



**AGENDA  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD  
REGULAR MEETING  
MARCH 6, 2024  
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 FEBRUARY 7, 2024 REGULAR MEETING MINUTES**
  - 4.2 FEBRUARY 26, 2024 SPECIAL MEETING MINUTES**
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
  - 6.1 OBJECTIVES & STRATEGIES**
- 7. BOARD BUSINESS**
  - 7.1 UPCOMING ETHICS TRAINING - MARCH 15, 2024**
- 8. STAFF REPORT**
- 9. NEXT MEETING DATE**
- 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.



**AGENDA  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY  
BOARD MEETING  
FEBURARY 7, 2024  
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  
Eric Bartelt  
Frank Damato  
Jenny Schaffer*

*David Cook, Jr.  
Greg Roland  
Kelly Purko*

**OTHERS PRESENT:**

*Jacob Platt, City Staff*

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.1 **JANUARY 3, 2024 REGULAR MEETING MINUTES**

Board Member Roland moved to approve the January 3<sup>rd</sup> Meeting Minutes, Board Member Damato seconded, all voted in favor.

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

Mr. Finkelstein stated that she was going to rearrange the agenda because the Mr. Charlie George was in attendance.

Commissioner Ross, 210 N. 3<sup>rd</sup> Street had three items for the Board. The first update was related to the overheard to underground conversion on North Front Street. Second, related to the downtown revitalization. Lastly, he asked the Board for their thoughts about eliminating the downtown marina boat ramp.

Member Cook asked about the obligations of the Big P Grant. Commissioner Ross stated that the terms of the grant are either expired or about to expire.

Chair Finkelstein asked about the redesign of the boat ramp as it relates to the resiliency wall engineering that is underway.

Interim City Manager Charlie George explained the current engineering design. There were questions about the number of parking spaces that could potentially be created and how often the boat ramp is used.

Member Cook stated that the obligations of the Big P Grant must be satisfied and if it was, you have to consider what adds the most value to the City if the goal is to provide flood protection for the downtown.

Member Schaffer asked Commissioner Ross about the various jack and bore projects that are planned.

Member Bartelt pointed out the pedestrian conflicts with the boat ramp with the current configuration.

Chair Finkelstein asked who would be the appropriate board to consider this type of change? Mr. George stated that the CRAAB could consider making a recommendation.

Member Roland asked Mr. George about the preliminary timeline for the resiliency wall project. Mr. George stated that the design was ongoing and given the significant cost, a bond referendum was being discussed.

There was discussion about what businesses at the marina use the boat ramp.

Member Schaffer and Member Damato stated that more information was needed to consider making a recommendation on the boat ramp.

## **6. NEW BUSINESS**

### **6.1 BRETT'S REPLACEMENT – FUTURE USE**

Chair Finkelstein introduced the topic by stating that the Board's discussion should focus on whether the future use would be public space versus a private business.

Mike Spino 317 S. 5<sup>th</sup> Street asked the Chair if he could offer some comments to hopefully help frame the discussion. He stated that one of the positive items that came out of the Lot C & D plan was the opening of the Ash Street view corridor and wherever there is an opportunity to do so, it is in keeping with the CRA Design Guidelines.

Member Roland stated that he believes that it should become an open view corridor, public open space. There was discussion about how the marina would be reconfigured and the dock house.

Member Schaffer stated that the City should maintain the right to build a structure over the water.

Mr. George told the Board that he designed the Tybee Island Pier. He stated that he believes a smaller version of the pavilion structure would be an ideal public use for that location. He stated that it could have a small area for restrooms and house a ticket booth that could be rented to Amelia River Cruises.

The Board discussed numerous topics related to replacing the Brett's structure.

There was discussion about leasing or renting a small area for a private business to potentially provide food and beverage. Questions arose related to having the business build the structure with a triple net lease, or if the City should build the structure and rent the space.

Member Roland made a motion that whatever replaces Brett's should be a public space. Member Damato seconded the motion. All Board Members voted in favor.

## **7. OLD BUSINESS**

### **7.1 CRA OBJECTIVES & STRATEGIES**

Chair Finkelstein provided a brief synopsis to the Board about the previous work that had been done on the Objectives & Strategies section of the CRA Plan. She then asked the Board, given some of the new members, if they would like more time to familiarize themselves with the document.

Board Members discussed the best strategies for completing the update, and the Board agreed to have a special meeting before March, dedicated to working on the document.

## **8. BOARD BUSINESS**

### **8.1 ELECT CHAIR AND VICE CHAIR**

Member Roland nominated Ms. Finkelstein to continue as CRAAB Chair, it was seconded by Member Cook, and all voted in favor.

Member Bartelt nominated Mr. Roland to serve as Vice Chair, it was seconded by Member Schaffer, and all voted in favor.

## **9. STAFF REPORT**

Staff provided a brief update on a couple of happenings on North 2<sup>nd</sup> Street and provided what information was available about the Alachua Street stormwater and railroad crossing project.

Member Bartelt asked if the Board should make a motion to have the boat ramp discussion at the next meeting. Staff stated they would provide the ramp trip count that had been previously done by City Staff, and a schematic provided by Member Bartelt showing the additional parking that could be provided if the trailer parking was removed from Parking Lots C & D.

There was a general discussion about the recent opposition to the Parking Lots C & D improvements.

