



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 15, 2026
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 from the Regular Meeting of June 4, 2026.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 2050 Visioning Updates
 - 6.2 Legislative Updates - Teresa prince
 - 6.3 August 2026 Board of Adjustment Meeting Date Determination.
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 16, 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 (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

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.



**MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
JUNE 4, 2026
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:05 PM

ROLL CALL / DETERMINATION OF QUORUM

ROLL CALL / DETERMINATION OF QUORUM

Member Johnny Miller
Member Barry Hertslet
Member Fred Johnson

Vice Chair Len Kreger (Vice-Chair)
Chair Steven Papke (Chair)

ABSENT

None

OTHERS PRESENT

Mia Sadler, Planner II
Teresa Prince, City Attorney
Mackennah Tarmey, Recording Secretary

Margaret Pearson, Planning Manager

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of May 20, 2026

ACTION TAKEN: A motion was made by Member Kreger, seconded by Member Fred Johnson, to approve the Minutes for the Regular Meeting of May 20, 2026, as presented.

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

Ms. Prince provided the public with an overview of the meeting. Seeing as the meeting was properly noticed to the public for 5:30 p.m., the Board will open this meeting and perform administrative housekeeping items such as Approval of Minutes.

Ms. Margaret Pearson provided an update to the Board about the 2050 Vision Plan. She shared that there was great local feedback, the number of surveys continue to rise, even from the 2045 Vision Plan. She said we are also working on a virtual workshop that can be made for the public and continue to work with the Northeast Florida Regional Council.

Ms. Prince provided an update of the recent Florida legislations that has passed, most notably property taxes and SB 180 which governs how cities can govern their Land Development Code.

Vice-Chair Kreger asked if this will be seen on the November ballot. Ms. Prince answered in the affirmative.

Chair Papke asked Staff and the Board if they had any further updates that they would like to share. Seeing none, Chair Papke adjourned the meeting at 5:15 p.m. to be reopened at 5:30PM.

The meeting was re-opened at 5:30 p.m.

Chair Papke asked Members to disclose any ex-parte communications.

Teresa Prince, City Attorney, explained the quasi-judicial procedures and appeal process.

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

Ms. Prince presented the decorum requirements for the meeting. While the board welcomes comments, the evidence must be confident and substantial evidence.

4. OLD BUSINESS

5. NEW BUSINESS

5.1 BOA 2026-0002 - ERIC CORBETT, 409 STANLEY DRIVE

Variance request from LDC Section 1.03.05 Construction or Demolition of Structures on Combined Lots, to subdivide a 100' X 203' lot into two parcels measuring 100' X 100' and 100' X 103'. (*Quasi- Judicial*)

Ms. Prince noted that the applicant has chosen to have legal counsel.

Ms. Mia Sadler, Planner II, presented the Staff Report Analysis, stating that the property is located at the corner of Highland Dunes Way and Stanley Drive, is zoned R-1 with Future Land Use of Low Density Residential. She noted that the property is currently vacant and had a demolition of a home and pole barn. The proposed project is to divide the property into two standard lots in order to build 2 single-family homes.

Ms. Sadler presented relevant abbreviated Comprehensive Plan Objectives and Policies to further encapsulate the intent and goals of Planning in Fernandina Beach. She proceeded to showcase the Forest Hills Subdivision, which was mapped in 1950. She showed the Highland Dunes Subdivision, and the subject properties relation to these neighborhoods and also showed photos to further illuminate this project.

She listed and explained all 6 criteria for granting a variance and with all 6 criteria being met, Staff recommended approval.

Ms. Sadler then proceeded to share R-1 zoning Site Design Requirements and explained that any development on the proposed parcels would have to comply with the R-1 zoning requirements. She also emphasized that this case is only for approval of the lot division, not any home construction.

Chair Papke, asked if there was a home that existed that crossed the proposed lot lines.

Paige Johnston, attorney and representative for the owner Eric Corbett, explained the reason for this variance request, mainly that the intent of LDC 1.03.05 refers to combined lots and that there is no definition to describe “combined lots”. She continued by stating that this section could mean that any lot that has a house on it would not be able to be divided. She then commended Staff for describing the criteria, and as a planning professional, these are competent substantial evidence by feels that this evidence alone is enough to make a decision. She also noted that information heard by the public, such as speculation and what ifs, are not evidence. She encouraged the Board to ask questions to Staff or the applicant and also asked that the applicant or counsel be given a chance to respond.

Eric Corbett, 412 Escambia Street, owner of 409 Stanley Drive, explained how the decision to request a variance came about and provided some family history, and stated that once the property was purchased, Mr. Corbett met with Kelly Gibson, former Planning Director, to discuss the dividing of the lot. He recalled that during his meeting, Mrs. Gibson indicated that there was the ability for the lot to be split. Mr. Corbett demolished the home in October of 2025. He explained the original intent of the project and shared with the audience that the new intent is to build a home for his father.

Member Johnson asked for clarification on his original intention of the purchase of the property. Mr. Corbett indicated that he really did not know at the time. He just knew that he wanted to live across the street from his father.

Jim Corbett, 1805 Highland Drive, father of Eric Corbett confirmed his son's testimony.

Folks Huxford, 10230 Manorville Drive, Jacksonville FL, retired Planning Chief from the City of Jacksonville, commended Staff again for their thoroughness. Concurs with the conclusions of Staff's report. He stated that Highland Drive is a public right of way and provided the City code allows for it, the property owner has the right to ask for an access driveway through the property permitting channels.

Member Johnson inquired about the access driveway locations. Mr. Corbett confirmed that one driveway would face Stanley Drive and the existing driveway would remain on Highland Dunes Way.

Teresa Prince, City Attorney, reiterated that any site development discussion is not competent substantial evidence.

