



AGENDA
COMMUNITY REDEVELOPMENT AGENCY MEETING
APRIL 18, 2023
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. PRESENTATION**
 - 4.1 FRONT STREET FLOODING AND EROSION** - *This item is placed on the agenda at the request of Commissioner Ross. Dr. Frank Hopf Ph.D., P.E. will provide a presentation on Front Street flooding and erosion.*
- 5. DISCUSSION - DIRECTION - ACTION ITEMS**
 - 5.1 WATERFRONT PARKING LOTS C AND D - REZONING** - *This initiative was previously discussed by the CRAAB in an effort to reduce industrial/commercial development in parking lots C and D. Staff requests direction.*
- 6. 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).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
Front Street Flooding and Erosion

ITEM TYPE: Presentation

REQUESTED ACTION:

SYNOPSIS: This item is placed on the agenda at the request of Commissioner Ross. Dr. Frank Hopf Ph.D., P.E. (Texas) - MBA will provide a presentation on Front Street flooding and erosion.

FISCAL IMPACT: None at this time.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Caroline Best, City Clerk

Mark Foxworth, Interim City Manager

Date: April 11, 2023

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

So long
Front Street

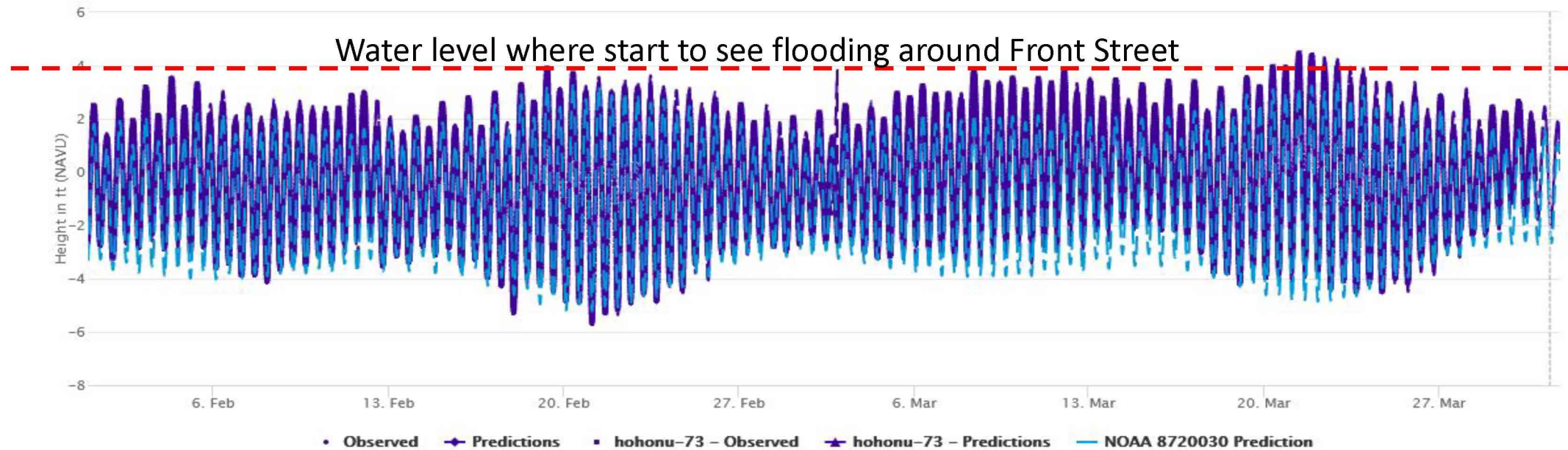


Front street flooding and planned loss

Fernandina 1

Last Observed: 1.8 feet

Last Updated: 5 minutes ago



1-DAY	7-DAY	30-DAY	90-DAY
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Beginning Ending

Every two weeks, the tides are sending water onto and then off the low point along the Front Street shore



Wrack from 3/23 2023
high tide Osteen property





Additional breaches in the retaining wall on the Osteen property not shown on 2021 aerial photographs

Photo taken 3/20/2023



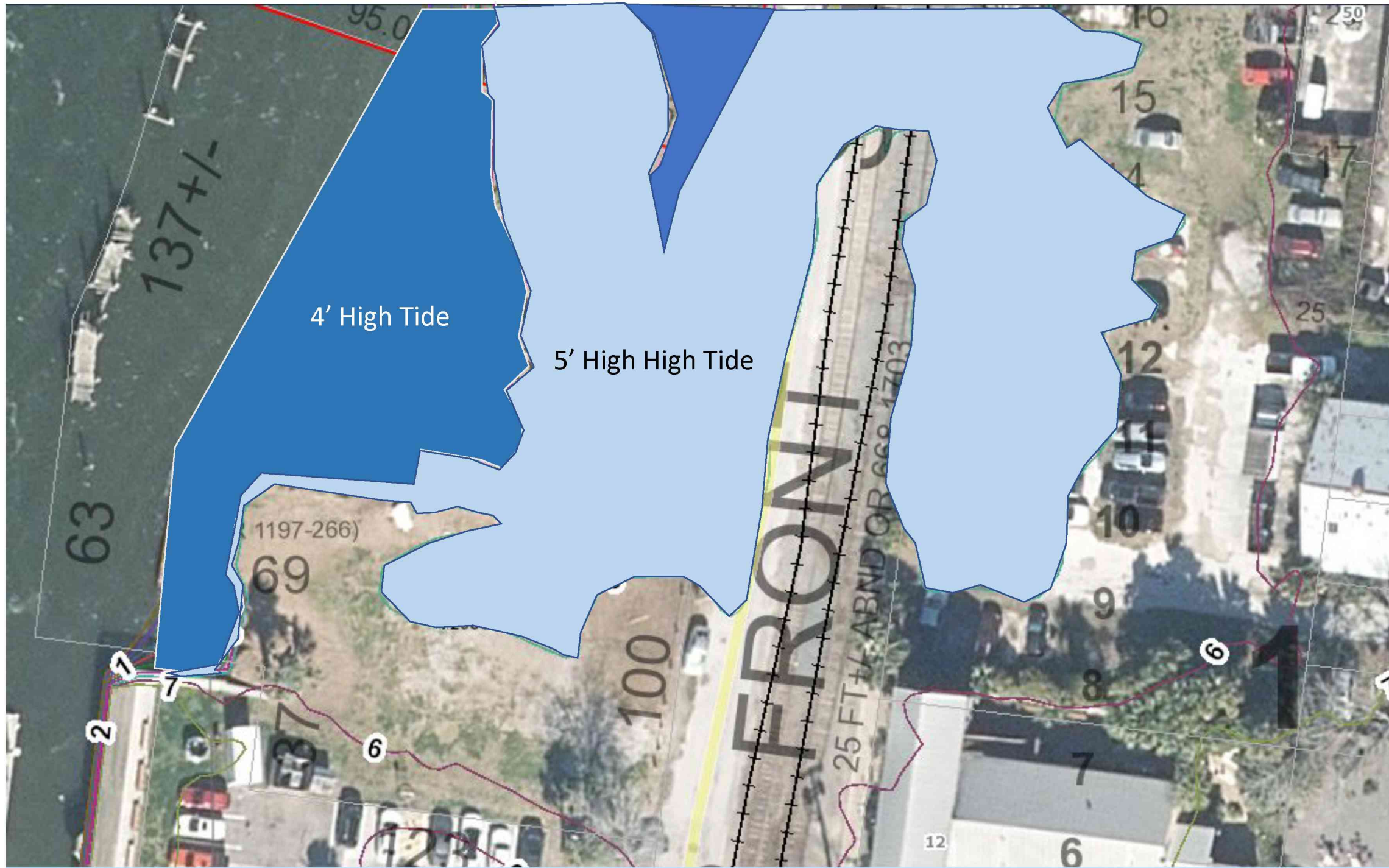


Eroding Osteen
property from river
current and wave
action – material
washed away
contributes to
harbor siltation

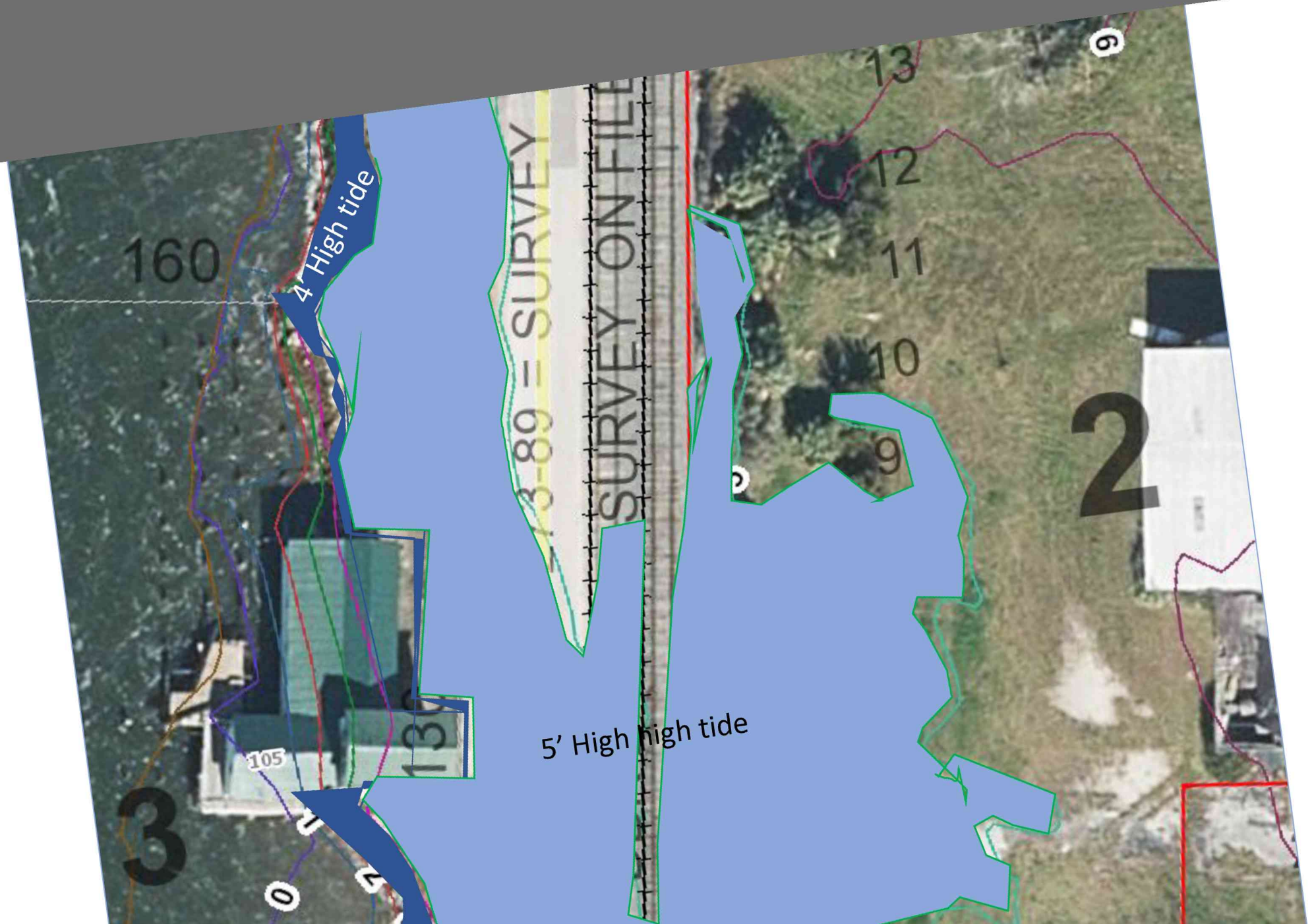
Photo 3/30/2023

Not only does the edd tide water erode the area but it appears that rainwater from city storms sewer overwhelms the system and erodes across the property to the river



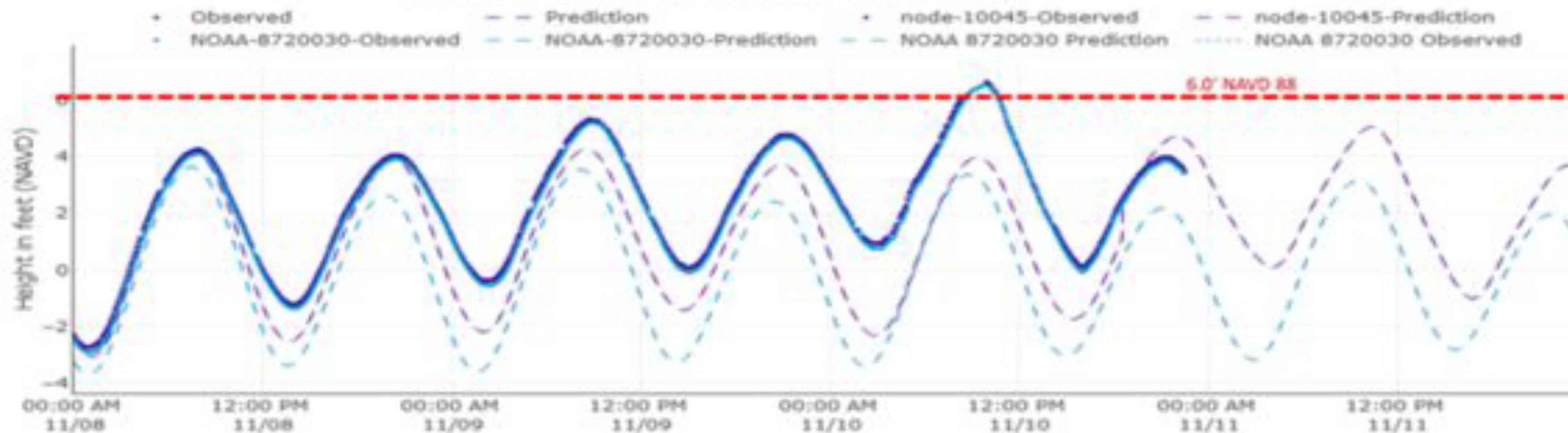




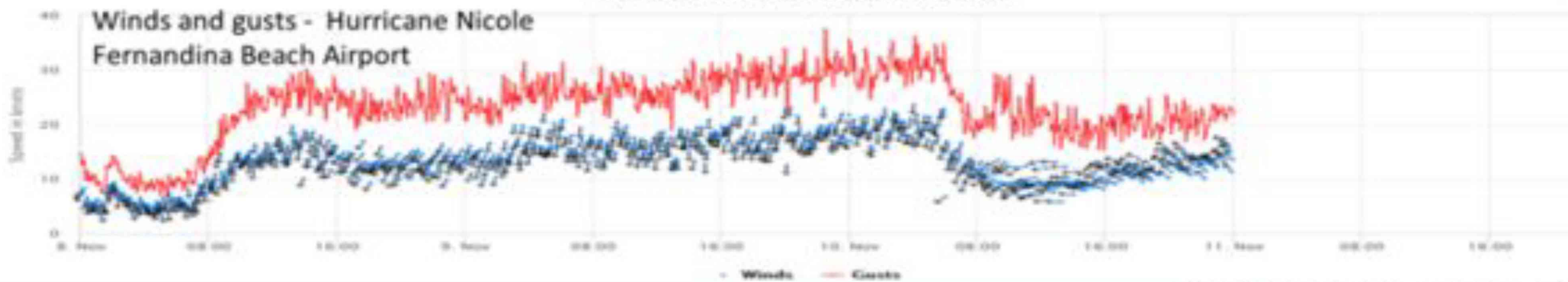


More powerful storms are coming

Fernandina Beach Gauge Hurricane Nicole Passing



NOAA/NWS/CO-OPS
Winds at 8720030, Fernandina Beach FL
From 2022/11/08 00:00 LST to 2022/11/11 23:59 LST



One good storm could take
out Front Street here





**AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING
OCTOBER 5, 2022
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER – The meeting was called to order at 6:00 PM.

2. ROLL CALL

MEMBERS PRESENT:

*Alan Hopkins
Lisa Finkelstein
Frank Damato*

*Jack Knocke
David Cook, Jr.*

OTHERS PRESENT:

Kim Briley, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

5. NEW BUSINESS

Mr. Martin request Chair Knocke to consider the letter of interest provided to the CRAAB at tonight's meeting be considered under Board Business.

5.1 A. Hopkins Correspondence – Discussion regarding Member A. Hopkins Aug 18, 2022 email.

Chair Knocke asked Member Hopkins how he would like to review the response provided by the City. Member Hopkins ask that the board have an open discussion.

Member Finkelstein expressed that the CRAAB could make an impact related to two things. The public spaces within the CRA, and how to advocate for their development. How the CRAAB make recommendations related to TIF spending.

Chair Knocke states that he has heard from the public that there are roadblocks keeping people from developing the riverfront property, such as HDC review. Mr. Martin explains the HDC and CRAAB respective roles in development review.

Board Members continue to discuss City Staff's response to Member Hopkins correspondence. Ms. Bach was unable to attend tonight's meeting. Mr. Martin suggest that she prepare a white paper for question 2 related to filling and development of property west of Front Street.

Member Hopkins expresses a desire to understand the potential revenues associated with the development of vacant or underutilized property on the waterfront. Mr. Martin suggest that at the time of building permit a more detailed analysis could be provided to project future revenues.

Board Members discussed the City owning and leasing property versus selling property so that the City could collect property taxes and generate money for the CRA. Mr. Martin emphasized that the City Commission, based on the desires of the community has minimal interest in selling property within the CRA. Mr. Martin suggests having potential lease revenue be directed into the CRA fund. He stated that would be a City Commission decision that he would investigate.

Mr. Martin states that the Brett's Waterway café and Atlantic Seafood leases support the Marina fund.

5.2 Parking Lot C & D

Mr. Martin states that he is speaking on behalf of Commission Ross, because he has added this item to a City Commission Workshop Agenda. He believes that the City Commission does not have a desire to see commercial development Lots C & D, outside the redevelopment of Atlantic Seafood. The topic of discussion at the workshop would be to rezone the area from Industrial Waterfront to Recreation.

Member Finkelstein asks what portions of Lots C & D are they considering, and what type of implications that kind of change would have on the allowable uses. Mr. Martin projects the Nassau County Property Appraiser's map on the screen to show the general area of discussion, seeks the Board input.

There is a brief conversation about the recent repeal of the Brett's PUD.

Chair Knocke questions the rational of rezoning city property to Recreation. States that he believes the City should be seeking development that will bring people to the waterfront and generate revenue with development that makes since. Mr. Martin emphasizes the strong community sentiment that there shouldn't be commercial development in this area of the waterfront.

Member Hopkins asks who benefits for from the lack of development in this area of the waterfront?

Member Finkelstein states that there is a plan that the City Commission approved in concept that has not moved forward yet beyond the seawall. Suggests that the CRAAB advocate for the funding of that plan. States that she doesn't necessarily believe that commercial development is needed in this area of the waterfront to drive people to this area.

Chair Knocke states that the plan has never been approved. Explains that he believes that there should be something in the southwest corner of Lot D to draw people to that area and generate revenue for the CRA.

Member Finkelstein asks if there is value to having open space in the downtown? States that there is a need for open space to accommodate events in the downtown that doesn't require closing City streets.

Mr. Martin asks that the Board to refocus on the recommendation to support or object rezoning of the area known as Parking Lots C & D to Recreation.

Mr. Damato states that having open space is very enticing for events and festivals in that area, and supports making it Recreation.

Mr. Knocke calls for the vote to support or object rezoning the area to Recreation. Asks Board Members that support recreation zoning to raise their hand. Member Damato and Member Finkelstein raise their hand.

Mr. Knocke asks Board Members that do not support recreation to raise their hands. Member Cook, Member Hopkins, and Chair Knocke raise their hands.

Mr. Cook states that he would like to see the private property to the south of Lot D develop and become that destination. The Board has some general discussion about that property. Mr Martin states that he hasn't had a conversation with that particular property owner in his seven years with the City. Is open to having conversations with the property owner to help guide them in developing his parcel.

6. BOARD BUSINESS

6.1 Letter of Interest – Request for Letter of Interest, Redevelopment of 101 N. Front Street Property

Mr. Martin asks to summarize the intent. Monument Marine Group is seeking a 120-day due diligence period to analyze the redevelopment of the City property at 101 N. Front Street.

Member Hopkins ask what is the downside of entering the due diligence period? Mr. Martin states that he doesn't see a downside to entering the due diligence period. During that time the long-term lease can be negotiated.

Chair Knocke states that he doesn't believe giving an exclusive period is in the best interest of the City. Suggest using a broker to solicit multiple offers. Believes that the City should consider selling the property and asking the City Commission to consider the true economic value in leasing the property versus selling the property.

The Board has an open discussion about the rational behind the \$10,000 refundable due diligence period.

Mr. Damato asks Commissioner Ross to address the Board. Commissioner Ross explains his support for the due diligence period.

Chair Knocke asks the Board who supports the Letter of Interest? Member Finkelstein and Member Damato raise their hand. Chair Knocke asks the Board who opposes the Letter of Interest? Member Cook, Member Hopkins, and Chair Knocke raise their hands.

6.2 Chair Knocke Resignation

Chair Knocke adds an item to Board Business. States that he is going to resign from the Board. Strongly encourages other Board Members and the City Commission to get other volunteers to serve on the Board and keep making progress.

7. STAFF REPORT

7.1 Project Update

Mr. Martin explains the CRA Property Matrix.

There is a brief discussion about the Board moving forward with only four members. Chair Hopkins accepts the role as Chair, but only for November and December.

8. NEXT MEETING DATE

8.1 The next CRAAB meeting will be held Wednesday, November 2, 2022, at 6:00p.m.

DRAFT

9. **ADJOURNMENT** – There being no further business before the Board, the meeting was adjourned at 7:18

Jacob Platt, Recording Secretary

Jack Knocke, Chair