



**AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING
JUNE 5, 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 MAY 1, 2024 REGULAR MEETING MINUTES**
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
 - 6.1 ALACHUA STREET UPDATE**
 - 6.2 CRA PLAN UPDATE**
- 7. BOARD BUSINESS**
- 8. STAFF REPORT**
- 9. NEXT MEETING DATE JULY 3, 2024**
- 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 REGULAR MEETING
MAY 1, 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 - ABSENT
Kelly Purko

OTHERS PRESENT:

Jacob Platt, City Staff

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES**

4.1 **MARCH 6, 2024, REGULAR MEETING MINUTES**

Member Bartelt made the motion, seconded by Member Cook. All voted in favor.

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

Interim City Manager Charlie George provided an update to the Board that was given to the City Commission at their Executive Session on April 16th. The preliminary plans for Parking Lots C & D will be presented to the City Commission at their May 7th Regular Meeting. The Downtown Resiliency Project is nearing 90% design and will be submitted to the Army Corp of Engineers for permitting. The consultant team for the Downtown Revitalization Project should have preliminary concepts done by mid-May. FPU has completed most of the overhead to underground conversion on North Front Street, the City's consultant is finalizing the jack and bore permit to complete the project under the railroad tracks by The Salty Pelican. The Railroad will be replacing ties and spreading additional ballast stone between Ash & Centre Street after Shrimp Festival.

Mr. George provided a detailed history of the Area 5 Drainage Project (Alachua Street). The design firm CPH Engineering provided an initial opinion of probable cost at \$1.9 Million. TG Utilities was awarded a contract for \$2.4 million and issued a Notice to Proceed in July of 2021. He described the major components of the design and difficulties associated with getting the contractor to mobilize and commence the work. The City terminated TG Utilities contract in October of 2023. The City then asked CGC, a general contractor that the City has worked with

on previous projects, to provide a cost to complete the project. The cost provided at the end of April was \$7.3 million dollars.

Mr. George then described the intent to revise the scope of the project by completing a modified stormwater system in-house with the City's Utilities Department. He explained that the funding to complete the project would come from ARPA funds that have been reallocated and the remaining funds in the original contract. The goal is to have the project complete by the end of the calendar year.

6. OLD BUSINESS

6.1 JANUARY 2023 PARKING RECOMMENDATIONS

Chair Finkelstein provided a brief synopsis of the recommendations that were made to the City Commission for newer Board Members awareness. She explained that the existing Objective and Strategies were utilized to make the recommendations that were adopted by the City Commission via resolution.

Member Bartelt pointed out that the parking lot layouts that were included in the 2023 recommendations were outdated but he believed that the list of recommendations was still valid.

Member Schaffer asked if there were discussions about purchasing additional property for parking. Chair Finkelstein stated that the Board had not considered purchasing property but utilizing existing City property and right of way.

Commissioner Ross thanked the Streets Department for completing parking improvements on Broome Street between North 2nd and Front Street, adding 17 additional parking spaces in the CRA.

Commissioner Ross asked for the Boards input on purchasing and utilizing 115 S. 2nd Street for parking.

Jeremiah Glisson, Operations Director for the City provided the Board an update about a plan that will be presented to the City Commission at an upcoming meeting. North 7th Street is the only north south street west of 8th Street that isn't one way. The plan is to make it one way to the south and provide on-street parking within the right of way.

There was a brief discussion about the property to the north of the Pineland Bank property.

Lawrence Piper, 404 S. 5th Street, spoke in support of purchasing 115 S. 2nd Street for parking. He questioned when is enough parking enough? How many people do we want to continue to come downtown?

Member Schaffer provided comments in support of purchasing 115 S. 2nd Street for parking. She mentioned that it was one of the last properties in the downtown core that wouldn't involve tearing down a historic building.

Mr. Cook asked Member Schaffer if she knew Mr. Goodsell's intent for the vacant portion of the Standard Marine block. She stated that she didn't believe that he would want parking on his property.

