



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
AUGUST 20, 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 for the Regular Meeting of July 16, 2026.

4. OLD BUSINESS

4.1 HDC 2026-0024 - J'S CONSTRUCTION LLC, AGENT FOR JEAN GOULDEN FAMILY TRUST, 315 S 7TH STREET

FINAL Certificate of Approval (COA) to remove existing wood siding and trim from original section of structure, install new wood siding and trim to match existing, and repaint to match. *(Quasi-Judicial)*

4.2 HDC 2026-0025 - CARLOS ABACA, AGENT FOR 408 BEECH STREET, LLC, 408 BEECH STREET

FINAL Certificate of Approval (COA) to rebuild the front, side and rear decks. *(Quasi-Judicial)*

4.3 HDC 2026-0021 - COMPASS GROUP DEVELOPMENT, AGENT FOR OSTEEN COMPANY LLP, 0 N FRONT STREET, PT LOT 1 & 2

CONCEPTUAL Certificate of Approval (COA) for the construction of a commercial, large-scale development including retail, restaurant and marina on the waterfront. *(Quasi-Judicial)*

5. NEW BUSINESS

5.1 HDC 2026-0031 - SKIPPER CONSTRUCTION SERVICES, AGENT FOR JONATHAN PAUL & JUDITH SARA TORTORA, 811 WHITE STREET

FINAL Certificate of Approval (COA) for the construction of a new 2-story single family residence. *(Quasi-Judicial)*

5.2 HDC2026-0026 - MIRANDA ARCHITECTS, AGENT FOR GALAXY 500 LLC, 22 S. 8TH STREET

FINAL Certificate of Approval (COA) to renovate existing parking lot to improve traffic flow, reduce curb cuts, reduce paving around the heritage oak tree, install a new metal fence on south perimeter, add pavers to outdoor seating area, change facade to covered canopy, paint building, a construct new dumpster enclosure *(Quasi-Judicial)*

5.3 HDC2026-0027 - BRIAN HEALY, AGENT FOR BHA LLC, 515 BROOME STREET

FINAL Certificate of Approval (COA) to restore and repair the exterior of structure and extend the rear

porch. (*Quasi-Judicial*)

- 5.4 **HDC 2026-0020 - DOUG MCCULLOUGH CONSTRUCTION LLC, AGENT FOR CHARLES AND ELIZABETH RICE TRUST, 30 N. 6TH STREET**
CONCEPTUAL Certificate of Approval (COA) to construct a wood deck, steps, construct a pergola, and extend iron railing to enclose deck area. (*Quasi-Judicial*)
- 5.5 **HDC2026-0028 - SETH H. & JENNA M. GRIFFITH, 223 N 4TH STREET**
FINAL Certificate of Approval (COA) to repaint the exterior, repair the existing front door, replace an existing window with new window of same size and placement, remove two attached storage sheds, extend paver area into side yard, install new detached storage shed, add new exterior side entry door, and construct a screened outdoor living area. (*Quasi-Judicial*)
- 5.6 **HDC2026-0029 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR CLAIRE O. BOWEN, TRUSTEE OF THE STATESBORO OLLIFF TRUST, 131 S. 6TH STREET**
FINAL Certificate of Approval (COA) to renovate the exterior by removing various, non-historic, cosmetic features and alterations including shutters, window boxes, lattice, garden window, west side porch and steps, and removal of west side door and infill. The bay window will be replaced with a replica barn door. (*Quasi-Judicial*)
- 5.7 **HDCV2026-0001 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR CLAIRE O. BOWEN, TRUSTEE OF THE STATESBORO OLLIFF TRUST U/A, 125 S. 6TH STREET**
Variance Request from LDC 4.02.03 (E) Table Standards for Building Height and Setbacks, to reduce rear yard setback for addition from 20' to 5'-6" and rear yard setback for screened porch from 10' to 5'-6". (*Quasi-Judicial*)
- 5.8 **HDC2026-0030 - MICHAEL STAUFFER, ARCHITECT, AGENT FOR CLAIRE O. BOWEN, TRUSTEE OF THE STATESBORO OLLIFF TRUST U/A, 125 S. 6TH STREET**
CONCEPTUAL Certificate of Approval (COA) to construct an addition and screened porch to the primary structure and repair as needed. Repair and relocate the existing shed, perform site work including changing paver and fencing placement. (*Quasi-Judicial*)
- 5.9 **HDC 2026-0032 - TILTON CONSTRUCTION, AGENT FOR LINDA SMITH-FERNANDEZ, 214 S. 5TH STREET**
FINAL Certificate of Approval (COA) for the construction of a 1-story addition, a new covered entry porch, a front bay window addition, and associated roof. (*Quasi-Judicial*)

6. BOARD BUSINESS

- 6.1 Consideration of alternate meeting date for October HDC meeting
- 6.2 Old Town Preservation and Development Guidelines DRAFT — Discussion Only

7. STAFF REPORT

- 7.1 Approved Staff Certificates of Approval (COA) - July 2026.

8. PUBLIC COMMENT

9. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 17, 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.