AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
OCTOBER 27, 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 Meeting Minutes, September 22, 2025

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

6. NEW BUSINESS

6.1 CRA AND MARINA TOUR - *Waterfront Advisory board members and City staff will tour the CRA and Marina. The public is welcome to attend.*

7. BOARD MEMBER REPORTS/COMMENTS

8. NEXT MEETING DATE

8.1 Next Meeting: Monday, November 24, 2025, 6PM

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
SEPTEMBER 22, 2025
6:00 PM
CITY HALL
COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

DRAFT

1. **CALL TO ORDER –** The meeting was called to order at 6:00 PM by Chair Schaffer.

2. **ROLL CALL**

MEMBERS PRESENT

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

OTHERS PRESENT:

Jacob Platt, Project Coordinator
Chris Ferguson, Oasis Marina Manager
Lisa Finkelstein, Downtown Manager
Glenn Akramoff, Project Manager

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.1 August 25, 2025, RM Minutes (Motion to approve by Chris Nickolff, second by David Cook and. Motion passed 7-0.

4.2 Lisa Finkelstein introduced the new Project Manager, Glenn Akramoff. Glen gave a brief project update as follows:

- Waterfront Park is progressing slowly
- N 2nd Street project is 45% complete
- MLK Fields site restoration
- Master Plan for Parks
- Master Plan for Harbor: waterfront, marina, sea wall
- Member Mills asked about elevation of restrooms, and moving temporary fence to allow for parking
- Member Sharpe asked about use of gravel area at south end; will it be parking every day;

will pétanque play be allowed
- Member Schaffer asked about collapsed drainage pipe under RR at Alachua; still being actively addressed.

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

No public comment.

6. OLD BUSINESS –

6.1 **Master Fee Schedule**

- Approved by Commission
- Member Mills asked where marina expenses are in 2026/27 budget; page 107-110; shows only credit card fees; Marina Manager Ferguson responded that advertising budget is part of campaign to attract boaters to use our marina; Chair Schaffer asked for a marketing analysis prior to the next budget; looking into change from Marina Go charges to move to a different processor and reduce overall fees for payment processing; IT Manager, Dana Whicker, spoke about the challenges of payment processing charge increases;

7. NEW BUSINESS

7.1 Railroad Quiet Zone- Mr. Platt summarized recommendations from railroad representative on cost and process to achieve quiet zone readiness; city has determined it to be cost prohibitive at this time; Board recommends reviewing one intersection at a time; looking into federal grant support; Mr. Platt recommends first step to meet with FRA to determine next steps; can a wayside horn be an alternative for Gum Street?

7.2 Discussion to explore pier at 101 N Front Street-fire boat could be moored there; fishing would be focus; all members in favor of pier; next step is to include pier in Harbor Master Plan

8. STAFF REPORTS

8.1 **CRA Property Matrix**

Jacob Platt reviewed the CRA Property Matrix spreadsheet and provided updates to projects in the CRA.

Lisa Finkelstein provided an update from FBPD on boat trailer parking enforcement. From 8/8/25 through 9/13/25 there was 1 citation and 4 warnings issued. The police report that violations seem to have slowed down.

St. Mary's Ferry Service discussions to resume service are happening with Kevin McCarthy and officials from St. Mary's, at their request.

8.2 **Marina Manager Report**

Manager Chris Ferguson reviewed financial highlights; relocation of annual boats to maximize dock availability; 10 year dredge permit approved; marina surveillance system quote received but not moving forward before construction at Brett's/Marina; electrical survey on attenuator dock being completed; obtaining quotes for ADA access on docks, specifically for American Cruise Lines; Chair Schaffer asked if short-term rentals are allowed at marina; quotes received on repair of west side dock next to Brett's, repair to start asap.

9. BOARD MEMBER REPORTS/COMMENTS

Member Cook would like to add disposition of Atlantic Seafood building and parcel to next agenda. Member Mills would like to thank FBPD for increased enforcement at waterfront.

10. NEXT MEETING DATE

10.1 **Monday, October 27, 2025, at 6 PM.**

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11. ADJORNMENT

_____
Lisa Finkelstein, Staff Liaison

_____
Jenny Schaffer, Board Chair

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CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT:

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: Waterfront Advisory board members and City staff will tour the CRA and Marina. The public is welcome to attend.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S):

Caroline Best

Date: October 20, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

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		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	ʌITH CHARLES MANFORD JR & JAYE SPIVI	MCJUNKIN STATION	SINGLE FAM	19	N 2ND							X
00-00-31-1800-0001-0260	C-3	CBD	ʌPLETON RUSSELL BERCHMAN & AMY ELI	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
00-00-31-1800-0009-0060	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	HARBOR VIEW	SINGLE FAM	114	S 2ND							X

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX

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	DONALDSON LINDA LOU	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	SORTERUP MARY & GERALD JR	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 to remove northern section and revise the southern section. Passero is working on 3D rendering of seawall at Brett's,**permitting by end Oct**
Amelia River Waterfront Park	123 S. Front Street	Construction	Construction underway. Updated timeline provided. T-Mobile grant for play structure received.
Area 6 Drainage	Ash Street Basin	Design	Major stormwater project upgrading the outfall pipes under Ash Street. Work to begin early 2026.
Downtown Revitalization	Centre Street	Funding	100% Design complete. Received HDC ApprovalFeb; Funding under discussion; 2nd Street Design reviewed at 60%; proposal for remaining side street going to Commission; meeting with FPU about undergrounding utilities on 4th-6th St
N 2nd Street-Alachua to Broome	N 2nd Street	Construction	FPU work complete;curbing complete; landscape wk 10/20; sidewalks being installed 10/13; paving set for end Oct/beg Nov; irrigation in progress
Atlantic Seafood	10 Ash Street	Construction	Securing demo quotes; to HDC 11/20
Sidewalk/Fencing	N. Front St. to Alachua	Complete	fence and sidewalk installation to Broome 100% complete