

St. Marys River Management Committee Reports

July 6, 2026

Attendees:

Baker - Commissioner Ronald Mann

Nassau - Commissioner Alyson McCullough

Camden -

Charlton - Chip Campbell (GA Co-Chair), Commissioner James Everett, Merrill Varn (Secretary)

Other - Claire Feazel (SMRMC Admin)

- The meeting was called to order at 6:08 p.m. A quorum was not present; reports were received but no business was conducted
- Treasurer's Report - \$11,578.40 (as May 31, 2026)

Old Business/Reports

Land Use (including public access)

Baker -

- Boat Ramp - Delay due to FEMA reimbursement and the Florida Forest Service \$380,000 grant - FFS extended grant period by 2.5 years - Demolition on-going - Contract has been let - Waiting on funding to be released by FEMA
- Development Projects - Multiple projects within Baker County may impact the St. Marys River. Approximately 680 homes within the first two developments that would be on city sewer and city water
 - Barber Point Development - old golf course - on 23A - No update for July
 - Nehemiah Point - southernmost development on 23A - entrances and exits have been approved by Baker County Board of Commissioners - No update for July
 - Mid Pointe Development - Initial Application submitted for unincorporated Baker County - Consultant reviewing project on County's behalf - Water and Sewer would come from a Jacksonville-area developer
- Maple Set Recreation Area - Improvements at John M. Bethea State Forest, the upper most access point to the river - No update for July
- Reynolds Bridge - connection between northeast Baker County, Florida and southwest Charlton County, Georgia is currently closed. Florida Department of Transportation (FDOT) has the \$8.5 million dollar rebuild is scheduled for 2028 on their Draft Tentative Five-Year Work Program - No update for July
- Plant AS - Project to build large-scale greenhouse - there are no agreements in place for developers to proceed
- National Park Service – Rivers, Trails, and Conservation Assistance program (NPS-RTCA) - No update for July
 - Review of 2, 4, 7, and 11-mile kayak trails within Baker County on river from Moniac to Boy Scout Camp
 - Shoals Park - Working on Canoe Trail - Also working to make the area more accessible and kid friendly
- Steele Bridge Road - FEMA funding improvements to make drainage updates and cross drains to the road

Nassau -

- County-Wide
 - BOCC instituted a Data Center Moratorium following a series of Fact Finding Meetings

- On Island
 - Boutique Hotel - No update for July
 - Bioethanol plant - Concern with land use plan - \$6.6 million lawsuit filed against City of Fernandina Beach - City has until November to respond - No update for July
 - Beach re-nourishment - No update for July
 - Atlantic Seafood Property - Lessee vacated - building most likely to be demolished - No update for July
 - Inland Fernandina Beach - Concern about stormwater management. New areas are flooding from lighter rain events - No update for July
 - Waterfront Park - No movement on construction. Work began in the spring, but stopped during the summer - No update for July
 - New Fishing Pier - Possible seawall and parking construction - in front of Alachua - No update for July
- Mainland
 - Townhouse Development - No update for July
 - New Race Track development west of I-95, near the Florida Welcome Center - approximately 600 acres - No update for July
 - BOCC continues to negotiate for future conservation easements. One property is approximately 1,400 acres - No update for July
 - BOCC is working on a 12-month moratorium on Data Centers. Two Public Hearings will be held as part of the process - No update for July

Camden -

- Blue Bridge - Mediation completed and working to complete the deed transfer - No update for July
- Raydient Development - Taylor Morrison has begun construction on *Esplanade at St. Marys*, a residential subdivision and golf course - concern remains surrounding adequate water retention on site. It may be possible to obtain storm water plans - Anticipated to open around February/early 2026 - Golf Course will be complete before residential development - No update for July
- Temple Creek - Boardwalk complete - Interpretive Trail is under construction - Camden County Public Works is working on project, completion anticipated in the late Fall 2026 - No update for July
- Data Centers - Camden County has enacted a Moratorium on Data Centers

Charlton -

- Charlton Camp Pinckney County Park Boat Ramp - GA-DNR conducted a technical review in March 2025 and sent a letter to Charlton County identifying necessary improvements - Progress on this item is currently paused as discussions with the County continue
 - Still working with subject matter experts and working towards putting the right people in conversation
- Raydient - The Refuge, featuring 12 lots ranging from +/-20 to +/-45 acres along the St. Marys River, has been advertised as “coming soon” from Raydient Rural. This is near the Atlantic White Sturgeon protection area - No update for July

Water Quality

- NPDES - No new or renewed permits in Camden County or Charlton County that would impact the St. Marys River
- Spanish Creek 319 - Grant extended through October 2026. The complicated septic tank has been completed and there is funding for approximately 5-6 septic tank pump outs. Since the start of the project, 42 tanks have been pumped.
 - The exact location of the pollutants is still to be determined
- Septic Think Tank - Project is currently on hold, but there is still a need to do septic tank maintenance talks with any HOAs on both the Florida and Georgia sides of the river and its tributaries - No update for July
- E&S spreadsheet
 - Florida requires a 25' buffer for wetlands, but not for surface waters. The committee continues to work towards a 25' construction buffer for Florida; No update for July
 - Georgia does not have Nitrogen and Phosphorus (N/P) regulations; No update for July
- FL TMDL Planning - No update for July - Need to identify someone to take lead on this project. There is a need to identify the baseline for N/P
- Georgia EPD Comprehensive Nutrient Permitting - No update for July
- Folkston WasteWater Treatment Plant - No update for July - Pender Lloyd, Folkston City Manager, reported that construction has begun on the new system, which will increase capacity to 1.25 MGD. The project is scheduled for completion in December 2026, with some final installations potentially extending into the first two quarters of 2027. The current facility has a capacity of 1.0 MGD.
 - The GEO Group is in the process of converting the D. Ray James prison facility to expand ICE capacity, bringing the total population to approximately 2,800–3,000 individuals. When both the prison and ICE facility were previously at capacity (3,000), the city's treatment facility was processing 0.75 MGD - No update for July

Water Quantity

- Four County Stormwater
 - Baker County - Working to schedule presentation from Fara Ilami at an upcoming meeting
 - Vulnerability Assessment Complete - Presentation tentatively scheduled for August/September
 - Camden County - County has begun work on stormwater grant, but waiting on progress update - No update for July
 - Charlton County - Vulnerability and Stormwater- EPD's Base Level Engineering Map is completed and is being uploaded to the online viewer. Updates are slowly being added to the St. Marys River Watershed
 - Work in-progress by Georgia Department of Natural Resources Coastal Resources Division (CRD) and St. Marys Riverkeeper may help with Vulnerability Assessment - No update for July
- City Stormwater rehab -
 - Folkston Stormwater improvements - No update for July
 - Macclenny - Nearing completion of Phase II and anticipate applying for Phase III - No update for July

- Georgia Water Councils -
 - Suwannee-Satilla Water Council - No update for July
 - Coastal Water Council - No update for July
- Water First North Florida - State funding has been removed - project will not continue in its initial form

Regulatory/Comp Plans

- Nassau County No Wake Zone - Currently on hold - No update for July
- Baker County Comprehensive Plan - Consultants still working on the plan
- Nassau County Comprehensive Plan - Nassau County Comprehensive Plan 2010-2045 - Adopted in: Ordinance 2025-038 on September 22, 2025

Administrative

- No updates in July

County Projects

- Possible new project for 2026
 - Updates to ARC Story Map - Goal of adding new GIS layer to identify areas for possible conservation - Will need to engage third-party to assist with this effort - No update for July
- Our UGA student is nearly complete with ESRI updates to the existing online mapping tool. Should be updated soon.

New Business

- Lengthy discussion concerning Data Centers and their impact on the St. Marys River

Partner Reports

- St. Marys Riverkeeper (SMRK) - No update for July
- St. Johns River Water Management District (SJRWMD)
 - Prior to the meeting, Cori shared current water shortage conditions and several helpful resources on drought conditions and water use

Committee Member Reports

- No reports for July

Public Comments

None

Adjournment

Meeting Adjourned at 7:38 p.m.

Next Meeting August 3, 2026 Callahan Fire Department