appraiser could quantify this information and share it with the board.

Mrs. Gibson explained that under current regulations, the NCPA can provide data about parcels, vacant lots, and underlying lots of record, but cannot provide history on how or when they have been combined.

Member Robas shared that Suanne Thamm passed away on June 27th and voiced appreciation for all her civic activities and involvements. She expressed her gratitude for her work and involvement in preservation. A joined service will be held on July 22nd, in Jacksonville.

Member Robas then spoke of a Letter to the Editor that appeared in the News Leader by Jim Shroads regarding a LDC section. The article was timely as it pinpointed awareness to some sections while continuing the conversation of paid parking. A copy was provided for the record.

Mr. Poole noted there will be a proclamation at the City Commission meeting of Tuesday July 15th honoring Suanne Thamm’s life achievements and also announced that this will be his last PAB meeting as City Attorney Pro-Tem.

Board Members thanked him for his service.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT 5:41 PM

Mia Sadler, Recording Secretary

Richard Doster, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal

Date: August
05, 2025

Submitted By: Sylvie McCann,
 Administrative Coordinator

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment >10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal

Date: July 28,
2025

Submitted By: Sylvie McCann, Administrative
Coordinator

PAB LDC Elements of Revisions Under Consideration *Updated: 8/5/25*

Community Character
The distinct identity of a place. It is the collective impression a neighborhood or town makes on residents and visitors.

Natural Resources Protection/Conservation
The careful management and upkeep of natural resources like water, soil, forest, ocean, and wildlife to ensure their availability for ucurrent and future generations.

Sustainability
A development model that can meet the needs of the present without compromising the ability of future generations to meet their own.

Revisions Under Consideration

Revision Name	PUD	1.03.04/1.03.05 clarity	Landscaping: Florida Friendly Clean-up Ordinance	Commercial Redevelopment (Sadler Rd Overlay)	Parking Standards- Medical Offices and Beauty Salon Standards	Design Incentives	Impervious Surface Ratio	Density	Dark Skies	Dune Protection	Parking: General	Landscaping: General	Tree Protection	Examine Home Rule Options	Update Private Property Rights Element	Neighborhood Planning Strategies	Complete Streets Policy
Priority Level	High	High	High	High	High												
Status	No action taken by City Commission	Waiting on Board direction	Waiting on City Commission second reading. Scheduled for 8/19 meeting.	Waiting on comments/green light from City Commission	Waiting on City Commission second reading. Scheduled for 8/19 meeting.												
Date/Time Frame	2025	ASAP	2025	2025	2025												
Discussion Notes	Revision language drafted and recommended for approval by PAB at 6/11/25 meeting	LDC section under legal review	Revision language drafted and recommended for approval by PAB at 6/11/25 meeting	Memo outlining project sent to City Manager for discussion with Commissioners 6/25/25	Revision language drafted and recommended for approval by PAB at 6/11/25 meeting	Specific strategies/incentives for design of spaces		No increase-consider reducing			Tied to Commercial Redevelopment				More robust with emphasis on neighbors	Define neighborhoods/create maps	
Relevant Elements																	



MEMORANDUM

TO: City Commission
VIA: City Manager, Sarah Campbell
DATE: June 25, 2025
SUBJECT: Planning Advisory Board's Intent to Initiate Sadler Road Redevelopment Overlay Process

City Commissioners,

This memo serves to inform you of the Planning Advisory Board's (PAB) intent to formally initiate the process for consideration of a Redevelopment Overlay District along the Sadler Road corridor. This effort is in keeping with the Commission and Board established goals in 2025 for contemplation of redevelopment generally. Over the past two months, the PAB has dedicated significant workshop time to defining this project, identifying its necessary data inputs for research and analysis, and establishing a preliminary boundary. The next step in this planning process will be the preparation of a comprehensive public participation plan.

I. Purpose & Vision for Overlay District

The proposed overlay district along Sadler Road is intended to support the revitalization of aging or underutilized commercial areas, creating a destination activity center by encouraging walkable, mixed-use development that reflects Fernandina Beach’s small-town coastal identity. This initiative aligns directly with the city’s Comprehensive Plan, particularly:

- **Objective 1.04:** Encourages infill and redevelopment.
- **Policy 1.04.04:** Defines “destination activity centers” as future land use of Sadler Rd
- **Objective 1.06:** Preserves and enhances community character.
- **Objective 1.01:** Supports energy-efficient, compact development.

This overlay aims to create a vibrant, pedestrian-friendly environment that enhances economic vitality while maintaining our unique community character.

II. Key Takeaways from City and Nassau County Overlays

The PAB reviewed existing and developing overlay districts within the City and Nassau County to inform our approach and identify best practices and potential pitfalls:

- **8th Street Mixed Use Overlay:** An overlay established in 2016 with demonstrated outcomes including significant investment within the corridor and introduction of residential mixed use. This overlay contains nominal design standards while retaining the prior range of uses permitted under the original zoning districts and supports a pedestrian focused development. The overlay was created and a



corresponding Future Land Use category and Zoning district was applied to the corridor.

- **William Burgess Overlay:** This successful overlay applies form-based code and transect zoning to promote compact, mixed-use neighborhoods. Its phased implementation has proven effective in attracting new development, offering a valuable model for the City's consideration.
- **SR 200/A1A Overlay:** This overlay primarily focused on access management and signage regulation. A key lesson learned here is that its boundary did not consistently follow parcel lines, which led to significant application and interpretation issues. We are committed to avoiding this by strictly adhering to property lines for our overlay.
- **Timber to Tides Overlay:** Currently in development, this overlay blends elements of the William Burgess model with wider corridor strategies, including community-specific design standards. It is strongly rooted in community feedback and aligns with multimodal transportation and environmental goals, providing relevant insights for our community engagement efforts.

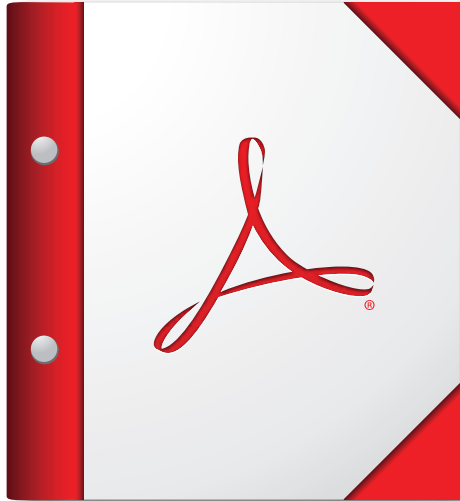
III. Coordination with Nassau County

Given the overlapping growth areas, the PAB recommends initiating a coordination meeting with Nassau County Planning staff early in our process to discuss this proposed overlay. We will also consider aligning design guidelines where applicable, particularly if traffic and infrastructure impacts extending beyond the city limits.

