AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING
SEPTEMBER 14, 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. **APPROVAL OF MINUTES**
   4.1 **APPROVAL OF CRA ADVISORY BOARD MEETING MINUTES**
5. **PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
6. **OLD BUSINESS**
   6.1 **OBJECTIVE AND STRATEGIES UPDATE**
7. **BOARD BUSINESS**
   7.1 **ATLANTIC SEAFOOD GROUND LEASE APPRASIAL**
8. **STAFF REPORT**
9. **NEXT MEETING DATE - OCTOBER 4TH, 2023**
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 City Manager.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: The meeting minutes for July 10, 2023 will be approved.

ITEM TYPE: Approval of Minutes

REQUESTED ACTION: Staff requests that the CRA ADVISORY BOARD FROM 7-10-2023 minutes be approved

SYNOPSIS: **AUGUST 24, 2023 MEETING MINUTES**

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Katie A Newton

Date: September 01, 2023

Submitted By: Katie Newton, Legal Assistant

COMMISSION ACTION:

AGENDA
COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD
MEETING
AUGUST 24, 2023
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. **CALL TO ORDER –** The meeting was called to order at 5:00 PM.

2. **ROLL CALL**

MEMBERS PRESENT

Lisa Finkelstein ***(Absent)***
Eric Bartelt
Frank Damato ***(Absent)***
Jenny Schaffer
David Cook, Jr.
Frank Santry
Logan Eason

OTHERS PRESENT:

Jacob Platt, Recording Secretary

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.1 **JULY 10, 2023, MEETING MINUTES**

Approved as presented.

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

No members of the public spoke.

7. **NEW BUSINESS**

7.1 **PRESENTATION BY MR. WALTER DUKE – Dania Beach Ocean Park Revitalization Plan**

Mr. Walter Duke makes a presentation about his involvement with the revitalization of the Dania Beach Ocean Park. He begins the presentation with a story about visiting Fernandina Beach in 2009, shortly after becoming Mayor of Dania Beach and discovering the Amelia River Waterfront Park Plans.

Mr. Duke talks about the political challenges that were overcome to make the revitalization plan come to fruition. He goes on to explain the various funding sources that were used to pay for the project and how Dania Beach worked to get two new revenue generating leases established in the Dania Beach Ocean Park.

Member Santry talks about the challenges that Fernandina Beach has faced in generating momentum to get the various waterfront plans implemented. Member Santry asked Mr. Duke how he kept the momentum going once the project began.

Mr. Duke states that it takes political will and a project champion. He suggested taking the first bite of the apple to show progress.

Member Eason asks Mr. Duke how paid parking in Ocean Park operates. Mr. Duke explains that the paid parking has evolved with the technology over time.

Mr. Cook asks about commercial property and if there were lessons learned and things that Mr. Duke would do differently.

Staff thanked Mr. Duke for his time and asked if he could share information about the lease terms for the Quarterdeck Pier Restaurant and the Lucky Fish ground lease. Mr. Duke explained that he sees those endeavors as a partnership, typically with a percentage of gross sales and a minimum lease amount.

6. OLD BUSINESS

6.1 OBJECTIVES AND STRATEGIES

Board Members agreed to have a strategy for updating the CRA Design Guidelines.

6.2 PARKING LOT C & D

Member Bartelt reminds the Board that there was unanimous support to recommend the City move forward with making parking lot improvements to Lots C & D.

Member Bartelt presents the various components of the parking lot concept.

Member Santry asks if the flex parking spaces on the south end of the parking lot are code compliant.

Board members discussed the drive isle width and one way versus two-way traffic. There was a brief discussion about landscape islands. The potential new Atlantic Seafood site and Ash Street view corridor were explained by Member Bartelt.

Member Bartelt includes a slide in his presentation labeled "Reasons to Proceed" with lot C & D improvements along with a cost estimate for construction.

Member Eason makes a motion to move the proposed Parking Lot C & D concept to the CRA Executive Board, seconded my Member Cook. Member Santry suggests amending the motion to be subject to review and possible modifications after review by the City's TRC. All present members voted in favor of the motion.

8 BOARD BUSINESS

Member Bartelt states that the Board may want to consider talking about greenspace at a future meeting. Member Schaffer asked about the status of the Alachua Street project.

9 STAFF REPORTS

Staff provided a brief update on the status of the resiliency wall design and permitting with Kimley-Horn. The City's next meeting with the consultant is on August 30th to discuss storm surge and king tides.

The City is in the process of securing a 10 foot easement along the east side of the Simmons O'Steen property.

The FPU overhead to underground conversion has started on Front Street. FPU's contractor has installed conduit.

The City has committed to spending $1,000,000 on downtown streetscape improvements. That process will involve an RFP.

Mr. Walter Duke is in the process of preparing the appraisal for the Atlantic Seafood adjacent leasehold.

Parking Lot D rezoning to Recreation was approved at second reading on August 15th.

The Invitation for Bid on the Alachua Street Streetscape improvements will be opened on September 21st.

10 NEXT MEETING DATE – September 6, 2023

11 ADJURNMENT – 6:31 p.m.

Jacob Platt, Recording Secretary

Lisa Finkelstein, Chair

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT: Board Members agreed to have a strategy for updating the CRA Design Guidelines.

ITEM TYPE: Old Business

REQUESTED ACTION: No additional comments.

SYNOPSIS: Updating the 2005 CRA Plan Objectives and Strategies.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: September 07, 2023

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach

SUBJECT:

1. Board members discussed the drive isle width and one way versus two-way traffic. There was a brief discussion about landscape islands. The potential new Atlantic Seafood site and Ash Street view corridor were explained by Member Bartelt.

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: No additional comments.

FISCAL IMPACT: No additional comments.

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Submitted By: Jacob Platt, Assistant Project Manager Date: September 07, 2023

COMMISSION ACTION: