



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
JULY 28, 2025
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 Minutes from Monday, June 30, 2025
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
 - 7.1 Boat Trailer Parking Hours & Enforcement – Lots C & D
- 8. MARINA MANAGER REPORT**
- 9. STAFF REPORTS**
 - 9.1 CRA Property Matrix
- 10. NEXT MEETING DATE**
 - 10.1 Monday, August 25, 2025, at 6PM
- 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
JUNE 30, 2025
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 6:00 PM.

2. **ROLL CALL**

MEMBERS PRESENT

Allen Mills
David Cook, Jr.
Ariel Marinel **ABSENT**
Greg Roland
Chris Nickoloff
Peter Purko **ABSENT**
Jenny Schaffer **ABSENT**
Micheal Sharpe

OTHERS PRESENT:

Jacob Platt, Project Coordinator
Jeremiah Glisson, Deputy City Manager
Lisa Finkelstein, Downtown Manager

3. **PLEDGE OF ALLEGIANCE**

Following the Pledge of Allegiance, Vice-Chair Nickoloff requested a moment of silence in honor of Suanne Thamm.

4. **APPROVAL OF MINUTES**

4.1 **June 4, 2025, RM Minutes**

Motion to approve by member Roland, seconded by Member Mills.

5. **OLD BUSINESS**

5.1 **Brett's Demolition/Replacement**

Deputy City Manager Glisson presented the concepts provided by Passero Associates for the Brett's demolition and redevelopment scenarios. He explained the phased approach that will be required to demolish the building,

relocate utilities, and keep the marina accessible.

Demolition costs are estimated at 3.8 to 5 million dollars which includes the replacement of a section of the bulkhead under Brett's footprint.

Option 1, estimated at 300,000 to 365,000 dollars for just the "Floating Dock A Extension.

Option 2, filling in an area with the "Timber Pier Extension to Dock A." This is estimated at 870,000 to 1,135,000 million dollars.

Option 3 includes the largest deck, almost the size of the current Brett's building footprint. Estimated costs are 1,325,000 to 1,660,000 million dollars.

Option 4 is a the larger "Timber Pier Extension & Pavilion" at 1,500,00 to 1,865,0000 million dollars.

Option 5 includes the extension and reconnection to A Dock with a landwards restaurant. This option is estimated at 1,300,00 to 1,565,000 million dollars above the demolition costs.

Option 6 is the landward restaurant with the larger deck and pavilion, the most expensive option at 2,500,000 to 3,070,000 million dollars.

The data from the 700+ responses to the community survey was shared, the highest response provided was for the most expensive all inclusive redevelopment scenario. The next highest response was response was for the simplest, cheapest option.

Jeremiah shared the feedback that was gathered at the community outreach town hall meeting.

Member Sharpe inquired about the cost between a couple of the proposed options. Asked questions about the spalling that is currently taking place under the marina dock store. He recommended that the City should proceed with the largest deck footprint possible now rather than later.

Member Roland concurred with the larger footprint and asked that the City consider the kiosk for the marina related business, versus putting a restaurant on the landward side of the marina.

Deputy City Manager Glisson explained that the work order for Passero Associates going to the City Commission on 6/5/25 is for the next phase of the demolition design and permitting.

Member Sharpe stated that he didn't think the City Commission was focused on the landward development at this point in time. Suggested that they focus on the marina related side of the project.

Member Mills asked about the proposed deck height and if it would be raised.

There was discussion about the size of the deck and how that could help or impede the flow and need for dredging. Staff provided an estimate that one of the deck options was 5,500 square feet.

Board Members questioned if additional boat slips could be added in the redevelopment. Vice-Chair Nickoloff suggested that a pavilion would be multi use and provided shade.

Member Roland made a motion to recommend Option 2A to the City Commission, it was seconded by Member Mills. Member Sharpe asked that the motion included provide the needed electrical, adding additional boat slips if possible, and utilizing alternative deck material. Member Roland allowed the amendment to the motion and all Board Members voted in favor.

5.2 Oasis Marina Contract Renewal

Deputy City Manager Glisson provided a brief presentation on the Oasis contract. He provided the three paths forward. Extend the contract with Oasis, go out to RFP, or bring the operations in house.

Member Nickoloff asked about the debt service at the marina and when it would be paid off.

Member Sharpe raised concerns about the expenses the City pays Oasis and questioned what they bring to the table. Stated that the contract is the reason the marina has been without fuel for months at a time.

There was discussion about the cost of bringing the employees in house and the cost associated with providing those employees with benefits.

Board Members discussed the terms of the contract and the cost to terminate it.

Member Nickoloff said from his perspective, Oasis seems to be doing a good job outside of the fuel issues.

Member Sharpe made a motion to terminate the contract with Oasis and that the City should bring the primary employees in-house, the motion was seconded by Member Mills, all Board Members voted in favor.

6. STAFF REPORTS

6.1 City Staff and Marina Manager Reports

Cathy Chapman, Marina Manager provide an update on a cleanup event that occurred this month. The attenuator dock is getting additional pedestals installed. The pump out boat is back in operation and reservations are almost full for the 4th of July weekend.

6.2 CRA Property Matrix

Lisa Finkelstein, Downtown Manager, stated that the CRA Matrix was included in the agenda packet. When developments occur, staff will highlight and provide updates.

7. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

Paul Lore, 11 S. 7th Street, thanked the Board for their time and thanked the marina staff. He asked if the boat trailer parking would be impacted by Brett's demolition. Ms. Finkelstein stated that demolition would not use or close the boat trailer parking. Mr. Lore asked for there to be a discussion about the posted hours at the boat trailer area. There was discussion about signage and enforcement. Mr. Nickoloff asked that the item but put on the next agenda.

Mike Lednovich, 124 N. 4th Street, provided a brief history of the Atlantic Seafood lease agreement. He suggested that the WAB put this on their agenda in the future. Multiple Board Members stated that the lease agreement is something that the City Attorney needs to investigate.

8. BOARD MEMBER REPORTS/COMMENTS

Member Cook asked about the grant request to the State and if we had received the money related to the construction of the flood protection wall. Ms. Finkelstein stated that the City received word today that the governor didn't veto the grant and the City would be receiving the funds.

Vice-Chair Nickoloff asked that the agenda item for public comment be moved up on the agenda. Member

Roland moved, seconded by Member Cook, all voted in favor.

9. NEXT MEETING DATE

9.1 **Monday, July 28, 2025, at 6 PM**

10. ADJORNMENT

Jacob Platt, Recording Secretary

Chris Nickoloff, Vice Chair

DRAFT

WAB NOTES FOR DISCUSSION-JULY 2025: Oversized Vehicle & Boat Trailer Parking

- **Lot D** (adjacent to the City Marina on Front Street) is **designated for boat trailers and oversized vehicles**, such as tour buses.
- **Hours for restricted parking are 5AM to 7PM.**
- **Overnight parking is not permitted** in Lot D for any vehicle, including trailers and buses.

Applicable Municipal Code (Refer to [COFB code](#) for more information)

Sec. 78-72. - Authority to impound or tow illegally parked vehicles.

The chief of police or any police officer of the city may cause to be impounded or towed:

(1) Any motor vehicle unlawfully parked in violation of any provision of the city ordinances which prohibits the parking of vehicles at the place where or time when the impounded motor vehicle is found.

Sec. 78-77. - Time limit in designated places and no overnight parking without permit.

(a) When signage is erected giving notice thereof, a person may park a vehicle only during the designated hours listed.

(b) The changing of the position of a vehicle from one point directly to another point within the same block is deemed one continuous parking period.

(c) No person may park any vehicle, including but not limited to boats, RV's, commercial motor vehicles, or trailers, overnight where signs prohibit such parking.

(d) The city may provide a permit for parking overnight where signage indicates permits are available and the current city permit is displayed conspicuously in the windshield of the vehicle.

Fines:

78-84(a)(3)d Park at any place where official signs prohibit parking 50.00

78-84(a)(4) Park an RV, boat or trailer overnight on public property 50.00



COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1760-0001-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT A	MUNICIPAL	1	N FRONT		X					
00-00-31-1760-0001-0020	IW	IW	O'STEEN COMPANY LLP SIMMONS	SIMMONS PROPERTY	VACANT IND		N FRONT	X						
00-00-31-1760-0002-0000	IW	IW	CITY OF FERNANDINA BEACH	101 N FRONT	MUNICIPAL	101	N FRONT		X					
00-00-31-1760-0003-0000	W-1	WMU	FRONT STREET PROPERTY LLC	GOODSELL PROPERTY	WAREHOUSE-	105	N FRONT		X					
00-00-31-1760-0004-0000	W-1	WMU	KAVANAUGH ANNE B	KAVANAUGH PROPERTY	VACANT COM	121	N FRONT		X					
00-00-31-1760-0005-0010	IW	IW	EXACT INVESTMENTS LLC		VACANT IND	201	N FRONT	X						
00-00-31-1760-0005-0020	IW	IW	LEIBMAN MARILYN C		WHOLESALE	201	N FRONT	X						
00-00-31-1760-0006-0000	IW	IW	HALL INVESTMENTS INC		WHOLESALE	231	N FRONT	X						
00-00-31-1760-0007-0000	IW	IW	BEACON FISHERIES INC		PACKING PL	312	N FRONT	X						
00-00-31-1760-0007-0020	IW	IW	OHPA	PORT	COUNTY		N FRONT	X						
00-00-31-1760-0025-0000	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT B	MUNICIPAL	9	S FRONT	X						
00-00-31-1760-0025-001L	IW	IW	CITY OF FERNANDINA BEACH	BRETT'S	LEASEHOLD	1	N FRONT		X					
00-00-31-1760-0025-003L	IW	IW	CITY OF FERNANDINA BEACH	ATLANTIC SEAFOOD	LEASEHOLD	10	ASH		X					
00-00-31-1760-0029-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT C & D - WF Park	MUNICIPAL	123	S FRONT						X	
00-00-31-1760-0034-0000	IW	IW	AMELIA ISLAND DEVELOPMENT		VACANT IND	251	S FRONT	X						
00-00-31-1760-0037-0020	W-1	WMU	BOARD OF TRUSTEES OF INTERNAL		STATE VAC		S FRONT	X						
00-00-31-1760-0039-0000	W-1	WMU	COOK DAVID E JR TRUSTEE		V IN W/XFO	500	S FRONT	X						
00-00-31-1800-0001-0050	C-3	CBD	TSP PARTNERS LLC	SALTY PELICAN	RESTAURANT	12	N FRONT	X						
00-00-31-1800-0001-0080	C-3	CBD	DOWNTOWN CRAB LLC		V C W/XFOB	101	ALACHUA	X						
00-00-31-1800-0001-0170	C-2	GC	CITY OF FERNANDINA BEACH	LIFT STATION 2	MUNICIPAL	50	ALACHUA	X						
00-00-31-1800-0001-0180	C-2	GC	31 N 2ND ST LLC	CRAB TRAP	RESTAURANT	31	N 2ND	X						
00-00-31-1800-0001-0220	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	SINGLE FAM	25	N 2ND							X
00-00-31-1800-0001-0230	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	SINGLE FAM	23	N 2ND							X
00-00-31-1800-0001-0240	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	SINGLE FAM	21	N 2ND							X
00-00-31-1800-0001-0250	C-3	CBD	WIRTH CHARLES MANFORD JR & JAYE SPIV	MCJUNKIN STATION	SINGLE FAM	19	N 2ND							X
00-00-31-1800-0001-0260	C-3	CBD	WILEY RUSSELL BERCHMAN & AMY ELL	MCJUNKIN STATION	SINGLE FAM	17	N 2ND							X
00-00-31-1800-0002-0010	C-3	CBD	FRONT STREET PROPERTY LLC	STANDARD MARINE BLK	V C W/XFOB		N 2ND	X						
00-00-31-1800-0002-0290	C-3	CBD	I P HOLDINGS GROUP LLC	STANDARD MARINE BLDG	STORES, 1	101	N 2ND			X	X			
00-00-31-1800-0003-0010	I-1	IN	THE CROSSINGS AT AMELIA LLC		VACANT COM	111	BROOME	X		x				
00-00-31-1800-0003-0300	I-1	IN	DOUGLASS FAMILY TRUST		WAREHOUSE-	131	BROOME	X						
00-00-31-1800-0008-0010	C-3	CBD	CLAYTON JAMES S (3/4%) &		VACANT IND		BROOME	X						
00-00-31-1800-0008-0020	C-3	CBD	BRAXTON FAMILY TRUST		SINGLE FAM	212	N 2ND							X
00-00-31-1800-0008-0030	C-3	CBD	JOHNSON CRAIG & ROBIN		SINGLE FAM	216	N 2ND							X
00-00-31-1800-0008-0050	C-3	CBD	PAGE DAVID P JR & KIMBERLY P	PAGE PROJECT	MIXED USE	220	N 2ND							X
00-00-31-1800-0008-0080	C-3	CBD	PAGE DAVID PEYTON JR &	PAGE PROJECT	MIXED USE	224	N 2ND							X
00-00-31-1800-0008-0101	I-1	IN	WICKED BAO LLC	WICKED BAO	RESTAURANT	232	N 2ND	X						
00-00-31-1800-0008-0102	I-1	IN	HAMBROCK LUDGER		WAREHOUSE-	228	N 2ND	X						
00-00-31-1800-0008-0310	C-3	CBD	CLAYTON KERSTIN (3/16%) &		SINGLE FAM	211	BROOME	X						
00-00-31-1800-0008-0330	C-3	CBD	SAUER JOHN & TERESA		SINGLE FAM	205	BROOME	X						
00-00-31-1800-0008-0340	C-3	CBD	CLAYTON JAMES S (3/4%) &		VACANT IND		BROOME	X						
00-00-31-1800-0009-0010	C-3	CBD	ALACHUA GROUP LLC	GREGOR MACGREGOR'S	TOURIST AT	201	ALACHUA							X
00-00-31-1800-0009-0020	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND							X
00-00-31-1800-0009-0030	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND							X
00-00-31-1800-0009-0040	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND							X

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1800-0009-0050	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND							X
00-00-31-1800-0009-0060	C-3	CBD	CASTILIAN PROPERTIES INC		STORE/OFFI	120	N 2ND	X						
00-00-31-1800-0009-0080	C-2	GC	CITY OF FERNANDINA BEACH	BROOME ST PARKING LOT	MUNICIPAL		BROOME		X					
00-00-31-1800-0270-0010	C-3	CBD	CITY OF FERNANDINA BEACH	CITY HALL	MUNICIPAL	204	ASH	X						
00-00-31-1800-0270-0031	MU-1	MU	MATEER LIVING TRUST		SINGLE FAM	114	S 2ND							X
00-00-31-1800-0270-0050	MU-1	MU	FLOURNOY JAMES & ALISON A	HARBOR VIEW	SINGLE FAM	120	S 2ND							X
00-00-31-1800-0270-0060	MU-1	MU	LUCCHESI DONALD A & ELIZABETH	HARBOR VIEW	SINGLE FAM	126	S 2ND							X
00-00-31-1800-0270-0070	MU-1	MU	WINTER RONALD M & DEBRA I	HARBOR VIEW	SINGLE FAM	132	S 2ND							X
00-00-31-1800-0270-0080	MU-1	MU	SCHWARTZ CHARLES R REV TRUST	HARBOR VIEW	SINGLE FAM	138	S 2ND							X
00-00-31-1800-0270-0090	MU-1	MU	COLAO IVAN & TIA	HARBOR VIEW	SINGLE FAM	144	S 2ND							X
00-00-31-1800-0270-0100	MU-1	MU	KOZMA MONIKA ANN	HARBOR VIEW	SINGLE FAM	205	BEECH							X
00-00-31-1800-0270-0120	MU-1	MU	BRADY MARY JANE & MICHAEL	HARBOR VIEW	SINGLE FAM	211	BEECH							X
00-00-31-1800-0270-0130	MU-1	MU	CARTER JULIEN	HARBOR VIEW	SINGLE FAM	217	BEECH							X
00-00-31-1800-0270-0140	MU-1	MU	PADGETT GREGORY J & ROBYN Y	HARBOR VIEW	SINGLE FAM	223	BEECH							X
00-00-31-1800-0270-0150	MU-1	MU	SIMPSON JONATHAN P &	HARBOR VIEW	SINGLE FAM	229	BEECH							X
00-00-31-1800-0270-0160	MU-1	MU	NORMAN RON JR &	HARBOR VIEW	SINGLE FAM	235	BEECH							X
00-00-31-1800-0270-0170	MU-1	MU	DAV FLORIDA SERVICES LLC	HARBOR VIEW	SINGLE FAM	241	BEECH							X
00-00-31-1800-0270-0180	MU-1	MU	DAV VENTURE TRUST	HARBOR VIEW	SINGLE FAM	247	BEECH							X
00-00-31-1800-0270-0190	MU-1	MU	LOUCHHEIM JEFF & LINDA	HARBOR VIEW	SINGLE FAM	153	S 3RD							X
00-00-31-1800-0270-0200	MU-1	MU	METZ RUSSELL DAVID & JAIMI MOORE	HARBOR VIEW	SINGLE FAM	147	S 3RD							X
00-00-31-1800-0270-0210	MU-1	MU	KENNEDY DENIS M	HARBOR VIEW	SINGLE FAM	141	S 3RD							X
00-00-31-1800-0270-0220	MU-1	MU	JACKSON PAMELA BREWER	HARBOR VIEW	SINGLE FAM	135	S 3RD							X
00-00-31-1800-0270-0230	MU-1	MU	MAUK DONALD & WANDA JEAN	HARBOR VIEW	SINGLE FAM	129	S 3RD							X
00-00-31-1800-0270-0240	MU-1	MU	WIGGINS CHARLES D LIV TRUST &	HARBOR VIEW	SINGLE FAM	123	S 3RD							X
00-00-31-1800-0270-0250	MU-1	MU	DAMATO FRANK P & JENNIFER &	HARBOR VIEW	SINGLE FAM	117	S 3RD							X
00-00-31-1800-0270-0260	MU-1	MU	DAMATO JENNIFER & FRANK	HARBOR VIEW	SINGLE FAM	111	S 3RD							X
00-00-31-1800-0270-0270	C-3	CBD	ROMAN PM LLC		STORES, 1	218	ASH	X						
00-00-31-1800-0271-0010	C-3	CBD	CITY OF FERNANDINA BEACH	PARK/PARKING LOT E	MUNICIPAL		S 2ND							X
00-00-31-1800-0271-0070	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	LIGHT MANU	115	S 2ND	X						
00-00-31-1800-0271-0091	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	VACANT IND		S 2ND	X						
00-00-31-1800-0271-0110	MU-1	MU	RITCH TIM & DONNA &		SINGLE FAM	117	S 2ND							X
00-00-31-1800-0271-0120	MU-1	MU	ASTRIN CAL DAVE &		SINGLE FAM	119	S 2ND							X
00-00-31-1800-0271-0131	MU-1	MU	AMELIA RIVER VIEW LLC		STORE/OFFI	115	BEECH	X						
00-00-31-1800-0271-0201	MU-1	MU	DOC SS FLORIDA INVESTMENTS LLC		WAREHOUSE-	131	S 2ND	X						

COMMUNITY REVELOPMENT AREA (CRA) PUBLIC PROJECT MATRIX

Project Name	Project Location	Status	Comments
Shoreline Resiliency	Waterfront (Rayonier to Port)	Kimley Horn in Design	90% Design based on Original Scope. KH working on revised scope with changes to Segments 1 & 5.
Amelia River Waterfront Park	123 S. Front Street	Construction	Construction underway.
Area 6 Drainage	Ash Street Basin	Design	Currently in the design phase. Major stormwater project upgrading the outfall pipes under Ash Street.
Downtown Revitalization	Centre Street	Funding	100% Design complete. Received HDC Approval in Feb. City Commission discussing funding sources. 2nd Street Design reviewed at 60%; proposal for remaining side street under review
N 2nd Street-Alachua to Broome	N 2nd Street	Design	Design complete and approved by CRAAB; approved by TRC/HDC (June) and Commission (July); FPU for overhead to underground conversion
Atlantic Seafood	10 Ash Street	Negotiations	No movement
Sidewalk/Fencing	N. Front St. to Alachua	Negotiations	Easement from property owner received; goes to Commission for approval on 8/5/25; grading for sidewalk complete; fence installation to Broome street forthcoming