IV. Boundary Recommendations for Sadler Road

Based on our workshops, the PAB has established the following preliminary boundary recommendations for the Sadler Road Redevelopment Overlay:

- Boundaries should **strictly follow existing property lines**, avoiding arbitrary buffers or measurements from the road centerline.
- The district should include **both sides of Sadler Road** and potentially extend one parcel deep from the frontage, depending on the intensity of the proposed uses for specific areas.
- The City's GIS department will be utilized to generate accurate and definitive overlay boundary maps.
- The overlay will be established as an incentive to encourage the desired development pattern, though an **“opt-in” approach** for new and redeveloping properties.
- Boundaries will include Conservation and Recreation zoned land for the purpose of consistency in the corridor, but are not intended or will be allowed to develop



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PIN	yr_act	ZoningDistrict
00-00-31-1020-0033-0000	2021	R-3
00-00-31-1025-0001-0000	2022	MU-8
00-00-31-1025-0002-0000	2022	MU-8
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00-00-31-1025-0004-0000	2022	MU-8
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00-00-31-1800-0241-0550	2014 R-2
00-00-31-1800-0241-0560	2015 R-2
00-00-31-1800-0241-0870	2011 R-2
00-00-31-1800-0241-0880	2012 R-2
00-00-31-1800-0241-0910	2010 R-2
00-00-31-1800-0241-0920	2010 R-2
00-00-31-1800-0241-1230	2022 R-2
00-00-31-1800-0241-1240	2022 R-2
00-00-31-1800-0241-1250	2022 R-2
00-00-31-1800-0241-1260	2022 R-2
00-00-31-1800-0241-1270	2022 R-2
00-00-31-1800-0242-01E0	2023 R-2
00-00-31-1800-0242-01F0	2023 R-2
00-00-31-1800-0242-02F0	2023 R-2
00-00-31-1800-0242-02G0	2023 R-2
00-00-31-1800-0242-02H0	2023 R-2
00-00-31-1800-0243-0035	2015 R-2
00-00-31-1800-0243-0041	2013 R-2

Name	Situs_full
SEA SCOUT PROPERTIES LLC	226 S FLETCHER AVE
JOHNSON MEGAN & KENNETH	400 S 8TH ST
LAWING PEYTON N	402 S 8TH ST
MILES PAMELA	404 S 8TH ST
JONES HAILE ATKINS	406 S 8TH ST
DAV FLORIDA SERVICES LLC	408 S 8TH ST
WICKSTROM CHRISTIAN L	410 S 8TH ST
PETTIT MATTHEW & JENNIFER MURPHY LIVING TRUST	412 S 8TH ST
WEJ RENTALS LLC	414 S 8TH ST
COASTAL SUN ONE PROPERTIES LLC	416 S 8TH ST
CATO-STOLPEN MICHELLE	418 S 8TH ST
HEBERT ISABEL C REVOCABLE TRUST	420 S 8TH ST
GERGE 8TH STREET COTTAGE LLC	422 S 8TH ST
DAV FLORIDA SERVICES LLC	424 S 8TH ST
WILLIAMS JAMES PATRICK	426 S 8TH ST
WOLFLA KATHY	417 S 9TH ST
LEJUEZ DAVID	415 S 9TH ST
SPRESSER MALEIA	413 S 9TH ST
BAILEY KATHLEEN M	411 S 9TH ST
EBERSPACHER RALPH WALTER JR & CHERI LYNN	409 S 9TH ST
KYLE ROBIN ANN	407 S 9TH ST
GIDDENS TERRY C & ANNETTE A	2724 1ST AVE
ROZIER ROBERT DEREK	2724 1ST AV B
GRIFFITH KATRINA	431 S 13TH ST
LEWIS ALEXANDER	432 VERNON ST
COVINO NICKOLAS LOUIS	428 VERNON ST
HOLLAND JENNA CAMILLE	424 VERNON ST
REWA BRENT L & KATHERINE L	932 N FLETCHER AVE
MCNEAL KATHERINE	2710 W 3RD ST
ORTON ANDREA P & CHARLES BRANDON	2712 W 3RD ST
FLOYD JOSEPH R & DEBORAH	727 TARPON AVE
SPRUILL WILLIAM REV TRUST	729 TARPON AVE
MCCRAVE MICHAEL	2765 SEA ISLAND TRC
VALDESUSO RICHARD & VIRGINIA	2757 SEA ISLAND TRC
WILKES NICHOLAS T & LINDSEY W	2753 SEA ISLAND TRC
HORNBACK LIVING TRUST	2745 SEA ISLAND TRC
SKILLMAN SCOTT G & LAURA LEE	2709 SEA ISLAND TRC
LANG STEPHEN C & VICKI J	2701 SEA ISLAND TRC
JENNINGS JOSHUA & HAYLEY	548 SEA ISLAND DR
JYZ FAMILY REVOCABLE TRUST	544 SEA ISLAND DR
HADAWAY TIM & GALE	540 SEA ISLAND DR
MENZIES BRITT R & JOHN MARK	532 SEA ISLAND DR
MCNEIL LISA WILLIAMS & SEAN	524 SEA ISLAND DR
FEINSTEIN-TOWLI JAN	520 SEA ISLAND DR
LYLE JEFFREY MARK & ELIZABETH BURGOON	719 WHITE ST

CHISM MEGAN ELIZABETH
HASTINGS CHRISTOPHER & AMY
BARTLETT JEANNIE S
TAYLOR PATRICIA
BURBANK DAVIS & YAYOI SHIMURA
ZAWISTOWSKI ROBERT E
FREEMAN WILLIE B & LYNN M
SLAUGHTER LORENA E
BOSWORTH DAVID & HOPE
BOEK AMY BETH LACROIX
BELJAN DONALD & CAROL
GUETHLEIN JOHN WAYNE
GOODMAN SARAH C
GAINES JEROME P & DENICE K
PULLAN ROBERT E & DIANNE M
BRYSON GREGORY R & KRISTIN M
NEAL WILHELMINA W
EVANS BRADLEY
JOHNSON JERRY & JOANNE
GONZALEZ LUIS JAVIER & COLLEEN DAILEY
KING RICHARD
CAIRNS GEORGE & CYNTHIA
MORIARTY SEAN
SALA ISABELLE ANNE
HENDRY DONALD W
MIELKE D RICHARD REVOCABLE LIVING TRUST
BART YURI A & RACHEL MONET
SPRINGER ROBERT H III & MORGAN J
PERNA LANCE E & LISA M
STURGEON HEATHER & TRACE
POWER GREG & ANDREA
WESTHOUSE ROBERT & DEBORAH
SCHNEIDER KARL & MARGARET L/E
MROZ ROBERT J & BARBARA J
GUENTHER WILLIAM G & LUCY GAIL
MALCHON RICHARD HERBERT JR &
SPEARS DAVID VANDEURSEN L/E
SPILBOR WALTER F JR & MARY A
BOWMAN WALTER W
PALEY SIDNEY G & DEBORA D
WERLING PAUL J SR & KAREN S REV TRUST
YEAKEY GREGORY A & BARBARA R
MOODY JAMES H & SHARYN L L/E
JOHNSON MARK & PAMELA J
LOGAN CAROL ARMSTRONG
DUEGER WILLIAM & PATRICIA