Public comment was opened.

Jack Imber, 1003 Broome Street, stated this case is illegal and suspicious and made parallels with the Tringali property case.

Vice-Chair Kreger commented that LDC 1.03.05 was supported in court twice with the Tringali case and wanted to make a point that the code has been confirmed by going through the process. He noted that we are looking at this case independently.

Ms. Prince indicated that this variance case was properly noticed to the public.

Tina Christner, 406 Beech Street, stated confusion as to why we are here, commenting that the section of the code that Staff mentions said this is not a combined lot, and believes this is an unnecessary step. She went through the special conditions and voiced disagreement with Staff on a number of criteria.

Daniel Nowell, 606 Stanley Drive, stated he is a lifelong friend of the applicant and understands why people are upset and have all been susceptible to change, but also understands why Mr. Corbett is moving forward with this request and that an approval would be addition to the neighborhood.

Elizabeth Thornton, 1813 Highland Drive, voiced that Mr. Corbett would be a fine asset to the neighborhood

Sherman Liddell, 1627 Dade Street, expressed concerns as he feels directly affected by the application. He asked that this request be deferred until it is presented through the TRC process to address safety and environmental concerns and believes that this was a self-created hardship by the applicant.

Jim Saunderson, 1806 Highland Drive, resident since March of 1956, reflected on his neighborhood growing and the changes that have occurred over the years. He is disappointed that people are not welcoming Mr. Corbett to the neighborhood. He recommends approval of the variance.

Robert Doheny, 901 Stanley Drive, voiced disagreement about the request for dividing the lot and spoke of the intent during the initial sale of the property.

Matt Steinlin, 413 Stanley Drive, voiced concerns about drainage and stormwater if the home is to build on the westerly lot.

Scott Little, 412 Stanley Drive, is excited to have Mr. Corbett in the neighborhood. He respects the decisions of the Board.

Leish Palmer, 5 Ilan Circle, in Forest Hills, voiced that the community's character is to build on big lots, and this conflicts with this, in her opinion.

Pete Stevenson, 1627 Highland Dunes Way, commented about the curb cuts and the water impacts on Highland Dunes Way and also voiced his frustration regarding poor public notice procedures.

Erick Shwart, 1609 Highland Dunes, spoke on the special conditions aspect and believes that nothing is special about this case and that there is no hardship.

Rachel Kerestes, 1609 Highland Dunes Way, believes everyone is speaking out of emotion. Once you grant the variance, it is locked in. She mentions that there is also no ambiguity in the LDC 1.03.05.

Mike Harbison, 1629 Highland Dunes Way, commented on the current conditions of the property and recommended denial.

Rebecca Raymond, 1703 Highland Dunes Way, spoke on Criteria 6, and said increasing public safety needs to be considered.

Dan Roach, 1531 Dade, commented that it's not his place to tell someone what they should do with their property.

Victoria Robas, 2161 S. Fletcher Avenue, currently a member on the City's Planning Advisory Board, read the applicable policies section of the staff report, paragraph D, should not have been brought in front of the board for consideration. She critiqued Staff's interpretation on the criteria for consideration.

Ms. Sadler made comments on the process of this Board and pointed out the facts of this case. She reminded the Board of the request and also brought up stormwater review requirements which could impact the dynamics of the neighborhood, therefore, is a special condition.

Kim Wolford, 1315 Broome Street, spoke about following our laws, our Land Development Code, and confusing information in the application regarding a "Pre-application meeting" and in the Staff Report, mainly referring to LDC Section 11.01.02 Pre Application Conference and LDC Section 1.07.00(B) Glossary of Terms.

Robin Newell, 606 Stanley Drive, spoke of the diverse opinions of the community and asked the Board to follow the law and guidelines.

Lyn Pannone, 9 Marsh Hawk Road, on behalf of The Tree Conservancy, commented on criteria 6, Public Safety, citing that removal of trees would bring safety and environmental concerns to the residents and voided that she did not support approval of this variance.

Margaret Kirkland, 1377 Plantation Point Drive, on behalf of Conserve Nassau, commented on criteria 6, citing that there is evidence that the removal of trees would create flooding and be hazardous to residents.

Eric Corbett, 409 Stanley Drive, owner, commented that there are no designs for homes yet and that the setbacks that are shown are as per the surveyor. He did note that, originally, he wanted to position both homes facing Highland Dunes Way but after speaking with the Planning Department, they suggested one be facing Stanley Drive. He added that the homes will be small in nature so to avoid impact to any trees. He provided further comments that address

community concerns.

Paige Johnston, attorney for Mr. Corbett, broke down the concerns about the special criteria and explained their position as it relates to safety, access, stormwater, trees and drainage.

Ms. Sadler explained that the Forest Hills subdivision lot sizes provision for lots over 100ft in depth, covering minimum setbacks, gross density versus net density, and the inclusion of rights-of-way.

Public Hearing was closed.

Vice-Chair Kreger, mentioned that it is very credible that the city brought this forward as a variance and that it was the right approach.

ACTION TAKEN: A motion was made by Member John Miller, seconded by Member Hertslet, to approve BOA case 2026-0002; that the BOA make the following findings of fact and conclusions of law part of the record; AND that BOA 2026-0002 as presented is substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time; AND that BOA 2026-0002 meets the following criteria to grant a variance: Special Condition, Special Privilege, Literal Interpretation, Minimum Variance, General Harmony, and Public Interest.

Vote upon passage of the motion was taken by ayes and nays, as follows:

Member Hertslet	Aye
Member Miller	Aye
Member Johnson	Aye
Vice-Chair Kreger	Nay
Chair Papke	Aye

Motion carried.

- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT: 8:00PM**

Mackennah Tarmey, Recording Secretary

Steven Papke, Chair