



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD**  
**REGULAR MEETING**  
**MARCH 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 MINUTES**
  - 4.1 February 5, 2025 Meeting Minutes
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
  - 6.1 Riverfront Ad Hoc Committee
- 7. NEW BUSINESS**
  - 7.1 N 2nd Street, Alachua to Calhoun, Streetscape Design Concept
- 8. BOARD BUSINESS**
- 9. STAFF REPORT**
  - 9.1 City Commission Visioning Session Recap
  - 9.2 COFB Project Flow Chart - DRAFT for discussion
  - 9.3 CRA Property Matrix
- 10. NEXT MEETING DATE - Wednesday, April 2, 2025 at 5PM**
- 11. 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  
FEBRUARY 5, 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**

*Chair Spino*

*Eric Bartelt*

*Kelly Purko - Absent*

*Jenny Schaffer*

*David Cook, Jr.*

*Greg Roland - Absent*

**OTHERS PRESENT:**

Arlene Filkoff – HDC Chair

Joe Blanchard – MAB Chair

Tom Camera – PRAC Chair

Lisa Finkelstein – Downtown District Manager

Jacob Platt – Project Coordinator

Sarah Campbell – City Manager

Jeremiah Glisson – Deputy City Manager

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MEETING MINUTES**

4.1 **JANUARY 15, 2025, MEETING MINUTES**

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

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

No member of the public spoke.

6. **BOARD DISCUSSION**

6.1 **RIVERFRONT PUBLIC ENGAGEMENT PROCESS AND COLLABORATION BETWEEN  
BOARDS**

Chair Spino opened the meeting with a brief introduction to the topic and why there was a need to discuss collaboration between the various Boards. Staff provided the example of the Waterfront Park and how the discussion stated and the process that took place to gain final approval. Chair Filkoff asked if this was for a specific project or in general. Ms. Finkelstein explained why the CRAAB was a good Board for this discussion because their purview touches on the HDC, MAB, and the PRAC.

Chair Blanchard provided a brief history on how the MAB was established after Hurricane Matthew.

Chair Filkoff explained that the HDC's role is strictly design review for the CRA. There was clarification that tonight's meeting wasn't the Brett's Ad Hoc Committee discussed by the City Commission.

City Manager Campbell explained the Commission's intent in forming the ad hoc committee related to the Brett's demolition, potential replacement structures, marina access, and seawall design. Until Passero Associates provides some initial concepts, that committee isn't ready to meet. However, as the discussion progresses, input from these boards would be sought.

Chair Filkoff asked what problems they were being asked to solve tonight. Ms. Finkelstein explained that from her perspective as a former CRAAB Board Member, they were tasked with making recommendations to the City Commission related to Parking in the CRA. That Board made those recommendations and then were tasked with looking at what to do with the "green space," and that is how the Waterfront Park in Lots C & D started in it's most recent form. Ms. Finkelstein explained that there should be a better understanding on where the recommendations were coming from.

Member Schaffer said it would be great to have a flow chart to explain how the review process through the various Boards works from start to finish. There was discussion about how each project may be a little different.

Chair Camera explained how the collaboration would lead to better recommendations to the City Commission and a better understanding of how the recommendation was made.

Chair Blanchard said that if each project had a flow chart from the beginning each Board would know the process and could weigh in if they thought they should be part of the review process.

Chair Spino asked the question, what triggers a joint meeting?

Chair Filkoff explained in her mind, if a project had a park, was in the CRA, and had HDC Design review, it should start off with a joint meeting. There was a discussion that it wouldn't have to be all members of each Board, there could be liaisons.

Chair Spino invited the public to speak.

Ms. Marian Philips, 724 S. 6<sup>th</sup> Street, stated that when project comes up for discussion, it should go to every Board so that they are aware of the topic before it gets to the City Commission. She stated that she was not in favor of the waterfront park because it is a working waterfront. She explained that the MAB had had discussions about what to do on the waterfront. She is in favor of preserving our history and looking into bringing back the Marine Welcome Center Teepee.

Board Members discussed ways to better share information between Boards and City Staff liaisons.

