



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
APRIL 27, 2026
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
 - 3.1 Welcome new members - Jeff Stewart and Chuck Smith.
- 4. APPROVAL OF MINUTES**
 - 4.1 The minutes from the March 23, 2026, regular meeting, are presented for approval.
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. STAFF REPORTS**
 - 6.1 **CITY UPDATES** - *Staff will provide an update on Paid Parking implementation and Waterfront Park Phase II Concept.*
 - 6.2 **MARINA MANAGER REPORT** - *Marina Manager Chris Ferguson will provide a brief update.*
- 7. OLD BUSINESS**
 - 7.1 **MARINA REDEVELOPMENT UPDATE** - *Staff to provide an update on Marina Redevelopment plans and timeline.*
 - 7.2 **BOARD WORK PLAN** - *The Board will discuss priorities to form their work plan for the next two years.*
- 8. NEW BUSINESS**
- 9. BOARD MEMBER REPORTS/COMMENTS**
- 10. NEXT MEETING DATE**

10.1 The next meeting of the Waterfront Advisory Board is scheduled for May 26 (Tuesday due to Memorial Day)

11. ADJOURNMENT

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 Marina Manager.



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
MARCH 23, 2026
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. **CALL TO ORDER:** The meeting was called to order at 6:00pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**

Members Roland, Cook, and Mills, and Chair Schaffer were present. Members Sharpe and Nickoloff were absent. Member Purko resigned. Member Roland was seated as a voting member.

4. **APPROVAL OF MINUTES**

- 4.1 **Member Roland made a motion to approve the minutes from the February 23, 2026, regular meeting as presented. Member Cook seconded, and all were in favor.**

At the pleasure of the Board, the Front Street Development item was considered first.

- 7.1 **FRONT STREET DEVELOPMENT** – Mr. Ron Flick, 86119 Shelter Island Drive, representing the Simmons family development at 0 Front Street, presented concept plans for a new development at called “Amelia River Wharf”. He provided handouts. Highlights of the concept include a restaurant on the water connected by a breezeway to retail shops, a marina, and a Visit Florida Marine Welcome Station. The plans also call for a pedestrian walkway and seawall that would connect with the City’s walkway and seawall. This is the first new project on Front Street in a long time. Mr. Flick asked for feedback from the Board.

Chair Schaffer overall was excited for the project. She commented that CRA guidelines for new construction discussed setbacks and offsets heavily, and the Front Street side of the project has a long flat wall. She suggested finding a way to break it up a little, and to introduce varied roof walls. She thinks the water side looks great. Mr. Flick indicated that there was potential to redesign the roof to highlight the breezeway roof.

Member Mills asked if the bulkhead could be extended north to be square with the City property. He liked the lighthouse effect of the welcome center and thought the project would be a great addition to downtown.

There was further discussion regarding building in the floodplain and base elevation and height limitations. They also discussed maintaining access to the public and matching the City's pedestrian walkways.

Member Cook thought they might get some negative feedback for blocking the waterfront and Mr. Flick should do some research on what used to be there. Both he and Member Mills suggested a timbered effect look to be in keeping with the historic structures previously along the waterfront. Mr. Flick stated that this is meant to be a legacy property.

Member Roland said the concept reminds him a little of the Elizabeth Pointe Lodge.

Mr. Steve Simmons, 1822 Highland Drive, property owner, stated that he's been waiting 42 years to build the right thing here. He wants something that will meet the needs of families visiting locals alike and wants to bring the welcome station designation back to Fernandina as the "first stop" in Florida coming in.

5. STAFF REPORTS

- 5.1 **MARINA MANAGEMENT UPDATE** – Deputy City Jeremiah Glisson explained that the City Commission agreed with the Board's recommendation to bring marina management in-house. Effective April 1, operations will be turned over to the City. There are a lot of components involved in transitioning.

Marina Manager Chris Ferguson provided slides with a brief financial overview. The total amount written off for Snag a Slip is \$74,000, and with the transition. The City is using Dockwa instead of Marina Go for bookings with projected cost savings of \$150,000 annual for making the software switch. He explained all licenses, permits, leases, and contracts had to be re-written from Oasis to the City.

The dinghy dock rehab project begins April 15 and be completed by the end of May. It will be a nice complement to the new waterfront park. Aquabikes should be listed April 27. The mooring fields are getting repaired as well. Transient season is beginning and there may be some challenges due to increased fuel costs.

- 5.2 **HARBOR MASTER PLAN** - Project Coordinator Jacob Platt presented the proposal from Moffatt and Nichol for the first of two phases of the City's "Harbor Master Plan." This phase looks at the Simmons property to the port and to engage property owners to coordinate the proposed seawall and look at redevelopment. The 16-week project will include assessment and analysis of conditions. They will look at how the City should develop its property at 101 Front Street, including potentially a fishing pier. The Board discussed the seawall/bulkhead extension plans and design. Mr. Goodsell and Mr. Kavanaugh applied for the Army Corps permit with the City, and Mr. Simmons now has plans for the seawall on his property with the concept presented at this meeting. He expects the consultant will be attend a future Board meeting.

The City Commission relied on the Board's recommendation and is in the process of closing on the property at 115 North 2nd Street. Demolition of the building is tentatively planned for parking. It will have to be rezoned or combined. The Waterfront Park Grand Opening is April 11 with final pieces coming in over the next few weeks. The Area 6 stormwater project is ongoing. Staff will bring the Phase 2 Waterfront Park concepts to the Board at the next meeting.

Mr. Platt then discussed the marina redevelopment project, which recently went before the Historic District Council. It will go out to bid April 6, award in May with the intent to begin work soon after Shrimp Festival. Chair Schaffer noted this was not the Board's design. After lengthy discussion, the Board agreed with the HDC's assessment that the "bumpouts" on the pier were unnecessary and recommended changing them to more straight lines. Marina Manager Ferguson discussed the fuel tanks and upgrading them as part of the plan. It might be deferred as the tanks are in good condition.

6. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

There were no members of the public who wished to speak at the meeting.

7. NEW BUSINESS

7.2 **CRA PLAN SUPPLEMENT APPROVAL** – Downtown District Coordinator Katie Newton presented a draft supplement to the Community Redevelopment Area (CRA) Plan. The City Attorney and the Finance were reviewing projects using CRA funding and found some deficiencies that needed to be addressed due to changes in legislation. To address the concerns, a new table of candidate projects was created to update project descriptions, cost estimates, funding sources, and related the projects back to the City's Comprehensive Plan. There are two slight changes to objectives related to Brett's demolition and address the need for public-private partnerships for resiliency and building the seawall. It will go to the Planning Advisory Board and finally to the Commission. **A motion was made by Member Roland, seconded by Member Mills, to approve the draft supplemented as presented. The motion passed unanimously.**

8. BOARD MEMBER REPORTS/COMMENTS

Member Mills asked about traffic flow in downtown at for one-way traffic on 2nd and 3rd Streets all the way to Broome and Beech Streets. Mr. Platt mentioned the traffic analysis will be coming before the Board in the coming months.

Due to recent resignations, the Board is currently down to 6 members. Ms. Newton asked if the Board was interested in requesting the Board size be reduced to 7 voting members only, removing the alternate member. **A motion was made by Member Mills, seconded by Member Mills, to have staff prepare a resolution to make the Board 7 members. The motion passed unanimously.**

Staff requested the Board consider adjusting the Waterfront Advisory Board's meeting time to 5:00pm to align with other board meetings. The Board declined.

9. NEXT MEETING DATE

9.1 The next meeting of the Waterfront Advisory Board is scheduled for Monday, April 27, 2026, at 6:00pm.

10. ADJOURNMENT - There being no further business before the Board, meeting was adjourned at 7:54pm.



CERTIFICATE OF APPROVAL (COA) HDC2026-0008 FOR CITY OF FERNANDINA BEACH

Plan Type: HDC - Board Review	Project:	App Date: 03/03/2026
Work Class: Commercial	District: Default	Exp Date: 04/02/2026
Status: Approved	Square Feet: 0.00	Completed: 03/19/2026
Valuation: \$0.00	Assigned To: Mackannah Tarmey	Approval Expire Date: 03/19/2027

Description: Certificate of Approval (COA) for the demolition of a commercial structure (Brett's Cafe), the demolition and reconstruction of the pier, and construction of seawall segments.
3/19/26 Approved with the following conditions:
- That the Design Team make pier design more square and less polymorphic;
- That more consideration be given to future shaded area, benches, and amenities.

Parcel: 00-00-31-1760-0025-001L Main	Address: 1 S Front St Main Fernandina Beach, FL 32034	Zone:
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Property Owner
City of Fernandina Beach
CITY OF FERNANDINA
204 Ash ST
Fernandina Beach, FL 32034
Business: 9042777331

Activity Type	Activity Number	Name	User	Created On
HDC Decision	DEC-001808-2026		Sylvie McCann	03/20/2026



TECHNICAL REVIEW COMMITTEE

FIRST STEP

Date:	3/26/26
Applicant:	City of Fernandina Beach
Applicant email:	Gakramoff@fbfl.city
Project Name:	Marina Redevelopment & Seawall
Project Address:	1 S Front St
Parcel ID(s):	17-3N-28-0000-0002-0010

Thank you for participating in this week’s TRC First Step meeting. The information provided in this document is not exhaustive of what was discussed during the TRC meeting, plans for development or redevelopment are still subject to local planning regulations and building code requirements. Below are some helpful links to guide you through the next steps of your project:

Next Steps

- Update plans to meet the conditions on the Certificate of Appropriateness set by the HDC at the March 19th meeting
- Contact any necessary State and/or Federal agencies for additional development requirements (FDOT, FDEP, USACOE, etc.)
- Return to TRC First Step with pre-bid final design
- Apply for required building permits- [Online Permitting](#)
- Continue to update the TRC as the project gets underway

Notes

Planning and Conservation

Consider incorporating green elements into the seawall such as habitat restoration, saltmarsh restoration, living shorelines, oyster reef regeneration, textures seawall to stimulate plant growth. Be mindful of the conditions of the Certificate of Approval issued

by the HDC in planning for the project, which include squaring the design of the boardwalk and considering shade structures for future phases.

Stormwater

There is an outfall servicing Centre St just north of the project, that is planned to remain for now o maintain flow and prevent flooding. Backflow preventors will be required on any new stormwater/wastewater/water service lines.

Utilities

There is a smoke test planned this week for sewer lines to locate and document their locations. Work with FPU is address electrical infrastructure and determine which need to be removed/retained for the demolition and construction project.

Streets/Operations

A barge to dispose of waste is recommended by the Public Works Department. Verified that Parking Lot A will be used to stage construction materials.

Landscaping/Trees

The three palms which are listed for removal are accommodated for through retention.

Fire Marshal

Fire has already been working closely with the project team on the fueling components of the project. Use a specialized contractor for work having to do with fueling infrastructure. Member Higginbotham, Fire Marshal, requested to be updated if there are on site changes to the plan during construction.

Code Enforcement

Dumpster enclosures are required for all dumpsters on the site when the project is finished.

Building

Member Parr, Building Official, clarified that sperate permits will be pulled for the demolition, the necessary trade permits, and construction even though most of the permits will be pulled through DEP or the USACOE.

