



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY MEETING**  
**JANUARY 7, 2020**  
**5:00 PM**  
**CITY HALL COMMISSION CHAMBERS**  
**204 ASH STREET**  
**FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. DISCUSSION - DIRECTION - ACTION ITEMS**
  - 4.1 *Main Street Boundary Expansion*
  - 4.2 *Community Redevelopment Area (CRA) Plan Update*
  - 4.3 *Community Redevelopment Agency (CRA) Meeting Schedule*
  - 4.4 *Financial Report Review*
  - 4.5 *Update on New State Law Regarding Community Redevelopment Areas (CRA)*
- 5. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

*Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).*



BOUNDARY EXPANSION PROJECT PRESENTATION  
JANUARY 7, 2020

# WHY EXPANSION?

- ⌘ When Fernandina Beach Main Street was first established in 2015, the city was still recovering from the 2008 recession.
- ⌘ Storefronts were empty, restaurants had closed and unemployment was still very high.
- ⌘ The focus for the original application was a very narrow view of our downtown corridor, and rightly so, in that we needed to focus on maintaining the historic gem that is Centre Street.
- ⌘ Today, we find a much more robust downtown corridor with full storefronts and buildings and new residential infill development.
- ⌘ Our downtown is much more stable and vibrant than it was just a few short years ago.
- ⌘ Main Street is still working to maintain the vibrancy that is our historic downtown, but there is growing opportunity all around the core.

# WHY EXPANSION?

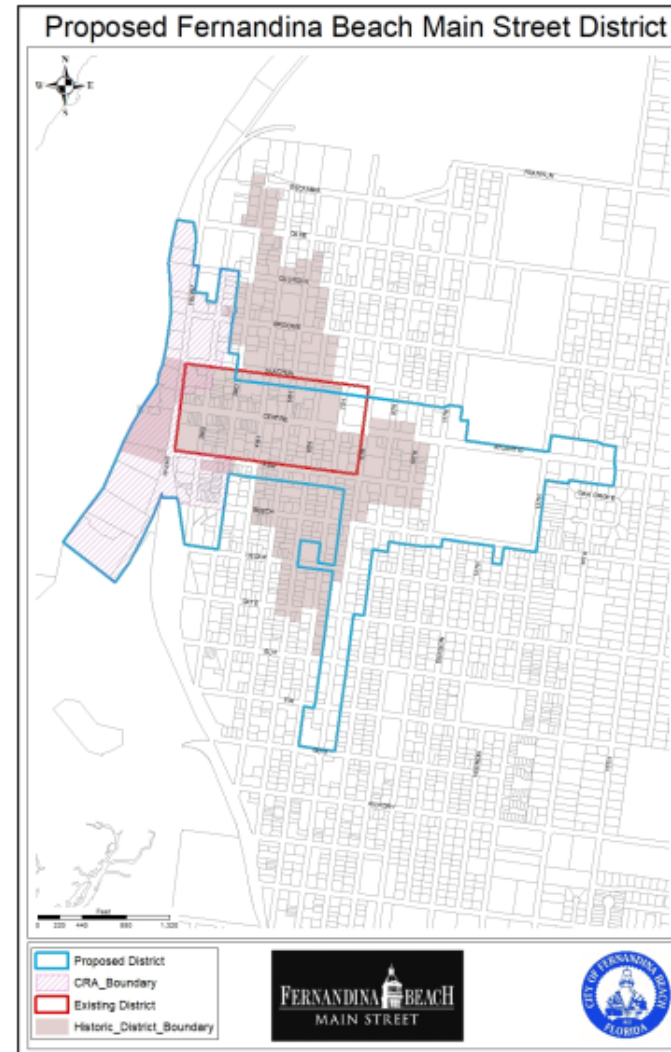
- ⌘ This narrow focus, while important in 2015, is now restricting Fernandina Beach Main Street from looking out to the larger downtown footprint and bringing focus to projects that are critical as we move forward as a city.
- ⌘ The new boundaries will include properties
  - ⌘ Within the CRA boundaries,
  - ⌘ The Amelia River waterfront along Front Street
  - ⌘ Several historic churches and Bed & Breakfast Inns
  - ⌘ The newly emerging and active 8<sup>th</sup> Street Corridor which is the gateway to our historic downtown
- ⌘ This expansion of boundaries will allow Fernandina Beach Main Street to reach out to areas that are just beginning to see growth and redevelopment.
- ⌘ We can help to ensure that those new property and business owners grow and develop robust and vibrant businesses in keeping with the historic look and feel of the core downtown corridor.

# PROPOSED DISTRICT BOUNDARIES

☞ The proposed Main Street District expansion is generally described from the Amelia River as,

- ☞ including all of the Community Redevelopment Area (CRA) along the waterfront from the Port of Fernandina in the north, to Rayonier in the south.
- ☞ East of Front Street, between 2<sup>nd</sup> and 3<sup>rd</sup> Streets, the boundary incorporates all of the CRA properties and those with a Central Business District land use
- ☞ as well as the Mixed Use Block number 273 with the Amelia Community Theater and the Amelia Island Museum of History.
- ☞ Continuing east, the boundary aligns with the Central Business District until 8<sup>th</sup> Street,
- ☞ where a southernly expansion takes the district down the 8<sup>th</sup> Street corridor, which serves as the main thoroughfare into downtown, with a history unto is own.
- ☞ Between 8<sup>th</sup> and 14<sup>th</sup> Street, all of the Central Business District, Mixed Use, and Commercial properties that surround the City's Central Park and make up the City's core are included in the proposed district.

# NEW BOUNDARY MAP



# WHAT IS INCLUDED IN THE EXPANSION?

- By adding 254 new parcels to our footprint, we pick up
  - Historic churches (including 3 historic black churches)
  - Historic funeral home building included in the historic district
  - All the bed and breakfasts properties in the downtown area
  - Additional commercial properties and businesses that are already a part of our downtown
  - Historic School House Inn
  - More of the Central Business District
  - 8<sup>th</sup> Street Corridor – The gateway to the historic downtown

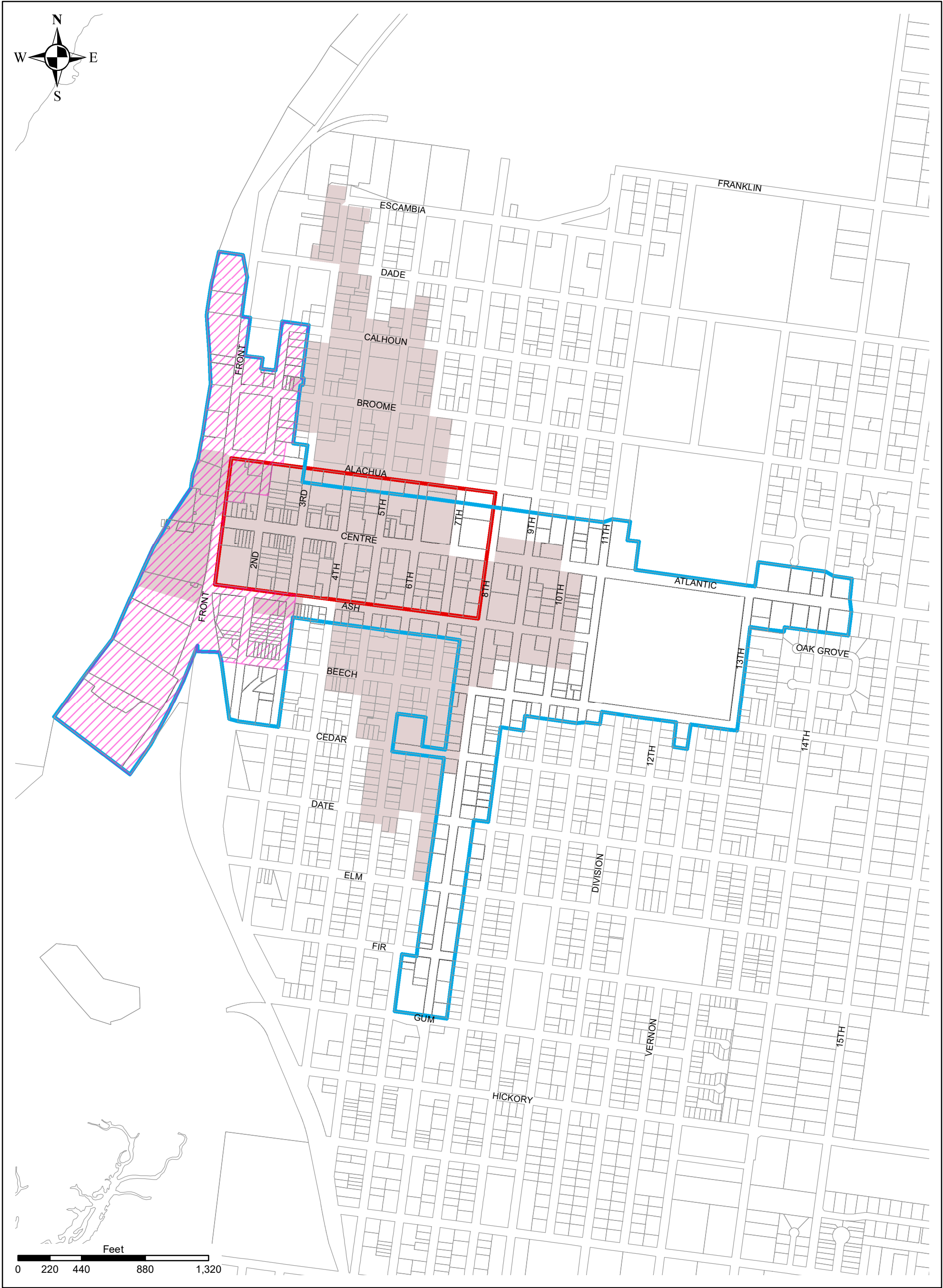
# BENEFITS TO MAIN STREET AND THE CITY

- ☞ Reduces ongoing confusion as to what is in Main Street's purview
- ☞ Allows for a more cohesive approach to the properties surrounding the historic downtown core
- ☞ Allows Main Street to become more involved in the preservation of several historic African-American Churches
- ☞ Allows Main Street to take a leadership role in the redevelopment of the 8<sup>th</sup> Street Corridor
- ☞ Allows Main Street to be more involved with the restaurant and accommodation businesses in the downtown area
- ☞ Allows Main Street engagement in the CRA and waterfront ongoing development planning

## NEXT STEPS

- ☞ Main Street Board approved this application at the October board meeting
- ☞ Review with the city commission and gain support
- ☞ File a new boundary application with Florida Main Street
- ☞ Start plans to support the expansion

# Proposed Fernandina Beach Main Street District



-  Proposed District
-  CRA\_Boundary
-  Existing District
-  Historic\_District\_Boundary



RESOLUTION 2020-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, RECOMMENDING SUPPORT FOR APPLICATION TO THE FLORIDA MAIN STREET PROGRAM TO EXPAND MAIN STREET PROGRAM BOUNDARIES TO INCLUDE CRA, RIVERFRONT, HISTORIC CHURCHES AND BED AND BREAKFAST INNS AND THE 8<sup>TH</sup> STREET CORRIDOR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Main Street Program has been created to assist Florida communities in developing public-private efforts to revitalize their downtown “Main Street” areas; and

WHEREAS, the Florida Main Street Program is a part of the original Main Street program established by the National Trust for Historic Preservation; and

WHEREAS, the Main Street program is designed to foster an economically healthy downtown that builds a positive image for the community, creates job opportunities, saves tax dollars, preserves the community’s historic resources, and helps to control sprawl; and

WHEREAS, the program emphasizes a four-point approach for economic development within the context of historic preservation: organization, promotion, design, and economic restructuring; and

WHEREAS, the Main Street board of directors has recommended expanding the boundaries of the Main Street program to include the City’s Community Redevelopment Area (CRA), Amelia River waterfront on Front Street, historic churches and bed and breakfast inns and the 8<sup>th</sup> Street corridor;

WHEREAS, the City believes that the Main Street Program expansion of its boundaries will be of benefit to the entire community by ensuring the continuity of an economically healthy downtown; and

WHEREAS, the City supports Main Street in its application to move forward with an expansion to the Main Street Program in the City of Fernandina Beach; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

Section 1. The City Commission supports the application for Main Street program expansion as depicted on Exhibit “A”, attached hereto.

Section 2. This Resolution shall take effect immediately upon passage.

ADOPTED this 7th day of January, 2020.

CITY OF FERNANDINA BEACH

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John A. Miller  
Commissioner - Mayor

ATTEST:

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CAROLINE BEST  
City Clerk

APPROVED AS TO FORM AND LEGALITY:

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TAMMI E. BACH  
City Attorney