## **7. STAFF REPORTS**

Mr. Platt stated that with the various projects underway in the North 2<sup>nd</sup> Street Corridor the streetscape between Alachua and Broome Street needs to be designed. Staff asked if Mr. Bartelt was interested in sketching some design concepts. Staff explained that the design engineer for the Resiliency Wall made a presentation to the City Commission the night before. Ground breaking on the Amelia River Waterfront Park should take place by the

end of the month.

Ms. Finkelstein thanked Mr. Goodsell, who owns the property on the north side of Alachua for his donation of \$5,000 towards the palm trees in the new streetscape. Staff also thanked Mr. Goodsell for allowing the City to utilize his property during the construction.

Chair Spino invited a member of the public that had been waiting to speak.

Ms. Christy Kelly – 130 N. 9<sup>th</sup> Street, stated that she was reading comments about Brett's provided by Mr. Michael Sharpe. She stated that the City Commissioners were sent an email about the disposition of Brett's in the surrounding space. He posted the same letter on Facebook where it received hundreds of comments. She then proceeded to read the email correspondence. She then stated that they had an investor willing to work with the City to reconstruct a restaurant on the land side of the Marina, with a well written lease.

Ms. Marian Philips, 724 S. 6<sup>th</sup> Street, suggested that if a structure was rebuilt, there could be design elements of the Marina Teepee incorporated.

Chair Blanchard suggested that the marina bathhouse should be in the area where Brett's is located. There was further discussion about various components of the marina.

There was clarification about the future ad hoc committee membership. Based on City Commission direction, it will be three members of the CRAAB, two Members of the HDC, and two Members of the MAB.

Jeremiah Glisson stated that the City has engaged Passero Associates to design the demo of Brett's along with probable cost, along with four concepts with probable costs.

There was discussion amongst Board Members on how to make the ad hoc committee successful.

**8. ADJOURNMENT**

The meeting was adjourned at 6:05 p.m.

**9. NEXT MEETING DATE FEBRURAY 5, 2025**

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**Jacob Platt, Recording Secretary**

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**Lisa Finkelstein, Chair**

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



SUBJECT:

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ITEM TYPE: Old Business

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REQUESTED ACTION:

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SYNOPSIS: Discussion to select CRA AB members to serve on Ad Hoc Committee

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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: February 25, 2025

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Submitted By: Lisa Finkelstein, Downtown Manager

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COMMISSION ACTION:

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



SUBJECT:

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ITEM TYPE:                   New Business

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REQUESTED ACTION:

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SYNOPSIS: Discussion on conceptual design for streetscape and parking on N 2nd Street between Alachua and Calhoun Streets.

