



**AGENDA  
TECHNICAL REVIEW COMMITTEE  
REGULAR MEETING  
FEBRUARY 12, 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 the Minutes for the Regular Meeting of January 22, 2026.
- 5. FIRST STEP REVIEW (PRE-APPLICATION ITEMS)**
  - 5.1 LASSERRE BUILDING - MIRANDA ARCHITECTS, 15 S. 4TH STREET**  
Demolition of existing 1-story building. Construction of new 3-story mixed use retail/business building. (C-3)
  - 5.2 815 FIR STREET PROJECT - AMELIA COASTAL REALTY, AGENT FOR PHIL & JANET GRIFFIN, 815 FIR STREET, 605 & 607 S. 9TH STREET**  
Demolish 3 aging residential buildings and construct a new mixed-use building on the site. (MU-8)
  - 5.3 AMELIA FELLOWSHIP - GULFSTREAM DESIGN GROUP, LLC, 1900 AMELIA TRACE COURT**  
Expansion of the existing campus to include construction of one (1) new 5,500 soft assisted living facility, two (2) new 2,300 soft memory care buildings, six (6) new living cottages, modified stormwater management facilities, access/utility easement vacation, and necessary ancillary infrastructure. (C-1)
  - 5.4 RIVERSIDE WATERFRONT PROJECT - RON FLICK, AGENT FOR OSTEEN CO LLP / RICHARD S. & PAMELA O. SIMMONS, PT LOTS 1 & 2 N. FRONT STREET**  
Construction of a 28,000 soft commercial water-dependent development project to include specialty shops, retail shops, and restaurants. (IW)
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
  - 7.1 TRC-2026-0001\_BUILT TO LAST CONSTRUCTION INC., 529 S. 9TH STREET**  
Site Review for the demolition of a 1-story commercial structure, construction of a 2-story Mixed Use structure w/office space & storage (1st Fl) and Residence (2nd Fl), and construction of a 1-story office building.
- 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 FEBRUARY 26, 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.