711 GARDEN ST
831 GARDEN ST
821 GARDEN ST
215 AMELIA ST
804 WHITE ST
202 ESTRADA ST
2695 ALLAN ST
2697 ALLAN ST
907 SAN FERNANDO ST
905 WHITE ST
902 SAN FERNANDO ST
901 WHITE ST
908 WHITE ST
900 WHITE ST
1020 WHITE ST
1021 SOMERUELUS ST
1012 WHITE ST
1015 SOMERUELUS ST
1007 SOMERUELUS ST
1003 SOMERUELUS ST
1002 SAN FERNANDO ST
1118 WHITE ST
1114 WHITE ST
1111 SOMERUELUS ST
1107 SOMERUELUS ST
1102 WHITE ST
1103 SOMERUELUS ST
1127 WHITE ST
1133 WHITE ST
1126 WHITE ST
1127 SOMERUELUS ST
1122 WHITE ST
1520 E COASTAL OAKS CIR
1528 E COASTAL OAKS CIR
1530 E COASTAL OAKS CIR
1532 COASTAL OAKS DR
1549 N COASTAL OAKS CIR
1551 N COASTAL OAKS CIR
1553 N COASTAL OAKS CIR
1555 N COASTAL OAKS CIR
1557 N COASTAL OAKS CIR
1559 W COASTAL OAKS CIR
1561 W COASTAL OAKS CIR
1548 N COASTAL OAKS CIR
1550 N COASTAL OAKS CIR
1435 COASTAL OAKS DR

SERGEANT ROBERT S
BROWN LAURA S
NARAYANAN FAMILY TRUST
CAMPBELL CHRISTINE TRUST AGREEMENT
MILLER DEBORAH L/E
ALLEN CHRIS A & MICHAEL J
PERLMAN RICHARD LOUIS TRUST
CROWDER GEORGIA & GERALD
HOLMQUIST PAGE L & FREDERICK J
LASHLEY ROBIN L
HERBERT MATTHEW S & LORI A
GLEATON MICHAEL T & MELISSA O
HEAD STEPHAN LIVING TRUST
LYONS MICHAEL F TRUST
BOUWMAN SANDRA L
BURROWS GERALD LEE & RACHEL ZIVA
BOWMAN ADA JEAN REVOCABLE LIVING TRUST
ROCATO REVOCABLE TRUST
HIGGINBOTHAM FAMILY REV LIVING TRUST
SAUSE JILLIAN HOPE LIVINGSTON
SCHREMMER TIMOTHY S & KAREN E
O'CONNOR BARBARA
GIBBS MICHAEL LEE
JONES CHARLES ROBERT
WOLFE BRAD
HOCKENSMITH BRYAN & DENISE
SMIRCH SARA
DANIELS JANICE
ORTAMI LLC
1303 SR 200 LLC
316 CENTRE STREET LLC
MOORE JOHN MICHAEL & JOI MICHELE
LAMPS LAURA W TRUST AGREEMENT
NELSON MARYANNE
ST RAPHAELS TRUST OF ALEXANDRIA
ZOELLER REBECCA L & CHARLES E
HEWETT CLAY & CASSADY
PESTANA MARINA M & JOSE R
RUSSELL MATTHEW & JACQUELINE
J&SL TRUST
WHITE HAT DEVELOPMENT LLC
SFROC FLORIDA LLC
SFROC FLORIDA LLC
SFROC FLORIDA LLC
SFROC FLORIDA LLC
SMITH CHARLES MANFORD JR & JAYE SPIVEY

1431 COASTAL OAKS DR
1427 COASTAL OAKS DR
1423 COASTAL OAKS DR
1419 COASTAL OAKS DR
1415 COASTAL OAKS DR
1411 COASTAL OAKS DR
1564 NECTARINE ST
1560 NECTARINE ST
1552 COASTAL COTTAGE LN
1556 COASTAL COTTAGE LN
1534 LISA AVE
1563 LISA AV
732 KINGFISHER WAY
730 KINGFISHER WAY
2672 W 5TH ST
837 LAURA ST B
837 LAURA ST A
3205 EVENTIDE CT
3207 EVENTIDE CT
3211 EVENTIDE CT
3215 EVENTIDE CT
226 N 8TH ST
3474 1ST AV
3468 1ST AV
3462 1ST AV
3456 1ST AV
3450 1ST AV
3444 1ST AV
300 ASH ST
318 CENTRE ST
316 CENTRE ST
323 N 4TH ST
809 S 7TH ST
924 S 7TH ST
926 S 7TH ST
928 S 7TH ST
930 S 7TH ST
1007 S 10TH ST
1001 S 10TH ST
1017 S 8TH ST
1015 S 8TH ST
1121 S 11TH ST
1123 S 11TH ST
1125 S 11TH ST
1127 S 11TH ST
19 N 2ND ST

