



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 9, 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 August 12, 2026.
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 6. BOARD BUSINESS**
 - 6.1 Discussion on priorities for Comprehensive Plan amendments identified in the Evaluation and Appraisal Report (EAR).
- 7. STAFF REPORT**
 - 7.1 Staff Updates
 - a. Implementation of Legislative Impacts, Updates for Ongoing Initiatives.
 - b. CityView Update
 - c. Adoption of 2026 Historic Guidelines
 - 7.2 Legal - Legislative Updates
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**

NEXT PAB REGULAR MEETING IS SCHEDULED FOR OCTOBER 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.

ITEM TYPE: Approval of Minutes

SYNOPSIS:

Sarah Campbell, City Manager

Submitted By: Sylvie McCann,
Administrative Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
AUGUST 12, 2026 5:00PM
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)	Mark Bennett
Peter Stevenson	Victoria Robas
Nick Gillette	Daphne Forehand (Vice-Chair) Arrived at 5:02

MEMBERS ABSENT:

Barbara Gingher

OTHERS PRESENT:

Margaret Pearson, Planning Manager	Glenn Akramoff, City Deputy Manager
Sylvie McCann, Recording Secretary	Mia Sadler, City Planner
Jennyfer Bryla, NEFRC	

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of the Minutes from the Regular Meeting of July 8, 2026

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Robas, to approve the Minutes from July 8, 2026, as presented.

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

4. OLD BUSINESS

5. NEW BUSINESS

6. BOARD BUSINESS

6.1 **COMPREHENSIVE PLAN EVALUATION AND APPRAISAL** -Planning Staff and Northeast Florida Regional Council partners will present Comprehensive Plan Evaluation and Appraisal Review ("EAR") recommendations and the associated 2050 Vision Plan findings.

Ms. Pearson introduced the presentation and explained that feedback was not only generated from the survey but

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also from different outreach events which she listed. She continued by stating that this presentation will go to the City Commission meeting agenda of September 16, 2026, to be forwarded to the State for comments and that Staff will be working on those directions to update the Comprehensive Plan.

Member Robas asked about the resulting numbers to different sections. Ms. Pearson said that Ms. Jennifer Bryla from the Northeast Florida Regional Council (NEFRC) will provide insight during her presentation.

Member Stevenson questioned the ratio of response compared to the total residency within the City. Ms. Pearson mentioned that they received as many if not more verbal feedback from the outreach. She also noted that a lot of the feedback was positive.

Ms. Jennifer Bryla introduced her presentation and explained the Purpose of the Project about the update of the EAR and Comprehensive Plan and the filing requirements of any proposed changes to be evaluated by the Department of Commerce by September 1, 2026. She spoke of the Community Visioning process and went over the Survey Results, which covered 6 categories, including Preservation of Community Character, Growth Management and Redevelopment, Walkability, Resilience, Housing affordability etc.

Upon review she recommended the list of Comprehensive Plan Objectives updates and welcomed questions from the Board.

Member Stevenson asked about the economic engine and the lack of correlation with the financial side. Ms. Bryla spoke of the Capital Plan, Grant and support.

Member Gillette inquired about the 2045 Goals compared to the 2050 Goals. He noted larger redevelopment.

Vice-Chair asked about unrepresented voices, like renters and the younger generation. Ms. Bryla asked for some outreach recommendations to address those unrepresented voices. Ms. Pearson stated that the demographic shows that our population is not getting younger. Member Stevenson suggested that outreach should involve our Youth Advisory Board.

Member Gillette mentioned the Comprehensive Plan restrictions relating to height and density, to address affordable housing.

6.2 Legislative Updates – Legal Staff

Ms. Prince delved into the recent upcoming legislative changes and introduced HB 399 Land Use and Development and the Overall Significance to the City of Fernandina Beach. She mentioned that both HB 399 and HB 927 will be effective on January 1, 2027.

Ms. Pearson stated that HB 399 would help facilitate what the EAR findings brought up to the surface. Vice-Chair asked about Objective 6 Community Character, Ms. Prince said that the Objective would have to be more specific.

Ms. Prince then spoke of HB 927, Local Land Planning and Development, and covered the following categories: Qualified Contractors Registry, Development Pre-application Consultation (private providers), Plat & Development Review Changes, Expedited Residential Building Permits (amending s. 177.073 FS), and Overall Significance to the City of Fernandina Beach

Member Stevenson brought up the matter of schools. Ms. Prince said the School Board would still be responsible for school impact and capacity.

She then touched on HB 655 Creating Section 70.90, FS., Bert J Harris Public Meeting and Records, and HB 803 Building Permits and Inspections (effective July 1, 2026), Generally Private Providers, Exemption, Expedited Reviews, and Expansion,

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She then moved to HB 1389 Affordable Housing Live Local Act, pertaining to Expansion Regardless of Zoning, Height and Assemblage of Parcels, Clarification of Eligible and Excluded Properties.

Finally, she spoke of the HJR 1F amending ad valorem tax, the Six Constitutional Changes, and amendment of Article VII Section 9, the Potential Financial Impacts on Fernandina Beach. (impacting starting 2028), and the Litigation Update.

Member Bennett asked for the presentation to be emailed to Board Members. Ms. Prince will concur.

Member Gillette asked about fee study. Ms. Prince said this is performed internally and probably would fall under the guise of the Planning Manager and based on professional standards.

7. STAFF REPORT

Ms. Pearson spoke about upcoming major projects.

8. PUBLIC COMMENT

9. ADJOURNMENT 6:34 PM

Sylvie McCann, Recording Secretary

Richard Doster, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Board Business

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Planning and
Conservation Manager

Glenn Akramoff, Deputy City Manager

Kimberly Elliott-Briley, Deputy City
Clerk

Jeremiah Glisson, Deputy City Manager

Sarah Campbell, City Manager

Date:
September 02,
2026

Submitted By: Sylvie McCann,
Administrative Coordinator

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Planning and
Conservation Manager

Glenn Akramoff, Deputy City Manager

Kimberly Elliott-Briley, Deputy City
Clerk

Jeremiah Glisson, Deputy City Manager

Sarah Campbell, City Manager

Date:
September 01,
2026

Submitted By: Sylvie McCann,
Administrative Coordinator

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Margaret Pearson, Planning and
Conservation Manager

Glenn Akramoff, Deputy City Manager

Kimberly Elliott-Briley, Deputy City
Clerk

Jeremiah Glisson, Deputy City Manager

Sarah Campbell, City Manager

Date:
September 01,
2026

Submitted By: Sylvie McCann,
Administrative Coordinator
