



AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING
MARCH 1, 2023
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - 5.1 **ANNUAL BUDGET 2022-2023** - *This item was placed on the agenda at the request of Chair Hopkins.*
 - 5.2 **PEDESTRIAN FLOW TO AND AT THE WATERFRONT** - *This item was placed on the agenda at the request of Member Bartelt.*
 - 5.3 **ANNUAL REPORT** - *Draft Annual Report pursuant to Section 163.371, Florida Statutes.*
 - 5.4 **FERNANDINA HARBOR MARINA SEDIMENTATION ASSESSMENT - FY 21-22 CRA Expenditure**
- 6. BOARD BUSINESS**
- 7. STAFF REPORT**
 - 7.1 **PROPERTY MATRIX UPDATE**
- 8. NEXT MEETING DATE**
April 5th 2023
- 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 City Manager.

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: This item was placed on the agenda at the request of Chair Hopkins.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: February 22, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

Community Redevelopment Area Fund

The Community Redevelopment Area and Plan (CRA) were defined and approved by Resolution in June 2005, and the CRA Fund was established in Fiscal Year 2006-2007. The purpose of the CRA is to improve the City's historic waterfront area. Incremental ad-valorem tax receipts will provide the basis of funding in the future. Funds remaining from the Fiscal Year 2007-2008 transfer from the General Fund were returned to the General Fund in Fiscal Year 2012-2013. Tax revenue of approximately \$143,306 is anticipated in the 2022-2023 fiscal year.

180 COMMUNITY REDEVELOPMENT AREA FUND

	ACTUAL 2020	ACTUAL 2021	BUDGET 2021	BUDGET 2022	BUDGET 2023	INCREASE / DECREASE
OPERATING REVENUE						
180 31110 PROPERTY TAXES	11,452	40,420	35,204	48,762	61,449	26.0%
180 31117 PROPERTY TAXES-COUNTY	13,386	45,640	44,659	67,915	81,857	20.5%
TOTAL	24,838	86,060	79,863	116,677	143,306	22.8%
OTHER REVENUES						
180 36110 INTEREST	211	527	500	500	500	0.0%
180 36991 PARKING REVENUE	-	-	1,000	-	-	0.0%
180 38410 LOAN PROCEEDS	-	-	-	1,000,000	-	-100.0%
TOTAL	211	527	1,500	1,000,500	500	-100.0%
CASH BALANCE FORWARD						
180 38910 CASH BALANCE FORWARD	22,006	47,055	48,095	126,615	1,138,460	799.2%
TOTAL	22,006	47,055	48,095	126,615	1,138,460	799.2%
TOTAL REVENUE AND CASH BALANCES	47,055	133,642	129,458	1,243,792	1,282,266	3.1%
OPERATING EXPENSES						
180 53100 PROFESSIONAL SERVICES	-	3,500	-	-	-	0.0%
180 53400 CONTRACTUAL	-	-	-	-	-	0.0%
180 54000 TRAINING/TRAVEL	-	-	-	-	-	0.0%
180 54700 PRINTING	-	-	-	-	-	0.0%
180 54400 BOOKS/SUBS/DUES	-	-	-	-	-	0.0%
TOTAL	-	3,500	-	-	-	0.0%
CAPITAL OUTLAY						
180 56300 IMPROVEMENTS	-	-	-	1,000,000	1,008,910	0.9%
180 56400 EQUIPMENT	-	-	-	-	-	0.0%
180 56401 NON CAP EQUIP	-	-	-	-	-	0.0%
TOTAL	-	-	-	1,000,000	1,008,910	0.9%
DEBT SERVICE						
180 57100 PRINCIPAL	-	-	-	52,000	49,267	-5.3%
180 57200 INTEREST	-	-	-	35,000	21,271	-39.2%
180 57300 FINANCING COSTS	-	-	-	50,000	-	-100.0%
TOTAL	-	-	-	137,000	70,538	-48.5%
TRANSFERS OUT						
180 59100 TRANSFER TO GENERAL FUND	-	-	-	-	-	0.0%
TOTAL	-	-	-	-	-	0.0%
180 59990 RESERVE	47,055	130,142	129,458	106,792	202,818	89.9%
TOTAL EXPENDITURES AND RESERVES	47,055	133,642	129,458	1,243,792	1,282,266	3.1%

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: This item was placed on the agenda at the request of Member Bartelt.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: February 22, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:





ATLANTIC SEAFOOD





LOT A

PLAZA

24

LOT A







ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: Fiscal Year 2021-2022 Draft Annual Report for the Board's review.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: February 22, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: Sedimentation Assessment and Alternatives Analysis Report prepared by ATM.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: February 22, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: March Property/Project Matrix update.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: February 22, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX (AS OF MAR 1, 2023)

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					
00-00-31-1760-0029-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT C	MUNICIPAL		S FRONT							X
00-00-31-1760-0031-0020	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT D	MUNICIPAL		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		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	VACANT COM	25	N 2ND			X	X	X	X	
00-00-31-1800-0001-0230	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	STORE/OFFI	23	N 2ND			X	X	X	X	
00-00-31-1800-0001-0240	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT	21	N 2ND			X	X	X	X	
00-00-31-1800-0001-0250	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	19	N 2ND			X	X	X	X	
00-00-31-1800-0001-0260	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	17	N 2ND			X	X	X	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	231	FRONT			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	ARTISAN RE PARTNERS LLC	ARTISAN SINGLE FAMILY	VACANT IND	212	N 2ND			X	X	X	X	
00-00-31-1800-0008-0030	C-3	CBD	ARTISAN RE PARTNERS LLC	ARTISAN SINGLE FAMILY	VACANT IND	216	N 2ND			X	X	X	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		N 2ND			X	X			
00-00-31-1800-0009-0030	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	Pavilion	VACANT		N 2ND			X	X			
00-00-31-1800-0009-0040	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	Pavilion	VACANT	116	N 2ND			X	X			

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX (AS OF MAR 1, 2023)

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1800-0009-0050	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	Pavilion	VACANT		N 2ND			X	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		SINGLE FAM	114	S 2ND							X
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	STANLEY BARRY KENT & SUSAN P	HARBOR VIEW	SINGLE FAM	144	S 2ND							X
00-00-31-1800-0270-0100	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	205	BEECH			X	X	X	X	
00-00-31-1800-0270-0120	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	211	BEECH			X	X	X	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	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	153	S 3RD			X	X	X	X	
00-00-31-1800-0270-0200	MU-1	MU	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	147	S 3RD			X	X	X	X	
00-00-31-1800-0270-0210	MU-1	MU	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	141	S 3RD			X	X	X	X	
00-00-31-1800-0270-0220	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	135	S 3RD			X	X	X	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	DAMATO FRANK P & JENNIFER &	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	DONGO JULIO TRUSTEE		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 (as of Mar 1, 2023)

Project Name	Project Location	Status	Comments
Shoreline Resiliency	Riverfront (Parking Lot D to Port)	Seg 7-8 discussion, design	Jan. 25th Pre-application conference call with SJRWMD, USACOE, FDEP. Site visit on Feb. 17th
Railroad Safety	Front St (Centre, Ash)	Construction Complete	Railroad safety devices have had manufacturing delays. Anticipated delivery end of May
Alachua Street	Alachua (N. Front to N. 2nd)	Design	Construction bid for roadway improvements in March
N./S. Front Street	Ash to Alachua	Construction	Roadway work complete until Alachua Street railroad crossing begins
Area 5 Drainage	Alachua to Broome - Amelia River to N. 4	Material/funding delay	Construction to start in March
Area 6 Drainage	Ash to Elm - Amelia River to 8th St.	Design	Reso. 2023-28 Thomas & Hutton the contract for design and permitting
Atlantic Seafood	Vic Parking Lot C	Negotiations	Reso. 2023-21 City staff to negotiate desired appraisal
Underground Utilities	Front St (Alachua, Centre, Ash)	Const/Design	Mar. 7th CC Meeting includes a resolution for \$200,000 to fund this project
Marina Flow Study	Marina	Report Complete	Alternative Analysis provided