STAPLETON RUSSELL BERCHMAN & AMY ELLEN	17 N 2ND ST
BRAXTON FAMILY TRUST	212 N 2ND ST
JOHNSON CRAIG & ROBIN	216 N 2ND ST
MATEER LIVING TRUST	114 S 2ND ST
FLOURNOY JAMES & ALISON A L/E	120 S 2ND ST
LUCCHESI DONALD A & ELIZABETH	126 S 2ND ST
WINTER RONALD M & DEBRA I L/E	132 S 2ND ST
SCHWARTZ CHARLES R REV TRUST	138 S 2ND ST
COLAO IVAN & TIA	144 S 2ND ST
BRADY MARY JANE & MICHAEL	211 BEECH ST
CARTER JULIEN	217 BEECH ST
PADGETT GREGORY J & ROBYN Y L/E	223 BEECH ST
SIMPSON JONATHAN P & CHRISTINE L L/E	229 BEECH ST
NORMAN RON JR	235 BEECH ST
DAV FLORIDA SERVICES LLC	241 BEECH ST
DAV FLORIDA SERVICES LLC	247 BEECH ST
DONALDSON LINDA LOU	153 S 3RD ST
METZ RUSSELL DAVID & JAIMI MOORE	147 S 3RD ST
KENNEDY DENIS M	141 S 3RD ST
JACKSON PAMELA BREWER	135 S 3RD ST
MAUK DONALD & WANDA JEAN L/E	129 S 3RD ST
WIGGINS CHARLES DONALD LIVING TRUST	123 S 3RD ST
SORTERUP MARY & GERALD JR	117 S 3RD ST
DAMATO JENNIFER & FRANK	111 S 3RD ST
RITCH TIM & DONNA	117 S 2ND ST
ASTRIN CAL DAVE	119 S 2ND ST
BULLARD JULANNE KEMP	300 ELM ST
GASPER KIMBERLY L/E	911 S 7TH ST
GASPER KIMBERLY L/E	913 S 7TH ST
GASPER KIMBERLY L/E	915 S 7TH ST
FITZWATER JUDY	923 S 7TH ST
COMBS JULIE	921 S 7TH ST
PARKER AMANDA	919 S 7TH ST
PAJEVIC BREANNA	917 S 7TH ST
WINN FRANCIS THOMAS	704 S 6TH ST
PERRY MATTHEW J & CRYSTAL L	708 S 6TH ST
COLE JESSICA	751 S 7TH ST
DEBUSK DENA	739 S 7TH ST
FORREST NATHANAEL	727 S 7TH ST
GIBBS MICHAEL LEE	710 S 7TH ST
RISI JOHN ANDREW QSST GST TRST	714 S 7TH ST
WOODRUFF RICKY	718 S 7TH ST
COURTENAY CURTIS J	728 S 10TH ST
MARTIN JAMES S	730 S 10TH ST
BALLARD DONNA A LVG TRUST	707 S 11TH ST
BACHELDER MARIE	705 S 11TH ST

RANKOSKY MICHELLE L	827 S 10TH ST	
TOTH ZOLTAN	825 S 10TH ST	
HOWARD DEWEY L/E	802 S 7TH ST	
HARTMANN JANET E THOMAS L/E	812 S 6TH ST	
WHITE LISA	814 S 6TH ST	
DELAY SCOTT GRAHAM & AVALEE J	816 S 6TH ST	
SHOPE RICHARD C & ELLEN	406 S 13TH ST	A
NAPIER MARGIT J	406 S 13TH ST	B
STEINER JOHN P	525 S 13TH TER	
BUTLER GINA LEAANN	523 S 13TH TER	
BELLIN TOBI	423 S 13TH TER	
NANCE CINDY S	421 S 13TH TER	
WILCOX CIERA	419 S 13TH TER	
ELLIOTT DIANE	417 S 13TH TER	
WRIGHT AMANDA	514 S 13TH TER	
GRIMES BRIDGETTE S	518 S 13TH TER	
ROBINSON TERESA	522 S 13TH TER	
HUBBARD MELITA L	526 S 13TH TER	
WHITING RICHARD G JR & CHELSEA ANNE	413 S 14TH ST	
PEARSON DREW T & MARGARET E	411 S 14TH ST	
ALLEN RICHARD & GWENDOLYN	409 S 14TH ST	
KERAVICH DANIEL PAUL	407 S 14TH ST	
PACE MARIA F REVOCABLE TRUST	405 S 14TH ST	
REMUS RODNEY Z JR	207 HERBERT DOUGLAS DR	
BEAN BRADLEY & ALEXIA	211 HERBERT DOUGLAS DR	
AHEARN KEVIN & MONICA	227 HERBERT DOUGLAS DR	
MIKETHECLOSER 1947 LLC	223 HERBERT DOUGLAS DR	
DOBSON JASON MICHAEL & KIMBERLY	217 HERBERT DOUGLAS DR	
NOBIS MELANIE REVOCABLE TRUST	108 S 13TH ST	
KING MARY KATE TRUST	110 S 13TH ST	

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AMELIA LIGHTHOUSE RESERVATION

COTTAGE AT AMELIA

COTTAGE AT AMELIA

COTTAGE AT AMELIA

COTTAGE AT AMELIA

COTTAGE AT AMELIA

COTTAGE AT AMELIA

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COTTAGE AT AMELIA

COTTAGE AT AMELIA

COTTAGE AT AMELIA

BUCK'S FERNANDINA BEACH

BUCK'S FERNANDINA BEACH

6 ON ELM

6 ON ELM

6 ON ELM

6 ON ELM

GEORGIA'S FERNANDINA BEACH

THE ISLANDS CLUB SUBDIVISION

THE ISLANDS CLUB SUBDIVISION

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INGRAM DUNES

THE ISLANDS CLUB SUBDIVISION

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THE ISLANDS CLUB SUBDIVISION

THE ISLANDS CLUB SUBDIVISION

THE ISLANDS CLUB SUBDIVISION

OLD TOWN

PIN	yr_act	ZoningDistrict
00-00-31-1800-0012-0010	2018	C-3
00-00-31-1800-0013-0260	2016	C-3
00-00-31-1800-0013-0300	2021	C-3
1 00-00-31-1800-0001-0250	2024	C-3
2 00-00-31-1800-0001-0260	2024	C-3
3 00-00-31-1800-0008-0020	2023	C-3
4 00-00-31-1800-0008-0030	2023	C-3
00-00-31-1611-0022-0000	2020	MU-1
00-00-31-1611-0023-0000	2019	MU-1
00-00-31-1611-0024-0000	2018	MU-1
00-00-31-1611-0025-0000	2017	MU-1
00-00-31-1611-0026-0000	2018	MU-1
00-00-31-1611-0027-0000	2018	MU-1
00-00-31-1612-0001-0000	2019	MU-1
00-00-31-1612-0002-0000	2019	MU-1
00-00-31-1612-0003-0000	2019	MU-1
00-00-31-1612-0004-0000	2018	MU-1
00-00-31-1612-0005-0000	2018	MU-1
00-00-31-1612-0006-0000	2017	MU-1
00-00-31-1612-0007-0000	2017	MU-1
00-00-31-1612-0008-0000	2017	MU-1
00-00-31-1612-0009-0000	2017	MU-1
00-00-31-1612-00C1-0000	2018	MU-1
00-00-31-1612-00C2-0000	2017	MU-1
00-00-31-1800-0270-0031	2019	MU-1
00-00-31-1800-0270-0050	2019	MU-1
00-00-31-1800-0270-0060	2021	MU-1
00-00-31-1800-0270-0070	2021	MU-1
00-00-31-1800-0270-0080	2020	MU-1
00-00-31-1800-0270-0090	2020	MU-1
00-00-31-1800-0270-0120	2023	MU-1
00-00-31-1800-0270-0130	2019	MU-1
00-00-31-1800-0270-0140	2019	MU-1
00-00-31-1800-0270-0150	2019	MU-1
00-00-31-1800-0270-0160	2019	MU-1
00-00-31-1800-0270-0170	2019	MU-1
00-00-31-1800-0270-0180	2019	MU-1
00-00-31-1800-0270-0190	2023	MU-1
00-00-31-1800-0270-0200	2023	MU-1
00-00-31-1800-0270-0210	2023	MU-1
00-00-31-1800-0270-0220	2023	MU-1
00-00-31-1800-0270-0230	2019	MU-1
00-00-31-1800-0270-0240	2019	MU-1
00-00-31-1800-0270-0250	2022	MU-1
00-00-31-1800-0270-0260	2022	MU-1

5	00-00-31-1800-0271-0110	2019 MU-1
6	00-00-31-1800-0271-0120	2020 MU-1
	00-00-31-1800-0281-0010	2021 MU-1
	00-00-31-1025-0001-0000	2022 MU-8
	00-00-31-1025-0002-0000	2022 MU-8
	00-00-31-1025-0003-0000	2022 MU-8
	00-00-31-1025-0004-0000	2022 MU-8
	00-00-31-1025-0005-0000	2022 MU-8
	00-00-31-1025-0006-0000	2022 MU-8
	00-00-31-1025-0007-0000	2023 MU-8
	00-00-31-1025-0008-0000	2023 MU-8
	00-00-31-1025-0009-0000	2023 MU-8
	00-00-31-1025-0010-0000	2023 MU-8
	00-00-31-1025-0011-0000	2023 MU-8
	00-00-31-1025-0012-0000	2023 MU-8
	00-00-31-1025-0013-0000	2023 MU-8
	00-00-31-1025-0014-0000	2023 MU-8
	00-00-31-1025-0015-0000	2023 MU-8
	00-00-31-1025-0016-0000	2022 MU-8
	00-00-31-1025-0017-0000	2023 MU-8
	00-00-31-1025-0018-0000	2023 MU-8
	00-00-31-1025-0019-0000	2023 MU-8
	00-00-31-1025-0020-0000	2023 MU-8
7	00-00-31-1800-0166-0130	2022 MU-8
8	00-00-31-1800-0166-0140	2022 MU-8
9	00-00-31-1800-0166-0150	2022 MU-8
10	00-00-31-1800-0166-0160	2024 MU-8
11	00-00-31-1800-0173-0250	2022 MU-8
12	00-00-31-1800-0173-0260	2022 MU-8
13	00-00-31-1800-0153-0110	2023 MU-8
14	00-00-31-1800-0153-0120	2023 MU-8
15	00-00-31-1800-0153-0130	2023 MU-8
16	00-00-31-1800-0160-0010	2021 MU-8
	00-00-31-1580-0001-0030	2018 OT-1
	00-00-31-1580-0002-0060	2018 OT-1
	00-00-31-1580-0003-0080	2020 OT-1
	00-00-31-1580-0003-0100	2020 OT-1
	00-00-31-1580-0004-0010	2017 OT-1
	00-00-31-1580-0004-0070	2019 OT-1
	00-00-31-1580-0004-0120	2017 OT-1
	00-00-31-1580-0007-0100	2018 OT-1
	00-00-31-1580-0008-0100	2015 OT-1
	00-00-31-1580-0008-0110	2012 OT-1
	00-00-31-1580-0008-0130	2014 OT-1
	00-00-31-1580-0009-0091	2020 OT-1
	00-00-31-1580-0009-0110	2021 OT-1

00-00-31-1580-0011-0010	2021 OT-1
00-00-31-1580-0011-0030	2021 OT-1
00-00-31-1580-0011-0050	2022 OT-1
00-00-31-1580-0011-0060	2024 OT-1
00-00-31-1580-0011-0080	2023 OT-1
00-00-31-1580-0011-0110	2023 OT-1
00-00-31-1580-0012-0070	2024 OT-1
00-00-31-1580-0016-0050	2024 OT-1
00-00-31-1580-0016-0080	2017 OT-1
00-00-31-1580-0016-0100	2023 OT-1
00-00-31-1580-0016-0110	2020 OT-1
00-00-31-1580-0016-0130	2023 OT-1
00-00-31-1580-0016-0010	2021 OT-2
00-00-31-1580-0022-0040	2020 OT-2
00-00-31-1580-0022-0060	2019 OT-2
00-00-31-1580-0023-0010	2023 OT-2
00-00-31-1580-0023-0040	2020 OT-2
00-00-31-1580-0023-0050	2019 OT-2
00-00-31-1630-0010-0021	2011 R-1
00-00-31-1630-0011-0070	2019 R-1
17 00-00-31-114B-0002-0050	2008 R-2
18 00-00-31-114B-0002-0051	2008 R-2
00-00-31-1185-0001-0000	2021 R-2
00-00-31-1185-0004-0000	2022 R-2
00-00-31-1185-0005-0000	2023 R-2
00-00-31-1185-0006-0000	2023 R-2
00-00-31-134B-0172-0010	2019 R-2
00-00-31-140G-0003-0000	2007 R-2
00-00-31-140G-0003-0010	2007 R-2
00-00-31-1550-0018-0000	2006 R-2
00-00-31-1550-0018-0010	2006 R-2
00-00-31-1611-0007-0000	2018 R-2
00-00-31-1611-0011-0000	2017 R-2
00-00-31-1611-0012-0000	2017 R-2
00-00-31-1611-0013-0000	2017 R-2
00-00-31-1611-0028-0000	2019 R-2
00-00-31-1611-0045-0000	2017 R-2
00-00-31-1611-0046-0000	2020 R-2
00-00-31-1677-0011-0000	2017 R-2
00-00-31-1677-0011-0010	2017 R-2
00-00-31-1677-0015-0000	2017 R-2
00-00-31-1700-0052-0000	2010 R-2
00-00-31-1700-0052-0010	2010 R-2
00-00-31-1800-0071-0042	2021 R-2
19 00-00-31-1800-0017-0200	2020 R-2
20 00-00-31-1800-0161-0280	2020 R-2

21	00-00-31-1800-0171-0280	2022 R-2
22	00-00-31-1800-0171-0290	2022 R-2
23	00-00-31-1800-0182-006A	2009 R-2
24	00-00-31-1800-0182-006B	2009 R-2
25	00-00-31-1800-0182-006C	2009 R-2
26	00-00-31-1800-0182-006D	2009 R-2
27	00-00-31-1800-0295-0050	2024 R-2
28	00-00-31-1800-0295-0060	2024 R-2
29	00-00-31-1800-0295-0070	2024 R-2
30	00-00-31-1800-0295-0220	2016 R-2
31	00-00-31-1800-0295-0230	2016 R-2
32	00-00-31-1800-0295-0240	2018 R-2
33	00-00-31-1800-0295-0250	2018 R-2
34	00-00-31-1800-0152-0030	2024 R-2
35	00-00-31-1800-0152-0040	2024 R-2
36	00-00-31-1800-0152-0220	2024 R-2
37	00-00-31-1800-0152-0230	2024 R-2
38	00-00-31-1800-0152-0240	2024 R-2
39	00-00-31-1800-0156-0130	2008 R-2
40	00-00-31-1800-0156-0140	2008 R-2
41	00-00-31-1800-0156-0250	2007 R-2
42	00-00-31-1800-0156-0260	2007 R-2
43	00-00-31-1800-0158-0200	2007 R-2
44	00-00-31-1800-0158-0210	2007 R-2
45	00-00-31-1800-0161-0060	2022 R-2
46	00-00-31-1800-0161-0070	2022 R-2
47	00-00-31-1800-0161-0080	2019 R-2
48	00-00-31-1800-0241-0031	2006 R-2
49	00-00-31-1800-0241-0041	2006 R-2
50	00-00-31-1800-0241-0370	2023 R-2
51	00-00-31-1800-0241-0380	2023 R-2
52	00-00-31-1800-0241-0530	2013 R-2
53	00-00-31-1800-0241-0540	2013 R-2
54	00-00-31-1800-0241-0550	2014 R-2
55	00-00-31-1800-0241-0560	2015 R-2
56	00-00-31-1800-0241-0870	2011 R-2
57	00-00-31-1800-0241-0880	2012 R-2
58	00-00-31-1800-0241-0910	2010 R-2
59	00-00-31-1800-0241-0920	2010 R-2
60	00-00-31-1800-0241-1230	2022 R-2
61	00-00-31-1800-0241-1240	2022 R-2
62	00-00-31-1800-0241-1250	2022 R-2
63	00-00-31-1800-0241-1260	2022 R-2
64	00-00-31-1800-0241-1270	2022 R-2
	00-00-31-1800-0242-01E0	2023 R-2
	00-00-31-1800-0242-01F0	2023 R-2

00-00-31-1800-0242-02F0	2023 R-2
00-00-31-1800-0242-02G0	2023 R-2
00-00-31-1800-0242-02H0	2023 R-2
00-00-31-1800-0243-0035	2015 R-2
00-00-31-1800-0243-0041	2013 R-2
00-00-31-1020-0033-0000	2021 R-3
00-00-31-142A-0025-0000	2023 R-3
00-00-31-142A-0026-0000	2023 R-3
00-00-31-142R-0001-0000	2022 R-3
00-00-31-142R-0003-0000	2023 R-3
00-00-31-142R-0004-0000	2023 R-3
00-00-31-142R-0006-0000	2022 R-3
00-00-31-142R-0015-0000	2024 R-3
00-00-31-142R-0017-0000	2023 R-3
00-00-31-142R-0020-0000	2022 R-3
00-00-31-142R-0021-0000	2023 R-3
00-00-31-142R-0022-0000	2023 R-3
00-00-31-142R-0024-0000	2024 R-3
00-00-31-142R-0026-0000	2023 R-3
00-00-31-142R-0027-0000	2023 R-3
00-00-31-1741-0001-0010	2009 R-3
00-00-31-1741-0001-0020	2009 R-3
00-00-31-1741-0001-0030	2009 R-3
00-00-31-1741-0001-0040	2009 R-3
00-00-31-1680-0011-0200	2023 R-3
00-00-31-1680-0011-0210	2023 R-3
00-00-31-1680-0011-0220	2024 R-3
00-00-31-1680-0011-0230	2024 R-3
00-00-31-1680-0011-0240	2024 R-3
00-00-31-1680-0011-0250	2024 R-3

64 Total 25' lots

64
18
82

2.78
3.57

Name	Situs_full
ORTAMI LLC	300 ASH ST
1303 SR 200 LLC	318 CENTRE ST
316 CENTRE STREET LLC	316 CENTRE ST
SMITH CHARLES MANFORD JR & JAYE SPIVEY	19 N 2ND ST
STAPLETON RUSSELL BERCHMAN & AMY ELLEN	17 N 2ND ST
BRAXTON FAMILY TRUST	212 N 2ND ST
JOHNSON CRAIG & ROBIN	216 N 2ND ST
SPEARS DAVID VANDEURSEN L/E	1549 N COASTAL OAKS CIR
SPILBOR WALTER F JR & MARY A	1551 N COASTAL OAKS CIR
BOWMAN WALTER W	1553 N COASTAL OAKS CIR
PALEY SIDNEY G & DEBORA D	1555 N COASTAL OAKS CIR
WERLING PAUL J SR & KAREN S REV TRUST	1557 N COASTAL OAKS CIR
YEAKEY GREGORY A & BARBARA R	1559 W COASTAL OAKS CIR
DUEGER WILLIAM & PATRICIA	1435 COASTAL OAKS DR
SERGEANT ROBERT S	1431 COASTAL OAKS DR
BROWN LAURA S	1427 COASTAL OAKS DR
NARAYANAN FAMILY TRUST	1423 COASTAL OAKS DR
CAMPBELL CHRISTINE TRUST AGREEMENT	1419 COASTAL OAKS DR
MILLER DEBORAH L/E	1415 COASTAL OAKS DR
ALLEN CHRIS A & MICHAEL J	1411 COASTAL OAKS DR
PERLMAN RICHARD LOUIS TRUST	1564 NECTARINE ST
CROWDER GEORGIA & GERALD	1560 NECTARINE ST
HOLMQUIST PAGE L & FREDERICK J	1552 COASTAL COTTAGE LN
LASHLEY ROBIN L	1556 COASTAL COTTAGE LN
MATEER LIVING TRUST	114 S 2ND ST
FLOURNOY JAMES & ALISON A L/E	120 S 2ND ST
LUCCHESI DONALD A & ELIZABETH	126 S 2ND ST
WINTER RONALD M & DEBRA I L/E	132 S 2ND ST
SCHWARTZ CHARLES R REV TRUST	138 S 2ND ST
COLAO IVAN & TIA	144 S 2ND ST
BRADY MARY JANE & MICHAEL	211 BEECH ST
CARTER JULIEN	217 BEECH ST
PADGETT GREGORY J & ROBYN Y L/E	223 BEECH ST
SIMPSON JONATHAN P & CHRISTINE L L/E	229 BEECH ST
NORMAN RON JR	235 BEECH ST
DAV FLORIDA SERVICES LLC	241 BEECH ST
DAV FLORIDA SERVICES LLC	247 BEECH ST
DONALDSON LINDA LOU	153 S 3RD ST
METZ RUSSELL DAVID & JAIMI MOORE	147 S 3RD ST
KENNEDY DENIS M	141 S 3RD ST
JACKSON PAMELA BREWER	135 S 3RD ST
MAUK DONALD & WANDA JEAN L/E	129 S 3RD ST
WIGGINS CHARLES DONALD LIVING TRUST	123 S 3RD ST
SORTERUP MARY & GERALD JR	117 S 3RD ST
DAMATO JENNIFER & FRANK	111 S 3RD ST

RITCH TIM & DONNA	117 S 2ND ST
ASTRIN CAL DAVE	119 S 2ND ST
BULLARD JULANNE KEMP	300 ELM ST
JOHNSON MEGAN & KENNETH	400 S 8TH ST
LAWING PEYTON N	402 S 8TH ST
MILES PAMELA	404 S 8TH ST
JONES HAILE ATKINS	406 S 8TH ST
DAV FLORIDA SERVICES LLC	408 S 8TH ST
WICKSTROM CHRISTIAN L	410 S 8TH ST
PETTIT MATTHEW & JENNIFER MURPHY LIVING TRUST	412 S 8TH ST
WEJ RENTALS LLC	414 S 8TH ST
COASTAL SUN ONE PROPERTIES LLC	416 S 8TH ST
CATO-STOLPEN MICHELLE	418 S 8TH ST
HEBERT ISABEL C REVOCABLE TRUST	420 S 8TH ST
GERGE 8TH STREET COTTAGE LLC	422 S 8TH ST
DAV FLORIDA SERVICES LLC	424 S 8TH ST
WILLIAMS JAMES PATRICK	426 S 8TH ST
WOLFLA KATHY	417 S 9TH ST
LEJUEZ DAVID	415 S 9TH ST
SPRESSER MALEIA	413 S 9TH ST
BAILEY KATHLEEN M	411 S 9TH ST
EBERSPACHER RALPH WALTER JR & CHERI LYNN	409 S 9TH ST
KYLE ROBIN ANN	407 S 9TH ST
NELSON MARYANNE	924 S 7TH ST
ST RAPHAELS TRUST OF ALEXANDRIA	926 S 7TH ST
ZOELLER REBECCA L & CHARLES E	928 S 7TH ST
HEWETT CLAY & CASSADY	930 S 7TH ST
J&SL TRUST	1017 S 8TH ST
WHITE HAT DEVELOPMENT LLC	1015 S 8TH ST
GIBBS MICHAEL LEE	710 S 7TH ST
RISI JOHN ANDREW QSST GST TRST	714 S 7TH ST
WOODRUFF RICKY	718 S 7TH ST
HOWARD DEWEY L/E	802 S 7TH ST
LYLE JEFFREY MARK & ELIZABETH BURGOON	719 WHITE ST
CHISM MEGAN ELIZABETH	711 GARDEN ST
HASTINGS CHRISTOPHER & AMY	831 GARDEN ST
BARTLETT JEANNIE S	821 GARDEN ST
TAYLOR PATRICIA	215 AMELIA ST
BURBANK DAVIS & YAYOI SHIMURA	804 WHITE ST
ZAWISTOWSKI ROBERT E	202 ESTRADA ST
BOSWORTH DAVID & HOPE	907 SAN FERNANDO ST
BOEK AMY BETH LACROIX	905 WHITE ST
BELJAN DONALD & CAROL	902 SAN FERNANDO ST
GUETHLEIN JOHN WAYNE	901 WHITE ST
GOODMAN SARAH C	908 WHITE ST
GAINES JEROME P & DENICE K	900 WHITE ST

PULLAN ROBERT E & DIANNE M
BRYSON GREGORY R & KRISTIN M
NEAL WILHELMINA W
EVANS BRADLEY
JOHNSON JERRY & JOANNE
GONZALEZ LUIS JAVIER & COLLEEN DAILEY
KING RICHARD
MORIARTY SEAN
SALA ISABELLE ANNE
HENDRY DONALD W
MIELKE D RICHARD REVOCABLE LIVING TRUST
BART YURI A & RACHEL MONET
CAIRNS GEORGE & CYNTHIA
SPRINGER ROBERT H III & MORGAN J
PERNA LANCE E & LISA M
STURGEON HEATHER & TRACE
POWER GREG & ANDREA
WESTHOUSE ROBERT & DEBORAH
HERBERT MATTHEW S & LORI A
GLEATON MICHAEL T & MELISSA O
GIDDENS TERRY C & ANNETTE A
ROZIER ROBERT DEREK
GRIFFITH KATRINA
LEWIS ALEXANDER
COVINO NICKOLAS LOUIS
HOLLAND JENNA CAMILLE
REWA BRENT L & KATHERINE L
FLOYD JOSEPH R & DEBORAH
SPRUILL WILLIAM REV TRUST
FREEMAN WILLIE B & LYNN M
SLAUGHTER LORENA E
SCHNEIDER KARL & MARGARET L/E
MROZ ROBERT J & BARBARA J
GUENTHER WILLIAM G & LUCY GAIL
MALCHON RICHARD HERBERT JR &
MOODY JAMES H & SHARYN L L/E
JOHNSON MARK & PAMELA J
LOGAN CAROL ARMSTRONG
HEAD STEPHAN LIVING TRUST
LYONS MICHAEL F TRUST
BOUWMAN SANDRA L
BURROWS GERALD LEE & RACHEL ZIVA
BOWMAN ADA JEAN REVOCABLE LIVING TRUST
O'CONNOR BARBARA
MOORE JOHN MICHAEL & JOI MICHELE
LAMPS LAURA W TRUST AGREEMENT

1020 WHITE ST
1021 SOMERUELUS ST
1012 WHITE ST
1015 SOMERUELUS ST
1007 SOMERUELUS ST
1003 SOMERUELUS ST
1002 SAN FERNANDO ST
1114 WHITE ST
1111 SOMERUELUS ST
1107 SOMERUELUS ST
1102 WHITE ST
1103 SOMERUELUS ST
1118 WHITE ST
1127 WHITE ST
1133 WHITE ST
1126 WHITE ST
1127 SOMERUELUS ST
1122 WHITE ST
1534 LISA AVE
1563 LISA AV
2724 1ST AVE
2724 1ST AV B
431 S 13TH ST
432 VERNON ST
428 VERNON ST
424 VERNON ST
932 N FLETCHER AVE
727 TARPON AVE
729 TARPON AVE
2695 ALLAN ST
2697 ALLAN ST
1520 E COASTAL OAKS CIR
1528 E COASTAL OAKS CIR
1530 E COASTAL OAKS CIR
1532 COASTAL OAKS DR
1561 W COASTAL OAKS CIR
1548 N COASTAL OAKS CIR
1550 N COASTAL OAKS CIR
732 KINGFISHER WAY
730 KINGFISHER WAY
2672 W 5TH ST
837 LAURA ST B
837 LAURA ST A
226 N 8TH ST
323 N 4TH ST
809 S 7TH ST

PESTANA MARINA M & JOSE R	1007 S	10TH ST	
RUSSELL MATTHEW & JACQUELINE	1001 S	10TH ST	
SFROC FLORIDA LLC	1121 S	11TH ST	
SFROC FLORIDA LLC	1123 S	11TH ST	
SFROC FLORIDA LLC	1125 S	11TH ST	
SFROC FLORIDA LLC	1127 S	11TH ST	
GASPER KIMBERLY L/E	911 S	7TH ST	
GASPER KIMBERLY L/E	913 S	7TH ST	
GASPER KIMBERLY L/E	915 S	7TH ST	
FITZWATER JUDY	923 S	7TH ST	
COMBS JULIE	921 S	7TH ST	
PARKER AMANDA	919 S	7TH ST	
PAJEVIC BREANNA	917 S	7TH ST	
WINN FRANCIS THOMAS	704 S	6TH ST	
PERRY MATTHEW J & CRYSTAL L	708 S	6TH ST	
COLE JESSICA	751 S	7TH ST	
DEBUSK DENA	739 S	7TH ST	
FORREST NATHANAEL	727 S	7TH ST	
COURTENAY CURTIS J	728 S	10TH ST	
MARTIN JAMES S	730 S	10TH ST	
BALLARD DONNA A LVG TRUST	707 S	11TH ST	
BACHELDER MARIE	705 S	11TH ST	
RANKOSKY MICHELLE L	827 S	10TH ST	
TOTH ZOLTAN	825 S	10TH ST	
HARTMANN JANET E THOMAS L/E	812 S	6TH ST	
WHITE LISA	814 S	6TH ST	
DELAY SCOTT GRAHAM & AVALEE J	816 S	6TH ST	
SHOPE RICHARD C & ELLEN	406 S	13TH ST	A
NAPIER MARGIT J	406 S	13TH ST	B
STEINER JOHN P	525 S	13TH TER	
BUTLER GINA LEAANN	523 S	13TH TER	
BELLIN TOBI	423 S	13TH TER	
NANCE CINDY S	421 S	13TH TER	
WILCOX CIERA	419 S	13TH TER	
ELLIOTT DIANE	417 S	13TH TER	
WRIGHT AMANDA	514 S	13TH TER	
GRIMES BRIDGETTE S	518 S	13TH TER	
ROBINSON TERESA	522 S	13TH TER	
HUBBARD MELITA L	526 S	13TH TER	
WHITING RICHARD G JR & CHELSEA ANNE	413 S	14TH ST	
PEARSON DREW T & MARGARET E	411 S	14TH ST	
ALLEN RICHARD & GWENDOLYN	409 S	14TH ST	
KERAVICH DANIEL PAUL	407 S	14TH ST	
PACE MARIA F REVOCABLE TRUST	405 S	14TH ST	
REMUS RODNEY Z JR	207	HERBERT DOUGLAS DR	
BEAN BRADLEY & ALEXIA	211	HERBERT DOUGLAS DR	

AHEARN KEVIN & MONICA
MIKETHECLOSER 1947 LLC
DOBSON JASON MICHAEL & KIMBERLY
NOBIS MELANIE REVOCABLE TRUST
KING MARY KATE TRUST
SEA SCOUT PROPERTIES LLC
MCNEAL KATHERINE
ORTON ANDREA P & CHARLES BRANDON
MCCRABE MICHAEL
VALDESUSO RICHARD & VIRGINIA
WILKES NICHOLAS T & LINDSEY W
HORNBACK LIVING TRUST
SKILLMAN SCOTT G & LAURA LEE
LANG STEPHEN C & VICKI J
JENNINGS JOSHUA & HAYLEY
JYZ FAMILY REVOCABLE TRUST
HADAWAY TIM & GALE
MENZIES BRITT R & JOHN MARK
MCNEIL LISA WILLIAMS & SEAN
FEINSTEIN-TOWLI JAN
ROCATO REVOCABLE TRUST
HIGGINBOTHAM FAMILY REV LIVING TRUST
SAUSE JILLIAN HOPE LIVINGSTON
SCHREMMER TIMOTHY S & KAREN E
GIBBS MICHAEL LEE
JONES CHARLES ROBERT
WOLFE BRAD
HOCKENSMITH BRYAN & DENISE
SMIRCH SARA
DANIELS JANICE

227 HERBERT DOUGLAS DR
223 HERBERT DOUGLAS DR
217 HERBERT DOUGLAS DR
108 S 13TH ST
110 S 13TH ST
226 S FLETCHER AVE
2710 W 3RD ST
2712 W 3RD ST
2765 SEA ISLAND TRC
2757 SEA ISLAND TRC
2753 SEA ISLAND TRC
2745 SEA ISLAND TRC
2709 SEA ISLAND TRC
2701 SEA ISLAND TRC
548 SEA ISLAND DR
544 SEA ISLAND DR
540 SEA ISLAND DR
532 SEA ISLAND DR
524 SEA ISLAND DR
520 SEA ISLAND DR
3205 EVENTIDE CT
3207 EVENTIDE CT
3211 EVENTIDE CT
3215 EVENTIDE CT
3474 1ST AV
3468 1ST AV
3462 1ST AV
3456 1ST AV
3450 1ST AV
3444 1ST AV

Number of 25' lots built since 2003 in City of FB
Number of lots less than 50' wide but greater than 25' wide built since 2003 in Cit
Total substandard lots

25' lots built per year
all substandard lots built per year

CITY OF FERNANDINA BEACH S/D	43' lot	15
CITY OF FERNANDINA BEACH S/D	43' lot	16
CITY OF FERNANDINA BEACH S/D	43' lot	17
CITY OF FERNANDINA BEACH S/D	43' lot	18
CITY OF FERNANDINA BEACH S/D	43' lot	
AMELIA LIGHTHOUSE RESERVATION	46' lot	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
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THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
THE ISLANDS CLUB SUBDIVISION	new plat	
SURF UNIT ONE	new plat	
SURF UNIT ONE	new plat	
SURF UNIT ONE	new plat	
SURF UNIT ONE	new plat	
SEASIDE	new plat	
SEASIDE	new plat	
SEASIDE	new plat	
SEASIDE	new plat	
SEASIDE	new plat	
SEASIDE	new plat	

ty of FB

lots less than 50' but greater than 25'