Mr. Cook stated that he wasn't in favor of purchasing 115 S. 2nd Street unless you could charge for parking to recover the cost. Board Members discussed paid parking and the various challenges associated with implementing paid parking in certain areas.

Chair Finkelstein voiced concern about purchasing a significant piece of property without a study to justify the need.

Joyce Tuten, 2120 Beech Street, stated that she had the same question about when is enough parking is enough for downtown.

Member Schaffer asked if standalone parking lots or parking garages were a permissible use at 115 S. 2nd Street with MU-1 zoning. Staff pulled up Chapter 2 of the Land Development Code. The Table of Land Uses does not allow standalone parking lots or garages in the MU-1 Zoning District.

Commissioner Ross asked to speak on the topic of a parking study. He stated that he didn't believe that it was necessary because the parking study could be utilized to justify any outcome that was desired. He stated that you will never be able to provide enough parking to support peak use.

Lawrence Piper stated that he didn't see a problem with making 115 S. 2nd Street paid parking because people would pay to utilize it during peak times.

Member Bartelt pointed out that paid parking on the lot in question could be priced at variable rates depending on the time of day and season. He commented on the wide range of parking demands downtown. He stated that he believed the only downside to purchasing 115 S. 2nd Street was the initial cost.

Member Damato stated that he doesn't believe there is a parking problem downtown. Obviously during special events parking is limited. With that said, he still believes that the City should pursue the property because an opportunity to purchase a property this size near City Hall is not going to happen again.

Member Schaffer stated that as more people live downtown, they will need places to park. She agreed with Commissioner Ross that a parking study isn't necessary. Member Damato pointed out that the Lofts on Fifth don't have dedicated parking, so they are utilizing on street parking.

Mr. Cook asked Chair Finkelstein in her Mainstreet role if she thought merchants would pay for their employees to have a dedicated parking lot? Mr. Finkelstein stated that the downtown merchants probably don't have the capacity to pay for reserved spots. Member Purko said that it may be trial and error, but some businesses may pay to have a dedicated space for their employees.

Chair Finkelstein stated that the Board was not being asked to make a formal recommendation on purchasing 115 S. 2nd Street by the City Commission. Commissioner Ross asked the Board if they were on the City Commission how they would vote? The informal pole had Members Purko, Damato, and Schaffer in favor, and Members Cook and Finkelstein, not in favor of purchasing the property for parking. Member Bartelt stated he was still on the fence.

Member Cook asked about creating temporary parking at the 101 N. Front Street property that the City owns.

There was a brief discussion about the cost of dredging at the Marina and whether TDC funding could be used to supplement that cost. Interim City Manager George stated that he didn't believe those funds were available for projects like the on-going maintenance dredging at the Marina.

6.2 OBJECTIVES & STRATEGIES UPDATE

Board Members began reviewing the document at Objective 1 – Downtown Resiliency. Staff indicated that the Objective statement could still use some additional wordsmithing.

There was discussion related to providing incentives for Strategy 2.2. Board Members agreed to leave the language open ended at this time.

Staff asked the Board if the Objectives should be reprioritized. There was discussion if the Objectives were listed based on priority.

The review stopped at Objective 6.

James Schaffer, 154 S. Fletcher, asked about the timeline for implementing the Alachua Street project. There was

a brief discussion about the various components to completing the Alachua Street stormwater improvements and vehicular crossing.

Chair Finkelstein requested that Mr. Desilet provide an update on the status of Alachua Street at the June meeting.

7. **NEXT MEETING DATE – June 5, 2024**
8. **ADJOURNMENT – 6:39 p.m.**

Jacob Platt, Recording Secretary

Lisa Finkelstein, Chair

DRAFT

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Alachua Street Improvements

ITEM TYPE: Old Business

REQUESTED ACTION:

SYNOPSIS: Drainage improvements and railroad crossing update.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: May 30, 2024

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Future update to the 2005 CRA Plan.

ITEM TYPE: Old Business

REQUESTED ACTION:

SYNOPSIS: The CRA Plan is outdated and due for an update.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Submitted By: Jacob Platt, Assistant Project Manager Date: May 30, 2024

COMMISSION ACTION: