



AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
DECEMBER 10, 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 November 12, 2025.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - 5.1 ***(Legislative)* PAB 2025-0016 - FUTURE LAND USE MAP AMENDMENT, LOT 8-9-10 BELVEDERE AVENUE** - The City of Fernandina Beach requests a change of the Future Land use Map category from Low Density Residential (LDR) to Conservation (CON) for the three parcels of land identified as 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, and 00-00-31-178A-0002-0100 totaling 0.39 acres of land.
 - 5.2 ***(Quasi-Judicial)* PAB 2025-0017 - ZONING MAP AMENDMENT, LOT 8-9-10 BELVEDERE AVENUE** - The City of Fernandina Beach requests a change to the Zoning Map category from Low Density Residential (R-1) to Conservation (CON) for the three parcels of land identified as 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, and 00-00-31-178A-0002-0100 totaling 0.39 acres of land.
 - 5.3 ***(Legislative)* - PAB 2025-0018 - CITY OF FERNANDINA BEACH**
The City of Fernandina Beach requests a Land Development Code (LDC) Text Amendment to LDC Section 5.03.00 Signs, to permit limited signage on conservation lands for the recognition of donors, sponsors, or partners who have contributed to the acquisition, restoration, or stewardship of such properties, while preserving the natural character and ecological integrity of these lands.
 - 5.4 ***(Legislative)* - PAB 2025-0020 - CITY OF FERNANDINA BEACH**
The City of Fernandina Beach requests a Land Development Code (LDC) Text Amendment to LDC Section 11.08.04 Specific Penalties for Violation of Tree Permit Requirements, and Table 11.08.04 Fines for Unauthorized Tree Removal (2 or more), to clarify the calculations of fines and establish minimum fine associated with Multi-Family, Subdivisions, Mixed-Use, and Non-Residential violations.
6. **BOARD BUSINESS**
7. **STAFF REPORT**

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT PAB REGULAR MEETING IS SCHEDULED FOR JANUARY 14, 2026.

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.



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
NOVEMBER 12, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 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 (attended Remotely)	

MEMBERS ABSENT:

None

OTHERS PRESENT:

Margaret Pearson, Planning Manager
Teresa Prince, City Attorney
Mia Sadler, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of October 8, 2025.

Member Robas provided two (2) corrections.

(City Attorney Teresa Prince corrected a comment she made at the October 8, 2025 PAB Regular Meeting regarding previously amended density changes. She suggested that Staff amend the Minutes to retroactively insert the correction that the change in density reduction was not adopted before the Live Local Act was enacted.)

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Gillette, to approve the Minutes for the Regular Meeting of October 8, 2025, as amended.

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

4. BOARD BUSINESS

4.1 Presentation – Florida Public Utilities – Community update

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The representative for Florida Public Utilities (FPU) was not present. Glenn Akramoff, Capital Budget Manager, summarized the presentation that was made at the October 21, 2025 City Commission Regular Meeting. He noted that FPU came into compliance with beachfront lighting ordinances, that they resolved a customer service issue, and that they began coordinating with AT&T to remove some poles along S. Fletcher Avenue. He added that the FPU leadership and the City Manager's office met to re-establish communication expectations and address customer service issues. He summarized that there is now momentum to remove some of the excess utility poles and keep those workspaces clean.

Member Robas questioned the lack of a local office. Mr. Akramoff noted that although this has been discussed, no resolution has come to light so far.

Member Stevenson voiced the desire to continue collaborating with FPU as their work intertwined with our planning. Mr. Akramoff stated that FPU is already collaborating with the City regarding the planning of utilities for the Downtown and Waterfront and that there is a good relationship evolving with sharing plans and resources.

Member Robas commented on the desire to increase transition to underground utilities, especially in consideration of hurricane preparedness. She mentioned that our Comprehensive Plan and Land Development Code cover hurricane resiliency and visual perspective. She would like to see a long-term plan regarding underground utilities conversion.

Mr. Akramoff spoke about the existing storm hardening plan and the request to FPU for a detailed plan regarding storm hardening.

Ms. Prince explained the quasi-judicial hearing procedures and appeal process which apply to items 6.1 and 6.3 on the agenda tonight.

The applicant waived his right for representation and will rely on staff reports as competent substantial evidence.

Ms. Sadler administered the oath to parties that wished to provide testimony.

5. OLD BUSINESS

6. NEW BUSINESS

6.1 *(Quasi-Judicial)* - PAB 2025-0010 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY- Request for Voluntary Annexation of Properties Located at 0 Amelia Island Parkway, Parcels 00-00-30- 044B-0040-0000 + 00-00-30-044B-0041-0000 totaling Approximately 11.81 deeded Acres of Land

Board members disclosed ex party communications with Member Stevenson disclosing conversations with investors who showed interest in the properties, Member Bennett disclosing conversations with members of the public and Staff regarding all the items on tonight's agenda, and Vice-Chair Forehand also disclosing conversations with staff regarding tonight's cases.

Ms. Pearson presented the Staff Report analysis and recommended approval. She explained the process of annexation and that this involves three (3) separate cases, a recommendation for annexation, which upon approval would then require a Land Use Map amendment and a Zoning Map amendment. She provided an overview of the voluntary annexation application, describing the contiguous properties, parcel A and parcel B, which are located along Bailey Road and Amelia Island Parkway. She described adjacent zoning as residential and commercial and called attention to a small error on the agenda regarding the acreage and confirmed it to be 18.11 acres. Ms. Pearson stated that the annexation is compliant with the LDC, Comprehensive Plan and Florida State statutes, and entered the staff report into the record.

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Mr. Lasserre had no questions regarding the Staff Report analysis.

Vice-Chair Forehand voiced concerns about parcel B and inquired about the stormwater pond being eliminated after annexation. Ms. Pearson explained that the pond must remain since it currently services an existing development and is required for the adjacent properties.

Member Robas also shared a concern about parcel B and its description. She questioned the potential use of parcel A and its future impact on parcel B considering flooding issues in the area and inquired about the pond being able to handle the capacity as parcel A is developed. Ms. Pearson answered that when parcel A is developed, it will be reviewed by the City's Technical Review Committee (TRC) and that the applicant will have to provide documentation that the pond provides adequate stormwater retention and meets all current stormwater requirements from the LDC.

Member Gillette clarified that similarly to a pond in a subdivision, the developer is required to provide additional capacity documentation if more capacity is required.

Member Stevenson commented on the maximum capacity of the stormwater pond on parcel B and stated that he observed that it is currently not being fully utilized. Ms. Pearson stated that being sure of its capacity would fall into an engineered calculation and the required intentional excess space within the pond. Member Stevenson then asked if the capacity of the pond on parcel B had been created with the anticipation that parcel A would be developed. Ms. Pearson stated that when a development is proposed, the capacity of the pond is reviewed and confirmed with the intent that stormwater retention standards are being met.

Public Hearing Was opened.

Ronald Bowman, 640 Spanish Way East, lives near the property and is experienced in land management. He commented on the condition of the pond and the unmaintained ditch.

Member Stevenson asked if there is an overflow plan for the retention pond. Member Gillette said that the TRC will review this when a development is proposed.

James Tippins, 508 Spanish Way West, stated that he lives near the parcels and experiences frequent flooding. He asked for solutions to alleviate the increased flooding from these parcels rather than then waiting for the situation to get worse.

Public Hearing was closed.

There were no comments from the board.

ACTION TAKEN: A motion was made by Member Bennett, seconded by Member Gillette, to recommend approval of case PAB 2025-0010 to the City Commission requesting that a Voluntary Annexation for Parcels A and B be approved and that PAB case 2025-0010, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

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

Mr. Akramoff mentioned that Mr. Tippins can reach out to either Mr. Andre Desilet, Director of Utilities, or himself, regarding his concerns about flooding.

Member Robas suggested that interested parties should attend the TRC meetings relating to this upcoming project.

Mr. Bowman provided a recommendation that the culvert should be fixed now before any more development happens.

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Mr. Lasserre addressed the concerns about the pond and explained that if there is excess capacity of the pond, further plans to expand will be initiated to accommodate the excess. He added that there are currently no plans created, that the Lakeside Homeowners Association currently uses and maintains the pond, and that maintenance and expansion will go through the water management district and be completed with cooperation from the Lakeside HOA.

Member Robas commented about the dock provided for Lakeside recreation. Mr. Lasserre said that it is an amenity that will remain for the Lakeside neighborhood.

Mr. Bowman commented on the dam and the condition of the pond.

- 6.2 (Legislative) - PAB 2025-0012 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY- Request for Re-Assignment of the Nassau County Future Land Use Map Category from Medium Density Residential, to City of Fernandina Beach General Commercial (GC) for the property totaling approximately 11.81 deeded acres of land

Ms. Pearson presented the Staff Report analysis and recommended approval. She explained the Land Use assignment to General Commercial for both parcels A and B. Ms. Pearson provided clarification that if the pond needs to be expanded, it would be preferable for it to hold a land use category of Commercial.

Mr. Lasserre reaffirmed that the pond will likely be amended with any development of parcel A.

ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Bennett, to recommended approval of case PAB 2025-00012 to the City Commission requesting that assignment of the General Commercial Land Use category for both properties, Parcel A (fronting Amelia Island Parkway & Bailey Road) and Parcel B (which is located behind Parcel A), be approved and that PAB case 2025-0012, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

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

- 6.3 (Quasi-Judicial) - PAB 2025-0013 - JON LASSERRE, AGENT FOR AMELIA HOLDING LLC + PARKWAY COMMONS NORTH PROPERTY OWNERS' ASSOCIATION, INC, 0 AMELIA ISLAND PARKWAY- Request for Re-Assignment of the Nassau County Zoning District from Residential Mixed to City of Fernandina Beach General Commercial (C-2) for the property totaling approximately 11.81 deeded acres of land.

Ms. Pearson presented the Staff Report Analysis and recommended approval. She explained that this is assignment of the zoning category. She referenced the adjacent vacant properties to be zoned R-1 and C-2. Ms. Pearson mentioned that although there is a possible development for an assisted living community in the future, Staff has considered all included uses within the C-2 zoning category. She touched on the Live Local Act which state law could accommodate affordable housing.

Chair Doster asked if Live Local Act projects could apply in the County as it is zoned now. Ms. Pearson answered in the affirmative.

Member Gillette asked Mr. Lasserre if he was aware of the required buffer for C-2. Mr. Lasserre answered in the affirmative and that the development would meet the requirement for buffers and all other land development standards. Ms. Pearson emphasized that the land development code strongly suggests that the existing vegetation and trees remain.

Mr. Lasserre clarified that the proposed development could be a skilled nursing facility tittering between a hospital and assisted living facility which both have medical regulations.

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Public Hearing was opened.

Margaret Kirkland, 1377 Plantation Point Drive, speaking on behalf of Conserve Nassau, spoke against the zoning designation change at this time. She pointed out that nearby developments, Lakeside and Isle de Mai, both experience frequent flooding. She added that Conserve Nassau is acutely aware of this development due to the severe flooding in that area. She mentioned forecasts that suggest more intensive rainfall that would increase flooding and emphasized that the balance between flooding and the presence of trees is not adequate on the island. She stated that although there is an increase in collaboration between Nassau County and the City, there is no investigation about what is happening under the surface regarding flooding.

Lynn Rinker, 549 Spanish Way West, asked Ms. Pearson the types of uses allowed in this zoning category. Ms. Pearson answered broadly about various commercial uses including restaurants, retail, and services outlined in Chapter 2 of the LDC.

Mr. Lasserre addressed some comments and stated that they are no wetlands on the site and that the development has been approved by the St. Johns River Water Management district. He mentioned that the pond has never decreased in size. Mr. Lasserre described the timeline of the development and the relationship between the pond and the adjacent developments.

Member Gillette stated that the existing zoning in the county allows for higher impervious area coverage.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Bennett, to recommended approval of case PAB 2025-00013 to the City Commission requesting that assignment of the General Commercial Zoning category (C-2) for both properties, Parcel A (fronting Amelia Island Parkway & Bailey Road) and Parcel B (which is located behind Parcel A), be approved and that PAB case 2025-0013, as presented, is sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

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

6.4 Legislative) - PAB 2025-0014 - CITY OF FERNANDINA BEACH- The City of Fernandina Beach Requests a Land Development Code (LDC) Text Amendment to LDC Section 1.03.05 Construction or Demolition of Structures on Combined Lots, to clarify the relevant zoning district that applies.

Ms. Pearson presented a Power Point Presentation explaining that the City is requesting an amendment to the LDC Section 1.03.05 which would clarify an element that has been left to interpretation. Staff recommended applying a similar code from Section 1.03.04, to eliminate the need to interpret the code based on each submitted development. She pointed out that there is no zoning districts listed for Section 1.03.05 whereas there are zoning districts listed for a similar section of the code, Section 1.03.04. She explained the process that planning professionals go through to apply in order to follow the LDC and the importance of the designation of zoning. Ms. Pearson commented that the MU-1, MU-8, and C-3 zoning districts are intended to be zones of transition and change. Staff recommended clarifying the code with specific zoning districts to clarify the understanding and administration of the code without interpretation. No other changes are proposed to Section 1.03.05 other than the addition of R-1, R-2, RLM, and R-3 zoning districts. She then welcomed questions from the Board.

Member Gillette mentioned that this amendment could handicap annexations since a plat could perhaps be excluded from Section 1.03.05. He provided some examples and requested that additional clarification be provided.

Ms. Prince mentioned that there is current litigation surrounding this element of the code and that any other action would bring a different course of action. She also pointed out that SB 180, which limits planning entities from being more restrictive, could be triggered if interpretation or language was changed. She stated that it is not advisable to make any more changes to the code than what is proposed.

Member Bennett asked Ms. Prince to clarify the action requested from the Board. Ms. Prince explained that the Board

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is asked to clarify which zoning district should apply to Section 1.03.05. Member Bennett then asked if this case could be tabled until SB180 is resolved. Mr. Prince stated that the Board can act as it pleases.

Member Bennett recounted how this section of the code came to be and the existence of underlying lots of records. He stated that since Section 1.03.05 was established, MU-8 was created. He noted that he is not satisfied with the zoning districts that are proposed to be added and voiced concern about development of specific lots within the MU-1 and MU-8 zoning districts. He then voiced opposition to limiting the list of zoning districts in the amendment and would like MU-1 and MU-8 to be included into Section 1.03.05.

Chair Doster stated that because it has been advertised, there cannot be specific changes to the recommendation. Ms. Prince concurred that if such motion was made, it would violate SB 180. She clarified that Staff would like the Board to clarify which zoning districts applies to Section 1.03.05.

Vice-Chair Forehand shared thoughts about Sections 1.03.04 and 1.03.05. She explained her reasoning why it was left to interpretation and at the discretion of Staff. She asked if changes would be restrictive in protecting the character of the neighborhood.

Ms. Pearson stated that this still leaves room for subjective interpretation, which causes issues and also stated that changes interpreted from administration to administration are based on subjective points of view. She mentioned that there have been a lot of development inquiries in mixed-use zoned properties which has put a lot of that responsibility on Staff.

Ms. Prince mentioned that the interpretation may require a variance and is a consequential decision that may require subsequent acts and fees.

Member Stevenson brought up the fact that the Board has not established and clarified what it wants Sections 1.03.05 and 1.03.04 to do.

Member Bennett spoke about his previous committee involvement regarding this section and would like to have more discussions with Board members since he doesn't want to proceed without adding MU-1 and MU-8. He suggested tabling this item until some of these issues are clarified and asked Ms. Prince if she had any idea when such issues could be resolved. She noted April or May 2026.

Ms. Pearson confirmed with the Board that it has no reservation with Staff proceeding with interpreting the code as is. Board members concurred.

Public Hearing was opened.

Tiana Christner, 403 Beech Street, spoke about the consequences surrounding this section and the current litigation. She also asked for more data to be used in this discussion and suggested that any amendment could also include OT-1 and OT-2 and possibly portion of C-3.

Len Kreger, 1313 Hickory Street, expressed his confusion on why the Planning Department has problems with the interpretation of the code. Ms. Pearson stated that Staff has no issue interpreting the code the way it has been interpreted in the past, but she noted that without a list of zoning districts providing the assumption that the code applies to all zoning districts, the interpretation will come with additional consequences.

Ms. Prince stated that, in the past, there have been several approved developments for which Section 1.03.05 did not apply in MU-1. She reiterated what Ms. Pearson said about the complications of interpreting this code uniformly to all zoning districts.

Julie Ferreira, 501 Date Street, stated her concern was that she felt Staff never applied Section 1.03.05 and don't understand why the confusion by Staff and also noted being worried about the redevelopment aspect.

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Maragert Kirkland, 1377 Plantation Point Drive, discussed the importance of the character of the neighborhood and how townhouses are not historical to this part of the country. She questioned whether we are going to continue to eliminate architectural history or change courses.

Board Members discussed the topic of clarification of the code further and felt comfortable with Staff providing the needed interpretation.

ACTION TAKEN: A motion was made by Member Gillette, seconded by Member Bennett, to withdraw PAB case 2025-0014.

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

- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT 7:04 PM**

Mia Sadler, Recording Secretary

Richard Doster, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Future Land Use Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Senior Planner

Date: October
09, 2025

Submitted By: Sylvie McCann,
Administrative Coordinator



STAFF REPORT
PAB 2025-0016 and 2025-0017
Planning Advisory Board Hearing
December 10, 2025

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CONSERVATION LANDS

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	PARCEL ID'S 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, AND 00-00-31-178A-0002-0100. OWNER CITY OF FERNANDINA BEACH
APPLICANT/AGENT:	City of Fernandina Beach
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change to Conservation / CON
LOCATION AND DESCRIPTION OF SITE:	Three parcels eastward of the intersection of Belvedere Avenue and S Wolf Street and contiguous to the existing conservation property of Egan's Creek Greenway
CURRENT LAND USE + ZONING:	All three (3) parcels are Low Density Residential / R-1
EXISTING USES ON SITE:	Vacant
PROPERTY SIZE:	Lot 8-0.10 Acres of Land Lot 9-0.13 Acres of Land Lot 10-0.16 Acres of Land Totaling 0.39 Acres of Land
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC

STAFF RECOMMENDATION:

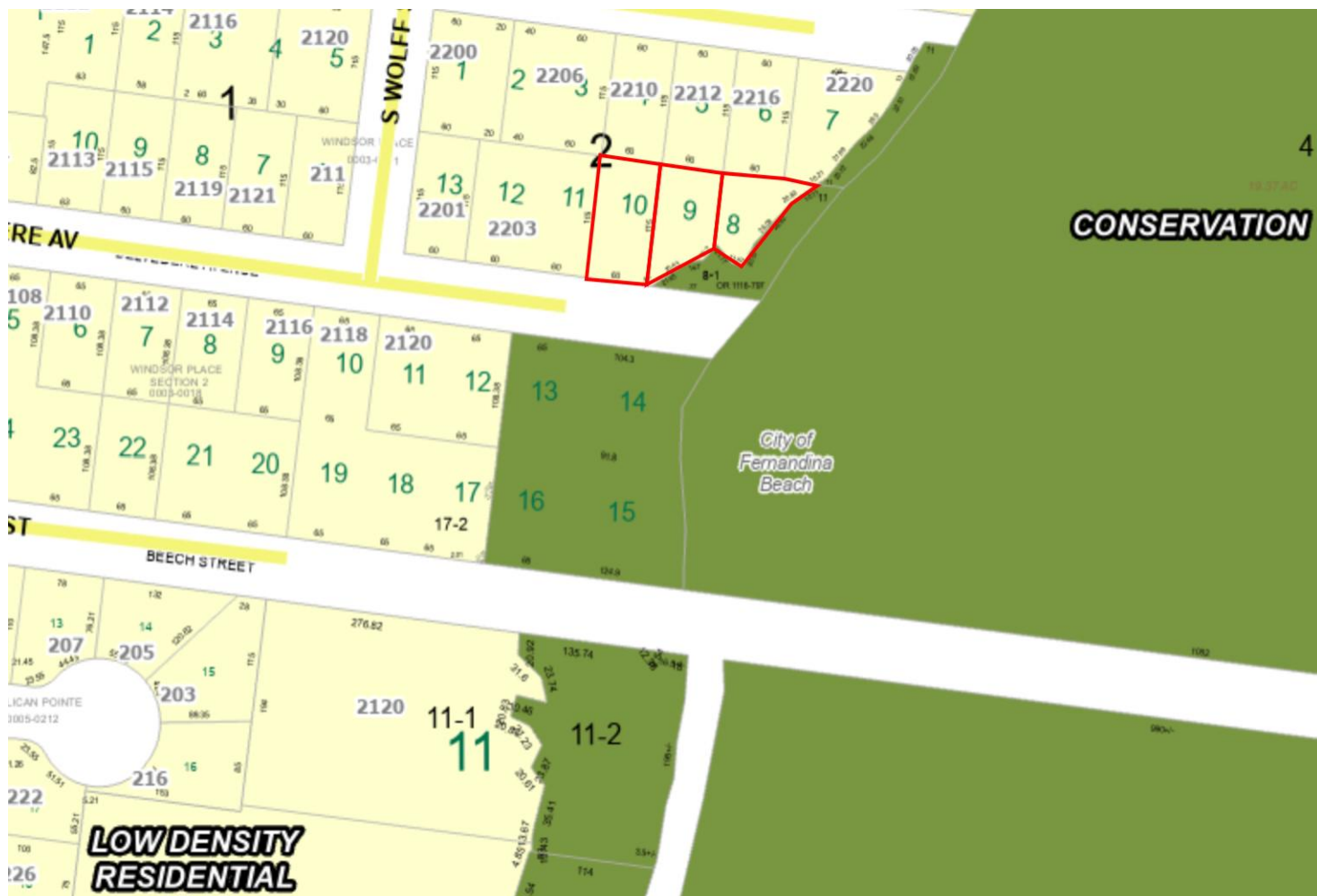
Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.



STAFF REPORT
PAB 2025-0016 and 2025-0017
Planning Advisory Board Hearing
December 10, 2025

FUTURE LAND USE MAP AMENDMENTS AND ZONING CHANGES

PAB CASE 2025-0016: CITY OF FERNANDINA BEACH REQUESTS AMENDING THE FUTURE LAND USE MAP AND FROM LOW DENSITY RESIDENTIAL TO CONSERVATION FOR THE THREE PARCELS OF LAND IDENTIFIED AS LOT 8-9-10 BELVEDERE AVENUE PARCEL ID'S 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, AND 00-00-31-178A-0002-0100 TOTALING 0.39 ACRES OF LAND





STAFF REPORT
PAB 2025-0016 and 2025-0017
Planning Advisory Board Hearing
December 10, 2025

PAB CASE 2025-0017: CITY OF FERNANDINA BEACH REQUESTS A ZONING MAP AMENDMENT FROM R-1 (LOW DENSITY RESIDENTIAL) TO CON (CONSERVATION) FOR THE THREE PARCELS OF LAND IDENTIFIED AS 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, AND 00-00-31-178A-0002-0100 TOTALING 0.39 ACRES OF LAND.





Online Form Submittal: Planning Advisory Board (PAB)

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 11/17/2025 10:58 AM

To Planning Info <planninginfo@fbfl.org>

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.

Planning Advisory Board (PAB)

Planning Advisory Board (PAB) Application
USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information: *Field not completed.*

The LDC is available for review at www.fbfl.us/LDC

Application Requirements *Field not completed.*

Have you met with a planner for a pre-application meeting? Yes

What was the date of your pre-application meeting? 10/07/2025

PROPERTY INFORMATION [Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-31-147G-010-0000
Lot	10
Block	9
Subdivision	Natures Gate
Zoning District	R-1
Future Land Use Designation	Low Density Residential
Do you authorize the installation of a temporary City notice sign on your property?	YES
REVIEW TYPE	Zoning Map Amendment ≤ 10 acres
OWNER OF RECORD	
<i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Sarah
Last Name	Campbell
Company (if applicable)	City of Fernandina Beach
Mailing Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	904-310-3480
Email Address	planninginfo@fbfl.city
OWNER'S AGENT	
<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Margaret
Last Name	Pearson

Mailing Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	9043103480
E-mail Address	planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals	Land Use Map Amendment from R-1 to CON
Summary of Request (more detailed information to be provided in required letter of intent)	Land Use Map Amendment from R-1 to CON
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures., I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name	Margaret
Applicant Last Name	Pearson
Today's Date	11/10/2025
Upload Supporting Documentation	Email_Lot 10 Natures Gate Court S_Conservation Land Zoning_FLUM.pdf
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>

DEPARTMENT OF PLANNING & CONSERVATION
 204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)

RESOLUTION 2025-187

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ACCEPTING DEEDS OF DEDICATION FROM STEVE SJUGGERUD FOR THREE PARCELS OF VACANT LAND LOCATED NEAR THE RON SAPP EGANS CREEK GREENWAY TO ADD TO THE CITY'S CONSERVATION ACREAGE; REQUIRING THE DEED TO BE RECORDED; AUTHORIZING ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach Comprehensive Plan Objective 5.14 states "*The City shall maintain or increase the quality of natural resources, including coastal wetlands, marine habitats, Egan's Creek and associated wetlands and uplands, dunes, and wildlife habitat through ongoing programs for preservation or acquisition of lands containing important environmental resources.*"; and

WHEREAS, Steve Sjuggerud, the owner of three parcels of land located adjacent to the Ron Sapp Egans Creek Greenway, wishes to dedicate three parcels totaling approximately 0.39 acres and identified as Parcel ID Numbers 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, and 00-00-31-178A-0002-0100 (the "Property") to the City for the purposes of conservation and open space; and

WHEREAS, the 0.39 acres are vacant and undisturbed land that would add to the City's conservation land inventory and add conservation acreage to enhance the City's community rating system points for flood protection; and

WHEREAS, the property is within the City limits and presently contains a Future Land Use Map designation of Low Density Residential (LDR) and Zoning District of R-1; and

WHEREAS, the City Commission wishes to accept the Deeds of Dedication from Steve Sjuggerud.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby accepts the Deeds of Dedication, attached hereto as Exhibits 1-3.

SECTION 2. The City Clerk shall record these Deeds of Dedication in the public records of Nassau County, Florida.

SECTION 3. City staff is directed to initiate a small-scale Future Land Use Map and Zoning Map change to Conservation (CON) for the 0.39 acres of land.

SECTION 4. The City Clerk and City Manager are authorized to execute all documentation pertaining to the Agreement, upon review and approval of the City Attorney.

SECTION 5. The City Manager, or his or her designee, may administratively correct typographical and/or scrivener's errors of this Resolution which do not make substantive changes or otherwise affect the intent of the Resolution, upon receiving approval of the City Attorney, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 6. This Resolution shall be effective immediately upon passage.

ADOPTED this 7th of October, 2025.

CITY OF FERNANDINA BEACH



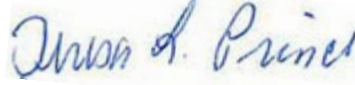
JAMES ANTUN
Commissioner-Mayor

ATTEST:



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TERESA L. PRINCE, ESQ.
City Attorney

Resolution 2025-187
Exhibit "3"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ~~October~~ ^{September}, 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 8 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

CONTAINING 0.1 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-0080

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St
Fernandina Beach, FL 32034

Sign: Beth Adams
Print: Beth Adams
Address: 86196 Crews Rd
Fernandina Beach, FL 32034

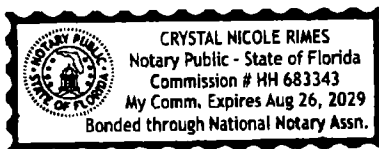
STEPHEN D. SJUGGERUD,
an individual

Stephen D. Sjuggerud
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided FL Drivers License as identification.

Crystal Rimes
Notary Public





KEVIN J. LILLY ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-178A-0002-0080

Owners

SJUGGERUD STEPHEN D
3980 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-4371

Parcel Summary

Situs Address : BELVEDERE AV
Use Code : 0000: VACANT
Tax District : 2: Fernandina
 : .0000
 : 12
 : 3N
 : 29
Subdivision : WINDSOR PL PBK3-1
Exemptions : None

Short Legal

BLOCK 2 LOT 8 (EX S-1)
IN OR 1692/1622
WINDSOR PLACE 1 PB 3/1

Values

	2025 Preliminary Values	2024 Certified values
Land Value *	\$61,600	\$61,600
(-) Improved Value	\$0	\$0
(-) Market Value	\$61,600	\$61,600
(-) Agricultural Classification	\$0	\$0
County Assessed Value	\$2,593	\$2,357
(-) School Taxable Value **	\$61,600	\$61,600
(-) County Taxable Value	\$2,593	\$2,357

08/10/2010 02:48 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$38.50 Rec. Fee \$18.50

File No. 2010-030-TD
Certificate No. 2937
Parcel ID. 00-00-31-178A-0002-0080

TAX DEED

State of FLORIDA
County Of NASSAU

The following Tax Sale Certificate Numbered **2937** issued on **May 29, 2008** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **10th day of August, 2010**, offered for sale as required by law for cash to the highest bidder and was sold to **STEPHEN D. SJUGGERUD** whose address is **1425 S. FLETCHER AVE FERNANDINA BEACH, FL, 32034** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida

Now, on the **10th day of August, 2010**, in the County of Nassau, State of Florida, in consideration of the sum of (\$5,500.00) Five thousand five hundred dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:


BLOCK 2 LOT 8 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

Witness:


KAREN J. LOCKETT


RHODA GOODWIN

State of FL
County Of NASSAU


JOHN A. CRAWFORD
Clerk of the Circuit Court
NASSAU COUNTY, FL

(Seal)



On the 10th DAY OF AUGUST 2010, before me ELIZABETH T. NETTLES personally appeared **JOHN A. CRAWFORD** Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


ELIZABETH T. NETTLES, Notary Public

Prepared by:
John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



ELIZABETH T. NETTLES
Notary Public, State of Florida
My Comm Expires Sept. 27, 2010
Comm No. 00 599782

NEWS LEADER

Published Weekly
511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that FIRST COAST INC. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property and the name(s) in which it is assessed are as follows:
File Number: 2010-030-TD
Certificate Number: 2937
Parcel Number: 00-00-31-178A-0002-0080
Year of Issuance: 2008
Description of Property: BLOCK 2 LOT 8 (EX 3-1) PT OR 678/876 WINDSOR PLACE 1 PB 5/1

Assessed To:
RONALD JOSEPH RIGDON
All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to law, the property described in such certificate or certificates will be sold to the Highest Bidder at the MAIN ENTRANCE OF THE NASSAU COUNTY JUDICIAL ANNEX 76347 VETERANS WAY YULEE FL on the 10th day of August, 2010, between the hours of 11:00 a.m. and 2:00 p.m. The Clerk of Court's Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY CLERK OF COURT

BY: RHODA GOODWIN
DEPUTY CLERK

If you are a person with disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (904) 548-4600 press 0, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711 at 07-07-14-21-08-2010 8991

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared **Michael B. Hankins** Who on oath says that he is the Advertising Director of the Fernandina Beach News-Leader, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

TAX DEED
2010-030-TD
REF # 8991

Was published in said newspaper in the issues of

07/7, 7/14, 7/21 & 7/28/2010

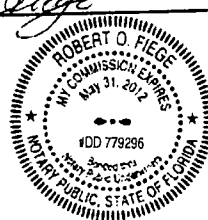
Affiant further says that the said Fernandina Beach News-Leader is a newspaper published at Fernandina Beach, in said Nassau County, Florida and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael B. Hankins

Sworn to and subscribed before me
This 28th day of JULY A.D. 2010.

Robert O. Fiege
_____ Robert O. Fiege, Notary Public

[Signature]
_____ Personally Known



Resolution 2025-187
Exhibit "1"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ~~October~~ ^{September} 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 9 (EX S-1) PT OR 678/876 WINDSOR PLACE I PB 3/1

CONTAINING 0.13 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-0090

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St.
Fernandina Beach, FL 32034

Sign: Beth Adams
Print: Beth Adams
Address: 8595 Crews Rd.
Fernandina Beach, FL 32034

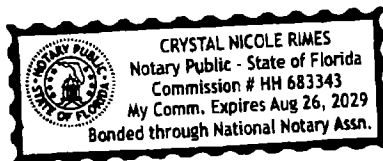
STEPHEN D. SJUGGERUD,
an individual

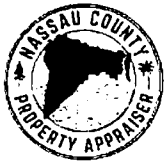
[Signature]
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided Fl. Drivers Licen. as identification.

[Signature]
Notary Public





KEVIN J. LILLY ASS. CFA
Nassau County Property Appraiser

Parcel 00-00-31-178A-0002-0090

Owners

SJUGGERUD STEPHEN
3980 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-4371

Parcel Summary

BELVEDERE AV

0000: VACANT

2: Fernandina

.0000

12

3N

29

WINDSOR PL PBK3-1

None

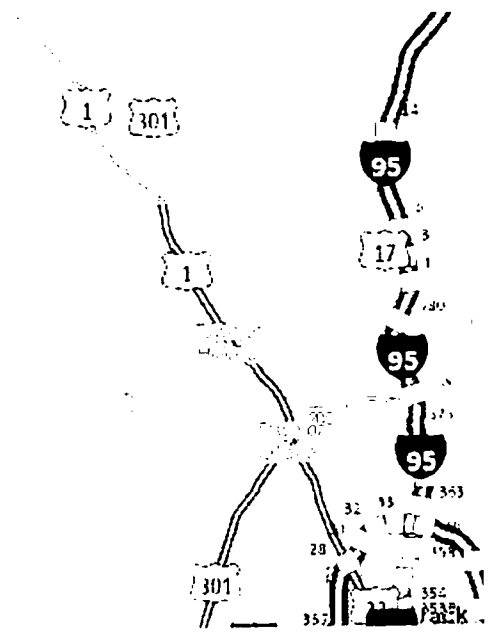
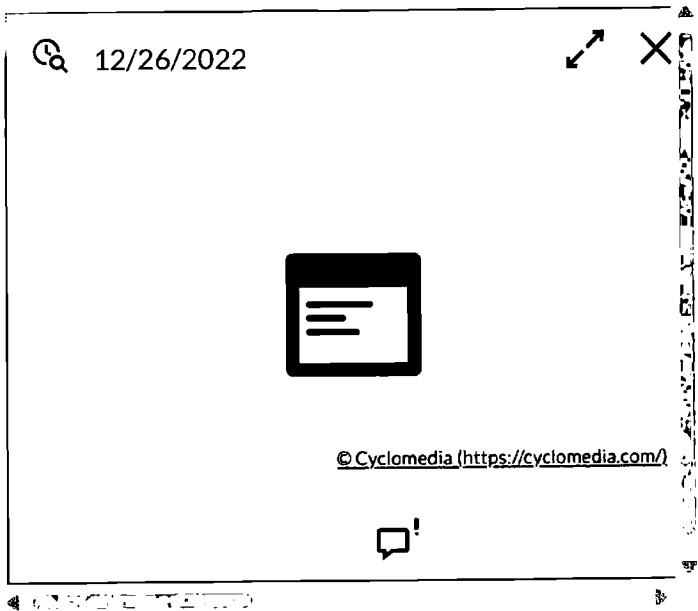


Short Legal

BLOCK 2 LOT 9 (EX S-1)
IN OR 1692/1620
WINDSOR PLACE 1 PB 3/1

Values

\$81,480	\$81,480
\$0	\$0
\$81,480	\$81,480
\$0	\$0
\$1,813	\$1,648
\$81,480	\$81,480
\$1,813	\$1,648



Document/Transfer/Sales History

<u>TX</u> 1692/1620	2010-08-10	<u>U</u>	Vacant	\$3,000	Grantor: TAX COLLECTOR Grantee: SJUGGERUD STEPHEN
<u>PR</u> 0678/0876	1993-04-07	<u>Q</u>	Vacant	\$100	Grantor: RIGDON RONALD J P/R Grantee: RIGDON RONALD JOSEPH
<u>PR</u> 0635/1274	1991-09-11	<u>Q</u>	Vacant	\$100	Grantor: RIGDON L V EST Grantee: RIGDON EULA JEAN

Buildings

None

Land Lines

000100	RES	<u>R-1</u>	60.00	95.00	60.00	\$2,800.00/FF	0.00	0.49	\$81,480
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Personal Property

None

TRIM Notices

- 2025
- 2024

Property Record Cards

- 2025
- 2024
- 2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

08/10/2010 02:45 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$21.00 Rec. Fee \$18.50

File No. 2010-029-TD
Certificate No. 2938
Parcel ID. 00-00-31-178A-0002-0090

TAX DEED

State of FLORIDA
County Of NASSAU

The following Tax Sale Certificate Numbered 2938 issued on May 29, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land, such land was sold on the 10th day of August, 2010, offered for sale as required by law for cash to the highest bidder and was sold to STEPHEN SJUGGERUD whose address is 1425 S FLETCHER AVE FERNANDINA BEACH, FL. 32034 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on the 10th day of August, 2010, in the County of Nassau, State of Florida, in consideration of the sum of (\$3,000 00) Three thousand dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

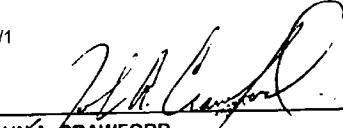
BLOCK 2 LOT 9 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

Witness:


RHODA GOODWIN

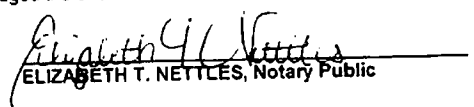

KAREN J. LOCKETT

State of FL
County Of NASSAU


JOHN A. CRAWFORD (Seal)
Clerk of the Circuit Court
NASSAU COUNTY, FL

On the 10th DAY OF AUGUST 2010, before me ELIZABETH T NETTLES personally appeared JOHN A. CRAWFORD Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid


ELIZABETH T. NETTLES, Notary Public

Prepared by:
John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



ELIZABETH T. NETTLES
Notary Public, State of Florida
My Comm Expires Sept. 27, 2010
Comm No DD 599782

NEWS LEADER

Published Weekly

511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Michael B. Hankins
Who on oath says that he is the Advertising Director of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of advertisement, being a Legal Notice in the matter of

TAX DEED
2010-029-TD
REF # 8992

Was published in said newspaper in the issues of

07/7, 7/14, 7/21 & 7/28/2010

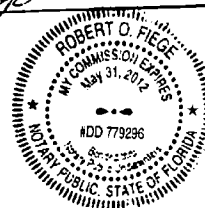
Affiant further says that the said Fernandina Beach News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year next preceding the first publication of the attached copy
of advertisement; and Affiant further says that he has neither paid
nor promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Michael B. Hankins

Sworn to and subscribed before me
This 28th day of JULY A.D. 2010.

Robert O. Fiege
Robert O. Fiege, Notary Public

Personally Known



**NOTICE OF APPLICATION
FOR TAX DEED**
NOTICE IS HEREBY GIVEN
that FIRST COAST INC. the hold-
er of the following certificate(s)
has filed said certificate(s) for
a tax deed to be issued there-
on.

The certificate number(s)
and year of issuance, the
description of the property
and the name(s) in which it is
assessed are as follows:
File Number: 2010-029-TD
Certificate Number: 2938
Parcel Number: 00-00-31-
178A-0002-0090
Year of Issuance: 2008

Description of Property:
BUDDOCK 2 LOT 9 (EX-S-1) PT OR
6781876 WINDSOR PLACE 1
PB 3/1

Assessed to:
RONALD JOSEPH RIGDON

All of the above property is
located in Nassau County in
the State of Florida.

Unless such certificate(s)
shall be redeemed according
to law, the property described
in such certificate or certifi-
cate will be sold to the high-
est bidder at the MAIN EN-
TRANCE OF THE NASSAU
COUNTY JUDICIAL ANNEX
7630 VETERANS WAY VULTEE,
FL on the 10th day of August,
2010, between the hours of
11:00 a.m. and 2:00 p.m. The
Clerk of Court's Office Policy is
to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY CLERK OF
COURT

By: RHODA GOODWIN
DEPUTY CLERK

If you are a person with dis-
ability who needs accommo-
dation in order to partici-
pate in this proceeding, you
are entitled, at no cost to you,
to the provision of certain assis-
tance. Please contact the
ADA Coordinator at (904) 349-
4600 press 0, at least 7 days
before your scheduled court
appearance, or immediately
upon receiving this notifica-
tion, if the time before the
scheduled appearance is less
than 7 days. If you are hearing
or voice impaired, call 711
at 07-07-14-21-28-2010
8992

Resolution 2025-187
Exhibit "2"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ^{September}~~October~~, 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 10 PT OR 678 PG 876 WINDSOR PLACE 1 PB 3/1

CONTAINING 0.13 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-00100

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St
Fernandina Beach, FL 32034

Sign: Batini Adams
Print: Batini Adams
Address: 85195 Crews Rd.
Fernandina Beach, FL 32034

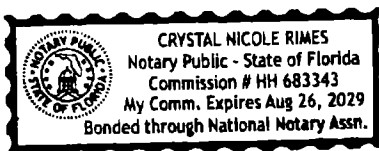
STEPHEN D. SJUGGERUD,
an individual

Stephen D. Sjuggerud
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided FL. D.L. as identification.

Crystal Rimes
Notary Public





KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-178A-0002-0100

Owners

SJUGGERUD STEPHEN D
 3980 S FLETCHER AVE
 FERNANDINA BEACH, FL 32034-4371

Parcel Summary

Situs Address BELVEDERE AV
 0000: VACANT
 2: Fernandina
 .0000
 12
 3N
 29
 WINDSOR PL PBK3-1
 None

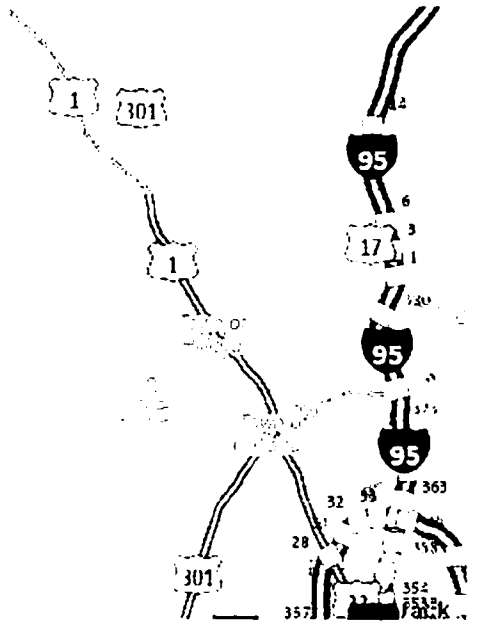
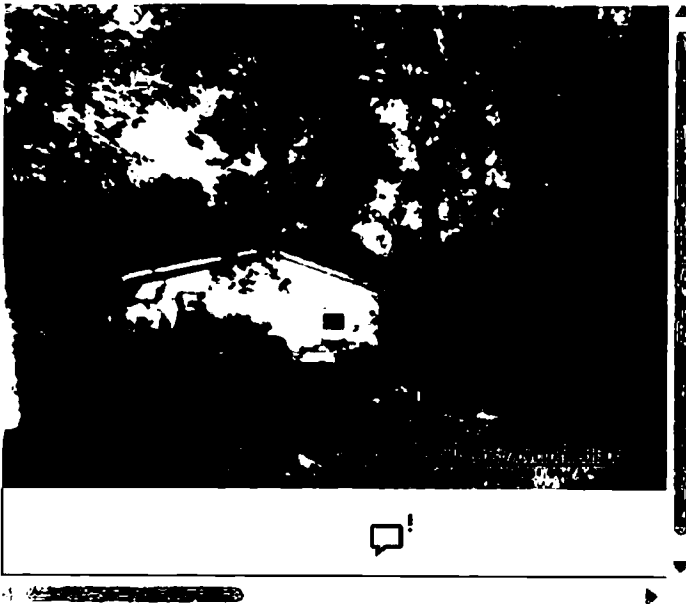
Short Legal

BLOCK 2 LOT 10
 IN OR 1649/710
 WINDSOR PLACE 1 PB 3/1

Values

2025 Preliminary Values	
\$178,080	\$178,080
\$0	\$0
\$178,080	\$178,080
\$0	\$0
\$33,988	\$30,898
\$178,080	\$178,080
\$33,988	\$30,898





Document/Transfer/Sales History

Doc ID	Date	Code	Status	Value	Grantor	Grantee
TX 1649/0710	2009-11-19	U	Vacant	\$10,600	TAX COLLECTOR	SJUGGERUD STEPHEN D
PR 0678/0876	1993-04-07	Q	Vacant	\$100	RIGDON RONALD J P/R	RIGDON RONALD JOSEPH
PR 0635/1274	1991-09-11	Q	Vacant	\$100	RIGDON L V EST	RIGDON EULA JEAN

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	1 s	Rate/Unit	Acres	1.00 Ac	Area
000100	RES	R-1	60.00	115.00	60.00	\$2,800.00/EE	0.00	1.06	\$178,080

Personal Property

None

TRIM Notices

- 2025
- 2024

Property Record Cards

- 2025
- 2024
- 2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

11/19/2009 03:57 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$74.20 Rec. Fee \$18.50

File No. 2009-237-TD
Certificate No. 2399
Parcel ID. 00-00-31-178A-0002-0100

TAX DEED

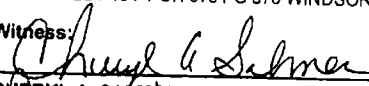
State of FLORIDA
County Of NASSAU


The following Tax Sale Certificate Numbered 2399 issued on June 01, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 19th day of November, 2009, offered for sale as required by law for cash to the highest bidder and was sold to STEPHEN D SJUGGERUD whose address is 1425 S FLETCHER AVE FERNANDINA BEACH, FL. 32034 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on the 19th day of November, 2009, in the County of Nassau, State of Florida, in consideration of the sum of (\$10,600.00) Ten thousand six hundred dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

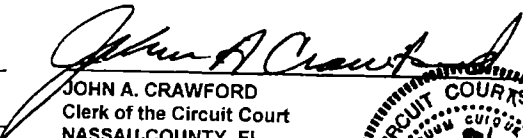
BLOCK 2 LOT 10 PT OR 678 PG 876 WINDSOR PLACE 1 PB 3/1

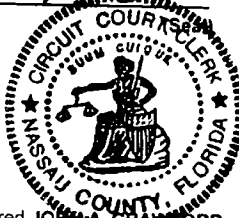
Witness:


CHERYL A. SALMON


RHODA GOODWIN

State of FL
County Of NASSAU


JOHN A. CRAWFORD
Clerk of the Circuit Court
NASSAU COUNTY, FL



On the 19th DAY OF NOVEMBER 2009, before me LORI M. GAMBLE personally appeared JOHN A. CRAWFORD Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid.


LORI M. GAMBLE, Notary Public

Prepared by:

John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



LORI M. GAMBLE
Notary Public, State of Florida
My Comm. Expires Aug. 18, 2013
Commission No. DD 913981

FLORIDA LATEST WEEKLY NEWSPAPER
NEWS LEADER

Published Weekly
511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

**STATE OF FLORIDA
COUNTY OF NASSAU:**

Before the undersigned authority personally appeared **Michael B. Hankins** who on oath says that he is the Advertising Director of The Fernandina Beach *News-Leader*, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

**NOTICE OF APPLICATION
FOR TAX DEED
Denton II LLC
2009-237-TD**

was published in said newspaper in the issues of **10-14-21-28, 11-04-2009** ref. No. 8016

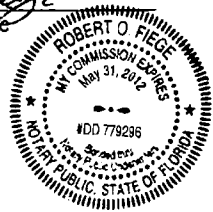
Affiant further says that the said Fernandina Beach *News-Leader* is a newspaper published at Fernandina Beach, in said Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael B. Hankins

Sworn to and subscribed before me this **4th** day of **November**, A.D. 2009.

Robert O. Fiege
Robert O. Fiege, Notary Public

A Personally Known



**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN that DENTON II LLC, the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name(s) in which it is contained are as follows:
File Number: 2009-237-TD
Certificate Number: 2399
Parcel Number: 00-00-51-178A-0002-0100
Year of Issuance: 2007
Description of Property:
BLOCK 2 LOT 10 FT OR 678
PG 87A WINDSOR PLACE 1 PB
3/1

Assessed to:
RONALD JOSEPH RIGDON
All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to law, the property described in such certificate or certificates will be sold to the highest bidder at the MAIN ENTRANCE OF THE NASSAU COUNTY JUDICIAL ANNEX, 76347 VETERANS WAY, YULEE, FL on the 19th day of November, 2009, between the hours of 11:00 a.m. and 2:00 p.m. The Clerk of Court's Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

Individuals with disabilities needing a reasonable accommodation to participate in this proceeding should contact the RECORDING DEPARTMENT no later than seven (7) days prior to the proceeding at the NASSAU COUNTY JUDICIAL ANNEX. If notice to the individual of a deposition, court date, subpoena, etc., is less than seven (7) days, then the individual should contact the RECORDING DEPARTMENT as soon as possible after receiving that notice. Telephone: 904-566-4004 or 1-800-955-3496 if hearing impaired, 1-800-955-8770 (v), via Florida Relay Service.
41 10-14-21-28, 11-04-2009
8016



STAFF REPORT
PAB 2025-0016 and 2025-0017
Planning Advisory Board Hearing
December 10, 2025

APPLICATION FOR FUTURE LAND USE MAP + ZONING AMENDMENTS
CONSERVATION LANDS

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Department of Planning and Conservation. ***

APPLICATION & SURROUNDING AREA INFORMATION:

PARCEL ID # AND PROPERTY OWNER:	PARCEL ID'S 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, AND 00-00-31-178A-0002-0100. OWNER CITY OF FERNANDINA BEACH
APPLICANT/AGENT:	City of Fernandina Beach
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Map Change to Conservation / CON
LOCATION AND DESCRIPTION OF SITE:	Three parcels eastward of the intersection of Belvedere Avenue and S Wolf Street and contiguous to the existing conservation property of Egan's Creek Greenway
CURRENT LAND USE + ZONING:	All three (3) parcels are Low Density Residential / R-1
EXISTING USES ON SITE:	Vacant
PROPERTY SIZE:	Lot 8-0.10 Acres of Land Lot 9-0.13 Acres of Land Lot 10-0.16 Acres of Land Totaling 0.39 Acres of Land
APPLICABLE COMPREHENSIVE PLAN POLICIES:	1.02.04 (FLUM amendments); 1.02.09 (smooth land use transition and buffering); 1.07.15 (conservation land use category); Objective 5.11 (Tree Preservation and Urban Forestry) specifically policy 5.11.09; 5.14.09 (LDC Standards for development of environmentally sensitive and conservation lands); 6.02.06 (level of service for parks); 6.02.07 (level of service for neighborhood parks) 10.06.01 (level of service for public schools) Reference: www.fbfl.us/Compplan
APPLICABLE LAND DEVELOPMENT CODE SECTIONS:	2.00.03 (Establishment of district boundary); 2.01.20 (CON zoning district); 4.05.00 (Landscaping, Buffers, and Tree Protection); 11.01.07 (Zoning Map Amendments); and 11.03.03 (Procedures for Action of the Planning Advisory Board) Reference: www.fbfl.us/LDC

STAFF RECOMMENDATION:

Staff finds the requested amendments to be sufficiently compliant with the Comprehensive Plan, Land Development Code, and established City Commission Goal to increase conservation land use and zoning acreage. Staff recommends approval of the request.



STAFF REPORT
PAB 2025-0016 and 2025-0017
Planning Advisory Board Hearing
December 10, 2025

FUTURE LAND USE MAP AMENDMENTS AND ZONING CHANGES

PAB CASE 2025-0016: CITY OF FERNANDINA BEACH REQUESTS AMENDING THE FUTURE LAND USE MAP AND FROM LOW DENSITY RESIDENTIAL TO CONSERVATION FOR THE THREE PARCELS OF LAND IDENTIFIED AS LOT 8-9-10 BELVEDERE AVENUE PARCEL ID'S 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, AND 00-00-31-178A-0002-0100 TOTALING 0.39 ACRES OF LAND





Online Form Submittal: Planning Advisory Board (PAB)

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 11/17/2025 3:15 PM

To Planning Info <planninginfo@fbfl.org>

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.

Planning Advisory Board (PAB)

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees	Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)
------	---

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:	<i>Field not completed.</i>
--	-----------------------------

The LDC is available for review at	www.fbfl.us/LDC
------------------------------------	--

Application Requirements	<i>Field not completed.</i>
--------------------------	-----------------------------

Have you met with a planner for a pre-application meeting?	Yes
--	-----

What was the date of your pre-application meeting?	10/7/2025
--	-----------

PROPERTY INFORMATION	Property information can be found at the Nassau County Property Appraiser's Website → Map Search
----------------------	--

Site Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Parcel ID #(s)	00-00-31-178A-0002-0080
Lot	8
Block	2
Subdivision	0
Zoning District	R-1
Future Land Use Designation	Low Density Residential
Do you authorize the installation of a temporary City notice sign on your property?	YES
REVIEW TYPE	Zoning Map Amendment ≤ 10 acres
OWNER OF RECORD	
<i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Sarah
Last Name	Campbell
Company (if applicable)	City of Fernandina Beach
Mailing Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	9043103480
Email Address	planninginfo@fbfl.city
OWNER'S AGENT	
<i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Margaret
Last Name	Pearson

Mailing Address	204 Ash Street
City	Fernandina Beach
State	FL
Zip	32034
Telephone Number	9043103480
E-mail Address	planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals	Zoning Change from R-1 to CON
Summary of Request (more detailed information to be provided in required letter of intent)	Zoning Change from R-1 to CON
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures., I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name	Margaret
Applicant Last Name	Pearson
Today's Date	11/17/2025
Upload Supporting Documentation	2025-187 Accepts Deeds of Dedication from S Sjuggerud for Land Near R Sapp Egans Grway.pdf
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>

DEPARTMENT OF PLANNING & CONSERVATION
 204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)

RESOLUTION 2025-187

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, ACCEPTING DEEDS OF DEDICATION FROM STEVE SJUGGERUD FOR THREE PARCELS OF VACANT LAND LOCATED NEAR THE RON SAPP EGANS CREEK GREENWAY TO ADD TO THE CITY'S CONSERVATION ACREAGE; REQUIRING THE DEED TO BE RECORDED; AUTHORIZING ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach Comprehensive Plan Objective 5.14 states "*The City shall maintain or increase the quality of natural resources, including coastal wetlands, marine habitats, Egan's Creek and associated wetlands and uplands, dunes, and wildlife habitat through ongoing programs for preservation or acquisition of lands containing important environmental resources.*"; and

WHEREAS, Steve Sjuggerud, the owner of three parcels of land located adjacent to the Ron Sapp Egans Creek Greenway, wishes to dedicate three parcels totaling approximately 0.39 acres and identified as Parcel ID Numbers 00-00-31-178A-0002-0080, 00-00-31-178A-0002-0090, and 00-00-31-178A-0002-0100 (the "Property") to the City for the purposes of conservation and open space; and

WHEREAS, the 0.39 acres are vacant and undisturbed land that would add to the City's conservation land inventory and add conservation acreage to enhance the City's community rating system points for flood protection; and

WHEREAS, the property is within the City limits and presently contains a Future Land Use Map designation of Low Density Residential (LDR) and Zoning District of R-1; and

WHEREAS, the City Commission wishes to accept the Deeds of Dedication from Steve Sjuggerud.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby accepts the Deeds of Dedication, attached hereto as Exhibits 1-3.

SECTION 2. The City Clerk shall record these Deeds of Dedication in the public records of Nassau County, Florida.

SECTION 3. City staff is directed to initiate a small-scale Future Land Use Map and Zoning Map change to Conservation (CON) for the 0.39 acres of land.

SECTION 4. The City Clerk and City Manager are authorized to execute all documentation pertaining to the Agreement, upon review and approval of the City Attorney.

SECTION 5. The City Manager, or his or her designee, may administratively correct typographical and/or scrivener's errors of this Resolution which do not make substantive changes or otherwise affect the intent of the Resolution, upon receiving approval of the City Attorney, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 6. This Resolution shall be effective immediately upon passage.

ADOPTED this 7th of October, 2025.

CITY OF FERNANDINA BEACH



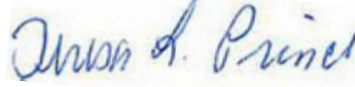
JAMES ANTUN
Commissioner-Mayor

ATTEST:



CAROLINE BEST
City Clerk

APPROVED AS TO FORM AND LEGALITY:



TERESA L. PRINCE, ESQ.
City Attorney

Resolution 2025-187
Exhibit "3"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ~~October~~ ^{September}, 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 8 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

CONTAINING 0.1 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-0080

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St
Fernandina Beach, FL 32034

Sign: Beth Adams
Print: Beth Adams
Address: 86196 Crews Rd
Fernandina Beach, FL 32034

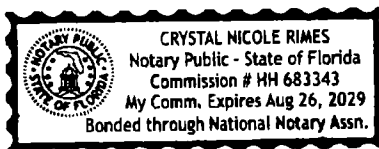
STEPHEN D. SJUGGERUD,
an individual

Stephen D. Sjuggerud
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided FL Drivers License as identification.

Crystal Rimes
Notary Public





KEVIN J. LILLY ASA, CFA
Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-178A-0002-0080

Owners

SJUGGERUD STEPHEN D
3980 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-4371

Parcel Summary

Situs Address : BELVEDERE AV
Use Code : 0000: VACANT
Tax District : 2: Fernandina
 : .0000
 : 12
 : 3N
 : 29
Subdivision : WINDSOR PL PBK3-1
Exemptions : None

Short Legal

BLOCK 2 LOT 8 (EX S-1)
IN OR 1692/1622
WINDSOR PLACE 1 PB 3/1

Values

	2025 Preliminary Values	2024 Certified values
Land Value *	\$61,600	\$61,600
(-) Improved Value	\$0	\$0
(-) Market Value	\$61,600	\$61,600
(-) Agricultural Classification	\$0	\$0
County Assessed Value	\$2,593	\$2,357
(-) School Taxable Value **	\$61,600	\$61,600
(-) County Taxable Value	\$2,593	\$2,357

08/10/2010 02:48 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$38.50 Rec. Fee \$18.50

File No. 2010-030-TD
Certificate No. 2937
Parcel ID. 00-00-31-178A-0002-0080

TAX DEED

State of FLORIDA
County Of NASSAU

The following Tax Sale Certificate Numbered 2937 issued on **May 29, 2008** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the **10th day of August, 2010**, offered for sale as required by law for cash to the highest bidder and was sold to **STEPHEN D. SJUGGERUD** whose address is **1425 S. FLETCHER AVE FERNANDINA BEACH, FL, 32034** being the highest bidder and having paid the sum of his bid as required by the Laws of Florida

Now, on the **10th day of August, 2010**, in the County of Nassau, State of Florida, in consideration of the sum of (\$5,500.00) Five thousand five hundred dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

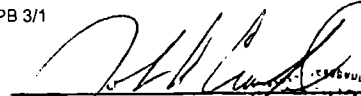
BLOCK 2 LOT 8 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

Witness:


KAREN J. LOCKETT


RHODA GOODWIN

State of FL
County Of NASSAU


JOHN A. CRAWFORD
Clerk of the Circuit Court
NASSAU COUNTY, FL

(Seal)



On the 10th DAY OF AUGUST 2010, before me ELIZABETH T. NETTLES personally appeared **JOHN A. CRAWFORD** Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


ELIZABETH T. NETTLES, Notary Public

Prepared by:

John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



ELIZABETH T. NETTLES
Notary Public, State of Florida
My Comm Expires Sept. 27, 2010
Comm No. 00 599782

Resolution 2025-187
Exhibit "1"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ~~October~~ ^{September} 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 9 (EX S-1) PT OR 678/876 WINDSOR PLACE I PB 3/1

CONTAINING 0.13 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-0090

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St.
Fernandina Beach, FL 32034

Sign: Batni Adams
Print: Batni Adams
Address: 8595 Crews Rd.
Fernandina Beach, FL 32034

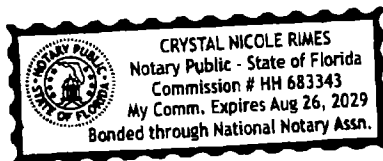
STEPHEN D. SJUGGERUD,
an individual

[Signature]
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided Fl. Drivers Licen. as identification.

[Signature]
Notary Public





KEVIN J. LILLY ASST. CRA
Nassau County Property Appraiser

Parcel 00-00-31-178A-0002-0090

Owners

SJUGGERUD STEPHEN
3980 S FLETCHER AVE
FERNANDINA BEACH, FL 32034-4371

Parcel Summary

BELVEDERE AV

0000: VACANT

2: Fernandina

.0000

12

3N

29

WINDSOR PL PBK3-1

None

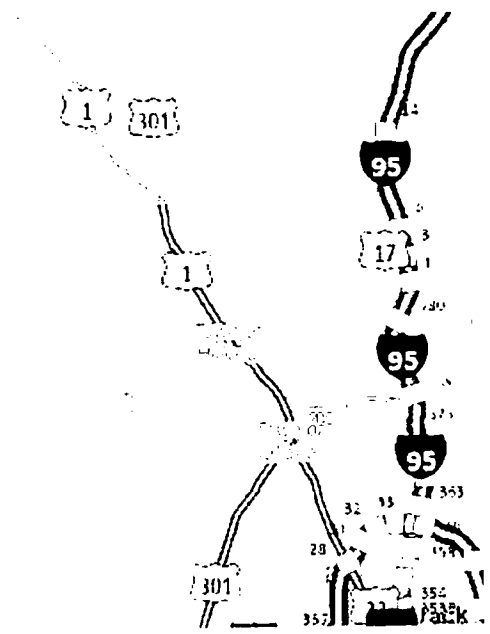
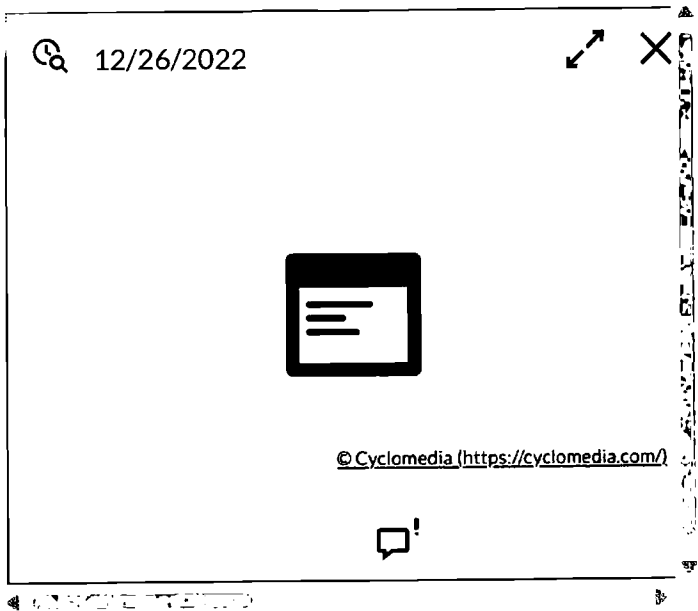


Short Legal

BLOCK 2 LOT 9 (EX S-1)
IN OR 1692/1620
WINDSOR PLACE 1 PB 3/1

Values

\$81,480	\$81,480
\$0	\$0
\$81,480	\$81,480
\$0	\$0
\$1,813	\$1,648
\$81,480	\$81,480
\$1,813	\$1,648



Document/Transfer/Sales History

<u>TX</u> 1692/1620	2010-08-10	<u>U</u>	Vacant	\$3,000	Grantor: TAX COLLECTOR Grantee: SJUGGERUD STEPHEN
<u>PR</u> 0678/0876	1993-04-07	<u>Q</u>	Vacant	\$100	Grantor: RIGDON RONALD J P/R Grantee: RIGDON RONALD JOSEPH
<u>PR</u> 0635/1274	1991-09-11	<u>Q</u>	Vacant	\$100	Grantor: RIGDON L V EST Grantee: RIGDON EULA JEAN

Buildings

None

Land Lines

000100	RES	<u>R-1</u>	60.00	95.00	60.00	\$2,800.00/FF	0.00	0.49	\$81,480
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Personal Property

None

TRIM Notices

- 2025
- 2024

Property Record Cards

- 2025
- 2024
- 2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

08/10/2010 02:45 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$21.00 Rec. Fee \$18.50

File No. 2010-029-TD
Certificate No. 2938
Parcel ID. 00-00-31-178A-0002-0090

TAX DEED

State of FLORIDA
County Of NASSAU

The following Tax Sale Certificate Numbered 2938 issued on May 29, 2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land, such land was sold on the 10th day of August, 2010, offered for sale as required by law for cash to the highest bidder and was sold to STEPHEN SJUGGERUD whose address is 1425 S FLETCHER AVE FERNANDINA BEACH, FL. 32034 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on the 10th day of August, 2010, in the County of Nassau, State of Florida, in consideration of the sum of (\$3,000 00) Three thousand dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

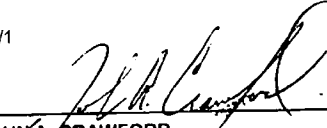
BLOCK 2 LOT 9 (EX S-1) PT OR 678/876 WINDSOR PLACE 1 PB 3/1

Witness:


RHODA GOODWIN

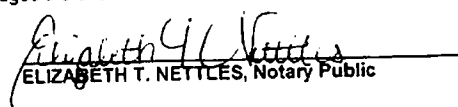

KAREN J. LOCKETT

State of FL
County Of NASSAU


JOHN A. CRAWFORD (Seal)
Clerk of the Circuit Court
NASSAU COUNTY, FL

On the 10th DAY OF AUGUST 2010, before me ELIZABETH T. NETTLES personally appeared JOHN A. CRAWFORD Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid


ELIZABETH T. NETTLES, Notary Public

Prepared by:
John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



ELIZABETH T. NETTLES
Notary Public, State of Florida
My Comm Expires Sept. 27, 2010
Comm No DD 599782

NEWS LEADER

Published Weekly

511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Michael B. Hankins
Who on oath says that he is the Advertising Director of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of advertisement, being a Legal Notice in the matter of

TAX DEED
2010-029-TD
REF # 8992

Was published in said newspaper in the issues of

07/7, 7/14, 7/21 & 7/28/2010

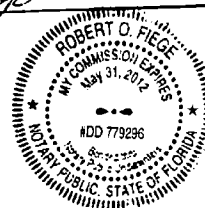
Affiant further says that the said Fernandina Beach News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year next preceding the first publication of the attached copy
of advertisement; and Affiant further says that he has neither paid
nor promised any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.

Michael B. Hankins

Sworn to and subscribed before me
This 28th day of JULY A.D. 2010.

Robert O. Fiege
Robert O. Fiege, Notary Public

Personally Known



NOTICE OF APPLICATION
FOR TAX DEED
NOTICE IS HEREBY GIVEN
that FIRST COAST INC. the hold-
er of the following certificate(s)
has filed said certificate(s) for
a tax deed to be issued there-
on.

The certificate number(s)
and year of issuance, the
description of the property
and the name(s) in which it is
assessed are as follows:
File Number: 2010-029-TD
Certificate Number: 2938
Parcel Number: 00-00-31-
178A-0002-0090
Year of Issuance: 2008

Description of Property:
BUDDOCK 2 LOT 9 (EX-5-1) PT OR
6781876 WINDSOR PLACE 1
PB 3/1

Assessed to:
RONALD JOSEPH RIGDON
All of the above property is
located in Nassau County in
the State of Florida.

Unless such certificate(s)
shall be redeemed according
to law, the property described
in such certificate or certifi-
cate will be sold to the high-
est bidder at the MAIN EN-
TRANCE OF THE NASSAU
COUNTY JUDICIAL ANNEX
7630 VETERANS WAY VULTEE,
FL on the 10th day of August,
2010, between the hours of
11:00 a.m. and 2:00 p.m. The
Clerk of Court's Office Policy is
to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY CLERK OF
COURT
By: RHODA GOODWIN
DEPUTY CLERK

If you are a person with dis-
ability who needs accommo-
dation in order to partici-
pate in this proceeding, you
are entitled, at no cost to you,
to the provision of certain assis-
tance. Please contact the
ADA Coordinator at (904) 349-
4600 press 0, at least 7 days
before your scheduled court
appearance, or immediately
upon receiving this notifica-
tion, if the time before the
scheduled appearance is less
than 7 days. If you are hearing
or voice impaired, call 711
at 07-07-14-21-28-2010
8992

Resolution 2025-187
Exhibit "2"

This instrument prepared by:
City Attorney
City Of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

QUIT-CLAIM DEED OF DEDICATION

THIS QUIT-CLAIM DEED OF DEDICATION made this 18 day of ~~October~~ ^{September}, 2025, by and between **STEPHEN D. SJUGGERUD, an individual**, party of the first part, whose address is 3980 S. Fletcher Avenue, Fernandina Beach, FL, 32034, and **CITY OF FERNANDINA BEACH**, a Florida municipal corporation, whose address is: 204 Ash Street, Fernandina Beach, FL 32034, party of the second part,

WITNESSETH: That the said party of the first part, does dedicate, release, remise and quitclaim to party of the second part, and by these presents does dedicate, remise, release and quitclaim unto the said party of the second part, to have and to hold for the public use of conservation and passive recreation, the following described land, situate, lying and being in the City of Fernandina Beach, County of Nassau, State of Florida, to-wit:

BLOCK 2 LOT 10 PT OR 678 PG 876 WINDSOR PLACE 1 PB 3/1

CONTAINING 0.13 ACRES, MORE OR LESS

Parcel ID No.: 00-00-31-178A-0002-00100

Subject to all mortgages, easements, limitations, reservations and restrictions of record, if any, which are specifically not extended or reimposed hereby and to taxes and assessments for the year 2023 and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever; PROVIDED, HOWEVER, that this dedication is made and accepted upon the condition that the property herein dedicated is to be used and administered forever for the uses herein-above stated, for the benefit of persons residing in the City of Fernandina Beach, Florida. The property herein dedicated is to be used and administered under such regulations consistent with the other conditions set forth herein as may from time to time hereafter be established by the City Commission of the City of Fernandina Beach, for the purpose of safeguarding the realty and any vegetation or improvements thereon from damage or deterioration, and for the further purpose of protecting the residents of the City of Fernandina Beach from any uses of or conditions in or upon the realty that are or may be detrimental to the amenities of the neighborhood.

If any part of the property herein dedicated shall not be used and maintained for any of the purposes stated above, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to the property and to the improvements thereon shall revert to and revest in the party of the first part, or its successors or assigns, as fully and completely as if this instrument had not been executed. The dedication of the above-described land is given with the express understanding, and party of the first part especially stipulates, that in the event that the above-described land and premises or any part thereof shall be conveyed by the party of the second part, or their successors, the above tract of land shall revert to the party of the first part, or its successors or assigns, together with the right of immediate possession thereof.

Party of the First Part warrants that the subject property is not their homestead, nor connected to nor a part of their homestead.

Note to Clerk: This is a conveyance of real property unencumbered by any mortgage, without any new consideration. Thus, only minimum documentary stamps are being affixed and paid hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED and DELIVERED
in the PRESENCE of:

Sign: Alisha Brown
Print: Alisha Brown
Address: 204 Ash St
Fernandina Beach, FL 32034

Sign: Batni Adams
Print: Batni Adams
Address: 85195 Crews Rd.
Fernandina Beach, FL 32034

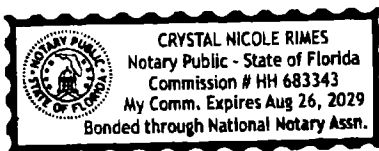
STEPHEN D. SJUGGERUD,
an individual

Stephen D. Sjuggerud
By: Stephen D. Sjuggerud

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of September, 2025, by Stephen D. Sjuggerud, an individual, who is [] personally known to me, or [] who has provided FL. D.L. as identification.

Crystal Rimes
Notary Public





KEVIN J. LILLY ASA, CFA
 Nassau County Property Appraiser
Consistent, Fair, Efficient

Parcel 00-00-31-178A-0002-0100

Owners

SJUGGERUD STEPHEN D
 3980 S FLETCHER AVE
 FERNANDINA BEACH, FL 32034-4371

Parcel Summary

Situs Address BELVEDERE AV
 0000: VACANT
 2: Fernandina
 .0000
 12
 3N
 29
 WINDSOR PL PBK3-1
 None

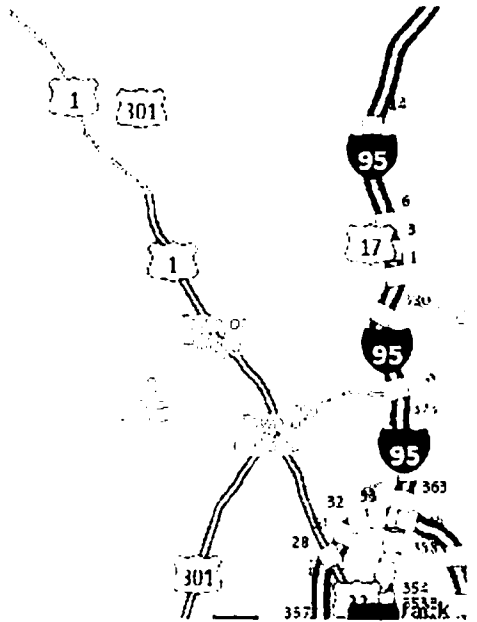
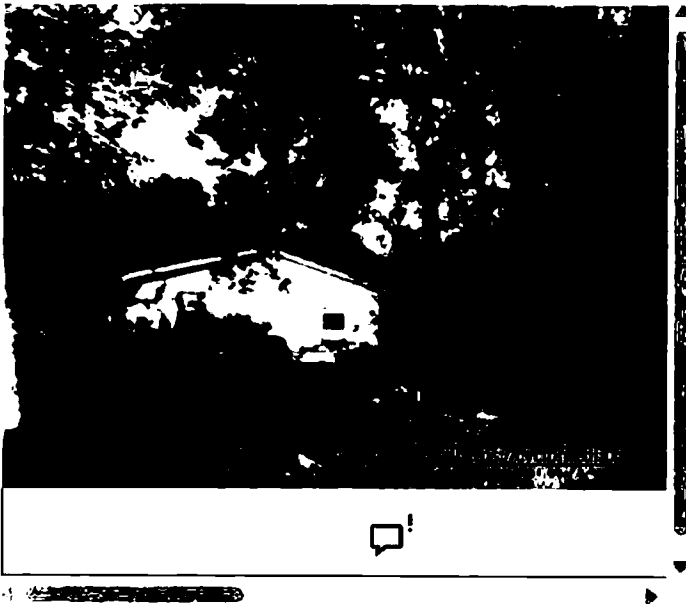
Short Legal

BLOCK 2 LOT 10
 IN OR 1649/710
 WINDSOR PLACE 1 PB 3/1

Values

2025 Preliminary Values	
\$178,080	\$178,080
\$0	\$0
\$178,080	\$178,080
\$0	\$0
\$33,988	\$30,898
\$178,080	\$178,080
\$33,988	\$30,898





Document/Transfer/Sales History

Doc ID	Date	Category	Status	Value	Grantor	Grantee
TX 1649/0710	2009-11-19	U	Vacant	\$10,600	TAX COLLECTOR	SJUGGERUD STEPHEN D
PR 0678/0876	1993-04-07	Q	Vacant	\$100	RIGDON RONALD J P/R	RIGDON RONALD JOSEPH
PR 0635/1274	1991-09-11	Q	Vacant	\$100	RIGDON L V EST	RIGDON EULA JEAN

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	1 s	Rate/Unit	Acres	1.00 Ac	Area
000100	RES	R-1	60.00	115.00	60.00	\$2,800.00/EE	0.00	1.06	\$178,080

Personal Property

None

TRIM Notices

- 2025
- 2024

Property Record Cards

- 2025
- 2024
- 2023

Disclaimer

The Nassau County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected.

11/19/2009 03:57 PM, John A Crawford, Nassau County Clerk of Circuit Court,
Deed Doc. D \$74.20 Rec. Fee \$18.50

File No. 2009-237-TD
Certificate No. 2399
Parcel ID. 00-00-31-178A-0002-0100

TAX DEED

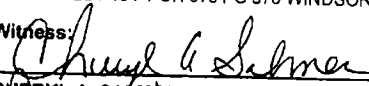
State of FLORIDA
County Of NASSAU


The following Tax Sale Certificate Numbered 2399 issued on June 01, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was sold on the 19th day of November, 2009, offered for sale as required by law for cash to the highest bidder and was sold to STEPHEN D SJUGGERUD whose address is 1425 S FLETCHER AVE FERNANDINA BEACH, FL. 32034 being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on the 19th day of November, 2009, in the County of Nassau, State of Florida, in consideration of the sum of (\$10,600.00) Ten thousand six hundred dollars only, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

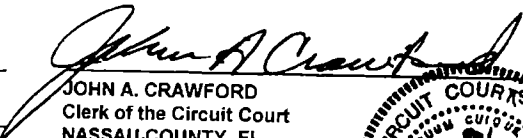
BLOCK 2 LOT 10 PT OR 678 PG 876 WINDSOR PLACE 1 PB 3/1

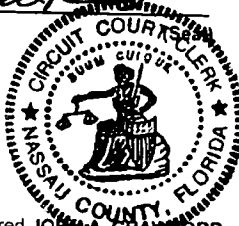
Witness:


CHERYL A. SALMON


RHODA GOODWIN

State of FL
County Of NASSAU


JOHN A. CRAWFORD
Clerk of the Circuit Court
NASSAU COUNTY, FL



On the 19th DAY OF NOVEMBER 2009, before me LORI M. GAMBLE personally appeared JOHN A. CRAWFORD Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid.


LORI M. GAMBLE, Notary Public

Prepared by:

John A. Crawford
Clerk of the Circuit Court
76347 Veterans Way
Yulee, Florida 32097



LORI M. GAMBLE
Notary Public, State of Florida
My Comm. Expires Aug. 18, 2013
Commission No. DD 913981

FLORIDA LATEST WEEKLY NEWSPAPER
NEWS LEADER

Published Weekly
511 Ash Street/P.O. Box 766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

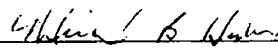
**STATE OF FLORIDA
COUNTY OF NASSAU:**

Before the undersigned authority personally appeared **Michael B. Hankins** who on oath says that he is the Advertising Director of The Fernandina Beach *News-Leader*, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of

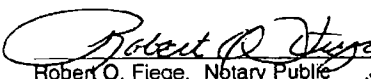
**NOTICE OF APPLICATION
FOR TAX DEED
Denton II LLC
2009-237-TD**

was published in said newspaper in the issues of **10-14-21-28, 11-04-2009** ref. No. 8016

Affiant further says that the said Fernandina Beach *News-Leader* is a newspaper published at Fernandina Beach, in said Nassau County, Florida, and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me
this **4th** day of **November**, A.D. 2009.



Robert O. Fiege, Notary Public

 Personally Known



**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN that DENTON II LLC, the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s) and year of issuance, the description of the property, and the name(s) in which it is contained are as follows:
File Number: 2009-237-TD
Certificate Number: 2399
Parcel Number: 00-00-51-178A-0002-0100
Year of Issuance: 2007
Description of Property:
BLOCK 2 LOT 10 FT OR 678
PG 87A WINDSOR PLACE 1 PB
3/1

Assessed to:
RONALD JOSEPH RIGDON
All of the above property is located in Nassau County, in the State of Florida.

Unless such certificate(s) shall be redeemed according to law, the property described in such certificate or certificates will be sold to the highest bidder at the MAIN ENTRANCE OF THE NASSAU COUNTY JUDICIAL ANNEX, 76347 VETERANS WAY, YULEE, FL on the 19th day of November, 2009, between the hours of 11:00 a.m. and 2:00 p.m. The Clerk of Court's Office Policy is to hold the sale at 11:30 a.m.

JOHN A. CRAWFORD
NASSAU COUNTY CLERK OF COURT
BY: RHODA GOODWIN,
DEPUTY CLERK

Individuals with disabilities needing a reasonable accommodation to participate in this proceeding should contact the RECORDING DEPARTMENT no later than seven (7) days prior to the proceeding at the NASSAU COUNTY JUDICIAL ANNEX. If notice to the individual of a deposition, court date, subpoena, etc., is less than seven (7) days, then the individual should contact the RECORDING DEPARTMENT as soon as possible after receiving that notice. Telephone: 904-566-4004 or 1-800-955-3496 if hearing impaired, 1-800-955-8770 (v), via Florida Relay Service.
41 10-14-21-28, 11-04-2009
8016

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Senior Planner

Date: December
01, 2025

Submitted By: Mackennah Tarmey, Planning
Technician

Online Form Submittal: Planning Advisory Board (PAB)

From noreply@civicplus.com <noreply@civicplus.com>

Date Wed 11/19/2025 3:45 PM

To Planning Info <planninginfo@fbfl.org>

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.

Planning Advisory Board (PAB)

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees	LDC Text Amendment (\$1,500)
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IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:	LDC Text Amendment – see LDC Section 11.01.08.
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The LDC is available for review at	www.fbfl.us/LDC
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Application Requirements	<i>Field not completed.</i>
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Have you met with a planner for a pre-application meeting?	Yes
--	-----

What was the date of your pre-application meeting?	11/19/2025
--	------------

PROPERTY INFORMATION [Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address	204 Ash St
City	Fernandina Beach
State	Florida
Zip	32034
Parcel ID #(s)	0
Lot	0
Block	0
Subdivision	0
Zoning District	C-3
Future Land Use Designation	General Commercial
Do you authorize the installation of a temporary City notice sign on your property?	YES
REVIEW TYPE	LDC Text Amendment
OWNER OF RECORD <i>As recorded with the Nassau County Property Appraiser</i>	
First Name	Sarah
Last Name	Campbell
Company (if applicable)	City of Fernandina Beach
Mailing Address	204 Ash Street
City	Fernandina Beach
State	Florida
Zip	32034
Telephone Number	904-310-3480
Email Address	planninginfo@fbfl.city
OWNER'S AGENT <i>If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included</i>	
First Name	Margaret
Last Name	Pearson

Mailing Address	204 Ash Street
City	Fernandina Beach
State	Florida
Zip	32034
Telephone Number	9043103480
E-mail Address	planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals	<i>Field not completed.</i>
Summary of Request (more detailed information to be provided in required letter of intent)	Text amendment about conservation signage.
Certification	By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures., I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name	Margaret
Applicant Last Name	Pearson
Today's Date	11/17/2025
Upload Supporting Documentation	LDC Amendment Letter.docx
Upload 2	<i>Field not completed.</i>
Upload 3	<i>Field not completed.</i>
Upload 4	<i>Field not completed.</i>

DEPARTMENT OF PLANNING & CONSERVATION
204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Email not displaying correctly? [View it in your browser.](#)

5.05.00 Specific Provisions for Recognition Signage

5.05.01 Purpose and Intent

The purpose of the section is to permit limited signage on conservation lands for the recognition of donors, sponsors, or partners who have contributed to the acquisition, restoration, or stewardship of such properties, while preserving the natural character and ecological integrity of these lands.

5.05.02 Design Standards for Conservation Signs

A. Recognition signage shall be limited to conservation (CON) zoned properties. Signs shall be for the purpose of acknowledging donors, sponsors or partners and shall not contain advertising or promotional content and are subject to the following standards.

1. Sign is limited to one (1) and shall not exceed six (6) square feet in area for parcels of five (5) acres or less and sixteen (16) square feet for parcels of five (5) acres or larger. In no case shall the sign exceed five (5) feet in height.
2. Materials shall be durable, natural in appearance and compatible with the surrounding environment.
3. Signs shall be setback five (5) feet from all property lines and located at designated entry points, trailheads, or interpretive observational areas, and not within sensitive habitats.
4. Language shall be limited to recognition. Example "The property preserved through the generosity of (Name/Organization).
5. The sponsoring entity shall be responsible for maintaining the sign in good condition.
6. The City reserves the right to remove or relocate signage if it becomes damaged, poses a safety hazard or conflicts with conservation goals.

5.05.03 Sign Permits Required

Application for a recognition sign shall be submitted in accordance with 5.03.03 Sign Permits Required. The signage will be reviewed for compliance with the ordinance and any applicable build code standards.

Explanation: Establishes regulations and design criteria for conservation signage. Currently, the ordinance prohibits signs on properties designated as Conservation (CON) zones. The suggested ordinance aims to allow restricted signage on conservation lands to acknowledge donors, sponsors, or partners who have played a role in the acquisition, restoration, or management of these areas, all while maintaining the natural character and ecological integrity of the land.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: LDC Text Amendment

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Senior Planner

Date: December
01, 2025

Submitted By: Mackennah Tarmey, Planning
Technician

From: noreply@civicplus.com
To: [Planning Info](#)
Subject: Online Form Submittal: Planning Advisory Board (PAB)
Date: Wednesday, November 19, 2025 1:19:17 PM

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.

Planning Advisory Board (PAB)

Planning Advisory Board (PAB) Application
USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees	LDC Text Amendment (\$1,500)
------	------------------------------

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:	LDC Text Amendment – see LDC Section 11.01.08.
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The LDC is available for review at	www.fbfl.us/LDC
------------------------------------	--

Application Requirements	<i>Field not completed.</i>
--------------------------	-----------------------------

Have you met with a planner for a pre-application meeting?	Yes
--	-----

What was the date of your pre-application meeting?	11/19/2025
--	------------

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Last Name	Campbell
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Mailing Address	204 Ash Street
City	Fernandina Beach
State	Florida
Zip	32034
Telephone Number	904-310-3480
Email Address	planninginfo@fbfl.city

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's

Authorization For Agent Representation form must be included

First Name Margaret

Last Name Pearson

Mailing Address 204 Ash Street

City Fernandina Beach

State Florida

Zip 32034

Telephone Number 9043103480

E-mail Address planninginfo@fbfl.city

PROJECT INFORMATION

Previous Planning/Zoning Approvals *Field not completed.*

Summary of Request (more detailed information to be provided in required letter of intent) Request for text amendment on tree protection.

Certification By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. , I acknowledge that I understand and have complied with all of the submittal requirements and procedures., I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name Margaret

Applicant Last Name Pearson

Today's Date 11/17/2025

Upload Supporting
Documentation

LDC Amendment Letter.docx

Upload 2

Field not completed.

Upload 3

Field not completed.

Upload 4

Field not completed.

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

11.08.04 Specific Penalties for Violation of Tree Permit Requirements

A. When unauthorized removal of trees has occurred, the owner shall submit a fines and restoration plan within thirty (30) days after being cited for the violation.

Individual residential property owner(s) of a single lot of record will be fined \$1,000 for the first unauthorized tree removal violation and subject to additional fines as provided in Table 11.08.04 and required to comply with restoration planting criteria. Multi-family, subdivisions, mixed use, and non-residential landowner(s) will be fined \$5,000 for the first unauthorized tree removal violation and subject to additional fines as provided as provided in Table 11.08.04, or a minimum of \$5,000; whichever is greater and required to comply with restoration planting criteria.

Table 11.08.04 Fines for Unauthorized Tree Removal (2 or More)

<i>Size of Tree Removed (DBH)</i>	<i>Fine Amount Per Tree</i>
6-17"	\$1,000
18-25"	\$5,000
26-35"	\$15,000
36" DBH and above	\$20,000

F. An appeal of such fines shall be to the special magistrate in accordance with Sec. 2-399. Special magistrate enforcement and appeal procedure of the City Code of Ordinances.

Explanation: Currently the ordinance lacks clarity regarding the calculation of fines when more than one tree is removed. The suggested ordinance intends to clarify the calculation of the fines and to establish a minimum fine associated with multi-family, subdivisions, mixed use, and non-residential violations.