



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
FEBRUARY 23, 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 January 26, 2026, regular meeting are presented for approval.*
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. STAFF REPORTS**
 - 6.1 **MARINA MANAGEMENT UPDATES** - *Deputy City Manager Jeremiah Glisson will provide an update.*
 - 6.2 **MARINA MANAGER REPORT**- *Marina Manager Chris Ferguson will provide an update.*
- 7. NEW BUSINESS**
 - 7.1 **DEVELOPMENT OF WORK PLAN** - *In accordance with Resolution 2025-86, the Waterfront Advisory Board is tasked with putting together a work plan.*
- 8. BOARD MEMBER REPORTS/COMMENTS**
- 9. NEXT MEETING DATE**
 - 9.1 *The next meeting of the Waterfront Advisory Board is scheduled for Monday, March 23, 2026, at 6:00pm.*
- 10. 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.



**MEETING MINUTES
WATERFRONT ADVISORY BOARD
REGULAR MEETING
JANUARY 26, 2026
6:00 PM
CITY HALL COMMISSION
CHAMBERS 204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER 6:00PM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

MEMBERS PRESENT: Jenny Schaffer (Chair), David Cook, Alan Mills, Greg Roland
MEMBER ABSENT: Chris Nickoloff (Vice-Chair), Peter Purko, Michael Sharpe

OTHERS PRESENT: Katie Newton, Downtown Coordinator, Jacob Platt, Project Coordinator, Glenn Akramoff, Deputy City Manager, Jeremiah Glisson, Deputy City Manager, Chris Ferguson, Alliance Marina Manager, Teresa Prince, City Attorney

- 4. APPROVAL OF MINUTES**

- 4.1 Waterfront Advisory Board RM Meeting Minutes – November 24, 2025**

ACTION TAKEN: A motion was made by Member Roland, seconded by Member Mills, to approve the minutes with the correction to the spelling of Chair Schaffer's name.

- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**

Taina Christner, 406 Beech Street, spoke to public access to Dock C at the marina. She thanked the Board for their discussion on the topic at the last meeting. She compared public access at the marina to public access on City sidewalks. She stated that the decision to only allow boat owners on the dock should be discussed and decided by the City Commission.

Marty Swails, 502 Broome Street, spoke about the long history of people being able to access the marina. Stated that public funds should not be used to fund what becomes a private facility when access is limited.

- 6. PRESENTATIONS/PROJECT UPDATES**

- 6.1 Project Manager Updates**

Jeremiah Glisson, Deputy City Manager, provided an update on the permit status from the USACE for the demolition of Atlantic Seafood. With permit approval, the City will move forward with the

demolition in the first week of February. He explained the next steps with the design team for the northern extension of the waterfront park now that Atlantic Seafood will be removed.

Glenn Akramoff, Deputy City Manager, provided a status update on several projects on the waterfront. The Area 6 project on Ash Street will start in the next couple of weeks. The Waterfront Park continues with trees and landscaping to take place over the coming month as the construction wraps up. He presented a map detailing the various segments of the resiliency wall project and walked the Board through the sequencing of construction and funding sources.

Mr. Akramoff presented the Passero presentation from the January 20, 2026, City Commission Meeting. He explained the permitting process, design intent, marina operations, and timelines. Board Members asked questions about permitting the current footprint of Brett's, dredging, materials for the new structure, and utilizing the current dock house on the breakwater.

6.2 Sunshine Law Review

Katie Newton, Downtown Coordinator, provided a presentation on the Sunshine Law that governs the Board's meetings and the Board Members participation on the Waterfront Advisory Board.

7. NEW BUSINESS

7.1 Development of Work Plan

In accordance with the Board's establishment by Resolution 2025-86, the Board should create a yearly work plan. Staff provided some example projects and topics that could be included in the work plan. Members will bring back suggestions to the next meeting to be included in the plan.

7.2 Land Acquisition

Jacob Platt, Project Coordinator, introduced the agenda item by reminding the WAB of the discussion that took place with the CRAAB and the recommendation they made for the City Commission to pursue purchasing the property at 115 S. 2nd Street. The parcel commonly referred to as the Marlin and Barrel building is in the CRA and still on the market.

Member Roland stated that his position on purchasing the property had not changed due to the number of potential uses for the property. Chair Schaffer reminded the Board that the property was zoned MU-1 and parking isn't a permissible primary use. Staff explained that parking is allowable associated with another primary use.

Member Roland made a motion to recommend that the City Commission purchase 115 S. 2nd Street just as the CRAAB had done last year. Member Cook second, all present members voted in favor.

8. STAFF REPORT

8.1 Marina Manager Report

Chris Ferguson, Marina Manager, provided an update on a few projects and financials for the first quarter. He informed the Board on the requirement for no smoking signs that are posted on the fuel dispensers as the topic was discussed at the last meeting and the safety reasons for the boat owners only signage.

Board Members asked questions about Snag-A-Slip, adding back missing mooring balls, and adding a no smoking sign before you get to Dock C & D.

Member Mills brought up the need for the public to have reasonable access to the docks. Board

Members discussed liability, when the sign was installed, and if it was established by ordinance. Deputy City Manager, Jeremiah Glisson informed the Board that the sign was installed in 2023 and City Management's position to support the Marina Manager's recommendations for safety.

Member Mills made a motion for the City Commission to consider that the Marina docks stay open to the public from the time Marina Staff arrive until 9 p.m. unless there is inclement weather. That motion was seconded by my Member Roland.

Taina Christner, 406 Beech Street, spoke in support of the recommendation.

Scott Inglis, 61 Oak Grove Place, recommended that if the police can't help with closing the gates that the staff that lock the restrooms might be another option.

The vote was taken with all Members voting in favor.

8.2 Property Matrix

The Property Matrix was included in the agenda packet. Staff informed the Board that the City has received a First Step review application for the commonly referred to "Simmons O'Steen" property on North Front Street.

9. BOARD MEMBER REPORTS/COMMENTS - None

10. NEXT MEETING DATE

10.1 Monday, February 23, 2026, at 6PM

11. ADJOURNMENT -7:45

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