



**AGENDA
COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING
FEBRUARY 5, 2025
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 MEETING MINUTES**
 - 4.1 JANUARY 15, 2025 MEETING MINUTES**
- 5. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**
- 6. BOARD DISCUSSION**
 - 6.1 RIVERFRONT PUBLIC ENGAGEMENT PROCESS AND COLLABORATION BETWEEN BOARDS**
- 7. STAFF REPORT**
 - 7.1 PROJECT UPDATE**
- 8. NEXT REGULAR MEETING DATE MARCH 5, 2024**
- 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.



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JANUARY 15, 2025
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

Kelly Purko

Jenny Schaffer – Arrives at 5:16

David Cook, Jr.

Greg Roland

OTHERS PRESENT:

Jacob Platt & Jeremiah Glisson, City Staff

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MEETING MINUTES**

4.1 **DECEMBER 4, 2025, MEETING MINUTES**

Motion to approve by Member Roland, seconded by Member Cook, all voted in favor.

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

No member of the public spoke.

6. **DISCUSSION**

Chair Finkelstein asked the Board to rearrange the discussion items to hear the Executive Board Presentation first.

6.1 **CRA EXECUTIVE BOARD PRESENTATION**

Staff provided a brief update that the changes that were discussed at the previous meeting had been made.

Member Spino asked about the Objectives & Strategies document. Staff stated that it still needs to be

adopted via resolution.

Member Spino recommended that the presentation includes a brief summary of the implemented parking recommendations.

6.2 FRONT STREET FENCE – ALACHUA TO BRROME

Staff introduced the proposal to extend the fencing along the east side of the railroad tracks from the north side of Alachua Street to the south side of Broome Street. Member Spino reminded the Board that the HDC were originally presented with a more elaborate fence that was determined to be too costly. Board Members agreed that with the current design being installed for the two blocks to the south, that they supported the further continuance of the fence to the north.

Chair Finkelstein for not introducing Member Spino at the beginning of the meeting. Member Spino expressed gratitude for the opportunity to serve with such a great Board.

6.3 BRETT'S WATERWAY CAFÉ

Chair Finkelstein asked staff to set up the discussion. Jacob Platt reminded the Board of the February 2024 meeting in which City Engineer Charlie George was present, and the discussion revolved around whether the space should revert to public use or if a commercial structure should be reconstructed. Mr. George talked with the Board the Tybee Island Pier Pavilion that he had designed and suggested that a smaller structure could be designed to replace Brett's.

Staff explained that the resiliency wall was planned through the existing Brett's structure and how the demolition had to take into consideration the continued operation of the Marina.

Deputy City Manager Glisson explained that the point of the January 7th City Commission workshop presentation was to demonstrate the complexity of Brett's demolition. He stated that has reached out to an engineering firm to develop a scope for the demolition, with probable cost, along with a proposal for three redevelopment scenarios, with probable cost.

Member Schaffer asked if there was a possibility of rehabbing the structure. Glisson explained that cost was a challenge along with the City's Floodplain Ordinance.

Member Cook questioned whether a new structure would have to be elevated or if a new dock could be constructed at an elevation that works with the marina at a reduced cost.

There was discussion about the benefits of a simplified structure with a reduction in pilings and how that may help with the siltation in the southern basin of the marina.

Deputy City Manager Glisson explained that staff had met with the Project Manager for the USACE for the resiliency wall earlier in the day. He provided a summary of where the project stands in the design and next phase of construction. The City has \$2M of State appropriated funds that it must expend.

Chair Finkelstein clarified that that the request for a scope of work from the engineering firm was for the demolition of Brett's, access to the marina, and design ideas for its replacement.

Member Roland stated that he liked Member Cook's idea for a simple structure that could potentially help alleviate some of the dredging cost. He stated that he was a strong advocate for public space and explained how the docks used to be accessed by the public. However, the City should allow the complexity of the project slow down the process of protecting the downtown with the flood wall.

Member Bartelt asked staff to show visuals that he put together to demonstrate the constraints of the multiple interrelated pieces. He stated one of the main constraints is access to the docks, marina

operations. There was discussion around Mr. George's proposed pavilion and the design challenges associated with the elevation of what is reconstructed. He further explained that there may be design options that could help reduce maintenance costs and prevent the boardwalk area from flooding.

Staff put Charlie's pavilion on the screen for discussion purposes.

Member Spino mentioned the principles of public finance and how different the City is today than when the agreement with Brett's was made in a public private partnership.

Member Schaffer stated that she still wanted to see an option for a much smaller restaurant for a potential public private partnership. She expressed concern about losing any of the Brett's footprint over the water and supported having something unique to Fernandina Beach.

Member Spino asked if the restaurant conversation changed if Atlantic Seafood was reconstructed. There was discussion about restaurant construction costs.

Member Purko asked if something could be constructed for future buildout as a restaurant.

Member Cook brought up the City owned property at 101 N. Front Street and the possible idea of a public pier with a small restaurant at that location. Member Bartelt asked if the conversation about a restaurant versus public space was cost driven, or if the community has changed and they no longer want a restaurant in that location.

Chair Finkelstein reflected on the not too distant discussions around the proposed Atlantic Seafood and said that the reaction to that discussion, it doesn't sound like the public wants a large restaurant on the publicly owned waterfront. However, you do hear that folks want a smaller venue to get a snack and a drink.

Member Cook reminded the Board that the City did not construct Brett's, they inherited it. Member Roland reminded everyone that the City had to sue to regain public access at Brett's.

Chair Finkelstein summarized the evening's discussion stating that she hears the Board saying, 1. That something over the water should be simple in design to help reduce siltation problems, 2. There is strong support to prioritize public space over private development, and 3. Support for some form of small-scale food and beverage on the waterfront.

Member Spino said there are members of the community that want to see homage paid to the old Marine Welcome Station Tee-pee building in the design of the new pavilion. Board Members discussed that there should be a unique design element.

Chair Finkelstein asked Member Bartelt if he wanted to go through his talking points about the gravel flex space in the south end of Parking Lot D. He stated that this area is zoned recreation, the courts have been in that location for 10 plus years, and that the courts location in the proposed park plan do not reduce the allowable parking. He then explained the limitations that are included in the City's Land Development Code.

Member Bartelt asked the Board if they would reaffirm their support for keeping the courts in the location as recommended in the original park plan. He then made a motion to support the existence of the pétanque courts in their current location and to be available for supplemental parking through special event permits, it was seconded by Member Cook.

Deputy City Manager Glisson asked if he could provide comments. He asked if he would change the motion to reflect what is in the current design which is flex space.

Member Bartelt amended his motion to state that that the CRAAB reaffirms its support for the plan that was recommended to the City Commission which includes maintaining the gravel flex space that was in that design. Member Cook seconded, all Members voted in support.

Chair Finkelstein told the Board that she will be stepping down from the Board as she takes her position as the City's new Downtown Manager.

Board Members supported appointing Member Spino as Board Chair. A motion was made by Member Cook, seconded by Member Roland to appoint Member Spino as Chair, all voted in support.

7. PROJECT UPDATE

8. ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

9. NEXT MEETING DATE FEBRUARY 5, 2025

10. ADJOURNMENT

11. NEXT MEETING DATE FEBRUARY 5, 2025

Jacob Platt, Recording Secretary

Lisa Finkelstein, Chair

Who and When?

The Community Redevelopment Advisory Board in collaboration with the Marina Advisory Board, the Historic District Council, the Parks and Recreation Advisory Board and the Youth Advisory Committee invite the public to join us at 6:00 PM on (sometime in March or April), 2025 at the Peck Center to learn about the Fernandina riverfront and provide input to the City's engineering and design contractor in advance of the project to replace Brett's. The City Commission has asked the CRAAB to begin the public engagement process for the riverfront re-design specifically for the Brett's site and parking lots A and B.

What's going on at the riverfront?

The private restaurant lease for Brett's Waterway Café expires at the end of 2025. The seawall and platform under Brett's are failing. To rebuild and extend the seawall as part of the Downtown resiliency project Brett's and its platform must be demolished. Since the water, electrical and fuel lines to the marina run under Brett's it will be critical to manage the project demolition to maintain full marina operations.

What are the options for the riverfront Brett's site, the seawall and parking lots A and B:

1. Demolish Brett's, restore the seawall including a riverwalk and renovate parking lots A and B. (least expensive)
2. Demolish Brett's, restore the seawall, build a modest pavilion for public access and renovate parking lots A and B. (prioritizes public access)
3. Demolish Brett's, restore the seawall, build a platform and infrastructure for a privately constructed and operated restaurant and renovate parking lots A and B. (most expensive option and limited public access)

What do we want to know: Public v Private use?

1. Does the public want a pavilion and access at the Brett's site?
2. Does the public want a privately run restaurant at the Brett's site?
3. What design cues from our historic waterfront would you like to see in the pavilion? i.e. shrimping, warehouses, sailing ships, the Tepee

Welcome - hand out the 5 question survey

Introductions - Board members, city staff and Passero Architecture and Engineering team

10 minute presentation on the history of the riverfront by AI Museum of History

5 presentation on CRA design guidelines by Planning staff

Input from Board members

Preliminary design cues from members of City boards

Public input (3 minutes each)

Collate surveys and summarize findings

Next steps