



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
JUNE 22, 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

4. APPROVAL OF MINUTES

4.1 The minutes from the May 26, 2026, regular meeting, are presented for approval.

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

6. STAFF REPORTS

6.1 **MARINA MANAGER REPORT** - *Marina Manager Chris Ferguson will present an update.*

6.2 **PROJECT UPDATE** - *City staff will provide updates on various projects within the CRA.*

7. BOARD MEMBER REPORTS/COMMENTS

8. NEXT MEETING DATE

8.1 The next meeting of the Waterfront Advisory Board will be held Monday, July 27, 2026 at 6:00pm.

9. 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.



**MINUTES
WATERFRONT ADVISORY BOARD
REGULAR MEETING
MAY 26, 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 by Chair Schaffer at 6:00pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schaffer, Members Cook, Mills, Nickoloff, Roland, Sharpe, Smith, and Stewart.

4. APPROVAL OF MINUTES

4.1 The minutes from the April 27, 2026, regular meeting, are presented for approval.

Chair Schaffer sent a few clarifications to Ms. Newton for correction. A motion was made by Member Nickoloff, seconded by Member Mills, to approve the minutes as corrected. The motion passed unanimously.

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

No members of the public wished to speak on this item.

6. STAFF REPORT

6.1 **MARINA MANAGER REPORT** - *Marina Manager Chris Ferguson will present an update.*

Marina Manager Chris Ferguson gave a financial update. The Marina is about \$188,000 ahead of last year with a lot of transient revenue. They have recently reconfigured the dock layout and will be able to bring in an additional annual slip holder next month.

The Dockwa software allows for more access to data. The Marina sold 78,000 gallons of fuel in May alone.

Member Sharpe asked about camera system on docks. Mr. Ferguson said they will be adding 5 new dome cameras. No new cameras by boardwalk where construction begins soon. The plan is to phase out the Ring cameras.

Member Mills asked when the boats will move from A Dock to the Dinghy Dock due to the rehabilitation project. Mr. Ferguson stated that once the project has a start date, slip holders will be notified a week in advance.

Mr. Ferguson explained that the Dinghy Dock project was complete, aqua boats sold, and the mooring field rehabilitation was in progress. The Fishing Rodeo Kingfish tournament is scheduled for May 30. Everything will be set up at the Amelia River Waterfront Park.

Member Sharpe stated he saw some brown water from cruise ship recently and asked Mr. Ferguson to follow up. Member Sharpe will share video.

Lastly, Mr. Ferguson shared some recent 5-star reviews and expressed confidence in the future of the marina.

6.2 **PROJECT UPDATE** - *City staff will provide updates on various projects within the CRA.*

Deputy City Manager Glenn Akramoff began by discussing the Marina Rehab/Brett's demolition project, which is out for bid. There were many bid additives, so that budget allowing, options including potential new fuel tanks can be added to the project. A pre-bid meeting will be held June 6, and the bid opening is scheduled for July 2. This is slightly delayed due to permitting and fueling. A workshop on the project will be held on July 7, and the Resolution for the award of bid will likely be considered at the Commission's regular meeting on July 21. From there, the awarded contractor will receive a Notice to Proceed, and will have 30 days to mobilize. This puts the tear down of the Brett's building around Labor Day. Depending on the additives, this is expected to be an 18-month project.

Member Sharpe asked how long the Marina would be without fuel. Mr. Akramoff stated the specifications allow for 4-8 weeks and that timeline will be scheduled appropriately to have the least impact. There will be a temporary move of the fuel line so we should be able to keep fuel going. Member Mills reminded staff that the busy season is April-June, and then transient season must be considered. He then asked about the status of Parking Lot A during construction. Mr. Akramoff expects that the majority of the parking lot to be closed in August, Chair Shaffer asked that the contract be specific with timeline to keep the project moving forward. Mr. Akramoff stated they planned 460 calendar days to finish contract.

Mr. Akramoff then discussed the Seawall Segment 1 Project. Staff is working through permitting issues, with plans to bid at the end of June. This project should be 6-9 months long. FPU has already started on undergrounding electric lines. The road will be tilted so there won't be puddling at the wall. The plans sets are

in review. Member Nickoloff asked if the railroad would help fund the project since it benefits them. Mr. Akramoff stated that the City has a good relationship and communication with the railroad, but hasn't made the ask. This project is state-funded. Member Mills asked where the seawall would stop. Mr. Akramoff stated that due to the City's current relationship with RYAM, it will not extend and connect there.

Mr. Akramoff then provided an update on the Waterfront Park Phase II Concept. Staff is aware of WAB comments and what they want to see. He stated there are lots of concerns to address and will bring final design back here. There is a town hall charette-style meeting next Wednesday, June 3, at 6:00pm at the Park for the public, and then staff has more scheduled meetings with the design team.

Member Mills asked about the spray paint that marked off the design. Mr. Platt had marked the area for a meeting with the Veterans' Council and for the Town Hall to give the public a better idea of location and scale.

Member Mills requested that staff mark up a possible staging area as well. The boat ramp been there since 60s. Member Mills and Member Sharpe want to see a loading zone where palm trees are now, and to add design elements for the boaters. Mr. Akramoff explained that there a lot of competing interests to consider in the design. He discussed a pedestrian conflict that needs to be resolved, and that the building to the north is not well-functioning and causes a line-of-sight problem. Staff is working with designers on those challenges as well.

Member Mills suggested a lighted crosswalk there like at Atlantic Avenue near Citrona. He stressed the need to keep the working waterfront heritage. Mr. Akramoff noted that we also have to put in a seawall at the boat ramp, and that there is no pressing timeline on this project. It will be built when the design is right. We have plenty of other projects to work on too. Chair Schaffer suggested the Board present list of items to send to the designer. Member Cook suggested shoreside facilities and a weigh station. Mr. Akramoff asked the Board to send ideas or facilities that boaters would like or need.

Mr. Akramoff then discussed the Harbor Master Plan Phase 1 and Phase 2. He posed the questions: What does working waterfront mean today? Maybe the marina isn't done growing? Mr. Platt stated that the Moffatt Nichol team is coming to town Thursday to meet with all property owners. Member Sharpe asked about Simmons project. Mr. Platt replied that the project goes to HDC in June with plans to build a seawall and discussions with the City on the marina component.

Chair Schaffer asked about a crushed pipe under Alachua Street and whether it was fixed. Mr. Akramoff stated that it is in work plan.

Ms. Newton and Mr. Platt discussed parking follow up from last meeting regarding the number of handicap spaces downtown and potential uses for Lot E with the acquisition of 115 S. 2nd Street. The City is getting bids to demolish the building and reuse slab, or new slab. Approval consideration is scheduled for HDC in July.

7. OLD BUSINESS

7.1 WATERFRONT ADVISORY BOARD WORK PLAN - *The Board will review the draft work plan and finalize it to present to the City Commission in June.*

Based on the discussion at the previous meeting, Ms. Newton put together a work plan for consideration. Chair Schaffer took the plan and made modifications, and both were presented for feedback and consideration. The plan must be adopted by the Board tonight.

The Board asked how the work plan would be implemented, whether it would appear as one task per meeting with a schedule. Ms. Newton explained that some items might be concurrent, such as reviewing conceptual plans for projects in the CRA, which would be on the timeline of the developer.

The Board asked about prioritization of the goals. Ms. Newton had not put them in any such order. Consensus of the Board was to make the waterfront access goal the first priority. Chair Schaffer's plan is shorter to make it easier to look at. The Board also wanted to add in the importance of the boat ramp to the waterfront.

A motion was made by Member Nickoloff, seconded by Member Smith, to adopt Chair Schaffer's plan as amended at tonight's meeting. The motion passed, all in favor.

8. BOARD MEMBER REPORTS/COMMENTS

Member Nickoloff announced his resignation effective today. The Pension board keeps him busy and he feels it's time for a new set of eyes. Chair Schaffer thanked him for his work.

Chair Schaffer stated she was in permitting for the Standard Marine building. The plan is to clean it up for now.

9. NEXT MEETING DATE

9.1 The next Waterfront Advisory Board will be held on Monday, June 22, 2026.

10. ADJOURNMENT 7.16.

There being no further business before the Board, the meeting was adjourned at 7:16pm.