## **10. NEXT MEETING DATE – MARCH 6, 2024**

## **11. ADJURNMENT – 6:23 p.m.**

JPLATT  
Jacob Platt, Recording Secretary

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Lisa Finkelstein, Chair



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY ADVISORY**  
**BOARD SPECIAL MEETING**  
**FEBRUARY 26, 2024**  
**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*  
*Eric Bartelt*  
*Frank Damato*  
*Jenny Schaffer*

*David Cook, Jr.*  
*Greg Roland*  
*Kelly Purko*

**OTHERS PRESENT:**

*Jacob Platt, City Staff*

3. **PLEDGE OF ALLEGIANCE**

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

Chair Finkelstein opened the floor for public comment by explaining that tonight's meeting is a special meeting for the Board to continue discussion on the Objectives and Strategies. She stated that the Board had made a recommendation to the CRA Executive Board for Parking Lots C & D, but still welcomed public comment.

Lawrence Piper, 404 S. 5<sup>th</sup> Street stated that he believed the CRAAB recommendation was a bad one. He said that when special events close the boat trailer parking, you are essentially closing the boat ramp. He asked why the CRAAB isn't proposing a second boat ramp, and that pétanque courts shouldn't be on the waterfront.

Colby Harris, 858 Laguna Drive talked about the historic use of the water for locals to provide for their family. He asked the Board why the pétanque courts couldn't be located at Central Park on Atlantic Avenue.

Chair Finkelstein clarified that at the February 20th City Commission meeting the topic of closing the boat ramp was discussed by the City Commissioners and it was agreed that they are not even considering closing the boat ramp and that the plan the CRAAB recommended has no impact on the boat ramp.

Mac Morriss, 821 Parkview Place talked about the small town feel of Fernandina and not wanting to lose it. He said that the working waterfront contributes to that feeling. With the continued growth in the County, he voiced concern that the residents weren't going to be able to park in their own downtown.

5. **BOARD BUSINESS**

## 5.1 OBJECTIVES & STRATEGIES

Chair Finkelstein reintroduced what changes had been made to the document with items that have already been accomplished or no longer relevant moved to the back of the document so that they were not lost. There was discussion about how to continue to edit the document.

The Board started by looking at the timeframes. Board Members agreed to change “Immediate” to initiate within the first year of updating the plan.

Member Roland suggested eliminating “Work in Progress” all together and moving some of those items to long-term. It was agreed to keep “Short-term” to within the first 5 years of updating the plan, eliminating “Mid-term,” and making “Long-term” to anything that is beyond 5 years.

Objective 1 - City Marina Facilities, there was discussion on the relevance of keeping it in the document. Strategy 1.1 refers to the siltation issues at the Marina. The Board suggested rewording the strategy to continue to monitor as different components of the Marina/Bretts change in the future, and to change the timeframe from work in progress to long-term.

Strategy 1.2 should be changed to an immediate timeframe, staff to work with Mr. George on revising the language accordingly with the change to the Amelia River Federal Channel and the future plans for the Marina to expand to the north.

Objective 2 – Promote a Mix of Uses, there was discussion about the changes that have occurred to the land use and zoning since 2005, and changes that were made to the Land Development Code to allow for a wider range of uses. Board Members agreed that it should maintain an objective and continue to monitor if changes are needed in the future. The timeframe for 2.1 should be changed to long-term, striking the language related to developers agreement.

Member Bartelt reminded the Board that there was previous discussion about adding an objective for resiliency. Board Members agreed that it should become Objective 1. Member Schaffer suggested moving the current Strategy 1.2B under the new Objective 1 for resiliency because it was more relevant there than under the Marina Objective. Board Members asked staff to provide the language for the resiliency objective and discussed what additional strategies should be included.

Consensus for the resiliency strategies is 1A related to improvements on public property, and 1B for the City to coordinate with the private property owners along the waterfront.

Staff stated that they would talk with Mr. George about the CRAAB’s role with the upcoming bond discussions.

Mr. Schaffer asked for more detailed information related to the timeframes for the Alachua Street project. She requested that detailed updates be provided at each regular meeting.

Mr. Bartelt Stated that he was meeting with Taylor Clem, Nassau County Extension Director to discuss appropriate plantings for the Lot C & D plan.

Mr. Cook asked if minor improvements code be made to the 101 N. Front Street property to allow for temporary parking and to help alleviate flooding on the property.

**6. NEXT MEETING DATE – MARCH 6, 2024**

**7. ADJOURNMENT – 6:38 p.m.**

JPLATT

Jacob Platt, Recording Secretary

Lisa Finkelstein, Chair

DRAFT

**CITY COMMISSION AGENDA ITEM**  
*City of Fernandina Beach*



SUBJECT: Objective & Strategy Update

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ITEM TYPE: Old Business

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REQUESTED ACTION:

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SYNOPSIS: Board Members continue to review and update the CRA Plan Objectives & Strategies.

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FISCAL IMPACT:

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CITY ATTORNEY COMMENTS:

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CITY MANAGER RECOMMENDATION(S):

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Date: March 01, 2024

Submitted By: Jacob Platt, Assistant Project Manager

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COMMISSION ACTION:

**CITY COMMISSION AGENDA ITEM**  
*City of Fernandina Beach*



SUBJECT: Ethics Training

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ITEM TYPE: New Business

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REQUESTED ACTION:

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SYNOPSIS: City Attorney Back will be offering the annual Sunshine Law & Ethics in Local Government Training on Friday, March 15, 2024, from 8am to noon and 1pm to 5pm in the City Hall Commission Chambers.

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FISCAL IMPACT:

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CITY ATTORNEY COMMENTS:

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CITY MANAGER RECOMMENDATION(S):

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Date: March 01, 2024

Submitted By: Jacob Platt, Assistant Project Manager

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COMMISSION ACTION: