



**AGENDA
TECHNICAL REVIEW COMMITTEE
REGULAR MEETING
MAY 14, 2026
10:00 AM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
 - 4.1 Approval of Minutes from the Regular Meeting of April 23, 2026.
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
 - 5.1 MIRANDA ARCHITECTS, AGENT FOR 13 NORTH 13TH STREET LLC, 13 N. 13TH STREET.**

First Step review for the demolition of an existing circa 1939 non-contributing 1-story commercial building and the construction of a new Main Market building with up to nine (9) free-standing, commercial/mercantile shop buildings. (C-3)
 - 5.2 ELIZABETH HARRELSON LEE, HARREL LAND LLC, 1140 S 14TH STREET**

First Step review for the use of the parcel for an outdoor Farmers and Arts market. (C-1)
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - 7.1 TRC-2026-0003 - GILLETTE & ASSOCIATES INC., AGENT FOR CHIP MCCULLOUGH, 700 AIRPORT RD.**

Formal Site Plan Review for the construction of an aircraft hangar at the Fernandina Beach Municipal Airport. (IA)
 - 7.2 TRC-2026-0004 - GILLETTE & ASSOCIATES INC., AGENT FOR TIMOTHY RITCH, COASTAL LEGACY GROUP, LLC. - 309 S. 3RD STREET**

Formal Site Plan Review for the construction of a duplex and one single family home. (MU-1)
 - 7.3 TRC-2026-0005 - GILLETTE & ASSOCIATES INC., AGENT FOR TIDEWATER FB LLC, LOT 3, BLOCK 239 S. 13TH STREET**

Formal Site Plan Review for two (2) multifamily buildings with a total of 16 units. (MU-1)
- 8. DEVELOPMENT INQUIRIES FROM APPLICANTS NOT ON THE AGENDA - DISCUSSION ONLY, NO ACTION TO BE TAKEN.**
- 9. COMMITTEE BUSINESS**

10. ADJOURNMENT

NEXT REGULAR TRC MEETING IS SCHEDULED FOR MAY 28, 2026.

Persons with disabilities requiring accommodations in order to participate in this program or activity should contact 310-3115, TTY 711, or through the Florida Relay Services at 1-800-955-8771 (TTY number for all City offices) at least 24 hours in advance to request such accommodations.