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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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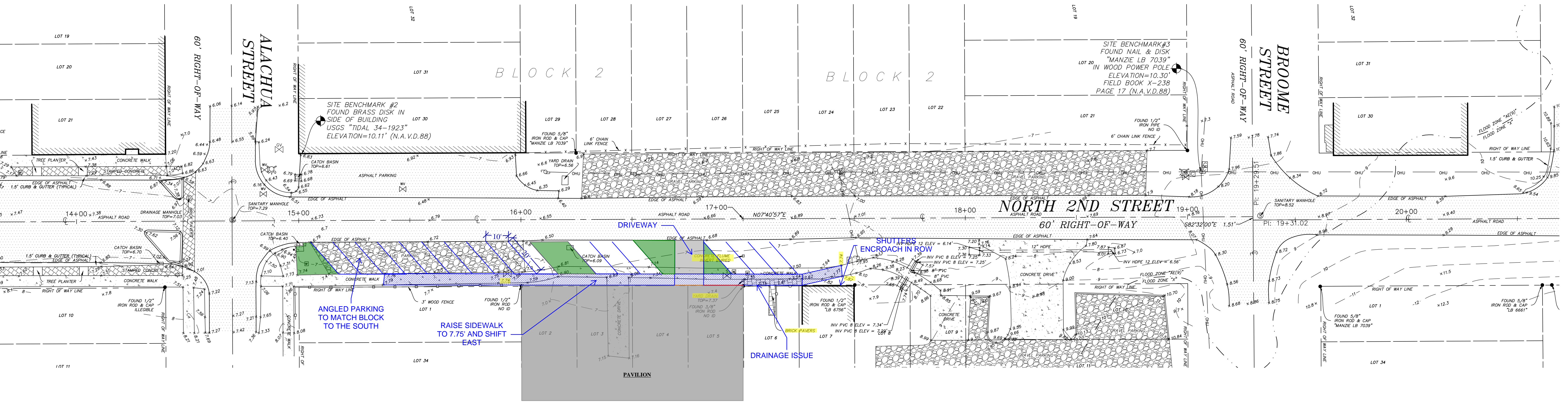
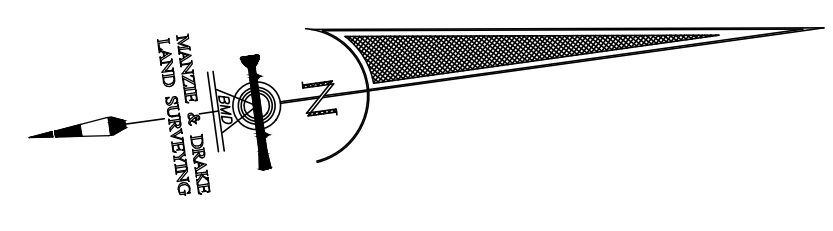
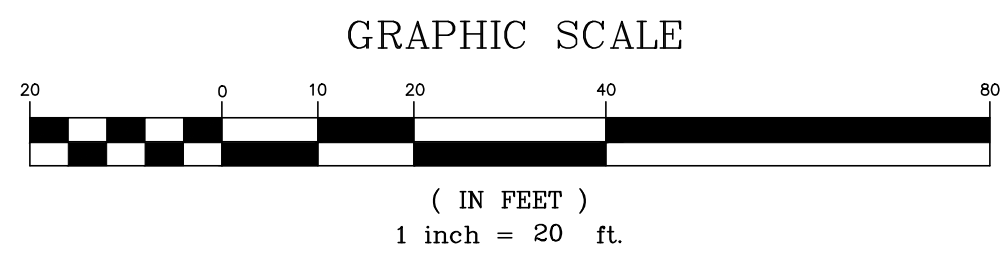
Date: February 25, 2025

Submitted By:                   Lisa Finkelstein, Downtown Manager

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COMMISSION ACTION:

MAP OF LIMITED ROUTE SURVEY  
**NORTH 2ND STREET**  
 FERNANDINA BEACH, NASSAU COUNTY, FLORIDA  
 (FROM CENTRE STREET TO CALHOUN STREET)  
 (THIS IS NOT A BOUNDARY SURVEY)



**SURVEY NOTES:**  
 1) Underground Improvements were not located or shown.  
 2) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.  
 3) Site Benchmark is as shown hereon.  
 4) Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88)  
 5) The Reference Benchmark is U.S.G.S. "TIDAL 34 - 1923" (Elevation = 10.11 N.A.V.D. '88)

**LEGEND**

—+—	= CENTERLINE	—+—	= BACK-FLOW PREVENTER
—O—	= OVERHEAD UTILITY WIRES	⊕	= ELECTRIC MANHOLE
—P—	= CABLE TELEVISION PEDESTAL	•	= BOLLARD
—B—	= CONCRETE FLATWORK	⊙	= BENCHMARK
⊠	= ELECTRIC BOX	x-x-x	= CHAIN LINK FENCE
⊠	= FIRE HYDRANT	•	= IRON ROD
⊠	= GAS MARKER	⊙	= NAIL AND DISC
⊠	= LIGHT POLE	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
⊠	= COVERED AREA	O.R.B.	= OFFICIAL RECORDS BOOK
⊠	= SEWER CLEANOUT	N.A.D.	= NORTH AMERICAN DATUM
⊠	= SEWER MANHOLE	P.I.N.	= PARCEL IDENTIFICATION NUMBER
⊠	= STORM MANHOLE	HDPPE	= HIGH-DENSITY POLYETHYLENE
⊠	= TELEPHONE PEDESTAL	PVC	= POLYVINYL CHLORIDE
⊠	= WATER METER	INV	= INVERT
⊠	= WOOD FENCE	TR	= TRANSFORMER
⊠	= WOOD FLATWORK		
⊠	= WOOD POWER POLE		
⊠	= WATER VALVE		
⊠	= SEWER VALVE		
⊠	= IRRIGATION CONTROL VALVE		
⊠	= GATE VALVE		

**REVISION:**  
 1-14-2022: ADDITIONAL MONUMENTATION FOR RIGHT-OF-WAY ON 2ND STREET.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**MANZIE & DRAKE LAND SURVEYING**  
 117 South Ninth Street, Fernandina Beach, FL 32034  
 (904) 491-5700 www.ManzieAndDrake.com  
 Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE. SET YOUR SITES ON US."

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 17280 DATE: 1/4/2022 CADD: B. DAVIS  
 F.B. NO: X-359 PAGE NO: 12 FIELD CREW: JM FILE NO: C-1111

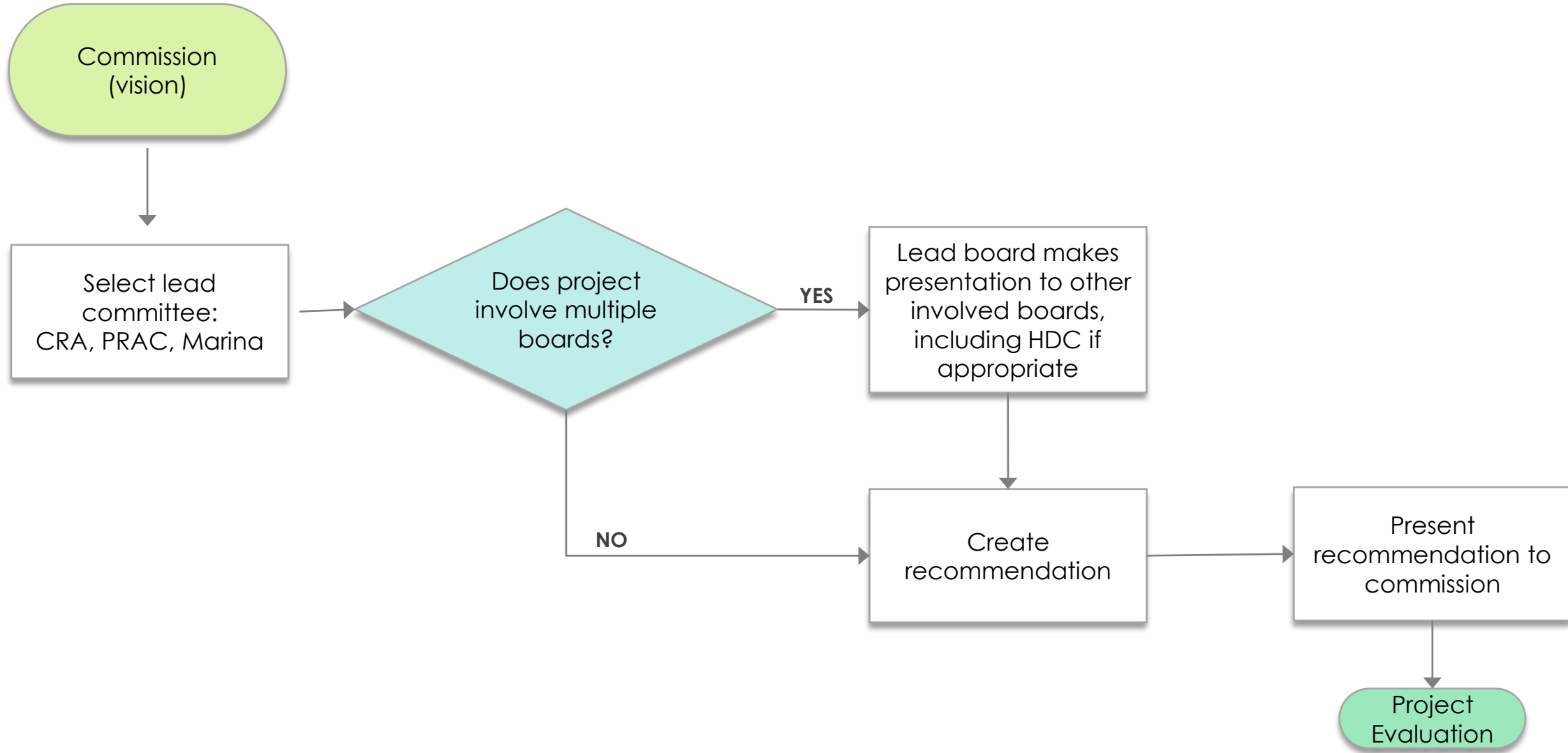




## Project Development(COFB)

Lisa Finkelstein

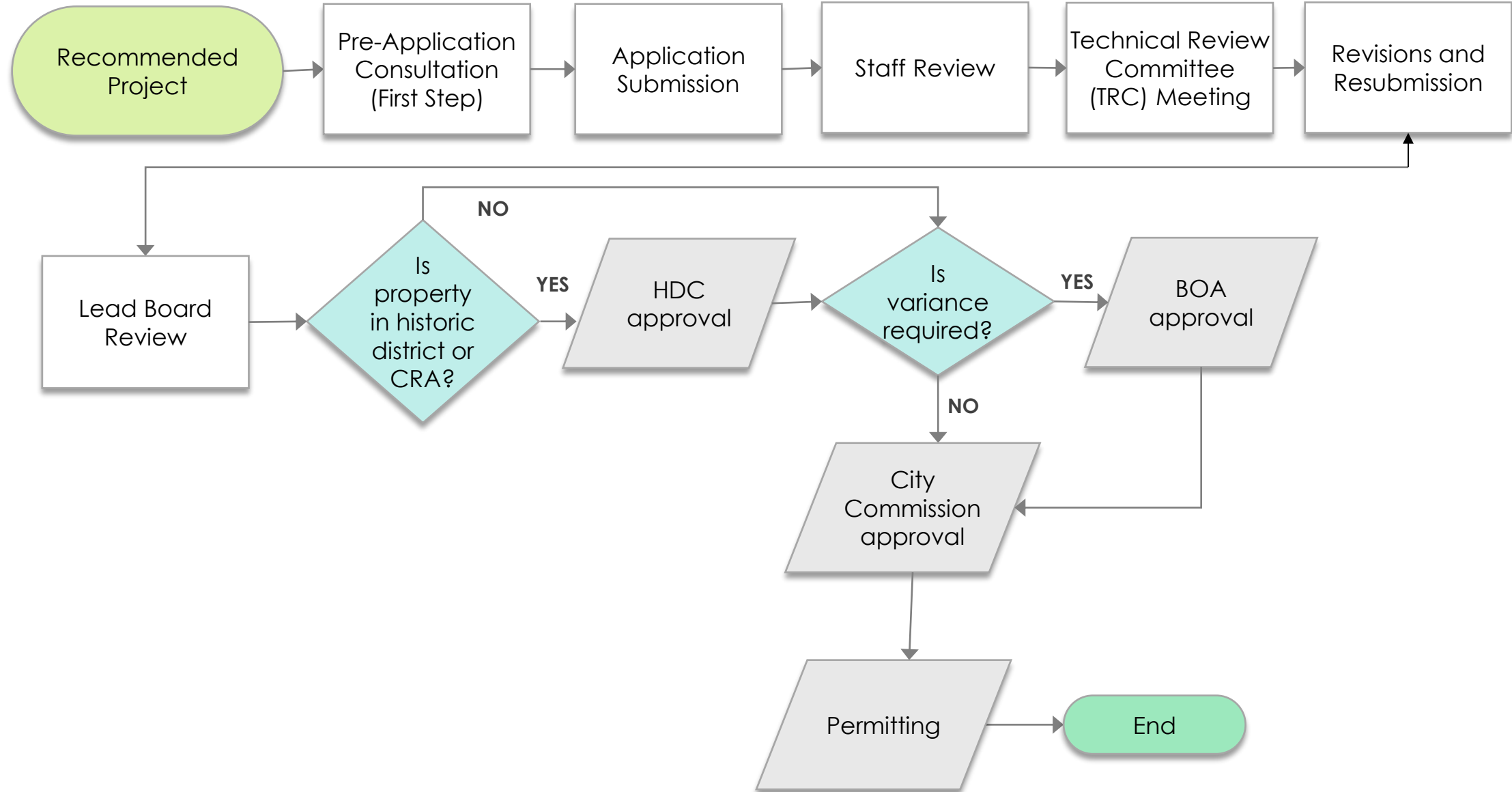
02/22/2025



# Project Evaluation (COFB)

Lisa Finkelstein

02/22/2025





**COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX**

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1760-0001-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT A	MUNICIPAL	1	N FRONT		X					
00-00-31-1760-0001-0020	IW	IW	O'STEEN COMPANY LLP SIMMONS	SIMMONS PROPERTY	VACANT IND		N FRONT	X						
00-00-31-1760-0002-0000	IW	IW	CITY OF FERNANDINA BEACH	101 N FRONT	MUNICIPAL	101	N FRONT	X						
00-00-31-1760-0003-0000	W-1	WMU	FRONT STREET PROPERTY LLC	GOODSELL PROPERTY	WAREHOUSE-	105	N FRONT		X					
00-00-31-1760-0004-0000	W-1	WMU	KAVANAUGH ANNE B	KAVANAUGH PROPERTY	VACANT COM	121	N FRONT		X					
00-00-31-1760-0005-0010	IW	IW	EXACT INVESTMENTS LLC		VACANT IND	201	N FRONT	X						
00-00-31-1760-0005-0020	IW	IW	LEIBMAN MARILYN C		WHOLESALE	201	N FRONT	X						
00-00-31-1760-0006-0000	IW	IW	HALL INVESTMENTS INC		WHOLESALE	231	N FRONT	X						
00-00-31-1760-0007-0000	IW	IW	BEACON FISHERIES INC		PACKING PL	312	N FRONT	X						
00-00-31-1760-0007-0020	IW	IW	OHPA	PORT	COUNTY		N FRONT	X						
00-00-31-1760-0025-0000	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT B	MUNICIPAL	9	S FRONT	X						
00-00-31-1760-0025-001L	IW	IW	CITY OF FERNANDINA BEACH	BRETT'S	LEASEHOLD	1	N FRONT		X					
00-00-31-1760-0025-003L	IW	IW	CITY OF FERNANDINA BEACH	ATLANTIC SEAFOOD	LEASEHOLD	10	ASH		X					
00-00-31-1760-0029-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT C	MUNICIPAL		S FRONT						X	
00-00-31-1760-0031-0020	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT D	MUNICIPAL		S FRONT						X	
00-00-31-1760-0034-0000	IW	IW	AMELIA ISLAND DEVELOPMENT		VACANT IND	251	S FRONT	X						
00-00-31-1760-0037-0020	W-1	WMU	BOARD OF TRUSTEES OF INTERNAL		STATE VAC		S FRONT	X						
00-00-31-1760-0039-0000	W-1	WMU	COOK DAVID E JR TRUSTEE		V IN W/XFO	500	S FRONT	X						
00-00-31-1800-0001-0050	C-3	CBD	TSP PARTNERS LLC	SALTY PELICAN	RESTAURANT	12	N FRONT	X						
00-00-31-1800-0001-0080	C-3	CBD	DOWNTOWN CRAB LLC		V C W/XFOB	101	ALACHUA	X						
00-00-31-1800-0001-0170	C-2	GC	CITY OF FERNANDINA BEACH	LIFT STATION 2	MUNICIPAL	50	ALACHUA	X						
00-00-31-1800-0001-0180	C-2	GC	31 N 2ND ST LLC	CRAB TRAP	RESTAURANT	31	N 2ND	X						
00-00-31-1800-0001-0220	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	25	N 2ND			X	X	X	X	
00-00-31-1800-0001-0230	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	STORE/OFFI	23	N 2ND			X	X	X	X	
00-00-31-1800-0001-0240	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT	21	N 2ND			X	X	X	X	
00-00-31-1800-0001-0250	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	19	N 2ND							X
00-00-31-1800-0001-0260	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	17	N 2ND							X
00-00-31-1800-0002-0010	C-3	CBD	FRONT STREET PROPERTY LLC	STANDARD MARINE BLK	V C W/XFOB		N 2ND	X						
00-00-31-1800-0002-0290	C-3	CBD	I P HOLDINGS GROUP LLC	STANDARD MARINE BLDG	STORES, 1	101	N 2ND			X	X			
00-00-31-1800-0003-0010	I-1	IN	THE CROSSINGS AT AMELIA LLC		VACANT COM	231	FRONT	X						
00-00-31-1800-0003-0300	I-1	IN	DOUGLASS FAMILY TRUST		WAREHOUSE-	131	BROOME	X						
00-00-31-1800-0008-0010	C-3	CBD	CLAYTON JAMES S (3/4%) &		VACANT IND		BROOME	X						
00-00-31-1800-0008-0020	C-3	CBD	ARTISAN RE PARTNERS LLC	JN THOMAS M JR & JULIA MAT	VACANT IND	212	N 2ND							X
00-00-31-1800-0008-0030	C-3	CBD	ARTISAN RE PARTNERS LLC	ARTISAN SINGLE FAMILY	VACANT IND	216	N 2ND							X
00-00-31-1800-0008-0050	C-3	CBD	PAGE DAVID P JR & KIMBERLY P	PAGE PROJECT	MIXED USE	220	N 2ND							X
00-00-31-1800-0008-0080	C-3	CBD	PAGE DAVID PEYTON JR &	PAGE PROJECT	MIXED USE	224	N 2ND							X
00-00-31-1800-0008-0101	I-1	IN	WICKED BAO LLC	WICKED BAO	RESTAURANT	232	N 2ND	X						
00-00-31-1800-0008-0102	I-1	IN	HAMBROCK LUDGER		WAREHOUSE-	228	N 2ND	X						
00-00-31-1800-0008-0310	C-3	CBD	CLAYTON KERSTIN (3/16%) &		SINGLE FAM	211	BROOME	X						
00-00-31-1800-0008-0330	C-3	CBD	SAUER JOHN & TERESA		SINGLE FAM	205	BROOME	X						
00-00-31-1800-0008-0340	C-3	CBD	CLAYTON JAMES S (3/4%) &		VACANT IND		BROOME	X						
00-00-31-1800-0009-0010	C-3	CBD	ALACHUA GROUP LLC	GREGOR MACGREGOR'S	TOURIST AT	201	ALACHUA							X
00-00-31-1800-0009-0020	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND			X	X	X	X	
00-00-31-1800-0009-0030	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND			X	X	X	X	
00-00-31-1800-0009-0040	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND			X	X	X	X	

**COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX**

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1800-0009-0050	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP	PAVILION	VACANT	116	N 2ND			X	X	X	X	
00-00-31-1800-0009-0060	C-3	CBD	CASTILIAN PROPERTIES INC		STORE/OFFI	120	N 2ND	X						
00-00-31-1800-0009-0080	C-2	GC	CITY OF FERNANDINA BEACH	BROOME ST PARKING LOT	MUNICIPAL		BROOME	X						
00-00-31-1800-0270-0010	C-3	CBD	CITY OF FERNANDINA BEACH	CITY HALL	MUNICIPAL	204	ASH	X						
00-00-31-1800-0270-0031	MU-1	MU	MATEER LIVING TRUST		SINGLE FAM	114	S 2ND							X
00-00-31-1800-0270-0050	MU-1	MU	FLOURNOY JAMES & ALISON A	HARBOR VIEW	SINGLE FAM	120	S 2ND							X
00-00-31-1800-0270-0060	MU-1	MU	LUCCHESI DONALD A & ELIZABETH	HARBOR VIEW	SINGLE FAM	126	S 2ND							X
00-00-31-1800-0270-0070	MU-1	MU	WINTER RONALD M & DEBRA I	HARBOR VIEW	SINGLE FAM	132	S 2ND							X
00-00-31-1800-0270-0080	MU-1	MU	SCHWARTZ CHARLES R REV TRUST	HARBOR VIEW	SINGLE FAM	138	S 2ND							X
00-00-31-1800-0270-0090	MU-1	MU	STANLEY BARRY KENT & SUSAN P	HARBOR VIEW	SINGLE FAM	144	S 2ND							X
00-00-31-1800-0270-0100	MU-1	MU	KOZMA MONIKA ANN	HARBOR VIEW	SINGLE FAM	205	BEECH							X
00-00-31-1800-0270-0120	MU-1	MU	SCOTT SAMUEL P & SHERRY	HARBOR VIEW	SINGLE FAM	211	BEECH							X
00-00-31-1800-0270-0130	MU-1	MU	CARTER JULIEN	HARBOR VIEW	SINGLE FAM	217	BEECH							X
00-00-31-1800-0270-0140	MU-1	MU	PADGETT GREGORY J & ROBYN Y	HARBOR VIEW	SINGLE FAM	223	BEECH							X
00-00-31-1800-0270-0150	MU-1	MU	SIMPSON JONATHAN P &	HARBOR VIEW	SINGLE FAM	229	BEECH							X
00-00-31-1800-0270-0160	MU-1	MU	NORMAN RON JR &	HARBOR VIEW	SINGLE FAM	235	BEECH							X
00-00-31-1800-0270-0170	MU-1	MU	DAV FLORIDA SERVICES LLC	HARBOR VIEW	SINGLE FAM	241	BEECH							X
00-00-31-1800-0270-0180	MU-1	MU	DAV VENTURE TRUST	HARBOR VIEW	SINGLE FAM	247	BEECH							X
00-00-31-1800-0270-0190	MU-1	MU	SHANNON JEAN I	HARBOR VIEW	SINGLE FAM	153	S 3RD							X
00-00-31-1800-0270-0200	MU-1	MU	METZ RUSSELL DAVID & JAIMI MOORE	HARBOR VIEW	SINGLE FAM	147	S 3RD							X
00-00-31-1800-0270-0210	MU-1	MU	KENNEDY DENIS M	HARBOR VIEW	SINGLE FAM	141	S 3RD							X
00-00-31-1800-0270-0220	MU-1	MU	JACKSON PAMELA BREWER	HARBOR VIEW	SINGLE FAM	135	S 3RD							X
00-00-31-1800-0270-0230	MU-1	MU	MAUK DONALD & WANDA JEAN	HARBOR VIEW	SINGLE FAM	129	S 3RD							X
00-00-31-1800-0270-0240	MU-1	MU	WIGGINS CHARLES D LIV TRUST &	HARBOR VIEW	SINGLE FAM	123	S 3RD							X
00-00-31-1800-0270-0250	MU-1	MU	DAMATO FRANK P & JENNIFER &	HARBOR VIEW	SINGLE FAM	117	S 3RD							X
00-00-31-1800-0270-0260	MU-1	MU	DAMATO JENNIFER & FRANK	HARBOR VIEW	SINGLE FAM	111	S 3RD							X
00-00-31-1800-0270-0270	C-3	CBD	DONGO JULIO TRUSTEE		STORES, 1	218	ASH	X						
00-00-31-1800-0271-0010	C-3	CBD	CITY OF FERNANDINA BEACH	PARK/PARKING LOT E	MUNICIPAL		S 2ND							X
00-00-31-1800-0271-0070	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	LIGHT MANU	115	S 2ND	X						
00-00-31-1800-0271-0091	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	VACANT IND		S 2ND	X						
00-00-31-1800-0271-0110	MU-1	MU	RITCH TIM & DONNA &		SINGLE FAM	117	S 2ND							X
00-00-31-1800-0271-0120	MU-1	MU	ASTRIN CAL DAVE &		SINGLE FAM	119	S 2ND							X
00-00-31-1800-0271-0131	MU-1	MU	AMELIA RIVER VIEW LLC		STORE/OFFI	115	BEECH	X						
00-00-31-1800-0271-0201	MU-1	MU	DOC SS FLORIDA INVESTMENTS LLC		WAREHOUSE-	131	S 2ND	X						

**COMMUNITY REVELOPMENT AREA (CRA) PUBLIC PROJECT MATRIX**

Project Name	Project Location	Status	Comments
Shoreline Resiliency	Waterfront (Rayonier to Port)	Kimley Horn in Design	90% Design based on Original Scope. KH working on revised scope with changes to Segments 1 & 5.
Railroad Safety	Front St (Ash, Centre, Alachua )	Construction	Pedestrian and vehicular gates to be installed for the Alachua Street Crossing by the end of April.
Alachua Street	Alachua (N. Front to N. 2nd)	Construction	Stormwater infrastructure underway. Vault system to be installed in March, followed by streetscape elements.
Amelia River Waterfront Park	123 S. Front Street	Construction	Groundbreaking Ceremony 2/28/25. Construction begins in March.
Area 6 Drainage	Ash Street Basin	Design	Currently in the design phase. Major stormwater project upgrading the outfall pipes under Ash Street.
Downtown Revitalization	Centre Street	Funding	100% Design complete. Received HDC Approval in Feb. City Commission discussing funding sources.
Atlantic Seafood	10 Ash Street	Negotiations	On-going discussions with the leaseholder.
Underground Utilities	N. Front St.	Construction	Partially constructed. FPU's contractors have conduit installed. Final section in front of Salty Pelican remains.
Marina Dredging	Marina's Southern Basin	Construction	Dredging began in February.